



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 28, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 28, 2019, 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. [19-0308](#) Approval of the February 28, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 2-28-19](#)

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

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

2. [19-0255](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; release the maintenance agreement for water, sewer and streets improvements. (CONSENT AGENDA)
3. [19-0256](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements to September 26, 2019. (CONSENT AGENDA)
4. [19-0257](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)
5. [19-0258](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [19-0298](#) McEwen Place Town Center PUD Subdivision, Development Plan, Revision 5, Section 3, (Block D & E), Constructing 347,900 Square Feet Of Commercial, Office, And Retail Space On 10.21 Acres, Located Near The Intersection Of Rush Street And W. McEwen Drive.

Attachments: [map_6915- MCEWEN TOWN CENTER.pdf](#)
[McEwenPlace_Conditions of Approval_01.pdf](#)
[LAYOUT_MCEWEN.pdf](#)
[ARCH_MCeWEN.pdf](#)
[FULLSET_19004 McEwen Blocks D E PUD Re-Submittal COF 6915.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. [19-0301](#) Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 3, Lots 6-8, Creating Three Buildable Lots And One Open Space Lot On 45.16 Acres, Located At The Intersection Of Pratt Lane And Reams Fleming Boulevard. (CONSENT AGENDA)

Attachments: [MAP_ReamsFleming.pdf](#)
[Ramsey_Conditions of Approval_01.pdf](#)
[FULLPLAT_41138.02 V-Survey Plat - Sealed.pdf](#)

8. [19-0281](#) Central East Middle School, Interplanning Commission Review, Constructing A 196,999 Square Foot School Within The City's Urban Growth Boundary, On 34.98 Acres, Near The Intersection Of Lewisburg Pike And Henpeck Lane. (CONSENT AGENDA)

Attachments: [SITE LAYOUT ONLY Central East Middle School Henpeck 022719](#)
[Central East Middle School Henpeck 022719](#)

9. [19-0274](#) Echelon PUD Subdivision, Final Plat, Section 2, Revision 1, Lot 51, Creating A Public Utility And Drainage Easement On 0.15 Acres, Located At 217 Newtonmore Ct. (CONSENT AGENDA)

Attachments: [MAP - 6900 - Echelon PUD Subdivision, Final Plat, Section 2, Revision 1 - Lot 5](#)
[COA - 6900 Echelon Sec 2 Conditions of Approval_01](#)
[PLAT - SIGNED-COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51, OS 6,](#)

10. [19-0275](#) Echelon PUD Subdivision, Final Plat, Section 4, Revision 1, Lot 122, Revising The Width And Location Of The Public Utility, Drainage And Access Easement Within Lot 122, On 5.73 Acres, Located At 2099 Moultrie Circle. (CONSENT AGENDA)
- Attachments:** [MAP - 6916 - Echelon PUD Subdivision Final Plat Section 4, Revision 1, Lot 122](#)
[PLAT - SIGNED Echelon, Section 4 Final Plat Revision 1 Lot 122](#)
11. [19-0276](#) The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (Resubdivision of Lot 2 and Lot 3), Creating 30 Lots, Including One Multifamily Lot, 28 Townhouse Lots, And One Open Space Lot, On 22.51 Acres, Located at 1222 Liberty Pike. (CONSENT AGENDA)
- Attachments:** [MAP - 6917 - The Standard at Cool Springs Subdivision, Final Plat, Revision 2](#)
[COA - 6917 The Standard Conditions of Approval 01](#)
[PLAT - 3546124 STANDARD RESUB PLAT 2019 0306](#)
12. [19-0277](#) Stream Valley PUD Subdivision, Final Plat, Section 17, Creating 51 Lots, Including 48 Single Family Lots And Three Open Space Lots, On 14.71 Acres, Located North Of Verbena Drive. (CONSENT AGENDA)
- Attachments:** [MAP - 6918 - Stream Valley PUD Subdivision Final Plat, Section 17](#)
[COA - 6918 Stream Valley sec 17 Conditions of Approval 01](#)
[PLAT - SIGNED Stream Valley, Section 17 Final Plat](#)

FMPC BYLAWS TEXT AMENDMENTS

13. [19-0270](#) Consideration Of Resolution 2019-26: "A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws," regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.
- Attachments:** [Res 2019-26 A RESOLUTION APPROVING AN AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION BYLAWS](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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