



# 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 24, 2017

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 24, 2017, 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. [17-0735](#) Approval of the July 27, 2017, FMPC Minutes.

**Attachments:** [DRAFT - FMPC Minutes 7-27-2017](#)

#### 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. [17-0726](#) Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

### PLANS OF SERVICE AND ANNEXATIONS

3. [17-0712](#) Consideration Of Resolution 2017-55, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of A Portion Of Ridgeway Drive Right-Of-Way, By The City Of Franklin, Tennessee"

**Attachments:** [MAP\\_OctoberPark\\_RidgewayDriveAnnex1.pdf](#)  
[MAP\\_OctoberPark\\_All.pdf](#)  
[2017-55 RES RidgewayDrivePOS\\_with Map.Law Approved.pdf](#)  
[Ridgeway Drive Annexation Request \(002\).pdf](#)

4. [17-0713](#) Consideration Of Resolution 2017-56/Ordinance 2017-39, To Be Entitled: "A Resolution And Ordinance To Annex 0.37 Acres Of Ridgeway Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)."

**Attachments:** [MAP\\_OctoberPark\\_All.pdf](#)  
[MAP\\_OctoberPark\\_RidgewayDriveAnnex1.pdf](#)  
[Ridgeway Drive Annexation Request \(002\).pdf](#)  
[2017-56 RES and 2017-39 ORD\\_Annex ROW\\_Ridgeway Drive\\_with Map.Law / Reso\\_OrdtoAnnex.docx](#)

5. [17-0714](#) Consideration Of Resolution 2017-65, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of The Remainder Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive Right-Of-Way, By The City Of Franklin, Tennessee"

**Attachments:** [MAP\\_FranklinEast\\_ALL.pdf](#)  
[MAP\\_RidgewayDrive2Annex.pdf](#)  
[RES 2017-65\\_Allof\\_RidgewayDrivePOS\\_with Map.Law Approved.pdf](#)

6. [17-0715](#) Consideration Of Resolution 2017-67/Ordinance 2017-47, To Be Entitled: "A Resolution And Ordinance To Annex 2.72 Acres Of A Portion Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)."

**Attachments:** [MAP\\_FranklinEast\\_ALL.pdf](#)  
[MAP\\_RidgewayDrive2Annex.pdf](#)  
[Reso2017\\_67\\_Ord\\_2017-47 Franklin East RidgewayDrive\\_with Map.Law Apprc Ridgeway Drive Annexation Request2.pdf](#)

#### REZONINGS AND DEVELOPMENT PLANS

7. [17-0707](#) Consideration Of Ordinance 2017-46, To Be Entitled: "An Ordinance To Rezone 199 Acres From Residential -1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District For The Property Located South Of Murfreesboro Road And North of South Carothers Road, (Colletta Park PUD Subdivision)."

**Attachments:** [MAP\\_CollettaPark.pdf](#)  
[Ordinance 2017-46 Colletta Park\\_with Map.Law Approved.pdf](#)  
[Colletta Park Rezoning Request Set 8.3.2017.pdf](#)

8. [17-0706](#) Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision With 2 Modifications Of Development Standards (Lots Less Than One Acre, External Street Connectivity), For The Property Located South Of Murfreesboro Road And North of South Carothers Road."

**Attachments:** [MAP\\_CollettaPark.pdf](#)  
[RESOLUTION 2017-62- Colletta Park\\_with Map.Law Approved\\_1](#)  
[Conditions of Approval\\_01.pdf](#)  
[Layout\\_CollettaPark.pdf](#)  
[Elevations\\_CollettaPark.pdf](#)  
[Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf](#)  
[Colletta Park TIS Review 8-14-17.pdf](#)

9. [17-0695](#) Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road."

**Attachments:** [Res 2017-61 Jordan Rd PUD Subd, Dev Plan Map](#)  
[2017-61 RES Jordan Road PUD Subd\\_with Map.Law Approved](#)  
[Jordan Road DP Conditions of Approval\\_01](#)  
[ELEVATIONS\\_JordanRoad](#)  
[LAYOUT\\_JordanRoad](#)  
[Jordan Road PUD Development Plan 8.3.2017](#)

10. [17-0731](#) Consideration Of Ordinance 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."

**Attachments:** [Ord 2017-28 3206 Boyd Mill, Rezoning Map](#)  
[Ord 2017-28 3206 Boyd Mill Rezoning\\_with Map.Law Approved](#)  
[3206 BOYD MILL-ZONING PLAN-7-6-17](#)

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

11. [17-0723](#) Echelon PUD Subdivision, Final Plat, Section 4, One Attached Residential Lot And 1 Open Space Lot on 19.40 Acres, Located At The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

**Attachments:** [6493 Echelon FP, Sec 4 Map](#)  
[Echelon FP Sec 4 Conditions of Approval\\_01](#)  
[Echelon, Section 4 Final-Plat -signed 8-3-17](#)

12. [17-0724](#) Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

**Attachments:** [6498 Garden Gate FP Map](#)  
[Garden Gate FP Conditions of Approval\\_01](#)  
[17-0803Cad Base Plat Cummins-18x24](#)

13. [17-0721](#) Tap Root Hills PUD Subdivision, Section 2, Final Plat, 22 Single-Family Lots And One Open Space Lot On 6.84 Acres, Located East Of The Intersection Of Nolencrest Way And Fairbanks Street. (CONSENT AGENDA)

**Attachments:** [MAP 6497 Tap Root Hills Sec 2 FP](#)  
[6497 Conditions of Approval\\_01](#)  
[Tap Root Hill PUD Subdivision, Section 2 Final Plat - submittal 002](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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