



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, August 27, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, August 27, 2015, 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. [15-0774](#) July 23, 2015 FMPC minutes

Attachments: [July 23 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

RE-ADDRESSING APPROVALS

2. [15-0775](#) The readdressing of street numbers along Lewisburg Avenue within the 200 range of addresses.

Attachments: [ReAddressing Lewisburg MAP](#)
 [Lewisburg Avenue address changes2](#)

SITE PLAN SURETIES

3. [15-0749](#) Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for water and sewer improvements.
 (CONSENT AGENDA)
4. [15-0750](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements.
 (CONSENT AGENDA)
5. [15-0751](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
 (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [15-0757](#) CONSIDERATION OF ORDINANCE 2015-42, TO BE ENTITLED, "AN ORDINANCE TO REZONE 2.3 ACRES FROM SPECIFIC DEVELOPMENT-MIXED USE (SD-X) DISTRICT TO GENERAL COMMERCIAL (GC) DISTRICT FOR THE PROPERTY LOCATED AT 1222 LIBERTY PIKE."

Attachments: [The Standard, Lot 1 Rezoning MAP](#)
[ORD 2015-42 The Standard Subdivision Rezoning Lot 1 Request](#)
[standard lot 1](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. [15-0702](#) Berry Farms Town Center PUD Subdivision, final plat, section 4, Lot 199, 1 commercial lot on 2.82 acres, located at the northwest corner of Five Mile Crossing and Berry Farms Crossing, (CONSENT AGENDA)

Attachments: [5885 BFTC Sec4 FP.pdf](#)
[BFTCSec4Chartwell Hotel.pdf](#)
[BFTC Sec 4 FullSitePlan.pdf](#)
[COA_BFTC_Sec4_Lot199_FP.pdf](#)

8. [15-0671](#) Berry Farms Town Center PUD Subdivision, final plat, section 9, 3 commercial lots on 20.93 acres, located on the east side of Rural Plains Circle. (CONSENT AGENDA)

Attachments: [BFTCSec9 Map](#)
[BFTCSec9FP_COA.pdf](#)
[5888 BFTC Sec9 FP](#)

9. [15-0708](#) Downs Boulevard Subdivision, site plan, lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Attachments: [DownsBlvdLot5.pdf](#)
[5890 Downs Blvd Lot 5 SitePlanFull.pdf](#)
[Elevations 5890 Downs Blvd.pdf](#)
[SiteLayout 5890 DownsBlvd Lot5 SP.pdf](#)
[500DownsBlvdCOA.pdf](#)

10. [15-0711](#) Downs Boulevard Subdivision, final plat, Lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Attachments: [DownsBlvdLot5.pdf](#)
[5889 DownsBlvd Lot5Revision FP.pdf](#)
[DownsBlvd_SelfStorage_FP_COA.pdf](#)

11. [15-0773](#) Nichol Mill Lofts PUD Subdivision, final plat, revision 1, (Galleria Commercial Complex Subdivision, Lot 810, Revision 37), one attached residential lot on 6.187 acres, located on Nichol Mill Lane near the intersection of Nichol Mill and Mallory Station Road. (CONSENT AGENDA)
- Attachments:** [NicholMillLoftsFP.pdf](#)
[5892 Nichol Mill Lofts PUDSubdivision FP.pdf](#)
[COA 5892 NicholMillLoft FP.pdf](#)
12. [15-0706](#) Richland Close Subdivision, preliminary plat, creating 4 detached residential units on 2.20 acres, located at 1048 Carlisle Lane.
- Attachments:** [RichlandClosePP.pdf](#)
[5893 Richland Close Preliminary Plat FullSet.pdf](#)
[RichlandClose PrelimPlat COA.pdf](#)
13. [15-0770](#) Riverbluff PUD Subdivision, final plat, section 1, 12 single-family lots and 2 open-space lots on 7.07 acres, located on the east side of Lewisburg Pike, south of Mack Hatcher Parkway. (CONSENT AGENDA)
- Attachments:** [5898 Riverbluff, FP, Sec 1 Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 1-A - submittal 002.pdf](#)
14. [15-0771](#) Riverbluff PUD Subdivision, final plat, section 2, 26 single-family lots and 4 open-space lots on 12.78 acres, located on the east side of Lewisburg Pike and south of Mack Hatcher Parkway. (CONSENT AGENDA)
- Attachments:** [5899 Riverbluff Section 2 FP Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 1-B - submittal 002.pdf](#)
15. [15-0753](#) Robert Crosby Subdivision, final plat, 2 lot subdivision on 1 acre, located at 209 Lewisburg Avenue.
- Attachments:** [Robert Crosby Subd, FP MAP](#)
[5867 Conditions of Approval](#)
[Robert Crosby Subdivision - submittal 002](#)

16. [15-0704](#) Rucker Park PUD Subdivision, site plan, revision 1, reduction to the size of the incompatible-use buffer, located near the intersection of W. Main Street and Rucker Avenue.(CONSENT AGENDA)

Attachments: [RuckerParkSP.pdf](#)
[Elevations 5894 RuckerPark PUD.pdf](#)
[Site Layout 5894 Rucker Park PUD Subdivision SP.pdf](#)
[Conditions of Approval_01.pdf](#)

17. [15-0703](#) Westhaven PUD Subdivision, final plat, section 43, 63 detached residential lots on 15.28 acres, Located south of Boyd Mill Pike and north of Stonewater Boulevard. (CONSENT AGENDA)

Attachments: [Map WESTHAVENSEC43FP.pdf](#)
[Plat Westhaven 43 Final Plat.pdf](#)
[WesthavenSec43_FP_COA.pdf](#)

18. [15-0772](#) Williamson Square Subdivision, final plat, section 1, revision 4, 2-lot subdivision on 13.68 acres, located on Harmony Hills Drive. (CONSENT AGENDA)

Attachments: [Williamson Square Sect 1 Rev 4 FP Map.pdf](#)
[Conditions of Approval_01.pdf](#)
[Williamson Square Rev 4 COF#5900.pdf](#)

19. [15-0755](#) Woodlands Subdivision, site plan, revision 3 (StorPlace Self Storage), 34,200 SF self-storage structure on 2.50 acres, located at 102 Eastwind Court. (CONSENT AGENDA)

Attachments: [Woodlands Subd, SP, Rev 3, MAP](#)
[Conditions of Approval 5904](#)
[woodlands copy](#)

ORDINANCE AND TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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