



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 22, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 22, 2018, 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. [18-0149](#) Approval of the January 25, 2018 FMPC Minutes.

Attachments: [DRAFT January 2018 FMPC Minutes 2](#)

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.

ELECTION OF THE OFFICERS FOR 2018

2. [18-0126](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2018.

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. [18-0151](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
4. [18-0152](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [18-0153](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); extend the performance drainage improvements for one year. (CONSENT AGENDA)
6. [18-0154](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. [18-0131](#) Consideration of Ordinance 2018-03, To Be Entitled: "An Ordinance To Rezone 22.37 Acres From Specific Development Variety (SD-X 0/34,500) District To Specific Development Variety (SD-X 0/60,820) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 554 And 562 Franklin Road) (Family Legacy PUD Subdivision, Revision 1)."

Attachments: [MAP_FamilyLegacy.pdf](#)
[2018-03 ORD Family Legacy with Map.Law Approved.pdf](#)

8. [18-0132](#) Consideration of Resolution 2018-07, To Be Entitled: "A Resolution Approving A Revised Development Plan For Family Legacy PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 554 And 562 Franklin Road."

Attachments: [MAP_FamilyLegacy.pdf](#)
[RES 2018-07 Family Legacy PUD Subdivision Rev1 with Map.Law Approved.p](#)
[FamilyLegacy_Conditions of Approval_01.pdf](#)
[Family Legacy Development Plan Revision 1 02.01.2018.pdf](#)
[ELEVATIONS_FamilyLegacy.pdf](#)
[LAYOUT_Family Legacy Development Plan Revision 1 02.01.2018-2.pdf](#)

9. [18-0156](#) Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

Attachments: [Cardell Village PUD Subd DP REV 1 Map](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 Layout](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. [18-0157](#) Chickasaw PUD Subdivision, Final Plat, Creating A New Multi-Family Lot On 14.20 Acres, Located West Of North Petway Drive And South Of Boyd Mill Avenue. (CONSENT AGENDA)

Attachments: [Chickasaw PUD Subd.Final Plat Map](#)
[Chickasaw FP Conditions of Approval_01](#)
[Chickasaw Place Subdivision, final plat - submittal 002](#)

11. [18-0134](#) Family Legacy PUD Subdivision, Final Plat, Creating 2 Commercial and 3 Open Space Lots On 22.52 Acres, Located Near 554 and 562 Franklin Road, South of Moores Lane and West of Franklin Road. (CONSENT AGENDA)

Attachments: [MAP_FP_FamilyLegacyFP.pdf](#)
[FamilyLegacy_FP_Conditions of Approval_01.pdf](#)
[Family Legacy PUD Subdivision, final plat \(formerly COF 6221\) - submittal 002.](#)

12. [18-0135](#) October Park PUD Subdivision, Final Plat, Creating 19 Detached Residential Lots and Three Open-Space Lots on 11.88 Acres, Located At 1100 Ridgeway Drive. (CONSENT AGENDA)

Attachments: [MAP October Park PUD FP Sec 1](#)
[October Park PUD_FP_COAs](#)
[OCTOBER PARK FINAL PLAT SET 013118](#)

13. [18-0150](#) Stream Valley PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 47 Attached Residential Lots On 10.73 Acres, Located Between Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Development, East Of Lewisburg Pike And South Of Goose Creek Bypass. (CONSENT AGENDA)

Attachments: [MAP_FP_StreamValleySec16FP.pdf](#)
[SV16_Conditions of Approval_01.pdf](#)
[COF 6614 Stream Valley, Section 16 Final Plat.pdf](#)

FMPC BYLAWS AMENDMENTS

14. [18-0093](#) Consideration of Resolution 2018-05, To Be Entitled: "A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws."

Attachments: [Resolution 2018-05 FMPC Bylaws Amendment 2018.Law Approved 2](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN