



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, April 28, 2016

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, April 28, 2016, 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. [16-0355](#) March 24, 2016 FMPC Minutes

**Attachments:** [3-24-16 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.*

- 16-0426** Request for consideration of a non-agenda item: Consideration of a Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee".

Attachments: Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approve

### 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. [16-0366](#) Alexander Plaza Subdivision, site plan, (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [16-0367](#) Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [16-0368](#) Avalon PUD Subdivision, site plan, section 5; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [16-0369](#) Cool Springs Corner Subdivision, site plan, lots 3 and 9 (Sam's/Jim N' Nicks Unified Plan); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-0370](#) 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 landscaping lot 703 improvements. (CONSENT AGENDA)

7. [16-0371](#) Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
8. [16-0372](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; release the maintenance agreement for landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements; accept the landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [16-0373](#) Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; release the maintenance agreement for landscaping street trees, landscaping open space section 1, part 8 and 9, and landscaping open space lot 2001 and 1047 improvements. (CONSENT AGENDA)
10. [16-0374](#) Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
11. [16-0375](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [16-0376](#) Morningside PUD Subdivision, site plan, section 9, lot 21; release the maintenance agreement for landscaping and landscaping (retaining wall) improvements. (CONSENT AGENDA)
13. [16-0377](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for streets improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [16-0378](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
15. [16-0379](#) Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)
16. [16-0380](#) Westhaven PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)

- 17. [16-0381](#) Westhaven PUD Subdivision, site plan, section 17, revision 2; release the maintenance agreement for landscaping Phase 2 (north of Oleander) improvements. (CONSENT AGENDA)
- 18. [16-0382](#) Westhaven PUD Subdivision, site plan, section 19; release the maintenance agreement for landscaping Phase 2 (open space) improvements. (CONSENT AGENDA)
- 19. [16-0383](#) Westhaven PUD Subdivision, site plan, section 24; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

**REZONINGS AND DEVELOPMENT PLANS**

- 20. [16-0332](#) Consideration Of Ordinance 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane."

**Attachments:** [6083 Map Cottages at Eddy Lane Rezoning](#)  
[2016-007 ORD Eddy Lane Rezoning\\_Law Approved 2](#)  
[6083 Rezone set](#)

- 21. [16-0336](#) Consideration Of Resolution 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located At 405 Eddy Lane."

**Attachments:** [6084 Map Cottages at Eddy Lane DP](#)  
[2016-19 RES Cottages at Eddy Lane PUD Development Plan\\_Law Approved 2](#)  
[6084 Cottages at Eddy Lane DP Conditions of Approval 01](#)  
[Cottages at Eddy Lan Dev Plan FULL Set](#)  
[Cottages at Eddy Lan Dev Plan Site Layout Sheet](#)  
[Cottages at Eddy Lan Dev Plan Elevations](#)

- 22. [16-0334](#) Consideration Of Ordinance 2016-008, To Be Entitled, "An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.7) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

**Attachments:** [6085 Map Epoch Development PUD Subdivision Rezoning](#)  
[2016-008 ORD\\_Epoch Rezoning\\_Law Approved 2](#)  
[6085 REZONE Set](#)  
[6085 Traffic Impact Study](#)  
[6085 TIS Third Party Review](#)  
[TIA for SRO\\_CP AM](#)  
[TIA for SRO\\_CP PM](#)

23. [16-0342](#) Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision With 1 Modifications Of Development Standards (Parking Reduction), For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

**Attachments:** [6086 Map Epoch Development PUD Subdivision DP](#)  
[2016-20 RES Epoch PUD Development Plan Law Approved](#)  
[6086 Epoch DP Conditions of Approval 01](#)  
[Epoch PUD Full Plans Set](#)  
[Epoch PUD Site Layout Sheets](#)  
[Epoch PUD Elevations set](#)  
[Open Space Exhibit](#)  
[Detention Exhibit](#)

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

24. [16-0073](#) Gist Street PUD Subdivision, final plat, creating 4 single-family lots, located at 1367 Columbia Avenue. (CONSENT AGENDA)

**Attachments:** [MAP 6011 Gis Street PUD Subd. FP](#)  
[6011 Gist Street FP Conditions of Approval 01](#)  
[SIGNED plat COF 6011](#)

25. [16-0314](#) Echelon PUD Subdivision, Final Plat, Section 1, Revision 1, lot line shifts within 10 lots, located at Carothers Road. (Consent Agenda)

**Attachments:** [6059 Echelon PUD Subd FP Sec 1 Rev 1 Conditions of Approval 01.pdf](#)  
[6059 Echelon PUD Subd Final Plat Sec 1 Rev 1 Map.pdf](#)  
[Echelon PUD Subdivision, final plat, section 1, revision 1 - submittal 003.pdf](#)

26. [16-0315](#) Tap Root Hills PUD Subdivision, final plat, section 1, creating 39 single-family lots and 4 open space lots on 20.15 acres, located at 4101 Clovercroft Road. (Consent Agenda)

**Attachments:** [6081 Tap Root Hills Subd FP Sec 1 Conditions of Approval 01.pdf](#)  
[6081 Tap Root Hills FP Sec 1 Map.pdf](#)  
[Tap Root Hills Sec 1 final plat 2016-04-07-signed.pdf](#)

27. [16-0316](#) Highlands at Ladd Park PUD Subdivision, final plat, section 28, creating 26 single-family lots and 1 open space lot, located along Carothers Parkway. (Consent Agenda)

