



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 23, 2020

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 23, 2020, 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. [20-0085](#) Approval of the December 12, 2019 FMPC minutes.

Attachments: [DRAFT FMPC minutes 12-12-19](#)

2. [20-0086](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2020.

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

3. [20-0040](#) Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
4. [20-0041](#) Aspen Grove PUD Subdivision, site plan, section T4 (Seaboard Office Building); release the maintenance agreement for landscaping and green infrastructure improvements. (CONSENT AGENDA)
5. [20-0042](#) Berry Farms Town Center PUD Subdivision, site plan, section 4, lot 208 (Holiday Inn Express); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for water improvements to July 23, 2020; extend the performance agreement for streets, drainage, green infrastructure and sidewalks improvements to January 28, 2021. (CONSENT AGENDA)

6. [20-0043](#) Berry Farms Town Center PUD Subdivision, site plan, section 9; extend the performance agreement for streets improvements to January 28, 2021; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)
7. [20-0044](#) Carothers Development Property Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
8. [20-0045](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); extend the performance agreement for streets, drainage and green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)
9. [20-0046](#) Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping street trees and stormwater drainage/detention improvements. (CONSENT AGENDA)
10. [20-0047](#) Dallas Downs PUD Subdivision, site plan, section 3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to January 28, 2021. (CONSENT AGENDA)
11. [20-0048](#) Echelon PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping street trees improvements; accept the landscaping open space improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [20-0049](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
13. [20-0050](#) Gateway Commons PUD Subdivision, site plan; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)
14. [20-0051](#) Get Ready Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
15. [20-0052](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 28, 2021. (CONSENT AGENDA)
16. [20-0053](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

17. [20-0054](#) Highlands at Ladd Park PUD Subdivision, site plan, section 27; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
18. [20-0055](#) Highlands at Ladd Park PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping and landscaping Carothers street trees improvements. (CONSENT AGENDA)
19. [20-0056](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; extend the maintenance agreement for sewer south improvements to January 28, 2021. (CONSENT AGENDA)
20. [20-0057](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping section 6 improvements to January 28, 2021. (CONSENT AGENDA)
21. [20-0058](#) Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to January 28, 2021. (CONSENT AGENDA)
22. [20-0059](#) Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
23. [20-0060](#) Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
24. [20-0061](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 28, 2021. (CONSENT AGENDA)
25. [20-0062](#) Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
26. [20-0063](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 28, 2021. (CONSENT AGENDA)
27. [20-0064](#) Stream Valley PUD Subdivision, site plan, section 14; extend the maintenance agreement for streets improvements to January 28, 2021. (CONSENT AGENDA)

28. [20-0065](#) Synergy Bank Addition Subdivision, site plan, Parking Garage; extend the maintenance agreement for green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)
29. [20-0066](#) Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
30. [20-0067](#) Tywater Crossing PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
31. [20-0068](#) Tywater Crossing PUD Subdivision, site plan, section 3; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
32. [20-0069](#) Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
33. [20-0070](#) Water's Edge PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
34. [20-0071](#) Water's Edge PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
35. [20-0072](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
36. [20-0073](#) Westhaven PUD Subdivision, site plan, section 18; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
37. [20-0074](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); accept the landscaping (future buffer) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
38. [20-0075](#) Westhaven PUD Subdivision, site plan, section 30; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)
39. [20-0076](#) Westhaven PUD Subdivision, site plan, section 33; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)

- 40. [20-0077](#) Westhaven PUD Subdivision, site plan, section 39; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- 41. [20-0078](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
- 42. [20-0079](#) Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 28, 2021. (CONSENT AGENDA)
- 43. [20-0080](#) Westhaven PUD Subdivision, site plan, section 43; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

- 44. [20-0035](#) Consideration Of Resolution 2020-02: A Resolution Approving A Revised Development Plan For McKays Mill PUD Subdivision, For The Property Located North And South Of Liberty Pike And East Of Turning Wheel Lane.

