



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 23, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 23, 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. [19-0562](#) Approval of the April 25, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes April 25 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

2. [19-0533](#) Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
3. [19-0534](#) Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for streets, drainage and sidewalks improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [19-0535](#) Carawood Subdivision, site plan; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
5. [19-0536](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [19-0537](#) Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for green infrastructure improvements to May 28, 2020. (CONSENT AGENDA)
7. [19-0538](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; accept the landscaping, drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

8. [19-0539](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [19-0540](#) Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [19-0541](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; release the maintenance agreement for sewer north improvements. (CONSENT AGENDA)
11. [19-0542](#) 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 to May 28, 2020. (CONSENT AGENDA)
12. [19-0543](#) Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); release the maintenance agreement for sidewalks and landscaping improvements. (CONSENT AGENDA)
13. [19-0544](#) Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); reduce and extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
14. [19-0545](#) Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 2 street trees improvements; reduce and extend the performance agreement for landscaping section 1 buffers and landscaping section 2 buffers improvements to May 28, 2020. (CONSENT AGENDA)
15. [19-0546](#) Riverbluff PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
16. [19-0547](#) Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to May 28, 2020. (CONSENT AGENDA)
17. [19-0548](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
18. [19-0549](#) Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)

19. [19-0550](#) Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
20. [19-0551](#) Silver Grace PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping Phase B improvements to May 28, 2020; extend the performance agreement for landscaping Phase C improvements to May 28, 2020. (CONSENT AGENDA)
21. [19-0552](#) Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
22. [19-0553](#) Village of Eddy Lane PUD Subdivision, site plan; release the maintenance agreement for landscaping tree replacement improvements. (CONSENT AGENDA)
23. [19-0554](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
24. [19-0555](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements to May 28, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

25. [19-0425](#) Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway.

Attachments: [MAP Carothers Xing West DP rev](#)
[RES 2019-37 Carothers Crossing West_with exhibits.Law Approved.pdf](#)
[CCW Conditions of Approval 01.pdf](#)
[Development Plan Revision 1 Resubmittal](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. [19-0529](#) Avenida Of Cool Springs PUD Subdivision, Final Plat, Creating 142 Attached Dwelling Units On One Lot And One Open-Space Lot, On 5.2 Acres, Located At 222 Mallory Station Road. (CONSENT AGENDA)

Attachments: [MAP 6963 Avenida PUD FP](#)
[6963 Avenida FP Conditions of Approval 01](#)
[Avenida Plat 050219-signed](#)

27. [19-0523](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1, Creating Two Lots On 10.93 Acres, Located Near The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)

Attachments: [MAP - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10](#)
[COA-6969-Conditions of Approval 01](#)
[PLAT - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10](#)

28. [19-0524](#) Carothers Crossing West PUD Subdivision, Final Plat, Creating Two Buildable Lots And One Open Space Lot, On 19.83 Acres, Located At The Northwest Corner Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP - 6970 - Carothers Crossing West PUD Subdivision, Final Plat](#)
[COA-6970-Conditions of Approval 01](#)
[PLAT - 6970 - Carothers Crossing West PUD Subdivision, Final Plat](#)

29. [19-0530](#) Westhaven PUD Subdivision, Final Plat, Section 49, and Section 27, Revision 1, Lot 5047, Creating 46 Single-Family Lots and Open Open-Space Lot, On 10.3 Acres, Located at 1901 New Highway 96 West. (CONSENT AGENDA)

Attachments: [MAP 6967 Westhaven Sec 27 and 49 FP](#)
[6967 Conditions of Approval UPDATED 05172019](#)
[Westhaven Section 49 Final Plat](#)

30. [19-0531](#) Westhaven PUD Subdivision, Final Plat, Section 55, Creating 16 Single-Family Lots, on 2.99 Acres, Located at 0 Keats Street. (CONSENT AGENDA)

Attachments: [MAP 6968 Westhaven Sec 55 FP](#)
[6968 Westhaven FP Sec 55 Conditions of Approval 01](#)
[WH 55 Final Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN