



Legislation Details (With Text)

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Title: Berry Farms Town Center PUD Subdivision, Final Plat, Section 10 and Section 7 (Revision To Lot 7099), Two New Commercial Lots And A Revision To One Previously Platted Lot On 14.14 Acres, Located At The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission, Josh King

Indexes:

Code sections:

Attachments: 1. MAP_BFTC_Sec10FP.pdf, 2. BFTC_Sec10_FP_Conditions of Approval_01.pdf, 3. FullPlat_BFTC_Section10FP.pdf

Date	Ver.	Action By	Action	Result
9/22/2016	1	Franklin Municipal Planning Commission	approved	Pass

DATE: 9/14/2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Berry Farms Town Center PUD Subdivision, Final Plat, Section 10 and Section 7 (Revision To Lot 7099), Two New Commercial Lots And A Revision To One Previously Platted Lot On 14.14 Acres, Located At The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)

Project Information

COF Project Number: 6219

Applicant: Ryan McMaster, Kimley-Horn and Associates

Owner: Adam Ballash, Boyle Investment Group

Background/Staff Comments

The applicant is platting two new commercial lots and revising a previously platted lot in Section 7 of Berry Farms Town Center. A final plat for Section 7 of Berry Farms Town Center was approved at the March 24, 2016 FMPC meeting. Lot 7099 is reduced by 513 square feet in favor of newly created lot 1001. Site plan(s) for individual lot build out will be required before any construction can occur on these lots.

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 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.