Attachments: [MAP 7159 MCAYS MILL RES 2020](#)
[2020-02 RES McKays Mill animal services with Exhibits.Law Approved](#)
[COF 7159 McKays Mill Concept Plan](#)

- 45. [20-0031](#) Consideration Of Ordinance 2019-59: An Ordinance To Rezone 20 Acres From Planned District (PD) To Planned District 12.7 (PD 12.7) For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike (The Madison PUD).

Attachments: [MAP The Madison Rez-DP](#)
[ORD 2019-59 The Madison Rez with Exhibits.Law Approved](#)
[THE MADISON REZONING PLANS](#)

- 46. [20-0032](#) Consideration of Resolution 2019-134: A Resolution To Approve A Development Plan For The Madison PUD Subdivision With 2 Modifications of Standards, Both For Reductions Of The Class C Buffer, For The Property Located North Of Del Rio Pike And East of Brink Place, On 20 Acres, Located At 801 Del Rio Pike.

Attachments: [MAP The Madison Rez-DP](#)
[RES 2019-134 The Madison PUD with Exhibit.Law Approved](#)
[7141 The Madison DP Conditions of Approval 01](#)
[THE MADISON PUD DEVELOPMENT PLANS](#)
[The Madison Franklin-Stillman Public Comment](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

47. [20-0039](#) Avalon PUD Subdivision, Final Plat, Section 3, Revision 10, Creating 2 Lots, On 1.69 Acres, Located at Pendragon Court. (CONSENT AGENDA)

Attachments: [MAP7147 Avalon PUD Sub. FP.Sec 3. rev 10](#)
[COF 7147 Avalon COA](#)
[COF 7147 Avalon FP. sec 3 rev 10](#)

48. [20-0016](#) Cool Springs West Subdivision, Final Plat, Section 4, Revision 5 (Resub. Of Lots 20 And 30), Shifting Lot Lines And Creating Two Open Space Lots, On 28.28 Acres, Located At 215 Gothic Court. (CONSENT AGENDA)

Attachments: [MAP 7137 Cool Springs West FP](#)
[7137 Cool Springs West FP_Sec4_Rev5_Conditions of Approval_01](#)
[Final Plat Cool Springs West Section 4 Revision 4 COF#7137](#)

49. [20-0084](#) Edgemon Subdivision and Natures Landing Subdivision, Final Plat, Revision 1, Creating 2 Lots On 5.0 Acres, Located At 1105 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP Edgemon Subd Natures Landing Subd R1](#)
[7144 Conditions of Approval](#)
[Edgemon Subdivision FP](#)

50. [20-0034](#) Franklin Fire Station 7 Subdivision, Final Plat, Creating One New Lot And Dedicating Right-Of-Way, Located Near The Intersection Of Peytonsville Road And Long Lane, At 4416 Peytonsville Road. (CONSENT AGENDA)

Attachments: [MAP Fire Station No 7](#)
[Franklin Fire Station FP Conditions of Approval_01](#)
[Franklin Fire Station 7 Subdivison, Final Plat](#)

51. [20-0036](#) Westhaven PUD Subdivision, Final Plat, Section 53, Creating 33 Lots, On 6.89 Acres, Located At Calico Street And Cheltenham Avenue. (CONSENT AGENDA)

Attachments: [MAP7155 Westhave FP sec 53](#)
[COF 7155 Westhaven Sec 53, FP COA](#)
[COF 7155 Westhaven Section 53 Final Plat](#)

52. [20-0037](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 5 (Resub of Lot 4020), Creating 1 Lot, On 0.6 Acres, Located at 188 Front Street.
(CONSENT AGENDA)

Attachments: [MAP 70747 Westhave FP sec 25 REV 5](#)
[COF 7047 Westhaven Lot 4020 FP, COA](#)
[COF 7047 Westhaven Lot 4020 final plat](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN