



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, May 28, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 28, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.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. [15-0521](#) April 23, 2015, FMPC Meeting Minutes

Attachments: [April 23, 2015, FMPC Meeting 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. [15-0509](#) Battle Ground Academy Subdivision, site plan (Fieldhouse and Mary Campbell Visual Arts Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [15-0510](#) Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)
4. [15-0511](#) McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [15-0512](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [15-0513](#) McKays Mill PUD Subdivision, site plan, section 34 (Park Run Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
7. [15-0514](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements; extend the performance agreement for landscaping Phase B and landscaping section Phase C improvements for six months. (CONSENT AGENDA)

8. [15-0515](#) Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
9. [15-0516](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
10. [15-0517](#) Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [15-0518](#) Westhaven PUD Subdivision, site plan, section 21, revision 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [15-0519](#) Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. [15-0494](#) Consideration Of Ordinance 2015-09, To Be Entitled, "An Ordinance To Zone +/- 30.11 Acres Into The Height Overlay District (HTO) For The Property Located At The Southeast Corner Of Interstate 65 And McEwen Drive."

Attachments: [5834 Franklin Summit Rezoning MAP](#)
[HTO map](#)
[Franklin Summit HTO Rezoning PLANS](#)
[Ord 2015-09 Franklin Summit HTO rezoning - Copy](#)

14. [15-0497](#) Consideration Of Ordinance 2015-11, To Be Entitled, "An Ordinance To Rezone +/- 22.55 Acres From Specific Development-Variety (SD-X) District To Attached Residential 20 (RM20) District For The Property Located At 1222 Liberty Pike."

Attachments: [5839 The Standard Rezoning MAP](#)
[Rezoning Request Set PLANS Set](#)
[Ord 2015-11 Standard at Cool Springs rezoning](#)

15. [15-0495](#) Consideration Of Ordinance 2015-10, To Be Entitled “An Ordinance To Rezone +/- 0.85 Acres From Detached Residential 3 (R3) District To Specific Development-Residential (SD-R 4.71) District For The Property Located At 1365 And 1367 Columbia Avenue.”

Attachments: [5835 Gist Street Rezoning MAP](#)
 [Gist Rezoning Request PLANS](#)
 [Ord 2015-10 Gist Street PUD Subd rezoning](#)

16. [15-0496](#) Consideration of Resolution 2015-30, To Be Entitled, “A Resolution Approving A Development Plan For The Gist Street PUD Subdivision, Located At 1365 And 1367 Columbia Avenue, By The City Of Franklin, Tennessee.”

Attachments: [5836 Gist Street DP MAP](#)
 [Res 2015-30 Gist Street PUD Subd DP Resolution](#)
 [Conditions of Approval 5836](#)
 [Gist Street PUD Dev Plan SITE LAYOUT](#)
 [Gist Street PUD Dev Plan FULL SET PLANS](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. [15-0476](#) City of Franklin Water Treatment Facility, site plan, a 9,170 square foot civic structure on 47.02 acres, located at 838 Lewisburg Avenue.

Attachments: [5842 City of Franklin Water Treatment Facility, SP, Map](#)
 [5842 City of Franklin Water Treatment Facility, SP, Plans Set](#)
 [5842 City of Franklin Water Treatment Facility, SP, Design Modification Reques](#)
 [5842 City of Franklin Water Treatment Facility, SP, Conditions of Approval](#)

18. [14-636](#) Echelon PUD Subdivision, final plat, section 1, creating 56 detached residential lots and 5 open space lots on 17.12 acres, located between South Carothers Road and Carothers Parkway, north of the Harpeth River. (CONSENT AGENDA)

Attachments: [5824 Map](#)
 [5824 Final Plat](#)
 [5824 Conditions of Approval](#)

19. [15-0452](#) Fair Park Cottages Subdivision, preliminary plat, creating 9 single-family residential lots and 2 open space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: [5751 Fair Park Cottages PP Map](#)
 [5751 Fair Park Cottages PP PLAN](#)
 [5751 Fair Park Cottages PP, Conditions of Approval](#)

20. [15-0505](#) Get Ready Subdivision, final plat, a 5,791 SF private car wash and vehicle processing facility on 4.085 acres, located at 4621 Carothers Parkway. (CONSENT AGENDA)
- Attachments: [4684 Map](#)
 [4684 Final Plat](#)
 [4684 Conditions of Approval](#)
21. [15-0428](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 13, 38 detached residential lots and 4 open space lots on 11.75 acres, located west of Carothers Parkway, north of Truman Road West and along Alfred Ladd Road. (CONSENT AGENDA)
- Attachments: [5830 Map](#)
 [5830 Final Plat](#)
 [5830 Conditions of Approval](#)
22. [15-0433](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 23, 59 detached residential lots and 2 open space lots on 16.99 acres, located north of Long Lane and west of the future Carothers Parkway. (CONSENT AGENDA)
- Attachments: [5825 Map](#)
 [5825 Final Plat](#)
 [5825 Conditions of Approval](#)
23. [15-0436](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 25, 6 detached residential lots and 1 open space lot on 21.65 acres, located north of Truman Road East and east of Ryecroft Lane. (CONSENT AGENDA)
- Attachments: [5826 MAP](#)
 [5826 Final Plat](#)
 [5826 Conditions of Approval](#)
24. [15-0482](#) Nichol Mill Lofts PUD Subdivision, final plat, 1 attached residential lot on 6.19 acres, located at 427 and 447 Nichol Mill Lane near the intersection of Nichol Mill Lane and Mallory Lane (CONSENT AGENDA)
- Attachments: [5821 Nichol Mill Lofts PUD Subdivision, FP, Project Map.pdf](#)
 [5821 Nichol Mill Lofts PUD Subdivision Conditions of Approval 01.pdf](#)
 [5821 Nichol Mill Lofts PUD Subdivision, Final Plat](#)

25. [15-0437](#) Quail Hollow Business Park, final plat, section 2, revision 5 (Rolling Hills Hospital Addition), a 17,800 square foot building addition on 17.68 acres, located at 2014 Quail Hollow Circle. (CONSENT AGENDA)

Attachments: [5829 Map](#)
 [5829 Final Plat](#)
 [5829 Conditions of Approval](#)

26. [15-0503](#) The Standard at Cool Springs Subdivision, final plat, (Waterford Subdivision, Revision 1), two lot subdivision on 25.00 acres, located at 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [5840 The Standard Subd, FP MAP](#)
 [Conditions of Approval 5840 The Standard Final Plat](#)
 [5840 The Standard - final plat](#)

27. [15-0481](#) Through the Green PUD Subdivision, final plat, section 3, revision 1, lots 52-83, 33 attached residential housing lots on 2.64 acres located on Vintage Green Lane and Shadow Green Drive near the intersection of Columbia Ave and Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [5822 Through The Green PUD Subdivision, FP, Project Map.pdf](#)
 [5822 Through The Green PUD Subdivision FP Conditions of Approval 01.pdf](#)
 [5822 Through the Green PUD Subdivision, FP](#)

28. [15-0507](#) Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility, on 17.30 acres, located at 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [5841 Township PUD SP Sec 1 MAP](#)
 [5841 Township PUD Conditions of Approval](#)
 [Township PUD Sec 1 SITE LAYOUT](#)
 [Township PUD Sec 1 ELEVATIONS](#)
 [Township PUD Sec 1 FULL PLANS SET](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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