



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 28, 2020

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 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. 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.
- Call 615-550-8420 to listen to the meeting or voice a comment during a specific public comment period.
- The public may email comments to planningintake@franklinton.gov to be read aloud during the meeting. Emailed comments will be accepted until 5:00 pm on the day of the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video.

CALL TO ORDER

1. Consideration Of Resolution 2020-75, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On May 28, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Emily Hunter, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of the April 23, 2020 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.

3. Consideration of items 4, and 11 - 18 on the Consent Agenda.

SITE PLAN SURETIES

4. Silver Grace PUD Subdivision, site plan, section 1; accept the landscaping Phase C improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

6. Consideration Of Resolution 2019-130, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
7. Consideration Of Ordinance 2020-11, An Ordinance To Rezone 49.93 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 32.5/1,110,300 SF/605 Keys) District For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway (East Works District PUD Subdivision).
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Joseph Bryan
8. Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway.
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Joseph Bryan
9. Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) 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 Hunter, Amy Diaz-Barriga, Dianna Tomlin
10. Consideration Of Resolution 2020-47, A Resolution Approving 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 Hunter, Amy Diaz-Barriga, Dianna Tomlin

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 6, Lot 4020, Creating 4 Commercial Lots, On .35 Acres, Located North Of Front Street And East Of Oleander Street, At 110 Front Street. (CONSENT AGENDA)
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
12. Westhaven PUD Subdivision, Final Plat, Section 57, Creating 33 Residential Lots And 2 Open Space Lots, On 11.77 Acres, Located West Of Congress Drive And East Of Cheltenham Avenue. (CONSENT AGENDA)
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin
13. Township PUD Subdivision, Site Plan, Section 2, Constructing 35 Townhomes And 4 Open Space Lots, On 10.58 Acres, Located South Of Churchill Place And West Of Royal Oaks Boulevard, At 1123 Murfreesboro Road. (CONSENT AGENDA)
- Sponsors:** Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

14. 249 4th Avenue Building Subdivision, Final Plat, Creating One Commercial Lot, On 0.72 Acres, Located At 249 4th Avenue North. (CONSENT AGENDA)

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

15. FSSD Poplar Grove School, Site Plan (Performing Arts Center And Gymnasium Addition), Creating 57,201 Square Feet Of Civic-Institutional Space, On 73.08 Acres, Located At 2959 Del Rio Pike. (CONSENT AGENDA)

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

16. South Park Subdivision, Final Plat, Revision 9, Lot 7, Creating Two Light Industrial Lots, On 3.06 Acres, Located At 101 Southeast Parkway Court. (CONSENT AGENDA)

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

17. EE Green Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 17), Consolidating One Parcel Into An Existing Lot, On 0.14 Acres, Located At 952 Green Street. (CONSENT AGENDA)

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

18. Everbright Subdivision, Final Plat, Revision 3, Resubdivision of Lots 21 And 22, Resubdividing Two Single-Family Residential Lots, On 0.43 Acres, Located At 308 Everbright Avenue. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN