



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 26, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 26, 2016, 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. [16-0492](#) April 28, 2016 FMPC Minutes

Attachments: [4-28-16 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.

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. [16-0470](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)
3. [16-0477](#) Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [16-0478](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1A, landscaping Phase 1B, landscaping Phase 1C, landscaping Phase 1D, landscaping parking screen and landscaping Lewisburg Avenue street trees improvements. (CONSENT AGENDA)
5. [16-0479](#) Creekstone Commons PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-0480](#) Creekstone Commons PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
7. [16-0481](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements. (CONSENT AGENDA)

8. [16-0482](#) Generals Retreat PUD Subdivision, site plan; accept the drainage/detention, sidewalk and streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [16-0483](#) Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)
10. [16-0484](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
11. [16-0485](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements for six months. (CONSENT AGENDA)
12. [16-0486](#) Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
13. [16-0487](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
14. [16-0488](#) Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
15. [16-0489](#) Westhaven PUD Subdivision, site plan, section 21, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
16. [16-0490](#) Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

17. [16-0465](#) Consideration of Ordinance 2016 - 19, To Be Entitled: "An Ordinance To Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road."

Attachments:

[Ord 2016-19 6021 Lockwood Glen Rezoning Res Map.pdf](#)

[Lockwood Glen PUD Subdivision, rezoning \(Residential\) - submittal 003 Plans.r](#)

[Ordinance 2016-19 Rezone the King Parcel into the Lockwood Glen Law Appro](#)

18. [16-0466](#) Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."

Attachments: [Ord 2016-20 6022 Lockwood Glen Rezoning CommMap.pdf](#)
[Lockwood Glen PUD Subdivision, rezoning \(Commercial\) - submittal 003 Plans.](#)
[Ord 2016-20 Lockwood Glen Rezoning Commercial Law Approved](#)

19. [16-0464](#) Consideration of Resolution 2016-28, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located South Of South Carothers Road And East Of Cartothers Parkway, 4373 South Carothers Road."

Attachments: [6120 Lockwood Glen PUD Subd. DP, Rev 1 Conditions of Approval_01.pdf](#)
[Res-2016-28 6020 Lockwood Glen DP Rev 1 Map.pdf](#)
[Full Dev Plan Rev 05.05.16.pdf](#)
[Development Plan Only Sheet.pdf](#)
[Arch Elevations Sheet.pdf](#)
[Resolution 2016-28 Law Approved Lockwood Glen DP Rev 1](#)

20. [16-0460](#) Consideration of Resolution 2016-25, to Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass"

Attachments: [Town Center Pattern Book pg 19 24 and 27 revisions.pdf](#)
[MAP_BFTC_RESOLUTION2016-025.pdf](#)
[Conditions of Approval_01](#)
[2016-25 RES LAW APPROVED Berry Farms PUD Revision with attachments](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. [16-0462](#) Amelia Park PUD Subdivision, Final Plat, Section 4, 47 Lots (45 Residential 2 Open Space) located off Clovercroft Road. (Consent Agenda)

Attachments: [6118 Amelia Park PUD Subd, FP, Sec 4 Conditions of Approval_01.pdf](#)
[6118 Amelia Park PUD Subd, FP, Sec 4 Map.pdf](#)
[Final Plat_Section 4 Plans.pdf](#)

22. [16-0423](#) Echelon PUD Subdivision, final plat, section 2, creating 47 single-family lots and five open-space lots on 16.56 acres, located at 0 South Carothers Road. (Consent Agenda)
- Attachments:** [6119 Echelon PUD Subdivision, FP, Sec 2 Conditions of Approval_01](#)
[6119 MAP Echelon PUD Subd, FP, Sec 2](#)
[PLAT Echelon PUD Subdivision Final Plat Section 2](#)
23. [16-0457](#) Poe Subdivision, Revision 1, Lots 3 & 4, final plat, revision of setback lines on 0.45 acres, located at 226 and 230 11th Avenue South (Consent Agenda)
- Attachments:** [6112_PoeSubd_Conditions of Approval_01.pdf](#)
[MAP_6112_Poe SubD.pdf](#)
[Poe Subdivision - Revision to Lots 3 4 5-08-16.pdf](#)
24. [16-0463](#) Riverbluff Subdivision, Final Plat, Section 1, Revision 1, Resubdivision of Lots 75-81 on 1.60 acres located east of Lewisburg Pike (Consent Agenda)
- Attachments:** [6055 Riverbluff Subd Rev 1, Revision Lots 75-81 Conditions of Approval_01.pdf](#)
[6055 Riverbluff Subd, FP, Sec 1, Rev 1 resub of lots Map.pdf](#)
[Riverbluff Subdivision, Revision 1, Revision To Lots 75-81 - submittal 003.pdf](#)
25. [16-0458](#) Stream Valley PUD Subdivision, Section 9, Lot 296, Revision 1, final plat, revision of lot line between lots 296 and 295, located at 304 and 305 Oberlin Court(Consent Agenda)
- Attachments:** [6113-StreamValley_Sec9Conditions of Approval_01.pdf](#)
[MAP_6113_SVSec9.pdf](#)
[Stream Valley, Section 9 Final Plat, Revision 1 - submittal 002.pdf](#)
26. [16-0459](#) Synergy Bank Addition, final plat, Revision 2, relocating easements and buffers associated with the Synergy Bank development on a 2.03 acre parcel, located at 722 Columbia Avenue (Consent Agenda)
- Attachments:** [6114_Synergy_Conditions of Approval_01.pdf](#)
[MAP_6114SynergyBank.pdf](#)
[Synergy-Bank-Rev-2-Plat-Signed-PDF.pdf](#)

27. [16-0491](#) Williamson County Ag Expo Park, Site Plan, ADA Parking addition, creation of 48 accessible parking spaces adjacent to the existing expo building located at 4215 Long Lane (Consent Agenda)

Attachments: [6117_AgExpo_Conditions of Approval_01.pdf](#)
[map_6117AGExpoCenter.pdf](#)
[AG Site Layout.pdf](#)
[2016-05-04 Ag Center ADA Parking Addition Full Set.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

28. [16-0469](#) Consideration of Ordinance 2016-005, To Be Entitled: "An Ordinance To Amend Various Chapters Of The City Of Franklin, Tennessee, Zoning Ordinance Pertaining To The Approval Of Development Plans, Site Plans And Vested Property Rights."

Attachments: [Ordinance 2016-005_Vested Property Right Ordinance_Law Approved 2](#)
[Powerpoint_Ordinance 2016-005 Vested Property Rights 4-8-16](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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