



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 22, 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: 926 0222 4907; Password: 550921. 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.
- Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby 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/franklintv>

CALL TO ORDER

1. Consideration Of Resolution 2020-211, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On October 22,2020, 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 September 24, 2020 FMPC Minutes.

FMPC ANNUAL CALENDAR

3. Consideration Of Approval Of The January 2021-January 2022 FMPC Calendar.

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 within the official record.

ANNOUNCEMENTS

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 5-10 and 15-17 On The Consent Agenda.

SITE PLAN SURETIES

5. Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

8. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

9. Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

10. Village of Eddy Lane Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

REZONINGS/DEVELOPMENT PLANS

11. Consideration of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).

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

12. Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place.

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

13. Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

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

14. Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Spacebox Southeast Parkway Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 2.47 Acres, Located At 108 Noah Drive. (CONSENT AGENDA)

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

16. Splendor Ridge Subdivision, Final Plat, Revision 3, Creating 12 Single Family Residential Lots, On 8.55 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

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

17. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

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

PLANS OF SERVICES

18. Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee.

Sponsors: Amy Diaz-Barriga, Emily Wright, Vernon Gerth

NON-AGENDA ITEMS**ANY OTHER BUSINESS****ADJOURN**

