



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 25, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, August 25, 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. [16-0709](#) July 28, 2016, FMPC minutes

Attachments: [FMPC minutes 7.28.16](#)

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. [16-0684](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

3. [16-0650](#) Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive.

Attachments: [ORD 2016-32 Rezoning South of Avondale Drive and East of Columbia Avenue](#)
[6196 Avondale Cottages PUD Subdivision Rezoning.pdf](#)
[2016-08-04 Avondale RZN Set.pdf](#)
[Citizen Comment Avondale Cottages Mr and Mrs Henry](#)

4. [16-0651](#) Consideration of Resolution 2016-46, To Be Entitled: "A Resolution Approving A Development Plan For Avondale Cottages PUD Subdivision, For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive."
- Attachments: [RES 2016-46 Rezoning South of Avondale Drive and East of Columbia Avenue](#)
 [6197 Avondale Cottages PUD Subd, DP Map.pdf](#)
 [6197 Avondale Cottages DP Conditions of Approval 01.pdf](#)
 [2016-08-04 Avondale PUD Set.pdf](#)
 [Citizen Comment Avondale Cottages Mr and Mrs Henry](#)
5. [16-0689](#) Consideration Of Ordinance 2016-33, To Be Entitled: "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."
- Attachments: [MAP_6190AvenidaVer2](#)
 [Avenida PlanSet.pdf](#)
 [16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)
 [16001 Rezoning and PUD Development Plan Public Notification.pdf](#)
 [PUBLIC NOTICE AFFIDAVIT_signed.pdf](#)
 [ORD 2016-33 Avenida Rezoning_with Map Law Approved 2](#)
 [Avenida of Cool Springs Deferral Letter](#)
6. [16-0690](#) Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision With 1 Modification Of Development Standards (Parking Ratio Reduction), For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."
- Attachments: [MAP_AvenidaofCoolSprings_DevPlan.pdf](#)
 [RES 2016-47 Avenida DevPlan_with Map Law Approved 2](#)
 [PARKING_STUDY_Avenida Final 07112016 \(002\).pdf](#)
 [AvenidaElevations.pdf](#)
 [AvenidaLayout.pdf](#)
 [Fullplan Avenida PUD Resubmittal - 16-08-04.pdf](#)
 [PUBLIC NOTICE AFFIDAVIT_signed.pdf](#)
 [Avenida Development Plan Conditions of Approval 02](#)
 [Avenida of Cool Springs Deferral Letter](#)

7. [16-0688](#) Consideration Of Ordinance 2016-34, To Be Entitled, "An Ordinance To Rezone 19.99 Acres From Civic-Institutional (CI) District To Specific Development Residential 13.5 District And Remove The Scientific Research Zoning Overlay For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."

Attachments: [MAP 6193 IronhorseV2](#)
[ORDINANCE 2016-34 Ironhorse Rezoning with Map Law Approved](#)

8. [16-0687](#) Consideration of Resolution 2016-50 To Be Entitled: "A Resolution Approving A Development Plan For Ironhorse PUD Subdivision With 1 Modification of Development Standards (Exceed Building Height Of 2 Stories), For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."

Attachments: [MAP 6194 IronhorsePUD DevPlan](#)
[2016-50 RES Ironhorse PUD Development Plan with Map Law Approved](#)
[IronhorseLayout.pdf](#)
[Ironhorse_Views.pdf](#)
[IronhorseElevations.pdf](#)
[8.4.2016 Iron Horse Dev Plan Drawing Set.pdf](#)
[LandUsePlanSection](#)
[6194 Conditions of Approval 02.pdf](#)

9. [16-0666](#) Consideration Of Ordinance 2016-44, To Be Entitled, "An Ordinance To Rezone 2.90 Acres From General Commercial District (GC) to Civic and Institutional District (CI) For The Property Located North Of Murfreesboro Road And West Of Edward Curd Lane.

Attachments: [MAP 6204 Williamson Medical Rezoning Request](#)
[Williamson Medical Center, rezoning request](#)
[ORD 2016-44 Williamson Medical Center Rezoning with Map Law Approved](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. [16-0652](#) Carothers Crossing East Subdivision, final plat, revision 1 (resub of lot 1), two lots on 15.15 acres, located at the northeast corner of Carothers Parkway and Liberty Pike. (Consent Agenda)

Attachments: [6198 Carothers Crossing FP Rev 1 Conditions of Approval 01.pdf](#)
[6198 Carothers Crossing East Subd, FP, Rev 1 \(resub of lot 1\) Map.pdf](#)
[3546111-CAROTHERS CROSSING EAST RESUB PLAT 2016-0804.pdf](#)

11. [16-0653](#) Carothers Development Subdivision, final plat, revision 3 (resub of lot 2), two lots on 13.7 acres, located at 1217 Liberty Pike. (Consent Agenda)
- Attachments:** [6199 Carothers Development Subd. FP, Rev 3 \(resub of lot2\) Map.pdf](#)
[6199 Carothers Dev Subd, FP Rev 3 Conditions of Approval 01.pdf](#)
[54916.pdf](#)
12. [16-0654](#) Clouston Park Addition Subdivision, final plat, revision 1, combining abandoned, quit-claimed right-of-way and an existing lot, located at 809 Evans Street. (Consent Agenda)
- Attachments:** [6200 Clouston Park Add Subd, FP, Rev 1 Map.pdf](#)
[6200 Clouston Park FP, Rev 1 Conditions of Approval 01.pdf](#)
[54316 Final Plat.pdf](#)
13. [16-0695](#) Quality Inn Subdivision, final plat, dividing one existing commercial lot into two commercial lots located north of Murfreesboro Road and east of North Royal Oaks Boulevard, at 1307 Murfreesboro Road. (Consent Agenda)
- Attachments:** [6195 MAP QualityInn.pdf](#)
[Quality Inn Plat \(Draft\) 8.1.2016.pdf](#)
[QualityInn_FP_Conditions of Approval 01.pdf](#)
14. [16-0655](#) Riverbluff PUD Subdivision, final plat, section 4, 21 single family residential lots on 4.64 acres, located along Riverbluff Drive and Cabell Drive. (Consent Agenda)
- Attachments:** [6201 Riverbluff PUD Subd, FP, Sec 4 Map.pdf](#)
[6201 Riverbluff FP Sec 4 Conditions of Approval 01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 4 - submittal 002.pdf](#)
15. [16-0683](#) Standard At Cool Springs Subdivision, site plan, lot 2, 419 multifamily residential units and 31 townhomes on 22.51 acres, with one Design Modification (Building Length), located at 1222 Liberty Pike.
- Attachments:** [6202 Standard at Cool Springs Subd, SP, Lot 2 Map.pdf](#)
[6202 Standard at Cool Springs SP Lot 2 Conditions of Approval 01](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 -Architecture.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 Site Plan Only.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 - submittal 003.pdf](#)
[The Standard - Executed Brownfield Agreement 4829-1158-3022 v1.pdf](#)

16. [16-0500](#) Water's Edge PUD Subdivision, final plat, section 2 creating 56 single family lots on 14.52 acres along Mainstream Drive, Scouting Lane, and Headwaters Drive. (Consent Agenda)

Attachments: [6150 MAP Water's Edge Subd. FP, Sec 2](#)
[Conditions of Approval 01](#)
[Final Plat Water's Edge Section 2](#)

ZONING ORDINANCE AND PLAN AMENDMENTS

17. [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."

Attachments: [Ordinance 2016-29 FFO Amendment Boutique Hotels Law Approved 8 3](#)
[CFCO FFO 07282016 Staff Presentation](#)

18. [16-0699](#) Consideration of Franklin Municipal Planning Commission Resolution 2016-52, A Resolution to Adopt the 2016 Multimodal Major Thoroughfare Plan. (06/14/16 WS)

Attachments: [Connect Franklin Book DRAFT 160627.pdf](#)
[FMPC RES 2016-52 Multimodal Thoroughfare with Map Law Approved.](#)
[FMPC August 2016 Presentation](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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