



## Legislation Text

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**File #:** 17-0419, **Version:** 1

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**DATE:** May 17, 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

Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage), 106,500 Square Feet Of Commercial Space On A 1.65-Acre Lot, Located Near The Northeast Corner of Carothers Parkway and Liberty Pike, Near Southstar Drive. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6380  
**Applicant:** Chris Wood, KVD, Inc.  
**Owner:** Glenn Wilson, SS McEwen, LLC

### Background/Staff Comments

The applicant is proposing a 106,500 square foot commercial building that complies with the new self storage ordinance recently approved by BOMA. The building is within 500 feet of a major arterial, and as such the ground floor contains 7,000 square feet of commercial and office space (active uses). The remainder of the building is intended for self-storage uses.

### Recommendation

#### **Approval, with conditions**

See attached pages for a list of staff recommended conditions of approval.

### PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering

Department with instructions regarding the status of their digitally stamped construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.