



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 25, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 25, 2018, 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. [18-0088](#) Approval of the December 14, 2017 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 12-14-17](#)

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. [18-0074](#) Berry Farms Town Center PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [18-0075](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [18-0076](#) Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-0077](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
6. [18-0078](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
7. [18-0079](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

8. [18-0080](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [18-0081](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements. (CONSENT AGENDA)
10. [18-0082](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
11. [18-0083](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [18-0084](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. [18-0039](#) Consideration Of Ordinance 2017-55, To Be Entitled: "An Ordinance To Rezone 0.9 Acres From Specific Development-Residential 10.0 (SD-R 10) District to Specific Development-Residential 11.5 (SD-R 11.5) District For The Property Located South Of West Main Street And East Of 9th Avenue South, 725 West Main Street (Arlington PUD Subdivision)."

Attachments:

[MAP Arlington PUD Sub, Rez](#)

[ORD 2017-55- Arlington PUD Sub rezoning with Map.Law Approved](#)

[COF 6599 SDR Rezone Resubmittal](#)

14. [18-0040](#) Consideration of Resolution 2017-91, To Be Entitled: "A Resolution Approving A Revised Development Plan For The Arlington PUD Subdivision, For The Property Located South Of West Main Street and East Of 9th Avenue South, 725 West Main Street."

Attachments:

[MAP Arlington PUD Sub, DP, Rev 1](#)

[Res 2017-91--Resolution Arlington PUD Sub DP Rev 1 with Map.Law Approve](#)

[Arlington PUD Subd DP Rev 1 Conditions of Approval 01 EDIT](#)

[COF 6600 PUD Revision 1 plan](#)

[COF 6600 PUD Revision 1 elevations](#)

15. [18-0041](#) Consideration Of Ordinance 2018-01, To Be Entitled: "An Ordinance To Rezone 1.11 Acres From Neighborhood Commercial (NC) District to Office Residential (OR) District For The Properties Located South Of West Main Street And West Of 11th Avenue South, 1101 & 1107 West Main Street."

Attachments: [MAP W Main Rez](#)
 [ORD 2018-01 1101 and 1107 W Man Rezoning with Map.Law Approved](#)
 [W Main 1101 - Survey](#)
 [W Main 1107 Survey](#)

16. [18-0056](#) Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)."

Attachments: [MAP_Branchcreekcrossing.pdf](#)
 [2018-02_ORD_Branch Creek rezoning with Map.Law Approved](#)
 [Branch Creek Rezoning Revision 3 - Resubmittal 1.4.2018.pdf](#)

17. [18-0055](#) Consideration Of Resolution 2018-04, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 574 And 580 Franklin Road."

Attachments: [MAP_Branchcreekcrossing.pdf](#)
 [RES 2018-04 BranchCreekCrossing with Map.Law Approved](#)
 [BranchCreekCrossingDevPlan_Conditions of Approval_02](#)
 [Layout Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)
 [ARCH_Branch Creek PUD Revision 3 - Resubmittal 1.4.2018-2.pdf](#)
 [Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)

18. [18-0051](#) Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue."

Attachments: [Res 2018-03 Wards MillPUD Subd. Dev Plan Map](#)
[2018-03 RES Wards Mill PUD Subd with Map.Law Approved](#)
[Wards Mill DP Conditions of Approval_01](#)
[Wards Mill PUD Dev Plan Resubmittal 1.4.2018 Dev Plan Layout](#)
[Wards Mill PUD Dev Plan Resubmittal 1.4.2018 Architecture Page](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. [18-0050](#) Cardel Village PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 4 Open Space Lots On 6.93 Acres, Located East Of Carlisle Lane And North Of Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Cardell Village PUD Subd FP Map](#)
[Cardell Village FP Conditions of Approval_01](#)
[Final Plat Cardell Village COF Rev Jan 4th Submittal](#)
[Cardel Village FP](#)

20. [18-0085](#) Franklin Park Subdivision, Final Plat, Revision 2, Resubdivision Of Lots 3 And 6 To Create 3 Open Space Lots And 6 Buildable Commercial Lots On 44.45 Acres, Located Near The Intersection Of Carothers Parkway And Interstate 65. (CONSENT AGENDA)

Attachments: [MAP_FranklinPark_FP](#)
[FranklinPark_FP_Conditions of Approval_01.pdf](#)
[COF 6592 - Franklin Park Revision 2 Plat.pdf](#)

21. [18-0086](#) Liberty Station Subdivision, Final Plat, Creation Of 2 Commercial Lots On 2.66 Acres, Located At The Southeast Intersection Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP_LibertyStationFP](#)
[LibertyStation_FP_Conditions of Approval_01.pdf](#)
[Liberty Station Subdivision, final plat, lots 1 and 2 - submittal 002.pdf](#)

22. [17-1070](#) Natures Landing PUD Subdivision, Final Plat, Revision 1, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)
- Attachments: [NATURES LANDING Subd FP REV 1 Map](#)
 [Natures Landing FP Rev 1 Conditions of Approval_01](#)
 [T294003_FP_010118=2-signed-signed](#)
23. [18-0038](#) Perry Subdivision, Final Plat, Creating Two Detached Residential Lots, On 1.33 Acres, Located At 903 West Main Street. (CONSENT AGENDA)
- Attachments: [MAP Perry Subd FP](#)
 [Perry Subd FP Conditions of Approval_01](#)
 [WILLIAM C. PERRY SUB FINAL](#)
24. [18-0087](#) Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)
- Attachments: [MAP_StreamValleyFP.pdf](#)
 [Stream Valley Sec 13 Plat Revision 1 12-20-17 signed.pdf](#)
 [Boeh Owner Affidavit \(Signed\).pdf](#)
 [SV Sec 13 Conditions of Approval_01.pdf](#)
25. [18-0049](#) Wynfield Village Subdivision, Final Plat, Creating 12 Detached Residential Lots And 1 Open Space Lot On 8.01 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)
- Attachments: [Wynfield Village PUD Subd FP Map](#)
 [Wynfield Village FP Conditions of Approval_01](#)
 [COF 6597 Wynfield Village Final Plat signed](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN