



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, March 26, 2020

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, March 26, 2020, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://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. [20-0289](#) Approval of the February 27, 2020 FMPC meeting minutes.

**Attachments:** [DRAFT FMPC Minutes 2-27-20.rtf](#)

#### 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. [20-0283](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements to March 25, 2021. (CONSENT AGENDA)

### ANNEXATIONS AND PLANS OF SERVICES

3. [20-0233](#) Consideration Of Resolution 2020-21: A Resolution Adopting A Plan Of Services For The Annexation Of 1268 Lewisburg Pike, 2380 And 2390 Henpeck Lane, By The City Of Franklin, Tennessee.

**Attachments:** [MAP RES Varnedoe-WilCo Annex](#)  
[RES 2020-21 VarnedoeWilCo POS with Exhibit.Law Approved 2](#)

4. [20-0232](#) Consideration Of Resolution 2020-20: A Resolution To Annex 1268 Lewisburg Pike, 2380 And 2390 Henpeck Lane, Consisting Of 61.37 Acres, Property Located West Of Lewisburg Pike And North Of Henpeck Lane And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

**Attachments:** [MAP RES Varnedoe-WilCo Annex](#)  
[RES 2020-20 VarnedoeWilCo Annexation 2017 with Map.Law Approved 2](#)

### REZONINGS AND DEVELOPMENT PLANS

5. [20-0234](#) Consideration Of Ordinance 2020-05: An Ordinance To Zone 5.88 Acres Neighborhood Commercial (NC) District, And To Zone 55.49 Acres Civic-Institutional (CI) District, For The Property Located West Of Lewisburg Pike And North Of Henpeck Lane, At 1268 Lewisburg Pike, 2380 & 2390 Henpeck Lane.

**Attachments:** [MAP RES Varnedoe-WilCo Annex](#)  
[ORD ORD 2020-05 VarnedoeWilco Zone Annexed Area Ordinance with Map](#)

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

6. [20-0285](#) 517 Cummins Street Subdivision, Final Plat, Creating One Office-Residential Lot, On 0.22 Acres, Located At 517 Cummins Street. (CONSENT AGENDA)

**Attachments:** [MAP 7189 517 Cummins St FP](#)  
[Conditions of Approval 01](#)  
[18-0202 BUBIS 517 CUMMINS ST-FRANKLIN\\_\\_PLAT](#)

7. [20-0286](#) Battle Ground Park Land Company Subdivision, Final Plat, Revision 3 (Resub. Of Lots 35 and 36), Creating One Single-Family Residential Lot From Portions Of Two Single-Family Residential Lots, On 0.26 Acres, Located At 1332 Columbia Avenue. (CONSENT AGENDA)

**Attachments:** [MAP 7190 Battle Ground Land FP Rev 3](#)  
[Conditions of Approval 01](#)  
[200028 Kubica Minor Sub Final-REV1 20200303 signed](#)

8. [20-0290](#) Morningside PUD Subdivision, Final Plat, Section 1, Revision 1 And Oakbrook PUD Subdivision, Final Plat (Formerly Morningside Subdivision, Section 1, Lot 5), Creating One Multifamily Lot And Modifying Easements in One Open Space Lot, On 6.14 Acres, Located At 200 Mallory Station Road. (CONSENT AGENDA)

**Attachments:** [MAP 7142 Oakbrook PUD FP](#)  
[Conditions of Approval 01](#)  
[19-1288 MalloryStation PLAT Resubmittal 3-5-20-Plat](#)

9. [20-0226](#) Westhaven PUD Subdivision, Final Plat, Section 52, Creating 50 Lots, On 12.54 Acres, Located East Of Championship Boulevard And South Of Addison Avenue. (CONSENT AGENDA)

**Attachments:** [MAP 7197 Westhaven FP sec 52](#)  
[COF 7197 COA Westhaven FP](#)  
[COF 7197 Survey](#)

10. [20-0224](#) Williamson County Animal Care Center, Roadway Site Plan, Constructing A Driveway, On 38.67 Acres, Located North Of Old Charlotte Pike and East Of Under Construction Portion of Mack Hatcher Parkway. (CONSENT AGENDA)

**Attachments:** [MAP 7200 Williamson County Animal Care Facility](#)  
[COF 7200 Will Animal Road plan](#)  
[COF 7200 Survey County Animal Care Center - Infrastructure Site Plan](#)

11. [20-0225](#) Williamson County Animal Care Center, Site Plan, Creating 281,332 Square Feet of Civic-Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike and East Of Under Construction Portion of Mack Hatcher Parkway. (CONSENT AGENDA)

**Attachments:** [MAP 7199 Williamson County Animal Care Facility](#)  
[COF 7199 COA Will Animal Site Plan](#)  
[COF 7199 Survey williamson county animal care center](#)

**ENVISION FRANKLIN PLAN AMENDMENTS**

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**