



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, April 25, 2019

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, April 25, 2019, 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. [19-0371](#) Approval of the March 28, 2019 FMPC minutes.

**Attachments:** [DRAFT FMPC Minutes 3-28-19.rtf](#)

#### 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. [19-0395](#) Amelia Park PUD Subdivision, site plan, sections 2-6; reduce and extend the performance agreement for landscaping section 4 and landscaping section 6 improvements to October 24, 2019; extend the performance agreement for landscaping section 3 and landscaping buffer management improvements to October 24, 2019; extend the performance agreement for landscaping section 5 improvements to April 23, 2020. (CONSENT AGENDA)
3. [19-0396](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Phase 2B improvements; extend the maintenance agreement for landscaping Phase 2C and landscaping Phase 2D improvements to April 23, 2020; extend the performance agreement for landscaping Phase 2A improvements to April 23, 2020. (CONSENT AGENDA)
4. [19-0397](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0398](#) Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to April 23, 2020. (CONSENT AGENDA)

6. [19-0399](#) Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
7. [19-0400](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
8. [19-0401](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements to April 23, 2020. (CONSENT AGENDA)
9. [19-0402](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and drainage improvements to April 23, 2020; release the performance agreement for access improvements. (CONSENT AGENDA)
10. [19-0403](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements to April 23, 2020. (CONSENT AGENDA)
11. [19-0404](#) Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [19-0405](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)
13. [19-0406](#) Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [19-0407](#) Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
15. [19-0408](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
16. [19-0409](#) Highlands at Ladd Park PUD Subdivision, site plan, section 32; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)

17. [19-0410](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
18. [19-0411](#) Nichol Mill Lofts PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
19. [19-0412](#) Peak 10 Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
20. [19-0413](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
21. [19-0414](#) Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
22. [19-0415](#) Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
23. [19-0416](#) Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
24. [19-0417](#) Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
25. [19-0418](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
26. [19-0419](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
27. [19-0420](#) Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)

**PLANS OF SERVICES AND ANNEXATIONS**

28. [18-102](#) Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee.

**Attachments:** [MAP\\_RES30+21.pdf](#)  
[2019-21 RES Bennett Property Annexation with Maps.Law Approved.pdf](#)  
[MAP\\_ENVISIONFRANKLIN.pdf](#)  
[MAP- REFUGECENTER.pdf](#)

29. [19-0328](#) Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB).

**Attachments:** [MAP\\_RES30+21](#)  
[2019-30 RES Refuge Center annexation with Map and Survey.Law Approved 2](#)  
[18-036 long lane.pdf](#)

#### REZONINGS AND DEVELOPMENT PLANS

30. [19-0329](#) Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD).

**Attachments:** [MAP- REFUGECENTER.pdf](#)  
[2019-09 ORD Refuge Center Rezoning Step2 ZoneOrdinance with map and FullSet RefugeCenterDevPlan.pdf](#)  
[MAP\\_ENVISIONFRANKLIN.pdf](#)  
[MAP\\_BennettPropertyAnnexation.pdf](#)

31. [19-0423](#) Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center.

**Attachments:** [MAP- REFUGECENTER.pdf](#)  
[2019-29 RES Step Two \(2\) PUD Development Plan for Refuge Center PUD Subdivision](#)  
[RefugeCenter\\_DevPlanConditions of Approval\\_01.pdf](#)  
[ARCH RefugeCenter.pdf](#)  
[FullSet\\_RefugeCenterDevPlan.pdf](#)  
[19-04-09 FMPC Public Notice Affidavit.pdf](#)  
[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

32. [19-0282](#) Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin).

**Attachments:** [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)  
[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey](#)  
[SURVEY - 16-097\(11-30-16\)](#)

33. [19-0283](#) Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle.

**Attachments:** [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)  
[2019-28 RES Silver Grace PUD Subdivision Development with Map and Survey](#)  
[COA-6949-Conditions of Approval\\_01](#)  
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)  
[SURVEY - 16-097\(11-30-16\)](#)

34. [19-0261](#) Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave.

**Attachments:** [MAP-DownsBlvd Rezone.pdf](#)  
[ORD 2019-05 Downs and Columbia GC Zone with map and survey.Law Appro](#)  
[2019-0213\\_2995606\\_Bounday\\_Survey\\_Sealed.pdf](#)  
[COF6913 public notice affidavit 040119.pdf](#)

35. [19-0323](#) Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street.

**Attachments:** [MAP 420 Bridge St Rezoning](#)  
[2019-08 ORD\\_420 Bridge Street Rezoning with map and survey.Law Approve](#)  
[420 Bridge Street Survey](#)

36. [19-0372](#) Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision).

**Attachments:** [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)  
[ORD 2019-10 AUREUM rezoning with Map and Survey.Law Approved](#)  
[2019.04.04\\_Aureum ReZoning.pdf](#)

37. [19-0424](#) Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

**Attachments:** [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)  
[RES 2019-31 AUREUM DevPlan with exhibits.Law Approved 2](#)  
[6910 Aureum DP conditions of approval revised 4.22.2019](#)  
[FULLSET\\_AureumDevPlan.pdf](#)  
[Layout\\_Aureum.pdf](#)  
[ARCH\\_AureumDevPlan.pdf](#)  
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)  
[Updated Sheet\\_C2.2](#)

38. [19-0425](#) Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway.

**Attachments:** [MAP.pdf](#)  
[RES 2019-37 Carothers Crossing West with exhibits.Law Approved.pdf](#)  
[CCW\\_Conditions of Approval\\_01.pdf](#)  
[Development Plan Revision 1 Resubmittal](#)

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

39. [19-0422](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Subdividing Three Commercial Lots To Support Future Commercial Development, On 38.62 Acres, Located South of Rural Plains Circle and East of Captain Freeman Parkway Within The Berry Farms Development. (CONSENT AGENDA)

**Attachments:** [BFTC\\_Sec11Conditions of Approval\\_01.pdf](#)  
[Berry Farms - Section 11 Final Plat](#)  
[MAP BFTC Section 11 FP](#)

40. [19-0382](#) Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38, Creating 50 Single Family Residential Lots And Two Open Space Lots On 25.25 Acres, Located At Long Lane And Tripp Crescent Drive. (CONSENT AGENDA)

**Attachments:** [MAP - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)  
[COA-6946-Conditions of Approval\\_01](#)  
[PLAT - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)

41. [19-0388](#) Rizer Point PUD Subdivision, Final Plat, Section 6, Creating 8 Single Family Lots On 1.36 Acres Located North And East Of Viola Lane. (CONSENT AGENDA)

**Attachments:** [MAP - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)  
[PLAT - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)

42. [19-0393](#) Ronald Ligon Properties Subdivision, Final Plat, Creating 2 Single-Family Lots, On 0.23 Acres Located At 209 2nd Avenue South And 119 Church Street. (CONSENT AGENDA)

**Attachments:** [6952 MAP - Ronald Ligon Properties FP](#)  
[6952 RONALD LIGON SUBDIVISION FP Survey](#)



43. [19-0383](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4, Revising Plat Notes On A Plat Which Previously Created 20 Townhouse Lots, Three Lots Dedicated To Utilities, Drainage, And Access, And One Open-Space Lot, On 15.59 Acres, Located North Of Front Street And East Of Westhaven Boulevard. (CONSENT AGENDA)

**Attachments:** [MAP - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4](#)  
[COA-6955-Conditions of Approval 01](#)  
[PLAT - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4 \(](#)

#### FMPC BYLAWS AMENDMENTS

44. [19-0270](#) Consideration Of Resolution 2019-26: A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws, regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

**Attachments:** [Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYLAWS](#)

#### NON-AGENDA ITEMS

#### ANY OTHER BUSINESS

#### ADJOURN