



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, June 23, 2016

7:00 PM

Board Room

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*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 23, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://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.*

#### CALL TO ORDER

#### MINUTES

1. [16-0529](#) May 26th, 2016, FMPC Minutes

**Attachments:** [5-26-16 FMPC Minutes](#)

#### 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. [16-0543](#) 510 Columbia Avenue Subdivision, site plan, (FirstBank); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [16-0544](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-0545](#) Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
5. [16-0546](#) Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-0547](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 2 improvements. (CONSENT AGENDA)
7. [16-0548](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping (section 1) improvements; extend the performance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)
8. [16-0549](#) Ledgelawn Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

9. [16-0550](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [16-0551](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements. (CONSENT AGENDA)
11. [16-0552](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for landscaping (Hotel) improvements; extend the performance agreement for landscaping (Retail) improvements. (CONSENT AGENDA)
12. [16-0553](#) Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
13. [16-0554](#) Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
14. [16-0555](#) Westhaven PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
15. [16-0556](#) Westhaven PUD Subdivision, site plan, section 26; release the maintenance agreement for landscaping (Phase 1) and landscaping (Phase 2) improvements. (CONSENT AGENDA)
16. [16-0557](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
17. [16-0558](#) Westhaven PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
18. [16-0559](#) Westhaven PUD Subdivision, site plan, section 34; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
19. [16-0560](#) Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

**REZONINGS AND DEVELOPMENT PLANS**

20. [16-0334](#) Consideration Of Ordinance 2016-008, To Be Entitled, “An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 10) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive.”

**Attachments:** [6085 Map Epoch Development PUD Subdivision Rezoning](#)  
[2016-008 ORD\\_Epoch Rezoning\\_Law Approved 3](#)  
[Epoch Rezoning Set](#)  
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)  
[Staff report and attachments from 4.28.16 FMPC Agenda item](#)

21. [16-0342](#) Consideration Of Resolution 2016-20, To Be Entitled: “A Resolution Approving A Development Plan For Epoch Development PUD Subdivision, For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive.”

**Attachments:** [6086 Map Epoch Development PUD Subdivision DP](#)  
[6086 Conditions of Approval\\_02](#)  
[2016-20 RES Epoch PUD Development Plan\\_Law Approved 2](#)  
[Epoch PUD Site layout sheets](#)  
[Epoch PUD elevations and perspectives](#)  
[Epoch PUD FULL Resubmittal](#)  
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)  
[4.28.16 FMPC item.staff report and attachments](#)

22. [16-0513](#) Consideration of Ordinance 2016-21, “An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential .56 District for the Property Located North of Del Rio Pike and East of Del Rio Court.”

**Attachments:** [6144 MAP RizerPointRezoning.pdf](#)  
[Rizer Point Rezoning\\_6.2.2016.pdf](#)  
[Ord 2016-021 RizerPoint\\_with location map Law Approved](#)  
[Rizer Point Rezoning\\_6.2.2016.pdf](#)  
[6144\\_RP\\_RZ\\_Conditions of Approval\\_01.pdf](#)  
[citizen comment Mr. Eric Pan](#)  
[citizen comment Mrs Lupe Veloz](#)  
[citizen comment Mr Jeff Brodoski](#)

23. [16-0530](#) Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."

**Attachments:** [6145RizerPointDevPlan.pdf](#)  
[Elevations.pdf](#)  
[Layout.pdf](#)  
[Full\\_Rizer Point PUD Dev Plan\\_6.2.2016.pdf](#)  
[6145\\_RizerPoint\\_COA.pdf](#)  
[2016-30 RES\\_RizerPointPUD Dev Plan with attachment Law Approved](#)  
[citizen comment Mr. Eric Pan](#)  
[citizen comment Mrs Lupe Veloz](#)  
[citizen comment Mr Jeff Brodoski](#)

24. [16-0512](#) Consideration of Ordinance 2016-22, An Ordinance to Rezone 0.99 Acres from Office Residential To Specific Development Residential (11.1) District For The Property Located South of West Main Street, Located At 725 West Main Street.

**Attachments:** [Ord 2016-22 Arlington at West Main Rezoning Map.pdf](#)  
[16-06-02\\_PUD Rezoning Resubmittal - Bound.pdf](#)  
[2016-22 Ord Rezone 725 West Main Steet with Map Law Approved](#)

25. [16-0511](#) Consideration of Resolution 2016-32, To Be Entitled "A Resolution Approving A Development Plan for Arlington at West Main PUD Subdivision For The Property Located South of West Main Street Located At 725 West Main Street.

