



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 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

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 a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning 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 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 June 22, 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 Approval Of Items 3-10 And 16-17 On The Consent Agenda.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Accept The Drainage Onsite Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Sidewalks And Streets Improvements To July 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Echelon PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Hard Bargain Mt. Hope Subdivision, Final Plat; Accept The Drainage, Streets And Sidewalks Improvements, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Riverbluff Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Accept The Access And Sidewalks Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

URBAN GROWTH BOUNDARY (UGB) RECOMMENDATIONS

11. PUBLIC HEARING: Consideration Of Resolution 2023-44, A Resolution To Recommend Changes To The Williamson County Growth Plan To The Williamson County Coordinating Committee.

Sponsors:

Emily Wright, Andrew Orr

ENVISION FRANKLIN PLAN AMENDMENTS

12. 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 And Add A Special Consideration.

FMPC 3/23/23, Deferred 8-0; 4/27/23, Deferred 8-0, 6/22/23, Deferred 8-0

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-51, 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 Wright, Amy Diaz-Barriga, Chelsea Randolph

14. Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. DM Brown Subdivision, Final Plat, Creating One Single-Family Lot And Dedicating Easements, On Approximately .092 Acres, Located At 227 Natchez Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

17. The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1, Creating 41 Residential Lots And 5 Open Space Lots, On Approximately 14.87 Acres, Located Along Del Rio Pike, West Of The Intersection Of Del Rio Pike And Reese Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

