

FRANKLIN MUNICIPAL PLANNING COMMISSION

MARCH 27, 2014

PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 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

- 2/27/14 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.

5. ANNOUNCEMENTS

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.

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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 – 12

8. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); extend the performance agreement for drainage improvements for six months.
9. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for drainage onsite/offsite improvements.
10. Gateway Village PUD Subdivision, site plan, section 6; release the maintenance agreement for sewer improvements.
11. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for streets and sidewalk improvements for one year.
12. Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for stormwater drainage/detention improvements.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Amelia Park PUD Subdivision, final plat, section 2, 25 residential lots and 2 open space lots on 66.20 acres, located along Market Street, south of Clovercroft Road and east of Oxford Glen Drive.

Project Number: 2982
Applicant: Robert Searson, Littlejohn Engineering Associates, Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

14. Berry Farms Town Center PUD Subdivision, final plat, section 2, 66 residential lots and 6 open space lots on 18.74 acres, located south of Old Peytonsville Road and east of Lewisburg Road.

Project Number: 2975

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Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

15. Berry Farms Town Center PUD Subdivision, final plat, section 4, 14 nonresidential lots and 2 open space lots on 24.73 acres, located along Five Mile Crossing and north of Goose Creek Bypass.

Project Number: 2959
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

16. Berry Farms Town Center PUD Subdivision, final plat, section 6, 5 residential lots, 2 open space lots, and 2 private drive lots on 1.28 acres, located east of Rural Plains Circle and north of Levisa Lane.

Project Number: 2977
Applicant: Brandon Lambert, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

17. Ranco Farms Subdivision, site plan, revision 4, lot 2, request for the 2nd six-month site plan extension for the site plan approved by FMPC 9/27/12 until 9/27/14, located at 3775 Mallory Lane.

Project Number: 2499
Applicant: Matthew Keiter, CEC
Staff Recommends: Approval
Consent Status: Consent

18. 249 Fourth Avenue North, site plan, 1 commercial structure on 0.72 acres, located at 249 Fourth Avenue North.

Project Number: 2957
Applicant: Gerald Bucy, Consulting Engineer
Staff Recommends: Deferral to the April 2014 FMPC meeting
Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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