



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 22, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 22, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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. [18-0254](#) Approval of the February 22, 2018 FMPC minutes

Attachments: [DRAFT FMPC Minutes February 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

2. [18-0245](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements for one year. (CONSENT AGENDA)
3. [18-0246](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
4. [18-0247](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
5. [18-0248](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [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 March Map](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 Layout](#)

7. [18-0133](#) Consideration of Ordinance 2018-04, To Be Entitled: "An Ordinance To Rezone 3.95 Acres From Light Industrial District (LI) To Neighborhood Commercial (NC) District For The Property Located West Of Columbia Avenue And South Of Fairgrounds Street (Near 200 And 300 Downs Boulevard)."

Attachments: [map_200300dOWNSbLVD.pdf](#)
[Ord2018-04_Downs Blvd.pdf](#)
[Ord 2018-04 rezone_Downs Blvd_with Map.Law Approved \(2\).pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. [18-0252](#) Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP_500Downs.pdf](#)
[Lot 5 Downs Blvd PLat_revision 020518-signed.pdf](#)
[500Downs_Conditions of Approval_01.pdf](#)

9. [18-0249](#) Fair Park Cottages Subdivision, Final Plat, Lot 2, Revision 1, Creating 5 Single-Family Lots And Two Open Space Lots On 2.58 Acres, Located At 326 11th Avenue North. (CONSENT AGENDA)

Attachments: [MAP Fair Park FP Lot 2 Rev 1](#)
[Fair Park_FP_Rev1_Conditions of Approval_01](#)
[6628 Plat Fair Park Cottages FP Revision 1](#)

10. [18-0253](#) Wild Duck Subdivision, Final Plat, Lots 4 and 6, Revision 8, Revision of Two Existing Lots and Recording of Required Easements, On 6.15 Acres, Located South of Murfreesboro Road and East of Carothers Parkway, 220 and 221 Rosa Helm Way. (CONSENT AGENDA)

Attachments: [MAP_WildDuck.pdf](#)
[277001FP2_lot 4and 6 replat 022818-signed.pdf](#)
[WildDuck_Conditions of Approval_01.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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