



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 26, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. [17-0094](#) December 15, 2016 FMPC minutes

Attachments: [DRAFT MeetingMinutes 12-15-16](#)

A motion was made by Commissioner Petersen, seconded by Commissioner Harrison, that the December 15, 2016 Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chairman Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chairman Hathaway asked for announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chairman Hathaway asked in there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Petersen requested that Item 19 be pulled from the Consent Agenda.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve Items 2 through 14, 18 and 20 on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLAN SURETIES

2. [17-0073](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. [17-0074](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. [17-0075](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
5. [17-0076](#) Generals Retreat PUD Subdivision, site plan, revision 1; release the maintenance agreement for landscaping and traffic signal modifications improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. [17-0077](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. [17-0078](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

8. [17-0079](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping street trees and landscaping open space improvements. (CONSENT AGENDA)
This Planning Item was approved.
9. [17-0080](#) Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. [17-0081](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. [17-0082](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
12. [17-0083](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. [17-0084](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. [17-0085](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.

LONG RANGE PLANS

15. [17-0035](#) PUBLIC HEARING: Consideration of Franklin Municipal Planning Commission Resolution 2016-91, A Resolution to Adopt Envision Franklin.

Attachments: [RESOLUTION 2016-91 FMPC Adopt Envision Franklin](#)
[Final Draft Envision Franklin](#)
[Staff PPT for Public Hearing](#)
[Revisions List for 12 2016 Final Draft](#)
[Citizen Comment Cards Categorized](#)
[Envision Franklin Facebook Comments](#)
[Franklin Tomorrow Letter January 6 2017](#)

Ms. Kelly Dannenfelser presented the final draft of Envision Franklin and the Resolution to adopt the Plan. She stated that Envision Franklin is a general plan for physical development, in accordance with State law, and articulates the vision for the future of the City.

Ms. Dannenfelser stated the City's first Long Range Plan was adopted in 1989 and it generally focused on Central Franklin and very low densities.

The second and current plan, the Franklin Land Use Plan, was adopted in 2004 and for the first time planned for the entire Franklin Urban Growth Boundary and recognized that different parts of the City had different character. It also took the focus off of density and shifted to design statements; however, it's still pretty broad based.

Ms. Dannenfelser explained that Envision Franklin is under consideration today and builds upon the policies in the Land Use Plan and provides a higher level of specificity for property owners and developers about the types of future development that will be expected in the City.

The draft Envision Franklin streamlines the information and makes the document more user friendly. It includes recommendations on land use, building form, design, and historic preservation and scenic corridors. It also links transportation and character.

The Draft is the culmination of almost 2 years of hard work by the city staff and the consulting firm CHA/REA and it has involved numerous public meetings, open houses, workshops, one-on-one Planning Commissioner and some BOMA interviews, and community outreach.

The outreach meetings, many of which were listed on the slide, were able to reach well over 500 citizens and were able to reach thousands through social media.

Ms. Dannenfelser stated that by taking a look at the Plan itself, the vision statement includes many of the guiding principles in the document, including connected community, vibrant neighborhoods, managed growth, historic preservation, natural beauty, exceptional design, and economic vitality.

The major objectives for the Plan are to:

- *Design development to create exceptional places;*
- *Direct higher intensity and taller buildings toward the I 65 corridor and maintain the low scale throughout most of the city;*
- *Strategically locate neighborhood commercial and mixed use nodes to serve*

surrounding neighborhoods

- *Improve connectivity with multi use paths, sidewalks, and trails;*
- *Protect character of historic areas and ensure context responsive infill; and*
- *Preserve natural beauty along scenic corridors and viewsheds.*

These objectives are weaved throughout the recommendations in the Plan's Guiding Principles and in the 17 Design Concepts, which range from Development Reserve on the edges of the UGB, to historic Main Street, to Regional Commerce along the I 65 corridor. Each design concept is mapped with desired land uses, building form, site design, transportation, and special considerations for certain key properties or corridors.

Ms. Dannenfelser stated that this meeting was the public hearing for citizen comment and then Planning Commission Discussion and a formal vote on the resolution to adopt Envision Franklin.

Ms. Dannenfelser explained that following adoption, city staff will begin the process to update the Zoning Ordinance so that it better reflects Envision Franklin. The first phase will be to update the height overlay to match what is adopted in Envision Franklin.

