



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 12, 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 October 24, 2024, FMPC Meeting Minutes.

2. Consideration Of Approval Of The December 2, 2024, Special FMPC Meeting Minutes.

Sponsors:

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 4-10, 13-14, 25-29, And 36-39 On The Consent Agenda.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage); Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025; Accept The Streets Private Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement; Reduce The Performance Agreement For Drainage Improvement By 75% To \$79,750.00 And Extend To December 11, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 11, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Echelon PUD Subdivision, Site Plan, Sections 1-3; Call On Letter Of Credit For Performance Agreement For Landscaping Buffers Improvement; Call On Letter Of Credit For Maintenance Agreement For Landscaping Open Space Improvement.

Sponsors:

Melodie Brady

12. Echelon PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Performance Agreement For Drainage Improvement; Call On Letter Of Credit For Maintenance Agreement For Green infrastructure Improvement.

Sponsors:

Melodie Brady

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 11, 2025; Extend The Performance Agreement For Sidewalks Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Maintenance Agreement For Drainage Improvement.

Sponsors:

Melodie Brady

16. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Call On Letter Of Credit For Maintenance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors:

Melodie Brady

17. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors:

Melodie Brady

18. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors:

Melodie Brady

19. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors:

Melodie Brady

20. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

Sponsors:

Melodie Brady

21. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors:

Melodie Brady

22. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors:

Melodie Brady

23. Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel); Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors:

Melodie Brady

24. Standard At Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1); Call On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement.

Sponsors:

Melodie Brady

25. Schaefer Equestrian Center Subdivision, Site Plan; Accept The Performance Agreement For Drainage And Green Infrastructure Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

26. Travel Centers Of America Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

27. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

28. Westhaven PUD Subdivision, Final Plat, Section 40; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

29. Wynfield Village Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

30. PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept (Withdrawn by Applicant).

9/24/2024 FMPC, Deferral to 12/12/24 (8-0)

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr

31. PUBLIC HEARING: Consideration Of Resolution 2024-95, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Property Located East Of Five Mile Creek, South Of Five Mile Crossing, North Of Goose Creek Bypass, And West Of Interstate 65" Special Consideration For The Regional Commerce Design Concept.

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

REZONINGS/DEVELOPMENT PLANS

32. Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

33. Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

34. Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

35. Gant Ridge Subdivision, Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

36. Hamilton PUD Subdivision, Final Plat, Creating 58 Residential Lots, 3 Open Space Lots, Dedicating Right-Of-Way, Vacating Tract Lines, And Creating Easements On 58.62 Acres, Located North Of Charlotte Pike E And West Of Mack Hatcher Memorial Parkway, At 841 Old Charlotte Pike E. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

37. Natchez And Granbury Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 0.095 Acres, Located At 409 Natchez Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

38. Poteat Place South Subdivision, Final Plat, Creating 4 Single Family Residential Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

39. West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN

