



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 28, 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 June 23, 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 Approval Of Items 3-8, 14, and 15 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3, Extend The Performance Agreement For Sidewalks And Streets Improvements To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Carawood Subdivision, Final Plat, Extend The Performance Agreement For Drainage, Streets And Green Infrastructure Improvements To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Longview Subdivision, Final Plat, Revision 1, Lot 11 And 12, Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Drainage Improvement To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Riverbluff PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure Improvement to January 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center), Extend The Performance Agreement For Access And Sidewalks Improvements To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLAN OF SERVICES/ANNEXATIONS

9. Consideration Of Resolution 2022-49, A Resolution Adopting A Plan Of Services For The Annexation Of 4321 Long Lane, By The City Of Franklin, Tennessee.

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

10. Consideration Of Resolution 2022-50, A Resolution To Annex 4321 Long Lane, Consisting Of 5.03 Acres, Property Located South Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

REZONINGS/DEVELOPMENT PLANS

11. Consideration Of Ordinance 2022-25, An Ordinance To Zone 5.03 Acres Civic Institutional (CI) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Long Lane At 4321 Long Lane.

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

12. Consideration Of Ordinance 2022-21, An Ordinance To Rezone 34.30 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 10.15/203,968/130) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard (The Optima Franklin PUD Subdivision).

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

13. Consideration Of Resolution 2022-46, A Resolution Approving A Development Plan For The Optima Franklin PUD Subdivision, For The Property North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 211 Cool Springs Boulevard.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Wood Duck Court PUD Subdivision, Site Plan, Constructing 233 Dwelling Units, On 20.90 Acres, Located East Of The Intersection Of Rosa Helms Way And Carothers Parkway. (CONSENT AGENDA)

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

15. McKeehan Property Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 9.00 Acres, Located At 228 Franklin Road. (CONSENT AGENDA)
HZC 6/13/22, recommended disapproval by a vote of 4-3

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

