



Legislation Text

File #: 16-0797, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Downs Boulevard Subdivision, Final Plat, Revision 9, Lots 2 And 22, Revisions To Two Existing Commercial Lots And Platting Of An Access Easement On 4.11 Acres, Located Near The Intersection Of Downs Blvd And Columbia Ave. (CONSENT AGENDA)

Project Information

COF Project Number: 6164
Applicant: HFR Design
Owner: Drew Luna

Background/Staff Comments

The applicant is moving the previous boundary of lots 2 and 22, in favor of lot 22, a buildable lot. Lot 2 remains an unbuildable lot due to the width and utility easements. This plat includes an access easement to the north. The driveway is existing and currently in use to access Downs Blvd.

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.