



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 24, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 24, 2016, 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. [16-0278](#) February 25, 2016 FMPC Minutes

Attachments: [02-25-16 FMPC 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 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 present.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be noncontroversial 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. [16-0274](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [16-0275](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements. (CONSENT AGENDA)
4. [16-0276](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [16-0178](#) Consideration Of Ordinance 2016-001, "An Ordinance Approving A Special Permit for Cul2vate For The Purpose Of Operating An Agricultural Use On 1.21 Acres, Located At 215 Granbury Street."

Attachments: [Map Cul2vate Special Permit](#)
[2016-001 Special Permit Ordinance Cul2vate \(005\)with attachments Law Appro](#)
[Cul2vate Conditions of Approval_01.pdf](#)
[Cul2vate Plans.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [16-0249](#) Berry Farms Town Center PUD Subdivision, final plat, section 7, creating 99 residential lots, 10 open space lots, 3 access lots on 34.06 acres, located near Old Peytonsville Road and Lewisburg Pike. (CONSENT AGENDA)
- Attachments:** [MAP_6035_BFTC_Sec7_FP.pdf](#)
[PLAT_6035_BFTC_Sec7.pdf](#)
[COA_6035_BFTCSec7.pdf](#)
7. [16-0250](#) Berry Farms Town Center PUD Subdivision, final plat, section 9, lot 901 and lot 902, revision 1, revising two lots to record drainage, access, and utility easements. (CONSENT AGENDA)
- Attachments:** [MAP_6036_BFTC_Sec9_FP.pdf](#)
[Plat_6036_BFTC_Lot901+902.pdf](#)
[COA_6036_BFTCLot901+902.pdf](#)
8. [15-1088](#) Carothers Crossing East Subdivision, final plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway. (CONSENT AGENDA)
- Attachments:** [MAP_6039CarothersCrossingEastFP.pdf](#)
[PLAT_6039_CarothersCrossingEast.pdf](#)
[COA_6039_CarothersCrossingEastFP.pdf](#)
9. [16-0252](#) Harpeth Square PUD Subdivision, final plat, combining 9 commercial lots into two buildable lots to support the Harpeth Square PUD Development located in the block along East Main Street between 2nd Avenue North and Bridge Street (CONSENT AGENDA)
- Attachments:** [MAP_6041_Harpeth_Square_PUD_Subdivision_Final_Plat.pdf](#)
[PLAT_6041_HarpethSquarePUD.pdf](#)
[COA_6041_HarpethSquare.pdf](#)
10. [16-0256](#) Highlands at Ladd Park PUD Subdivision, section 18, final plat, 23-lot subdivision, on 6.67 acres, located at Barlow Drive. (CONSENT AGENDA)
- Attachments:** [2016007-LADD SEC 18 PLAT-COF#6049 RESUBMITTED 3-3-16](#)
[MAP 6049 Highlands at Ladd Park, final plat , section 18](#)
[COF 6049 Conditions of Approval](#)

11. [16-0257](#) Highlands at Ladd Park PUD Subdivision, section 26, final plat, creating 37 residential lots and 3 open space lots, on 21.7 acres, located at Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP 6050 Highlands at Ladd Park, final plat, section 26](#)
[Highlands at Ladd Park PUD Subdivision, final plat, section 26 - submittal 002](#)
[COF 6050 Conditions of Approval](#)

12. [16-0258](#) Huffines Development Subdivision, final plat, consolidation of 2 lots, on 6.37 acres, located at 1340 Huffines Ridge Drive. (CONSENT AGENDA)

Attachments: [MAP 6052 Huffines Development Subdivision](#)
[Huffines Development Subdivision, final plat - submittal 002](#)
[COF 6052 Conditions of Approval](#)

13. [16-0253](#) Lockwood Glen PUD Subdivision, Final Plat, Section 7, creating 30 lots on 12.65 acres, located along South Carothers Road. (CONSENT AGENDA)

Attachments: [Lockwood Glen PUD Subd Sec 7 Final Plat.pdf](#)
[Lockwood Glen FP Sec 7 Conditions of Approval_01.pdf](#)
[Lockwood Glen FP Sec 7 Plans.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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