



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 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 July 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 3-9 And 14-16 On The Consent Agenda

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Streets Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS EXTENSIONS

10. Consideration Of Resolution 2024-66, A Resolution Amending Gateway Village PUD Subdivision, Revision 7 To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Lynnwood Way, Located At 120 Davenport Boulevard.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Resolution 2024-60, A Resolution Amending The 4309 S. Carothers Road Subdivision, Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 S. Carothers Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

12. Consideration Of Ordinance 2024-20, An Ordinance To Rezone 192.688 Acres From Agricultural (AG) District To Planned (PD 4.34/103,750/75) District For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. (Armistead PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

13. Consideration Of Resolution 2024-43, A Resolution Approving A Development Plan For Armistead PUD Subdivision With 9 Modifications Of Development Standards (Scenic Corridor Overlay Landscape, Building Types, Pedestrian Circulation, Minimum Parking, Open Space, And Signage), For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Goose Creek Bypass PUD Subdivision, Final Plat, Creating 3 Commercial Lots, On 28.89 Acres, Located at 1948 And 1951 Double Double Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Goose Creek Bypass PUD Subdivision, Site Plan, Revision 1, Developing 92,000 Square Feet Of Office Space, On 17.98 Acres, Located At 1948 Double Double Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

16. Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN