



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, May 24, 2018

7:00 PM

Board Room

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*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 24, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://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. [18-0517](#) Approval of the April 26, 2018 FMPC Minutes.

**Attachments:** [DRAFT FMPC Minutes 4-26-18](#)

#### 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. [18-0522](#) Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [18-0523](#) Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)
4. [18-0527](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
5. [18-0528](#) Silver Grace PUD Subdivision, site plan, section 1; accept the landscaping Phase B improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase C improvements. (CONSENT AGENDA)
6. [18-0529](#) Village of Eddy Lane Subdivision, site plan; accept the landscaping tree replacement improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

7. [18-0530](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
8. [18-0531](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

**REZONINGS AND DEVELOPMENT PLANS**

9. [18-0500](#) Consideration Of Resolution 2018-40, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive."  
  
**Attachments:** [MAP 6686 RiverBluff PUD Subdivision, Development Plan, Rev 3](#)  
[Riverbluff Dev Plan Rev Conditions of Approval\\_01](#)  
[RES 2018-40 RiverBluff PUD Subdivision Development Plan Revision 3 with m](#)  
[12012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No f](#)  
[12012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No f](#)
10. [18-0534](#) Lockwood Glen PUD Subdivision, Development Plan, Revision 2, Reorganizing Of Section Lines And Relocating Of 10 Single Family Residential Units On 218.58 Acres, Located North Of The Intersection Of Carothers Parkway And Longpoint Way And South Of The Intersection Of South Carothers Road And Carothers Parkway.  
  
**Attachments:** [MAP\\_LockwoodDevPlanRev2](#)  
[LockwoodGlenConditions of Approval\\_01.pdf](#)  
[LotReOrg\\_LockwoodGlen.pdf](#)  
[LAYOUT Lockwood Glen Development Plan Revision 2-2.pdf](#)  
[ARCH\\_LockwoodGlenRev2.pdf](#)  
[Lockwood Glen Development Plan Revision 2.pdf](#)
11. [18-0532](#) McEwen Place Town Center PUD Subdivision, Development Plan, Revision 4, Section 3, (Block A), Constructing A 150 Room Hotel And 96,900 Square Feet Of Commercial Space On 4.88 Acres, Located At The Intersection Of Rush Street And W. McEwen Drive.  
  
**Attachments:** [MAP\\_McEwen Town Center.pdf](#)  
[McEwenTownCenter\\_BlockA\\_Conditions of Approval\\_01.pdf](#)  
[20170022\\_2018-05-03\\_McEwen Town Center - Block A Dev. Plan Resubmittal.](#)  
[Layout\\_McEwen.pdf](#)  
[Massing\\_McEwenBlockA.pdf](#)

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

12. [18-0524](#) 101 East Main Street Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 2), Consolidating Two Commercial Lots, On 2.2 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

**Attachments:** [MAP 6681 101 East Main Sub, FP, Rev 1](#)  
[6681 Conditions of Approval 01](#)  
[6681 Final Plat](#)

13. [18-0533](#) City Of Franklin Water Reclamation Facility, Site Plan, Constructing A Water Reclamation Facility On 110 Acres, Located At 135 Claude Yates Drive. (CONSENT AGENDA)

**Attachments:** [WRFMAP](#)  
[WRF Conditions of Approval 01.pdf](#)  
[LAYOUTFranklin Water Reclamation Facility Expansion.pdf](#)  
[Franklin Water Reclamation Facility Expansion COF 2015-0163 - Full Plan Set.r](#)

14. [18-0525](#) Clouston Park Addition Subdivision, Final Plat, Revision 4, Consolidating Land Into An Existing Lot, On 0.21 Acres, Located At 809 Evans Street. (CONSENT AGENDA)

**Attachments:** [MAP 6684 Clouston Park FP Rev 4](#)  
[6684 Conditions of Approval 01](#)  
[6684 54316 rev Plat](#)

15. [18-0501](#) Riverbluff PUD Subdivision, Final Plat, Section 1, Revision 2, Creating 12 Single-Family Lots And Two Open Space Lots On 6.11 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

**Attachments:** [MAP 6687 RiverBluff PUD Subdivision, Final Plat, Section 1, Revision 2](#)  
[Riverbluff FP sec 1 Conditions of Approval 01](#)  
[Riverbluff Sec 1 Rev 2 - Final plat - 6687](#)

16. [18-0502](#) Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

**Attachments:** [MAP 6688 RiverBluff PUD Subdivision, Final Plat, Section 2, Revision 1](#)  
[Riverbluff FP Sec 2 Conditions of Approval 01](#)  
[Riverbluff Sec 2 Rev 1 - Final Plat - 6688](#)

17. [18-0526](#) Rucker Park PUD Subdivision, Final Plat, Revision 2, Creating 6 Attached Residential Lots On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

**Attachments:** [MAP 6660 Rucker Park FP Rev 2](#)  
[6660 Conditions of Approval 01](#)  
[6660 Revision to Rucker Park 18.05.01 final plat](#)

18. [18-0503](#) The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.

**Attachments:** [MAP 6689 Standard at Cool Springs Lots 2-32, Preliminary Plat](#)  
[Standard Cool Springs Prelim Plat Conditions of Approval 01](#)  
[2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat Resubmittal -](#)

19. [18-0504](#) Water's Edge PUD Subdivision, Final Plat, Section 4, Creating 56 Single Family Lots And Two Open Space Lots On 20.97 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

**Attachments:** [MAP 6691 Waters Edge PUD Subdivision, Final Plat, Section 4](#)  
[Waters Edge Sec 4 Conditions of Approval 01](#)  
[Waters Edge PUD Subdivision, Final Plat, Section 4 - submittal 002 - 6691](#)

20. [18-0505](#) Water's Edge PUD Subdivision, Final Plat, Section 5, Creating 57 Single Family Lots And Four Open Space Lots On 41.82 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

**Attachments:** [MAP 6692 Waters Edge PUD Subdivision, Final Plat, Section 5](#)  
[Waters Edge Sec 5 Conditions of Approval 01](#)  
[Water's Edge Sec 5 Rev Sub 5.3.18 - 6692](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**