



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, November 17, 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, November 17, 2016, 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. [16-1001](#) October 27, 2016 FMPC Minutes  
**Attachments:** [10-27-16 FMPC Minutes-draft](#)
2. [16-1013](#) November 7, 2016 Special FMPC Minutes  
**Attachments:** [11-7-16 FMPC Special Meeting-draft](#)

### 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

3. [16-1004](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [16-1005](#) Creekstone Commons Subdivision, site plan, lot 8 (High Hopes School); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [16-1006](#) Franklin Christian Academy PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-1007](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
7. [16-1008](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

8. [16-1009](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [16-1010](#) Resource Centre PUD Subdivision, site plan, revision 1 (Circle at Resource Centre Apartments); release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
10. [16-1011](#) Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); release the maintenance agreement for landscaping perimeter screen improvements. (CONSENT AGENDA)
11. [16-1012](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

12. [16-0969](#) Consideration Of Ordinance 2016-46, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD□X (2.5, 36,480) District To Specific Development Variety SD□X (2.5, 44,000) District For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road (Branch Creek Crossing PUD Subdivision)."

**Attachments:**

[Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)  
[2016-46 ORD Branch Creek Crossing Rezoning Rev 1\\_with Map.Law Approvec](#)  
[Branch Creek Crossing - Rezoning Request Rev. 1 \(11-3-16\)](#)

13. [16-0970](#) Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road."

**Attachments:**

[Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)  
[2016-74 RES Branch Creek PUD DP Rev 4\\_with Map.Law Approved](#)  
[Branch Creek Crossing PUD Subd, DP, Rev 1 Conditions of Approval\\_01](#)  
[Branch Creek Crossing - Development Plan Rev. 1 \(11-3-16\)](#)  
[Arch Elevations](#)

14. [16-0971](#) Consideration Of Ordinance 2016-47, To Be Entitled: “An Ordinance To Rezone 195.5 Acres From Specific Development Variety (SD□R 1.72) District To Specific Development Variety (SD□R 2.02) District For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road (Water’s Edge PUD Subdivision).”

**Attachments:** [Waters Edge Rezoning Map Ord 2016-47](#)  
[2016-47 ORD Waters Edge PUD Subd Rezoning Rev 1\\_with Map.Law Approve](#)  
[Water's Edge Rezoning Request Rev. 2 11.3.2016](#)

15. [16-0972](#) Consideration of Resolution 2016-75, To Be Entitled: “A Resolution Approving A Revised Development Plan For Water’s Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road.

**Attachments:** [Waters Edge DP Rev 4 Map Res 2016-75](#)  
[2016-75 RES Waters Edge PUD DP Rev 4\\_with Map.Law Approved](#)  
[Waters Edge PUD Subd. DP, Rev 4 Conditions of Approval\\_01](#)  
[Water's Edge Development Plan Rev. 4 11.3.2016](#)  
[Pages from Water's Edge Development Plan Rev. 4 Dev Plan Sheet Only](#)  
[Pages from Water's Edge Development Plan Rev. 4 Arch Elevations](#)

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

16. [16-0953](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 3, Revision 3, Lot 308 And 315, Two Commercial Lots On 1.53 Acres, Located Southeast Of Rural Plains Circle And West Of Captain Freeman Parkway. (CONSENT AGENDA)

**Attachments:** [MAP\\_BFTC Lot 308.pdf](#)  
[BFTC 308 FP Conditions of Approval\\_01.pdf](#)  
[554716073\\_2016-11-3\\_Berry Farms - Section 3 Resub 308\\_Final Plat.pdf](#)

17. [16-0954](#) Clouston Park Addition Subdivision, Final Plat, Revision 2, Lots 7-8, Revision To Two Residential Lots Located At 507 And 509 South Margin Street. (CONSENT AGENDA)

**Attachments:** [MAP\\_CloustonParkRev2.pdf](#)  
[CloustonParkAddition Conditions of Approval\\_01.pdf](#)  
[Clouston Rev 2.pdf](#)

