

# City of Franklin

## Meeting Agenda

### Franklin Municipal Planning Commission

109 3rd Ave S  
Franklin, TN 37064

City Hall Board Room  
Thursday, June 25, 2015  
7:00 PM

*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 25, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklin.tn.gov/planning](http://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. May 28, 2015 Planning Commission Meeting 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. Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; accept the landscaping section 2 and landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; extend the performance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)
5. McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
6. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the landscaping (Hotel) improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping (Retail) improvements for one year. (CONSENT AGENDA)
7. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
8. Westhaven PUD Subdivision, site plan, section 22; accept the

- landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. Westhaven PUD Subdivision, site plan, section 26; accept the landscaping (Phase 1) and landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. Westhaven PUD Subdivision, site plan, section 27; reduce and extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
11. Westhaven PUD Subdivision, site plan, section 28; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

#### **REZONINGS AND DEVELOPMENT PLANS**

12. Consideration of Ordinance 2015-17, To Be Entitled, "An Ordinance To Rezone +/- 22.72 Acres From Residential 1 District (R-1) To Specific Development-Variety (SD-X 0, 34500) District For The Properties Located at 554 and 562 Franklin Road."
13. Consideration of Resolution 2015-35, To Be Entitled, "A Resolution Approving A Development Plan For Family Legacy PUD Subdivision, With One Modification of Standards (Parking), Located Along The East Side of Franklin Road and South of Moores Lane (Currently Addressed as 554 Franklin Road and 562 Franklin Road), By The City Of Franklin, Tennessee."

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

14. Highlands at Ladd Park PUD Subdivision, final plat, section 17, revision 1, 33 residential lots and 1 open space lot on 13.14 acres, located along Circuit Road (surety revision). (CONSENT AGENDA)
15. Williamson County Agriculture Exposition Park, site plan, revision 1 (parking addition).

#### **ORDINANCE AND TEXT AMENDMENTS**

16. Consideration of Potential Changes to Franklin Height Overlay (HTO) District.

#### **NON-AGENDA ITEMS**

#### **ANY OTHER BUSINESS**

#### **ADJOURN**