



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, September 27, 2018

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, September 27, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklin.tn.gov/planning](http://www.franklin.tn.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. [18-0977](#) Approval of the August 23, 2018 FMPC Minutes.

**Attachments:** [DRAFT FMPC minutes 8-23-18](#)

#### 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. [18-0968](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 26, 2019; extend the maintenance agreement for sewer improvements to September 26, 2019. (CONSENT AGENDA)
3. [18-0969](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [18-0970](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-0971](#) Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for streets, drainage and sidewalks improvements; extend the performance agreement for water improvements to September 26, 2019. (CONSENT AGENDA)

### REZONINGS AND DEVELOPMENT PLANS

6. [18-0959](#) Consideration Of Ordinance 2018-50, To Be Entitled: “An Ordinance To Rezone 19.83 Acres From General Commercial District (GC) To Specific Development Variety (SD-X 16.79, 67328) District For The Property Located North Of Liberty Pike And West Of Carothers Parkway, (Carothers Crossing West PUD Subdivision).”

**Attachments:** [MAP\\_CCWRezone+DevPlan.pdf](#)  
[2018-50 ORD Carothers Crossing West PUD Subdivision with map.Law Appro](#)  
[Carothers Crossing West-ALTA SURVEY.pdf](#)  
[CCW\\_Rezone.pdf](#)

7. [18-0958](#) Consideration Of Resolution 2018-81, To Be Entitled: “A Resolution Approving A Development Plan For Carothers Crossing West PUD Subdivision, For The Property Located North Of Liberty Pike And West Of Carothers Parkway.”

**Attachments:** [MAP\\_CCWRezone+DevPlan.pdf](#)  
[Res 2018-81 Carothers Crossing West with exhibit.Law Approved.pdf](#)  
[CCW\\_DevPlan\\_Conditions of Approval\\_01.pdf](#)  
[FULLSET\\_CCW.pdf](#)  
[ARCH\\_CCW.pdf](#)  
[INTERNALSTREET\\_CCW.pdf](#)  
[LAYOUT\\_CCW.pdf](#)  
[Carothers Crossing West-ALTA SURVEY.pdf](#)  
[Carothers Crossing West TIA Review Memo 9-5-18 CB approved as noted.pdf](#)

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

8. [18-0975](#) Forrest Crossing Subdivision, Final Plat, Revision 12, Lots 1286, 1287, 1288, 1289, 1290, 1291, (Rachel Springs Business Village), Consolidating Lots 1286-1291 To Support 100,000 Square Feet Of Office Space On 8.68 Acres, Located Near The Northeast Corner Of The Intersection Of South Royal Oaks And Mack Hatcher Parkway. (CONSENT AGENDA)

**Attachments:** [MAP\\_RachelSprings.pdf](#)  
[RachelSprings\\_FP\\_Conditions of Approval\\_01.pdf](#)  
[Rachel Springs Village - Final Plat \(9-5-18\).pdf](#)

9. [18-0954](#) Jordan Road PUD Subdivision, Final Plat, Creating 10 Single-Family Lots And Two Open Space Lots On 6.28 Acres, Located Between Mack Hatcher Parkway And West McEwen Drive, And South Of Jordan Road, Located At 622 Jordan Road. (CONSENT AGENDA)

**Attachments:** [6794 - MAP - Jordan Road PUD Subdivision Final Plat](#)  
[6794 Conditions of Approval\\_01](#)  
[PLAT JORDAN ROAD COF #-6794](#)

10. [18-0953](#) Riverbluff PUD Subdivision, Final Plat, Section 4, Creating 21 Single-Family Lots And One Open Space Lot On 4.64 Acres, Located East Of Lewisburg Pike And South Of Dallas Drive. (CONSENT AGENDA)

**Attachments:** [6803 - MAP - Riverbluff PUD Subdivision Section 4 Final Plat](#)  
[6803 Conditions of Approval\\_01](#)  
[Riverbluff PUD Subdivision, Final Plat, Section 4](#)

#### ENVISION FRANKLIN PLAN AMENDMENTS

11. [18-0862](#) Consideration Of Resolution 2018-45, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located At 4114 Murfreesboro Road To Change The Design Concept From Single Family Residential To Multifamily Residential." (PUBLIC HEARING)

**Attachments:** [Res 2018 45 4114 Murfreesboro Rd Map](#)  
[RES 2018-45 Envision Franklin amendment 4114 Murfreesboro Road with upc](#)  
[18063 RLC Conceptual Plan](#)  
[Letter from Jason and Demeka Church](#)  
[Letter from Kimberly Hubbard](#)  
[Letter from Mark Robbins](#)

12. [18-0863](#) Consideration Of Resolution 2018-48, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 1777 New Highway 96 West, The Jewell Property, To Change The Design Concept From Mixed Residential To Neighborhood Mixed Use." (PUBLIC HEARING)

**Attachments:** [Res 2018 48 Jewell property Map](#)  
[RES 2018 48 Envision Franklin amendment Jewell Property with map revised](#)  
[jewellanduse090618](#)

13. [18-0875](#) Consideration Of Resolution 2018-68, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located On Lewisburg Pike West of Stream Valley Known As Map 117 Parcel 12.00 To Change The Design Concept From Single-Family Residential to Conservation Subdivision." (PUBLIC HEARING)

**Attachments:** [MAP](#)  
[RESOLUTION 2018-68 EF Amendment with attachment.Law Approved](#)  
[Overall Masterplan - 9.7.2018](#)  
[Submittal Information](#)

14. [18-0879](#) Consideration Of Resolution 2018-70, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The City-Owned Property At 403 And 405 5th Avenue North, Known As "The Hill Property" To Change The Design Concept From Recreation To Mixed Residential, With a Special Consideration For Secondary Access Outside Of The Floodplain For Public Safety Purposes." (PUBLIC HEARING)

**Attachments:** [RESOLUTION 2018-70 EF Amendment with attachments.Law Approved 2](#)  
[RESOLUTION 2018-42-Signed](#)

#### ZONING ORDINANCE TEXT AMENDMENTS

15. [18-0891](#) Consideration of Ordinance 2018-46, To Be Entitled: "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process."

**Attachments:** [ORD 2018-46 Review Fees.Law Approved](#)  
[2018-46 Exhibit 1 Fee Comparison](#)  
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)  
[2018-46 Exhibit 3 - 9.11.2018](#)  
[Exhibit 3 from 2010 Fee Change](#)

#### NON-AGENDA ITEMS

#### ANY OTHER BUSINESS

#### ADJOURN