Staff would like to note that some projects may get caught between the Land Use Plan and Envision Franklin, especially those that are heavy into the design process. Staff reports will address those situations and be flexible on guidance where appropriate.

Staff recommends approval of the Resolution.

Chairman Hathaway asked for citizen comments and requested that all comments be contained to 2 minutes or less. The following citizens spoke:

1. Mindy Tate, 1115 Carton Lane, Franklin, TN, spoke representing Franklin Tomorrow. She stated the role of the plan was to be a guiding document, especially for a connective community. She stated there were conflicts such as setbacks, building heights, and mixed use that needed to be addressed. A letter from Franklin Tomorrow was added to the record.

2. Michael Phillips, 417 Gambrel Court, Franklin, TN. Mr. Phillips requested that the Commission vote to remove any reference to building heights above 12 stories. He suggested, per traffic studies done by Kimley Horn in 2013, that roadways in Cool Springs be widened to accommodate growing traffic. He stated that there were 66 projects on the Capital Improvement list, none of which included widening any of the necessary 31 turn lanes. Mr. Phillips discussed statistics regarding job growth, office/retail space, and gross revenue that would be affected by a building height increase to 16 stories vs. maintaining the 12 story limit. He presented the committee with documentation supporting the statistics and, also, included comments from citizens opposing the building height increase from 12 stories to 16 stories. This documentation was added to the Record.

3. Greg Gamble, 716 Hampton Cove, Franklin, TN 37064. Mr. Gamble, a developer representing property owners in the Goose Creek area, addressed the issues pertaining to Goose Creek By Pass/ Berry Farms area. He requested that specific areas be zoned for mixed use.

4. Dan Allen, 1008 Tanyard Springs Drive, Spring Hill, TN, was the former Assistant Director of Engineering for the City of Franklin and is currently Development Manager for

Pearl Street Partners. While in favor of the Envision Franklin Plan, Mr. Allen noted that viewsheds, sewer plans, and transit should be taken into consideration.

5. Kristy Williams, 4910 May Manor Circle, Nashville, TN 37205. Ms. Williams is the Director of the Downtown Franklin Association and stated that she supports how Envision Franklin relates to the Historic Downtown Franklin area.

6. Scott Black, 117 Bromlet Park Lane, specifically addressed the issue of allowing the building height increase along the I-65 corridor. He stated that this would put densities in the right place and help to protect open spaces.

7. Alan Thompson, 125 N. Berwick Lane, Franklin, TN 37069, is a Land Planner with Reagan Smith. He stated that the plan respects the city's history and addresses the vision for the future such as walkable communities.

8. Torrey Barnhill, 1228 Buckingham Circle, Franklin, TN 37064. Ms. Barnhill represents the Friends of Franklin Parks. She stated the plan is in alignment with their vision of addressing the need for open spaces, conservation of the Harpeth River, and natural beauty.

9. Ralph Knauss, a corporate citizen at 501 Corporate Centre Drive, Ste 501 Franklin, TN 37067. Mr. Knauss is a local developer with extensive experience. He stated that he had reviewed the plan, and it was something the whole city could be proud of.

10. Alderman Margaret Martin, 238 3rd Ave South, Franklin, TN 37064, approved of the plan but expressed concern in favor of using more specific, stronger language, such as "shall" in lieu of "should".

11. Alderman Dana McLendon, 400 Cannonade Circle, Franklin, TN 37069, stated that the plan is a remarkable document. The one issue he opposes is the building height increase from 12 to 16 stories and expressed concerns about inadequate infrastructure such as water, traffic and service burdens.

12. Alderman Bev Burger representing Ward 1, stated she had received 240 comments from constituents. A total of at least 50 percent of her constituents were against the building height increase from 12 to 16 stories. She stated that land elevation should be considered over the number of stories for building heights.

With no further comments, the Public Hearing portion was considered closed by Chairman Hathaway.

Commissioner Harrison moved, seconded by Marcia Allen to approve Item 15 with comments.

The following discussion ensued:

Commissioner Harrison stated that this is a conceptual plan in which some areas needed to be tweaked.

Commissioner Allen stated that she had reservations about the 16 story height increase, especially pertaining to the final building height with elevation vs. the number of stories.

