



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 28,
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.franklintn.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@franklintn.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 August 24, 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 3-11 and 16-17 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Green Infrastructure And Drainage Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Ovaton Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks And Streets Improvements To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Riverbluff PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To March 28, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Synergy Bank Addition Subdivision, Site Plan, Revision 3 (Phases 3 And 4); Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

12. PUBLIC HEARING: Consideration Of Resolution 2023-62, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A “Institutional Uses Located At The TuckAway Development (1190 Lewisburg Pike)” Special Consideration For The Single-Family Residential Design Concept.

Sponsors:

Emily Wright, Eric Conner

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-58, A Resolution Approving A Revision To A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road And Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, And 4101 Clovercroft Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

14. Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Historic Magnolia Hall PUD Subdivision, Final Plat, Creating 11 Single Family Residential Lots And 1 Open Space Lot, On 20.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

17. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 7 Multi-Family Lots, 2 Commercial Lots, 61 Townhome Lots, 4 Open Space Lots, And 2 Lots To Be Dedicated To Middle Tennessee Electric Membership Corporation, And Dedicating Right-Of-Way, On 39.68 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

NON-AGENDA ITEMS**ANY OTHER BUSINESS****ADJOURN**

