



## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, January 26, 2023

7:00 PM

Board Room

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*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](http://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.*

#### **CALL TO ORDER**

#### **APPROVAL OF MINUTES**

1. Consideration Of Approval Of The December 8, 2022 FMPC Minutes.

#### **VOTE FOR CHAIR & VICE CHAIR**

2. Consideration Of Election Of Chair And Vice Chair Pursuant To Section 4.1.2 Of The Bylaws.

#### **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 Items 4-21 And 28-30 On The Consent Agenda.

**SITE PLAN SURETIES**

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase I, Landscaping Phase II And Landscaping Phase III Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

9. Dallas Downs PUD Subdivision, Site Plan, Section 3; Reduce The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To \$17,000.00 And Extend To January 25, 2024; Release The Performance Agreement For Landscaping Open Space Lots 26, 29, 30 And 31 Improvements. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

10. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Villages Unified Development); Extend The Performance Agreement For Landscaping (Building C) To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

11. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

12. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

13. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

14. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure And Drainage Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement To January 19, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

15. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

16. Riverbluff PUD Subdivision, Site Plan, Section 1; Reduce The Performance Agreement For Landscaping Improvement By 50% To \$81,000.00 And Extend To September 28, 2023. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

17. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

18. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase III And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

19. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie  
Brady

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

21. Harts Landmark; Extend The Maintenance Agreement For Water Improvement To January 25, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

**VESTED RIGHTS/SITE PLAN EXTENSION**

22. Consideration Of Resolution 2022-83: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

**ANNEXATIONS/PLANS OF SERVICES**

23. Consideration Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located South Of Murfreesboro Road And East Of Ridgeway Drive, By The City Of Franklin, Tennessee.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Consideration Of Resolution 2022-89, A Resolution To Annex A Property On Murfreesboro Road, Consisting Of 4.7 Acres, Located South Of Murfreesboro Road And East Of Ridgeway Drive And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

25. Consideration Of Ordinance 2022-48, An Ordinance To Zone 4.7 Acres Estate Residential (ER) District, For The Property Located South Of Murfreesboro Road And East Of Ridgeway Drive.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

**REZONINGS/DEVELOPMENT PLANS**

26. Consideration Of Ordinance 2022-46, An Ordinance To Rezone 1.08 Acres From Residential 4 (R4) District To Planned (PD 5,578) District For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive (My Friends House PUD Subdivision).

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

27. Consideration Of Resolution 2022-87, A Resolution Approving A Development Plan For My Friends House PUD Subdivision, For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive.

**Sponsors:**Emily Wright, Amy Diaz-Barriga, Joseph  
Bryan**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

28. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

29. Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Constructing 5,400 Square Feet Of Restaurant 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

30. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6, Creating 3 Lots On 10.22 Acres,  
Located East Of Aspen Grove Drive And South Of Spring Creek Drive. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

**NON-AGENDA ITEMS****ANY OTHER BUSINESS****ADJOURN**

