



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, November 16, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 16, 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. [17-0977](#) Approval of the October 26, 2017 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 10-26-17](#)

2018 FMPC CALENDAR

2. [17-0978](#) Approval of the 2018 FMPC Calendar.

Attachments: [DRAFT FMPC - Meetings and Deadlines Schedule PUBLIC 2018](#)

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

3. [17-0981](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [17-0982](#) Amelia Park PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [17-0983](#) Benelli Park Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [17-0984](#) Brazzell Building Subdivision, site plan; release the maintenance agreement for landscaping (includes bioretention) improvements. (CONSENT AGENDA)

7. [17-0985](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)
8. [17-0986](#) Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
9. [17-0987](#) Highlands at Ladd Park PUD Subdivision, site plan, section 20; release the maintenance agreement for landscaping (street trees) and landscaping (Carothers street trees) improvements; accept the landscaping (Carothers buffer) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [17-0988](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [17-0989](#) Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [17-0990](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements for six months. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. [17-0971](#) Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex."

Attachments:

[MAP_SEMunicipalComplex.pdf](#)

[ORD 2017-52 CI Zone SE Municipal Complex.docx](#)

[SE Municipal Complex REZONING 17 9 29.pdf](#)

14. [17-0967](#) Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision, With 2 Modifications Of Development Standards (Lots Less Than One Acre, Cul-De-Sac Length Greater Than 500 Feet), For The Properties Located South Of Murfreesboro Road And East Of Carothers Parkway, (Including 4350 And 4344 South Carothers Road)."

Attachments: [MAP_CollettaParkDevPlan.pdf](#)
[RESOLUTION 2017-62 Colletta Park with Map.Law Approved 3.pdf](#)
[Colletta_Conditions of Approval_01.pdf](#)
[Impact Study \(10.18.17\) - 10647.pdf](#)
[Arch_Colletta.pdf](#)
[Colletta Park Dev Plan Resubmittal 11.2.2017.pdf](#)
[CollettaConnectivity.pdf](#)
[CollettaLayout.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. [17-0966](#) Highlands at Ladd Park PUD Subdivision, Final Plat, Section 28, Lots 664 & 665, Creating 2 Detached Residential Lots, On 0.34 Acres, Located East Of Carothers Parkway And South Of Truman Road. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 28 Lots 664 665 Map](#)
[6515 Highlands at Ladd Park FP Sec 28 Lots 664 665 Conditions of Approval_C](#)
[SEC 28 PLAT LOTS 665 665 COF#6515 -](#)

16. [17-0965](#) Highlands at Ladd Park PUD Subdivision, Final Plat, Section 35, Creating 23 Detached Residential Lots And 2 Open Space Lots, On 10.96 Acres, Located East Of The Intersection Of Carothers Parkway And Long Lane. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 35 Map](#)
[6560 Highlands at Ladd Park FP Sec 35 Conditions of Approval_01](#)
[COF # 6560 LADD SEC 35 PLAT-11-2-17](#)

ZONING ORDINANCE TEXT AMENDMENTS

17. [17-0973](#) Consideration Of Ordinance 2016-36, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee To Amend Subsections 5.5.4 Pertaining To The Requirements For The Dedication Of Land For Parks And Greenways/Blueways."

Attachments: [Ordinance 2016-36 - Amend Parkland Dedication Requirements in Zoning Ordir](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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