



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 24,
2020

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 come to 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 981 1461 0000; Password: 488662. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 5:00 PM on the day before the meeting.
- In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklontv>

CALL TO ORDER

1. Consideration Of Resolution 2020-176, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On September 24, 2020, And Conduct Its Essential Business By Electronic

Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of The August 27, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

3. The rezoning and development plan revision for the Chicasaw PUD Subdivision, and the rezoning and development plan for the Cherokee PUD Subdivision will not be on this agenda. The items were missing components of the application, and therefore will not be heard on the September FMPC Agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

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.

4. Consideration Of Approval Of Items 5-7 and 9-13 On The Consent Agenda.

SITE PLAN SURETIES

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

8. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, And Multifamily Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Simmons Ridge PUD Subdivision, Final Plat, Section 9, Creating 30 Townhome Lots And One Open Space Lot, On 2.68 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

10. Simmons Ridge PUD Subdivision, Final Plat, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.56 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

11. Simmons Ridge PUD Subdivision, Final Plat, Section 11, Creating 18 Townhome Lots And 3 Open Space Lot, On 4.88 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

12. Splendor Ridge Subdivision, Final Plat, Revision 2, Creating 3 Single Family Residential Lots And 2 Open Space Lots, On 6.18 Acres, Located at 151 Franklin Road. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

13. Wild Duck Realty PUD Subdivision, Final Plat, Revision 9, Lots 4 And 6, Relocating An Access Easement, On 6.15 Acres, Located Near The Intersection Of Rosa Helm Way And Wood Duck Court, At 220 And 221 Rosa Helm Way. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

ZONING ORDINANCE TEXT AMENDMENTS

14. Consideration Of Ordinance 2020-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Review And Cleanup Following The Major Update Of 2019.

Sponsors: Kelly Dannenfelser, Emily Wright

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

