



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 24, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 24, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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. [19-1092](#) Approval of the September 26, 2019 FMPC minutes.

Attachments: [Draft - September 2019 FMPC minutes](#)

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. [19-1042](#) 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 22, 2020. (CONSENT AGENDA)
3. [19-1043](#) Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
4. [19-1044](#) Amelia Park PUD Subdivision, site plan, sections 2-6; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 6 and landscaping buffer management improvements to October 22, 2020. (CONSENT AGENDA)
5. [19-1045](#) Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for streets, drainage, green infrastructure and sidewalks improvements to October 22, 2020. (CONSENT AGENDA)
6. [19-1046](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
7. [19-1047](#) Berry Farms Town Center PUD Subdivision, site plan, section 9; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

8. [19-1048](#) Berry Farms Town Center PUD Subdivision, site plan, section 9, revision 1 (Tennessee Baptist Association); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
9. [19-1049](#) Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)
10. [19-1050](#) Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
11. [19-1051](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [19-1052](#) Creekstone Commons PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
13. [19-1053](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [19-1054](#) Echelon PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping open space and landscaping buffers improvements to October 22, 2020. (CONSENT AGENDA)
15. [19-1055](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1B improvements. (CONSENT AGENDA)
16. [19-1056](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); release the maintenance agreement for streets improvements; extend the maintenance agreement for landscaping Memory Care and landscaping buffer improvements to October 22, 2020. (CONSENT AGENDA)
17. [19-1057](#) Franklin Industrial Park Subdivision, site plan, (APCOM); extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
18. [19-1058](#) Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
19. [19-1059](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

20. [19-1060](#) Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 22, 2020. (CONSENT AGENDA)
21. [19-1061](#) Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
22. [19-1062](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 22, 2020. (CONSENT AGENDA)
23. [19-1063](#) Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
24. [19-1064](#) 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 22, 2020. (CONSENT AGENDA)
25. [19-1065](#) Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 22, 2020. (CONSENT AGENDA)
26. [19-1066](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
27. [19-1067](#) Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the performance agreement for landscaping Carothers median street trees improvements to October 22, 2020. (CONSENT AGENDA)
28. [19-1068](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for drainage improvements; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
29. [19-1069](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for drainage improvements; extend the maintenance agreement for green infrastructure improvements to October 22, 2020; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
30. [19-1070](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the maintenance agreement for landscaping (section 3) improvements to October 22, 2020. (CONSENT AGENDA)

- 31. [19-1071](#) Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); extend the performance agreement for green infrastructure improvements to October 22, 2020. (CONSENT AGENDA)

- 32. [19-1072](#) Medcore Medical Office Subdivision, site plan, Phase 1, lot 3, revision 1 (Scott Hamilton Proton Therapy Center); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

- 33. [19-1073](#) Ovation Subdivision, site plan, (Infrastructure); reduce and extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

- 34. [19-1074](#) Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 1 open space improvements; extend the maintenance agreement for landscaping section 2 open space improvements to October 22, 2020. (CONSENT AGENDA)

- 35. [19-1075](#) Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

- 36. [19-1076](#) Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

- 37. [19-1077](#) Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage, sidewalks and landscaping improvements to October 22, 2020. (CONSENT AGENDA)

- 38. [19-1078](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to October 22, 2020. (CONSENT AGENDA)

- 39. [19-1079](#) Simmons Ridge PUD Subdivision, site plan, section 2, revision 1; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

- 40. [19-1080](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements to July 23, 2020. (CONSENT AGENDA)

- 41. [19-1081](#) Stream Valley PUD Subdivision, site plan, section 13; extend the performance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)

- 42. [19-1082](#) Through the Green PUD Subdivision, site plan, lot 5; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

43. [19-1083](#) Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 22, 2020. (CONSENT AGENDA)
44. [19-1084](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the maintenance agreement for drainage and landscaping improvements to October 22, 2020. (CONSENT AGENDA)
45. [19-1085](#) Village of Eddy Lane Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
46. [19-1086](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to October 22, 2020. (CONSENT AGENDA)
47. [19-1087](#) Westhaven PUD Subdivision, site plan, section 42; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

FMPC ANNUAL CALENDAR

48. [19-1098](#) Approval of the 2020 FMPC calendar.

Attachments: [FMPC Meetings and Deadlines Schedule PUBLIC 2020 DRAFT](#)

VESTING EXTENSION

49. [19-0900](#) Consideration Of Resolution 2019-89: A Resolution Amending The Apex PUD Subdivision To Extend The Vested Rights, For The Property Located In The Northeast Corner Of The Intersection Of Carothers Parkway And McEwen Drive.

Attachments: [RES 2019-89 Vesting Extension Apex Village with exhibits.Law Approved 1](#)
[Bigby - Letter for Entitlement Extension Request \(July 25 \)](#)
[Apex Village \(Bigby\) Withdrawal request](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

50. [19-0979](#) Parish Presbyterian Church PUD Subdivision, Final Plat, Creating One Lot And Establishing Easements, On 13.84 Acres, Located at 4150 Clovercroft Road. (CONSENT AGENDA)

Attachments: [MAP COF 7087 Parish Pres PUD Sub Final Plat](#)
[Conditions of Approval 7087](#)
[7087- Parish Presbyterian Church PUD Subdivision, Final Plat](#)

51. [19-1097](#) Shadow Green PUD Subdivision, Final Plat, Section 2, Creating One Attached Residential Lot with 80 Dwelling Units And 4 Open Space Lots On 16.93 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Attachments: [MAP 7083 Shadow Green PUD FP Sec 2](#)
[7083 Shadow Green Sub FP Sec 2 Conditions of Approval 01](#)
[Shadow Green Section Two Final Plat 2019.10.03](#)

52. [19-1095](#) William C. Perry Subdivision, Final Plat, Revision 2, Creating One Additional Single-Family Residential Lot, on 0.75 Acres, Located At 903 West Main Street. (CONSENT AGENDA)

Attachments: [MAP 7084 William C Perry Sub FP Rev 2](#)
[WILLIAM C. PERRY DIVISION PLAT](#)

MAJOR THOROUGHFARE PLAN AMENDMENTS

53. [19-0990](#) Consideration Of Resolution 2019-105: A Resolution To Accept And Recommend Approval Of Amendment No. 3 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan) To The Franklin Municipal Planning Commission. (08/27/19 WS)

Attachments: [Res 2019-105 Amd 3 to MAJOR THOROUGHFARE PLAN with Exhibit.Law Ap](#)

ZONING ORDINANCE

54. [19-1096](#) Consideration Of Ordinance 2019-37: An Ordinance To Adopt A New Zoning Ordinance And Map Of The City Of Franklin, Tennessee.

Attachments: [ORD 2019-37 Adopt new Zoning Ordinance and Map.Law Approved.pdf](#)
[Franklin Zoning Ordinance](#)
[Zoning Districts Map](#)
[Zoning Overlay Districts Map](#)
[Public Outreach Comments](#)
[Fairground St Mailer](#)
[Postcard to all Property Owners](#)
[CFHCLetterPlanningADUs](#)
[FINAL FMPC Franklin ZO Update Presentation 10-24-19](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

