



## Legislation Text

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**File #:** 16-1049, **Version:** 1

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**DATE:** December 9, 2016

**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), 207,600 Square Feet Of Commercial Space And 76 Attached Residential Units On 4.99 Acres, With One Design Modification (Building Length), Located Near The Intersection Of Rush Street And East McEwen Drive.

### Project Information

**COF Project Number:** 6308  
**Applicant:** Ryan McMaster, Kimley-Horn and Associates  
**Owner:** Adam Ballash, Boyle Nashville

### Background/Staff Comments

The site plan for this part of the McEwen PUD Subdivision includes an office building, a one-story retail building, and a parking garage wrapped with attached residential units. The development plan revision for this section was approved by the Franklin Municipal Planning Commission at the special FMPC meeting held November 7, 2016.

### Design Modifications

The applicant requests a Design Modification from Section 5.3.5 (b) (ii) to allow for an attached residential building to be longer than 200 feet. The longest elevation is 400 feet in length. Staff finds that this design modification is appropriate because the applicant has suitable architectural detailing and articulation along the long facades.

Staff recommends approval of this Design Modification.

### 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.