



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, February 26, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 26, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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.

CALL TO ORDER

MINUTES

1. **15-0205** January 22, 2015 FMPC Minutes

Attachments: [MeetingMinutes 012215](#)

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.

ANNOUNCEMENTS

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.

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

2. **15-0218** Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
3. **15-0219** Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

NON-AGENDA ITEMS

4. **15-0217** Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)

Attachments: [5743_BFTC_Sec8_FinalPlat_Map.pdf](#)
[5743 BFTC Sec8 FinalPlat Conditions of Approval_01.pdf](#)
[5743_BFTC_Sec 8 FinalPlat.pdf](#)

5. **15-0198** Downs Boulevard Subdivision, site plan, section 1, lot 20 (Nimmons Warehouse), 6,800 square feet of warehouse space on 0.78 acres, located on the north side of Downs Boulevard between Figuers Drive and Columbia Avenue. (CONSENT AGENDA)
- Attachments:** [5745 DownsBlvd SitePlan FinalMap.pdf](#)
[5745 Downs Blvd Conditions of Approval_01.pdf](#)
[5745 Downs Blvd SiteLayout.pdf](#)
[5745 Downs Blvd Elevations.pdf](#)
[5745 Downs Blvd Full Set.pdf](#)
6. **15-0206** Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)
- Attachments:** [Franklin Summit - DRT Appeal Approval Extension Request](#)
[Pickering WestFMPC SR 021814 Complete](#)
7. **15-0213** Stream Valley PUD Subdivision, final plat, section 9, creating 24 detached residential lots and 2 open space lots on 22.95 acres. (CONSENT AGENDA)
- Attachments:** [ProjectMap_StreamValleySec9FinalPlat.pdf](#)
[5745 Downs Blvd Conditions of Approval_01.pdf](#)
[Stream Valley Final Plat- Section 9.pdf](#)
[StreamValleyUnitDrawdownSec9.pdf](#)
8. **15-0214** Water's Edge PUD Subdivision, final plat, section 1, creating 48 total dwelling units and 2 open space lots on 14.42 acres located along Mainstream Drive, Laughing Brook Lane, and Devinney Drive. (CONSENT AGENDA)
- Attachments:** [Waters Edge FP Sect 1 MAP](#)
[Conditions of Approval](#)
[Final Plat](#)
9. **15-0223** Watson Glen PUD Subdivision, final plat, section 2, revision 1, two lot subdivision of lot 31, on 24.73 acres, located at 870 Oak Meadow Drive. (CONSENT AGENDA)
- Attachments:** [5765 Watson Glen FP MAP](#)
[5765 Conditions of Approval_01](#)
[2015-02-05 WATSON GLEN SUB PLAT](#)

10. 15-0224 Watson Glen PUD Subdivision, site plan with one Design Modification (DM1-Building Length), section 2, Assisted Living Facility of 208 beds and 225,000 SF on 11.66 acres, located at 870 Oak Meadow Drive.

Attachments: [5766 Watson Glen SP Sec 2](#)
[5766 Conditions of Approval 01](#)
[2015.02.05_Somerby Site Plans Condensed Set](#)
[2015.02.05_Elevations](#)
[DM request letter](#)

ANY OTHER BUSINESS

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