



# City of Franklin

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

## Meeting Agenda Franklin Municipal Planning Commission

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Thursday, April 23, 2015

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, April 23, 2015, 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. [15-0414](#) March 26, 2015 FMPC Meeting Minutes

**Attachments:** [MeetingMinutes032615](#)

### 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

*Notice is hereby given that the City of Franklin will hold three public meetings to discuss upcoming Land Use Plan updates regarding growth management.*

*Meetings will be held May 4th-6th, 2015 at 6:00 pm at the Eastern Flank Battlefield Event Facility, located at 1368 Eastern Flank Circle, Franklin, TN 37064.*

*Find out more at  
<http://www.franklintn.gov/government/planning-and-sustainability/2015-land-use-plan-update>.*

## 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. [15-0396](#) Alexander Plaza Subdivision, site plan (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [15-0397](#) Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [15-0398](#) Avalon PUD Subdivision, site plan, section 5; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [15-0399](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); accept the landscaping Lot 703 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

6. [15-0400](#) Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping future improvements. (CONSENT AGENDA)
7. [15-0401](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; accept the landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
8. [15-0402](#) Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; accept the landscaping street trees, landscaping open space section 1, part 8 and 9 and landscaping open space lot 2001 and 1047 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [15-0403](#) Jamison Station PUD Subdivision, site plan, section 1; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [15-0404](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
11. [15-0405](#) McKays Mill PUD Subdivision, site plan, section 37; release the maintenance agreement for landscaping Phase 2 (lot 1517) improvements. (CONSENT AGENDA)
12. [15-0406](#) Morningside PUD Subdivision, site plan, section 9, lot 21; accept the landscaping and landscaping retaining wall improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
13. [15-0407](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); accept the streets and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [15-0408](#) Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)
15. [15-0409](#) Westhaven PUD Subdivision, site plan, section 10; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

16. [15-0410](#) Westhaven PUD Subdivision, site plan, section 17, revision 2; accept the landscaping Phase 2 (north of Oleander) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
17. [15-0411](#) Westhaven PUD Subdivision, site plan, section 19; accept the landscaping Phase 2 (open space) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
18. [15-0412](#) Westhaven PUD Subdivision, site plan, section 24; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
19. [15-0413](#) Westhaven PUD Subdivision, site plan, section 29, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

20. [15-0392](#) Consideration of Resolution 2015-27, To Be Entitled, "A Resolution Approving A Development Plan Revision 6 For Highlands At Ladd Park PUD Subdivision, With 3 Modifications Of Standards (MOS1-Parkland Dedication In Floodplain To Be Used As Canoe Access; MOS2-Allow Impervious Paving Surface For Canoe Access; MOS3-Receive Future Credit For Land Dedication In Excess Of 1.21 Acres), Located Along Carothers Parkway And Long Lane, By The City Of Franklin, Tennessee."

**Attachments:** [MAP](#)  
[5800 Conditions of Approval](#)  
[Development Plan Layout](#)  
[Res 2015-27 Highlands at Ladd Park DP Rev 6](#)

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

21. [15-0084](#) Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5 & 6, located at 9009 & 9021 Carothers Parkway. (CONSENT AGENDA)

**Attachments:** [MAP](#)  
[4719 Conditions of Approval April 2015](#)  
[4719 Plat](#)

22. [15-0390](#) The Carothers Development Property Subdivision, final plat, revision 2, easement revisions, on 16.60 acres, located at 1217 Liberty Pike (Venture Office Building). (CONSENT AGENDA)
- Attachments:** [MAP](#)  
[5810 Conditions of Approval](#)  
[5810 Final Plat](#)
23. [15-0382](#) 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, Conditions of Approval\\_01](#)  
[5751 Fair Park Cottages PP PLAN](#)
24. [15-0395](#) Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.
- Attachments:** [5740 Gateway Village PUD Subdivision, MAP, Site Plan, Lot 137.pdf](#)  
[5740 Conditions of Approval, Gateway Village PUD Site Plan Lot 137.pdf](#)  
[5740 Gateway Village PUD Subdivision, Site Plan, Lot 137, Full Set\\_Final.pdf](#)  
[5740 Arch Elevations Gateway Village PUD Subdivision, Site Plan, Lot 137, Fu](#)
25. [15-0394](#) Longview Subdivision, final plat, revision 1, lots 11 and 12, one light industrial lot on 3.32 acres, located at the intersection of Werthan Circle and Merrill Drive (Private Drive) off Columbia Avenue. (CONSENT AGENDA)
- Attachments:** [5798 Longview Subdivision, FP, Lots 11+12.pdf](#)  
[5798 Longview Subdivision, Lots 12+13, FinalPlatfull.pdf](#)  
[5798 Longview Subdivision, FP, Lots 11+12, COA](#)
26. [15-0380](#) Tywater Crossing PUD Subdivision, final plat, section 4, creating 18 single family lots and 2 open space lots on 4.796 acres, located on Downs Boulevard, between Willow Springs Boulevard and West Main Street. (CONSENT AGENDA)
- Attachments:** [5804 Tywater Crossing PUD Subd, FP, Sec 4, MAP](#)  
[5804 Tywater Sect 4 FP, Conditions of Approval\\_01](#)  
[Tywater PUD Subdivision, final plat, section 4 PLANS](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

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