



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 20, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 20, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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. [18-1271](#) Approval of the November 15, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 11-15-18](#)

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. [18-1240](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements to December 12, 2019. (CONSENT AGENDA)
3. [18-1241](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and access improvements to June 27, 2019; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
4. [18-1242](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-1243](#) Peak 10 Subdivision, site plan; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
6. [18-1244](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. [18-1100](#) Consideration Of Ordinance 2018-56 - An Ordinance To Rezone 43.97 Acres From Agricultural (AG) District To Specific Development - Residential (SD-R 3.00) District For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike (The Fields At Reese Farm PUD Subdivision).
- Attachments:** [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
[ORD 2018-56 6835 The Fields At Reese Farm PUD 12-7-2018 with Exhibits](#)
[6835 - The Fields at Reese Farm - Rezoning Request 12.06.2018](#)
8. [18-1099](#) Consideration Of Resolution 2018-96 - A Resolution Approving A Development Plan For The Fields At Reese Farm PUD Subdivision For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike.
- Attachments:** [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
[RES 2018-96 6836 The Fields At Reese Farm PUD Updated 12-7-18 with Ex](#)
[COA-6836-Conditions of Approval 01](#)
[6836 - The Fields at Reese Farm - Development Plan - 2018-12-06 Resubmittal](#)
[The Fields at Reese Farm - Survey - Del Rio Pike ALTA 5-9-18](#)
9. [18-1257](#) Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision).
- Attachments:** [MAP AvalonSquare.pdf](#)
[ORD 2018-61 Avalon Square Rev2_with map and survey.Law Approved.pdf](#)
10. [18-1258](#) Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive".
- Attachments:** [MAP AvalonSquare.pdf](#)
[2018-105 RES Avalon Square_with Map Survey and Wall Exhibit.Law Approver](#)
[20171000 2018-12-12 WALL EXHIBIT.pdf](#)
[Conditions of Approval 02.pdf](#)
[FULLPLANSET.pdf](#)
[ARCH AValon.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [18-1265](#) 427 And 501 Murfreesboro Road Subdivision, Final Plat, Creating 2 Single-Family Lots On 5.88 Acres, Located At 427 And 501 Murfreesboro Road.
- Attachments:** [MAP 6838 427 and 501 Murfreesboro Rd FP](#)
[6838 427 and 501 Murfreesboro Rd FP Conditions of Approval 01](#)
[6838 427-501 MURF RD PLAT 18 x 24](#)
12. [18-1264](#) Carothers Development Property Subdivision, Final Plat, Revision 3, Revising Property Lines Between Two Commercial Lots, On 16.60 Acres, At 1211 And 1217 Liberty Pike. (CONSENT AGENDA)
- Attachments:** [MAP_CarothersDevelopment.pdf](#)
[the carothers development property revision 3 COF-6857-REVISION-120618.p](#)
[Conditions%20of%20Approval_01.pdf](#)
13. [18-1263](#) Franklin Commons South Subdivision, Final Plat, Section 4, Lot 13, Revision 3, Recording Easements And Revising the Updated FFO Boundary, On 1.65 Acres, Located At 175 Rosa Helm Way. (CONSENT AGENDA)
- Attachments:** [MAPFranklinCommons.pdf](#)
[Conditions of Approval_01.pdf](#)
[Franklin Commons S SD , Section 4, Lot 13, Rev 3.pdf](#)
14. [18-1260](#) Moss Property PUD Subdivision, Final Plat, Creating 30 Single-Family Residential Lots And Three Open-Space Lots On 17.59 Acres, Located At 4360 Long Lane. (CONSENT AGENDA)
- Attachments:** [MAP - 6860 - Moss Property PUD Subdivision Final Plat](#)
[COA-6860-MossPropertiesFP-Conditions of Approval 01](#)
[Final Plat - Moss Properties PUD Subdivision, Final Plat \(Foxglove Farms\) - sub](#)
15. [18-1261](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3, Creating 20 Townhouse Lots, Three Lots Dedicated to Utilities, Drainage And Access, And One Open-Space Lot On 15.59 Acres Located North Of Front Street And East Of Westhaven Boulevard.
- Attachments:** [MAP - 6862 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3](#)
[6862-COA-Conditions of Approval 01](#)
[PLAT - Southern Land Company - Westhaven - Lakefront Subdivision Plat - PR](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN