



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 24, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 24, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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. [19-0085](#) Approval of the December 20, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 12-20-18](#)

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. [19-0058](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [19-0059](#) Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention and landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [19-0060](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
5. [19-0061](#) Echelon PUD Subdivision, site plan, sections 1-3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [19-0062](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
7. [19-0063](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 23, 2020. (CONSENT AGENDA)

8. [19-0064](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
9. [19-0065](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; extend the maintenance agreement for landscaping open space improvements to January 23, 2020. (CONSENT AGENDA)
10. [19-0066](#) Highlands at Ladd Park PUD Subdivision, site plan, section 15; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
11. [19-0067](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; extend the maintenance agreement for streets improvements to January 23, 2020. (CONSENT AGENDA)
12. [19-0068](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
13. [19-0069](#) Highlands at Ladd Park PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [19-0070](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; accept the sewer south improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
15. [19-0071](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 6 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
16. [19-0072](#) Nichol Mill Lofts PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
17. [19-0073](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements to January 23, 2020. (CONSENT AGENDA)
18. [19-0074](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 23, 2020. (CONSENT AGENDA)
19. [19-0075](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

- 20. [19-0076](#) Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

- 21. [19-0077](#) Through the Green PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

- 22. [19-0078](#) Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

- 23. [19-0079](#) Tywater Crossing PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

- 24. [19-0080](#) Water's Edge PUD Subdivision, site plan, section 1, revision 1; accept the landscaping Phase 1 and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

- 25. [19-0081](#) Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

- 26. [19-0082](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

- 27. [19-0083](#) Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 23, 2020. (CONSENT AGENDA)

- 28. [19-0084](#) Westhaven PUD Subdivision, site plan, section 43; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

- 29. [18-1276](#) Consideration of Ordinance 2018-62 - An Ordinance To Rezone 5.35 Acres From Specific Development Residential (SD-R 5.03) District To Neighborhood Commercial (NC) District For The Property Located West Of Carothers Parkway And South Of South Carothers Road, 4309 South Carothers Road (Discovery Center).

Attachments: [MAP - 6882 - Discovery Center - Rezoning](#)
 [ORD 2018-62 - Discovery Center - Rezoning with Exhibit.Law Approved](#)
 [Discovery Center Rezoning Request Resubmittal 01.02.2019](#)

30. [18-1278](#) Consideration of Resolution 2018-107 – 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 - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[RES 2018-107 Lockwood Glen Rev 4 with Map and Survey.Law Approved](#)
[COA - 6884 - Conditions of Approval_01](#)
[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01](#)

31. [18-1277](#) Consideration of Ordinance 2018-63 - An Ordinance To Rezone 121.54 Acres From Specific Development-Residential (SD-R 5.03) District To Specific Development-Residential (SD-R 5.25) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision).

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[ORD 2018-63 Lockwood Glen Rezoning with DP revision_with Map and Survey](#)
[Lockwood Glen PUD Subdivision Rezoning Request Resubmittal 01.03.2019](#)

32. [19-0057](#) Berry Farms Town Center PUD Subdivision, Development Plan, Section 11, Revision 1, (Rural Plains Town Center), Revising The Internal Street Network, Parking Layout, And Open Space Configuration, Located At The Intersection Of Captain Freeman Parkway And Hughes Crossing Blvd Within The Berry Farms Development.

Attachments: [MAP_BFTC](#)
[BFTC_Sec11_DPRev1_Conditions of Approval_01.pdf](#)
[BF%20Town%20Center%20PUD%20Re-Submittal%206874.pdf](#)
[Original_BFTC.pdf](#)
[ELEVATIONS_BFTC.pdf](#)
[LAYOUT_BFTC.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. [19-0051](#) Bushnell Farm PUD Subdivision, Final Plat, Creating 14 Single-Family Residential Lots, One Multifamily Lot And Six Open Space Lots On 9.74 Acres, Located At 1495 And 1521 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP - 6881 - Bushnell Farm PUD Subdivision Final Plat](#)
[COA - 6881-Conditions of Approval_01](#)
[PLAT - COF 6881 Bushnell Farm Final Plat 2019-01-03](#)

34. [19-0052](#) Shadow Green PUD Subdivision, Final Plat, Section 1, Creating 24 Lots, Seven Open Space Lots, Two Future Development Lots, And A Future Right Of Way Lot On 52.54 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Attachments: [MAP - 6885 - Shadow Green PUD Subdivision Section 1 Final Plat](#)
[COA - 6885-Conditions of Approval .01](#)
[PLAT - 2nd Submittal Shadow Green Section One Final Plat 2019.01.03](#)

35. [19-0056](#) Spring Street Subdivision, Final Plat, Creating Two Lots On 11.09 Acres And Located At 200 Spring Street. (CONSENT AGENDA)

Attachments: [MAP 200 Spring St Sub FP](#)
[200 Spring St Sub FP-Conditions of Approval .01](#)
[Spring Street Subdivision, Final Plat - submittal 002](#)

36. [19-0086](#) Stream Valley PUD Subdivision, Final Plat, Section 19, Creating One Attached Residential Lot For 240 Units And 17 Buildings On 22 Acres, Located At The Intersection Of Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Subdivision. (CONSENT AGENDA)

Attachments: [MAP SV FP](#)
[SV FP_Sec19_Conditions of Approval .01.pdf](#)
[STREAM-VALLEY-SECTION-19-COF-6878.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

37. [18-0891](#) Consideration of Ordinance 2018-46, To Be Entitled: "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process."

Attachments: [ORD 2018-46 Review Fees.Law Approved 3](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

