



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 25, 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.
- The public may email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 8:00 AM on the day of the meeting.
- In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing should be 6-feet apart and masks are encouraged.

CALL TO ORDER

1. Consideration Of Resolution 2020-113, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On June 25, 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 May 28, 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 4-5 And Items 10-17 On The Consent Agenda.

SITE PLAN SURETIES

4. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 24, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

5. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

REZONINGS/DEVELOPMENT PLANS

6. Consideration of Ordinance 2020-17, An Ordinance To Rezone 93.32 Acres From Planned (PD) District To Planned (PD 12.7/1,156,378/315) District For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive (McEwen Place Town Center PUD).

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

7. Consideration of Resolution 2020-98, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, With 1 Modification Of Standards For Consolidated Entrances For Multifamily Buildings, For The Property Located West Of Mallory Lane And North And South Of West McEwen Drive, Located Near 4015 Aspen Grove Drive.

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

8. 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

9. 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 201 Jordan Road Subdivision, Final Plat, Creating 1 Commercial Lot, On 1.88 Acres, Located At The Intersection of Jordan Road And Murfreesboro Road, At 201 Jordan Road. (CONSENT AGENDA)

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

11. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

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

12. Huffines Ridge PUD Subdivision, Final Plat, Revision 1, Creating 4 Commercial Lots And 1 Open Space Lots, On 23.62 Acres, Located East Of Huffines Ridge Drive And South Of McEwen Drive, At 1343 Huffines Ridge Drive. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

13. The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, On 20.0 Acres, Located North Of Del Rio Pike And East Of Brink Place, At 801 Del Rio Pike. (CONSENT AGENDA)

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

14. Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Revising Building Setbacks, On 52.54 Acres, Located Near The Intersection Of Shadow Green Drive And Spring Tree Lane. (CONSENT AGENDA)

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

15. Williamson County Animal Care Center, Site Plan, Constructing 281,332 Square Feet Of Civic Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike And East of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

16. Williamson County Animal Care Center, Roadway Site Plan, Constructing A Driveway, On 38.67 Acres, Located North of Old Charlotte Pike And East Of Under Construction Portion Of Mack Hatcher Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

17. Longpoint Centre Subdivision, Final Plat, Creating One Lot And Establishing Easements, On 6.49 Acres, Located At South Of Long Point Way And East Of Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

ENVISION FRANKLIN PLAN AMENDMENTS

18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

19. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farms, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

20. Consideration Of Resolution 2020-77, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Liberty Pike/ Eddy Lane" Special Consideration For The Industrial Flex Design Concept. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

21. Consideration Of Resolution 2020-18, A Resolution To Adopt An Envision Franklin Plan Amendment For 26 Parcels Generally Located East Of I-65 And South Of Long Lane Along Peytonsville Road And Pratt Lane, In The Goose Creek Area, To Give Them Design Concepts And Special Considerations. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

22. Consideration Of Resolution 2020-19, A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To Envision Franklin To Reduce The Lot Width And Lot Size Minimums While Allowing A Percentage To Be On Narrower Lots For Alley-Loaded Single Family Dwellings In The Conservation Subdivision, Mixed Residential, And Single Family Residential Design Concepts. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr

23. Consideration Of Resolution 2020-17, A Resolution By The Franklin Municipal Planning Commission To Adopt A Clean Up Amendment To The Envision Franklin Design Concepts Map For The Chadwell Tract Of The Berry Farms PUD Subdivision, To Correct The Northeastern Urban Growth Boundary Line With Brentwood And Provide A General Update To Several Maps. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

