



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 27, 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

ELECTION OF CHAIR AND VICE-CHAIR

1. Election of a Chair and Vice-Chair for the June 27, 2024 FMPC meeting.

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

2. Consideration Of Approval Of The May 23, 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.

3. Consideration Of Approval Of Items 4-13, 15-25 And 34-35 On The Consent Agenda.

SITE PLAN SURETIES

4. Arlington At West Main PUD Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Gateway Community Church Subdivision, Site Plan; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage And Landscaping Improvements To June 26, 2025; Extend The Performance Agreement For Sidewalk Improvements To December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Drainage Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Oakbrook PUD Subdivision, Site Plan; Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors:

Melodie Brady

15. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Simmons Ridge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

19. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

20. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

21. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

22. Water's Edge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

23. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure, Landscaping, Sidewalks And Streets Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

24. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts); Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

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

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

26. Consideration Of Resolution 2024-34, A Resolution Amending The West Franklin Park PUD Subdivision To Extend The Vested Rights, For The Property Located North Of McEwen Drive And East Of Interstate 65, Located At 6100 And 6700 Tower Circle.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

27. Consideration Of Resolution 2024-42, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

28. Consideration Of Resolution 2024-47, A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

29. Consideration Of Ordinance 2024-21, An Ordinance To Rezone 44.53 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

REVIEW OF CONCURRENCE

30. 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 (Goose Creek Bypass PUD Subdivision)
FMPC 2/22/24, 7-0; (MOS 1: 7-0; MOS 2: 7-0; MOS 3: 7-0; MOS 4: 7-0; MOS 5: 7-0; MOS 6: 7-0; MOS 7: 6-1; MOS 8: 7-0; MOS 9: 7-0; MOS 10: 6-1; MOS 11: 6-1; MOS 12: 6-1; MOS 13: 7-0; MOS 14: 7-0)
WS 3/12/24
BOMA 4/9/24, 8-0 with additional condition of approval; (MOS 1: 8-0; MOS 2: 8-0; MOS 3: 8-0; MOS 4: 8-0; MOS 5: 8-0; MOS 6: 8-0; MOS 7: 7-1; MOS 8: 8-0; MOS 9: 8-0; MOS 10: 8-0; MOS 11: 8-0; MOS 12: 8-0; MOS 13: 8-0; MOS 14: 8-0)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

31. 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
FMPC 2/22/24, 7-0; MOS1: Connectivity, 7-0
WS 3/12/24
BOMA 5/14/24, 7-0 to defer to 5/28/24
BOMA 5/28/24, 7-0; MOS1: Connectivity, 6-1; with additional conditions of approval

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

32. 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
FMPC 2/22/24, 6-1; MOS1: 6-1
WS 3/12/24
BOMA 4/23/24, 7-0; MOS 1: 6-1; with additional condition of approval

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Franklin Ridge Subdivision, Preliminary Plat, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 28.26 Acres, Located at 565 Jordan Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

34. Goose Creek Bypass PUD Subdivision, Site Plan, Developing 4,000 Square Feet Of Commercial Space, On 17.98 Acres, Located At 1951 Double Double Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

35. The Middle Eight PUD Subdivision, Site Plan, Developing 6 Single Family Residential Lots, 15 Attached Residential Lots, 222 Multifamily Units, And 3,000 Square Feet Of Commercial Space, On 7.12 Acres, Located At 209 Old Liberty Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ANY OTHER BUSINESS**ADJOURN**

