



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 28, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 28, 2018, 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. [18-0652](#) Approval of the May 24, 2018 FMPC Minutes.

Attachments: [DRAFT May 2018 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, 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. [18-0616](#) Autozone Subdivision, site plan; release the maintenance agreement for water and landscaping improvements; accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [18-0617](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Lewisburg Pike street trees improvements. (CONSENT AGENDA)
4. [18-0618](#) Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
5. [18-0619](#) Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping open space improvements; accept the landscaping street trees, landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [18-0620](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

7. [18-0621](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for landscaping Memory Care improvements for six months. (CONSENT AGENDA)
8. [18-0622](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
9. [18-0623](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 4 improvements; accept the landscaping section 5, landscaping section 6 and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 lot 162 improvements. (CONSENT AGENDA)
10. [18-0624](#) Pinnacle Commons Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [18-0625](#) Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 1 street trees and landscaping section 2 street trees improvements; extend the performance agreement for landscaping section 1 buffers, landscaping section 1 open space, landscaping section 2 buffers and landscaping section 2 open space improvements for one year. (CONSENT AGENDA)
12. [18-0626](#) Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [18-0627](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements for one year. (CONSENT AGENDA)
14. [18-0628](#) Tywater Crossing PUD Subdivision, site plan, section 4; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
15. [18-0629](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
16. [18-0630](#) Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

17. [18-0631](#) Westhaven PUD Subdivision, site plan, section 38; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [18-0638](#) Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Creating Four Commercial Lots On 176.01 Acres, Located South Of Peytonsville Road And East Of I-65. (CONSENT AGENDA)

Attachments: [MAP_6722.pdf](#)
[BFRMT_Conditions of Approval_01.pdf](#)
[Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf](#)

19. [18-0615](#) Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 1, Section 2, Lots 4 & 5, Creating Two Lots on 34.07 acres, Located at 4425 Peytonsville Rd within the Reams Fleming Tract of Berry Farms. (CONSENT AGENDA)

Attachments: [MAP_BFRF_6724 MAP.pdf](#)
[BFRFT_6724_Conditions of Approval_01.pdf](#)
[FULLPLAT_Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal C](#)

20. [18-0639](#) City Of Franklin Fire Station Number 7, Site Plan, Located Adjacent To Williamson County Agricultural Center With Access To Peytonsville Rd And Long Lane. (CONSENT AGENDA)

Attachments: [MAP_6718COFFireNum7.pdf](#)
[Station7_Conditions of Approval_01.pdf](#)
[LAYOUT_FireStation7.pdf](#)
[Elevations_Station7.pdf](#)
[Station 7 Site Plan.pdf](#)

21. [18-0651](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 31, Creating 27 Single-Family Lots On 6.51 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map - 6713 - Highlands at Ladd Park PUD Subdivision Final Plat Section 31](#)
[6713-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 31](#)
[Plat-2018066-LADD SEC 31 PLAT-COF 6713 RESUBMITTED 6-7-18](#)

22. [18-0655](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 36, Creating 18 Single-Family Lots And One Open Space Lot On 32.81 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map - 6714 - Highlands at Ladd Park PUD Subdivision Final Plat Section 36](#)
[6714-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 36](#)
[Plat-Highlands at Ladd Park PUD Subdivision, final plat, section 36 - submittal C](#)

23. [18-0656](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 41, Creating 14 Single-Family Lots On 2.49 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map-6715 - Highlands at Ladd Park PUD Subdivision Final Plat Section 41](#)
[6715-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 41](#)
[Plat-2018066-LADD SEC 41 PLAT-RESUBMITTED 6-7-18 COF 6715](#)

24. [18-0605](#) Longview Subdivision, Final Plat, Section 1, Revision 4, Modifying Easements and Buffers, On 1.5 Acres And Located At 102 Werthan Circle. (CONSENT AGENDA)

Attachments: [MAP 6710 Longview FP Rev 4](#)
[6710_Longview FP_Conditions of Approval_01](#)
[6710 RevisionLongview-Lot13 Plat](#)

25. [18-0612](#) Peak 10 Subdivision, Final Plat, Creating One Commercial Lot On 8.84 Acres, Located At 4600 Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP 6619 Peak 10 FP](#)
[6710 Peak 10 FP Conditions of Approval_01](#)
[Peak-10-Final-Plat-Submitted-6-7-2018](#)

26. [18-0640](#) Rizer Point PUD Subdivision, Final Plat, Section 5, Creating Eight Residential Lots And Two Open Space Lots On 12.68 Acres, Located North Of Del Rio Pike. (CONSENT AGENDA)

Attachments: [MAP_6678_RPsec5.pdf](#)
[6678 RP_Sec6_Conditions of Approval_01](#)
[Rizer-Section-5-Final-Plat-6-7-2018.pdf](#)

27. [18-0657](#) The Standard At Cool Springs Subdivision, Final Plat, Revision 2, (Re-subdivision of Lots 2 And 3) Creating 28 Attached Town House Lots On 22.54 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [6717 - Standard at Cool Springs, Final Plat, Revision 2, Re-subdivision of Lots 2](#)
[6717-COA-The Standard at Cool Springs](#)
[Plat-3546124 2018_06_07 STANDARD REV2 PLAT](#)

28. [18-0641](#) Westhaven PUD Subdivision, Final Plat Section 7, Revision 1, Lot 506 And Section 27, Lot 1200, Revision 1, Consolidating 2 Residential Lots On 0.40 Acres, Located At 303 Morning Mist Lane. (CONSENT AGENDA)

Attachments: [MAP_6720_Westahevn_KelmLot.pdf](#)
[Westhaven_Sec49Conditions of Approval_02.pdf](#)
[PLAT_Kelm180311sealed.pdf](#)

ENVISION FRANKLIN PLAN AMENDMENTS

29. [18-0595](#) Consideration Of Resolution 2018-47, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located In The Mayes Creek Drainage Basin, Located Generally Along Murfreesboro Road (96E) In The Eastern Part Of The Franklin Urban Growth Boundary To Change The Design Concept From Development Reserve To Large-Lot Residential, Mixed Residential, And Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use And From Single-Family Residential To Mixed Residential (Public Hearing)."

Attachments: [2018-47 RES Envision Frankli_Staff Sponsored amendment_with map.Law App: Scenario Planning Suitability Analysis](#)
[Open House Comments Nov. 2017](#)
[Survey Results](#)
[5.23.2018 MTG notes](#)
[FMPC Combined Comments 06.28.2018](#)

30. [18-0589](#) Consideration Of Resolution 2018-46, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 3610 And 3698 North Chapel Road And 4417 And 4468 Murfreesboro Road And 151 Trinity Road To Change The Design Concept From Development Reserve To Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use." (Public Hearing)

Attachments: [2018-46 RES_Envision Franklin_Smith Amendment_with Map.Law Approved Pattern Book](#)
[Conceptual Masterplan](#)
[Scenario Planning Suitability Analysis](#)
[Open House Comments Nov. 2017](#)
[Survey Data All Results](#)
[Neighborhood Meeting Notes 5/23/18](#)
[E-mail from resident](#)
[FMPC Combined Comments 06.28.2018](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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