



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, January 26, 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, January 26, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://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. [17-0094](#) December 15, 2016 FMPC minutes

**Attachments:** [DRAFT MeetingMinutes 12-15-16](#)

#### 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. [17-0073](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements. (CONSENT AGENDA)
3. [17-0074](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0075](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
5. [17-0076](#) Generals Retreat PUD Subdivision, site plan, revision 1; release the maintenance agreement for landscaping and traffic signal modifications improvements. (CONSENT AGENDA)
6. [17-0077](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
7. [17-0078](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

8. [17-0079](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping street trees and landscaping open space improvements. (CONSENT AGENDA)
9. [17-0080](#) Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
10. [17-0081](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
11. [17-0082](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year. (CONSENT AGENDA)
12. [17-0083](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)
13. [17-0084](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
14. [17-0085](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

#### LONG RANGE PLANS

15. [17-0035](#) PUBLIC HEARING: Consideration of Franklin Municipal Planning Commission Resolution 2016-91, A Resolution to Adopt Envision Franklin.

**Attachments:** [RESOLUTION 2016-91 FMPC Adopt Envision Franklin](#)  
[Final Draft Envision Franklin](#)  
[Staff PPT for Public Hearing](#)  
[Revisions List for 12 2016 Final Draft](#)  
[Citizen Comment Cards Categorized](#)  
[Envision Franklin Facebook Comments](#)  
[Franklin Tomorrow Letter January 6 2017](#)

#### REZONINGS AND DEVELOPMENT PLANS

16. [17-0048](#) Consideration of Ordinance 2016-51, To Be Entitled: “An Ordinance To Rezone 23.61 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 14.61/350,000/200) District For The Property Located North Of East McEwen Drive And East Of Carothers Parkway, (Apex Village PUD Subdivision).”

**Attachments:** [MAP ApexVillageRezone.pdf](#)  
[Ordinance 2016-51 Apex Village PUD\\_with MapLaw Approved.pdf](#)  
[Apex Village Rezoning 01.05.17.pdf](#)

17. [17-0049](#) Consideration of Resolution 2016-88 To Be Entitled: “A Resolution Approving A Development Plan For Apex Village PUD Subdivision With 2 Modifications Of Development Standards (MOS 1-Attached Residential Length; MOS2- Parkland Dedication), For The Property Located North Of East McEwen Drive And East Of Carothers Parkway.”

**Attachments:** [MAP ApexVillage\\_DP.pdf](#)  
[RESOLUTION 2016-88 APEXVillage PUD Subdivision\\_with MapLaw Approved](#)  
[APEXVillage\\_DevPlan\\_Conditions of Approval\\_03](#)  
[OVERVIEW\\_Apex Village Dev Plan 01.05.17.pdf](#)  
[ARCH\\_Apex Village Dev Plan 01.05.17-3.pdf](#)  
[APEXVILLAGE\\_Impact Study \(11.18.16\) - 10765.pdf](#)  
[FULLSET\\_Apex Village Dev Plan 01.05.17.pdf](#)  
[APEXMOS\\_Parkland.pdf](#)  
[Connectivity\\_Apex Village Dev Plan 01.05.17-2.pdf](#)

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

18. [16-1081](#) 508 Duke Drive Subdivision, Final Plat, Four Commercial Lots on 7.29 Acres, Located At The Southeast Intersection Of Duke Drive And Mallory Station Road (CONSENT AGENDA).

**Attachments:** [MAP\\_6297\\_508DukeDriveFP.pdf](#)  
[fullplat\\_2016-0167\\_FINAL\\_PLAT\\_REV\\_010407.pdf](#)  
[508DukeDrive\\_FP\\_Conditions of Approval\\_02.pdf](#)

19. [17-0050](#) Medcore Medical Subdivision, Final Plat, Lot 3, Revision 3, Two Commercial Lots on 11.62 acres, Located On Carothers Parkway, Adjacent To 1001 Physicians Way. (CONSENT AGENDA)

**Attachments:** [6319\\_Medcore\\_Medical\\_FP.pdf](#)  
[6319\\_Medcore.pdf](#)  
[MedcoreMedical\\_FP\\_Conditions of Approval\\_01.pdf](#)

20. [17-0051](#) Ranco Farms Subdivision, Final Plat, Revision 4, Lot 4, Two Commercial Lots on 3.94 Acres, Located At The Southeast Corner Of The Intersection Of Spring Creek Drive And Mallory Lane (CONSENT AGENDA).

**Attachments:** [6320 RANCO Farms FP.pdf](#)  
[RANCOFarms\\_Final Plat.pdf](#)  
[RANCOfarms\\_Conditions of Approval\\_01.pdf](#)

#### ZONING ORDINANCE TEXT AMENDMENTS

21. [17-0015](#) Consideration of Ordinance 2016-52, To Be Entitled: “An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Use Table And Regulations Pertaining To Self-Storage Facilities Uses.”

**Attachments:** [Ordinance 2016-52 Self Storage.Law Approved.pdf](#)

22. [17-0053](#) Consideration of Ordinance 2016-53, To Be Entitled: “An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Regulations For Commercial Uses For Bed And Breakfast Establishments In Order To The Increase The Maximum Number Of Permitted Guests From Six To Eight, And Increase The Maximum Number Of Sleeping Rooms Available For Transient Occupancy From Three To Four.”

**Attachments:** [Ord 2016-53 Amend Bed and Breakfast Regulations Law Approved](#)

#### NON-AGENDA ITEMS

#### ANY OTHER BUSINESS

#### ADJOURN