



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, December 15, 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, December 15, 2016, 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. [16-1082](#) November 17, 2016 FMPC Minutes

Attachments: [11-17-16 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. [16-1076](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
3. [16-1077](#) Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-1078](#) Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [16-1079](#) Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
6. [16-1080](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements for one year. (CONSENT AGENDA)

### REZONINGS AND DEVELOPMENT PLANS

7. [16-1038](#) Consideration Of Ordinance 2016-48, To Be Entitled, "An Ordinance To Rezone 1.30 Acres From Detached Residential 2 (R-2) District To General Office (GO) District, Located West Of Royal Oaks Boulevard And North Of Murfreesboro Road, 203 North Royal Oaks Boulevard."

**Attachments:** [Dodson and Herbert,Rezoning Map](#)  
[Ord 2016-48 Dodson & Herbert Subd](#)  
[203 NRB Zoning Map-24x36](#)

8. [16-1041](#) Consideration Of Resolution 2016-45 To Be Entitled, "A Resolution Adopting A Plan Of Services For The Annexation Of 459, 463 And 467 Franklin Road, By The City Of Franklin, Tennessee."

**Attachments:** [459 463 467 Franklin Rd Annexation Map](#)  
[2016-45 RES Revised Draft POS\\_with map\\_459 463 467 Franklin Rd.Law Appr](#)

9. [16-1039](#) Consideration Of Resolution 2016-85/Ordinance 2016-49 To Be Entitled, "A Resolution And Ordinance To Annex 459, 463, 467 Franklin Road, Consisting Of 5.4 Acres, Located West Of Franklin Road And North Of Mack Hatcher Parkway And Adjoining The City Limits Within The Western Part Of The Franklin Urban Growth Boundary (UGB)."

**Attachments:** [459 463 467 Franklin Rd Annexation Map](#)  
[Res 2016-87 Ord 2016-49 459 463 467 Franklin Road\\_with Map.Law Approved](#)  
[Letter of Request - SIGNED](#)  
[Annexation Application - SIGNED](#)  
[Owner Affidavit - SIGNED](#)  
[Phyllis Anexation documents \(Additional Property Owner\)](#)

10. [16-1040](#) Consideration Of Ordinance 2016-50, To Be Entitled, "An Ordinance To Zone 5.4 Acres Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berrys Chapel Character Area Overlay (BCCO-7) District, And Designate The Development Standards As Being Appropriate For Either Traditional Or Conventional Area Development Standards, For The Property Located West Of Franklin Road And North Of Mack Hatcher Parkway, 459, 463, 467 Franklin Road."

**Attachments:** [459,463,467 Franklin Road Rezoning Map](#)  
[Ord 2016-50 Zone 459 463 467 Franklin Road\\_with Map.Law Approved](#)

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

11. [16-0959](#) Eddy Lane Industrial Office, Site Plan, Revision 1, a 73,022 Square-Foot Data Center On 14.61 Acres, Located At 309 Eddy Lane. (CONSENT AGENDA)

**Attachments:** [6287 MAP Eddy Lane Industrial Office, SP, Rev 1, Ph 2](#)  
[Eddy Lane Industrial Office SP COA](#)  
[Eddy Lane Industrial Office, site plan, revision 1 \(Phase 2&3\) - submittal 004](#)

12. [16-1048](#) McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 2 (Northside At McEwen), Six Lots On 44.9 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

**Attachments:** [MAP\\_6306McEwenPlacePUDSubdivisionFP.pdf](#)  
[McEwenPlace\\_FP.pdf](#)  
[PLAT\\_McEwenPlace.pdf](#)

13. [16-1049](#) McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 207,600 Square Feet Of Commercial Space And 76 Attached Residential Units On 4.99 Acres, With One Design Modification (Building Length), Located Near The Intersection Of Rush Street And East McEwen Drive.

**Attachments:** [MAP\\_6307McEwenPlacePUDSubdivisionSP\(BlockB\)](#)  
[McEwenPlaceSP\\_BlockB.pdf](#)  
[Site Layout Sheet\\_McEwenPlaceB&C.pdf](#)  
[ELEVATIONS\\_BlockB.pdf](#)  
[BLOCK B Northside at McEwen - Block B Lot 302 - Site Plan Resubmittal - 201](#)

14. [16-1074](#) McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 & 304 (Block C), 274 Attached Residential Units On 4.41 Acres And One Open Space Lot On 2.82 Acres, With One Design Modification (Building Length), Located Near The Intersection Of Rush Street And East McEwen Drive.

**Attachments:** [MAP\\_6308McEwenPlacePUDSubdivisionSP\(BlockC\).pdf](#)  
[McEwenPlaceLot302\\_COA.pdf](#)  
[ELEVATIONS\\_BlockC.pdf](#)  
[Site Layout Sheet\\_McEwenPlaceB&C.pdf](#)  
[BlockC\\_NORTHSIDE AT MCEWEN BLOCK C LOT 303 SITE PLAN RESUBMI](#)

15. [16-1043](#) Ranco Farms Subdivision, Final Plat, Revision 3, (Resubdivision of Lot 2), Two Commercial Lots On 17.89 Acres, Located At 770 Jordan Road. (CONSENT AGENDA)

**Attachments:** [6299 MAP Ranco Farms Subd. Rev 3. \(Resub Lot 2\)](#)  
[Ranco Farms FP Rev3 COA](#)  
[RANCO FARMS\\_REV 3\\_6299- FINAL PLAT](#)

**ZONING ORDINANCE TEXT AMENDMENTS**

16. [16-0904](#) Consideration Of Ordinance 2016-45, To Be Entitled, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Add Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District And Revise The Requirements For Parking Lots located in the FFO."

**Attachments:** [ORD 2016-45 Amend FFO\\_Parking Structures Law Approved \(3\)](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**