



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 25, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 25, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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. [17-0466](#) Approval of the April 27, 2017 FMPC Minutes.

Attachments: [April 27 DRAFT 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. [17-0453](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); release the performance agreement for driveway/median modification and traffic signal improvements. (CONSENT AGENDA)
3. [17-0457](#) Creekstone Commons PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0458](#) Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for streets and sidewalk improvements. (CONSENT AGENDA)
5. [17-0459](#) Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)
6. [17-0460](#) Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
7. [17-0461](#) Silver Grace PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements. (CONSENT AGENDA)
8. [17-0462](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

9. [17-0463](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

10. [17-0352](#) Consideration of Ordinance 2017-16, To Be Entitled: "An Ordinance To Rezone 0.6 Acres From Residential -2 (R-2) District To Office Residential (OR) District For The Property Located North Of Murfreesboro Road And South Of London Lane, 199 North Royal Oaks Boulevard."

Attachments: [MAP_Rezone_Ord.pdf](#)
[2017-16 ORD 199 N Royal Oaks Rezoning_with Map.Law Approved.pdf](#)
[199 N Royal Oaks Zoning Map.pdf](#)

11. [17-0410](#) Consideration Of Ordinance 2017-17, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD-X (2.5, 40,536) District To Specific Development Variety SD-X (2.9, 40,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road (Branch Creek Crossing PUD Subdivision)."

Attachments: [Ord 2017-17 Branch Creek Crossing PUD Subd, Rezoning Map](#)
[Ord 2017-17 Branch Creek Crossing Rezoning Rev 2_with Map.Law Approved](#)
[Branch Creek Rezoning Request Revision 2 - 5.4.2017](#)

12. [17-0409](#) Consideration Of Resolution 2017-30, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road."

Attachments: [Res 2017-30 Branch Creek Crossing PUD Subd, DP, Rev 2 Map](#)
[2017-30 Branch Creek Crossing PUD Subdivision_with Map_Rev 2.Law Approv](#)
[Branch Creek DP Rev 2 Conditions of Approval_01](#)
[Branch Creek Crossing Development Plan Revision 2 - 5.4.2017](#)
[Branch Creek Crossing Dev Rev 2 Elevations](#)

13. [17-0420](#) Westhaven PUD Subdivision, Development Plan, Revision 3, 2,750 Residential Units and 500,000 Square Feet of Commercial Space on 1,536 Acres, Located Near the Intersection of Future Mack Hatcher Parkway and New Highway 96 West.

Attachments: [Westhaven Dev Plan Rev 3.pdf](#)
[2017-05-04 Westhaven Concept Plan.pdf](#)
[2017-05-04 Westhaven Pattern Book.pdf](#)
[6408_Westhaven_Conditions of Approval_01.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. [17-0419](#) Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage), 106,500 Square Feet Of Commercial Space On A 1.65-Acre Lot, Located Near The Northeast Corner of Carothers Parkway and Liberty Pike, Near Southstar Drive. (CONSENT AGENDA)

Attachments: [MAP_6380_cAROTHERScROSSINGEast_SS.pdf](#)
[6380_Carothers_Storage_COA.pdf](#)
[Sitelayout.pdf](#)
[ComboSitePlan.pdf](#)
[ARCH_CarothersCrossing.pdf](#)

15. [17-0052](#) Carothers Development Property Subdivision, Site Plan, Lot 3 (Prime Health Office Building), A 61,974 Square Foot Medical Office Building On 3.53 Acres, With 1 Design Modification (Primary Entrance Orientation), Located On the South Side of Liberty Pike and East of Carothers Parkway At 1217 Liberty Pike.

Attachments: [6323 Carothers Development Subd. SP, Lot 3 Prime Health Map](#)
[Carothers Dev Prime Health Conditions of Approval_01](#)
[2017-05-04 Prime Health Site Plan Combined](#)
[Prime Health Elevations](#)

16. [17-0411](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 29, Creating 67 Residential Lots And 2 Open Space Lots On 23.74 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [6411 Highlands at Ladd Park PUD Subd. FP, Sec 29 Map](#)
[Ladd Park, FP, Sec 29 Conditions of Approval_01](#)
[Highlands at Ladd Park PUD Subdivision, final plat, section 29 - submittal 002](#)

17. [17-0412](#) Lockwood Glen PUD Subdivision, Final Plat, Section 8, Creating 51 Residential Lots And 2 Open Space Lots, On 12.35 Acres, Located East Of Carothers Parkway And South Of South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP 6412 Lockwood Glen, Sec 8, FP](#)
[Lockwood Glen FP, Sec 8 Conditions of Approval_01](#)
[Lockwood Glen PUD Subdivision, Final Plat, Section 8 - submittal 002](#)

18. [17-0451](#) McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 212,160 Square Feet Of Commercial Space And 69 Attached Residential Units On 4.99 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Attachments: [6307McEwenPlacePUDSubdivisionSP\(BlockB\).pdf](#)
[6307 McEwen BlockB Conditions of Approval_02.pdf](#)
[SiteLayout.pdf](#)
[2017-05-04 McEwen Lot 302 \(Block B\) Site Plan Resubmittal.pdf](#)
[ARCH_McEwenTownCenter.pdf](#)

19. [17-0403](#) Simmons Ridge PUD Subdivision, Final Plat, Section 3, Creating 28 Attached Residential Lots And Two Open Spaces, On 4.00 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP 6418 Simmons Ridge PUD FP Sec 3](#)
[Conditions of Approval_01](#)
[Section 3 Final Plat pg 1 & 2](#)

20. [17-0404](#) Simmons Ridge PUD Subdivision, Final Plat, Section 5, Creating 18 Attached Residential Lots And One Open-Space Lot, On 2.82 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP 6419 Simmons Ridge PUD FP Sec 5](#)
[Conditions of Approval_01](#)
[Section 5 Final Plat Pg 1&2](#)

21. [17-0413](#) Township PUD Subdivision, Site Plan, Section 1 (Harmony Southern Care), A 59,736 Square-Foot Assisted Living Facility On 17.30 Acres, Located At 1020 Harmony Hills Drive. (CONSENT AGENDA)

Attachments: [MAP Township SP Sec 1](#)
[Township, SP, Harmony Southern Care Conditions Of Approval](#)
[Township PUD Subdivision, Site Plan Section 1 \(Harmony Southern Care\) - sub](#)
[Township Elevations](#)

22. [17-0414](#) Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Residential Lots 2 And 3 on 1.01 Acres, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

Attachments: [MAY_MAP_WillowPlungeFP.pdf](#)
[COF6279-WillowPlungeRevision4-Rev'd_033017.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

23. [17-0442](#) Consideration of Ordinance 2017-12, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Modify The Height Overlay District (HTO) Standards and Location."

Attachments: [ORD 2017-12 Amend HTO.Law Approved](#)
[Proposed HTO Map](#)
[HTO Presentation](#)
[Ragan Smith Combined Files](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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