



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 22, 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.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 24, 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.

2. Consideration Of Approval Of Items 3, 4, And 22-27 On The Consent Agenda.

SITE PLAN SURETIES

3. Franklin Park Subdivision, Site Plan, (Apartments); Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Reduce And Extend The Performance Agreement For Drainage Improvements To January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

4. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Release The Maintenance Agreement for Drainage/Detention Improvements; Extend The Performance Agreement For Access And Sidewalks Improvements To July 28, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

6. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

7. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

8. Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

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

9. Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

10. Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.

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

11. Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

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

12. Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

13. Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.

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

14. Consideration Of Resolution 2021-114, A Resolution Adopting A Plan Of Services For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berrys Chapel Road, By The City Of Franklin, Tennessee.

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

15. Consideration Of Resolution 2021-115, A Resolution Requesting A Referendum For The Annexation Of Three Properties, Located East Of Hillsboro Road And South Of South Berrys Chapel Road, And Outside Of The Northern Portion Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

16. Consideration Of Ordinance 2021-23, An Ordinance To Zone 60.18 Acres Estate Residential (ER) District, For Three Properties Located East Of Hillsboro Road And South Of South Berrys Chapel Road.

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

17. Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.

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

18. Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).

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

19. Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road.

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

20. Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision)

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

21. Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5, Creating 2 Commercial Lots And 2 Open Space Lots, On 35 Acres, Located South of McBride Lane and East of Reams Fleming Boulevard. (CONSENT AGENDA)

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

23. Eastworks PUD Subdivision, Final Plat (Formerly Cool Springs East Subdivision, Section 1, Lot 5), Creating 2 Commercial Lots, On 49.97 Acres, Located At 9009 Carothers Parkway. (CONSENT AGENDA)

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

24. The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1, Creating 41 Lots And 5 Open Space Lots, On 14.086 Acres, Located North Of The Intersection Of Del Rio Pike And Hillsboro Road. (CONSENT AGENDA)

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

25. Waters Edge PUD Subdivision, Final Plat, Section 6, Creating 72 Lots And 4 Open Space Lots, On 18.497 Acres, Located Southwest Of The Intersection Of Carothers Parkway and Mainstream Drive. (CONSENT AGENDA)

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

26. Westhaven PUD Subdivision, Final Plat, Section 56, Creating 12 Lots, On 3.99 Acres, Located At South Of The Intersection Cheltenham Avenue And Nelson Drive. (CONSENT AGENDA)

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

27. Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension), Creating 2 Open Space Lots And Dedicate Public Right-Of-Way And Create Public Easements, On 1.258 Acres, Located At South Of Townsend Boulevard And Highway 96. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN