



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 23, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 23, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

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

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [17-0162](#) Approval of the January 26, 2017 FMPC Minutes

Attachments: [DRAFT MeetingMinutes 1-26-17](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

ELECTION OF OFFICERS FOR 2017

2. [17-0107](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2017.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

3. [17-0150](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [17-0151](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [17-0152](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [17-0136](#) Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road."

Attachments: [SimmonsRidgeDevPlan.pdf](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with MapLaw Approved.pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[FULL_SimmonsRidgeDevPlan.pdf](#)
[6339_Conditions of Approval_01REVISED](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. [17-0140](#) Downs Boulevard Subdivision, site plan, lot 19 and 20, 33,977 square feet of light industrial space on 0.78 acres, located at 336 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP_DownsBlvdSitePlan.pdf](#)
[6336_Downs_Conditions of Approval_01.pdf](#)
[LAYOUT_Downs.pdf](#)
[ARCH_DownsSitePlan.pdf](#)
[FULL_DownsSitePlan.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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