



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, September 24, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 24, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.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. August 27, 2015 FMPC Minutes

Attachments: [August 27 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. Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. Ordinance 2015-52, "Ordinance to Rezone 21.31 acres into the Height Overlay District (HTO) for the properties located within the Cool Springs East Subdivision 501 & 1000 Corporate Centre Drive (Lots 370 & 372)"

Attachments:

[Cool Springs East Subd Sec 1 Rev 3 HTO Rezoning Map.pdf](#)
[20140454_Cool Springs East Section 1 Rezoning - Combined.pdf](#)
[ORD 2015-52 Cool Springs East Subd Sec 1 Rev 3 HTO Rezoning.doc](#)

6. Consideration of Ordinance 2015-50, to be Entitled, "An Ordinance to Rezone 7.43 Acres from Estate Residential (ER) District to Residential 3 (R-3) District for the Properties Located at 1034 and 1040 Carlisle Lane."

Attachments: [5915 MAP CARDEL VILLAGE REZONING.pdf](#)
 [ORD 2015-50 Cardel Village PUD Subdivision Rezoning Request.doc](#)
 [5915 Rezoning Full Set Cardel Village PUD.pdf](#)

7. Consideration Of Resolution 2015-79 To Be Entitled, "A Resolution Approving A Development Plan For The Cardel Village PUD Subdivision, Located At 1034 And 1040 Carlisle Lane, By The City Of Franklin, Tennessee"

Attachments: [5916 MAP Cardel Village PUD Subdivision.pdf](#)
 [Res 2015-79 RESOLUTION Cardel Village PUD Subdivision Dev Plan.doc](#)
 [5916 CardelVillageCOA](#)
 [5916 Elevations Cardell Village PUD Development Plan 9.3.2015-2.pdf](#)
 [5916 Site Layout Cardell Village PUD Development Plan 9.3.2015.pdf](#)
 [5916 Complete Set Cardell Village PUD Development Plan 9.3.2015.pdf](#)

8. Consideration Of Resolution 2015-80, To Be Entitled, "A Resolution Approving A Development Plan For 231 Public Square PUD Subdivision, With 1 Modifications Of Standards (MOS-1 Location Of Drive-Thru Structure), Located At 231 Public Square, By The City Of Franklin, Tennessee."

Attachments: [231 Public Square DP MAP](#)
 [Res 2015-80 231 PUBLIC SQUARE PUD Subd DP Resolution with 1 MOS](#)
 [Conditions of Approval 231 Public Square DP](#)
 [Development Plan 5927 231 Public Square](#)
 [Elevations 5927 231 Public Square COPY](#)
 [COA 231 Public Sq St development plan PUD concept](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Harbison Subdivision, final plat, revision 2, 2 lot subdivision on 5.09 acres, located at 4061 Clovercroft Rd. (CONSENT AGENDA)

Attachments: [Final Plat Map Harbison Subd](#)
 [Conditions of Approval 02](#)
 [Harbison Final Plat](#)

10. Highlands at Ladd Park PUD Subdivision, final plat, section 32, 30 lot subdivision on 13.62 acres, located at 0 Carothers Pkwy. (CONSENT AGENDA)
- Attachments:** [Highlands at Ladd Park, Final Plat Map](#)
[Ladd Final Plat](#)
[Conditions of Approval 01](#)
11. Lockwood Glen PUD Subdivision, final plat, section 6, 25 residential lots and 1 open space lot on 4.02 acres located at 0 South Carothers Road. (CONSENT AGENDA)
- Attachments:** [Lockwood Glen Section 6 FP Map.pdf](#)
[Lockwood Glen PUD Subdivision, Final Plat, Section 6 - submittal 002.pdf](#)
[5919 Conditions of Approval 01.pdf](#)
12. Medcore Medical Office Subdivision, site plan, phase 1, Lot 3, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on 11.62 acres, located at 4588 Carothers Parkway between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (CONSENT AGENDA)
- Attachments:** [5918 MAP Medcore Medical Office.pdf](#)
[5918 Elevations Medcore Medical Subdivision-2.pdf](#)
[5918 Full Set Medcore Medical Subdivision.pdf](#)
[5918 Site Layout Medcore.pdf](#)
[5918 MedCoreSubdConditionsofApproval](#)
13. Nature's Landing Subdivision, preliminary plat, 29 lot subdivision on 32.5 acres, located at 1093 Lewisburg Road
- Attachments:** [Natures Landing Preliminary Plat Map](#)
[Nature's Landing PP](#)
[Conditions of Approval 01](#)
14. Simmons Ridge PUD Subdivision, final plat, Section 1, 19 residential lots, 2 open space lots, 5 on-street parking lots on 1.63 acres located at 4408 South Carothers Road. (CONSENT AGENDA)
- Attachments:** [Simmons Ridge Section 1 FP Map.pdf](#)
[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal 002.pdf](#)
[5921 Conditions of Approval 02.pdf](#)

15. Simmons Ridge PUD Subdivision, Section 2, final plat, 23 residential lot 1 open space and 2 on-street parking lots on 2.31 acres located at 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [Simmons Ridge Section 1 FP Map.pdf](#)
[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal 002.pdf](#)
[5923 Conditions of Approval_01.pdf](#)

ORDINANCE AND TEXT AMENDMENTS

16. Consideration Of Ordinance 2015-53, To Be Entitled “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining To Lot Measurements And Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled “Site Development Standards For Residential Building Types In Conventional Areas [1], [2], [3], [10]” And Table 3-8 Entitled “Site Development Standards For Traditional Areas [1], [2], [3]” To Add Minimum Lot Frontage Requirements For Residential Detached.

Attachments: [Ordinance 2015-53 - Lot Frontage Text Amendment](#)
[HZC Recommendation for Consideration of Minimum Lot Frontage Requiremen](#)

LAND USE PLAN AMENDMENTS

17. Land Use Plan Amendment request to move the existing boundary between Central Franklin Character Areas 4 and 6, located at 405 Eddy Lane.

Attachments: [405 EDDY LANE LUPA MAP](#)
[CFCO 4 and 6 LUP Excerpt](#)
[405 Eddy Lane LUPA-Applicant Submittal](#)

18. Land Use Plan Amendment request to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Ave.

Attachments: [AVONDALE LUPA MAP](#)
[CFCO3 and SOCO6 LUP Excerpt](#)
[REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN_9_03_15](#)
[Avondale LUPA Exhibit_09_03_15](#)

19. Land Use Plan Amendment request for McEwen Character Area, Special Area 6, to add a neighborhood commercial node along Carothers Parkway, between Murfreesboro Road and Long Lane.

Attachments: [MECO6 LUPA MAP](#)
 [McEwen 6 LUP Excerpt](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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