



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 24, 2018

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. Approval of the April 26, 2018 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 4-26-18](#)

Alderman Petersen moved, seconded by Commissioner Allen, to approve the minutes from April 26, 2018, as presented. 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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Items 2-8, 12-17,19, and 20, as presented on the 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

SITE PLAN SURETIES

2. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Silver Grace PUD Subdivision, site plan, section 1; accept the landscaping Phase B improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase C improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Village of Eddy Lane Subdivision, site plan; accept the landscaping tree replacement improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
7. Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

8. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. PUBLIC HEARING: Consideration Of Resolution 2018-40, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (05/24/18 FMPC 9-0, 6/12/18 WS)

Attachments: [RES 2018-40 RiverBluff PUD Subdivision Development Plan Revision 3 with map.Law Approved](#)
[MAP 6686 RiverBluff PUD Subdivision, Development Plan, Rev 3](#)
[Riverbluff Dev Plan Rev Conditions of Approval_01](#)
[12012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No 6686 - Whole Set](#)
[12012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No 6686 - Single Page](#)

Mr. Christopher Andrews, Principal Planner, stated that this revision to the Riverbluff PUD Subdivision Development Plan is to remove a portion of an easement within TVA property that was part of the previously approved PUD Development Plan. The temporary fire access road that was within this area is no longer needed. The revision is to take that easement away. There is no change in the number of lots.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Jason Goddard, Design Studio, LLC. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison that Resolution 2018-40 be recommended favorably to the Board of Mayor and Aldermen.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Allen moved, seconded by Commissioner Harrison that Resolution 2018-40 be recommended favorably to the Board of Mayor and 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

10. Lockwood Glen PUD Subdivision, Development Plan, Revision 2, Reorganizing Of Section Lines And Relocating Of 10 Single Family Residential Units On 218.58 Acres, Located North Of The Intersection Of Carothers Parkway And Longpoint Way And South Of The Intersection Of South Carothers Road And Carothers Parkway.

Attachments: [MAP_LockwoodDevPlanRev2](#)
[LockwoodGlenConditions of Approval_01.pdf](#)
[LotReOrg_LockwoodGlen.pdf](#)
[LAYOUT Lockwood Glen Development Plan Revision 2-2.pdf](#)
[ARCH_LockwoodGlenRev2.pdf](#)
[Lockwood Glen Development Plan Revision 2.pdf](#)

Mr. Josh King, Principal Planner, stated that this is reorganizing some single family residential units within the Lockwood Glen Development Plan. This is a revision to the previous Development Plan that was approved in May, 2006.

Staff recommended approval of Item 10, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Greg Gamble, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 10 be approved, with conditions.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 10 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

11. McEwen Place Town Center PUD Subdivision, Development Plan, Revision 4, Section 3, (Block A), Constructing A 150 Room Hotel And 96,900 Square Feet Of Commercial Space On 4.88 Acres, Located At The Intersection Of Rush Street And W. McEwen Drive.

Attachments: [MAP_McEwen_Town_Center.pdf](#)
[McEwenTownCenter_BlockA_Conditions_of_Approval_01.pdf](#)
[20170022_2018-05-03_McEwen_Town_Center_-_Block_A_Dev._Plan_Resubmittal.pdf](#)
[Layout_McEwen.pdf](#)
[Massing_McEwenBlockA.pdf](#)

Chair Hathaway and Commissioner Gregory recused themselves from Item 11. Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

Mr. Josh King, Principal Planner, stated, as the description indicated, this is for a hotel and commercial space. This is located at the corner of Rush Street and McEwen Street, directly across from The Dwell and Whole Foods.

Staff recommended approval for Item 11, with conditions.

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

Vice-Chair Lindsey asked if there was someone there to represent the Applicant. There was none.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to approve Item 11, with conditions.

Alderman Petersen commented that someone had asked her how many rooms a hotel had to have. She stated that the person stated that, in the past, the City of Franklin had decided not to allow any hotels with less than 250 rooms. She stated that she had been on the Planning Commission for decades and had never heard of that.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there are requirements on room count. However, she could not speak to the requirements at this time. She stated, at one point, there was a requirement for extended stay to have a minimum of 120 rooms. However, there have been some subsequent changes since that time. She stated that there had been some minimums placed on room count in the Zoning Ordinance previously.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (7-0-2).

Commissioner Franks moved, seconded by Commissioner McLemore, to approve Item 11, with conditions. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 101 East Main Street Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 2), Consolidating Two Commercial Lots, On 2.2 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

Attachments: [MAP 6681 101 East Main Sub, FP, Rev 1](#)
[Conditions of Approval 02](#)
[6681 Final Plat](#)

This Planning Item was approved.

