



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 28, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 28, 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. [17-0838](#) Approval of the August 24, 2017 FMPC Minutes.

Attachments: [DRAFT- FMPC Minutes 8-24-17](#)

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 AND PLAT SURETIES

2. [17-0820](#) Gateway Commons PUD Subdivision, site plan; accept the sewer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
3. [17-0821](#) Longview Subdivision, final plat, section 1; release the performance agreement for access, drainage, streets, sidewalks, traffic signal and traffic signal warrant study improvements. (CONSENT AGENDA)
4. [17-0822](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [17-0814](#) Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard."

Attachments:

[Res 2017-69 McDonalds PUD Subd, Dev Plan Map](#)
[2017-69 RES McDonalds DP_with Map.Law Approved](#)
[Elevations Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514](#)
[Site Layout Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514-2](#)
[NEW 1McDonald's Galleria 09-07-17 COF 6514](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [17-0753](#) 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1, 1st Site Plan Extension Request. (CONSENT AGENDA)
- Attachments: [2017-08-14 16-036-02 Site Plan extension request](#)
7. [17-0804](#) Berry Farms Town Center PUD Subdivision, Section 9, Lot 902, Revision 2, Recording Easements On One Commercial Lot, On 7.84 Acres, Located At 4057 Rural Plains Circle. (CONSENT AGENDA)
- Attachments: [MAP_BFTCLot902.pdf](#)
 [PLAT.pdf](#)
 [BFTC_Sec9_Conditions of Approval_01.pdf](#)
8. [17-0815](#) Carothers Development Property Subdivision, Final Plat, Revision 3 (Resub Of Lot 2), Creating Two Commercial Lots, On 3.53 Acres, Located South of Liberty Pike And East of Carothers Parkway, Across From Knoll Top Lane. (CONSENT AGENDA)
- Attachments: [Carothers Development Property Subd, FP REV resub of lot 2 Primehealth Map](#)
 [Conditions of Approval_01.pdf](#)
 [COF 6510 Rev 3.pdf](#)
9. [17-0831](#) Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Easements Associated With Development On 2.125 Acres, Located On Mallory Lane Between McEwen Drive And Liberty Pike, 4107 Mallory Lane. (CONSENT AGENDA)
- Attachments: [MAP_Lot9_MalloryBldg.pdf](#)
 [CentennialPLAT_Conditions of Approval_01.pdf](#)
 [Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 002.pdf](#)
10. [17-0794](#) John B. McEwen Addition Subdivision, Final Plat, Revision 1 (Lot 7), Creating 2 Lots On 0.43 Acres, Located At 1226 And 1228 Adams Street. (CONSENT AGENDA)
- Attachments: [MAP 6521 McEwen Addition Subd FP Lot 7](#)
 [6521 John B McEwen_COAs](#)
 [6521 John B McEwen_FP_Plat](#)

11. [17-0816](#) Nature's Landing Subdivision, Preliminary Plat, Revision 1, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres, Located East Of Lewisburg Pike And South Of Mack Hatcher Parkway, At 1053 and 1093 Lewisburg Pike.

Attachments: [Natures Landing Subd. PP, Rev 1 Map](#)
 [Natures Landings PP, Rev 1 Conditions of Approval .01](#)
 [2017-09-01 15-078-01 Prelim Plat Resubmittal to City](#)

ZONING ORDINANCE TEXT AMENDMENTS

12. [17-0823](#) Consideration of Ordinance 2017-49, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Add Clinic As A Permitted Use In The Light Industrial Zone."

Attachments: [2017-49 ORD Txt Amend Clinic in LI District.Law Approved](#)
 [FORJCW_ClinicLIZone.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN