



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 27, 2023

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.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 23, 2023 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 3-14, 20-21, And 23-27 On The Consent Agenda.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Cardel Village PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 14, 2023. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Forrest Crossing Subdivision, Final Plat, Section 1, Revision 11 (Rachel Springs Business Village); Release The Maintenance Agreement For Drainage Improvement On The Referenced Final Plat. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Hard Bargain Development Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. McEwen Place Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure, ITS Elements, Landscaping And Sidewalks Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

15. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

Sponsors:

Emily Wright, Andrew Orr, Teresa Anderson

16. PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605, 02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.
FMPC 3/23/23, Deferred 8-0

Sponsors:

Emily Wright, Andrew Orr, Teresa Anderson

VESTED RIGHTS/SITE PLAN EXTENSION

17. Consideration Of Resolution 2023-23: A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

19. Consideration Of Resolution 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Carothers Crossing West PUD Subdivision, Final Plat, Revision 5 (Lot 4), Creating Two Non-Residential Lots, On 1.418 acres, Located At 5041 and 5043 Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Franklin Grove Subdivision, Site Plan, Developing 1,536 Square Feet Of Institutional Space And Site Improvements, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Poteat Place North Subdivision, Preliminary Plat, Creating 3 Single Family Residential Lots And One Open Space Lot, On 2.17 Acres, Located At The Intersection Of Hillsboro Road And Poteat Place.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Rolling Hills Community Church Subdivision, Final Plat, Creating 2 Nonresidential Lots And Dedicating Right-Of-Way, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

24. Southeast Municipal Complex Subdivision, Site Plan, Developing 16,845 Square Feet Of Recreational Space, On 173 Acres, Located East Of Interstate 65 And West Of Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

25. Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

26. WCS Transportation Complex, Site Plan, Buildings F & C, Developing 4,624 Square Feet Of Institutional Space, On 15.07 Acres, Located At 1771 West Main Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

27. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 8 Single-Family Lots, 46 Townhome Lots, 6 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 40 Acres, Located Near

The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

STREET NAME CHANGE REQUESTS

28. Consideration Of Resolution 2023-13, A Resolution To Change The Street Name Of Sallie Lane To Sara Avalyn Berry Lane In The Berry Farms Subdivision In The City Of Franklin.

Sponsors:

Shanna McCoy, Lori Jarosz

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

