



## Legislation Details (With Text)

**File #:** 17-0202      **Version:** 1      **Name:**

**Type:** Planning Item      **Status:** Passed

**File created:** 3/2/2017      **In control:** Franklin Municipal Planning Commission

**On agenda:** 3/23/2017      **Final action:** 3/23/2017

**Title:** Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creation Of Four Buildable Mixed Use Lots And One Non-Buildable Lot, Associated With The Harpeth Square PUD Subdivision, In A Block Surrounded By East Main Street, 2nd Avenue North, And Bridge Street. (CONSENT AGENDA)

**Sponsors:** Franklin Municipal Planning Commission, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_HarpethSquareFPpdf.pdf, 2. 6355 harpeth square FP rev 2 Conditions of Approval\_01, 3. Harpeth Square Final Plat - Rev 2 - 3-1-17.pdf

Date	Ver.	Action By	Action	Result
3/23/2017	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** March 15, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creation Of Four Buildable Mixed Use Lots And One Non-Buildable Lot, Associated With The Harpeth Square PUD Subdivision, In A Block Surrounded By East Main Street, 2<sup>nd</sup> Avenue North, And Bridge Street. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6355

**Applicant:** Greg Gamble

**Owner:** Harpeth Associates, LLC

### Background/Staff Comments

This plat creates four buildable lots associated with the Harpeth Square PUD Subdivision. It creates one non-buildable lot, as the lot is partially located within the Floodway Fringe Overlay District. The applicant is in the process of completing a LOMR; after the LOMR is received, the applicant can request a new FFO District boundary interpretation from the Board of Zoning Appeals to align with the floodplain limits identified on the LOMR. At that point, the applicant may choose to revise the plat to remove the non-buildable status from the

lot.

**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.