



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 27, 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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 22, 2022 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2023-January 2024 FMPC Calendar.

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.

3. Consideration Of Approval Of Items 4-22 And 28-31 On The Consent Agenda.

SITE PLAN SURETIES

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase I (Assisted Living) Improvement, Release The Performance Agreement And Establish A Maintenance Agreement To October 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1, Extend The Performance Agreement For Drainage, Green Infrastructure, Sidewalks And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Amelia Park PUD Subdivision, Site Plan, Sections 2-6, Extend The Performance Agreement For Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Drainage Improvement To April 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Echelon PUD Subdivision, Site Plan, Sections 1-3, Extend The Performance Agreement For Landscaping Buffers Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Grace Point Church Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Phase B Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Hard Bargain Development Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Drainage And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Stormwater Drainage / Detention On Area 2 Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Ovation Subdivision, Site Plan, (Infrastructure), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Richland Close Subdivision, Site Plan, Extend The Performance Agreement For Drainage, Green Infrastructure, Landscaping And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Rizer Point PUD Subdivision, Site Plan, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

19. Rizer Point PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

21. Stream Valley PUD Subdivision, Site Plan, Section 13, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

22. Travel Centers Of America Subdivision, Site Plan, Extend The Performance Agreement For Green Infrastructure Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

23. Consideration of Resolution 2022-66, A Resolution Amending The Carothers Glen PUD Subdivision To Extend The Vested Rights, For The Property Located At 4338 And 4340 South Carothers Road.

Sponsors: Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

24. 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 9/25/22, 8-0 to defer to 10/27/22

Sponsors: Amy Diaz-Barriga, Joseph Bryan

25. Consideration Of Ordinance 2022-38, An Ordinance To Rezone 7.0 Acres From Agricultural (AG) District To Residential 2 (R2) District For The Property Located East Of Hillsboro Road And North And South Of Poteat Place.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

26. Consideration Of Ordinance 2022-34, An Ordinance To Rezone 301.89 Acres From Planned (PD) District To Planned (PD 54,982) District For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane (Aspen Grove PUD Subdivision, Section A).

Sponsors: Amy Diaz-Barriga, Joseph Bryan

27. Consideration Of Resolution 2022-60, A Resolution Approving A Revised Development Plan For Aspen Grove PUD Subdivision, Section A, With 1 Modification Of Development Standards (Building Elements), For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Bicentennial Park, Site Plan, Establishing Easements And Amenities For A City Park, On 12.85 Acres, Located At 200 And 214 North Margin Street. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

29. The Factory At Franklin PUD Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

30. Stream Valley PUD Subdivision, Final Plat, Section 10, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 20.99 Acres, Located West Interstate 65 and North And SouthOf Rockport Avenue. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

31. Villages At Southbrooke PUD Subdivision, Final Plat, Section 2, Creating 44 Residential Lots And 5 Open Space Lots, On 10.83 Acres, Located At 1049 Southbrooke Boulevard. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

