



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 22, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 22, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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. [16-0812](#) August 25, 2016 FMPC Minutes

Attachments: [MeetingMinutes25-Aug-2016](#)
[Comments from Facebook - Michael Phillips - 9-22-16](#)

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. [16-0806](#) Herbert Properties Subdivision, site plan, lots 2 and 3 (McDonalds Parking Addition); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [16-0807](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
4. [16-0808](#) Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [16-0692](#) Consideration of Resolution 2016-40/Ordinance 2016-27, To Be Entitled, "A Resolution And Ordinance To Annex Property, Consisting Of 204.081 Acres, Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB)."

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_AshcroftValley_Annexation.pdf](#)
[Res 2016-40 and Ord 2016-27_Ashcroft Valley to annex_with Map.Law Approv](#)
[Susan and Brian Caplen letter - 9-15-16](#)

6. [16-0693](#) Consideration Of Resolution 2016-41, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee."

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [AshcroftValleyPOS.pdf](#)
[RES 2016-41 Final_AshcroftValley_PlanofService_Law Approved.pdf](#)
[Susan and Brian Caplen letter - 9-15-16](#)

7. [16-0691](#) Consideration Of Ordinance 2016-28, To Be Entitled, "An Ordinance To Rezone 22.068 Acres From Detached Residential 1 District (R-1) To Specific Development - Residential District (SD-R 1.70), And Zone 204.081 Acres Specific Development - Residential District (SD-R 1.70), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), And Designate As Conventional Area Standards, For The Property Located South Of Murfreesboro Road And North Of South Carothers Road."

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [AshcroftRezoning.pdf](#)
[2016-28 ORD_AshcroftRezone_with Map.Law Approvedpdf.pdf](#)
[Public Notice.pdf](#)
[Ashcroft Valley Rez Req Set 9.1.2016](#)
[Susan and Brian Caplen letter - 9-15-16](#)

8. [15-1094](#) Consideration Of Resolution 2016-42, To Be Entitled: "A Resolution Approving A Development Plan For Ashcroft Valley PUD Subdivision With 6 Modifications Of Development Standards (Character Area Lot Size, Warren Road Connection, Beacon Hill Drive Street Connection, Internal Street Connection, Cross Creek Drive Street Connection, And Biltmore Court Street Connection, For The Property Located South Of Murfreesboro Road And North Of South Carothers Drive."

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [AshcroftValleyDevPlan.pdf](#)
[Res2016-42 AshcroftValleyDevPlan_with Map Law Approved 2..pdf](#)
[AshcroftValley_Conditions of Approval_01.pdf](#)
[AshcroftLayout.pdf](#)
[AShcroftElevations.pdf](#)
[Full PlanSet Ashcroft Valley Dev Plan Set Resubmittal 9.1.2016.pdf](#)
[TIA_Ashcroft\(9.1.16\).pdf](#)
[Ashcroft Valley Public Notice Affidavit 8.9.2016.pdf](#)
[AshcroftValleyMOSMap.pdf](#)
[Susan and Brian Caplen letter - 9-15-16](#)
[citizen comment letter](#)

9. [16-0689](#) Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."

Attachments: [MAP_6190AvenidaVer2](#)
[ORD 2016-33 Avenida Rezoning_with Map Law Approved 2](#)
[Avenida_PlanSet.pdf](#)
[16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)
[16001 Rezoning and PUD Development Plan Public Notification.pdf](#)
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)
[Avenida of Cool Springs Deferral Letter](#)

10. [16-0690](#) Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."

Attachments: [MAP AvenidaofCoolSprings DevPlan.pdf](#)
[RES_2016-47 Avenida DevPlan_with Map.pdf](#)
[6191 AvenidaofCoolSprings Conditions of Approval 01.pdf](#)
[AvenidaofCoolSpringsDevPlan.pdf](#)
[Layout Avenida.pdf](#)
[AvenidaElevations.pdf](#)
[TIS Review2 Avenida 20160810 CB appr.pdf](#)
[PUBLIC NOTICE AFFIDAVIT_signed.pdf](#)

11. [16-0795](#) Consideration Of Ordinance 2016-37, To Be Entitled, "An Ordinance To Rezone 3.66 Acres From Specific Development Residential (SD-R 8.03) District To Specific Development Residential (SD-R 8.70) District And Rezone 0.48 Acres From Detached Residential 3 (R-3) District To Specific Development Residential (SD-R 8.70) District For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue."

Attachments: [Ord-2016-37 Rucker Park Rezoning Map](#)
[Ordinance 2016-37 Rucker Park PUD Subd_with Map.Law Approved](#)
[6226 Rucker Park Rezoning Plan Set](#)

12. [16-0796](#) Consideration Of Resolution 2016-57, To Be Entitled: "A Resolution Approving A Revised Development Plan For Rucker Park PUD Subdivision, For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue."

