



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 23, 2022

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 attend 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 May 26, 2022 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 with 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, 12, and 13 On The Consent Agenda.

SITE PLAN SURETIES

3. Pinnacle Commons Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center), Extend The Performance Agreement For Landscaping (Retail) Improvement to June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

5. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located At 801 Del Rio Pike.
FMPC 5/26/22, 8-0 Defer

Sponsors: Emily Wright, Amy Diaz-Barriga

6. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).
FMPC 5/26/22, 8-0 Defer

Sponsors: Emily Wright, Amy Diaz-Barriga

ANNEXATIONS/PLANS OF SERVICES

7. Consideration Of Resolution 2022-37, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And 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

8. Consideration Of Resolution 2022-38, A Resolution Requesting A Referendum For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And 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

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2022-17, An Ordinance To Zone 23.19 Acres Estate Residential (ER) District, For The Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane.

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

10. Consideration of Resolution 2022-39, A Resolution Approving A Development Plan For The Cottages At 509 Hill Drive PUD Subdivision, For The Property Located South Of West Main Street And West Of Hill Drive, On 0.56 Acres, Located At 509 Hill Drive.

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

11. Consideration of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Historic Magnolia Hall PUD Subdivision, Site Plan, Creating 11 Single-Family Residential Lots, On 12.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

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

13. Franklin Elementary School Subdivision, Final Plat, Creating 2 Lots On 19.31 Acres, Located At 1501 Figuers Drive. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

