



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 25, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 25, 2019, 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. [19-0737](#) Approval of the June 27, 2019 FMPC minutes.

Attachments: [Draft FMPC Minutes June 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. [19-0730](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
3. [19-0731](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
4. [19-0732](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
5. [19-0733](#) Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 23, 2020. (CONSENT AGENDA)
6. [19-0734](#) Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
7. [19-0735](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 23, 2020. (CONSENT AGENDA)

8. [19-0736](#) Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

9. [19-0711](#) Consideration Of Ordinance 2019-23: "An Ordinance to Rezone 0.28 Acres From R-3 to Office Residential (OR) for the Property Located At 1330 Columbia Avenue."

Attachments: [MAP 7022 Battle Ground Land Co Rez](#)
[ORD 2019-23 Battle Ground Park Land Co Rezone_with Map and Survey.Law /](#)
[1330 Columbia Avenue Final Plat](#)

10. [19-0715](#) Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision)".

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[ORD 2019-20 Wood Duck Court PUD_with Exhibit.Law Approved](#)
[6991 Wood Duck Rezoning package](#)

11. [19-0717](#) Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court)."

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[2019-56 RES Wood Duck Court PUD_with Exhibits.Law Approved](#)
[6992 Wood Duck PUD DP Conditions of Approval_01](#)
[6992 Wood Duck Development Plan site layout only](#)
[6992 Wood Duck Development Plan elevations](#)
[6992 Wood Duck Development Plan Full package](#)
[Wood Duck Court Parking Analysis Technical Memo](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. [19-0716](#) Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Attachments: [MAP 7013 Riverbluff FP Sec 3](#)
[7013 Riverbluff FP Sec 3 Conditions of Approval 01](#)
[7013 Riverbluff Sec 3 Final Plat](#)

13. [19-0714](#) Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Creating 5 Multifamily Residential Lots, On 5.75 Acres, Located Along Vintage Green Lane and Shadow Green Drive. (CONSENT AGENDA)

Attachments: [MAP 7023 Shadow Green PUD FP Rev 1](#)
[7023 Shadow Green FP Rev 1 Conditions of Approval 01](#)
[7023 Shadow Green Sec 1 Rev 1 Final Plat](#)

14. [19-0718](#) Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP 7014 Simmons Ridge SP Sec 10](#)
[7014 Simmons Ridge SP Sec 10 Conditions of Approval 01](#)
[7014 Simmons Ridge Site Plan sheet only](#)
[7014 Simmons Ridge Site Plan elevations](#)
[7014 Simmons Ridge Site Plan Sec 10 full set](#)

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. [19-0725](#) Consideration Of Resolution 2019-67: "A Resolution To Adopt An Amendment To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan)", An Amendment Related To The Connectivity Between Goose Creek Bypass And Lewisburg Pike, Near Mclemore Road.

Attachments: [Res 2019-67 MTP-Amendment 2_with Exhibit.Law Approved 2](#)
[Res 2019-67 - Exhibit A.pdf](#)
[EX vs PR.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

