



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 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.franklintn.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@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 March 28, 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 3-6, 8-16, 19-20, And 22-24 On The Consent Agenda.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Landscaping Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalk And Streets Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Echelon PUD Subdivision, Final Plat, Section 1; Call Letter Of Credit For Performance Agreement For Green Infrastructure Improvement.

Sponsors:

Melodie Brady, Amy Diaz-Barriga, Emily Wright

8. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalk Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 24, 2024.

(CONSENT AGENDA)

Sponsors:

Melodie Brady

10. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Riverbluff PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Travel Centers Of America Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Westhaven PUD Subdivision, Final Plat, Section 34; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For ITS Elements, Landscaping And Sidewalks Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

REZONINGS/DEVELOPMENT PLANS

17. Consideration Of Ordinance 2024-15, An Ordinance To Remove 0.18 Acres Out Of The Central Franklin Overlay District (CFO) And Zone Into The Columbia Avenue Overlay District 1 (CAO1- Urban Commercial Development Sub-District) For The Property Located South Of South Margin Street And West Of Cummins Street, Located At 314 Cummins Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Consideration Of Ordinance 2024-14, An Ordinance To Rezone 1.11 Acres From Residential 4 (R4) To Office Residential (OR) District For The Property Located North Of West Main Street And West Of

Roberts Street, At 1138 And 1142 West Main Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Eastview Subdivision, Final Plat, Block A, Revision 1, Lot 17, Creating 2 Lots, Reserving Right-Of-Way, And Dedicating Easements, On 0.35 Acres, Located At 1414 West Main Street. (CONSENT AGENDA).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

20. Franklin Grove Subdivision, Final Plat, Creating One Nonresidential Lot, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

21. Franklin South Business Park Subdivision, Site Plan, Lot 106, Revision 1, Developing A Telecommunications Tower, On 1.03 Acres, Located At 4404 Franklin South Court.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Laguna Subdivision, Final Plat (formerly Tavistock Subdivision), Changing The Subdivision Name, And Recreating 6 Single-Family Residential Lots And 2 Open Space Lots, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

23. Shawnee PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, 2 Open Space Lots, And Establishing Easements, On 2.24 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

24. Westhaven PUD Subdivision, Final Plat, Section 64, Creating 21 Single-Family Lots, 1 Open Space Lot, And Dedicating Public Right-Of-Way And Easements, On Acres 6.388, Located Near The Intersection Of Championship Boulevard And Congress Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN

