



## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, January 25, 2024

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) before noon on the day of 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 December 14, 2023, FMPC Minutes.

**VOTE FOR CHAIR & VICE CHAIR**

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

**ANNOUNCEMENTS****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 Approval Of Items 4-28 On The Consent Agenda.

**SITE PLAN SURETIES**

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Sections 2-6; Accept The Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

8. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2 And Landscaping Phase 3 Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

10. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

11. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

12. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

13. Get Ready Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

14. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Extend The Performance Agreement For Landscaping (Building C) Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

15. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

16. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement, (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

17. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

18. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

19. Longview Subdivision, Site Plan, Lots 11 and 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

20. Preserve At Echo Estates PUD Subdivision, Site Plan; Accept The Landscaping Section 2 Buffers Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

21. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

22. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

23. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

24. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

25. Tap Root Hills PUD Subdivision, Final Plat, Section 1; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

26. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

27. Westhaven PUD Subdivision, Final Plat, Section 34; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

28. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

**VESTED RIGHTS/SITE PLAN EXTENSION**

29. Consideration Of Resolution 2023-81, A Resolution Amending The Tuck Away PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga

**REZONINGS/DEVELOPMENT PLANS**

30. Consideration Of Ordinance 2023-42, An Ordinance to Rezone 2.004 Acres From Residential 3 (R3) District To Civic Institutional (CI) District For the Property Located South Of Del Rio Pike And West Of Alexander Drive, At 810 Del Rio Pike.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

31. Consideration Of Ordinance 2023-43, An Ordinance To Rezone 93.32 Acres From Planned (PD 12.76/1,156,378/315) District To Planned (PD 15.15/1,092,515/315) District For The Property Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive (McEwen Place Town Center PUD Subdivision).

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

32. Consideration Of Resolution 2023-84, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

**ANY OTHER BUSINESS**

**ADJOURN**

