

FRANKLIN MUNICIPAL PLANNING COMMISSION

FEBRUARY 27, 2014

PUBLIC NOTICE

AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 27, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.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.

1. CALL TO ORDER

2. MINUTES

- 1/23/14 Regular Meeting

3. 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.

4. ELECTION OF OFFICERS FOR 2014

- Elect a Chair for 2014
- Elect a Vice-Chair for 2014

5. ANNOUNCEMENTS

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6. 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.

7. 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

Consent: Items 8 – 9

8. Gateway Village PUD Subdivision, site plan, section 6; release the maintenance agreement for drainage and sidewalks improvements.
9. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements.

REZONINGS AND DEVELOPMENT PLANS

10. ORDINANCE 2014-04, TO BE ENTITLED “AN ORDINANCE TO REZONE ±10.33 ACRES FROM LOW RESIDENTIAL DISTRICT (R-1) TO AGRICULTURAL DISTRICT (AG) FOR THE PROPERTIES LOCATED AT 4108 AND 4114 MURFREESBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.”

Project Number: 2952
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

11. RESOLUTION 2014-16, TO BE ENTITLED “A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION (MODIFICATION OF STANDARDS—SIGNAGE) FOR THE COOL SPRINGS GALLERIA PUD SUBDIVISION, LOCATED AT 1800 GALLERIA BOULEVARD, BY THE CITY OF FRANKLIN, TENNESSEE.”

Project Number: 2965
Applicant: Caleb Thorne, Ragan Smith
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

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12. RESOLUTION 2014-14, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN CHRISTIAN ACADEMY PUD SUBDIVISION, LOCATED ALONG OLD CHARLOTTE PIKE AND NEW HIGHWAY 96, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2961
Applicant: Allen Jones, Ragan Smith Associates
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

13. RESOLUTION 2014-15, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR RIZER POINT PUD SUBDIVISION, LOCATED NORTH OF DEL RIO PIKE, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2962
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Benelli Park Subdivision, preliminary plat, 11 residential lots and 2 open space lots on 5.06 acres, located at 425 Boyd Mill Avenue.

Project Number: 2958
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

15. Berry Farms Town Center PUD Subdivision, final plat, section 4, 14 nonresidential lots and 4 open space lots on 21.34 acres, located along Five Mile Crossing, north of Goose Creek Bypass and east of Berry Farms section 3.

Project Number: 2959
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Disapproval
Consent Status: Nonconsent

16. Blossom Park PUD Subdivision, site plan, 26 residential units and 3 open space lots on 9.04 acres, located at 3003 Del Rio Pike.

Project Number: 2941
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Approval, with conditions
Consent Status: Consent

17. Blossom Park PUD Subdivision, final plat, 26 residential lots and 3 open space lots on 9.04 acres, located at 3003 Del Rio Pike.

Project Number: 2960
Applicant: Greg Gamble, Gamble Design Collaborative

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Staff Recommends: Approval, with conditions
Consent Status: Consent

18. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707, Home 2 Suites Hotel on 1.20 acres, located at 107 International Drive.

Project Number: 2964
Applicant: Scotty Bernick, Ragan Smith & Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

19. Franklin First United Methodist Church PUD Subdivision, site plan, section 1, request for the 1st six-month site plan extension for the site plan approved by FMPC 3/28/13 until 9/28/14.

Project Number: 2665
Applicant: Jeff Hooper, Barge Cauthen & Associates
Staff Recommends: Approval
Consent Status: Consent

20. Kamalu, site plan (parking addition), surety revision to place sidewalk funds in escrow, located at 142 and 144 Second Avenue North.

Project Number: 2297
Applicant: Daniel Woods, The Addison Group
Staff Recommends: Approval
Consent Status: Consent

- 21. Ovation Subdivision, preliminary plat, 9 lots on 145.48 acres, located at the southeast corner of Carothers Parkway and East McEwen Drive.**

Project Number: 2893
Applicant: Seth Sparkman/Dan Barge, Barge Cauthen
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

- 22. Pickering West Property, appeal of DRT decision regarding hillside development and slope protection standards, located at the southeast corner of Interstate-65 and East McEwen Drive.**

Applicant: Alan Thompson, Ragan-Smith Associates
Consent Status: Nonconsent

23. W.R. Jenkins Subdivision, final plat, revision 4, 1 residential lot on 0.59 acres, located at 418 Boyd Mill Avenue.

Project Number: 2945
Applicant: Mike Holmes, H & H Land Surveying Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

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ZONING ORDINANCE TEXT AMENDMENTS

24. ORDINANCE 2013-46, TO BE ENTITLED: "AN ORDINANCE TO REMOVE BASE ZONING DISTRICTS: RX, MN, ML, MX; AND TO CREATE FIVE NEW BASE ZONING DISTRICTS: SD-R, SD-X, RM-10, RM-15, RM-20."

Applicant: Catherine Powers, Director, Planning and Sustainability
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

25. ORDINANCE 2013-47, TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 4, SECTION 4.1.6 (14) OF THE ZONING ORDINANCE TO REVISED REQUIREMENTS AND DEFINITIONS RELATED TO RECREATIONAL VEHICLES."

Applicant: Chris Bridgewater, Director of Building and Neighborhood Services
Staff Recommends: Unfavorable Recommendation to BOMA
Consent Status: Nonconsent

HISTORIC DISTRICT GUIDELINES UPDATE

26. RESOLUTION 2014-18, TO BE ENTITLED: "A RESOLUTION AUTHORIZING THE ADOPTION AND IMPLEMENTATION OF AMENDMENTS TO THE HISTORIC DISTRICT DESIGN GUIDELINES, AS PERTAINING TO CERTIFICATE OF APPROPRIATENESS EXTENSIONS."

Applicant: Catherine Powers, Planning and Sustainability Director
Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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