



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, March 24, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 2 - Commissioner Allen, and Commissioner Orr

MINUTES

1. [16-0278](#) February 25, 2016 FMPC Minutes

Attachments: [02-25-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Petersen to approve the February 25, 2016, Minutes as presented. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Allen, and Commissioner Orr

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve items 3, 4, 8, and items 10 through 13 on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Allen, and Commissioner Orr

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 2, 6, and 7 on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Allen, and Commissioner Orr

Recused: 1 - Commissioner Gregory

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve item 9 on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, and Commissioner Lindsey

Absent: 2 - Commissioner Allen, and Commissioner Orr

Recused: 1 - Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

2. [16-0274](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. [16-0275](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. [16-0276](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. [16-0178](#) PUBLIC HEARING: Consideration Of Ordinance 2016-001, "An Ordinance Approving A Special Permit for Cul2vate For The Purpose Of Operating An Agricultural Use On 1.21 Acres, Located At 215 Granbury Street." (3-24-16 FMPC 7-0, 04-12-16 WS, 4-12-16 WS & 1st Reading 8-0)
SECOND OF THREE READINGS

Attachments: [2016-001 Special Permit Ordinance Cul2vate \(005\)with attachments](#)
[Law Approved 2](#)
[Map Cul2vate Special Permit](#)
[Cul2vate Conditions of Approval_01.pdf](#)
[Cul2vate Plans.pdf](#)

Mr. Baumgartner stated that the site would have two greenhouses and outdoor gardening beds for the growing of produce.

Ordinance 2016-001 gives greater detail of the specifications of what the Special Permit will allow, including hours of operation, parking, loading zones, etc., and approval was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Joey Lankford, of Franklin, represented the item and stated that he had recently moved back to Franklin from Capetown, South Africa. He had started a company, called "Cul2vate", that he would like to establish at 215 Granbury Street. He had previously grown vegetables overseas and had come back to launch a few sites in Middle Tennessee. He had been through the process of trying to set up a food-growing operation at this address that would engage the community with local vegetables and be a conduit for local delivery of nutritious foods. It would also provide a training platform for people who want to learn about agriculture and employment-related skills, and be job-placed at the end of four months. They have job-placement services, such as Riverbend Nurseries and Belden Farms. They will be trying to get people to go to these places at the end of the four months. He requested approval of Ordinance 2016-001.

Commissioner Harrison moved, seconded by Commissioner McLemore, that approval of Ordinance 2016-001 be recommended. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Allen, and Commissioner Orr

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [16-0249](#) Berry Farms Town Center PUD Subdivision, final plat, section 7, creating 99 residential lots, 10 open space lots, 3 access lots on 34.06 acres, located near Old Peytonsville Road and Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP_6035_BFTC_Sec7_FP.pdf](#)
[PLAT_6035_BFTC_Sec7.pdf](#)
[COA_6035_BFTCSec7.pdf](#)

This Planning Item was approved.

7. [16-0250](#) Berry Farms Town Center PUD Subdivision, final plat, section 9, lot 901 and lot 902, revision 1, revising two lots to record drainage, access, and utility easements. (CONSENT AGENDA)

Attachments: [MAP_6036_BFTC_Sec9_FP.pdf](#)
[Plat_6036_BFTC_Lot901+902.pdf](#)
[COA_6036_BFTCLot901+902.pdf](#)

This Planning Item was approved.

8. [15-1088](#) Carothers Crossing East Subdivision, final plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP_6039CarothersCrossingEastFP.pdf](#)
[PLAT_6039_CarothersCrossingEast.pdf](#)
[COA_6039_CarothersCrossingEastFP.pdf](#)

This Planning Item was approved.

9. [16-0252](#) Harpeth Square PUD Subdivision, final plat, combining 9 commercial lots into two buildable lots to support the Harpeth Square PUD Development located in the block along East Main Street between 2nd Avenue North and Bridge Street (CONSENT AGENDA)

Attachments: [MAP_6041_Harpeth_Square_PUD_Subdivision_Final_Plat.pdf](#)
[PLAT_6041_HarpethSquarePUD.pdf](#)
[COA_6041_HarpethSquare.pdf](#)

This Planning Item was approved.

10. [16-0256](#) Highlands at Ladd Park PUD Subdivision, section 18, final plat, 23-lot subdivision, on 6.67 acres, located at Barlow Drive. (CONSENT AGENDA)

Attachments: [2016007-LADD SEC 18 PLAT-COF#6049 RESUBMITTED 3-3-16](#)
[MAP 6049 Highlands at Ladd Park, final plat , section 18](#)
[COF 6049 Conditions of Approval](#)

This Planning Item was approved.

11. [16-0257](#) Highlands at Ladd Park PUD Subdivision, section 26, final plat, creating 37 residential lots and 3 open space lots, on 21.7 acres, located at Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP 6050 Highlands at Ladd Park, final plat, section 26](#)
[Highlands at Ladd Park PUD Subdivision, final plat, section 26 - submittal 002](#)
[COF 6050 Conditions of Approval](#)

This Planning Item was approved.

12. [16-0258](#) Huffines Development Subdivision, final plat, consolidation of 2 lots, on 6.37 acres, located at 1340 Huffines Ridge Drive. (CONSENT AGENDA)

Attachments: [MAP 6052 Huffines Development Subdivision](#)
[Huffines Development Subdivision, final plat - submittal 002](#)
[COF 6052 Conditions of Approval](#)

This Planning Item was approved.

13. [16-0253](#) Lockwood Glen PUD Subdivision, Final Plat, Section 7, creating 30 lots on 12.65 acres, located along South Carothers Road. (CONSENT AGENDA)

Attachments: [Lockwood Glen PUD Subd Sec 7 Final Plat.pdf](#)
[Lockwood Glen FP Sec 7 Conditions of Approval_01.pdf](#)
[Lockwood Glen FP Sec 7 Plans.pdf](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:07 p.m.

Chair Mike Hathaway