



Legislation Text

File #: 18-0352, **Version:** 1

DATE: April 18, 2018

TO: Franklin Municipal Planning Commission

FROM: Joey Bryan, Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Synergy Bank Annex Building At Ninth Avenue Subdivision, Final Plat, Creating One Commercial Lot, On 0.58 Acres, Located At 204 9th Avenue South. (CONSENT AGENDA)

Project Information

COF Project Number: 6662

Applicant: Greg Terry, James Terry & Associates

Owner: 204 Ninth Avenue Partners LLC, James Herrington, Rep.

Background/Staff Comments

The purpose of this plat is to create one commercial lot on 0.58 acres and record an easement on the property located at 204 9th Avenue South. The site plan was approved on December 20, 2017.

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 mylar shall be 18 inches by 24 inches in size. 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.