



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, October 22, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 22, 2015, 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. [15-0964](#) September 24, 2015 FMPC Minutes

Attachments: [9-24-15-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.

- 15-0952** NON-AGENDA ITEM: Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

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. [15-0951](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements. (CONSENT AGENDA)
3. [15-0953](#) Hardison Hills PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping (section 6) improvements. (CONSENT AGENDA)
4. [15-0954](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements. (CONSENT AGENDA)
5. [15-0955](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
6. [15-0956](#) Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); release the maintenance agreement for landscaping Phase 1A and landscaping Phase 1B improvements. (CONSENT AGENDA)

7. [15-0957](#) McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); release the maintenance agreement for landscaping lot 145 improvements. (CONSENT AGENDA)
8. [15-0958](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements for one year. (CONSENT AGENDA)
9. [15-0959](#) Town of Franklin Subdivision, site plan, (Harmony Home); release the maintenance agreement for landscaping and drainage bioretention improvements. (CONSENT AGENDA)
10. [15-0960](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
11. [15-0961](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

12. [15-0936](#) Consideration of Ordinance 2015-58, To Be Entitled, "An Ordinance To Rezone 38.5 Acres From Specific Development-Residential District (SD-R 9.16) To Specific Development-Residential District (SD-R 10.6) For Property Located At Southwinds Drive, 1801 Brockton Place, And 549 Oak Meadows Drive."

Attachments: [ORD 2015-58 Southwinds redline](#)
[5946 Woodlands RZ Lots 12 13 14 15](#)

13. [15-0935](#) Consideration Of Ordinance 2015-59, To Be Entitled, "An Ordinance To Rezone 5.19 Acres From Specific Development-Residential District (SD-R 9.16) to Attached Residential 20 District (RM-20) For Property Located At 780 Oak Meadow Drive."

Attachments: [ORD 2015-59 OakMeadow redline](#)
[5946 Woodlands RZ Lots 21](#)
[Woodland Subdivision \(Oak Meadow Drive\), rezoning lot 21 PLAN](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. [15-0950](#) Fair Park Cottages Subdivision, preliminary plat, creating 8 single-family residential lots and 2 open-space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: [5939 Fair Park Cottages PP.pdf](#)
[Fair park Prelim Plat resubmittal.pdf](#)
[5939 Fair Park Conditions of Approval 01.pdf](#)

15. [15-0946](#) Franklin Industrial Park Subdivision (APCOM), Site Plan, 57,750 square foot warehouse addition on existing Light Industrial Use on 15.11 acres (Consent Agenda)

Attachments: [Franklin Industrial Park Subd. site plan APCOM Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[2015.10.01_APCOM REV-1.pdf](#)

16. [15-0963](#) Williamson County Agricultural Exposition Center, Site Plan, Revision 1 (Parking Addition)

Attachments: [5851 AgExpo Center Site Plan.pdf](#)
[5851 MAP_Ag Center Parking Addition.pdf](#)
[5851_Conditions of Approval 6.15.2015.pdf](#)

ORDINANCE AND TEXT AMENDMENTS

17. [15-0945](#) Consideration of Ordinance 2015-21, To Be Entitled, “An Ordinance To Amend Chapter 8, Section 8.3, And Chapter 4, Sections 4.1.4 And 4.1.6, Of The Franklin Zoning Ordinance, Which Regulate Accessory Uses And Structures, And Chapter 3, Section 3.5.6, Central Franklin Character Area Overlay District, To Permit Accessory Dwellings in Certain Special Areas.”

Attachments: [Ordinance 2015-21 - Accessory Dwellings Text Amdt ZO.docx](#)
[MAP CFCO Special Areas to Allow Accessory Dwellings.pdf](#)
[MAP Residentially Zoned Properties within CFCO Accessory Dwelling Special A](#)

18. [15-0933](#) Consideration Of Ordinance 2015-54, To Be Entitled, “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Entitled “Base District Density And Building Height [1], [2],” And Section 3.5, Subsection 3.5.6 (2)(b)(xi), Entitled “Landscape,” And Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Entitled “Required Open Space Set-Aside” In Order To Revise The Landscape Surface Ratio And Open Space Requirements Within Central Franklin Character Area Overlay District, Special Area CFCO-1 And Special Area CFCO-9.”

Attachments: [Ordinance 2015-54 - LSR CFCO1 ZO Text Amendment Approved by Legal Ed](#)
[LSR CFCO1 and 9 Map](#)

19. [15-0931](#) Consideration Of Ordinance 2015-55, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Entitled "Permitted Uses," And Chapter 3, Section 3.2, Subsection 3.2.5(1)(B), To Add The Use Classification Clinics As A Permitted Use In The CC - Central Commercial District, And Amend Chapter 5, Section 5.9, Subsection 5.9.4, Table 5-9, Entitled "Minimum Off-Street Parking Standards [1] [2] [3] [4] [6]" To Revise The Use Type For Clinics."

Attachments: [Ordinance 2015-55 - Add Clinic Use to CC Amend Parking Table Law Approve Clinic Use Map](#)

20. [15-0899](#) Consideration of Ordinance 2015-51, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections, And To Modify Figure 5-37 Which References Subsection 5.3.6(3), And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9), Which References Roof Types On Nonresidential Structures."

Attachments: [Ordinance 2015-51 Convenience Stores and Automotive Uses.pdf](#)
[CoolSpringsCorridor AutoUses](#)
[EasternQuadrant AutoUses](#)
[NorthenQuadrant AutoUses](#)
[SouthernQuadrant AutoUses](#)
[WesternQuadrant AutoUses](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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