



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, March 26, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 26, 2015, 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. [15-0310](#) February 26, 2015 FMPC Meeting Minutes

Attachments: [FMPCMeetingMinutes2-26-15](#)

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

Public Meetings for upcoming Growth Management Land Use Plan Amendments will be held May 4-6, 2015. Please mark your calendars.

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. [15-0305](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements for one year. (CONSENT AGENDA)
3. [15-0306](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

4. [15-0317](#) Consideration of Ordinance 2015-04, "An Ordinance to Rezone 2.2 Acres from Estate Residential (ER) District to Detached Residential 3 (R-3) District for the Property Located at 1048 Carlisle Lane."

Attachments: [5778 Map Carlisle Lane, Rezoning, Section 1, Revision 2.pdf](#)
[Ord 2015-04 ORDINANCE 1048 Carlisle Lane.docx](#)
[5778 Site Layout Carlisle Lane Rezoning.pdf](#)
[5778 Affidavit of Public Notice Carlisle Lane Rezoning.pdf](#)
[DSmith Email.pdf](#)
[5778 FullSet_CarlisleLane Subdivision. Rezoning Request.pdf](#)

5. [15-0312](#) Gateway Village PUD Subdivision, development plan, revision 5, (Apollo Burger) a -3,894 square foot building on 1.16 acres and revision to formal open space, located at 3020 Stansberry Lane.

Attachments: [5739 MAP Gateway Village PUD Subdivision, DevPlanRev5.pdf](#)
[5739 REVISED Conditions of Approval 032615](#)
[5739 Site Layout Gateway Village PUD Subdivision, Development Plan Revision](#)
[5739 Color Elevations, Gateway Village PUD Subdivision, Development Plan R](#)
[5739 Gateway Village PUD Subdivision, Development Plan Revision 5, Apollo E](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [15-0322](#) 7007 Moores Lane PUD Subdivision, final plat, (surety revision), 3 lots on 18.3 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4628 7007 Moores FP Map](#)
[#4628 Conditions of Approval_01](#)
[2014-09-04 13-134-01 Final Plat](#)

7. [15-0302](#) Andover Park PUD Subdivision, final plat, 5 lots on 1.57 acres, located at 1126 Liberty Pike. (CONSENT AGENDA)

Attachments: [5789 Andover Park PUD Subd, FP MAP](#)
[5789 Andover Park PUD Subd, FP, Conditions of Approval_edited](#)
[5789 ANDOVER FINAL PLAT](#)

8. [15-0301](#) Carawood Subdivision, final plat, 7 residential lots and 4 open space lots on 2.85 acres, located at 3150 Boyd Mill Avenue. (CONSENT AGENDA)

Attachments: [5777 Map Carawood Subdivision, Final Plat.pdf](#)
[CarawoodConditions of Approval_01.pdf](#)
[5777 Carawood PUD Subdivision, Final Plat.pdf](#)

9. [15-0311](#) Gateway Village PUD Subdivision, final plat, section 3, lot 136, abandonment of a 15 foot access easement, located at 3020 Stansberry Lane. (CONSENT AGENDA)

Attachments: [5741 Gateway Village PUD Subdivision, MAP FP, Section 3.pdf](#)
[5741 GatewayVillage FinalPlat Conditions of Approval_01.pdf](#)
[5741 Gateway Village PUD Subdivision, FP, Section 3.pdf](#)

10. [15-0304](#) Gateway Village PUD Subdivision, site plan, 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](#)
[5740 Gateway Village PUD Subdivision Layout Plan.pdf](#)
[5740 Gateway Village PUD Subdivision, Site Plan, Section 1, Revision 4, Color](#)
[5740 Gateway Village PUD Subdivision, Touchstone Imaging Architecture.pdf](#)
[5740 Gateway Village PUD Subdivision, site plan, Lot 137, Full Set .pdf](#)
[Architecture of Gateway Village](#)

11. [15-0314](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 27, 37 residential lots and 3 open space lots on 10.07 acres, located east of Carothers Parkway along Ryecroft Lane and Newcomb Street. (CONSENT AGENDA)

Attachments: [Map](#)
[5783 Conditions of Approval](#)
[Final Plat](#)

12. [15-0265](#) The Highlands at Ladd Park PUD Subdivision, site plan, section 13, second 6-month site plan extension to October 16, 2015, for 38 detached residential units and 4 open space lots on 11.75 acres, located along Snowden Street and Alfred Ladd Road, west of Carothers Parkway. (CONSENT AGENDA)

Attachments: [Map](#)

13. [15-0318](#) Peak 10 Subdivision, final plat, one lot on 8.84 acres, located at 4600 Carothers Parkway. (CONSENT AGENDA)

Attachments: [Peak 10 Map](#)
[5784 Conditions of Approval](#)
[Final Plat](#)

14. [15-0303](#) Rizer Point PUD Subdivision, final plat, section 4, 18 residential lots and 2 open space lots on 15.47 acres, located along Reese Drive, north of Del Rio Pike. (CONSENT AGENDA)

Attachments: [5779 Map Rizer Point PUD Subdivision, Final Plat, Section 4.pdf](#)
[5779_RizerPointPUD_Conditions of Approval_01.pdf](#)
[5779_Rizer Point PUD Subdivision, final plat, Sec 4signedplat.pdf](#)

15. [15-0320](#) Selah Subdivision, preliminary plat, 12 detached residential lots and 4 open space lots on 9.55 acres, located at 3140 Garden Club Court.

Attachments: [5793 Selah Subd. PP MAP](#)
[5793Conditions of ApprovalREVISED](#)
[5793 Selah Preliminary plat](#)

16. [15-0267](#) Spencer Creek Place Subdivision, final plat, revision 7, two detached residential lots on 2.74 acres, located at 1107 Gray Fox Lane.
(CONSENT AGENDA)

Attachments: [5780 Map,Spencer Creek Place Subdivision. FP.pdf](#)
[5780 Spencer Creek Place Subdivision Conditions of Approval_02.pdf](#)
[5780 FP. Spencer Creek Place Subdivision. Revision7.pdf](#)

17. [15-0321](#) Westhaven PUD Subdivision, final plat, Section 30 (Surety Revision), 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)

LAND USE PLAN AMENDMENTS

18. [15-0298](#) Franklin Land Use Plan Amendment for Central Franklin Special Area 9 and the addition of a Special Area 10 (5th Avenue North area).

Attachments: [CF Special Areas 9 and 10 FMPC 3 26 2015.pdf](#)
[MAP CF SA revised 9 and new 10.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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