



DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 10**, 264 Natchez Street Subdivision, final plat, two lot subdivision on 0.54 acres, located at 264 Natchez Street.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a final plat for a two lot subdivision at 264 Natchez Street.

Project Information

COF Project Number: 4629

Applicant: Greg Hartman, Dewaal & Associates

Owner: Cassandra Taylor

Background/Staff Comments

This application seeks to subdivide the property at 264 Natchez Street into two buildable lots. The property is zoned Detached Residential (R6), and there are no additional overlays. The property has Traditional development standards. Lot 1 will retain the existing house and barn, and will be 14,405 square feet. Lot 2 will be accessed from 11th Street, and will be 7,025 square feet. Both lots meet the minimum bulk regulations for lot width and lot size, and can maintain the prescribed setbacks. The proposed subdivision is within the Central Franklin Special Character Area 3. This Special Character Area supports infill development when it can respect the character of the established traditional development patterns of the existing neighborhoods. The property had a second house on the rear of the lot, which has since been demolished. This subdivision, and subsequent infill development, will create a legal lot and essentially replace this demolished house, thereby maintaining the development pattern of the neighborhood.

Recommendation

Staff recommends **approval, with conditions**.

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

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 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.

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.

CONDITIONS OF APPROVAL:

Planning

[Natchez Street 7-14-14.pdf](#)

1. Site Data Chart

- The applicant shall list the property's character area (CFCO-3) and development standard (traditional) in Note 2.

2. Mineral rights

- The applicant shall list the owner of the property's mineral rights in the Notes section of the plat.

3. Plat Note

- The applicant shall darken the lot lines of the property, and proposed lot line.

Water/Sewer

General Comments

4. Wastewater



















- Previous comment not fully addressed, applicant shall label sewer service to lot 1.

ITEM 10
 264 NATCHEZ STREET SUBDIVISION, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/28/14



Project Information
 Base Zoning: Historic Core Residential (R6)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.54 acres
 Proposed Number of Lots: 2

Legend

-  264 Natchez Street
- Zoning**
-  AG Agricultural District
-  ER Estate Residential
-  R-1 Residential District
-  R-2 Residential District
-  R-3 Residential District
-  Historic Core Residential District
-  RX Residential Variety
-  OR Office Residential District
-  GO General Office District
-  CC Central Commercial District
-  NC Neighborhood Commercial District
-  GC General Commercial District
-  MN Neighborhood Mixed-Use District
-  ML Local Mixed-Use District
-  MX Regional Mixed-Use District
-  LI Light Industrial District
-  HI Heavy Industrial District
- CI Civic and Institutional District



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