



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 26, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 26, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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. [19-0965](#) Approval of the August 22, 2019 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes August 2019 \(2\)](#)

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. [19-0950](#) Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
3. [19-0951](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
4. [19-0952](#) Franklin Park Subdivision, site plan, (Open Space/Parkland/Infrastructure); accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0953](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 24, 2020; extend the maintenance agreement for sewer improvements to September 24, 2020. (CONSENT AGENDA)
6. [19-0954](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)
7. [19-0955](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

8. [19-0956](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 5 improvements. (CONSENT AGENDA)
9. [19-0957](#) Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); extend the maintenance agreement for green infrastructure improvements to September 24, 2020. (CONSENT AGENDA)
10. [19-0958](#) Longview Subdivision, site plan, section 4, lot 14 (Taco Bell); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [19-0959](#) Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 buffers improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [19-0960](#) Stream Valley PUD Subdivision, site plan, section 13; extend the performance agreement for sidewalks improvements to September 24, 2020. (CONSENT AGENDA)
13. [19-0961](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

14. [19-0948](#) Cardel Village PUD Subdivision, Development Plan, Revision 2, Revising Housing Types On Lots 1 Through 11, On 6.92 Acres, Located Near The Intersection Of Carlisle Lane And Blossom Trail Lane.

Attachments: [MAP 7068 Cardel Village PUD Rev 2 DP](#)
[Cardel Village Development Plan, Rev 2](#)
[Cardel Village elevations](#)

15. [19-0898](#) Consideration Of Ordinance 2019-34: An Ordinance To Rezone 22.07 Acres From Detached Residential District 1 (R-1) To Specific Development Residential (SD-R 2.03) For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road (Carothers Glen PUD).

Attachments: [MAP COF 7069 Carothers Glen RZ](#)
[ORD 2019-34 Carothers Glen PUD Rez_with Map and Survey_Law Approved](#)
[SURVEY--Carothers Glen PUD](#)

16. [19-0920](#) Consideration Of Resolution 2019-88: A Resolution Approving A Development Plan For Carothers Glen PUD Subdivision For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road.

Attachments: [Map COF 7070 Carothers Glen DP](#)
 [RES 2019 -88 Carothers Glen PUD with map and survey.Law Approved](#)
 [7070 Conditions of Approval](#)
 [Site Plan 7070 Carothers Glen DP](#)
 [Carothers Glen - Development Plan \(9-5-19\)](#)
 [Carothers Glen - Architectural Elevations \(9-5-19\)](#)
 [citizen letter 01 Carothers Glen](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. [19-0964](#) Cool Springs Market Subdivision, Final Plat, Revision 1, (Resubdivision of Lots 1 & 5), Creating Three New Commercial Lots On 32.33 Acres, Located At 2000 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP 7064 Cool Springs Mkt, FP, Rev 1](#)
 [7064 Cool Springs Mkt FP Conditions of Approval_01](#)
 [COF7064-Cool Springs Market, Final Plat Revision 1-2019-09-05](#)

18. [19-0943](#) Forrest Crossing Subdivision, Final Plat, Revision 12, Resubdivision Of Lots 1286-1291, Consolidating Existing Lots Into Two Lots, On 8.68 Acres, Located Near The Intersection Of Forrest Crossing Boulevard and South Royal Oaks Boulevard. (CONSENT AGENDA)

Attachments: [MAP COF 7071 Forrest Crossing Sub FP](#)
 [7071 Conditions of Approval](#)
 [Forrest Crossing Subdivision, Lots 1286-1291 - Unified Site Plan \(9-5-19\)-8](#)

19. [19-0949](#) Huffines Ridge PUD Subdivision, Final Plat, Creating Three Lots To Align With Zoning Districts, On 22.69 Acres, Located At 1343 Huffines Ridge Road. (CONSENT AGENDA)

Attachments: [Map COF 7073 Huffine Ridge PUD Sub FP](#)
 [7073 Conditions of Approval](#)
 [HUFFINES RIDGE PUD SUBDIVISION PLAT](#)

20. [19-0962](#) Splendor Ridge Subdivision, Final Plat, Creating 12 Single-Family Residential Lots and 4 Open Space Lots On 27.5 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

Attachments: [MAP 7021 Splendor Ridge FP](#)
[7021 Splendor Ridge FP Conditions of Approval 01](#)
[7021 Splendor Ridge Plat](#)

21. [19-0963](#) Wards Mill PUD Subdivision, Final Plat, Creating 18 Single-Family Residential Lots and 4 Open Space Lots On 18.68 Acres, Located at 3206 Boyd Mill Avenue (Bishops Gate). (CONSENT AGENDA)

Attachments: [MAP 6771 Wards Mill PUD FP](#)
[6771 Wards Mill PUD FP Conditions of Approval 01](#)
[6771 Bishops Gate Plat 09-05-19](#)

22. [19-0944](#) Westhaven PUD Subdivision, Final Plat, Section 49, Revision 1 (Resub lot 1901), Creating Two Single-Family Residential Lots From Lot 1901, On .31 Acre, Located At 531 Rowan Street. (CONSENT AGENDA)

Attachments: [MAP Weshaven](#)
[7075 Conditions of Approval 01](#)
[Resub of Lot 1901](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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