



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 22, 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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 25, 2023 FMPC Minutes.

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 Items 3-12 And 20-22 On The Consent Agenda.

SITE PLAN SURETIES

3. Gateway Community Church Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage, Landscaping, Sidewalks And Streets Improvements To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Parish Presbyterian Church Subdivision, Site Plan (Multi-Purpose Building); Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

13. 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; 4/27/23, Deferred 8-0

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

14. 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; 4/27/23, Deferred 8-0

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

15. Consideration Of Resolution 2023-49, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of The Intersection Of Peytons ville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

16. Consideration Of Resolution 2023-48, A Resolution Requesting A Referendum For The Annexation Of Property Located South Of The Intersection Of Peytons ville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

17. Consideration Of Ordinance 2023-24, An Ordinance To Zone 5 Acres Estate Residential (ER) District, For The Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, At 4436 Pratt Lane.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2023-22, An Ordinance To Rezone 2.906 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 61.3/3,362) District For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard. (101 Cool Springs Boulevard PUD Subdivision) FMPC 5/25, Deferred 6-0

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

19. Consideration Of Resolution 2023-42, A Resolution Approving A Development Plan For 101 Cool Springs Boulevard PUD Subdivision, For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard. FMPC 5/25, Deferred 6-0

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Parish Presbyterian Church Subdivision, Final Plat, Creating One Lot, And Dedicating Right-Of-Way And Easements, On 13.81 Acres, Located At 4150 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

21. Westhaven PUD Subdivision, Final Plat, Section 63, Creating 63 Single-Family Lots, 2 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 16.789 Acres, Located Near The Intersection Of Eliot Road And Congress Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

22. Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Revision 1, Creating One Lot And Revising Easements, On 61.695 Acres, Located Near The Intersection Of Boyd Mille Pike And Golf Club Lane, at 4000 Golf Club Lane. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

