



Legislation Text

File #: 17-0051, **Version:** 1

DATE: January 18, 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

Ranco Farms Subdivision, Final Plat, Revision 4, Lot 4, Two Commercial Lots on 3.94 Acres, Located At The Southeast Corner Of The Intersection Of Spring Creek Drive And Mallory Lane (CONSENT AGENDA).

Project Information

COF Project Number: 6320

Applicant: Wes Magill, Ragan-Smith and Associates

Owner: Rob Gage, Al Neyer Inc.

Background/Staff Comments

The applicant is proposing to subdivide the existing commercial lot (Lot 4) into two commercial lots to support the development of two hotels on this property. A unified site plan was approved (COF Project number 6299) at the December 15, 2016 FMPC meeting. An initial final plat was also approved at the December 15, 2016 FMPC meeting subdividing lot 4 from lot 3 in support of the approved site plan.

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.