13. City Of Franklin Water Reclamation Facility, Site Plan, Constructing A Water Reclamation Facility On 110 Acres, Located At 135 Claude Yates Drive. (CONSENT AGENDA)

Attachments: [WRFMAP](#)
[WRF Conditions of Approval 01.pdf](#)
[LAYOUTFranklin Water Reclamation Facility Expansion.pdf](#)
[Franklin Water Reclamation Facility Expansion COF 2015-0163 - Full Plan Set.pdf](#)

This Planning Item was approved.

14. Clouston Park Addition Subdivision, Final Plat, Revision 4, Consolidating Land Into An Existing Lot, On 0.21 Acres, Located At 809 Evans Street. (CONSENT AGENDA)

Attachments: [MAP 6684 Clouston Park FP Rev 4](#)
[6684 Conditions of Approval 01](#)
[6684 54316 rev Plat](#)

This Planning Item was approved.

15. Riverbluff PUD Subdivision, Final Plat, Section 1, Revision 2, Creating 12 Single-Family Lots And Two Open Space Lots On 6.11 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

Attachments: [MAP 6687 RiverBluff PUD Subdivision, Final Plat, Section 1, Revision 2](#)
[Riverbluff FP sec 1 Conditions of Approval_01](#)
[Riverbluff Sec 1 Rev 2 - Final plat - 6687](#)

This Planning Item was approved.

16. Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

Attachments: [MAP 6688 RiverBluff PUD Subdivision, Final Plat, Section 2, Revision 1](#)
[Riverbluff FP Sec 2 Conditions of Approval_01](#)
[Riverbluff Sec 2 Rev 1 - Final Plat - 6688](#)

This Planning Item was approved.

17. Rucker Park PUD Subdivision, Final Plat, Revision 2, Creating 6 Attached Residential Lots On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6660 Rucker Park FP Rev 2](#)
[6660 Conditions of Approval_01](#)
[6660 Revision to Rucker Park 18.05.01 final plat](#)

This Planning Item was approved.

18. The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.

Attachments: [MAP 6689 Standard at Cool Springs Lots 2-32, Preliminary Plat](#)
[Standard Cool Springs Prelim Plat Conditions of Approval_01](#)
[2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat Resubmittal - 6689](#)

Vice-Chair Lindsey turned the Chair back to Chair Hathaway.

Alderman Petersen stated that she thought Item 13 had been removed. Chair Hathaway stated that Item 13 had already been approved on the Consent Agenda. Alderman Petersen stated she was aware of this, but thought she had been sent a notice that Item 13 had been removed. Chair Hathaway stated he believed the email stated that Item 13 had been modified, but stayed on the Consent Agenda. Mr. James Svoboda and Ms. Emily Hunter stated that the email referred to Item 12.

Chair Hathaway moved forward to Item 18.

Mr. Chris Andrews, Principal Planner, stated that the applicant is seeking to subdivide existing lots 2 and 3 of the Standard at Cool Springs Subdivision, previously approved in 2017. This subdivision will create 28 attached residential lots and two open space lots.

Staff recommended approval of Item 18, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated that these townhomes had been approved as a part of the Standard Master Plan. He stated that the townhomes are a part of the approved site plan. He stated they are approved for rent townhomes. With this Preliminary Plat, they will then be able to sell these townhomes fee simple. Their objective is to create a plat where they can sell the townhomes as opposed to putting them into the rental apartments.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Item 18, with conditions.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Item 18, 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

19. Water's Edge PUD Subdivision, Final Plat, Section 4, Creating 56 Single Family Lots And Two Open Space Lots On 20.97 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

Attachments: [MAP 6691 Waters Edge PUD Subdivision, Final Plat, Section 4](#)
[Waters Edge Sec 4 Conditions of Approval_01](#)
[Waters Edge PUD Subdivision, Final Plat, Section 4 - submittal 002 - 6691](#)

This Planning Item was approved.

20. Water's Edge PUD Subdivision, Final Plat, Section 5, Creating 57 Single Family Lots And Four Open Space Lots On 41.82 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

Attachments: [MAP 6692 Waters Edge PUD Subdivision, Final Plat, Section 5](#)
[Waters Edge Sec 5 Conditions of Approval_01](#)
[Water's Edge Sec 5 Rev Sub 5.3.18 - 6692](#)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

Commissioner Harrison moved, seconded by Commissioner Allen to adjourn. The motion carried by the following vote: (9-0).

There being no further business, the meeting adjourned at 7:11 p.m.

Vice-Chair, Roger Lindsey