



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 23, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 23, 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. [17-0229](#) Approval of the February 23, 2017 FMPC Minutes

Attachments: [Draft MeetingMinutes 2-23-2017](#)

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. [17-0222](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [17-0223](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
4. [17-0224](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
5. [17-0225](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [17-0206](#) Consideration of Ordinance 2017-06, To Be Entitled: “An Ordinance To Rezone 4.66 Acres From Specific Development Variety (33.4/35000/115) District To Specific Development Variety (33.4/35000/119) District For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street (Harpeth Square PUD Subdivision).”

Attachments: [REZONEMAP_HarpethSquarePUDSubdivision_Rezone.pdf](#)
[ORD 2017-06HarpethSquarePUDRezoning_with MapLaw Approved.pdf](#)
[HarpethSquare Rezoning Revision 2-3.2.2017.pdf](#)

7. [17-0205](#) Consideration of Resolution 2017-14, To Be Entitled: “A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision, With 5 Existing Modifications Of Development Standards For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street.”

Attachments: [MAP_HarpethSquarePUDSubdivision.pdf](#)
[2017-14 RES Harpeth Square PUD Subdivision Rev 2_with MapLaw Approved.](#)
[6356 Harpeth Square DP Revision 2 Conditions of Approval 01](#)
[Layout_HarpethSquare.pdf](#)
[HarpethSquare Arch.pdf](#)
[HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)
[FULLSET_HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)

8. [17-0136](#) Consideration Of Resolution 2017-09, To Be Entitled: “A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road.”

Attachments: [MAP_SimmonsRidgeDevPlan.pdf](#)
[6339 Simmons Ridge DP rev 4 Conditions of Approval 03](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law Approved\(2\).pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[Simmons Ridge Dev Rev 4 Resubmittal Set 3.2.2017.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. [17-0204](#) 382 Natchez Street Subdivision, Final Plat, Recording Easements Associated With Properties Located At 370, 382, And 402 Natchez Street. (CONSENT AGENDA)
- Attachments:** [MAP_382NatchezStreet.pdf](#)
[382NatchezSt-FinalPlat.pdf](#)
10. [17-0135](#) Avondale Cottages PUD Subdivision, Site Plan, 40 Residential Units And 5 Open Space Lots On 5.31 Acres, with 1 Design Modification (Street Facing Garages), Located South Of Avondale Drive And East Of Columbia Avenue.
- Attachments:** [6303 Avondale Cottages PUD Subd. SP. Map](#)
[6303 Avondale SP Conditions of Approval 01](#)
[Avondale Site Plan Resubmittal Architecture](#)
[Avondale Site Plan Resubmittal Site Plan Only](#)
[IMG_3577](#)
[IMG_3578](#)
[IMG_3579](#)
[IMG_3580](#)
11. [17-0134](#) Avondale Cottages PUD Subdivision, Final Plat, 40 Residential Lots And 5 Open Space Lots On 5.31 Acres, Located South Of Avondale Drive And East Of Columbia Avenue. (CONSENT AGENDA)
- Attachments:** [6302 Avondale Cottages PUD Subd. FP. Map](#)
[6302 Avondale Cottages FP Conditions of Approval 01](#)
[15-095 SPT Avondale Cottages - Final Plat signed 3-2-17](#)
12. [17-0202](#) Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creation Of Four Buildable Mixed Use Lots And One Non-Buildable Lot, Associated With The Harpeth Square PUD Subdivision, In A Block Surrounded By East Main Street, 2nd Avenue North, And Bridge Street. (CONSENT AGENDA)
- Attachments:** [MAP_HarpethSquareFPpdf.pdf](#)
[6355 harpeth square FP rev 2 Conditions of Approval_01](#)
[Harpeth Square Final Plat - Rev 2 - 3-1-17.pdf](#)

13. [17-0200](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 34, 29 Detached Residential And 5 Open Space Lots, Located On 18.59 Acres North Of Long Lane And East Of Carothers Parkway. (CONSENT AGENDA)

Attachments: [6362 Highlands at Ladd Park Sec 34 PUD Subd, FP, Map](#)
[6362 Ladd Park Sec 34 Conditions of Approval_01](#)
[2016029 plat-RESUBMITTED 3-2-17-COF 6362](#)

14. [17-0227](#) Ironhorse PUD Subdivision, Final Plat, (Aspen Grove Subdivision, Section V, Revision 1), Platting Easements For An Attached Residential Development, On 19.99 Acres, Located At The Northeast Corner Of Mack Hatcher Parkway And Franklin Road, Located At 145 Legends Club Lane. (CONSENT AGENDA)

Attachments: [MAP.pdf](#)
[6344 Ironhorse FP Conditions of Approval_01](#)
[Ironhorse_2017-03-02_Final Plat.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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