



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 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.franklin.tn.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@franklin.tn.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 September 23, 2021 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2022 - January 2023 FMPC Calendar.

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 4-6 And 12-17 On The Consent Agenda.

SITE PLAN SURETIES

4. Creekstone Commons PUD Subdivision, Site Plan, Section 4; Extend The Maintenance Agreement For Landscaping Improvements To October 27, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B improvements to October 27, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage And Landscaping Improvements To October 27, 2022. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

7. Consideration of Ordinance 2021-44: An Ordinance To Rezone 12.0 Acres From R-1 District To Planned (PD 0.92) District For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue (Historic Magnolia Hall PUD Subdivision).

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

8. Consideration Of Resolution 2021-151: A Resolution Approving A Development Plan For Historic Magnolia Hall PUD Subdivision, With 5 Modifications Of Development Standards (Sidewalks, Retaining Walls), For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue.

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

9. Consideration Of Ordinance 2021-46: An Ordinance To Rezone 7.53 Acres From Regional Commerce 6 (RC6) District To Planned (PD 39.44/8,595) District, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 151 Cool Springs Boulevard (Haven At Cool Springs PUD Subdivision).

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

10. Consideration Of Resolution 2021-154: A Resolution Approving A Development Plan For Haven At Cool Springs PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard.

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

11. Consideration Of Resolution 2021-122: A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike. (Hamilton PUD Subdivision)

FMPC 8/26/21, 8-0, MOS, 8-0

WS 9/14/21

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Cadet Homes Subdivision, Final Plat, Revision 1 (Resubdivision Of Lot 4), Creating 2 Single-Family Residential Lots, 1 Open Space Lot, And Establishing Easements, On 0.68 Acres, Located At 105 Cadet Lane. (CONSENT AGENDA)

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

13. The Highlands At Ladd Park PUD Subdivision, Final Plat, Section 42, Creating 8 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 3.024 Acres, Located At The Intersection Of Alfred Ladd Road And Long Lane. (CONSENT AGENDA)

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

14. Villages At Southbrooke PUD Subdivision, Final Plat, Section 3, Creating 41 Residential Lots And 5 Open Space Lots, On 31.55 Acres, Located South Of Stream Valley Boulevard And East Of Lewisburg Avenue. (CONSENT AGENDA)

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

15. Westhaven PUD Subdivision, Final Plat, Section 60, Creating 47 Single-Family Residential Lots, 5 Open Space Lots, And Dedication Right-Of-Way, On 23.520 Acres, Located At The Intersection Of Conar Street And Congress Street. (CONSENT AGENDA)

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

16. Westhaven PUD Subdivision, Final Plat, Section 61, Creating 62 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 14.811 Acres, Located At The Intersection Of Eliot Road And William Street. (CONSENT AGENDA)

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

17. Williamson County Medical Center Subdivision, Site Plan, Revision 3, Constructing A 155,275 Square Foot Addition To The Existing 530,742 Square Foot Williamson County Medical Center Campus, On 39.82 Acres, Located South Of The Intersection Of Liberty Pike And Edward Curd Lane. (CONSENT AGENDA)

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

MAJOR THOROUGHFARE PLAN AMENDMENTS

18. Consideration Of Resolution 2021-113: A Resolution To Adopt An Amendment (#4) To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In Various Locations Of The City Of Franklin, TN. (PUBLIC HEARING)

Sponsors: Paul Holzen, Jimmy Wiseman

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

