



Legislation Details (With Text)

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File created: 5/15/2017 **In control:** Franklin Municipal Planning Commission

On agenda: 5/25/2017 **Final action:** 5/25/2017

Title: McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 212,160 Square Feet Of Commercial Space And 69 Attached Residential Units On 4.99 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission, Josh King

Indexes:

Code sections:

Attachments: 1. 6307McEwenPlacePUDSubdivisionSP(BlockB).pdf, 2. 6307_McEwen_BlockB_Conditions of Approval_02.pdf, 3. SiteLayout.pdf, 4. 2017-05-04 McEwen Lot 302 (Block B) Site Plan Resubmittal.pdf, 5. ARCH_McEwenTownCenter.pdf

Date	Ver.	Action By	Action	Result
5/25/2017	1	Franklin Municipal Planning Commission	approved	Pass

DATE: May 17, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 212,160 Square Feet Of Commercial Space And 69 Attached Residential Units On 4.99 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 6307

Applicant: Ryan McMaster, Kimley-Horn and Associates

Owner: Adam Ballash, Boyle Nashville

Background/Staff Comments

This plan was originally approved at the December 15, 2016 FMPC meeting. The applicant has modified the commercial square footage and increased the number of residential units without impacting the building footprints. The site plan documents, parking counts, and other technical details were adjusted to reflect these new numbers.

Recommendation

Approval, with conditions.

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

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website ([<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be "clouded." 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.