



City of Franklin

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Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, July 28, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 1 - Commissioner Harrison

MINUTES

1. June 23, 2016 FMPC minutes

Attachments: [6-23-16 FMPC Minutes](#)

Commissioner Petersen moved, seconded by Commissioner Orr, to approve the meeting minutes from the June 23, 2016 FMPC meeting.

- Aye:** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

City Administrator Eric Stuckey congratulated Emily Hunter on serving as the new Director of Planning and Sustainability. There was a field of over 45 candidates from across the country. The great news was that the City had found the right match and fit with Ms. Hunter. He recognized the great job that she and staff would do moving forward. He also thanked Interim Planning and Sustainability Director Bob Martin for his leadership and friendship during this transition time and for getting the City to a point where Ms. Hunter could move up and be appointed to this new position of leadership.

Ms. Hunter thanked everyone and reminded everybody about the Saturday, August 20, 2016, Special Work Session of the Planning Commission. Breakfast will be served at 7:45 a.m. with the sessions starting at 8:00 a.m. The location has been changed to Eastern Flank Battlefield.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner Franks, to approve items 2 through 7 and items 11 through 13 on the Consent Agenda, and to add item 15 to the consent agenda with the motion to defer item 15 to the August 25, 2016, FMPC meeting. The motion carried by the following vote:

Aye: 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLAN SURETIES

2. 510 Columbia Avenue Subdivision, site plan, (FirstBank); release the maintenance agreement for sidewalk improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. Nissan North America Subdivision, site plan, revision 2 (Parking Addition); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

8. Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential 0.56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016 (07/28/16 FMPC recommended favorably 6-2)

Attachments: [Rizer Withdrawal Request](#)
[6144 MAP RizerPointRezoning.pdf](#)
[Rizer Point Rezoning 6.2.2016.pdf](#)
[Ord 2016-021 RizerPoint_with location map Law Approved](#)
[Rizer Point Rezoning 6.2.2016.pdf](#)
[6144 RP_RZ_Conditions of Approval 01.pdf](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 22- Rizer Agricultural rezoning](#)
[RizerPoint_Letter Mr. ONeal](#)

Mr. King stated that Ordinance 2016-21 was an ordinance to rezone the property to support the Rizer Point Planned Unit Development (PUD). A total of 20 homes on 5.73 acres was being proposed. The majority of the property is in the floodplain. Some floodplain alterations were being proposed to accommodate these 20 units. This will be approved through the Federal Emergency Management Agency (FEMA), Letters of Map Amendment (LOMA) and Board of Zoning Appeals (BZA) process.

Approval with conditions of Ordinance 2016-21 was recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Eric Pan, of 1213 Reese Drive in Rizer Point, stated that he had previously submitted comments to the June 23, 2016, Planning Commission meeting; however, that item was deferred to this meeting. According to Mr. Pan, there was neglect in notifying him during the process, due to an error on the City and Goodall Homes' part. He requested that his original submitted comments be used because of the improper notification. He requested that the Planning Commission disapprove Ordinance 2016-21. He believed more time was needed for Goodall and the community to reach some kind of consensus and agreement on the plan. If one looks at the attachment for tonight's meeting agenda, the main PUD was submitted on June 2, 2016, which was only a few days after the first community meeting that Mr. Pan was able to attend with Goodall on May 28. Some of the points, which were discussed during the May 28 meeting, were not reflected in the PUD plans submitted to the Planning Commission even though some of them were reflected in Mr. O'Neal's letter. He gave an example of a type of confusing situation, which he had experienced with Goodall and stated that more time was needed for Goodall to have time to update their plans to reflect the discussion of the letter.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented Goodall Homes, and he could address some of Mr. Pan's comments. Mr. Gamble receives his

addresses of residents from the City of Franklin. This has been the best way to coordinate to make sure that the applicant gets the best and most current information for the tax record. Some new residents within Rizer Point were not included because they were not updated on the records at this point. However, they did try to incorporate this on the second mailing, prior to this Planning Commission meeting. One of the reasons for the item being deferred at the June 23, 2016, Planning Commission meeting was to make sure the process was correct, and he believed they had followed the correct procedure by notifying the neighbors within 500 feet. There were certain items that had been discussed with the affected neighbors, which did not show up in this development plan, such as additional landscape buffering alongside the property, adding a playground area along a formal open space, which would be accessed by all of the residents at Rizer Point, and walking trails within the floodplain/floodway area associated with the development. Those were some of the areas that typically showed up as part of the site plan, so they were not included in the site plan submittal. These were commitments that Goodall had made to the neighborhood and continued to uphold and keep those commitments, and one would see these incorporated into the site plan documents.

