



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, August 22, 2019

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, August 22, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklin.tn.gov/planning](http://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. [19-0801](#) Approval of the July 25, 2019 FMPC Minutes.

**Attachments:** [Draft FMPC Minutes July 2019](#)

#### 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. [19-0822](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [19-0823](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [19-0824](#) Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)
5. [19-0825](#) Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)
6. [19-0826](#) Village at West Main PUD Subdivision, site plan; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

### REZONINGS AND DEVELOPMENT PLANS

7. [19-0744](#) Consideration Of Ordinance 2019-27: An Ordinance To Rezone 38.66 Acres From Estate Residential (ER) District To Agricultural (AG) District For The Property Located North Of Old Charlotte Pike, East Of Future Mack Hatcher Parkway, And West Of Carlisle Lane.
- Attachments:** [MAP RES 2019-27 County Properties RZ](#)  
[ORD 2019-27 OLD CHARLOTTE COUNTY PROPERTIES with Map and Survey Boundary Survey ORD 2019-27](#)
8. [19-0766](#) Consideration Of Ordinance 2019-29: An Ordinance To Rezone 6.22 Acres From Specific Development-Residential (SD-R) District To Specific Development-Residential 14.31 (SD-R 14.31) District For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (Oakbrook PUD Subdivision, previously noticed as Mallory Station PUD Subdivision).
- Attachments:** [MAP ORD 2019-29 Oakbrook PUD](#)  
[ORD 2019-29 Oakbrook PUD Rezone with Map and Survey.Law Approved 2 2019-08-01 MAlloRy Station Rezoing](#)
9. [19-0767](#) Consideration Of Resolution 2019-77: A Resolution Approving A Development Plan For Oakbrook PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (previously noticed as Mallory Station PUD Subdivision).
- Attachments:** [MAP ORD 2019-29 Oakbrook PUD](#)  
[RES 2019-77 Oakbrook PUD with Map and Survey.Law Approved 2 7037 Mallory Station PUD DP Conditions of Approval 01a 2019-08-01 MAlloRy Station Developemnet Plan submittal EMAIL CORRESPONDENCE ATTACHMENT 8.21.2019 EMAIL CORRESPONDENCE ATTACHMENT Response to Adjoiners19-0819](#)

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

10. [19-0793](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 2, Resubdividing Lot 1001 Into Two Commercial Lots, On 40.41 Acres, Located At The Intersection Of Berry Farms Crossing And Rural Plains Circle. (CONSENT AGENDA)
- Attachments:** [7033 BFTC FP SEC 10 REV 2](#)  
[7030 BFTC Sec 10 Lot 1001 FP](#)  
[7030 PLAT Berry Farms - Section 10 Revision 2](#)

11. [19-0810](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Creating Three Mixed-Use Lots, On 38.62 Acres, Located at Rural Plains Circle. (CONSENT AGENDA)

**Attachments:** [MAP 7033 BFTC FP Sec 11](#)  
[7033 BFTC PUD Sec 11 FP Conditions of Approval 01](#)  
[554919011\\_2019-08-01\\_Berry Farms - Section 11\\_Final Plat](#)

12. [19-0811](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Revision 1, Lot 1111, Creating Two Commercial Lots, On 7.29 Acres, Located At Rural Plains Circle. (CONSENT AGENDA)

**Attachments:** [MAP 7032 BFTC FP Sec 11 Rev 1 Lot 1111](#)  
[7032 BFTC PUD Sec 11 FP rev 1 Lot 1111 Conditions of Approval 01](#)  
[554919011\\_2019-08-01\\_Berry Farms - Section 11-Lot 1111\\_Final Plat](#)

#### PLANS OF SERVICES, ANNEXATIONS, AND ASSOCIATED ZONINGS

13. [19-0762](#) Consideration of Resolution 2019-74: A Resolution Adopting A Plan Of Services For The Annexation Of 4331 Long Lane, By The City Of Franklin, Tennessee.

**Attachments:** [MAP\\_RES 2019 74 AND 75](#)  
[RES 2019-74 4331 Long Lane PLAN OF SERVICES with Map.Law Approved](#)

14. [19-0763](#) Consideration of Resolution 2019-75: A Resolution To Annex Property At 4331 Long Lane, Consisting Of 58 Acres, Property Located South Of Long Lane And North Of Peytonsville Road And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB).

**Attachments:** [MAP\\_RES 2019 74 AND 75](#)  
[RES 2019-75 4311 Long Lane ANNEXATION with Map.Law Approved](#)  
[Annexation Request 19-03-06](#)

15. [19-0764](#) Consideration Of Ordinance 2019-28: An Ordinance To Zone 58 Acres Estate Residential (ER) District, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, "Either" Development Standards, For The Property Located South Of Long Lane And North Of Peytonsville Road, 4331 Long Lane.

**Attachments:** [MAP\\_ORD 2019-28\\_ZONE](#)  
[ORD 2019-28 ZONING 4331 Long Lane with Map.Law Approved](#)

16. [19-0777](#) Consideration Of Resolution 2019-78: A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

**Attachments:** [RES 2019-78 MAP PLAN OF SERVICES](#)  
[RES 2019-78 PLAN OF SERVICES SE PROPERTIES with Exhibits.Law Apprc](#)  
[Annexation Request 19-05-23](#)  
[24 Signed Affidavits 5-24-19](#)  
[owner affidavit 2 parcels](#)  
[owner affidavit parcel 133 01802](#)

17. [19-0779](#) Consideration Of Ordinance 2019-30: An Ordinance To Zone 474 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And East Of Interstate 65.

**Attachments:** [ORD 2019-30 MAP Exhibit A](#)  
[ORD 2019-30 Ordinance to Zone Annexed Area with exhibits.Law Approved](#)  
[Annexation Request 19-05-23](#)  
[24 Signed Affidavits 5-24-19](#)  
[owner affidavit 2 parcels](#)  
[owner affidavit parcel 133 01802](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**