Commissioner Petersen asked staff to point out the Historic Residential area on the

map. Ms. Dannenfelsler said the Historic Residential area includes single family residential developments 50 years older and more and includes areas such as Downtown Franklin, Petway, Rolling Meadows, Columbia Avenue, Adams Street, Hill Estates and Cadet areas.

Commissioner Petersen and Ms. Dannenfelsler further discussed the Historic Residential areas and characteristic requirements.

Commissioner Petersen asked to confirm that the Hwy 96 east area was included. Ms. Dannenfelsler pointed out the specific areas north of Hwy 96 were included in Historic Residential. Ms. Dannenfelsler further described the details needed for a home to be considered in the Historic Residential area. The details include special characteristics such as age, building height, and lot size. Commissioner Peterson asked what else is allowed in Historic Residential that is not allowed in Single Family. Ms. Dannenfelsler indicated that Historic Residential also allows accessory dwellings as a secondary use and discussed that these areas face more infill pressures than the Single Family Design Concept areas where there is more greenfield building.

Commissioner Petersen expressed the need for neighborhood parks. She stated this issue was not included in the recreation part of the Envision Plan.

Commissioner Petersen also expressed concerns about security issues associated with having parking in the rear of buildings.

Commissioner Petersen also addressed the recommendation on page 95 (second paragraph) in Single Family Residential that if development occurs on the Green Farm on the south side of Murfreesboro Road than Ralston Lane and Welsh Lane should be extended and commented that it had been removed from the Major Thoroughfare Plan.

Commissioner Petersen then addressed Figure 4.4 on page 77 of the Envision Franklin plan that shows an example of Neighborhood Mixed Use and discussed the flood plain study recently discussed by BOMA.

Commissioner Petersen moved, seconded by Commissioner Lindsey to remove Figure 4.4, page 77.

Emily Hunter, Director of Planning, requested that Figure 4.4 be left as a place holder until the study was completed and that the special consideration text remain. Commissioner Petersen and Ms. Hunter discussed the time length of the study. Commissioner Lindsey stated this was a conceptual plan and more would be done when the study was completed and was fine with leaving the figure and language in. Commissioner Petersen also raised the issue of parking. Ms. Hunter stating that zoning still applies although this is a conceptual plan. Commissioner Petersen withdrew her motion to remove Figure 4.4. However, she stated that she believed figure 4.4 would not be appropriate.

Commissioner McLemore stated that she is not in support of the 16 story building height increase.

Commissioner McLemore moved, seconded by Commissioner Allen to amend Item 15 to retain the building height at 12 stories and remove the 16 story building height increase and come back at a later date and look at the elevation option.

Chairman Hathaway asked if there was any discussion concerning the amended motion.

Commissioner Petersen commented that she appreciated the comments about adding the aspect of the finished height elevation. Commissioner Allen stated that she wanted to approve the Envision Franklin plan with an amendment to remove the building height increase.

Ms. Hunter stated a study had been conducted about the 950 ft. elevation and only one site was affected. The one site already had a 12 story overlay in place.

Commissioner Lindsey discussed the steps put into the study including evaluating viewsheds and areas impacted.

Ms. Hunter asked Chairman Hathaway for clarification pertaining to the motion to amend to remove the references to 16 stories and asked whether the amendment was to make the 16 story maximum down to 12 story maximum for those properties that are blue on the map. It was clarified that the amendment would change the 16 story height to a 12 story height.

Commissioner Franks asked if this affected the 6 and 12 story initiatives. Commissioner Petersen commented on the 3 story building heights next to an existing residential area.

Chairman Hathaway asked for a vote on the motion to amend the plan to keep the building height at 12 stories and remove the 16 story building height increase reference. The motion was passed with the following vote: 7 in favor and 2 opposed. Commissioner Harrison and Commissioner Orr voted no.

Commissioner Petersen addressed the need to restrict some of the areas that show the 3 story building height adjoining existing residential areas. Ms. Hunter stated that the current zoning ordinance allowed some areas to have 6 stories and that 3 stories is lower than many current areas. Ms. Hunter said that the Transitional Features requirements would apply and that most of the areas in question are where properties that are zoned General office and General Commercial about single family neighborhoods. Commissioner Petersen stated that she would like to revisit this issue. Ms. Hunter reiterated that Transitional Features would still apply and that language about tapering down building height adjacent to residential is built into the Design Concepts in Envision Franklin and that staff looks closely at Transitional Features when reviewing plans next to residential neighborhoods.

