



Meeting Minutes

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.franklinTN.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@franklinTN.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

Chair Lindsey called the meeting to order at 07:05 pm.

Board Members Present: Alma McLemore, Scott Harrison, Marcia Allen, Nick Mann, Ann Petersen, Jenny Williamson, and Roger Lindsey

Board Members Absent: Michael Orr, Jimmy Franks

APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 23, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft Minutes of June 23 2022

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve the Minutes from the June 23, 2022, meeting. The motion carried 7-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-8, 14, and 15 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that Commissioner Mann had requested that item 7 and Commissioner Harrison requested item 14 be removed from the Consent Agenda, both due to conflict of interests.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-6, 8 and 15, as presented on the Consent Agenda. The motion carried 7-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

Commissioner Mann recused himself from this item.

A motion was made by Alderman Ann Petersen, seconded by Commissioner Scott Harrison, to Approve Item 7 as presented. The motion Passed 6-0-1.

AYES: Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Ann Petersen, Jenny Williamson
NOES: None
ABSTAIN: Nick Mann

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP 4321 Long Ln Annex Combo A
2. 2022-49 RES 4321 LONG LANE_POS_Combined_Law approved
3. 4321 Long Lane Survey Exhibit

Planner Joseph Bryan stated that due to the lack of public notification, staff is requesting this item be deferred until the August 25, 2022 Planning Commission meeting as well as items 10 and 11.

Chair Roger Lindsey referred to Counsel requesting that items 9, 10, and 11 have one motion. Legal is fine with that request. Director Wright requested that the applicant be allowed to speak about the items as a whole.

Chair Roger Lindsey asked if there was anyone from the public or if the applicant wished to speak on items 9, 10, and/or 11. There were none.

A motion was made by Commissioner Nick Mann, seconded by Scott Harrison, that items 9, 10 and 11 be deferred until the August 25, 2022 Planning Commission meeting. The motion carried 7-0.

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

Attachments:

1. MAP 4321 Long Ln Annex Combo A
2. 2022-50 RES 4321 LONG LN ANNEX_Combined_Law approved
3. 4321 Long Lane Survey Exhibit

This item was voted on under item 9 by a vote of 7-0 to defer until August 25, 2022.

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

- Attachments:**
1. MAP 4321 Long Ln Annex Combo B
 2. 2022-25 ORD 4321 LONG LANE ZONING_Combined_Law approved (2)
 3. 4321 Long Lane Survey Exhibit

This item was voted on under item 9 by a vote of 7-0 to defer until August 25, 2022.

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

- Attachments:**
1. MAP The Optima PUD
 2. 2022.07.07_The Optima Franklin - Rezoning Plan
 3. ORD 2022-21 OPTIMA FRANKLIN PUD REZ_Combined_Law approved (2)

Planner Joey Bryan stated the applicant had requested a deferral for this item and item 13, to give them more time to review the traffic study.

Chair Roger Lindsey asked if there was anyone from the public or if the applicant wished to speak on items 12 and/or 13. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen, that items 12 and 13 be deferred until the August 25, 2022, Planning Commission meeting. The motion carried 7-0.

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

- Attachments:**
1. MAP The Optima PUD
 2. RES 2022-46 OPTIMA FRANKLIN PUD DP_Combined_Law approved (2)
 3. 7896 Optima PUD DP_Conditions of Approval_02
 4. 2022.07.07 The Optima Franklin - Development Plan
 5. 2022_0715 Cool Springs-Massing

This item was voted on under item 12 by a vote of 7-0 to defer until August 25, 2022.

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

- Attachments:**
1. MAP 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
 2. CONDITIONS OF APPROVAL 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
 3. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place)
 4. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 1-24
 5. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 25-50
 6. SITE PLAN 7887 Wood Duck Court PUD Subdivision, Site Plan (Walker Place) Page 51-80

Commissioner Scott Harrison has recused himself from this item.

Amy Diaz-Barriga stated the site plan was previously approved in April of 2020 but has since expired. The site plan proposes 233 dwelling units between eight buildings. The property transitions between commercial to the north and residential to the south. The property has an incompatible land use buffer which is required on the eastern border of the

property which has triggered this to come before the Planning Commission. A strong pedestrian network is proposed throughout the project, and the elevations meet the requirements of the zoning ordinance. The site plan follows the outline and spirit of the development plan approved by the Board of Mayor and Aldermen on September 16, 2019. The vesting for this site was extended for three years by BOMA at its July 12, 2022 meeting. Staff recommends approval with conditions.

No one from the public wished to speak.

Greg Gamble, representative of the applicant, stated they are in agreement with all conditions of the approval.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jenny Williamson to Approve, with conditions, item 14. The motion Passed 6-0-1.

AYES: Marcia Allen, Roger Lindsey, Nick Mann, Alma McLemore, Ann Petersen, Jenny Williamson
NOES: None
ABSTAIN: Scott Harrison

15. McKeehan Property Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 9.00 Acres, Located At 228 Franklin Road. (CONSENT AGENDA)

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

Attachments:

1. MAP McKeehan Prop Sub FP
2. Conditions of Approval_02
3. 2022-07-07_Final Plat

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

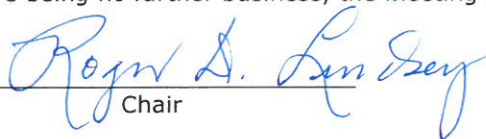
ANY OTHER BUSINESS

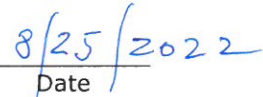
Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 07:21 pm.


Chair


Date

