



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 17, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 17, 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. [15-1085](#) 11-19-2015 FMPC minutes

Attachments: [11-19-15 FMPC Minutes - Draft](#)

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

The 1102 W. Main rezoning application was removed from this agenda, after public notification went out for the meeting, due to an error in their public notification. The public notification error will be remanded, and this application will be placed on the January 28, 2016, agenda.

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. [16-0002](#) Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); extend the performance agreement for streets improvements for one year. (CONSENT AGENDA)
3. [16-0003](#) Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for sidewalks improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-0004](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for water, sewer, sidewalks and drainage improvements. (CONSENT AGENDA)

ANNEXATIONS AND PLAN OF SERVICES

5. [16-0021](#) Resolution 2015-73 To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City Of Franklin, Tennessee

Attachments: [RES 2015-73_POS_Parish_Presbyterian_Church_Updated_12-3-15](#)
[Parish_Presbyterian_Church_POS_Map.pdf](#)

6. [16-0017](#) Resolution 2015-107 & Ordinance 2015-75 To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."

Attachments: [Parish Presbyterian Church Annexation Map.pdf](#)
[Annexation Resolution 2015-107 Ordinance 2015-75 Parish Presbyterian Church](#)

REZONINGS AND DEVELOPMENT PLANS

7. [16-0015](#) Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East."

Attachments: [Parish Presbyterian Church Rezoning Map.pdf](#)
[Ord 2015-76 Zoning.docx](#)
[ParishPresby ReZ Set 12.3.2015.pdf](#)

8. [16-0022](#) Resolution 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Rd And The Property Immediately Adjacent To The East."

Attachments: [5995 Parish Presbyterian Dev Plan Conditions of Approval 01.pdf](#)
[Parish Presbyterian Church Development Plan Map.pdf](#)
[PUD Development Plan Resolution 2015-108.docx](#)
[12.3.2015 ParPresSet 9Shts.pdf](#)

9. [15-1086](#) Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."

Attachments: [5991 MAP Harpeth Sq PUD Sub, Rezoning](#)
[Ordinance 2015 - 74 Harpeth Square PUD Rev 1](#)
[Full Set Harpeth Rezoning Revision 1](#)

10. [15-1087](#) Consideration Of Resolution 2015-106, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision With 5 Existing Modification Of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."

Attachments: [5994 MAP Harpeth Sq PUD Sub, DP revision](#)
[Res 2015-106 Harpeth Square PUD SUBdivision, DP, REV 1](#)
[Development Plan sheet](#)
[Elevations](#)
[FULL SET Harpeth Development Plan Revision 1](#)
[Conditions of Approval 01](#)

11. [15-1089](#) Consideration Of Resolution 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."

Attachments: [5977 MAP Carothers Crossing PUD Subdivision.pdf](#)
[5977 Overall Site Carothers Crossing PUD Subdivision.pdf](#)
[5977 Elevations Carothers Crossing PUD.pdf](#)
[Res 2015-101 Carothers Crossing East PUD SUBdivision, DP.pdf](#)
[5977 CarothersCrossing Conditions of Approval 01.pdf](#)

12. [15-1092](#) Consideration Of Resolution 2015-100 To Be Entitled: "A Resolution Approving A Development Plan Revision For McKays Mills PUD Subdivision, For The Property Located North Of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive."

Attachments: [5980 Map McKays Mill PUD SUBdivision Revision 5.pdf](#)
[5980 Site Layout McKays Mill PUD Subdivision.pdf](#)
[5980 Elevations McKays Mill PUD Subdivision.pdf](#)
[5980 Full Set Plans McKaysMill PUD Subdivision, Developent Plan Revision,.pc](#)
[Res 2015-100 McKays Mill PUD Subdivision, DP, Rev 5.docx](#)
[5980 Conditions of Approval Mckaysmill.pdf](#)

13. [16-0001](#) Ordinance 2015-78 To Be Entitled: "An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street."
- Attachments:** [117 Gist Street PUD Subd Rezoning Map.pdf](#)
[Ord 2015-78 117 Gist Street PUD Subd](#)
[117 Gist Street PUD Subdivision, rezoning - submittal 003.pdf](#)
14. [16-0005](#) Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street PUD Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist."
- Attachments:** [117 Gist Street PUD Subd Development Plan Map.pdf](#)
[Resolution 2015-110 117 Gist St PUD Subd](#)
[5961 117 Gist St Dev Plan Conditions of Approval 01.pdf](#)
[117 Gist St Combined Plans.pdf](#)
15. [16-0023](#) Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."
- Attachments:** [MAP 6002 South Carothers](#)
[Ordinance 2015 - 79 S Carothers NC rezonings](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. [15-1090](#) Duke Properties Subdivision, final plat, Revision 1, 2 commercial lots on 21.78 acres located at the northeast quadrant of the intersection of Liberty Pike and Carothers Boulevard (CONSENT AGENDA)
- Attachments:** [5978 MAP Duke Properties Subdivision, Rev 1.pdf](#)
[FP Duke Property Subdivision Revision 1.pdf](#)
[5978 DukeProperties Conditions of Approval 01.pdf](#)
17. [15-1091](#) Fair Park Cottages, final plat, (Resubdivision of Lot 1 of Depriest Subdivision and Lot 5 of JJ Green Subdivision), 3 residential lots on 3.31 acres located between 11th Avenue and West Main Street. (CONSENT AGENDA)
- Attachments:** [5979 FairPark Cottages FP.pdf](#)
[COF 5979 Fair Park Cottages, Final Plat 12-3-15.pdf](#)
[5979 FairPark FP Conditions of Approval 01.pdf](#)

18. [15-1095](#) Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

Attachments: [2015.11.09 Barriga.OneYearExtensionRequest](#)
[original staff report](#)

19. [16-0011](#) Henry Park Subdivision, 2-lot subdivision, on 1.17 acres, located at 706 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP COF5987 Henry Park Subdivision](#)
[Conditions of Approval 02](#)
[henry park final plat signed 12-2-2015](#)

LAND USE PLAN AND ZONING ORDINANCE TEXT AMENDMENTS

20. [16-0012](#) Land Use Plan Amendment request, to add Attached Residential as a recommended land use in the McEwen Character Area, Special Area 5, located along South Royal Oaks Drive between Mack Hatcher Parkway and I-65 and in the vicinity of the Murfreesboro Road/Carothers Parkway intersection.

Attachments: [5992 McEwen 5 LUPA Map](#)
[McEwen LUP Excerpt](#)
[5992 Applicant Information](#)

21. [16-0010](#) 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 Avenue.

Attachments: [AVONDALE LUPA Map](#)
[CFCO3 and SOCO6 LUP Excerpt](#)
[Avondale LUPA Exhibit 09 03 15](#)
[REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN 9 03 15](#)

22. [15-0899](#) Consideration Of Ordinance 2015-51, As Amended, 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 Non Residential Structures.”

Attachments:

[CoolSpringsCorridor AutoUses](#)

[EasternQuadrant AutoUses](#)

[NorthenQuadrant AutoUses](#)

[SouthernQuadrant AutoUses](#)

[WesternQuadrant AutoUses](#)

[Ordinance 2015-51 DecRevision Convenience Stores and Automotive Uses](#)

23. [15-1096](#) Consideration Of Ordinance 2015-61 To Be Entitled: “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled “Required Open Space Set-Aside” And Subsection 5.5.3 (3).”

Attachments:

[Ordinance 2015-61 Remove Fee-in-lieu Open Space Law Approved](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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