



Legislation Text

File #: 18-0085, **Version:** 1

DATE: January 17, 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

Franklin Park Subdivision, Final Plat, Revision 2, Resubdivision Of Lots 3 And 6 To Create 3 Open Space Lots And 6 Buildable Commercial Lots On 44.45 Acres, Located Near The Intersection Of Carothers Parkway And Interstate 65. (CONSENT AGENDA)

Project Information

COF Project Number: 6592

Applicant: Wes Magill, Ragan Smith and Associates

Owner: Rick Sneed, Franklin Park Acquisition Co, LLC

Background/Staff Comments

Applicant is subdividing lots 3 and 6 to create three open space lots totaling 18.62 acres as well as six commercial lots. Lot 3 contains floodplain and is unbuildable. Lot 11 is the public open space required as a BOMA Condition of Approval under the Franklin Park PUD Subdivision (apartments) totaling 10.65 acres. A preliminary plat was approved by the FMPC at the December 14, 2017 meeting.

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.