



## Legislation Text

---

**File #:** 18-0386, **Version:** 1

---

**DATE:** April 18, 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

Lockwood Commercial Subdivision, Preliminary Plat, Creation of 2 Commercial Lots and 1 Open Space Lot on 7.97 Acres, Located at the North Quadrant of the Intersection of Longpoint Way, Carothers Parkway, and South Carothers Way.

### Project Information

**COF Project Number:** 6650  
**Applicant:** Clay Wallace, ELI LLC..  
**Owner:** Terry Rasmussen, Crescent Homes TN LLC.

### Background/Staff Comments

The applicant is seeking to create a total of 3 lots on 7.97 acres. Two of the lots will be for commercial uses and the remainder lot will be dedicated open space.

Envision Franklin recommends a Neighborhood Commercial design concept for this parcel.

The Neighborhood Commercial design concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots. They should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.

The existing zoning on this site is Neighborhood Commercial (NC). This parcel was included in the Lockwood Glen PUD Subdivision. A subsequent revision to the Lockwood Glen PUD Subdivision Development Plan removed the entirety of this site from the limits of the PUD Subdivision. The allowed uses under the Neighborhood Commercial district are compatible with this proposed Preliminary Plat. One or more site plans will be required in the future for vertical development on this site.

### 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.