



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 28, 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 February 22, 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 3-20 And 25 On The Consent Agenda.

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Carothers Crossing East PUD Subdivision, Site Plan, Lot 5 (Self-Storage); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Echelon PUD Subdivision, Final Plat, Section 3; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Riverbluff PUD Subdivision, Final Plat, Section 2; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Schaefer Equestrian Center Subdivision, Site Plan; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

19. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

REZONINGS/DEVELOPMENT PLANS

21. Consideration Of Ordinance 2024-10, An Ordinance To Rezone 2.90 Acres From Regional Commerce 6 (RC6) District To Planned (PD 65.4/3,607) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard. (The Caroline PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Consideration Of Resolution 2024-13, A Resolution Approving A Development Plan For The Caroline PUD Subdivision For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Consideration Of Ordinance 2024-04, An Ordinance To Rezone 21.29 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 315,014/244) District For The Property Located At The Northwest Corner Of The Intersection Of Cool Springs Boulevard And Carothers Parkway. (Meridian South PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Consideration Of Resolution 2024-03, A Resolution Approving A Development Plan For Meridian South PUD Subdivision With 6 Modification Of Development Standards (Signs And Parking), For The Property Located At the Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway, Located At 501, 601, And 1000 Corporate Centre Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood

Duck Court. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN