



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 28, 2021

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: 925 6996 3850; Password: 126393. 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 12:00 PM (noon) on the day before the meeting. • Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklintonv>

1. Consideration Of Resolution 2020-285, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On January 28, 2021, 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

CALL TO ORDER**APPROVAL OF MINUTES**

2. Consideration Of Approval Of The December 10, 2020 Minutes

VOTE FOR CHAIR & VICE CHAIR**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 withing the official record.

ANNOUNCEMENTS

3. The Berry Farms Chadwell PUD Rezoning and Development Plan Revision are not on this agenda as notified to residents within 500 feet of the development by mailings that went out last week. Public Notification letters will be mailed again when this item is to be placed on an upcoming 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 5-12 and 19-21 On The Consent Agenda.

SITE PLAN SURETIES

5. Dallas Downs PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping street trees improvements; extend the performance agreement for landscaping open space lots 26, 29, 30 and 31 and landscaping specimen tree replacement improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

6. Franklin Park Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

8. 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

9. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

10. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

11. Westhaven PUD Subdivision, site plan, section 18; extend the maintenance agreement for landscaping improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

12. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); release the maintenance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

VESTED RIGHTS EXTENSION

13. Consideration Of Resolution 2020-286, A Resolution Amending The Franklin Park Subdivision, Preliminary Plat To Extend The Vested Rights, For The Property Located At The Intersection Of Interstate 65.

Sponsors: Amy Diaz-Barriga

14. Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), Site Plan Extension Request to April 26, 2022.

Sponsors: Amy Diaz-Barriga, Emily Wright

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Resolution 2020-295, A Resolution Adopting A Plan Of Services For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, By The City Of Franklin, Tennessee.

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

16. Consideration Of Resolution 2020-296, A Resolution To Annex 1190 Lewisburg Pike And 2208 Crossway Drive, Consisting Of 52.0 Acres, Property Located South Of Bowman Road And West Of Lewisburg Pike

And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

17. Consideration of Ordinance 2020-35, An Ordinance To Zone 52.0 Acres Planned (PD 0.73) District, Hillside-Hillcrest Overlay (HHO) District And 500ft Hillside Buffer, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, 1190 Lewisburg Pike And 2208 Crossway Drive (Tuck Away PUD).

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

18. Consideration of Resolution 2020-297, A Resolution Approving A Development Plan For Tuck Away PUD Subdivision With 1 Modification Of Development Standards For External Connectivity, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Lockwood Glen PUD Subdivision, Final Plat, Section 12, Creating 11 Single Family Residential Lots And One Open Space Lot, On 3.64 acres, Located Near The Intersection Of Halswelle Drive And Braidwood Lane. (CONSENT AGENDA)

Sponsors: Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

20. Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Lot For An Amenity Center, On 2.09 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

21. Williamson County Animal Care Center, Site Plan, Revision 1 (Archives Building), Constructing A 20,000 Square Foot Archives Facility, On 17.54 Acres, Located Near The Intersection Of Old Charlotte Pike And Carlisle Lane. (CONSENT AGENDA)

Sponsors: Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

