



## Legislation Details (With Text)

**File #:** 18-0252      **Version:** 1      **Name:**

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

**File created:** 3/12/2018      **In control:** Franklin Municipal Planning Commission

**On agenda:** 3/22/2018      **Final action:** 3/22/2018

**Title:** Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

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

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_500Downs.pdf, 2. Lot 5 Downs Blvd PLat\_revision 020518-signed.pdf, 3. 500Downs\_Conditions of Approval\_01.pdf

Date	Ver.	Action By	Action	Result
3/22/2018	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** March 14, 2018

**TO:** Franklin Municipal Planning Commission

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

### Subject

Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6611

**Applicant:** Roger Harrah, Harrah & Associates

**Owner:** Taylor Preston, The Natchez Group

### Background/Staff Comments

The applicant is revising the previously approved plat for this site. Accessory structures associated with the residential neighborhood along Figuers Drive have required a change to the fence location associated with the incompatible use buffer located at the north (back) side of the property.

### 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.