



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, March 28, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

MINUTES

1. Approval of the February 28, 2019 FMPC minutes.

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

Commissioner Lindsey moved, seconded by Commissioner Allen, to approve the minutes from February 28, 2019, as presented. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Items 2-5 and items 7-12 as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

SITE PLAN SURETIES

- 2.** Franklin First United Methodist Church PUD Subdivision, site plan, section 1; release the maintenance agreement for water, sewer and streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
- 3.** Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements to September 26, 2019. (CONSENT AGENDA)
This Planning Item was approved.
- 4.** Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)
This Planning Item was approved.
- 5.** 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)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. 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](#)

Chair Hathaway recused himself from Item 6.

Chair Hathaway passed the Chair to Vice-Chair Lindsey.

Mr. Josh King, Principal Planner, stated that the McEwen Town Center PUD was last revised in 2018. This Development Plan is consistent with the original Concept Plan which was approved by the Board in 2006. This Development Plan revision contains 347,900 square feet of commercial and retail space. This is below the entitlement cap for the overall McEwen Place PUD subdivision. Roadway and parking improvements will come at Site Plan along with building plans. This is for the area south of Spring Creek Drive as indicated on the map.

Staff recommended that Item 6 be approved, with conditions.

Vice-Chair Lindsey asked for citizen comments. There were none.

The Applicant was represented by Gary Vogrin, Kiser Vogrin Design. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 6 be approved, with conditions.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 6 be approved, with conditions. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. 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](#)

This Planning Item was approved.

8. 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](#)

This Planning Item was approved.

9. 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 51, OS 6, & OS 7](#)
[COA - 6900 Echelon Sec 2 Conditions of Approval_01](#)
[PLAT - SIGNED-COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51, OS 6, OS 7](#)

This Planning Item was approved.

10. 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](#)

This Planning Item was approved.

11. 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 \(Resubdivision of Lot 2 and Lot 3\)](#)
[COA - 6917 The Standard Conditions of Approval 01](#)
[PLAT - 3546124 STANDARD RESUB PLAT 2019 0306](#)

This Planning Item was approved.

12. 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](#)

This Planning Item was approved.

FMPC BYLAWS TEXT AMENDMENTS

13. 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 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYLAWS.Law Approved](#)

Vice-Chair Lindsey passed the Chair to Chair Hathaway.

Ms. Emily Hunter, Director of Planning & Sustainability, stated that Staff requested that Item 13 be deferred until the next Planning Commission meeting on April 25, 2019. She stated that Resolution 2019-26 had not been approved by the Law Department at this time.

Chair Hathaway asked for a motion for deferral.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-26 be deferred until the Planning Commission Meeting on April 25, 2019.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-26 be deferred until the Planning Commission Meeting on April 25, 2019. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:06 p.m.

Chair, Mike Hathaway