



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 28, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 28, 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. [19-0165](#) Approval of the January 24, 2019 Minutes.

Attachments: [DRAFT FMPC Minutes 1-24-19](#)

ELECTION OF OFFICERS

2. [19-0110](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2019.

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

3. [19-0186](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [19-0187](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0188](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)
6. [19-0189](#) Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

7. [19-0190](#) Watson Glen Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
8. [19-0191](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

9. [19-0202](#) Berry Farms Reams Fleming Tract PUD subdivision, Development Plan, Revision 2, (Ramsey Headquarters), A Revision to 650,000 Square Feet of Office and Conference Space in 4 Buildings on 45.17 Acres, North of the Intersection of Reams Fleming Blvd and Pratt Lane.

Attachments: [MAP_RamseyHQ.pdf](#)
[RAMSEY_Conditions of Approval_01.pdf](#)
[Layout_RamseySite.pdf](#)
[A1.1 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)
[A1.2 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)
[FULLPLAN_Ramsey.pdf](#)

10. [19-0197](#) Consideration Of Resolution 2019-09: "A Resolution Approving A Development Plan For Huffines Property PUD Subdivision With 2 Modifications Of Development Standards (Maximum Retaining Wall Height, Evergreen Shrubs), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway."

Attachments: [MAP_Huffines.pdf](#)
[2019-09 RES HuffinesPropertyPUD_DevPlan_with Exhibits.Law Approved](#)
[Conditions of Approval_FINAL](#)
[Layout_Huffines.pdf](#)
[Arch_Huffines.pdf](#)
[Historic+Park.pdf](#)
[FullPlan_Huffines.pdf](#)

11. [19-0195](#) Consideration of Ordinance 2019-03: "An Ordinance To Rezone 12.67 Acres From General Commercial (GC) District To Specific Development -Variety (SD-X) (18.8,150000,170) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Huffines Property PUD Subdivision)."

Attachments: [MAP_Huffines.pdf](#)
[2019-03 ORD_huffinespropertyPUDSUBDIVISION_with Exhibits.Law Approved](#)

12. [19-0196](#) Consideration Of Ordinance 2019-02, "An Ordinance To Rezone 10.03 Acres From General Commercial (GC) District To Civic-Institutional (CI) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Future City Park)."

Attachments: [MAP_Huffines.pdf](#)
[2019-02 ORD FutureCityPark with Exhibits.Law Approved](#)

13. [18-0808](#) Consideration Of Resolution 2018-64: "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)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0)

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan with Map and Survey](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision De](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Carothers Chase - Revised Development Plan \(1-18-19\)](#)
[Carothers Chase - Development Plan - Typical Elevations - FMPC](#)

14. [18-0809](#) Consideration Of Ordinance 2018-43: "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)." (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 7-0, deferred Third Reading to 2/12/19 BOMA Old Business; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0)

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[ORD 2018-43 -Carothers Chase Rezoning with Map and Survey.Law Approvec](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. [19-0118](#) Avondale Cottages PUD Subdivision, Final Plat, Creating 40 Single-Family Residential Lots And Five Open-Space Lots On 5.31 Acres, Located At 302 Avondale Drive. (CONSENT AGENDA)
- Attachments:** [MAP - 6907 - Avondale Cottages PUD Subdivision, Final Plat](#)
 [6907 - COA - Conditions of Approval 01](#)
 [FINAL PLAT - 15-095 Avondale Cottages Final Plat \(02-07-2019\)](#)
16. [19-0204](#) Battle Ground Park Subdivision, Site Plan, Lots 35 & 36 (Bed and Breakfast), A Bed And Breakfast Use Of 3,417 Square Feet, On 0.28 Acres, Located At 1330 Columbia Ave.
- Attachments:** [6905 - MAP Battle Ground Park SP \(B&B\)](#)
 [6905 - Battle Ground Park SP \(B&B\) Conditions of Approval 01](#)
 [6905 - Battle Ground Park Subdivision, Site Plan \(Bed and Breakfast\) - submitte](#)
17. [19-0122](#) Lockwood Glen PUD Subdivision, Final Plat, Section 9, Creating 21 Single-Family Residential Lots And Three Open-Space Lots On 5.63 Acres, Located At 4315 S. Carothers Road. (CONSENT AGENDA)
- Attachments:** [MAP - 6901 - Lockwood Glen PUD Subdivision, Final Plat, Section 9](#)
 [COA - 6901 - Conditions of Approval 01](#)
 [FINAL PLAT - SIGNED_COF 6901 Lockwood Glen, Section 9 Final Plat 2019-0](#)
18. [19-0203](#) Myles Manor Park Subdivision, Final Plat, Section B, Revision 1, Resubdivision of Lots 14-23, Consolidating 10 Properties To Create 3 Single-Family Lots, On 0.8 Acres, Located At 111 Winslow Road. (CONSENT AGENDA)
- Attachments:** [6906 - MAP Myles Manor Park FP Sec B Rev 1](#)
 [6906 - Myles Manor FP SecB Rev1 Conditions of Approval 01](#)
 [6906 - MYLES MANOR PARK FINAL PLAT](#)
19. [19-0123](#) Simmons Ridge PUD Subdivision, Final Plat, Section 8, Creating 43 Residential Lots And Eight Open Space Lots On 12.24 Acres, Located At 4408 S. Carothers Road. (CONSENT AGENDA)
- Attachments:** [MAP - 6903 - Simmons Ridge PUD Subdivision, Final Plat, Section 8](#)
 [COA - 6903 - Conditions of Approval 01](#)
 [FINAL PLAT - SR Sect8 Final Plat 6903](#)

20. [19-0124](#) Tap Root Hills PUD Subdivision, Final Plat, Section 4, Creating 23 Single-Family Residential Lots And Two Open Space Lots On 15.85 Acres, Located South Of Clovercroft Road And East Of Market Street. (CONSENT AGENDA)
- Attachments: [MAP - 6904 - Tap Root Hills PUD Subdivision, Final Plat, Section 4](#)
 [COA - 6904 - Conditions of Approval 01](#)
 [FINAL PLAT - SIGNED_6904 Tap Root Hills, Section 4 Final Plat](#)
21. [19-0135](#) Woodlands Subdivision, Final Plat, Lot 17, Revision 5, Recording Infrastructure And Easements On 1.66 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Southwinds Drive. (CONSENT AGENDA)
- Attachments: [MAP WoodlandsLot17.pdf](#)
 [ChickFila_COA.pdf](#)
 [COF 6899 - Franklin, TN Hwy 96 Plat Rev 2 2-4-2019.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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