Commissioner McLemore stated that the staff had done a great job working with the older neighborhoods. Commissioner Lindsey seconded it as a job well done.

Commissioner Petersen then addressed the issue of local street connectivity with new development. She stated there was a conflict with street standards and where the Envision Franklin plan said all areas would be connected. Ms. Hunter said this would be evaluated on a case by case basis.

Chairman Hathaway asked for the vote on the main motion as amended. The motioned was approved unanimously (9-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2016-91 be approved. Commissioner McLemore moved, seconded by Commissioner Allen, to amend the Plan to retain the building height at 12 stories and remove the 16 story building height increase. The motion carried by a vote

of 7-2. The motion, as amended, was approved unanimously by a vote of 9-0.

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

16. [17-0048](#) PUBLIC HEARING: Consideration of Ordinance 2016-51, To Be Entitled: "An Ordinance To Rezone 23.61 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 14.61/350,000/200) District For The Property Located North Of East McEwen Drive And East Of Carothers Parkway, (Apex Village PUD Subdivision)." (01/27/17 FMPC; 02/14/17 1ST BOMA Reading 6-0) SECOND OF THREE READINGS

Attachments: [MAP_ApexVillageRezone.pdf](#)
[Ordinance 2016-51 Apex Village PUD with MapLaw Approved.pdf](#)
[Apex Village Rezoning 01.05.17.pdf](#)

Mr. Josh King stated the site is currently zoned General Commercial (GC) District. The proposed zoning is Specific Development Variety (SD X 14.61/350,000/200). The accompanying development plan is COF #6276 and is being considered as part of the January 26, 2017 FMPC agenda, as well. The land use plan places these parcels in the McEwen Character Area, Special Area 4, and supports the uses proposed with this rezoning.

Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Chairman Hathaway asked for citizen comments. There were none.

Khris Pascarella with Pearl Street Partners, representing the Applicant (Crescent Communities), stated that he was in agreement with the recommendation and was there to answer any questions.

Commissioner Harrison moved, seconded by Commissioner McLemore that Item 16 be recommended favorably to the Board of Mayor and Aldermen. The motion was passed unanimously.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Ordinance be recommended favorably to the Board of Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

17. [17-0049](#) PUBLIC HEARING: Consideration of Resolution 2016-88 To Be Entitled: "A Resolution Approving A Development Plan For Apex Village PUD Subdivision With 2 Modifications Of Development Standards (MOS 1-Attached Residential Length; MOS2- Parkland Dedication), For The Property Located North Of East McEwen Drive And East Of Carothers Parkway." (01/26/17 FMPC 9-0, 02/14/17 WS)

Attachments: [MAP ApexVillage DP.pdf](#)
[RESOLUTION 2016-88 APEXVillage PUD Subdivision_with MapLaw Approved.pdf](#)
[APEXVillage DevPlan Conditions of Approval 03](#)
[OVERVIEW Apex Village Dev Plan 01.05.17.pdf](#)
[ARCH Apex Village Dev Plan 01.05.17-3.pdf](#)
[APEXVILLAGE Impact Study \(11.18.16\) - 10765.pdf](#)
[FULLSET Apex Village Dev Plan 01.05.17.pdf](#)
[APEXMOS Parkland.pdf](#)
[Connectivity Apex Village Dev Plan 01.05.17-2.pdf](#)

Mr. Josh King stated that the land use plan places these parcels in the McEwen Character Area, Special Area 4. He stated that the specific language was in the Commissioner's packets.

The development plan is in compliance with the land use plan recommendations.

The draft of Envision Franklin calls for the regional commerce design concept in this location. The primary use on this site is intended to be multi story office and supporting retail uses on ground floor. Secondary uses include additional retail, hotel, and multi family residential. The environmentally sensitive areas located at the intersection of East McEwen Drive and Carothers Parkway are preserved and should be enhanced to be a natural and recreational amenity for this site.

Mr. King stated that the Development plan is in compliance with Envision Franklin.

Mr. King stated there are two Modifications of Standards:

*MOS 1: Attached Residential façade length
The applicant is requesting a MOS from Section 5.3.5(3)(b)(ii) Attached Residential building length. The longest façade of the attached residential building is 674 feet. The COF Zoning Ordinance states the longest permitted façade is 200 feet. The intent of this design standard is specifically targeted towards sites designed with multiple multi family structures, rather than a singular street oriented multi family building with internal corridors and access. The façades of the proposed multi family building appears to be sufficiently broken up through efficient use of building massing, façade breaks, material breaks, and natural topographic changes.*

Staff recommends approval of this Modification of Standards (MOS 1).

