



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 26, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 26, 2017, 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. [17-0933](#) Draft minutes of the September 28, 2017 FMPC.

Attachments: [DRAFT FMPC Minutes 9-28-17](#)

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 SURETIES

2. [17-0910](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [17-0911](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0912](#) Cool Springs East Subdivision, site plan, section 31, lot 710; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [17-0913](#) Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping improvements; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)
6. [17-0914](#) Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements for six months. (CONSENT AGENDA)
7. [17-0915](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

8. [17-0916](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
9. [17-0917](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)
10. [17-0918](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
11. [17-0919](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [17-0920](#) Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
13. [17-0921](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements for one year. (CONSENT AGENDA)
14. [17-0922](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
15. [17-0923](#) Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
16. [17-0924](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
17. [17-0925](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
18. [17-0926](#) Westhaven PUD Subdivision, site plan, section 39; reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
19. [17-0928](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

ANNEXATIONS AND PLANS OF SERVICES

20. [17-0554](#) Consideration Of Resolution 2016-90, AS AMENDED, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Three Properties Adjacent To and Including 4360 Long Lane, By The City Of Franklin, Tennessee." [Moss] (06/22/17 FMPC 9-0, 07/11/17 Work Session, Amended at 8/8/17 BOMA [7-0] and Public Hearing deferred to September 12, 2017.) (CONSENT AGENDA)
- Attachments:** [Moss Proerty PUD Subd. Parcel Map \(Amend Motion\)](#)
[MAP RES 2016-90 MOSS Property Edit Edit](#)
[RES 2016-90 POS 4360 Long Lane _with Map.Law Approved 2](#)
21. [17-0556](#) Consideration Of Resolution 2017-48/Ordinance 2017-32, AS AMENDED, To Be Entitled: "A Resolution And Ordinance To Annex Three Properties Adjacent To and Including 4360 Long Lane, Consisting Of 17.59 Acres, Located South Of Carothers Parkway And North Of Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 FIRST READING 8-0; Amended at 8/8/17 BOMA 7-0] and Public Hearing deferred to 9/12/17; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)
- Attachments:** [Moss Proerty PUD Subd. Parcel Map \(Amend Motion\)](#)
[Res 2017-48 Ord 2017-32 Moss Property Annexation Map Edit Edit](#)
[2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17](#)
[Res 2017-48. Ord 2017-32 4360 Long Lane _with Map.Law Approved 2](#)
[Owner Affidavit-signed](#)

REZONINGS AND DEVELOPMENT PLANS

22. [17-0552](#) Consideration of Ordinance 2017-27, AS AMENDED, To Be Entitled, "An Ordinance To Zone 17.59 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For Three Properties Adjacent To and Including 4360 Long Lane, Moss Property PUD Subdivision." (06/22/17 FMPC 9-0, 7/11/17 FIRST BOMA Reading 8-0; Amended at 8/8/17 BOMA [7-0] and Second Reading / Public Hearing deferred to September 12, 2017; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)
- Attachments:** [Moss Proerty PUD Subd. Parcel Map \(Amend Motion\)](#)
[Ord 2017-27 Moss Proerty PUD Subd. Rezoning Map Edit](#)
[Ord 2017-27 Moss Property Rezoning _with Map.Law Approved 3](#)
[Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017](#)

23. [17-0903](#) Consideration Of Ordinance 2017-51, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street."

Attachments: [6540 MAP ORD 2017-51 FSSD Rezoning](#)
 [ORD 2017-51 FSSD Rezoning with Map.Law Approved](#)
 [FSSD Rezoning submittal 10-05-17](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. [17-0904](#) Ovation Subdivision, Final Plat, Revision 2, Creating One New Lot and Re-subdividing Five of the Nine Lots, On 58.22 Acres, Located At The Intersection Of McEwen Drive And Ovation Parkway. (CONSENT AGENDA)

Attachments: [Map 6539 Ovation Final Plat](#)
 [6539 Ovation FP Rev 2 Conditions of Approval 01](#)
 [6539 Ovation Subd FP Rev 2](#)

25. [17-0900](#) Waters Edge PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots On 5.88 Acres, Located West Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [6536 Waters Edge FP, Sec 3 Map](#)
 [6536 Waters Edge FP Conditions of Approval 01](#)
 [Waters Edge Sec 3 Final Plat 10.5.17](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN