



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 27, 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room 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. • 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 if social distancing can be met, 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

Chair Lindsey called the meeting to order at 7:02 pm.

Board Members Present: Michael Orr, Jenny Williamson, Nick Mann, Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of the April 22, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT 2 FMPC Minutes April 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the April 22, 2021 meeting.

Alderman Petersen moved, seconded by Commissioner McLemore, to Approve the Minutes.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 1, by Alderman Ann Petersen second by Commissioner Alma McLemore;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, welcomed the Commissioners back. She gave the following statement regarding Brownland Farm:

Although public notices were mailed for the Brownland Farm Rezoning and Development Plan, and the Christ Community Church PUD Development Plan revision, 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 Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 4, And 6 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3, 4 and 6.

Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner Allen, to Approve the Consent Agenda.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 2, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Silver Grace PUD Subdivision, Site Plan, Section 1; Release The Maintenance Agreement For Landscaping Phase B And Landscaping Phase C Improvements. (CONSENT AGENDA)

Sponsors:

Paula
Kortas
None

Attachments:

This item was approved on the Consent Agenda.

4. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To May 26, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

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:

Emily Wright, Andrew Orr, Eric Conner

Attachments:

1. Area Map
2. Resolution 2021-26
3. Buckley Property Treemont Letter
4. City Of Brentwood Letter to City of Franklin re Buckley Property

5. Staff Report
6. Deferral Request
7. Applicant Submitted Materials

Ms. Emily Wright stated that this Envision Franklin Amendment would change the Design Concept from Conservation Subdivision to Multi-Family Residential. She stated that, since the Commissioner's last saw the application, the Conceptual Plan had changed from a Multi-Family Residential to an assisted living facility design. The Applicant had requested to withdraw this item from consideration on this agenda. Ms. Wright stated that the Applicant would provide more details. She stated that the Public Hearing for this item should still be held.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that, at the last Planning Commission meeting on April 22, 2021, the Commissioners recommended that the Applicant come back with a plan that had a smaller footprint, lower density, and less traffic. Mr. Gamble stated that they believed they had a Master Plan that responds to these comments. He stated that his client needs a better understanding of the details for Continuum of Care, including the business plan and the market. Mr. Gamble stated that they want to make sure that they could deliver the plan before the Commission voted. They were requesting to withdraw from the present agenda. He stated that they will bring another plan to the Commission once they have a better understanding of the business economics and market.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to withdraw Resolution 2021-26.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Withdraw the Resolution 2021-26, Item 5, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Lockwood Glen PUD Subdivision, Final Plat, Section 17, Creating 49 Residential Lots, Two Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 11.77 Acres, Located Near The Intersection Of

Braidwood Lane And Halswelle Drive. (CONSENT AGENDA)**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7528 Lockwood Glen, Section 17 FP
2. CONDITIONS OF APPROVAL 7528 Lockwood Glen PUD Subdivision, Final Plat, Section 17
3. PLAT 7528 Lockwood Glen PUD Subdivision, Section 17

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner Mann moved, seconded by Commissioner Harrison, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Nick Mann second by Commissioner Scott Harrison;

Motion Passed 9-0

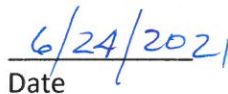
AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:13 p.m.


Chair


Date