Mr. Gamble agreed with the conditions of approval and requested approval to the Board of Mayor and Aldermen.

Alderman Petersen stated that on page two of the third item detail, it looked as though much of it was in the floodway.

Mr. Gamble stated that a significant portion of the property was in the floodway. They would not be grading, touching, manipulating, or developing anything within the floodway with the exception of adding some mulch trails/walking trails, which was something that would add a little bit of amenity to that area.

Alderman Petersen asked how many of the 35 acres were in the floodplain.

Mr. Gamble stated that he had not done the math and could not figure out the exact amount.

Alderman Petersen stated that it looked as though two-thirds of the 35 acres were in the floodway.

Mr. Gamble stated that on the development plan, they were providing an emergency egress route to Allen Avenue along the property line that was farthest to the east.

Alderman Petersen stated that it seemed to be too much floodplain.

Commissioner Franks moved, seconded by Commissioner Gregory, that Ordinance 2016-21 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Hathaway

No: 2 - Commissioner Petersen, and Commissioner Lindsey

Absent: 1 - Commissioner Harrison

Chairing: 0

9. Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016. (07/28/16 FMPC recommended for disapproval 7-1)

Attachments: [Rizer Dev Plan Withdrawal request](#)

[6145RizerPointDevPlan.pdf](#)

[Elevations.pdf](#)

[Layout.pdf](#)

[Full_Rizer Point PUD Dev Plan_6.2.2016.pdf](#)

[6145_RizerPoint_COA.pdf](#)

[2016-30 RES_RizerPointPUD Dev Plan with attachment Law](#)

[Approved](#)

[citizen comment Mr. Eric Pan](#)

[citizen comment Mrs Lupe Veloz](#)

[citizen comment Mr Jeff Brodoski](#)

[Item 23- Rizer development plan](#)

[RizerPoint_Letter Mr. ONeal](#)

Mr. King stated that Resolution 2016-30 was a resolution to approve a development plan for the Rizer Point PUD Subdivision. The applicant was proposing a 20-unit subdivision of single-family dwelling units and extending Wedgewood Drive to connect into Viola Lane. Wedgewood Drive serves the Wedgewood Place and Rogersshire subdivisions. Viola Lane serves the Rizer Point Subdivision.

The Franklin Land Use Plan delineates two character area zoning overlays for this tract of land. The proposed subdivision is in West Harpeth Character Area Overlay, special areas two and three. Special Area two calls for high-quality design with buildings that front the street. Special area three contains the floodplain portion of the lot and complies with the environmentally sensitive portion of the character area.

Connectivity to Rebel Meadows Subdivision is proposed as pedestrian and emergency access only. This is to provide a redundant connection among three subdivisions in the event of an emergency. The pedestrian connectivity will also connect these subdivisions to the City of Franklin Greenway trail, once it is constructed.

Approval with conditions of Resolution 2016-30 was recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. James Matheney, of 1147 Wedgewood Drive, stated that he lived next to the floodplain. When he and his spouse purchased the house, almost 30 years ago, they were assured that nothing would be built in the floodplain area. They were now hearing that something was going to be built in the area, and what concerned him the most would be the construction and the traffic during the construction, as well as the traffic after after the completion. They bought this house because of the dead-end street, and they live on

the end that has very little traffic. Even though the City was trying to progress, this seemed to be a poor way to do it. The children in his neighborhood did not have sidewalks on which to play, so they play in the street. Without traffic there was no problem; however, if the construction trucks come in someone could get hurt. The street is narrow on Del Rio Court, and vehicles often park on the street because they do not have room in their drive to park. Vehicles have to stop on one side to let the traffic go through, then the other side goes through, and construction trucks will add to this. Rizer Point already has an entrance exit, and they do not need to use Wedgewood Drive. If the subdivision was built the way it was being discussed, it would cause a traffic problem. He also discussed the 2010 flood and talked about how water had almost come up to the roof of some of the cars. He urged the Planning Commission to recommend disapproval of Resolution 2016-30 to the Board of Mayor and Aldermen.

Mr. Ron Coffman, of 1109 Wedgewood Drive, stated that his family would be effected if Resolution 2016-30 passed. His two sons cross the street to play with friends, to walk to the park and to walk to the bus-stop. They do not have sidewalks in the neighborhood, so if they are walking, they have to walk on the side of the street. There are several families with school-age children who live close to Mr. Coffman. The first four houses at the opening to Wedgewood Drive have 10 school-age children. Traffic and how it will affect his family and neighborhood was Mr. Coffman's biggest concern. He did not know how much traffic Rizer Point would, daily, the build-out was completed. He thought that Rebel Meadows and Rizer Point would get traffic when vehicles were going north of downtown Franklin to Hillsboro Road. He wondered if traffic going to the south and west would go through Rizer Point, once was opened up, He also did not want construction traffic, such as dump-trucks, going back and forth through his neighborhood. He urged the Planning Commission to recommend disapproval of Resolution 2016-30 to the Board of Mayor and Aldermen.

