



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

---

Thursday, July 27, 2017

7:00 PM

Board Room

---

*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 27, 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. [17-0638](#) Approval of the June 22, 2017 FMPC Minutes.

**Attachments:** [DRAFT- FMPC minutes 6-22-17](#)

#### 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. [17-0632](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)
3. [17-0633](#) Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [17-0634](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
5. [17-0635](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

### ANNEXATIONS AND PLAN OF SERVICES

6. [17-0637](#) Consideration of Resolution 2017-13, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Portions Of Bushnell And Bates Properties, By The City Of Franklin, Tennessee"

**Attachments:**

[BushnellFarm AnnexMap.pdf](#)

[2017-13 RES Revised Plan of Services Bushnell and Bates with Map.Law A](#)

7. [17-0601](#) Consideration Of Resolution 2017-50/Ordinance 2017-34, To Be Entitled, "A Resolution And Ordinance To Annex Portions Of The Bushnell And Bates Properties, Consisting Of 9.75 Acres, Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)."
- Attachments:** [BushnellFarm AnnexMap.pdf](#)  
[2017-50 RES and 2017-34 ORD\\_Busnell Farm annexation\\_with Map.Law Appr](#)

#### REZONINGS AND DEVELOPMENT PLANS

8. [17-0603](#) Consideration Of Ordinance 2017-35, To Be Entitled: "An Ordinance To Zone 9.75 Acres To Specific Development - Residential (SD-R 2.05) District, Goose Creek Character Area Overlay -5 (GCCO-5), And Conventional Standards, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."
- Attachments:** [MAPBushnellRezone.pdf](#)  
[Ord 2017-35 Bushnell Annexation\\_Dev Plan\\_with Map.Law Approved 2.pdf](#)  
[2017.07.06 - COF 6470 Bushnell Farm Rezoning.pdf](#)
9. [17-0602](#) Consideration Of Resolution 2017-51, To Be Entitled: "A Resolution Approving A Development Plan For Bushnell Farm PUD Subdivision, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."
- Attachments:** [MAPBushnelldevPlan.pdf](#)  
[2017-51 RES Dev Plan\\_Bushnell Farm PUD\\_with Map.Law Approved 2.pdf](#)  
[Bushnell\\_Conditions of Approval\\_01.pdf](#)  
[2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf](#)  
[Layout\\_Bushnell.pdf](#)  
[Elevations\\_Bushnell.pdf](#)  
[2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf](#)  
[TIA Review\\_BushnellFarm.pdf](#)
10. [17-0629](#) Consideration Of Ordinance 2017-37, To Be Entitled: "An Ordinance To Rezone 6.38 Acres From Specific Development- Residential (SD-R 0.0) District To Specific Development- Residential (SD-R 10.0) District For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive."
- Attachments:** [Ord 2017-37 Chickasaw, Rezoning Map](#)  
[Ord 2017-37 Chickasaw Rezoning\\_with Map.Law Approved](#)  
[20170630 Rezoning Resubmittal 6475 1716-07](#)

11. [17-0630](#) Consideration Of Resolution 2017-53, To Be Entitled: "A Resolution Approving A Development Plan For Chickasaw PUD Subdivision, For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive."
- Attachments:** [Res 2017-53 Chickasaw PUD Subd, Dev Plan Map](#)  
[Res 2017-53 Chickasaw DP\\_with Map.Law Approved](#)  
[Chickasaw Conditions of Approval 02](#)  
[Chickasaw Layout](#)  
[Chickasaw Architecture](#)  
[Chickasaw DP Plan](#)
12. [17-0614](#) Consideration Of Ordinance 2017-36, To Be Entitled: "An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road."
- Attachments:** [MAP 6463 Berry Farms Town Ctr PUD Sub, HPO Rezoning, Sec 7, Lot 7110](#)  
[ORD 2017-36 Berry Farms HPO Rezoning Sec 7, Lot 7110\\_with Map.Law Appr](#)  
[6463 2017-07-06 Lot 7110 Rezoning Resubmittal](#)
13. [17-0619](#) Consideration of Resolution 2017-54, To Be Entitled: "A Resolution Approving A PUD Development Plan For Williamson County Medical Center, For The Property Located North Of Murfreesboro Road And West Of Carothers Parkway, 4321 Carothers Parkway"
- Attachments:** [MAP\\_WMC.pdf](#)  
[2017-54 Williamson Medical.docx](#)  
[WilliamsonMedical\\_COA](#)  
[WMC Elevations.pdf](#)  
[Layout\\_WMC.pdf](#)  
[WMCDevPlan.pdf](#)

