



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 27, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 27, 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. [17-0349](#) Approval of the March 23, 2017 FMPC minutes.

Attachments: [March 23 2017 DRAFT 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.

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. [17-0323](#) Amelia Park PUD Subdivision, site plan, sections 2-6; accept the landscaping section 2 improvements, release the performance agreement and establish a maintenance agreement for one year; reduce and extend the performance agreement for landscaping section 3 improvements for six months; extend the performance agreement for landscaping section 4 improvements for one year; extend the performance agreement for landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)
3. [17-0324](#) Artesa PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0325](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [17-0326](#) Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for streets improvements. (CONSENT AGENDA)
6. [17-0327](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
7. [17-0328](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

8. [17-0329](#) Galleria Commercial Complex Subdivision, site plan, lot 9, revision 1 (Town Place Suites); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
9. [17-0330](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)
10. [17-0331](#) Highlands at Ladd Park PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
11. [17-0332](#) Highlands at Ladd Park PUD Subdivision, site plan, section 12; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [17-0333](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [17-0334](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
14. [17-0335](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
15. [17-0336](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); accept the sidewalk and access improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements for eleven months. (CONSENT AGENDA)
16. [17-0337](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
17. [17-0338](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
18. [17-0339](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

19. [17-0311](#) Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."

Attachments: [Ordinance 2017-11 John B McEwen Addtion Subd RZ 1226 Adams Map](#)
[2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance](#)
[6395 1226 Adams Street Rezoning package](#)

20. [17-0313](#) Consideration of Resolution 2017-21, To Be Entitled: "A Resolution Approving A Development Plan For The John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."

Attachments: [Resolution 2017-21 John B McEwen Addtion Subd DP 1226 Adams Map](#)
[1226 Adams DP Conditions of Approval 01](#)
[John B McEwen Development Plan package](#)
[Plan Layout and Elevations for John B McEwen Development Plan](#)
[2017-21 John B McEwen PUD 1226 Adams St DP Resolution_with Attachment](#)

21. [17-0312](#) Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: [Ordinance 2017-13 Shadow Green RZ Map](#)
[2017-13 Shadow Green Ordinance_with Map.Law Approved 4](#)
[Shadow Green Rezoning package](#)

22. [17-0314](#) Consideration Of Resolution 2017-20, To Be Entitled: "A Resolution Approving A Development Plan For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: [Resolution 2017-20 Shadow Green DP Map](#)
[2017-20 RES Shadow Green PUD_with attachment.Law Approved 3](#)
[Shadow Green DP Conditions of Approval 01](#)
[Shadow Green Development Plan package](#)
[elevations Shadow Green Development Plan package](#)
[Site Layout Shadow Green Development Plan](#)

23. [17-0348](#) Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive."

Attachments: [MAP_RiverbluffPUD.pdf](#)
[2017-18 RES RiverbluffPUDSubdivision_with Map.pdf](#)
[Riverbluff_Conditions of Approval_01.pdf](#)
[COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf](#)
[Elevations.pdf](#)

24. [17-0343](#) Gateway Village PUD Subdivision, Development Plan, Revision 6, Lot 136, A 15,421 Square-Foot Commercial Office On 1.16 Acres, Located At 3020 Stansberry Lane.

Attachments: [MAP_GatewayVillage_Lot136.pdf](#)
[GV_Conditions of Approval_01.pdf](#)
[Gateway_Village Lot 136 Office Development Plans.pdf](#)
[LayoutSheet.pdf](#)
[Elevations.pdf](#)
[SiteSheet.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. [17-0342](#) Downs Boulevard Properties Subdivision, Site Plan, Lot 4, A 53,595 Square-Foot, Two-Story Commercial Building On 1.23 Acres, Located At 472 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAPTempleFitnessSP.pdf](#)
[Downs_Conditions of Approval_01.pdf](#)
[6192 Temple Fitness Construction Plans.pdf](#)
[Elevations.pdf](#)

26. [17-0350](#) The Standard At Cool Springs Subdivision, Final Plat, Revision 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP_StandardAtCoolSprings.pdf](#)
[Standard_Conditions of Approval_01.pdf](#)
[3546118_STANDARD_RESUB_PLAT_2017_0406.pdf](#)

27. [17-0302](#) Tap Roots Hills PUD Subdivision, Final Plat, Section 3, 17 Single-Family Lots On 5.00 Acres, Located Near The Intersection Of Market Street And Clovercroft Road. (CONSENT AGENDA)

Attachments: [MAP 6393 Tap Root Hills PUD Subd. FP. Sec 3](#)
[Tap Root Hills, FP, Sec 3 Conditions of Approval 01](#)
[Tap Root Hills, FP, Sec 3 Plat](#)

28. [17-0322](#) Williamson Square Subdivision, Final Plat, Section 1, Revision 5, Subdividing Lot 9 Into Two Lots, On 17.28 Acres, Located At 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [MAP 6390 Williamson Square Sub, FP, Sec 1, Rev 5](#)
[Williamson Sq FP, Sec 1, Rev 5 Conditions of Approval 01](#)
[Williamson Square Resubdivision of Lot 9 Final Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

29. [17-0316](#) Consideration of Ordinance 2017-08, To Be Entitled: “An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings.”

Attachments: [ORD 2017-08 Amend Chapter 5 Building Design and Standards Law Approve](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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