



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 24, 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 September 26, 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 3-18 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 Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

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

Sponsors:

Melodie Brady

5. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Lot 203 (Twice Daily Convenience Store); Release The Maintenance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Echelon PUD Subdivision, Site Plan, Sections 1-3; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Sormwater Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2024-91, A Resolution Amending The Shawnee PUD Subdivision To Extend The Vested Rights, For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Ordinance 2024-31, An Ordinance To Rezone 2.55 Acres From Residential 2 (R-2) District To Planned (PD 13.73) District For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway (The Lofts At CHP PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

21. Consideration Of Resolution 2024-83, A Resolution Approving A Development Plan For The Lofts At CHP PUD Subdivision With One Modification Of Development Standards (Minimum Parking), For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Williamson County Innovation Hub Subdivision, Site Plan, Developing 24,327 Square Feet Of Institutional Space, On 25.99 Acres, Located At 106 Claude Yates Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Poplar Farms PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 13.02 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Middle Eight PUD Subdivision, Final Plat, Creating 21 Residential Lots, 2 Open Space Lots, And Establishing Easements, On 9.0 Acres, Located At 228 Franklin Road And 209 Old Liberty Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ZONING ORDINANCE TEXT AMENDMENTS

25. Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

Sponsors:

Vernon Gerth, Emily Wright, Kelly Dannenfelser

26. Ordinance 2024-36, An Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Sponsors:

Vernon Gerth, Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