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

14. [17-0620](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7107 and 7110, Shifting Lot Lines Between Two Lots, on 4.22 Acres, Located South of Old Peytonsville Road and East of Berry Farms Crossing. (CONSENT AGENDA)
- Attachments:** [MAP\\_BFTCLot7107\\_7110.pdf](#)  
[554716002\\_2017-06-30\\_Berry Farms - Section 7 - Revision II\\_Final Plat.pdf](#)  
[6468\\_Conditions of Approval\\_01.pdf](#)

15. [17-0621](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7098 and 7112, Consolidating Two Lots Into One Open Space Lot On .90 Acres, Located North of Rural Plains Circle and East of Berry Farms Crossing. (CONSENT AGENDA)

**Attachments:** [MAP\\_BFTCLot7098&7112.pdf](#)  
[PLAT\\_Lots 7098 & 7112\\_Final Plat.pdf](#)  
[BFTC\\_Lot7098\\_Conditions of Approval\\_01.pdf](#)

16. [17-0627](#) Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

**Attachments:** [Creekstone Commons PUD Subd SP Rev 1 Lots 7 8 High Hopes School Map](#)  
[Creekstone Commons, SP Rev 1 Lots 7 8 High Hopes Conditions of Approval](#)  
[Creekstone Commons High Hope Layout](#)  
[Creekstone Commons High Hopes Arch](#)  
[HighHopes Site Plan Resubmittal 07.06.2017](#)

17. [17-0622](#) Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6, Dedicating Right-Of-Way On 1.16 Acres, Located At The Southwest Corner Of Franklin Road And Lynwood Way. (CONSENT AGENDA)

**Attachments:** [MAP\\_GatewayVillage\\_136.pdf](#)  
[PLAT\\_Lot136\\_17-008PLAT-18x24.pdf](#)  
[Conditions of Approval\\_01](#)

18. [17-0551](#) Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

**Attachments:** [SplendorRidgePP.pdf](#)  
[Splendor Ridge Prelim Plat 7.6.2017.pdf](#)  
[Conditions of Approval\\_04.pdf](#)  
[Floodplain Exhibit.pdf](#)  
[031317 Historic Zoning Commission Minutes](#)  
[Resident Letter - File ID 17-0551 - Item 20.pdf](#)

19. [17-0612](#) Westhaven PUD Subdivision, Final Plat, Section 46, Creating 28 Single-Family Lots On 5.54 Acres, Located At 1000 Cheltenham Avenue. (CONSENT AGENDA)

**Attachments:** [MAP 6465 Westhaven FP Sec 46](#)  
[6465 Westhaven Sec 46 FP Conditions of Approval\\_01](#)  
[COF 6465 WH Sec 46 Final Plat](#)

20. [17-0613](#) Westhaven PUD Subdivision, Final Plat, Section 48, Creating 16 Single-Family Residential Lots On 5.15 Acres, Located At The Intersection Of Jasper Avenue And Clifton Street. (CONSENT AGENDA)

**Attachments:** [MAP 6466 Westhaven FP Sec 48](#)  
[6466 Westhaven Sec 48 FP Conditions of Approval\\_01](#)  
[COF 6466 WG Sec 48 Final Plat](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**