



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 28, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 28, 2016, 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. [16-0126](#) December 17, 2015 Minutes

Attachments: [12-17-15 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

ELECTIONS OF OFFICERS FOR 2016

2. [16-0127](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2016.

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. [16-0079](#) Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [16-0080](#) 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. (CONSENT AGENDA)
5. [16-0081](#) Cool Springs East Subdivision, site plan, revision 1, section 36, lots 700, 701, 702 and 707 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 707 improvements. (CONSENT AGENDA)
6. [16-0082](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

7. [16-0083](#) 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. [16-0084](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for ten months. (CONSENT AGENDA)
9. [16-0085](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
10. [16-0086](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
11. [16-0087](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
12. [16-0088](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping open space and landscaping street trees improvements. (CONSENT AGENDA)
13. [16-0089](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
14. [16-0090](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
15. [16-0091](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
16. [16-0092](#) 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)

REZONINGS AND DEVELOPMENT PLANS

17. [16-0124](#) Consideration of Ordinance 2015-71 To Be Entitled “An Ordinance to Rezone .4578 Acres from Specific Development-Residential (SD-R 0) District to Office Residential (OR) District for the Property Located at 1102 West Main Street.”

Attachments: [5976 Ord2015-71 1102WMainSt Revised](#)
[5976 Map_1102WMain Rezoning](#)
[1102 W Main Street - Rezoning.pdf](#)
[ZoningMapsHistorical.pdf](#)
[Public Notice Affidavit, Labels & Rcpt.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [16-0052](#) Carothers Crossing East Subdivision, preliminary plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway.

Attachments: [6005 MAP_CarothersCrossingEastPP.pdf](#)
[6005_SubmittedSet_Carothers Crossing East Outparcel Preliminary Plat 16-01-](#)
[6005_CarothersCrossingEast_Conditions of Approval_01.pdf](#)

19. [16-0013](#) Franklin Summit Subdivision, preliminary plat, creating 4 commercial lots and 1 open space lot, on 30.15 acres, and in addition 22 acres included to request preliminary plat approval for private streets located at Huffines Ridge Drive and the southeast quadrant of Interstate 65 and East McEwen Drive.

Attachments: [MAP 5986 Franklin Summit, preliminary plat](#)
[COF# 5986 UDPATED 1.21.16 Conditional of Approval](#)
[COF 5986 preliminary plat](#)

20. [16-0053](#) Westhaven PUD Subdivision, final plat, section 33, creating 33 single family lots and 1 open space lot on 10.83 acres, located along Cavanaugh Lane and Stonewater Boulevard in the Westhaven Community (CONSENT AGENDA).

Attachments: [6008 Map Westhaven Section 33 FP.pdf](#)
[6008_FulSet_WesthavenPUDSec33FP.pdf](#)
[6008_WesthavenSec33_Conditions of Approval_01.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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