Mr. Kevin Patterson, of 1112 Wedgewood Drive, stated that he was not against the overall development, but he was against the connection of Viola Lane to Wedgewood Drive. Since there were no sidewalks, it scared him (going forward regarding the traffic), to walk to the park with his seven-month old child. It was not just be the 20 homes that would utilize the cut-through, it was be the entire neighborhood because it was such a short-cut. This issue could be resolved if the City and/or Goodall Homes wanted to build the sidewalks, but for now it would be a danger to the children and all of the neighbors.

Mr. James Johns, of 905 Rebel Circle, stated that his biggest concern regarding Resolution 2016-30 was the flooding. He moved to his location in 2006, and he had seen the field flood several times. When he first moved to Rebel Meadows the field used to be bush-hogged, and several of Mr. Johns' trees wound up being cut down. Mr. Johns wound up having to clean up the trees and got involved with the state to find out about the nature of this field. It was a 32 to 35 acre floodway that the State of Tennessee wanted to stop bush-hogging and let it grow up to be a natural area. Mr. Johns and his wife made an offer to purchase the property, which would have been a natural preserve for the City to enjoy. When Mr. Johns purchased his home in 2006, he was told that this field was the floodway/floodplain and could not be built on. However, the former owner had dumped all kinds of rock, gravel, and dirt in this field. It was so unsafe that the children could no longer play in the field. His biggest concern was that they would have to fill in this area with something to bring the area up to a better level, and when it does flood, again, all of the water will get displaced back toward Mr. Johns' house.

Mr. Eric Pan, of 1213 Reese Drive, stated that he had moved to Franklin about seven months ago from San Diego. He was led to believe that he had purchased a premium

lot, and little did he know that less than a year later this was not what he was led to dream about. Because he needed to purchase the premium lot, he was led to buy the largest home in Rizer Point and probably spent about \$100,000.00 more than he would have had this project already been in existence. He was not against the entire effort, but he thought more time was needed for the individuals who would be directly affected. There were many ways in which the applicant could revise the plan and preserve the promise to their current customers.

Mrs. Karen Johns, of 905 Rebel Circle, stated that she wanted to give a vote of confidence to Mr. Pan, and she also believed that more time was needed regarding Resolution 2016-30. She was deeply concerned and thought more serious, concentrated, educated, professional land management in this floodway was needed. In the 2010 flood, many of their neighbors lost their homes, and they came very close to losing their home. She did not want to see this replayed again. She would like to feel more confident, if this project moved forward, that their home and the homes of their neighbors were vested in a future without losing their homes to the floodplain. She also had some concern for the natural habitat, and she loved the idea of a walking park.

Mr. Ed Saffell, of 5013 Rizer Point Drive, stated that when the plan was presented it was said that the need for this cut-through road was for emergency access. He did not understand why there was a need for this emergency access. Also, part of the Homeowners' Association (HOA) covenant was that six months after 95 percent of the homes were sold, the Homeowners' Association (HOA) would be turned over to the residents instead of Goodall. He thought the HOA should be the current homes and not extended by the 20 additional homes.

Mr. Barry Jarnagin, of 5015 Rizer Point Drive, stated that the streets of Rizer Point were very small and narrow. The residents were promised that there would be a cap on the housing, and all of a sudden there was this proposal for 20-units. The streets were not built for those additional homes for individuals to be driving through. Someone was going to get hurt, with the extra traffic coming through on a daily basis, where children were playing. In addition, with all of the Rizer Point traffic dumping onto Del Rio Pike, the Del Rio Pike traffic is getting larger and larger. The infrastructure was just not there to make it work.

Mr. James Matheney, of 1147 Wedgewood Drive, stated that he did not get a notice for any of the meetings. He also stated that if Resolution 2016-30 moved forward, there would not be the wildlife that so many individuals presently enjoy.

