



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 26, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 26, 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

Com [18-0388](#)
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Approval of the March 22, 2018 FMPC Minutes.

Attachments: [DRAFT March 2018 FMPC Minutes](#)

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. [18-0363](#) 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
3. [18-0364](#) Amelia Park PUD Subdivision, site plan, sections 2-6; release the maintenance agreement for landscaping section 2 improvements; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)
4. [18-0365](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A, landscaping Phase 2B, landscaping Phase 2C and landscaping Phase 2D improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

5. [18-0366](#) Blossom Park PUD Subdivision, site plan; extend the performance agreement for landscaping street trees and landscaping west buffer improvements. (CONSENT AGENDA)
6. [18-0367](#) 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. (CONSENT AGENDA)
7. [18-0368](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for drainage, streets and landscaping buffer improvements for one year. (CONSENT AGENDA)
8. [18-0369](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [18-0370](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements for one year. (CONSENT AGENDA)
10. [18-0371](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements for one year. (CONSENT AGENDA)
11. [18-0372](#) Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [18-0373](#) Highlands at Ladd Park PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [18-0374](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for green infrastructure improvements. (CONSENT AGENDA)
14. [18-0375](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 5 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
15. [18-0376](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

16. [18-0377](#) Rizer Point PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
17. [18-0378](#) Rizer Point PUD Subdivision, site plan, section 3; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
18. [18-0379](#) Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
19. [18-0380](#) Through the Green PUD Subdivision, site plan, lot 5; accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
20. [18-0381](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
21. [18-0382](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
22. [18-0383](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
23. [18-0384](#) Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. [18-0250](#) 1st And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

Attachments:

[MAP 6626 1st and Main SP](#)
[Conditions of Approval 01 1st and Main](#)
[1st and Main, site plan \(Mixed Use\) - submittal 004](#)
[PDF to FMPC Mixed Use project 1st and Main](#)
[COA 99 E Main St demolition + conceptual new construction 2.12.18](#)
[February 2018 HZC Meeting Minutes](#)
[HZC Staff report 99 E Main St demolition new construction 2.12.18](#)
[HZC Staff report 99 E Main St new construction \(architectural features materials](#)
[March 2018 HZC Meeting Minutes](#)

25. [18-0351](#) 11 South Subdivision, Final Plat, Creating 4 Single-Family Lots and 2 Open Space Lots on 1.52 Acres, Located At 155 11th Avenue South. (CONSENT AGENDA)
- Attachments:** [MAP 6656 11 South FP](#)
 [Conditions of Approval 01](#)
 [11 South Final Plat 4-05-18](#)
26. [18-0394](#) Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), 330,575 Square Foot Office with 7-Level Attached Parking Garage on 4.99 Acres, Located near the Intersection of East McEwen Drive, I-65, and Tower Circle (Private Road), with One Design Modification Request (Façade Variation).
- Attachments:** [MAP 3FranklinPark.pdf](#)
 [3FranklinPark_SP Conditions of Approval 02.pdf](#)
 [GarageElevations 3Franklin-2.pdf](#)
 [Layout_FranklinPark3.pdf](#)
 [ARCH_Elevations 3Franklin.pdf](#)
 [FULLPLAN 3Franklin Park.pdf](#)
 [LandscapingPlan_FP3.pdf](#)
 [CharacterImagery_FP3.pdf](#)
27. [18-0359](#) Gateway Village PUD Subdivision, Final Plat, Section 3, Revision 7, Lot 135, Dedicating Easements For Lot 135 And A Portion of Right-Of-Way, On 1.34 Acres, Located At 1350 Perrone Way. (CONSENT AGENDA)
- Attachments:** [MAP 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot 6655 - Conditions of Approval 01 \(1\)](#)
 [Final Plat - 6655 Gateway Village PUD Subdivision, final plat, section 3, revisior](#)
28. [18-0386](#) Lockwood Commercial Subdivision, Preliminary Plat, Creation of 2 Commercial Lots and 1 Open Space Lot on 7.97 Acres, Located at the North Quadrant of the Intersection of Longpoint Way, Carothers Parkway, and South Carothers Way.
- Attachments:** [MAP_LockwoodCommercialPP.pdf](#)
 [Lockwood Commercial Conditions of Approval 01.pdf](#)
 [COF 6650 Lockwood Commercial Preliminary Plat.pdf](#)

29. [18-0385](#) Longview Subdivision, Final Plat, Section 1, Revision 1, Lots 14 And 23, (Resubdivision Of Lot 14 And 23), Recording Of Easements, On 2.27 Acres, Located At Southwest Corner Of Columbia Avenue And Werthan Circle, 1710 Columbia Ave. (CONSENT AGENDA)
- Attachments:** [MAP LongviewTacoBell .pdf](#)
[TacoBell Conditions of Approval 01.pdf](#)
[2015212.52 COF # 6652 Resub Lots 14 & 23.pdf](#)
30. [18-0352](#) Synergy Bank Annex Building At Ninth Avenue Subdivision, Final Plat, Creating One Commercial Lot, On 0.58 Acres, Located At 204 9th Avenue South. (CONSENT AGENDA)
- Attachments:** [MAP 6662 Synergy Bank Annex Building FP](#)
[Conditions of Approval 01](#)
[204 9th Ave Final Plat Rev COF 4-4](#)
31. [18-0389](#) Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)
- Attachments:** [Westhaven FP Sec 50 Map](#)
[Westhaven_Sec50_Conditions of Approval 01.pdf](#)
[Westhaven50 COF 6665 Final Plat.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

32. [18-0361](#) Consideration of Ordinance 2018-06, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Various Sections Of The Sign Regulations Pertaining To Temporary Signs, And Adding A New Temporary Sign Type For Temporary Multi-Story Building Development-In-Progress Signs."
- Attachments:** [Ordinance 2018-06 Temporary Multi-Story Building Development In Progress S](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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