



# City of Franklin

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

## Meeting Agenda

### Work Session

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Tuesday, July 12, 2016

5:00 PM

Board Room

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#### Call to Order

#### Citizen Comments

#### WORKSESSION DISCUSSION ITEMS

1. [16-0594](#) Presentation of Water Plant Status
2. [16-0334](#) Consideration Of Ordinance 2016-008, To Be Entitled, "An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 10) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive." (06-23-16 FMPC Recommended Disapproval 7-1)

**Attachments:** [6085 Map Epoch Development PUD Subdivision Rezoning](#)  
[2016-008 ORD Epoch Rezoning Law Approved 3](#)  
[Epoch Rezoning Set](#)  
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)  
[Staff report and attachments from 4.28.16 FMPC Agenda item](#)

3. [16-0342](#) Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision, For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive." (06-23-16 FMPC Recommended Disapproval 7-1)

**Attachments:** [6086 Map Epoch Development PUD Subdivision DP](#)  
[6086 Conditions of Approval 02](#)  
[2016-20 RES Epoch PUD Development Plan Law Approved 2](#)  
[Epoch PUD Site layout sheets](#)  
[Epoch PUD elevations and perspectives](#)  
[Epoch PUD FULL Resubmittal](#)  
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)  
[4.28.16 FMPC item.staff report and attachments](#)

4. [16-0465](#) \*Consideration of Ordinance 2016 - 19, To Be Entitled: "An Ordinance To Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road." Establishing a Public Hearing for August 23, 2016. (06-23-16 FMPC 8-0; 07-12-16 WS) FIRST OF THREE READINGS

**Attachments:** [Updated Ord 2016-19 6021 Lockwood Glen Rezoning Res Map Updated](#)  
[Lockwood Glen PUD Subdivision, rezoning \(Residential\) - submittal 003 Plans.r](#)  
[Lockwood Glen 2nd reading date move request](#)  
[Ordinance 2016-19 Lockwood Glen PUD Subd Rezoning Residential\\_with map](#)  
[Ord 2016-19 6021 Lockwood Glen Rezoning Res Map.pdf](#)

5. [16-0464](#) Consideration of Resolution 2016-28, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located South Of South Carothers Road And East Of Cartothers Parkway, 4373 South Carothers Road."; Establishing a Public Hearing for August 23, 2016. (05/26/16 FMPC 9-0)

**Attachments:** [Resolution 2016-28 Law Approved Lockwood Glen DP Rev 1.pdf](#)  
[6120 Lockwood Glen PUD Subd, DP, Rev 1 Conditions of Approval 01.pdf](#)  
[Full Dev Plan Rev 05.05.16.pdf](#)  
[Development Plan Only Sheet.pdf](#)  
[Arch Elevations Sheet.pdf](#)  
[Lockwood Glen 2nd reading date move request](#)  
[Res-2016-28 6020 Lockwood Glen DP Rev 1 Map.pdf](#)

6. [16-0466](#) \*Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."; Establishing a Public Hearing for August 23, 2016. (05/26/16 FMPC 9-0; 07-12-16 WS) FIRST OF THREE READINGS

**Attachments:** [Ord 2016-20 6022 Lockwood Glen Rezoning CommMap.pdf](#)  
[Lockwood Glen PUD Subdivision, rezoning \(Commercial\) - submittal 003 Plans.](#)  
[Ord 2016-20 Lockwood Glen Rezoning Commercial Law Approved](#)  
[Lockwood Glen 2nd reading date move request](#)

7. [16-0512](#) \*Consideration of Ordinance 2016-22, An Ordinance to Rezone 0.99 Acres from Office Residential To Specific Development Residential (10.0) District For The Property Located South of West Main Street, Located At 725 West Main Street. Establishing a Public Hearing for August 9, 2016 (06-23-16 FMPC 8-0; 07-12-16 WS) FIRST OF THREE READINGS

**Attachments:** [Ord 2016-22 Arlington at West Main Rezoning Map.pdf](#)  
[16-06-02 PUD Rezoning Resubmittal - Bound.pdf](#)  
[2016-22 Ord Rezone 725 West Main Steet with Map Law Approved](#)

8. [16-0511](#) Consideration of Resolution 2016-32, To Be Entitled "A Resolution Approving A Development Plan for Arlington at West Main PUD Subdivision For The Property Located South of West Main Street Located At 725 West Main Street. Establishing a Public Hearing for August 9, 2016. (06-23-16 FMPC 8-0)

**Attachments:** [6148 Arlington at West Main PUD Subd Dev Plan Conditions of Approval.pdf](#)  
[Res 2016-32 Arlington at West Main Dev Plan Map.pdf](#)  
[Arlington PUD DevPlan Dev Plan Sheets.pdf](#)  
[Arlington PUD DevPlan Elevations.pdf](#)  
[Res 2016-32 Arlington at West Main PUD Subd DP\\_with map Law Approved](#)

9. [16-0577](#) Consideration of a DRAFT Professional Services Agreement (COF Contract No. 2016-0230) with Volkert, Inc. for the Downtown Parking Capacity and Management Study in an Amount Not-to-Exceed \$183,900.00

**Sponsors:** Engineering

**Attachments:** [Central Franklin Parking Study 7-12-16 Final.pdf](#)  
[DRAFT C2016-0230 PSA ParkingStudy Volkert.docx](#)  
[C2016-0230\\_Scope\\_ParkingStudy\\_Volkert.docx.pdf](#)

10. [16-0575](#) \*Consideration of Resolution 2016-37, a Resolution to Amend Master Lease Agreement with U S Bank and Authorize the City Administrator to Execute Related Documents (07-12-16 WS)

**Sponsors:** Eric Stuckey and Russ Truell

**Attachments:** [Documents - Franklin, City of, TN \(3\); 6.23.16](#)  
[2016-37 Resolution - U S Bank Schedule 3 for Equipment Lease.Law Approved](#)

11. [16-0583](#) Continued Discussion Regarding the Development of the Fiscal Years 2017-2026 Capital Investment Plan

**Sponsors:** Engineering

**Attachments:** [CIP\\_StrategicPlanCriteria.pdf](#)  
[CIP\\_Tiers\\_Category\\_Rev2.pdf](#)  
[CIP\\_Tiers\\_Combined\\_Rev2.pdf](#)  
[6-30-2016 CIP FY2017-2026 Reduced](#)

**Other Business**

**Adjournment**

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.