Mr. Greg Gamble, of Gamble Design Collaborative, brought everyone's attention to item 2 on staff comments. Staff was requiring, along with this development plan request and approval, the following: "The applicant shall perform traffic-calming investigations per the uploaded Neighborhood Traffic Calming Program (NTCP) documents for Wedgewood Drive/Del Rio Court. The applicant shall conduct the meeting's petitions and data collection analysis under the guidance of the City of Franklin, Tennessee, Engineering Department. The volumes on these streets shall incorporate projections with the new street connections to Wedgewood Drive. With full occupancy of the new homes on the site, the traffic-calming measures shall be identified, established and approved by the Board of Mayor and Aldermen, at the developer's expense, prior to the second submittal of the site plan for this project." They recognized that there were technical aspects of this property on this particular plan that were required to be further evaluated. They had asked their surveyor to move forward with a new topographical survey of the property so that they could begin the next level of the floodplain/floodway site plan and grading plan.

The applicant recognized and understood that they had another level of engineering to continue on as it related to this plan. In addition he pointed out that the location, which they were currently proposing connecting to Wedgewood Drive, would introduce chicane, a traffic-calming measure. This would prevent two cars from passing each other at the same time on the street. A vehicle would have to yield before it could pass through. They recognized that Wedgewood Drive had an identity and character to it. The applicant recognized that with this connection traffic was going in both directions. They wanted traffic-calming in this area. As mentioned there were no sidewalks in this area, and this needed to be discussed. Also mentioned there were children at play, which needed to be discussed and incorporated into the traffic calming measures described by staff in this particular requirement. He discussed sheet C.3.0. note one, which stated, "All lots shown shall be located 100 percent out of the floodplain. The floodplain shall be balanced at a minimum of a ratio that is 1 to 1." That was a technical error, which was in the applicant's plans and was not caught by staff prior to the Planning Commission meeting. The balance ratio, which was required by the City of Franklin's ordinance, was 1 to 1.25, so 100 percent of the manipulated floodplain would be replaced at 1.25 percent. This was being shown conceptually as part of the grading plan. There was also quite a bit of debris on the property, which would be cleaned up. The citizens had also requested that there be public access to this property. In working with the Parks Department, there was a requirement that the applicant dedicate land for a future greenway trail. That greenway trail would not be constructed with this development. It would be constructed in the future by the City of Franklin but would be public access land. The applicant had been asked to provide an access easement to Allen Street so there could be pedestrian connections between the neighborhoods. These things were part of the document and would be incorporated with the site plan and the final plat.

Chair Hathaway reminded everyone that the Planning Commission would be making a recommendation to the Board of Mayor and Aldermen, and a final approval of this Resolution would not be made at this meeting.

Alderman Petersen asked if Wedgewood Drive was required to get notice of Resolution 2016-30.

Mr. King stated that they were, and that the City initiated the meetings all of which followed the normal 500 foot protocol. This did include addresses on Wedgewood Drive. Any additional meetings, which the developer had, were at his/her own expense. They were not part of the City-initiated process.

Alderman Petersen stated that there was a sign at the end of Wedgewood Drive, which showed something about the potential rezoning of the property. She asked if anything else was placed on Wedgewood Drive.

Mr. King stated that one sign had been placed in front of Rizer Point on Del Rio Pike. Also, based on the concerns from the Neighborhood Workshop, staff put out an additional sign at the end of Wedgewood Drive where it crossed onto the property.

Alderman Petersen stated that she had seen the sign, but individuals would not go there unless they lived on the last two lots.

Mr. King stated that one of the issues, which was brought up, was that many of the homes on Wedgewood Drive were renters. The City's notification process does not always reach them, so staff wanted to insure that they were represented and did have a voice at this meeting tonight.

Alderman Petersen asked about the retaining wall that would be in the floodway.

Mr. Gamble stated that on development plans, the applicant was required to show where future retaining walls would go. Again, they were showing a retaining wall because they believed they might have to have some type of retaining wall or transition in that particular location. The topographic map was currently being put together. He did not have detailed information on the topography. This was not a site plan, per se, but information provided by the City's GIS data, so it was as good as what the applicant presently had. A typical development, such as this, would be submitted at the site plan stage to staff and would be reviewed by staff only. The applicant's client was open and willing to accept a conditional requirement with this development plan that the site plan be reviewed and approved by the Planning Commission. In this particular incident, he would support and stand behind this.

Chair Hathaway asked Staff Attorney, Kristen Corn, if the Planning Commission needed to get more details on why they were voting against Resolution 2016-30.

Staff Attorney Corn stated that it was up to the Chair, but it should be clear for the records.

Alderman Petersen stated that she was recommending disapproval of Resolution 2013-30 to the Board of Mayor and Aldermen for the following reasons: A great portion of the land was in the floodway, the connection to Wedgewood Court and Del Rio Court were narrow streets, construction trucks would have difficulty maneuvering on those streets, and she had also heard that there was a great deal of debris and trash in this area.

