



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

---

Thursday, July 26, 2018

7:00 PM

Board Room

---

*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 26, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklin.tn.gov/planning](http://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. [18-0767](#) Approval of the June 28, 2018 FMPC minutes.

**Attachments:** [DRAFT FMPC Minutes 6-28-18](#)

#### 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. [18-0738](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
3. [18-0739](#) Generals Retreat PUD Subdivision, site plan; extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
4. [18-0740](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 25, 2019. (CONSENT AGENDA)
5. [18-0741](#) Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 25, 2019. (CONSENT AGENDA)
6. [18-0742](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
7. [18-0743](#) Tywater Crossing PUD Subdivision, site plan, section 4; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

### REZONINGS AND DEVELOPMENT PLANS

8. [18-0726](#) Consideration Of Ordinance 2018-28, To Be Entitled: "An Ordinance To Rezone 2.17 Acres From Estate Residential (ER) District To Residential - 3 (R-3) District For The Property Located North Of New Highway 96 And South Of Del Rio Pike At 1044 Carlisle Lane."
- Attachments:** [6749 - MAP - 1044 Carlisle Lane Rezoning](#)  
[ORDINANCE 2018-28 Carlisle Lane with Map and Survey.Law Approved](#)  
[6749 - COA - 1044 Carlisle Lane Rezoning](#)
9. [18-0684](#) Consideration Of Ordinance 2018-30, To Be Entitled: "An Ordinance To Rezone 49.10 Acres From Estate Residential (ER) District To Civic - Institutional (CI) District For The Property Located East Of Hillsboro Road And South Of The Harpeth River, 1215 Hillsboro Road, (Christ Community Church PUD Subdivision)."
- Attachments:** [MAP ChristCommunity.pdf](#)  
[ORD 2018-30 Rezone ChristCommunity with Map.Law Approved.pdf](#)  
[Christ Community Church PUD Subdivision \(1\).pdf](#)
10. [18-0685](#) Consideration Of Resolution 2018-58, To Be Entitled: "A Resolution Approving A Development Plan For Christ Community Church, For The Property Located East Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road)."
- Attachments:** [MAP ChristCommunity.pdf](#)  
[RES 2018-58 ChristCommunityChurchSubd with Map.pdf](#)  
[ChristCommunity Conditions of Approval 01.pdf](#)  
[CCC - Chapel Addition Elevations 6-11-18.pdf](#)  
[CCC - Youth Building Elevations - A2.0 6-11-18.pdf](#)  
[CCC - Youth Building Elevations - A2.1 6-11-18.pdf](#)  
[Christ Community Church PUD Subdivision.pdf](#)
11. [18-0752](#) Consideration Of Ordinance 2018-33, To Be Entitled: "An Ordinance To Zone 419 Murfreesboro Road Into The Historic Preservation Overlay (HPO) District, Consisting of 1.08 Acres And Located At 419 Murfreesboro Road."
- Attachments:** [MAP 67369 419 Murfreesboro HPO Rezon](#)  
[ORD 2018-33 419 Murfreesboro Rd HPO with Map and Survey](#)  
[6739 7.5.18 Powell Zoning Request Plan](#)

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

12. [18-0751](#) 508 Duke Drive Subdivision, Final Plat, Creating 4 Commercial Lots, On 7.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)
- Attachments:** [6740 MAP 508 Duke Drive Subd FP](#)  
[6740 508 Duke Dr FP Conditions of Approval 01](#)  
[508 DUKE DRIVE SUBDIVISION, FINAL PLAT - submittal 002](#)
13. [18-0727](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 30, Creating 38 Single-Family Lots And Six Open Space Lots On 12.39 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)
- Attachments:** [6743 - MAP - Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)  
[6743 - COA - Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)  
[6743 - PLAT- Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)
14. [18-0728](#) Simmons Ridge PUD Subdivision, Final Plat, Section 4, Creating 42 Multi-Family Lots and Four Open Space Lots On 7.70 Acres, Located North Of South Carothers Road At Gracious Drive And Orangery Drive. (CONSENT AGENDA)
- Attachments:** [6744 - MAP - Simmons Ridge PUD Subdivision Final Plat Section 4](#)  
[6744 - COA - Simmons Ridge PUD Subdivision Final Plat Section 4](#)  
[6744 - PLAT - Simmons Ridge PUD Subdivision Final Plat Section 4](#)
15. [18-0687](#) Waterford Subdivision, Site Plan, Lot 2, Revision 1, (Columbia State Community College Parking Garage), Construction Of A 3-Story Parking Garage On A 36 Acre Lot, Located At 1228 Liberty Pike. (CONSENT AGENDA)
- Attachments:** [MAP\\_WaterfordCCSCGarage.pdf](#)  
[CCSCGARAGE Conditions of Approval 01.pdf](#)  
[CCSC Elevations.pdf](#)  
[Masterplan CCSC.pdf](#)  
[COF #6755-CSCC Garage-Resubmittal.pdf](#)
16. [18-0729](#) Westhaven PUD Subdivision, Final Plat, Section 51, Creating 36 Single-Family Lots And Eight Multi-Family Lots On 7.79 Acres, Located Within Westhaven At Congress Drive And Beckwith Street. (CONSENT AGENDA)
- Attachments:** [6746 - MAP - Westhaven PUD Subdivision Final Plat Section 51](#)  
[6746 - COA - Westhaven PUD Subdivision Final Plat Section 51](#)  
[6746 - PLAT - Westhaven PUD Subdivision Final Plat Section 51](#)

**ZONING ORDINANCE TEXT AMENDMENTS**

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**