**Attachments:** [6148 Arlington at West Main PUD Subd Dev Plan Conditions of Approval.pdf](#)  
[Res 2016-32 Arlington at West Main Dev Plan Map.pdf](#)  
[Arlington PUD DevPlan Dev Plan Sheets.pdf](#)  
[Arlington PUD DevPlan Elevations.pdf](#)  
[Res 2016-32 Arlington at West Main PUD Subd DP\\_with map Law Approved](#)

26. [16-0465](#) Consideration of Ordinance 2016 - 19, To Be Entitled: "An Ordinance To Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road." (CONSENT AGENDA)

**Attachments:** [Updated Ord 2016-19 6021 Lockwood Glen Rezoning Res Map Updated](#)  
[Lockwood Glen PUD Subdivision, rezoning \(Residential\) - submittal 003 Plans.r](#)  
[Lockwood Glen 2nd reading date move request](#)  
[Ordinance 2016-19 Lockwood Glen PUD Subd Rezoning Residential with map](#)  
[Ord 2016-19 6021 Lockwood Glen Rezoning Res Map.pdf](#)

#### SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

27. [16-0561](#) Highlands at Ladd Park PUD Subdivision, final plat, section 33 & resubdivision of Lot 1080, creating 38 single-family lots and 4 open space lots located southeast of Carothers Parkway and north of Long Lane. (Consent Agenda)

**Attachments:** [6149 Highlands at Ladd Park Sec 33 FP Conditions of Approval\\_01.pdf](#)  
[6149 Highlands at Ladd Park PUD Subd, FP, Sec 33 Map.pdf](#)  
[2016028-52- final plat ladd sec 33-SUBMITTED 6-1-16.pdf](#)

28. [16-0531](#) Sullivan Farms PUD Subdivision, final plat, section G, lots 833-835, a revision to three lots located at the intersection of Inwood Way and Birkdale Court within the Sullivan Farms Subdivision (CONSENT AGENDA)

**Attachments:** [6146sULLIVANfARMSfp.pdf](#)  
[SullivanFarmsPlat.pdf](#)  
[6146 SullivanFarms Conditions of Approval\\_01.pdf](#)

29. [16-0344](#) Watson Glen Subdivision, final plat, Section 1, Revision 17, resubdivision of Lot 24 into 2 lots, on 20.54 acres, located at Oak Meadow Drive. (Consent Agenda)

**Attachments:** [4.28.16 FMPC item. staff report and attachments](#)  
[6091 MAP Watson Glen Subd Sec 1 Rev 17 Final Plat](#)  
[Final Plat WATSON GLEN SEC 1 REV 17](#)  
[6091 Conditions of Approval\\_02](#)

#### STREET NAMING APPROVALS AND LAND USE PLAN AMENDMENTS

30. [16-0534](#) Consideration of the street name “Centley Way” for the connector street between Century Court and Beasley Drive”. (CONSENT AGENDA)

**Attachments:** [Map Centley Way](#)

31. [16-0533](#) Land Use Plan Amendment request, to amend language in the Franklin Road Small Area Plan (FRSAP) and the Special Area Considerations for Berrys Chapel Character Area, Special Area 7 (BCCO-7).

**Attachments:** [6142 BCCO-7 LUPA MAP](#)  
[Franklin Land Use Plan BCCO 7 Section](#)  
[Ironhorse LUPA presentation 6.7.2016](#)

32. [16-0501](#) Land Use Plan Amendment request, to remove the property located at 1152 Hillview Lane from Southall Character Area, Special Area 3 (SOCO-3), add it to Southall Character Area, Special Area 7 (SOCO-7), and revise recommendations for SOCO-7.

**Attachments:** [Land Use Location Map](#)  
[Zoning Map](#)  
[Franklin Land Use Plan SOCO Section](#)  
[Shadow Green LUPA presentation 6.7.2016](#)

33. [16-0532](#) Land Use Plan Amendment request, to remove the properties located at 4344 and 4350 South Carothers Road from Seward Hall Character Area, Special Area 3 (SWCO-3), and add them to McEwen Character Area, Special Area 6 (MECO-6).

**Attachments:** [Location Map](#)  
[LUPA presentation 6.2.2016](#)  
[Land Use Plan SWCO-3 Section](#)  
[Land Use Plan MECO-6 Section](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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