City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 24, 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.franklintn.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.

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. • Email comments to planningintake@franklintn.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 are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby. Staff will ensure that those speakers waiting in the lobby are called in when their item is being discussed.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 27, 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

Although public notices were mailed for the Poplar Farms Plan of Services, Annexation, Zoning, and Development Plan, these items were removed from the agenda due to incomplete submittals. When these items are again placed on an FMPC agenda, a new public notice will be mailed.

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.

2. Consideration Of Approval Of Items 3 and 9-12 On The Consent Agenda.

SITE PLAN SURETIES

3. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping (Retail) Improvements To June 23, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

4. PUBLIC HEARING: Consideration Of Resolution 2021-104, A Resolution To Adopt An Envision Franklin Plan Amendment For A Portion Of The Property Located At 1740 New Hwy 96 W To Amend The Southeast Portion Of The Property From The Conservation Subdivision Design Concept To The Neighborhood Mixed-Use Design Concept And Create New Special Considerations.

   Sponsors: Emily Wright, Andrew Orr, Eric Conner

REZONINGS/DEVELOPMENT PLANS

5. Consideration of Ordinance 2021-19, An Ordinance To Rezone 0.89 Acres From Residential-1 (R-1) District To Office Residential (OR) District For The Property Located East Of Franklin Road And South Of Country Road, Located At 532 Franklin Road.

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

6. Consideration of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located

Near The Intersection Of Hillsboro Road and Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga

7. Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

   Sponsors: Emily Wright, Amy Diaz-Barriga

8. Consideration of Resolution 2021-54, A Resolution Approving A Revised Development Plan for Christ Community Church For The Property Located West Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road).

   Sponsors: Emily Wright, Amy Diaz-Barriga

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Cherokee Place PUD Subdivision, Final Plat (Includes a Portion of the Chickasaw PUD Subdivision), Creating 2 Multifamily Lots, On 10.39 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

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

10. Morton Subdivision, Final Plat, Creating 3 Duplex Lots And One Open Space Lot, On 0.39 Acres, Located At 207 Fairground Street. (CONSENT AGENDA).

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

11. Westhaven PUD Subdivision, Final Plat, Section 58, Creating 39 Residential Lots, Three Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 17.824 Acres, Located Near The Intersection Of Cavanaugh Lane And Bonaire Lane. (CONSENT AGENDA)

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

12. Westhaven PUD Subdivision, Final Plat, Section 59, Creating 62 Residential Lots And Reserving And Dedicating Right-Of-Way, On 10.578 Acres, Located Near The Intersection Of Stonewater Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN