



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 27, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 27, 2016, 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. [16-0812](#) August 25, 2016 FMPC minutes

Attachments: [FINAL REVISED 8-25-16 FMPC Minutes](#)
[Comments from Facebook - Michael Phillips - 9-22-16](#)
[Deferred Meeting Minutes 25-Aug-2016](#)

2. [16-0881](#) September 22, 2016 FMPC Minutes

Attachments: [9-22-16 FMPC Minutes](#)

2017 FMPC CALENDAR

3. [16-0882](#) Adoption of the 2017 FMPC Meetings and Deadlines Schedule

Attachments: [DRAFT REVISED 01 FMPC - Meetings and Deadlines Schedule PUBLIC 2017](#)

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

4. [16-0933](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
5. [16-0934](#) Cool Springs Life Science Center Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)
6. [16-0935](#) Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

7. [16-0936](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)
8. [16-0937](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements for one year. (CONSENT AGENDA)
9. [16-0938](#) Synergy Bank Addition Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [16-0939](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
11. [16-0940](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
12. [16-0941](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. [16-0872](#) Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD)

Attachments:

[MAP RizerPointRezoning.pdf](#)

[Ord 2016-40 RizerPoint.pdf](#)

[RIZER POINT REZONING REQUEST REVISION 2_10.6.2016.pdf](#)

[Rizer Point Submission of Petitions](#)

[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatu](#)

[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 sigi](#)

14. [16-0871](#) Consideration of Resolution 2016-66, To Be Entitled, "A Resolution To Approve A Revised Development Plan For Rizer Point PUD Subdivision, With Two Modifications Of Standards (MOS1--Connectivity; MOS2-Cul-De-Sac Length), For The Property Located North Of Del Rio Pike And East Of Del Rio Court."

Attachments:

[MAP_RizerPointDevPlan.pdf](#)
[RES 2016-66 RizerPointPUD Dev Plan 10.27.2016](#)
[6251 RizerPoint DevPlan COA](#)
[Overall Layout.pdf](#)
[Proposed Arch.pdf](#)
[RIZER POINT DEV. PLAN REVISION 3_10.6.2016.pdf](#)
[Rizer Point Submission of Petitions](#)
[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatu](#)
[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 sigi](#)
[Connectivity Handout](#)

15. [16-0890](#) McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

Attachments:

[MAP_MCEwen Town Center.pdf](#)
[McEwenPlace DP COA](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Layout_Closer.pdf](#)
[McEwenPlace PlanSet.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. [16-0883](#) 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1 (IMAC Center), An 11,000 Square-Foot Office Building On 1.12 Acres, Located At 7007 Moores Lane. (CONSENT AGENDA)

Attachments:

[7007 Moores Lane PUD Subd, SP Lot 1 Map](#)
[Conditions of Approval 7007 Moores Lane SP Lot 1](#)
[7007 Moores Plans](#)
[Arch from 7007 Moores Plans](#)

17. [16-0875](#) Arlington At West Main PUD Subdivision, Site Plan, With One Design Modification (Building Length), 8 Attached Residential Units On 0.99 Acres, Located At 725 West Main Street.

Attachments: [Arlington at West Main SP Map](#)
[Arlington at West Main SP Conditions of Approval 01](#)
[Arlington at West Main Site Plan Submittal Documents](#)
[Arch from Arlington at West Main Site Plan](#)

18. [16-0874](#) Branch Creek Crossing PUD Subdivision, Final Plat, Revision 1 (Resubdivision Of Lots 1 & 2), Lot-line and Buffer Revisions On 3.21 Acres, Located At 574 & 580 Franklin Road. (CONSENT AGENDA)

Attachments: [Branch Creek Crossing PUD Subd. FP. Rev 1 Map](#)
[Branch Creek Crossing FP, Rev 1 Conditions of Approval 01](#)
[Branch Creek Plat Rev 1 Plat](#)

19. [16-0869](#) Hincheyville Subdivision, Final Plat, Revision 4 (Resubdivision Of Lots 16 & 29), Two Lots On 0.62 Acres, Located At 612 W. Main Street. (CONSENT AGENDA)

Attachments: [MAP 6258 Hincheyville Subd. FP. Rev 4](#)
[Conditions of Approval Hincheyville Subd Rev 4 FP](#)
[COF #6258 Hincheyville Subd. FP](#)

ZONING ORDINANCE TEXT AMENDMENTS

20. [16-0904](#) Consideration Of Ordinance 2016-45, To Be Entitled, "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Add Elevated Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District."

Attachments: [ORD 2016-45 Amend FFO Elevated Parking Structures.Law Approved 2](#)

CITY OF FRANKLIN/PUBLIC PLANS

21. [16-0925](#) Consideration of Resolution 2016-59, A Resolution Adopting and Updating the Bicentennial Park Master Plan (8-25-2016 CIC 3-1; 09-27-16 WS; 10-11-16 BOMA 8-0). (CONSENT AGENDA)

Attachments: [16-0752 Res 2016-59 Bicentennial Park Master Plan Update with Map - Law A](#)
[Transmit Bicentennial Schematic to Lisa 8 10 16](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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