



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, October 25, 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, October 25, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklinton.gov/planning](http://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. [18-1052](#) Approval of the September 27, 2018 FMPC Minutes.

Attachments: [FINAL DRAFT FMPC Minutes 9-27-18](#)

#### 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. [18-1067](#) 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping Phase 1 (Assisted Living) and landscaping Phase 2 (Villas) improvements to October 24, 2019. (CONSENT AGENDA)
3. [18-1068](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [18-1069](#) Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
5. [18-1070](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)
6. [18-1071](#) Creekstone Commons PUD Subdivision, site plan, section 4; reduce and extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
7. [18-1072](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

8. [18-1073](#) Echelon PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping open space and landscaping buffers improvements to October 24, 2019; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)
9. [18-1074](#) Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements to October 24, 2019. (CONSENT AGENDA)
10. [18-1075](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the streets, landscaping buffer and landscaping Memory Care improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
11. [18-1077](#) Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
12. [18-1078](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
13. [18-1079](#) Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 24, 2019. (CONSENT AGENDA)
14. [18-1080](#) Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
15. [18-1081](#) Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
16. [18-1082](#) Heritage Church of Christ Subdivision, site plan, Phase 2 Parking Lot; extend the performance agreement for landscaping Phase 2 and landscaping Phase 3 improvements to October 24, 2019. (CONSENT AGENDA)
17. [18-1083](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

18. [18-1084](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 3) improvements to October 24, 2019. (CONSENT AGENDA)
19. [18-1085](#) Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
20. [18-1086](#) Peak 10 Subdivision, site plan; release the maintenance agreement for drainage improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
21. [18-1087](#) Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
22. [18-1088](#) Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for drainage improvements; extend the maintenance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
23. [18-1089](#) Ralston Row PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
24. [18-1090](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements to October 24, 2019. (CONSENT AGENDA)
25. [18-1091](#) Tywater Crossing PUD Subdivision, site plan, section 1; accept the drainage and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
26. [18-1092](#) Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
27. [18-1093](#) Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for streets and sidewalks improvements; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
28. [18-1094](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
29. [18-1095](#) Water's Edge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping Phase 1 and landscaping Phase 2 improvements to October 24, 2019. (CONSENT AGENDA)

30. [18-1096](#) Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for water improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
31. [18-1097](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

#### REZONINGS AND DEVELOPMENT PLANS

32. [18-0809](#) Consideration Of Ordinance 2018-43, To Be Entitled: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)."
- Attachments:** [6772 - MAP - Carothers Chase Rezoning](#)  
[ORD 2018-43 - DRAFT - Carothers Chase Rezoning](#)  
[Carothers Chase - Survey](#)
33. [18-0808](#) Consideration Of Resolution 2018-64, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)."
- Attachments:** [6773 - MAP - Carothers Chase PUD Development Plan](#)  
[RES 2018-64 - DRAFT - Carothers Chase PUD Development Plan](#)  
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision De](#)  
[Carothers Chase - Survey](#)  
[Carothers Chase - Development Plan \(10-4-18\) - FMPC](#)
34. [18-0882](#) Consideration Of Ordinance 2018-45, To Be Entitled: "An Ordinance To Rezone 0.22 Acres From R-6 To Office Residential (OR) For The Property Located North of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St."
- Attachments:** [MAP 6798 517 Cummins St Rez](#)  
[ORD 2018-45 517 Cummins St Rezoning with map and survey.Law Approved](#)  
[517 Cummins St Survey](#)

35.     [18-0960](#)     Consideration Of Resolution 2018-82, To Be Entitled: "A Resolution Approving A Revised Development Plan For Parish Presbyterian Church PUD, With One (1) Modification of Development Standards (Base And Cap), For The Property Located North Of Clovercroft Road And East Of Market Street, 4150-4160 Clovercroft Road."
- Attachments:     [MAP\\_RES2018-82.pdf](#)  
                              [RES2018-82 Parish Prez Rev2.docx](#)  
                              [PPC\\_Conditions of Approval\\_01.pdf](#)  
                              [Layout\\_Parish.pdf](#)  
                              [ARCH\\_Parish.pdf](#)  
                              [2018-10-04 Parish Presbyterian.pdf](#)
36.     [18-1007](#)     Consideration Of Ordinance 2018-54, To Be Entitled: "An Ordinance To Rezone 75.52 Acres From Specific Development-Residential (SD-R 2.92) District To Civic Institutional (CI) District For The Property Located West Of Carothers Parkway And East Of Interstate I-65, (City Of Franklin Owned Property)."
- Attachments:     [Map City Owned Property RZ](#)  
                              [ORD 2018-54 City property Lockwood Glen\\_with Map and Survey.Law Approve](#)  
                              [City property lockwood rezoning copy2](#)
37.     [18-1031](#)     Consideration Of Ordinance 2018-55, To Be Entitled: "An Ordinance To Rezone 126.89 Acres From Specific Development-Residential (SD-R 2.92) District To Specific Development-Residential (SD-R 5.03) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision)."
- Attachments:     [Map Lockwood Glen Rev 3 Rezoning and DP](#)  
                              [2018-55 ORD Lockwood Glen Rezoning with DP revision\\_with Map and Survey](#)  
                              [Lockwood Glen Dev Plan Rev 3 and Rezoning](#)
38.     [18-1030](#)     Consideration Of Resolution 2018-89, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road."
- Attachments:     [Map Lockwood Glen Rev 3 Rezoning and DP](#)  
                              [2018-89 RES\\_Lockwood Glen Rev 3\\_with Map and Survey.Law Approved](#)  
                              [6822-Conditions of Approval\\_01](#)  
                              [Lockwood Glen Dev Plan Rev 3 and Rezoning](#)  
                              [Lockwood Glen PUD Subdivision Development Plan, Revision 3 - 10.04.2018](#)

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

39.     [18-1105](#)     117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower),  
Constructing A New 160 Foot Monopole Cellular Tower On Leased Land  
Totaling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of  
Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast  
Parkway.

**Attachments:**     [MAP\\_NewCellTower.pdf](#)  
                          [Tower\\_Conditions of Approval\\_01.pdf](#)  
                          [FULLSitePlan\\_Tower.pdf](#)  
                          [CellTower\\_PropigationMap.pdf](#)  
                          [Chain Link Fence Slat product sheet.pdf](#)

40.     [18-1109](#)     Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8,  
Recording Access And Utility Easements On 2.125 Acres, Located South  
Of The Intersection Of McEwen Drive And Mallory Lane, At 4107 Mallory  
Lane. (CONSENT AGENDA)

**Attachments:**     [MAP\\_Lot9.pdf](#)  
                          [LOT9\\_Conditions of Approval\\_02.pdf](#)  
                          [Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 003.pdf](#)

41.     [18-1106](#)     Nashville Lodge No. 72 B.P.O. Elks Subdivision, Final Plat, Creating One  
Buildable Lot And Two Unbuildable Lots On 12.7 Acres, Located Along  
The Western Side Of Oak Meadow Drive Along I-65, At 485 Oak Meadow  
Drive. (CONSENT AGENDA)

**Attachments:**     [MAP\\_ElksLodge.pdf](#)  
                          [ElksLodge\\_Conditions of Approval\\_01.pdf](#)  
                          [Nashville Lodge No. 72 B.P.O. Elks, Final Plat - submittal 002.pdf](#)

**OTHER FMPC ITEMS**

42.     [18-1051](#)     Adoption of the 2019 FMPC Calendar.

**Attachments:**     [FMPC Meetings and Deadlines Schedule PUBLIC 2019](#)

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**