

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Byrd D. Cain & Lads Inc. Property Subdivision, final plat
LOCATION: Northwest corner of Murfreesboro Road and Edwards Curd Lane
PROJECT DESCRIPTION: 2 lots on 7.76 acres
APPLICANT: Alan Cummings, Crawford and Cummings, P.C.
OWNER: Byrd D. Cain, Jr.
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Final Plat
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Retail
Proposed Land Use	N/A
Existing Zoning	General Commercial
Proposed Zoning	N/A
Acreage	7.76 ac.
Proposed Number of Lots	2
Development Standard	Conventional
Character Area Overlay	MECO-5
Other Applicable Overlays	N/A
Water Utility District	City of Franklin

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Civic/Institutional	CI
<i>South</i>	Retail	GC
<i>East</i>	Office/Retail	GC
<i>West</i>	R.O.W.	I-65

PROJECT BACKGROUND: None;

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

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

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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 three (3) paper copies and a .pdf file of the corrected plat, along with 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.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and

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Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Easements

- The previous comment "Provide drainage easements for the stormwater runoff from lot 2 to cross lot 1" was not addressed. The stormwater runoff from lot 2 must be provided a drainage easement across lot 1. The location of the easement or easements must be provided on the plat. The length and width of the easement or easements must be provided.

2. Sanitary Sewer

- The previous comment "A sewer main must be extended to serve lot 2. Provide the location of the sewer extension. The developer is responsible for the extension of the sewer main" was not completely addressed. Make it clear on the plat that the sewer extension must be provided by the developer.

3. Sureties

- Sewer and drainage surety to be determined.

Planning

14-043 CAIN FINAL PLAT 5-12-14.pdf

4. Structures

- Applicant shall remove asphalt pavement label.

5. Acreage

- Applicant shall revise lot areas to add up to the total area listed. These numbers shall be coordinated.

6. Addressing

- Since lot 2 will have to be addressed off the side street and there are no correct addresses on Edward Curd Lane. This is a good time to re-name this section of Edward Curd Lane to a new street name. Please submit 3 street names for approval to Lori Jarosz at lori.jarosz@franklintn.gov. New name shall be shown on the plat.

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