*MOS 2: Parkland dedication
The Zoning Ordinance requires that residential or mixed use developments with 10 or*

more dwelling units dedicate land to the city for use as public parks or greenways/blueways. The total land dedication for parkland required for this project would be 5.23 acres or fees in lieu of that particular acreage. The applicant requests that this requirement be waived. Instead, the applicant proposes a 5.24 acre private park that includes amenities. The private park will be privately maintained by the owner. The private park shall be placed in an open space lot with a perpetual public access easement. If the property ever becomes private and the general public is not permitted access, the original fees in lieu of public parkland dedication shall apply.

Staff recommends approval of this Modification of Standards (MOS 2).

Staff recommends a favorable recommendation of Item 17 to the Board of Mayor and Aldermen.

Chairman Hathaway asked for citizen comments. There were none.

Khris Pascarella with Pearl Street Partners, representing the owners, Crescent Communities, stated that he was in agreement with all recommendations and was there to answer any questions.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend approval of the Resolution with staff conditions.

Commissioner Lindsey asked where the location of the park was and if there was an impact to the future pedestrian greenway trail.

Mr. Pascarella showed the location to the Commissioners. The Applicant confirmed that there would be public access within the total 11-acre area. Commissioner Lindsey stated there needs to be connectivity in case a Greenway is located there in the future. Discussion ensued about the need for connectivity in the future.

Commissioner Lindsey moved, seconded by Commissioner Harrison to approve MOS 1 as an amendment to the main motion. The motion was approved unanimously (9 0).

Commissioner Petersen and Commissioner McLemore commented about the need to change the façade length requirement because the number in the Ordinance isn't working.

Commissioner Allen moved, seconded by Commissioner Harrison to approve MOS 2 as an amendment to the main motion. The motion was approved unanimously (9 0).

Commissioner Petersen asked what happened to MOS 3. Mr. King stated that it was mentioned in the staff report but was not included because the Design Review Committee has the ability to address this.

Chairman Hathaway asked for the vote on the main motion.

The motion as amended was approved unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution, with two Modification of Standards (MOS-1: 9-0, MOS-2: 9-0) be recommended favorably to the Board of Aldermen . The motion carried by

the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [16-1081](#) 508 Duke Drive Subdivision, Final Plat, Four Commercial Lots on 7.29 Acres, Located At The Southeast Intersection Of Duke Drive And Mallory Station Road (CONSENT AGENDA).

Attachments: [MAP_6297_508DukeDriveFP.pdf](#)
[fullplat_2016-0167_FINAL_PLAT_REV_010407.pdf](#)
[508DukeDrive_FP_Conditions of Approval_02.pdf](#)

This Planning Item was approved.

19. [17-0050](#) Medcore Medical Subdivision, Final Plat, Lot 3, Revision 3, Two Commercial Lots on 11.62 acres, Located On Carothers Parkway, Adjacent To 1001 Physicians Way. (CONSENT AGENDA)

Attachments: [6319 Medcore Medical FP.pdf](#)
[6319_Medcore.pdf](#)
[MedcoreMedical_FP_Conditions of Approval_01.pdf](#)

Item 19 was pulled from the Consent Agenda to become a Non Consent Item.

Mr. King stated that this is a final plat to record plats and subdivide a commercial parcel.

Mr. King stated that this final plat creates four commercial lots on 7.29 acres, and designates the lots as part of a unified development plan. The final plat matches the 508 Duke Drive Preliminary plat as approved by FMPC at the 09/22/2016 FMPC meeting.

Staff recommends that Item 19 be approved, with conditions.

Chairman Hathaway asked for citizen comments. There were none.

Ryan McMaster, the Civil Engineer, with Kimley Horn was there to address any questions.

Commissioner Petersen asked for further explanation about the public access (vehicular vs. pedestrian) to Breckenridge (a County subdivision). Mr. King stated there was no benefit to the City for a vehicular access and confirmed it was a pedestrian only access.

Commissioner Petersen moved, seconded by Commissioner McLemore that Item 19 be approved with conditions. The motion was approved unanimously (9 0).

