



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, November 15, 2018

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, November 15, 2018, 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. [18-1183](#) Approval of the October 25th 2018 FMPC minutes.

**Attachments:** [DRAFT FMPC Minutes 10-25-18](#)

#### RECOGNITION

**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. [18-1160](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
3. [18-1161](#) Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
4. [18-1162](#) Andover Park PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
5. [18-1163](#) Eddy Lane Industrial Office Subdivision, site plan; accept the landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

6. [18-1164](#) Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
7. [18-1165](#) Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
8. [18-1166](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 24, 2019. (CONSENT AGENDA)
9. [18-1167](#) Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
10. [18-1168](#) Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 24, 2019. (CONSENT AGENDA)
11. [18-1169](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
12. [18-1170](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for eleven months; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
13. [18-1171](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
14. [18-1172](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
15. [18-1173](#) Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
16. [18-1174](#) Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 open space and landscaping section 2 open space improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

17. [18-1175](#) Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage and sidewalks improvements to October 24, 2019. (CONSENT AGENDA)
18. [18-1176](#) Rizer Point PUD Subdivision, site plan, section 1; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
19. [18-1177](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
20. [18-1178](#) Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
21. [18-1179](#) Westhaven PUD Subdivision, site plan, section 42; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

22. [18-1157](#) Consideration Of Ordinance 2018-58, To Be Entitled: "An Ordinance To Rescind Ordinance 2018-45 And To Rezone 0.22 Acres From R-6 District To Office Residential (OR) District For The Property Located North Of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St."

**Attachments:** [MAP 6798 517 Cummins St Rezo](#)  
[ORD 2018-58 517 Cummins St Rez with Map and Survey.Law Approved](#)  
[517 Cummins St Survey](#)  
[517 Cummins St Public Notice Affidavit](#)

23. [18-0809](#) Consideration Of Ordinance 2018-43, To Be Entitled: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)."

**Attachments:** [6772 - MAP - Carothers Chase Rezoning](#)  
[ORD 2018-43 -Carothers Chase Rezoning with Map and Survey.Law Approvec](#)  
[Carothers Chase - Survey](#)  
[Public Notice Affidavit \(10-30-18\)](#)  
[Carothers Chase letter](#)  
[Alicia Claxton - Falcon Creek Resident - Letter](#)

24. [18-0808](#) Consideration Of Resolution 2018-64, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)."

**Attachments:** [6773 - MAP - Carothers Chase PUD Development Plan](#)  
[RES 2018-64 - Carothers Chase PUD Development Plan with Map and Survey](#)  
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision De Carothers Chase - Survey](#)  
[Carothers Chase - Development Plan \(10-4-18\) - FMPC](#)  
[Public Notice Affidavit \(10-30-18\)](#)  
[Carothers Chase letter](#)  
[Alicia Claxton - Falcon Creek Resident - Letter](#)

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

25. [18-1105](#) 117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totaling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.

**Attachments:** [MAP\\_NewCellTower.pdf](#)  
[IMAGES\\_Franklin-02sim.pdf](#)  
[Tower\\_Conditions of Approval\\_01.pdf](#)  
[FULLSitePlan\\_Tower.pdf](#)  
[CellTower\\_PropigationMap.pdf](#)  
[Chain Link Fence Slat product sheet.pdf](#)

26. [18-1193](#) Ranco Farms Subdivision, Final Plat, Revision 4, Lots 4-5, (Resubdivision Of Lot 4), Creating Two Lots On 3.94 Acres, Located At 3601 Mallory Lane. (CONSENT AGENDA)

**Attachments:** [MAP.pdf](#)  
[0569 RESUB LOT 4 10-26-2018.pdf](#)

27. [18-1196](#) Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2, (FFO Revision On Lots 444-449 & 496)  
Revising The Floodway Fringe Overlay Boundary On Six Single-Family Lots And One Open Space Lot On  
4.62 Acres, Located East Of Stream Valley Boulevard And North Of Ledgebrook Road. (CONSENT AGENDA)

**Attachments:** [MAP - 6840 - Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-4](#)  
[FINAL PLAT - COF 6840 Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on](#)

28. [18-1180](#) Village At West Main PUD Subdivision, Final Plat, Creating One Commercial Lot and One Multifamily Lot, On 3.33 Acres, Located At 1319 And 1325 West Main Street. (CONSENT AGENDA)

**Attachments:** [6800 Village at West Main PUD FP MAP](#)  
[6800 Village at West Main PUD FP Conditions of Approval 01](#)  
[Villages-West-Main-Final-Plat Rev 10-16-18](#)

**ZONING ORDINANCE TEXT AMENDMENTS**

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**