**Attachments:** [6088 Highlands at Ladd Park PUD Sub FP Sec 28 Conditions of Approval 01.p](#)  
[6088 Highlands at Ladd Park FP Sec 28 Map.pdf](#)  
[2015165 ladd sec 28 plat-COF # 6088 RESUBMITTED 4-7-16.pdf](#)

28. [16-0317](#) Highlands at Ladd Park PUD Subdivision, final plat, section 40 (Amenity Center), creating one lot, located along Carothers Parkway. (Consent Agenda)

**Attachments:** [6089 Highlands at Ladd Park PUD Sub FP Sec 40 Conditions of Approval 01.p](#)  
[6089 Highlands at ladd park section 40 FP Map.pdf](#)  
[2015166-sec 40 plat amenities center-cof # 6089-resubmitted 4-7-16.pdf](#)

29. [16-0320](#) Family Legacy PUD Subdivision, site plan, lot 1, construction of a 10,500 square foot funeral home on 3.80 acres, located at 554 Franklin Road. (Consent Agenda)

**Attachments:** [6072 Map Family Legacy PUDSP.pdf](#)  
[Layout Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)  
[Elevations Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16-2.pdf](#)  
[6072 FamilyLegacyPUD Conditions of Approval 01.pdf](#)  
[Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)

30. [16-0321](#) Harpeth Square PUD Subdivision, final plat, section 1, creation of two lots for parking and building, located at the intersection of 2nd Avenue and East Main Street (Consent Agenda)

**Attachments:** [6074 HarpethSquare Conditions of Approval 01.pdf](#)  
[MAP\\_6074HarpethSquarePUDSubdivision.pdf](#)  
[7.4.2016 HS Final Plat Sect 1 6074.pdf](#)

31. [16-0322](#) Medcore Medical Office Subdivision, Site Plan, Phase 1, Lot 3, Revision 1, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on located at 4588 Carothers Parkway on 11.62 acres, located between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (Consent Agenda)

**Attachments:** [6076 Map Medcore Medical.pdf](#)  
[6076 MedcoreMedical Conditions of Approval 01.pdf](#)  
[6076 FullSet.pdf](#)  
[6076 Elevations.pdf](#)  
[6076 SiteLayout.pdf](#)

32. [16-0323](#) Westhaven PUD Subdivision, Section 45, final plat, creation of 46 new detached residential lots on 9.89 acres, located west of Championship Boulevard and Stonewater Boulevard (Consent Agenda)

**Attachments:** [6077 Westhaven PUD Subdivision Sec45 Map.pdf](#)  
[6077 COA-WesthavenPUD Subdivision FPsec45.pdf](#)  
[6077 WesthavenSec45 FP.pdf](#)

33. [16-0251](#) Branch Creek Crossing PUD Subdivision, Final Plat, creating 3 buildable lots and 2 open space lots, on 19.1 acres, located at 574 Franklin Road. (Consent Agenda)

**Attachments:** [6045 Branch Creek Crossing PUD Subd FP Conditions of Approval\\_01.pdf](#)  
[6045 Branch Creek Crossing PUD Subd Final Plat Map.pdf](#)  
[Branch Creek Crossing PUD Subd Final Plat.pdf](#)

34. [16-0346](#) Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility on 17.30 acres, located at 1127 Murfreesboro Road, 1st site plan extension request. (CONSENT AGENDA)

**Attachments:** [Site Plan Extension Request 040516](#)

35. [16-0344](#) Watson Glen Subdivision, final plat, Section 1, Revision 17, resubdivision of Lot 24 into 2 lots, on 20.54 acres, located at Oak Meadow Drive.

**Attachments:** [6091 MAP Watson Glen Subd Sec 1 Rev 17 Final Plat](#)  
[6091 Watson Glen FP Sec 1 Rev 17 Conditions of Approval\\_01](#)  
[6091 Final Plat Watson Glen SD Sec 1, Rev 17](#)

36. [16-0343](#) Wynfield Village Subdivision, preliminary plat, 13-lot subdivision, on 8.18 acres, located at 821 Murfreesboro Road.

**Attachments:** [6092 MAP Wynfield Subd Preliminary Plat](#)  
[6092 Wynfield Village PP Conditions of Approval\\_01](#)  
[Wynfield Plan Full Set](#)  
[Wynfield Plan Site Layout Sheet](#)

37. [16-0388](#) Carothers Crossing East PUD Subdivision, site plan, lot 1, construction of a 120,577 square foot commercial building on 6.01 acres, located at the intersection of Liberty Pike and Carothers Parkway, with 1 design modification.

**Attachments:** [Elevations\\_6071\\_Carotherscrossing.pdf](#)  
[CompleteSetofPlans\\_6071\\_Carothers Crossing East PUD.pdf](#)  
[SiteLayout Sheet\\_6071\\_CarothersCrossingPUD.pdf](#)  
[MAP\\_6071\\_Carothers Crossing East.pdf](#)  
[6071\\_CarothersCrossingEast\\_Conditions of Approval\\_01.pdf](#)

#### ORDINANCE AND TEXT AMENDMENTS

38. [16-0345](#) Consideration Of Ordinance 2016-010, To Be Entitled: “An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection.”

**Attachments:** [Ordinance 2016-010 Amend ZO to add FIRM Panels 184F 355F 360F Law A](#)  
[Ordinance 2016-010 FIRM Panel Exhibit](#)

39. [16-0363](#) Consideration of Ordinance 2015-80, To Be Entitled, “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7.”

**Attachments:** [CAO Map](#)  
[Draft Ordinance 2015-80 CAO District Text Amendment.Law Approved 2](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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