



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 22,
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.franklinton.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@franklinton.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 August 25, 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 3-18 And 22-26 On The Consent Agenda.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Drainage Offsite And Green Infrastructure Offsite Improvements To September 28, 2023; Accept The Sidewalks Offsite And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase 2 (Villas) Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks And Streets Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1; Accept The Sidewalk Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalks And Green Infrastructure Improvements To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Ralston Row PUD Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To March 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Riverbluff PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To March 23, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September, 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Synergy Bank Addition Subdivision, Site Plan, Revision 3 (Phases 3 And 4); Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

19. 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

20. 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

21. 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 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.
FMPC 6/23/22, 5-2 to deny
FMPC 8/25/22, 8-0 to defer to 9/22/22, FMPC

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Simmons Ridge PUD Subdivision, Final Plat, Section 6, Creating 22 Single-Family Residential Lots, 22 Attached Residential Lots, And 2 Open Spaces, On 7.53 Acres, Located East Of South Carothers Road And North Of Honey Bush Circle. (CONSENT AGENDA)

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

23. Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Identifying Townhome Unit Locations Within Lots And Revising Easements, On 12.78 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)
8/25/2022 FMPC - Deferred

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

24. Robinson Lake, Site Plan (Dam Rehabilitation), Rehabilitating The Existing Dam, Providing Riparian Buffer Enhancements, Providing A Trail, And Adding A Parking Lot, On 75.5 Acres, Located East Of Interstate 65 And West Of Carothers Parkway, At 3439 Carothers Parkway. (CONSENT AGENDA)

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

25. The Factory At Franklin PUD Subdivision, Site Plan, Revision 1, Reconfiguring Parking Layout And Adding Open Space Lots, On 20.06 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

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

26. Shawnee PUD Subdivision, Site Plan, Developing 26 Attached Residential Units And 1 Open Space Lot, On 2.24 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

27. Consideration Of Ordinance 2022-26, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.
BOMA/FMPC JCW 7/28/22
BOMA WS 8/23/22
BOMA WS 9/13/22

Sponsors: Emily Wright, Kelly Dannenfelser

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN