



# City of Franklin

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

## Meeting Agenda Franklin Municipal Planning Commission

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Thursday, October 23, 2014

7:00 PM

Board Room

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*Notice is hereby given that the Franklin Municipal Planning will hold a regular meeting on Thursday, October 23, 2014 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. [14-548](#) 9/25/14 FMPC Regular Meeting Minutes

Attachments: [MeetingMinutes-Sept-2014](#)

### 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

- 14-551** - Yearly FMPC Training - Nashville Infill Tour - Thursday, October 30, 2014 at 9:00am

## 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. [14-521](#) Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); extend the performance agreement for landscaping (Phase 2) improvements for six months. (CONSENT AGENDA)
3. [14-522](#) Cool Springs East Subdivision, site plan, section 34, revision 1, lot 358; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [14-523](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements for one year. (CONSENT AGENDA)
5. [14-526](#) Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
6. [14-527](#) Galleria Commercial Complex Subdivision, site plan, lot 806; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
7. [14-532](#) Hardison Hills PUD Subdivision, site plan, section 3; accept the landscaping (section 6) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

8. [14-533](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; accept the landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [14-534](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 1 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [14-535](#) Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); accept the landscaping Phase 1A and landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [14-531](#) Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
12. [14-536](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for landscaping Phase 1, L5.1, landscaping Phase 2, L5.2, landscaping Phase 2, L5.3, landscaping Phase 3, L5.4 and landscaping Phase 3, L5.5 improvements. (CONSENT AGENDA)
13. [14-537](#) McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); accept the landscaping lot 145 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [14-538](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks improvements for one year; extend the performance agreement for access improvements. (CONSENT AGENDA)
15. [14-539](#) Town of Franklin Subdivision, site plan (Harmony Home); accept the landscaping and drainage bioretention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
16. [14-540](#) Westhaven PUD Subdivision, site plan, section 11 and section 12; release the maintenance agreement for landscaping (section 12, phase B, lot 5005) improvements. (CONSENT AGENDA)
17. [14-541](#) Westhaven PUD Subdivision, site plan, section 15, lot 4010 (Academy Daycare); release the maintenance agreement for landscaping perimeter parking screening improvements. (CONSENT AGENDA)
18. [14-542](#) Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

19. [14-543](#) Westhaven PUD Subdivision, site plan, section 22; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
20. [14-544](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

21. [14-546](#) ORDINANCE 2014-21, TO BE ENTITLED, "AN ORDINANCE TO REZONE 6.19 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 58.8) FOR THE PROPERTY LOCATED AT 427 NICHOL MILL LANE."
- Attachments:** [4563 Nichol Mill Lofts Rezoning Map](#)  
[Ord 2014-21 ORDINANCE Nichol Mill Lofts Rezoning](#)  
[Nichol Mill ReZoning 3shts 10.2.14](#)
22. [14-516](#) RESOLUTION 2014-55, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR NICHOL MILL LOFTS PUD SUBDIVISION, LOCATED AT 427 NICHOL MILL LANE, BY THE CITY OF FRANKLIN, TN."
- Attachments:** [4564 Nichol Mill DP Conditions](#)  
[4564 Nichol Mill Lofts DP Map 2.pdf](#)  
[Res 2014-55 RESOLUTION Nichol Mill Lofts Dev Plan.pdf](#)  
[Nichol Mill DevPlan 8 shts 10.2.14.pdf](#)

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

23. [14-519](#) Lockwood Glen PUD Subdivision, final plat, section 4, 43 residential lots on 6.59 acres, located along Sydenham Drive. (CONSENT AGENDA)
- Attachments:** [4664 Lockwood Glen Final Plat Section 4 map](#)  
[4664 Lockwood Glen PUD Subd, FP, sec 4, conditions of approval](#)  
[4664 Lockwood Glen Final Plat](#)
24. [14-524](#) Williamson Square Subdivision, final plat, revision to previously platted setbacks and removal of a drainage easement, on 17.29 acres, located at 1111 Murfreesboro Road. (CONSENT AGENDA)
- Attachments:** [4661 Williamson Square final plat map](#)  
[COF 4661 Conditions of Approval 01](#)  
[Williamson Square Final Plat COF4661](#)

#### ZONING ORDINANCE TEXT AMENDMENTS

25.     [14-545](#)           Consideration of Ordinance 2014-28 Amending Table 3-2: Permitted Uses and Chapter 8 Definitions, to Allow Short-Term Vacation Rentals in Various Zoning Districts.

**Attachments:**       [2014-28 FMPC 10-23-14](#)

26.     [14-549](#)           Consideration of Ordinance 2014-35, an ordinance to amend Section 5.5.4 of the City of Franklin Zoning Ordinance relating to parks and the dedication of public land for parks.

**Attachments:**       [Ordinance 2014-35](#)  
                              [Quadrant map with Title.pub](#)  
                              [Harpeth Square Area Map.pdf](#)  
                              [Harpeth Square Assessed Land Valuation.xlsx](#)  
                              [Parkland Dedication Analysis - LAO - 8.29.14.xlsx](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN