



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 14, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 14, 2017, 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. [17-1074](#) Approval of the November 16, 2017 FMPC minutes.

Attachments: [Draft Special FMPC Meeting Minutes 11-16-17](#)
[DRAFT FMPC Minutes November 16-2017](#)

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. [17-1053](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for access, drainage and sidewalks improvements. (CONSENT AGENDA)
3. [17-1054](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements. (CONSENT AGENDA)
4. [17-1055](#) Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
5. [17-1056](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

6. [17-1057](#) Westhaven PUD Subdivision, site plan, section 25; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

LAND USE PLAN AMENDMENTS

7. [17-1068](#) Consideration Of Resolution 2017-86, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Text And Map Amendment To Envision Franklin For Properties Located At The Southwest and Southeast Quadrants Of The Mack Hatcher Parkway And Franklin Road Intersection." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RES 2017-86 Law Approved](#)
[Graphic Plans Elevation Studies Precedent Images and Trails Exhibits 17-11-3](#)
[Justification, Description, Meeting Minutes, Comments](#)
[Heritage Foundation Email](#)
[Damon Rogers Email](#)

8. [17-1065](#) Consideration Of Resolution 2017-82, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To The Envision Franklin Design Concepts Map For Multiple Properties Located At The Intersection Of Horton Lane And Boyd Mill Avenue." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RESOLUTION 2017-82](#)
[Email from resident](#)

REZONINGS AND DEVELOPMENT PLANS

9. [17-0979](#) Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."

Attachments: [2017-48 ORD Txt Amend Transitional Features.Law Approved](#)
[Presentation 12 14 17](#)
[Traditional Conventional Standards Map](#)
[Zoning and Overlay Zoning Map](#)

10. [17-0971](#) Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex."

Attachments: [MAP_SEMunicipalComplex.pdf](#)
[ORD 2017-52 CI Zone SE Municipal Complex with Map.Law Approved](#)
[SE Municipal Complex REZONING 17_9_29.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [17-1062](#) 11 South Subdivision, Preliminary Plat, Creating 4 Single-Family Lots And 1 Open-Space Lot On 1.52 Acres, Located At 155 11th Avenue South.

Attachments: [11 South, PP, Map](#)
[11 South PP Conditions of Approval 01](#)
[11 SOUTH Sub PP Plat](#)

12. [17-1071](#) Franklin Park Subdivision, Preliminary Plat, Revision 1, Consolidating 2 Lots And Re-Subdividing Into 9 Lots, On 29.1 Acres, Located At The Intersection Of Tower Circle And East McEwen Drive.

Attachments: [Franklin Park, PP, Rev 1 MAP](#)
[Franklin Park PP Rev 1 Conditions of Approval](#)
[Franklin Park Preliminary Plat](#)

13. [17-1066](#) Highlands at Ladd Park, Final Plat, Section 37, Creating 29 Detached Residential Lots And 4 Open Space Lots On 18.01 Acres, Located Southwest Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 37 Map](#)
[Highlands at Ladd Park FP Sec 37 Conditions of Approval 01](#)
[Highlands at Ladd Park PUD Subdivision, Final Plat, Section 37 - submittal 002](#)

14. [17-1067](#) McEwen Drive Right-Of-Way, Final Plat, Deeding 1.26 Acres For McEwen Drive, Located North Of Clovercroft And North Of Herbert Drive. (CONSENT AGENDA)

Attachments: [Mcewen Drive ROW Addition FP Map](#)
[McEwen Drive ROW Addition FPConditions of Approval 01](#)
[2017.11.30 MCEWEN ROW PLAT](#)

15. [17-1072](#) McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 3 (Lot 301), Resubdividing Lot 301 Into 2 Lots, On 4.875 Acres, Located At The Intersection of Aspen Grove and West McEwen Drive, 1130 West McEwen Drive. (CONSENT AGENDA)

Attachments: [McEwen Place PUD Sub, FP, Sec 3, Rev 3 Map](#)
[McEwen Place FP Conditions of Approval](#)
[McEwen-Place_Lot301_FP](#)

16. [17-0974](#) Rucker Park PUD Subdivision, Site Plan, Phase 2, 6 Attached Residential Units And 1 Open Space Lot, On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6496 Rucker Park Phase 2 SP](#)
[6496 Rucker Park_SP_Ph2_Conditions of Approval_01](#)
[Rucker Park PUD Subdivision, Site Plan, Revision 1 Resubmittal Set 11.30.201](#)

17. [17-1073](#) Wild Duck Realty PUD Subdivision, Final Plat, Revision 7 (And Formally Lot 4 Of The Anand Subdivision), Consolidating Two Lots, On 5.64 Acres, Located At The Intersection Of Hospitality Drive and Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wild Duck Subd, FP, Rev 7 Map](#)
[Wild Duck FP Conditions of Approval](#)
[Wild Duck Subd FP rev 7](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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