18. [16-0957](#) Cottages at Eddy Lane PUD Subdivision, Final Plat, Four Residential Lots On 1.11 Acres, Located At 405 Eddy Lane. (CONSENT AGENDA)

**Attachments:** [6286 MAP Cottages at Eddy Lane PUD Subd. FP](#)  
[Cottage sat Eddy Lane PUD Subd, FP Conditions of Approval 02](#)  
[CottagesAtEddyLane11-02-16 \(2\)](#)

19. [16-0962](#) Cool Springs Corner Subdivision, Final Plat, Lot 9, Revision 6, Two Commercial Lots on 19.51 Acres, Located Southeast Of The Mallory Lane And Cool Springs Boulevard Intersection At 3060 Mallory Lane. (CONSENT AGENDA)

**Attachments:** [CSC SitePlan Lot10 MAP.pdf](#)  
[CoolSpringsCornerFP\\_COA.pdf](#)  
[T351007 FP 110316-1-signed.pdf](#)

20. [16-0963](#) Downs Boulevard Properties Subdivision, Final Plat, Revision 11, Recording Of Easements And Improvements, Located East Of The Intersection Of Downs Boulevard And West Main Street at 500 Downs Bouelvard. (CONSENT AGENDA)

**Attachments:** [MAP\\_DownsBlvdLot5.pdf](#)  
[500Downs Conditions of Approval 01.pdf](#)  
[Lot 5 Downs Blvd PLat 110316-signed.pdf](#)

21. [16-0966](#) Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green), A 175,000 Square-Foot Office Building, A 119-Room Hotel, and A 122-Room Hotel, On 17.88 Acres, Located At The Northwest Corner Of The Intersection Of Mallory Lane And Spring Creek Drive. (CONSENT AGENDA)

**Attachments:** [MAP Mallory Green RancoFarms.pdf](#)  
[Conditions of Approval COF 6249](#)  
[Ranco Farms Subdivision, Lot 2, Revision 2, Site Plan \(Mallory Green\) - submit](#)  
[Hotel1Elevations.pdf](#)  
[Hotel2Elevations.pdf](#)  
[OfficeElevations.pdf](#)  
[SiteLayoutSheet.pdf](#)  
[SpringCreekExtension.pdf](#)  
[StaffPrepared\\_RancoFarmsSharedParking.pdf](#)  
[Submitted\\_SharedParkingAnalysis.pdf](#)  
[FullPlanSet.pdf](#)

22. [16-0964](#) Westhaven PUD Subdivision, Final Plat, Section 47, 33 Residential Lots On 5.89 Acres, Located South Of Boyd Mill Avenue Near Addison Avenue And Camberley Street, (CONSENT AGENDA)

**Attachments:** [MAP\\_Westhaven\\_Section\\_47.pdf](#)  
[WesthavenSec47\\_Conditions\\_of\\_Approval\\_02.pdf](#)  
[Westhaven\\_47\\_final\\_plat.pdf](#)

23. [16-0965](#) Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Lots 2 And 3, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

**Attachments:** [MAP\\_WillowPlunge\\_FP.pdf](#)  
[WillowPlunge\\_FP\\_Conditions\\_of\\_Approval\\_01.pdf](#)  
[COF6279-WillowPlungeRevision4-18x24-PLAT-Rev'd\\_110316.pdf](#)  
[DeferralRequest-COF\\_6279\\_111516](#)

24. [16-0960](#) Wynfield Village PUD Subdivision, Final Plat, 12 Residential Lots On 8.18 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

**Attachments:** [Wynfield\\_Village\\_FP\\_Map](#)  
[Wynfield\\_Village\\_FP\\_Conditions\\_of\\_Approval\\_01](#)  
[COF\\_6285\\_Wynfield\\_Village\\_Final\\_Plat\\_signed](#)  
[Wynfield\\_Village\\_Final\\_Plat\\_Deferral\\_Request](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN