



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 22, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 22, 2017, 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. [17-0555](#) Approval of the May 25, 2017 FMPC minutes.

Attachments: [DRAFT 5.25.2017 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. [17-0526](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [17-0527](#) Cool Springs Galleria PUD Subdivision, site plan, section 2 (The District); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0528](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for drainage, sidewalks, access and landscaping improvements for six months. (CONSENT AGENDA)
5. [17-0529](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements for six months. (CONSENT AGENDA)
6. [17-0530](#) Highlands at Ladd Park PUD Subdivision, site plan, section 20; release the maintenance agreement for landscaping (street trees) and landscaping (Carothers street trees) improvements; extend the performance agreement for landscaping (Carothers buffer) improvements. (CONSENT AGENDA)
7. [17-0531](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping (section 3) improvements for eleven months. (CONSENT AGENDA)

8. [17-0532](#) Lockwood Glen PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping Phase 1, section 2 street trees and landscaping Phase 1, section 3 street trees improvements. (CONSENT AGENDA)
9. [17-0533](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
10. [17-0534](#) Spring Creek PUD Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements. (CONSENT AGENDA)
11. [17-0535](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
12. [17-0536](#) Westhaven PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [17-0537](#) Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
14. [17-0538](#) Westhaven PUD Subdivision, site plan, section 38; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

ANNEXATIONS AND PLANS OF SERVICES

15. [17-0554](#) Consideration Of Resolution 2016-90, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4360 Long Lane, By The City Of Franklin, Tennessee."

Attachments: [MAP RES 2016-90 MOSS Property](#)
[RES 2016-90 POS 4360 Long LaneLaw Approved](#)

16. [17-0556](#) Consideration Of Resolution 2017-48/Ordinance 2017-32, To Be Entitled: "A Resolution And Ordinance To Annex Part Of 4360 Long Lane, Parcel 180.01, Consisting Of 15.3 Acres, Located South Of Carothers Parkway And North Of Long Lane."

Attachments: [Res 2017-48 Ord 2017-32 Moss Property Annexation Map](#)
[Res 2017-48. Ord 2017-32 4360 Long Lane with Map.Law Approved](#)
[2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17](#)
[Owner Affidavit-signed](#)

REZONINGS AND DEVELOPMENT PLANS

17. [17-0552](#) Consideration of Ordinance 2017-27 To Be Entitled, "An Ordinance To Rezone 2.29 Acres From Detached Residential 2 (R-2) To Specific Development District- SD-R 1.71 District And Zone 15.3 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For The Properties Located East Of Carothers Parkway And North Of Long Lane 4360 Long Lane, Moss Property PUD Subdivision."

Attachments: [Ord 2017-27 Moss Property PUD Subd. Rezoning Map](#)
[Ord 2017-27 Moss Property Rezoning with Map.Law Approved \(2\)](#)
[Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017](#)

18. [17-0553](#) Consideration Of Resolution 2017- 39, To Be Entitled: "A Resolution Approving A Development Plan For The Moss Property PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of Long Lane At 4360 Long Lane."

Attachments: [Res 2017-39 Moss Property PUD Subd. Dev Plan Map](#)
[2017-39 RES Moss Property PUD Subdivision with Map.Law Approved](#)
[Moss Property DP Conditions of Approval 01](#)
[MossElevations](#)
[MossLayout](#)

19. [17-0550](#) Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."

Attachments: [MAP2_HighlandGardens](#)
[Highland Gardens Subdivision, Rezoning, Block A, po 2 &3, 1475 Columbia Ave](#)
[Revised2 2017-24 1474 ORD Columbia Ave. Rezoning_Law Approved.06.20.17](#)
[ORZone.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. [17-0551](#) Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Attachments: [MAP_SPLENDORRIDGE.pdf](#)
[Splendor Ridge Conditions of Approval 062117](#)
[SplendorRidge Easement Exhibit.pdf](#)
[151 Franklin Road Prelim Plat Resubmittal 6.1.2017.pdf](#)
[031317 Historic Zoning Commission Minutes](#)
[Resident Letter - File ID 17-0551 - Item 20.pdf](#)

21. [17-0485](#) Echelon PUD Subdivision, Final Plat, Section 3, Creating 10 Single-Family Lots and 2 Open-Space Lots On 4.15 Acres, Located West Of The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)
- Attachments:** [6444 Echelon,Sec 3, FP Map](#)
[6444 Echelon FP Sec 3 Conditions of Approval_01](#)
[6444 Echelon Sec 3 Final Plat 5-25-17-signed](#)
22. [17-0506](#) Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creating 5 Mixed-Use Lots On 4.66 Acres, Located At 122 2nd Avenue North. (CONSENT AGENDA)
- Attachments:** [6445 MAP Harpeth Square PUD Subd, FP, Rev 2](#)
[6445 Harpeth Square, FP Rev 2 Conditions of Approval_01](#)
[6445 Harpeth Square Final Plat - Rev 3 6-01-17](#)
23. [17-0487](#) Westhaven PUD Subdivision, Final Plat, Section 44, Creating 57 Single-Family Residential Lots And 6 Open-Space Lots On 18.82 Acres, Located At Championship Boulevard, Near The Intersection Of Cheltenham Avenue. (CONSENT AGENDA)
- Attachments:** [6446 MAP Westhaven PUD Subd, FP, Sec 44](#)
[6446 Westhaven FP Sec 44 Conditions of Approval_01](#)
[6446 Westhaven Section 44 Final Plat](#)

ENVISION FRANKLIN PLAN AMENDMENTS

24. [17-0469](#) Consideration Of Resolution 2017-37, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Revise the Design Concepts Map from Large-Lot Residential to Office Residential, Single-Family Residential, and Multifamily Residential for Multiple Properties Located Near The Country Road And Franklin Road Intersection." [PUBLIC HEARING]
- Attachments:** [Location Map](#)
[RESOLUTION 2017-37 EV Amendment_with exhibit.Law Approved](#)
[Plan Submittal](#)
[Project Summary](#)
[Conceptual Design](#)
[Neighborhood Meeting Minutes 5.22.2017](#)
[Traffic Generation GracePt + Properties Rev1 6.14.17 CB appr](#)
[Letter Against Country Road Amendment](#)
[Letter in Opposition](#)
[Resident Letter-File ID 17-0469- Item 24](#)

25. [17-0548](#) Consideration Of Resolution 2017-35, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Envision Franklin For Properties Located In Downtown Franklin Along The Harpeth Riverfront."[PUBLIC HEARING]

Attachments: [RESOLUTION 2017-35 EV Amendment RIVERFRONT \(002\) with attachment.l](#)
[CFCO Map](#)
[Sign-in Sheet from June 6 Meeting - 28 Total](#)
[Comment Card Responses from June 6 - Neighborhood Meeting](#)

ZONING ORDINANCE TEXT AMENDMENTS

26. [17-0523](#) Consideration Of Ordinance 2017-23, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Allow Limited Development In The Floodway Fringe Overlay District (FFO) Within Certain Central Franklin Character Area Overlay Districts (CFCO-1 And CFCO-2)."

Attachments: [Revised 2017-23 ORD Amend CFCO-2 and 3 standards 1.Law Approved \(2\)](#)
[CFCO Map](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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