Commissioner Petersen moved, seconded by Commissioner Gregory that Resolution 2016-30 be recommended unfavorably to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 7 - Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Franks

Absent: 1 - Commissioner Harrison

Chairing: 0

10. Consideration of Resolution 2016-39, To Be Entitled, "A Resolution Approving A Revised Development Plan For Highlands At Ladd Park PUD Subdivision (Revision 7), With 1 Modification Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Long Lane And West Of Carothers Parkway."; (07/28/16 FMPC 8-0; 08/09/16 WS)

Attachments: [Conditions of Approval 01](#)

[6175 Highlands at Ladd Park DP Rev 7 Map.pdf](#)

[Ladd Park Devel Plan REV 7 7.7.2016.pdf](#)

[RES 2016-39 Highlands at Ladd Park PUD Revision 2nd version
Law Approved 8 3](#)

Mr. Baumgartner stated that the rezoning and concept plan for The Highlands at Ladd Park were originally approved by the Board of Mayor and Aldermen on June 14, 2005 (Ordinance 2004-82). The approved concept plan had been revised six times prior to this submittal, most recently on July 17, 2015 (project # 5800).

With this revision the applicant proposes several changes, most notably the increase of 14 single-family lots.

There is one modification of standard requested.

A modification of development standard, section 5.10.8, alley and cul-de-sac layout, allows a cul-de-sac to be longer than 500 feet in length.

Staff supports the modification of standard as the Engineering department has stated that a connection to Carothers Parkway at the proposed location would not be permitted due to sub-standard intersection spacing. The cul-de-sac layout is the recommended layout for the site, based on these limitations.

Therefore, staff recommends approval of the Modification of Standard.

Staff recommends a favorable recommendation of Resolution 2016-39 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Resolution 2016-39 to the Board of Mayor and Aldermen.

Commissioner McLemore moved, seconded by Commissioner Orr, that Resolution 2016-39 be recommended to the Board of Mayor and Aldermen for approval, with a recommendation for approval of the Modification of Standards (8-0 vote). The motion carried by the following vote:

Aye: 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Amelia Park PUD Subdivision, Final Plat, Section 5, 27 lots (25 Single-Family Lots and 2 Open-Space Lots) on 29.63 Acres, located south of Clovercroft Road and east of Market Street. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01.pdf](#)
[6173 Amelia Park PUD Subd, FP, Sec 5 Map.pdf](#)
[20130368_2016-7-7_Final Plat_Section 5.pdf](#)

This Planning Item was approved.

12. Stream Valley PUD Subdivision, final plat, section 13, creating 33 single-family lots and two open spaces on 16.77 acres located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6171](#)
[Stream Valley, Section 13 Final Plat 2016-07-07 6171](#)
[MAP 6171 Stream Valley PUD Subd, FP, Sec 13](#)

This Planning Item was approved.

13. Stream Valley PUD Subdivision, final plat, section 14, creating 34 single-family lots and one open space on 11.11 acres, located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6172](#)
[MAP 6172 Stream Valley Subd, FP, Sec 14](#)
[Stream Valley, Section 14 Final Plat 2016-07-07](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

14. Consideration of Ordinance 2015-80, As Amended, To Be Entitled, “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7.”

Attachments: [Ordinance 2015-80 3rd Reading 6.28.2016](#)

[CAO Map](#)

[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved 3 As Am...](#)

[Draft Ordinance 2015-80 CAO District Text Amendment.Law Approved 2](#)

Mr. Orr stated that the Planning Commission recommended approval of Ordinance 2015-80 to the Board of Mayor and Aldermen (BOMA) at the April 28, 2016, meeting. At the June 14, 2016, BOMA meeting, second reading (public hearing), an amendment was made to only allow internally illuminated signs in Columbia Avenue Overlay (CAO-1) on the front facing Columbia Avenue façade and to prohibit internally illuminated signs in CAO-2.

The purpose of this item is to have the Planning Commission acknowledge the change that was made by the BOMA and to take a concurrent vote on the item.

The Planning staff recommends approval of Ordinance 2015-80, as amended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Petersen moved, seconded by Commissioner Orr, to concur with the approval of Ordinance 2015-80 as amended by BOMA. The motion carried by the following vote:

Aye: 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Chairing: 0

15. Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels."

Attachments: [Ordinance 2016-29 FFO Amendment Boutique Hotels Law Approved 8 3](#)
[CFCO FFO 07282016 Staff Presentation](#)

This Ordinance was added to the consent agenda and was deferred to the August 25, 2016, FMPC meeting.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:00 p.m.

Chair Mike Hathaway