



# City of Franklin

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

## Meeting Agenda Franklin Municipal Planning Commission

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Thursday, January 22, 2015

7:00 PM

Board Room

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*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 22, 2015, 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. [15-0079](#) 12/18/14 FMPC Meeting Minutes

**Attachments:** [FMPC MeetingMinutes121814](#)

### 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

### ELECTION OF OFFICERS FOR 2015

2. [15-0012](#) Election of Franklin Municipal Planning Commission Officers for 2015

### 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

3. [15-0097](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements for one year. (CONSENT AGENDA)
4. [15-0098](#) Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [15-0099](#) Avalon PUD Subdivision, site plan, section 5; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [15-0100](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
7. [15-0101](#) Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)

8. [15-0102](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)
9. [15-0103](#) Cool Springs West Subdivision, site plan, section 4, revision 2, lot 20 (Southern Ice Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
10. [15-0104](#) Grace Pointe Church Subdivision, site plan; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
11. [15-0105](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
12. [15-0106](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; extend the performance agreement for landscaping section 1 and landscaping section 1 (street trees) improvements. (CONSENT AGENDA)
13. [15-0107](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [15-0108](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; accept the landscaping street trees and landscaping open space improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
15. [15-0109](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
16. [15-0111](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year. (CONSENT AGENDA)
17. [15-0112](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
18. [15-0113](#) Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 7 improvements. (CONSENT AGENDA)
19. [15-0114](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

20. [15-0080](#) Consideration of Ordinance 2015-01 To Be Entitled "An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District to Specific Development- Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD)."

**Attachments:** [Cottagesat509HillDriveREZONING Map.pdf](#)  
[Ord 2015-01 ORDINANCE Cottages at 509 Hill Dr Rezoning.pdf](#)  
[Conditions of Approval 509 HillDr.pdf](#)  
[DevPlan\\_CottagesatHillDrive.pdf](#)  
[FullSet\\_Cottages at 509 Hill Dr Rezoning Resubmittal 15-1-5.pdf](#)

21. [15-0010](#) Consideration of Resolution 2015-05, To Be Entitled "A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, by the City of Franklin, Tennessee."

**Attachments:** [DevelopmentPlanMap\\_509HillDrive.pdf](#)  
[Res 2015-05 RESOLUTION Cottages at 509 Hill Drive DevPlan](#)  
[5747\\_HillDr\\_DevePlan\\_Conditionsofapproval.pdf](#)  
[DevPlan\\_CottagesatHillDrive.pdf](#)  
[CottagesatHillDrive\\_FullSet.pdf](#)

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

22. [15-0074](#) Amelia Park PUD Subdivision, final plat, section 1, revision 1, dedication of R.O.W, located at 4121 Clovercroft Road. (CONSENT AGENDA)

**Attachments:** [5748 Amelia Park FP, Sec 1, Rev 1 MAP](#)  
[5748 Amelia Park FP, Sec 1, Rev 1 Conditions of Approval](#)  
[Amelia Park FP Section 1 & 2 - Revision 1](#)

23. [15-0075](#) Amelia Park PUD Subdivision, final plat, section 3, creating 37 single family lots and six open space lots on 12.41 acres, located at 4157 Clovercroft Road. (CONSENT AGENDA)

**Attachments:** [5749 Amelia Park FP, Sec 3 MAP](#)  
[5749 Amelia Park FP, Sec 3 Conditions of Approval](#)  
[Amelia Park Final Plat\\_Section 3](#)

24. [15-0120](#) Blossom Park PUD Subdivision, final plat (surety revision), 26 detached residential lots on 9.044 acres located near the intersection of Del Rio Pike and Carlisle Lane. (CONSENT AGENDA)

**Attachments:** [2960 Blossom Park FP Map.pdf](#)

25. [15-0095](#) Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)
- Attachments:** [5743\\_BFTC\\_Sec8\\_FinalPlat\\_Map.pdf](#)  
[Backup Conditions of Approval](#)  
[5743\\_BFTC\\_Sec 8 FinalPlat.pdf](#)
26. [15-0073](#) DePriest Subdivision, final plat, two lot subdivision on 0.71 acres, located at 134 2nd Avenue North. (CONSENT AGENDA)
- Attachments:** [5758 DePriest Subd. FP MAP](#)  
[5758 DePriest Subd, FP Conditions of Approval](#)  
[DePriest Final Plat](#)
27. [15-0084](#) Cool Springs East Subdivision, final plat, section 1, revision 2, lots 5-6, located at 9009 & 9021 Carothers Parkway. (CONSENT AGENDA)
- Attachments:** [4719 Cool Springs E Subd, FP, sec 1, rev 2, lots 5&6 Map.pdf](#)  
[4719 Cool Springs E Subd, FP, sec 1, rev 2 lots 5&6 Conditions of Approval\\_01](#)  
[4719 Cool Springs E Subd, FP Sec 1 plat set.pdf](#)
28. [15-0082](#) Lockwood Glen PUD Subdivision, final plat, section 5, 27 detached residential lots and 4 open space lots on 10.57 acres, located along Lockwood Lane. (CONSENT AGENDA)
- Attachments:** [Location Map Lockwood Glen FP Section 5](#)  
[Conditions of Approval](#)  
[Signed Plat Lockwood Section 5](#)
29. [15-0091](#) The Preserve at Echo Estates PUD Subdivision, final plat, section 2, 25 residential lots on 56.25 acres, located at 1230 Scramblers Knob Road. (CONSENT AGENDA)
- Attachments:** [5742 Preserve at Echo Estates, FP, Sec 2 Map.pdf](#)  
[5742 Preserve at Echo Estates Subd, FP, Sec 2 Conditions of Approval\\_01.pdf](#)  
[Echo Estates-Section 2 - Final Plat-Submittal.pdf](#)
30. [15-0078](#) Rucker Park PUD Subdivision, final plat (surety revision), section 1, 30 residential lots and 2 open space lot on 3.66 acres located near the intersection of Rucker Avenue and West Main Street. (CONSENT AGENDA)
- Attachments:** [RuckerParkPUD.pdf](#)

31. [15-0083](#) Westhaven PUD Subdivision, final plat, section 30, 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)

**Attachments:** [Map Westhaven 30 FP](#)  
[5755 Westhaven FP Sect 30 Conditions of Approval](#)  
[Signed Plat Westhaven FP 30](#)

32. [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.

**Attachments:** [4661 Williamson Square final plat MAP](#)  
[4661 Williamson Square final plat Conditions of Approval](#)  
[Williamson Square Final Plat](#)

33. [15-0121](#) Reconsideration of Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

34. [15-0110](#) Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

**Attachments:** [TTGFinalplatmap.pdf](#)  
[Conditions of Approval\\_01.pdf](#)  
[20131140 2014-12-4 Final Plat.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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