Attachments: [Res-2016-57 Rucker Park DP Rev 1 Map](#)
[2016-57 RES Rucker Park PUD Dev Plan_with Map.Law Approved](#)
[6227 Rucker Park DP Rev 1 COA](#)
[6227 Rucker Park DP Rev 1 Plan Set](#)
[6227 Rucker Park DP Rev 1 Architecture](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. [16-0798](#) 508 Duke Drive Subdivision, Preliminary Plat, 4 Commercial Lots On 7.3 Acres, Located At The Southeast Corner Of Mallory Station Road And Duke Drive.
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_508DukeDrivePP.pdf](#)
[508DukeDrive_PP_Conditions of Approval_01.pdf](#)
[508DukeDrive_PP.pdf](#)
14. [16-0802](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 10 and Section 7 (Revision To Lot 7099), Two New Commercial Lots And A Revision To One Previously Platted Lot On 14.14 Acres, Located At The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_BFTC_Sec10FP.pdf](#)
[BFTC_Sec10_FP_Conditions of Approval_01.pdf](#)
[FullPlat_BFTC_Section10FP.pdf](#)
15. [16-0800](#) Cottages At 509 Hill Drive PUD Subdivision, Final Plat, Four Lots On 0.559 Acres, Near The Intersection Of West Main Street And Hill Drive, 509 Hill Drive. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_Cottagesat509HillDriveFP.pdf](#)
[Cottagesat509HillDrive_FP_Conditions of Approval_01.pdf](#)
[FP_Cottageat509HillDr.pdf](#)
16. [16-0797](#) Downs Boulevard Subdivision, Final Plat, Revision 9, Lots 2 And 22, Revisions To Two Existing Commercial Lots And Platting Of An Access Easement On 4.11 Acres, Located Near The Intersection Of Downs Blvd And Columbia Ave. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_DownsBlvdLot2and22.pdf](#)
[DownsBlvd_LOt2222_Conditions of Approval_01.pdf](#)
[FP_DownsBlvd_6164_resubmitted_8-31-16.pdf](#)

17. [16-0799](#) Family Legacy PUD Subdivision, Final Plat, 5 Lots On 22.72 Acres, Located Near The Intersection Of Franklin Road And Cumberland Park Drive, At 568, 562, And 554 Franklin Road. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_FamilyLegacyPUDSubdFP.pdf](#)
[FamillLegacy_FP_Conditions of Approval_01.pdf](#)
[FP_FamilyLegacyPUDSubdivision.pdf](#)
18. [16-0791](#) Franklin Special School District Board Of Education Subdivision, Final Plat, (Fairground Street), Creating A New Lot Fronting Fairground Street, Totaling 0.47 acres, Located South Of Fairground Street And East Of Columbia Avenue. (CONSENT AGENDA)
- Attachments:** [Franklin Special School District, FP Fairground St Map](#)
[6224 Franklin School District FP COA](#)
[6224 Franklin School District FP Plat](#)
19. [16-0793](#) Longview Subdivision, Final Plat, Section 1, Revision 2, A Final Plat To Rename An Easement And Add An Access Easement, On 2.27 Acres, Located At Werthan Circle. (CONSENT AGENDA)
- Attachments:** [Longview Subd. FP, sec 1, Rev 2 Map](#)
[6225 Longview Conditions of Approval](#)
[Longview Subd, FP, Sec 1, Rev 2 Plat](#)
20. [16-0736](#) Richland Close Subdivision, Final Plat, Four Lots On 2.07 Acres, Located At 1048 Carlisle Lane. (CONSENT AGENDA)
- Attachments:** [MAP 6229 Richland Close Subd. FP](#)
[Conditions of Approval 6229](#)
[Richland Close Subdivision, final plat - submittal 002](#)
21. [16-0794](#) Tywater Crossing PUD Subdivision, Final Plat, Section 3, 27 Lots On 6.62 Acres, Located Northeast Of Downs Boulevard And South Of The Existing Homes Within Tywater Crossing. (CONSENT AGENDA)
- Attachments:** [Tywater Crossing PUD Subd. FP, Sec 3 Map](#)
[6230 Tywater Crossing PUD Subd, FP, Sec 3 COA](#)
[6230 Tywater Crossing PUD Subd, FP, Sec 3 Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

22. [16-0811](#) Consideration of Ordinance 2016-39, To Be Entitled: “An Ordinance To Amend Chapters 3 And 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Adopt The New FEMA Flood Insurance Rate Maps, And Amend The City Of Franklin Zoning Map To Update The Boundaries Of The Floodway Fringe (FFO) And Floodway (FWO) Overlay Districts Accordingly.”

Attachments: [Ordinance 2016-39 Amend ZO to adopt new FEMA Flood Maps and FWO and FEMA Final Flood Hazard Determination Letter 6-22-16](#)
[Staff Report Exhibit - Item 22 - Ordinance 2016-39](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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