



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 26, 2021

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 come to 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 22, 2021 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 withing 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, 25-27, and 29 On The Consent Agenda.

SITE PLAN SURETIES

3. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To August 25, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

4. Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

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

5. Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

6. Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike.

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

7. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

8. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

9. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

10. Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

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

11. Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB).

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

12. Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision)

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

13. Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike.

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

14. Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

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

15. Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

16. Consideration Of Ordinance 2020-34, An Ordinance To Zone 295.275 Acres Planned (PD 1.84) District, Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision)

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

17. Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph
18. Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
19. Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision).
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
20. Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
21. Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision).
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
22. Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
23. Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytons ville Road And West Interstate 65.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan
24. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 3, Relocating Previously Approved Entitlements Of 300,000 Square Feet Of Office Space, 74,200 Square Feet Of Commercial, And 400 Multifamily Residential Units Within The Boundaries Of The Development, On 40.47 Acres, Located South Of Peytons ville Road And West Of Pratt Lane.
- Sponsors:** Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 4309 S. Carothers Road Subdivision, Site Plan, Constructing A 6,000 Square Foot Retail Building, A 9,500 Square Foot Daycare Building, And A 3,888 Square Foot Convenience Store, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

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

26. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

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

27. Parish Presbyterian Church, Site Plan (Multi-Purpose Building), Constructing A 9,910 Square Foot Multi-Purpose Building, On 13.86 Acres, Located Near The Intersection Of Clovercroft Road And Wilson Pike. (CONSENT AGENDA)

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

28. Tavistock Subdivision, Preliminary Plat, Creating 7 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 7.43 Acres, Located West of Kirkwood Drive and North Of Clovercroft Road, At 4060 Clovercroft Road.

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

29. Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34, Creating 2 Single Family Residential Lots, On 0.208 Acres, Located Near The Intersection Of Park Street And 11th Avenue South. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

