



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 25, 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

Chair Roger Lindsey called the meeting to order at 7:01 PM.

Commissioners Present: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, and Jennifer Williamson

Commissioners Absent: None

Staff Members Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Joey Bryan, Jimmy Wiseman, and Tia Holden

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.)

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.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 December 14, 2023, FMPC Minutes.

Sponsors:

Attachments: 1. FINAL December 14 2023 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to Approve the Minutes from the December 14, 2023 meeting. The motion carried 9-0.

VOTE FOR CHAIR & VICE CHAIR

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

Sponsors:

Attachments: None

CHAIR

Commissioner Harrison nominated Roger Lindsey as Chair for the 2024 FMPC, seconded by Commissioner Allen. Roger Lindsay was unanimously elected as Chair.

VICE CHAIR

Commissioner Harrison nominated Michael Orr as Vice Chair for the 2024 FMPC, seconded by Commissioner Allen. Michael Orr was unanimously elected as Vice Chair.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-28 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Mann, to Approve items 4-28 as presented on the Consent Agenda. The motion carried 9-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP RES 2023-81 Tuck Away Vesting Ext
2. RES 2023-81 Resolution Tuck away for BOMA extending vesting law approved
3. Tuck A Way PUB extention letter
4. Tuck Away Cover page plus site layout pages
5. Existing RESOLUTION 2020-297 TUCKAWAY DEV PLAN-1 MOS

Staff: Amy Diaz-Barriga. The request is to extend the vesting period for three years, from March 22, 2024, until March 22, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the Tuck Away PUD was approved by BOMA on March 23, 2021. The plan includes 37 single-family homes, inclusive of the three existing homes on the property, to be developed in three phases. Lots were approved with a minimum of 95 feet in width and one acre in size. The project had one Modification of Standards, regarding connectivity, of which staff recommended disapproval. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 6-1. This plan is within the first three-year period and is vested until March 22, 2024. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor and could be incorporated into the design without major changes to the plan. Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-81 if they determine that the continuation of vested rights is in the best interest of the community.

Public: None

Applicant: Greg Gamble. The applicant was approached by a church who was interested in pursuing an opportunity on the property. The applicant has decided to allow time for the church to submit a plan for approval and is hoping the Commission will approve an extension of the vesting period for the process to proceed. If the plan is not approved, the applicant would move forward with the fully approved residential plan.

Commissioner Franks motioned to recommend approval 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 to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

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

Attachments:

1. MAP 810 Del Rio Pik Rez
2. ORD 2023-42 810 Del Rio Pike REZ_Combined_Law approved
3. Trinitas Classical Academy - Rezoning Submittal Package

Staff: Joey Bryan. The applicant is requesting to rezone the property at 810 Del Rio Pike from Residential 3 (R3) to Civic Institutional (CI) District. The property consists of two acres and is located within the Single-Family Residential Design Concept. Institutional uses are allowed in a secondary capacity within the Single-Family Design Concept and the site has been used for educational facilities for several decades. The request to rezone to CI meets the recommendations of Envision Franklin and maintains the established character of that section of Del Rio Pike. Mr. Bryan noted that the change of base zoning districts does not trigger any sort of traffic study. However, if or when the school expands or redevelops, Engineering will evaluate the proposal to determine if a traffic study is warranted as part of the development approval process. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-42.

Public: None

Applicant: Shawn Flynn. Mr. Flynn thanked staff for their assistance and would be happy to answer any questions.

Commissioner McLemore motioned to recommend approval 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 to BOMA, seconded by Commissioner Harrison.

Commissioner Mann asked what prompted the rezoning change.

Mr. Flynn stated that the school was considering additional classrooms but under the current zoning ordinance would not be permitted to do so.

There being no further discussion, Chair Lindsey asked to Commissioners to vote. The motion carried 9-0.

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

Attachments:

1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. ORD 2023-43 McEwen Place Town Ctr PUD Rez_Combined_Law approved
3. COF #8356 McEwen Town Center Rezoning Application Resubmittal

Staff: Joey Bryan. The Envision Franklin Land Use Plan places this parcel into the Regional Commerce Design Concept. Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the city. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed rezoning to PD 15.15/1,092,515/315 is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in Envision Franklin. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-43.

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to recommend approval 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) to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

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

Attachments:

1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. 8357 McEwen Place PUD DP Rev 8_Conditions of Approval_01
3. RES 2023-84 McEwen Place Town Ctr PUD_Combined_Law approved
4. 1-5 Pages from COF #3857 McEwen Block D_E Development Plan Amendment Resubmittal
5. 6-10 Pages from COF 3857
6. 11-15 Pages
7. 16-20 Pages

Staff: Joey Bryan. The applicant is requesting approval for the McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 8. The subject property consists of approximately 93 acres and is located near the intersection of Mallory Lane and West McEwen Drive. The original concept plan for this property was approved by the Board of Mayor and Aldermen on January 11, 2005, and the most recent revision to the development plan was approved on August 11, 2020. The applicant is proposing to revise entitlements and change nonresidential space to multifamily use. The applicant is requesting to reduce the non-residential uses by 63,863 SF and add an additional 223 residential dwelling units to the entitlements. The revised plan maintains non-residential ground floor uses that keeps the established character of a mixed-use, pedestrian-oriented development. The revised development plan as submitted is consistent with the originally concept plan and meets the recommendations and guiding principles of Envision Franklin. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-84 with conditions.

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to approve 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 to BOMA, seconded by Commissioner McLemore. The motion carried 9-0.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:20 PM p.m.


Chair


Date

