



Legislation Text

File #: 16-0799, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Family Legacy PUD Subdivision, Final Plat, 5 Lots On 22.72 Acres, Located Near The Intersection Of Franklin Road And Cumberland Park Drive, At 568, 562, And 554 Franklin Road. (CONSENT AGENDA)

Project Information

COF Project Number: 6221
Applicant: Greg Terry, Terry & Associates
Owner: William Gregory, Franklin Funeral Home LLC.

Background/Staff Comments

The applicant is proposing to subdivide two residential lots into two commercial lots and three open space lots on 22.72 acres. The project is located at 568, 562, and 554 Franklin Road across from Gateway Village Subdivision. A development plan for this project was approved in 2015. A site plan for the 10,000 square foot funeral home (Lot 1) was administratively approved on 4/18/2016. This plat records the utility easements and open space lots for the entire project.

Project Considerations

There is a creek and floodplain located between these lots and Franklin Road. The entirety of the floodplain has been placed in an open space (unbuildable) lot. The eastern portion of the development is in the hillside protection overlay. This is also an unbuildable open space 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 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.