



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 25, 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 July 28, 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

The Annexation, Plan of Services, and Zoning requests for 4321 Long Lane and the Rezoning and Development Plan requests for The Optima Franklin PUD Subdivision at 211 Cool Springs Boulevard have been deferred. These decisions were made after public notifications had been mailed. New public notices will be mailed when the items are placed on an FMPC agenda, no later than 15 days prior to the agenda date.

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 3-6, 15-17, and 19-20 On The Consent Agenda.

SITE PLAN SURETIES

3. Echelon PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Lockwood Glen PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts), Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Westhaven PUD Subdivision, Site Plan, Section 25, Extend The Performance Agreement For Drainage Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

7. Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee.

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

8. Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

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

9. Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road.

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

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.
FMPC 6/23/22, 5-2 to deny

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

11. Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.66/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision).

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

12. Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road.
BZA 8/4/22, approval of variance for parking location

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

13. Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision)

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

14. Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.
7/11/22 Historic Zoning Commission

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. 1624 West Main PUD Subdivision, Final Plat (Formerly Bob Rucker Subdivision, Lots 1 And 2), Consolidating 2 Commercial Lots Into 1 Commercial Lot And Establishing Easements, On 0.77 Acres, Located At 1624 And 1628 West Main Street. (CONSENT AGENDA)

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

16. Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Redeveloping The Provided Open Space On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

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

17. Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684 (Comtide Unified Development), Constructing 71,298 Square Foot Commercial Building, On 4.023 Acres, Located South Of Bakers Bridge Avenue And West Of Market Exchange Court, At 225 Comtide Court. (CONSENT AGENDA)

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

18. Jordan Reserve Subdivision, Preliminary Plat, Creating 12 Single Family Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way On 28.26 Acres, Located South Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 565 Jordan Road.

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

19. Stream Valley PUD Subdivision, Final Plat, Section 18, Creating 17 Single-Family Residential Lots, 9 Attached Residential Lots, And 3 Open Spaces, On 13.13 Acres, Located South Of Oglethorpe Drive And West Of Interstate 65. (CONSENT AGENDA)

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

20. Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Creating 35 Townhome Lots, Two Open Spaces, And Easements, On 10.39 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

