



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 27, 2022

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklin.tn.gov/planning.

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 attend 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.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklin.tn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 9, 2021 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 with 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.

2. Consideration Of Approval Of Items 3-12 and 19-20 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Franklin Park PUD Subdivision, Site Plan; Accept The Drainage Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Ralston Row PUD Subdivision, Site Plan; Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Phase 2 Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Seward Hall Subdivision, Site Plan, Lot 1; Extend the Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2021-179: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga

REZONINGS/DEVELOPMENT PLANS

14. Aureum PUD Subdivision, Development Plan, Revision 1, Adjusting Phasing, Building Configuration, And Building Heights, On 27.19 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

15. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Modifying Site And Building Layout, On 13.44 Acres, Located West Of Peytonsville Road And South Of McBride Lane.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

16. Consideration Of Resolution 2021-183: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision, For A Property Located North Of Liberty Pike And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

17. Consideration Of Ordinance 2021-52: An Ordinance To Rezone 3.56 Acres From Regional Commerce 6 (RC6) District To Planned (PD 5.1/3,803) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 201 Cool Springs Boulevard (Legends View At Franklin PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Consideration Of Resolution 2021-182: A Resolution Approving A Development Plan For Legends View At Franklin PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 201 Cool Springs Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. 508 Duke Drive Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 4), Subdividing 1 Commercial Lot into 2 Commercial Lots, On 2.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

20. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1, Creating 3 Commercial Lots, On 5.88 Acres, Located At 1730 Galleria Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

