



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, November 19, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 19, 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. [15-1045](#) October 22, 2015 FMPC Minutes

Attachments: [10-22-15 FMPC Minutes - 11-12-15](#)

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

On January 14th at 6:00pm, a special worksession of the Board of Mayor and Aldermen and the Planning Commission will be held in the City Hall Training Room to review and discuss the standards and zoning locations of the Height Overlay (HTO) District.

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. [15-1032](#) Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [15-1033](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for six months. (CONSENT AGENDA)
4. [15-1034](#) Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); accept the landscaping perimeter screen improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [15-1035](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202 and 4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [15-1036](#) Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2, 35 residential lots and 3 open space lots on 13.75 acres, located along Sagefield Street, Beamon Drive, and Tothill Street. (CONSENT AGENDA)

Attachments: [MAP COF5963 Highlands at Ladd Park PUD Subdivision, final plat, section 25,](#)
[Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2](#)
[COF#5963 Conditions of Approval](#)

7. [15-1041](#) Jackson Lake Subdivision, final plat, section 1, revision 6 (resubdivision of Maupin Property Lot 2 & Jackson Lake PUD Subdivision Lot 41) (CONSENT AGENDA)

Attachments: [Conditions of Approval 01.pdf](#)
[Jackson Lake Lot 41 & Maupin Property Lot 2 Final Plat Map.pdf](#)
[rev plat 10-27-15.pdf](#)

8. [15-1025](#) Medcore Medical Building Subdivision, final plat, revision 3, easement revisions, located at the southeast corner of Physicians Way and Carothers Parkway. (CONSENT AGENDA)

Attachments: [5958 Final Plat.pdf](#)
[MAP 5958.pdf](#)
[5958_MedcoreFPConditions of Approval 01.pdf](#)

9. [15-1026](#) Rucker Park PUD Subdivision, final plat, section 1, revision 1, buffer revision, located at 1720 W. Main Street. (CONSENT AGENDA)

Attachments: [5966 RuckerPark FP.pdf](#)
[map_RuckerParkfP.pdf](#)
[5966_RuckerPark_Conditions of Approval 01.pdf](#)

ZONING ORDINANCE AND MAP AMENDMENTS

10. [15-1019](#) Consideration of Ordinance 2015-45, To Be Entitled, "An Ordinance To Amend Chapter 3, Section 3.5, Subsection 3.5.6, The CFCO, Central Franklin Character Area Overlay District, Of The Franklin Zoning Ordinance."

Attachments: [Ordinance 2015-45 Text Amdt CFCO 9 and 10 Law Approved 00028888.pdf](#)

11. [15-1020](#) Consideration Of Ordinance 2015-46, To Be Entitled, "An Ordinance to Rezone +/- 3.07 Acres From CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9, And To Rezone +/-52.13 Acres From CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10, For Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of Bridge Street.

Attachments: [Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893](#)
[MAP Rezoning CFCO 9 and 10 Overlay.pdf](#)

12. [15-1021](#) Consideration of Ordinance 2015-47, To Be Entitled, "An Ordinance To Rezone +/- 0.25 Acres From General Commercial (GC) District To Civic Institutional (CI) District And To Rezone +/- 2.75 Acres From Central Commercial (CC) To Civic Institutional (CI) District For City-owned Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of North Margin Street."

Attachments: [Ordinance 2015-47 - Rezoning City Owned Properties Bicentennial 5th Ave N.L](#)
[MAP Rezoning City Owned Properties Bicentennial 5th Ave N.pdf](#)

13. [15-1014](#) Consideration Of Ordinance 2015-56, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 5, Section 5.3, Subsection 5.3.5 (2)(a) Pertaining To Reverse Frontage."

Attachments: [Ordinance 2015-56 - Zoning Amendment Reverse Frontage Law Approved](#)

2016 FMPC/ADMINISTRATIVE MEETING AND DEADLINE SCHEDULE

14. [15-0982](#) 2016 FMPC / Administrative Meetings and Deadlines Schedule

Attachments: [FMPC - Administrative Meetings and Deadlines Schedule PUBLIC 2016](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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