



## Legislation Details (With Text)

**File #:** 18-0975      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 9/17/2018      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 9/27/2018      **Final action:** 9/27/2018  
**Title:** Forrest Crossing Subdivision, Final Plat, Revision 12, Lots 1286, 1287, 1288, 1289, 1290, 1291, (Rachel Springs Business Village), Consolidating Lots 1286-1291 To Support 100,000 Square Feet Of Office Space On 8.68 Acres, Located Near The Northeast Corner Of The Intersection Of South Royal Oaks And Mack Hatcher Parkway. (CONSENT AGENDA)  
**Sponsors:** Franklin Municipal Planning Commission, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP\_RachelSprings.pdf, 2. RachelSprings\_FP\_Conditions of Approval\_01.pdf, 3. Rachel Springs Village - Final Plat (9-5-18).pdf

Date	Ver.	Action By	Action	Result
9/27/2018	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** September 19, 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**

Forrest Crossing Subdivision, Final Plat, Revision 12, Lots 1286, 1287, 1288, 1289, 1290, 1291, (Rachel Springs Business Village), Consolidating Lots 1286-1291 To Support 100,000 Square Feet Of Office Space On 8.68 Acres, Located Near The Northeast Corner Of The Intersection Of South Royal Oaks And Mack Hatcher Parkway. (CONSENT AGENDA)

**Project Information**

**COF Project Number:** 6796  
**Applicant:** Michael Dewey, Dewey Engineering  
**Owner:** Brent Campbell

**Background/Staff Comments**

A separate site plan (COF #6753) was administratively approved on 9/18/2018 which permits up to 100,000 square feet of office under the existing zoning of General Office (GO). This Final Plat will be used to consolidate 6 separate lots, abandon easements, and record appropriate utility easements on this site.

**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 mylar shall be 18 inches by 24 inches in size. 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.