A motion was made by Commissioner Petersen, seconded by Commissioner McLemore, that this Item be approved with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

20. [17-0051](#) Ranco Farms Subdivision, Final Plat, Revision 4, Lot 4, Two Commercial Lots on 3.94 Acres, Located At The Southeast Corner Of The Intersection Of Spring Creek Drive And Mallory Lane (CONSENT AGENDA).

Attachments: [6320 RANCO Farms FP.pdf](#)
[RANCOFarms_Final Plat.pdf](#)
[RANCOFarms_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

21. [17-0015](#) PUBLIC HEARING: Consideration of Ordinance 2016-52, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Use Table And Regulations Pertaining To Self-Storage Facilities Uses."; (01/26/17 FMPC 9-0; 02/14/17 1ST BOMA Reading 6-0) SECOND OF THREE READINGS

Attachments: [Ordinance 2016-52 Self Storage.Law Approved.pdf](#)

Mr. Josh King stated based on two presentations to the Board of Mayor and Aldermen and Franklin Municipal Planning Commission Members, a draft Ordinance has been prepared regarding self storage uses within commercially zoned districts. The changes proposed would:

- 1. Allow self storage as a use in General Commercial (GC) and Specific Development Variety (SD X) zoned properties.*
- 2. Clarify language regarding visibility of storage unit doors.*
- 3. Establish a threshold for an internal mix of ground floor commercial uses along major commercial and mixed use corridors within the City.*

Chairman Hathaway asked for citizen comments. There were none.

Mr. King stated that Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Bev Burger asked if this included the Carothers Parkway area and commented that storage is needed. She stated it is important for the design of the storage buildings to look like office buildings in mixed use areas.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Item 21 be recommended favorably to the Board of Mayor and Aldermen. The vote passed unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that Ordinance 2016-52 be recommended favorably to the Board of Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,
Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

22. [17-0053](#) PUBLIC HEARING: Consideration of Ordinance 2016-53, To Be Entitled: “An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Regulations For Commercial Uses For Bed And Breakfast Establishments In Order To The Increase The Maximum Number Of Permitted Guests From Six To Eight, And Increase The Maximum Number Of Sleeping Rooms Available For Transient Occupancy From Three To Four.”; Establishing a Public Hearing Date of March 14, 2017. (01/26/17 FMPC 9-0; 02/14/17 1ST BOMA Reading 6-0) SECOND OF THREE READINGS

Attachments: [Ord 2016-53 Amend Bed and Breakfast Regulations Law Approved](#)

Mr. Svoboda stated that the purpose of this Ordinance is to amend the Zoning Ordinance to revise the maximum number of rooms and occupancy regulations for Bed and Breakfast establishments to be consistent with the requirements for Short-term Vacation Rentals.

Mr. Svoboda stated the Municipal Code permits Short term Vacation Rentals to utilize up to four sleeping rooms for rent for transient occupancy of 21 days or less, and restricts the maximum occupancy at any one time to ten occupants.

Mr. Svoboda stated the Board of Mayor and Aldermen (BOMA) discussed updating the Bed and Breakfast regulations to be consistent with the occupancy and room requirements for short term vacation rentals at its November 22nd Work Session, and directed staff to initiate the process to draft an amendment to the Zoning Ordinance.

Mr. Svoboda stated the Operators of Bed and Breakfast establishments are required to permanently reside on the property and therefore are considered as occupants that are counted when the maximum permitted occupancy is determined.

Mr. Svoboda stated the proposed B&B amendment increases the maximum number of permitted guests from 6 to 8, and increases the maximum number of sleeping rooms from 3 to 4.

Mr. Svoboda stated that both Short term Vacation Rentals and B&B's are required to comply with the International Fire Code/Life Safety Code requirements adopted by the City.

For those reasons, Staff recommends that the Planning Commission recommend approval of Ordinance 2016 53 to the Board of Mayor and Aldermen.

Chairman Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Orr that Item 22 be recommended favorably to the Board of Mayor and Aldermen.

Commissioner Petersen commented that a number of citizens have had problems with non-owner occupied short term rentals. She suggested that these issues be considered in the future.

The motion passed unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that Ordinance 2016-53 be recommended favorably to the Board of Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:34 p.m.

Chair, Mike Hathaway

Commissioner Allen moved, seconded by Commissioner Harrison to adjourn the meeting.