



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 22, 2024

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 before noon on the day before 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 January 25, 2024, FMPC Minutes.

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.

2. Consideration Of Approval Of Items 3-10 And 20-22 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Sidewalks And Streets Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year To February 21, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Sidewalks And Streets Improvements To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To July 19, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Echelon PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Extend The Performance Agreement For Drainage Agreement To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-1 (MASS GRADING); Extend The Performance Agreement For Drainage Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

11. Consideration Of Resolution 2024-05, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road, By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. Consideration Of Resolution 2024-06, A Resolution To Annex Two Properties, Consisting Of 35.95 Acres, Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. Consideration Of Ordinance 2024-09, An Ordinance To Zone 35.95 Acres Planned (PD 0.30) District, And Hillside Hillcrest Overlay (HHO) District, And To Rezone 16.66 Acres From Residential 1 (R1) District To Planned (PD 0.30) District, For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road (Preserve At Sheridan PUD).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

REZONINGS/DEVELOPMENT PLANS

14. Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Consideration Of Ordinance 2024-08, An Ordinance To Rezone 16.81 Acres From Neighborhood Commercial (NC) District To Planned (PD 96,000) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

16. Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East

Of Goose Creek Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

17. Consideration Of Ordinance 2024-06, An Ordinance To Rezone 26.27 Acres From Planned (PD 0.71) District To Residential 1 (R1) District For The Property Located South Of The Intersection Of Crossway Drive And Castlewood Drive, At 2208 Crossway Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Consideration Of Ordinance 2024-07, An Ordinance To Rezone 25.64 Acres From Planned (PD 0.71) To Planned (PD 120,000) District For The Property Located At 1190 Lewisburg Pike (Tuck Away PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

19. Consideration of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Carter House Visitors Center Subdivision, Final Plat, Creating One Residential Lot And Dedicating Easements, On 8.75 Acres, Located West Of Columbia Avenue And South Of West Fowlkes Street, At 1140 Columbia Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Creekside Home Site Subdivision, Final Plat, Creating One Residential Lot And One Open Space, On 48.36 Acres, Located East Of Franklin Road And South Of Mack Hatcher Memorial Parkway, At 370 Franklin Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

22. Poplar Farms PUD Subdivision, Final Plat, Section 1, Creating 87 Residential Lots, 5 Open Space Lots, And Dedicating Right-Of-Way, On 44.45 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ZONING ORDINANCE TEXT AMENDMENTS

23. Consideration Of Ordinance 2023-44, An Ordinance To Amend Several Chapters of The Franklin Zoning Ordinance Regarding Frontages, Building Types, Performance Agreements, And Overlay Zoning Districts.

Sponsors:

Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN