



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 28, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 28, 2016, 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. [16-0579](#) June 23, 2016 FMPC minutes

Attachments: [6-23-16 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. [16-0597](#) 510 Columbia Avenue Subdivision, site plan, (FirstBank); release the maintenance agreement for sidewalk improvements. (CONSENT AGENDA)
3. [16-0598](#) Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-0599](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [16-0600](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
6. [16-0601](#) Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)
7. [16-0602](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

8. [16-0513](#) Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential .56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."

Attachments: [6144 MAP RizerPointRezoning.pdf](#)
[Rizer Point Rezoning_6.2.2016.pdf](#)
[Ord 2016-021 RizerPoint with location map Law Approved](#)
[Rizer Point Rezoning_6.2.2016.pdf](#)
[6144 RP RZ Conditions of Approval 01.pdf](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 22- Rizer Agricultural rezoning](#)
[RizerPoint Letter Mr. ONeal](#)

9. [16-0530](#) Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."

Attachments: [6145RizerPointDevPlan.pdf](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Full Rizer Point PUD Dev Plan_6.2.2016.pdf](#)
[6145 RizerPoint COA.pdf](#)
[2016-30 RES RizerPointPUD Dev Plan with attachment Law Approved](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 23- Rizer development plan](#)
[RizerPoint Letter Mr. ONeal](#)

10. [16-0587](#) Consideration of Resolution 2016-39, To Be Entitled, "A Resolution Approving A Revised Development Plan For Highlands At Ladd Park PUD Subdivision (Revision 7), With 1 Modification Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Long Lane And West Of Carothers Parkway."

Attachments: [Conditions of Approval 01](#)
[6175 Highlands at Ladd Park DP Rev 7 Map.pdf](#)
[Ladd Park Devel Plan REV 7 7.7.2016.pdf](#)
[RES 2016-39 Highlands at Ladd Park PUD Revision 7](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [16-0586](#) Amelia Park PUD Subdivision, Final Plat, Section 5, 27 lots (25 Single-Family Lots and 2 Open-Space Lots) on 29.63 Acres, located south of Clovercroft Road and east of Market Street. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01.pdf](#)
[6173 Amelia Park PUD Subd, FP, Sec 5 Map.pdf](#)
[20130368_2016-7-7_Final Plat_Section 5.pdf](#)

12. [16-0580](#) Stream Valley PUD Subdivision, final plat, section 13, creating 33 single-family lots and two open spaces on 16.77 acres located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6171](#)
[Stream Valley, Section 13 Final Plat 2016-07-07 6171](#)
[MAP 6171 Stream Valley PUD Subd, FP, Sec 13](#)

13. [16-0582](#) Stream Valley PUD Subdivision, final plat, section 14, creating 34 single-family lots and one open space on 11.11 acres, located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6172](#)
[MAP 6172 Stream Valley Subd, FP, Sec 14](#)
[Stream Valley, Section 14 Final Plat 2016-07-07](#)

ZONING ORDINANCE TEXT AMENDMENTS

14. [16-0363](#) Consideration of Ordinance 2015-80, As Amended, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7."

Attachments: [Ordinance 2015-80 3rd Reading 6.28.2016](#)
[CAO Map](#)
[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved 3 As Arr](#)
[Draft Ordinance 2015-80 CAO District Text Amendment.Law Approved 2](#)

15. [16-0612](#) Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels."

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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