



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 24, 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 January 27, 2022 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 Items 3, 4, And 9 On The Consent Agenda.

SITE PLAN SURETIES

3. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvements To February 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Extend The Performance Agreement For Drainage Improvements To February 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).

FMPC 6/24/21, Approval failed 3-4

WS 7/13/21

BOMA 8/10/21, 8-0; 9/14/21, 6-1 approve and defer third reading to 10/12/21; 10/12/21 8-0 refer to Planning Commission

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

6. Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

FMPC 6/24/21, Disapproval passed 4-3

WS 7/14/21

BOMA 9/14/21, 7-0 defer to 10/12/21; 10/12/21 8-0 refer to Planning Commission

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

7. Consideration Of Ordinance 2022-02, An Ordinance To Rezone 0.09 Acres From Residential 6 (R6) District To Planned (PD 1,800) District For The Property Located North Of West Fowlkes Street And East Of Natchez Street, At 130 West Fowlkes Street (130 West Fowlkes Street PUD Subdivision).

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

8. Consideration Of Resolution 2022-07, A Resolution Approving A Development Plan For 130 West Fowlkes Street PUD Subdivision, With 1 Modification Of Development Standards For Parking, For The Property Located North Of West Fowlkes Street And East Of Natchez Street, Located At 130 West Fowlkes Street.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Rolling Hills Community Church Subdivision, Site Plan, Parking Lot And Public RW, Creating Surface Parking, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

