



## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, August 24, 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**

**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](mailto: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 July 27, 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 2-5, 12-14, And 16 On The Consent Agenda.

### SITE PLAN SURETIES

3. Preserve at Echo Estates PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalks Improvement To August 22, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

4. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts); Extend The Performance Agreement For Green Infrastructure Improvement To August 22, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

5. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvement To August 22, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

6. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To August 22, 2024. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

### VESTED RIGHTS/SITE PLAN EXTENSION

7. Consideration of Resolution 2023-57, A Resolution Amending The Ivybrook Academy, Site Plan, To Extend The Vested Rights, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike, At 1268 Lewisburg Pike.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga

### REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of

Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike

FMPC 5/25/23, 4-2

WS 6/13/23; 6/27/23

BOMA 8/8, 6-2 with additional condition of approval

**Sponsors:**

Emily Wright, Amy Diaz-Barriga

9. Consideration Of Ordinance 2023-31, An Ordinance To Rezone 104.07 Acres From Civic Institutional (CI) District To Planned (PD 207,500) District For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane. (Franklin First United Methodist Church PUD Subdivision).

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivision, For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Ordinance 2023-28, An Ordinance To Rezone 7.88 Acres From Civic Institutional (CI) To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, Currently Addressed As 1406 Cannon Street, 319 Battle Avenue, 401 Battle Avenue, And 403 Battle Avenue.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

12. 4081 Murfreesboro Road Subdivision, Final Plat, Creating Two Single-Family Lots And Dedicating Easements, On Approximately 4 Acres, Located At 4081 Murfreesboro Road . (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

13. Carter House Visitors Center Subdivision, Site Plan, Developing 9,600 Square Feet Of Civic Institutional Space, On 10.51 Acres, Located At 125 West Fowlkes Street. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

14. Poteat Place North Subdivision, Final Plat, Creating 3 Single-Family Lots And One Open Space Lot, On 2.15 Acres, Located North And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

15. Poteat Place South Subdivision, Preliminary Plat, Creating 4 Single Family Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

16. The Refuge Center for Counseling PUD Subdivision, Final Plat, Creating One Lot, Dedicating Right-Of-Way, And Recording Easements, On Approximately 7 Acres, Located South Of Long Lane Between Alfred Ladd Road And Carothers Parkway. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

