



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, December 12, 2019

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, December 12, 2019, 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. [19-1272](#) Approval of the October 24, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes October 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. [19-1249](#) Cool Springs Galleria PUD Subdivision, site plan, section 3; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
3. [19-1250](#) Downs Boulevard Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [19-1251](#) Gateway Commons PUD Subdivision, site plan; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-1252](#) Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 10, 2020; extend the maintenance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)
6. [19-1253](#) Gist Street PUD Subdivision, site plan; extend the performance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)
7. [19-1254](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
8. [19-1255](#) Lockwood Glen PUD Subdivision, site plan, section 10; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

9. [19-1256](#) Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

#### ENVISION FRANKLIN PLAN AMENDMENTS

10. [19-1144](#) Consideration Of Resolution 2019-116: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located On Oak Meadow Drive East Of South Royal Oaks Boulevard, Known As Map 079 Parcels 10120 And 08800 To Change The Design Concept From Neighborhood Commercial And Regional Commerce To Neighborhood Mixed Use (PUBLIC HEARING)

Attachments: [Location Map](#)  
[Vintage at Watson Glen Submittal](#)  
[RESOLUTION 2019-116 Law Approved](#)

#### REZONINGS AND DEVELOPMENT PLANS

11. [19-1259](#) McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 6 (Block A), Creating 158,750 Square Feet Of Commercial and Office Space And 150 Hotel Units On 4.88 Acres, Located At 5011 Aspen Grove Drive. (CONSENT AGENDA)

Attachments: [MAP 7107 McEwen TC PUD DP Sec 3 Rev 6 Block A](#)  
[7107 McEwen Town PUD DP Sec 3 Rev 6 Block A Conditions of Approval 01](#)  
[Plan 19098 McEwen Block A Revision 6 PUD Resubmittal archive](#)

12. [19-1223](#) Consideration Of Ordinance 2019-43: An Ordinance To Rezone 7.0 Acres From General Office (GO) District To General Commercial (GC) District For The Property Located North Of Goose Creek Bypass And West Of Interstate 65 South, Located At 2406 Old Peytonsville Road.

Attachments: [MAP 7080 2406 Old Peytonsville Rd \(Goose Creek Inn\) Rez](#)  
[ORD 2019-43 2406 Old Peytonsville Rd \(Goose Creek Inn\) with Exhibit.Law Ar](#)  
[7080 2406 Old Peytonsville Rezoning Exhibit](#)  
[7080 2406 Old Peytonsville Rd Rez Comment](#)  
[Applicant Withdrawal request](#)

13.     [19-1224](#)     Consideration Of Resolution 2019-111: A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue.
- Attachments:**     [MAP 7081 Downs Blvd Prop PUD \(Twice Daily\) DP](#)  
                          [RES 2019-111 Downs Blvd Prop PUD \(Twice Daily\) with Exhibits.Law Approve](#)  
                          [7081 Downs Blvd PUD Twice Daily Conditions of Approval 01](#)  
                          [7081 Downs Blvd-Twice Daily PUD Plans archive](#)
14.     [19-1143](#)     Consideration Of Ordinance 2019-45: An Ordinance To Rezone 1.95 Acres From Detached Residential (R-2) District To Specific Development Residential (SD-R 3.59) District, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 Carothers Parkway.
- Attachments:**     [MAP COF 7012 & 7013 Carothers Stacked Flats PUD](#)  
                          [ORD 2019-45 Carothers Stacked Flats Rez with Exhibits.Law Approved](#)  
                          [2019-10-14 Carothers Stacked Flats Survey](#)
15.     [19-1147](#)     Consideration Of Resolution 2019-114: A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway.
- Attachments:**     [MAP COF 7012 & 7013 Carothers Stacked Flats PUD](#)  
                          [RES 2019-114 Carothers Stacked Flats with Exhibits.Law Approved](#)  
                          [Carothers Stacked Flats Conditions of Approval 01](#)  
                          [RES2019-114 Carothers Stacked Flats Resubmittal](#)  
                          [Carothers Stacked Flats Conceptual Elevations](#)  
                          [citizen letter in opposition carothers stacked flats](#)  
                          [Citizen Comments on 3513 Carothers Parkway Proposal](#)
16.     [19-1150](#)     Consideration of Ordinance 2019-46: An Ordinance To Rezone 17.53 Acres From Specific Development Mixed-Use (SD-X 3.39) District To Specific Development Mixed-Use (SD-X 2.74) District For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road.”
- Attachments:**     [MAP 7112 & 7113 Township PUD](#)  
                          [ORD 2019-46 Township PUD Rez with Exhibits.Law Approved](#)  
                          [COR 7112 7113 Township PUD survey](#)

17. [19-1151](#) Consideration Of Resolution 2019-115: A Resolution Approving A Revised Development Plan For Township PUD Subdivision, For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road.

**Attachments:** [MAP 7112 & 7113 Township PUD](#)  
[RES 2019-115 Township PUD with exhibits.Law Approved](#)  
[township Conditions of Approval\\_01](#)  
[COR 7112 7113 Township PUD survey](#)  
[Township Conceptual Elevations](#)

#### PLANS OF SERVICE, ANNEXATIONS, AND ASSOCIATED ZONINGS AND DEVELOPMENT PLANS

18. [19-1215](#) Consideration Of Resolution 2019-117: A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee.

**Attachments:** [MAP - Southbrooke - Annexation-POS Map December 2019](#)  
[RES 2019-117 - Meadows and Villages at Southbrooke PUD Subdivision\\_POS](#)  
[2019-11-05 Southbrooke Rezoning Request-Survey\\_archive](#)

19. [19-1214](#) Consideration Of Resolution 2019-121: A Resolution To Annex Two Properties At Or Near 1445 Lewisburg Pike, Consisting Of 74.95 Acres, Property Located East Of Lewisburg Pike And North And South Of Stream Valley Boulevard And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

**Attachments:** [MAP - Southbrooke - Annexation-POS Map December 2019](#)  
[RES 2019-121 Meadows and Villages at Southbrooke PUD Annex\\_Annexation](#)  
[2019-11-05 Southbrooke Rezoning Request-Survey\\_archive](#)

20. [19-1216](#) Consideration Of Ordinance 2019-48: An Ordinance To Zone 74.95 Acres Specific Development-Residential 2.74 (SD-R 2.74) District, Goose Creek Character Area Overlay-Special Area 5 (GCCO-5) District, Either Development Standards, For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD).

**Attachments:** [MAP RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)  
[ORD 2019-48 Meadows and Villages at Southbrooke PUD Ordinance to Zone](#)  
[2019-11-05 Southbrooke Rezoning Request-Survey\\_archive](#)

21.     [19-1217](#)     Consideration Of Resolution 2019-119: A Resolution Approving A Development Plan For The Meadows And Villages At Southbrooke PUD Subdivision, For The Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike.

Attachments:     [MAP RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)  
                          [RES 2019-119 Meadows and Villages at Southbrooke PUD DP with map and s](#)  
                          [7110 Southbrooke PUD DP Conditions of Approval 01](#)  
                          [2019-11-07 Southbrooke Resubmittal Plan](#)

#### SUBDIVISION REGULATIONS

22.     [19-1031](#)     Consideration Of Resolution 2019-107: A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations. (PUBLIC HEARING)

Attachments:     [RESOLUTION 2019-107](#)  
                          [Subdivision Regulations](#)

#### NON-AGENDA ITEMS

#### ANY OTHER BUSINESS

#### ADJOURN