



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 25, 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: 990 0449 6156; Password: 476160. 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>

CALL TO ORDER

1. Consideration Of Resolution 2021-50, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On March 25, 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: Kelly Dannenfelser, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of The February 25, 2021 FMPC 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 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.

3. Consideration Of Approval Of Items 4, 12, and 13 On The Consent Agenda.

SITE PLAN SURETIES

4. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvements To March 24, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

5. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

Sponsors: Kelly Dannenfelser, Andrew Orr, Eric Conner

REZONINGS/DEVELOPMENT PLANS

6. Consideration of Ordinance 2020-36, An Ordinance To Rezone 35.36 Acres From Planned (PD) District To Planned (PD 0.17/14,300) District For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road (Cheekwood North PUD).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

7. Consideration of Resolution 2020-298, A Resolution Approving A Development Plan For Cheekwood North PUD Subdivision, For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

8. Consideration of Ordinance 2020-37, An Ordinance To Rezone 53.52 Acres From Civic Institutional (CI) District To Planned (PD 58,909) District For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway (Cheekwood South PUD).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

9. Consideration of Resolution 2020-299, A Resolution Approving A Development Plan For Cheekwood South PUD Subdivision, For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

10. Consideration Of Ordinance 2021-04, An Ordinance To Rezone 13.81 Acres From Estate Residential (ER) District To Planned (PD 3.12) District For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane (Hillhaven PUD Subdivision).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Resolution 2021-51, A Resolution Approving A Development Plan For Hillhaven PUD Subdivision, For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 5, Lot 305 (McEwen Place Town Center PUD), Creating 1 Commercial Lot And 2 Open Space Lots, On 13.5 Acres, Located At The Intersection Of Aspen Grove Drive And Jordan Road. (CONSENT AGENDA)

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

13. Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision), Creating Two Mixed-Use Lots And One Open Space Lot, On 21.24 Acres, Located At The Intersection Of South Royal Oaks Boulevard And Oak Meadow Drive. (CONSENT AGENDA)

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

