



Legislation Details (With Text)

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Title: Duke Properties Subdivision, final plat, Revision 1, 2 commercial lots on 21.78 acres located at the northeast quadrant of the intersection of Liberty Pike and Carothers Boulevard (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission, Josh King

Indexes:

Code sections:

Attachments: 1. 5978 MAP Duke Properties Subdivision, Rev 1.pdf, 2. FP_Duke Property Subdivision Revision 1.pdf, 3. 5978_DukeProperties_Conditions of Approval_01.pdf

Date	Ver.	Action By	Action	Result
12/17/2015	1	Franklin Municipal Planning Commission	approved	Pass

DATE: 12/11/2015

TO: Franklin Municipal Planning Commission

FROM: Josh King, Senior Planner
Bob Martin, Interim Director of Planning and Sustainability

Subject

Duke Properties Subdivision, final plat, Revision 1, 2 commercial lots on 21.78 acres located at the northeast quadrant of the intersection of Liberty Pike and Carothers Boulevard (CONSENT AGENDA)

Project Information

COF Project Number: 5978

Applicant: Gary Vogrin, Kiser-Vogrin Design

Owner: E. Warner Bass

Background/Staff Comments

Project is located on the north east side of Carothers Parkway and Liberty Boulevard. The project consists of subdividing one parcel into two parcels. The owners intention is to pursue a PUD agreement on the larger parcel (Carothers Crossing PUD) for a commercial development. The smaller parcel will be developed under the existing zoning GC for future commercial uses.

Recommendation

Approval, with conditions.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.