



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 27, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 27, 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. Approval of the May 23, 2019 FMPC minutes.

Attachments: [DRAFT Meeting Minutes May 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. Andover Park PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. Autozone Subdivision, site plan; extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
4. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements to June 25, 2020. (CONSENT AGENDA)
6. Berry Farms Town Center PUD Subdivision, site plan, section 8; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)

7. Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping street trees improvements; accept the landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping open space improvements to June 25, 2020. (CONSENT AGENDA)
8. Carothers Crossing East PUD Subdivision, site plan, lot 1; extend the performance agreement for sewer, streets, drainage and sidewalks improvements to June 25, 2020. (CONSENT AGENDA)
9. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
10. Franklin Park PUD Subdivision, site plan, (Apartments); reduce and extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
11. Gateway Community Church Subdivision, site plan; release the maintenance agreement for streets improvements; extend the performance agreement for green infrastructure and landscaping improvements to June 25, 2020. (CONSENT AGENDA)
12. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
14. Greenway Centre Subdivision, site plan, (Building 2); release the maintenance agreement for landscaping Building 2 and landscaping southern buffer 2 improvements. (CONSENT AGENDA)
15. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for sidewalks and landscaping street trees improvements. (CONSENT AGENDA)
16. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 lot 162 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements to June 25, 2020; extend the maintenance agreement for landscaping section 5 improvements to June 25, 2020. (CONSENT AGENDA)

17. Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
18. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
19. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 25, 2020. (CONSENT AGENDA)
20. Village at West Main PUD Subdivision, site plan; reduce and extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
21. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
22. Westhaven PUD Subdivision, site plan, section 30; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
23. Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
24. Westhaven PUD Subdivision, site plan, section 38; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)

PLAN OF SERVICES AND ANNEXATIONS

25. Consideration Of Resolution 2019-42: "A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision) By The City Of Franklin, Tennessee."

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[RES 2019-42 Southbrooke PUD Subdivision POS_with Exhibits.Law Approved](#)
[Southbrooke Exhibit updated](#)

26. Consideration Of Resolution 2019-41: "A Resolution To Annex Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard, Consisting Of 318.49 Acres In The Southbrooke PUD Subdivision, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)."

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[RES 2019-41 Southbrooke PUD Subdivision Annexation with Exhibits.Law App](#)
[Southbrooke Exhibit updated](#)

REZONINGS AND DEVELOPMENT PLANS

27. Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLemore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)."

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[Southbrooke Exhibit updated](#)
[2019-13 ORD Southbrooke PUD Subdivision Zone with Exhibits.Law Approved](#)

28. Consideration Of Resolution 2019-40: "A Resolution Approving A Development Plan For Southbrooke PUD Subdivision, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard."

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[RES 2019-40 Southbrooke PUD Subdivision Development Plan with Exhibits.L](#)
[6975 Southbrooke DP Conditions of Approval_01](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke layout overall](#)
[Southbrooke layout by section](#)
[Southbrooke architecture](#)
[Southbrooke full submittal package](#)
[Southbrooke email from applicant 062519](#)
[Southbrooke Memo 6 25 2019](#)
[Southbrooke Ground Level \(003\)](#)
[Southbrooke rendering Aerial View \(002\)](#)

29. Consideration Of Resolution 2019-61: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road."

Attachments: [MAP - Lockwood Glen Rev 5 DP](#)
[RES 2019-61 Lockwood Glen Rev 5 with Exhibits.Law Approved](#)
[6994 Lockwood Glen PUD, DP, Rev 5 Conditions of Approval_01](#)
[LG DPr5 Plans Resubmittal](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

30. Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Open Space Lot, On 2.09 Acres, Located At 4351 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP Simmons Ridge PUD FP Sec 15](#)
[6998 Simmons Rldge PUD, FP, Sec 15 Conditions of Approval_01](#)
[SR Section 15 Final Plat 6998 sh 1&2](#)

31. Los Compadres Event Center Subdivision, Final Plat, Consolidating 3 Parcels Into 1 Lot, On 0.79 Acres, Located At 1326 & 1328 West Main Street. (CONSENT AGENDA)

Attachments: [MAP Los Compadres Sub FP](#)
[6995 Los Compadres Event Ctr, FP Conditions of Approval_01](#)
[R2004-2019036-W MAIN ST plat-Model](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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