



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, October 27, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

MINUTES

1. August 25, 2016 FMPC minutes

Attachments: [FINAL REVISED 8-25-16 FMPC Minutes](#)
[Comments from Facebook - Michael Phillips - 9-22-16](#)
[Deferred Meeting Minutes 25-Aug-2016](#)

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

- Aye:** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent:** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey
- Chairing:** 0

2. September 22, 2016 FMPC Minutes

Attachments: [9-22-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the September 22, 2016, Minutes as presented. The motion carried by the following vote:

- Aye:** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent:** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey
- Chairing:** 0

2017 FMPC CALENDAR

3. Adoption of the 2017 FMPC Meetings and Deadlines Schedule

Attachments: [DRAFT REVISED 01 FMPC - Meetings and Deadlines Schedule PUBLIC 2017](#)

Vice Chair Lindsey was absent at this meeting, so before approval of the consent agenda, a motion was made by Commissioner Franks, seconded by Commissioner Orr to nominate Commissioner Harrison for Vice Chair for this meeting, the motion passed unanimously six to zero (6-0).

Ms. Diaz-Barriga stated that this item was for the proposed calendar for the 2017 Franklin Municipal Planning Commission meetings. It follows the bylaws except the one deviation from the bylaws is the December meeting. It will be moved to the second Thursday in December to accommodate holiday schedules, but it still gives ample time for staff to review projects.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve the 2017 FMPC calendar as presented. The motion carried by the following vote:

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

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Mr. Ben Jones stated that he represented the owners of Row 311 Office Condominiums in Franklin. They had an issue regarding a shared parking arrangement over a property line. Mr. Jones asked about distributing some information to the Planning Commission. The City of Franklin approved this development with shared parking, and now there is an issue regarding the property line with the adjacent property neighbor. That neighbor is claiming that he owns the parking, and Mr. Jones is just trying to get some feedback from the City on where the City will stand on the parking arrangements for their property.

Chair Hathaway asked Mr. Jones if he was asking to be on this meeting's agenda.

Mr. Jones stated that he just wanted to bring it to the Planning Commission's attention, and they were trying to get some guidance because the units cannot be sold or rented at this time in the limbo that they are in.

Chair Hathaway asked the Planning staff what the best approach was on this issue.

Ms. Hunter stated that staff would need time to evaluate before providing staff comments. She was not sure of exactly what type of item this would be for consideration. Staff is happy to take citizen comments during this time, but to give advice on an item where the Planning Commission could vote would not be appropriate as a nonconsent item, given that it does not meet the bylaws.

Chair Hathaway suggested that Mr. Jones distribute his items to the Planning Commission, talk with staff, and follow the procedures of what they require.

Mr. Jones stated that they had talked with staff, and that was why they were bringing this item up. Basically, staff had taken a wait and see approach with the remainder of the development trying to determine what the best step was for them to take. With shared parking, there is no easement on the parking area. It was approved with shared parking for the entire Rachel Springs Development. If the adjacent property owner demolishes the parking and goes over the property line, then it would put their building into a legal non-conformity. Even if it is not taken out of legal non-conformity, he tears it up and they do not have any place to park on the property within Rachel Springs then their building would be rendered useless for continued use, and that was what Mr. Jones was trying to bring to the Planning Commission's attention at this time and ask that some feedback be given so they can either sell or rent the unit.

Mr. Jones distributed a GIS aerial of the property, some notes, a letter, and a copy of a final plat for this item to the Planning Commissioners.

Ms. Hilary Tuff, of 3102 Vera Valley Drive, stated that she was the owner of the adjacent property in Rachel Springs. She wanted to apologize for her father because he was very passionate about the property. He was not a big-time developer. He raised Ms. Tuff and her sister in Williamson County, and he loved the community as much as anyone. She thought that what he wanted to say was that he wanted to give the Planning Commissioners other options. Hearing the community is one thing, but her father is part of the community, and Ms. Tuff is part of the community. She and her father want to do what is best for everyone. On the issue of Row 311, they had actually tried to contact someone so she was surprised that they now had someone with whom they could actually talk. They plan on resolving the issue they best way that they can.

Mr. Hank Gardner, with United States Equity Management, stated that they managed Row 311 and managed Rachel Springs prior to it being taken over from bankruptcy. They have talked with the developer, and the bottom line is the Master Plan that was approved by the City of Franklin, which Row 311, has gone through the staff questions and answers with no answers on it. That is the reason that they wanted to present their case and put it on the radar, for when it does come about for a new Master Plan, for the Planning Commission to look into consideration for a structure that is already built there and to work around it with the parking end of it. The biggest concern is the fire department. It is one way in and one way out. If they take what they are wanting, which is their legal property, there would not be a way to get a fire engine down there or out safely for a three-story building, which that is. He wanted to raise attention to what is going on before it started hitting the books, getting pushed through, and having a little more discussion, and to know the players into the situation before they move forward.

ANNOUNCEMENTS

Ms. Hunter stated that Brenda Woods had announced her retirement. She has been with the City for 13 years as of October 20. Staff hates to see her go, but wishes her well in her retirement. Her last day will be Thursday, December 15, which is a Planning Commission day, but she will not be attending the Planning Commission meeting that night, so keep that in mind, and wish her your best tonight and again on November 17, which will be her last Planning Commission meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve items 4 through 12, and items 16, 18, 19, and 21, and to defer item 20 to the next meeting, on the Consent Agenda. The motion carried by the following vote:

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

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

SITE PLAN SURETIES

4. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Cool Springs Life Science Center Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.
6. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

This Planning Item was approved.
7. Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.
8. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.
9. Synergy Bank Addition Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
10. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.
11. Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)

This Planning Item was approved.

12. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

13. PUBLIC HEARING: Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD). (10/27/16 FMPC 6-0; 11/08/16 WS and 1st Reading 8-0) SECOND OF THREE READINGS

Attachments: [MAP RizerPointRezoning.pdf](#)

[2016-40 ORD Rizer Point Rezoning with Map Law Approved](#)

[RIZER POINT REZONING REQUEST REVISION 2 10.6.2016.pdf](#)

[Rizer Point Submission of Petitions](#)

[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatures](#)

[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 signatures](#)

Mr. King stated that Ordinance 2016-40 is an ordinance to rezone 14.04 acres from Agricultural to Specific Density Residential 1.14. This density number is tied directly to the proposed expansion of the Rizer Point Development. This zoning is consistent with the surrounding properties.

Approval of Ordinance 2016-40 is 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 at the very end of Wedgewood Drive, which was next to the expansion of Rizer Point. He had lived there for almost 30 years, and he had seen the water come up three to four feet in the field. It almost came through the house across from him, and that house is about three feet off the floodplain. He did not believe the proposal to raise the floodway and floodplain 18 inches was sufficient. He believes that the homes that are built there will flood. He appreciated the change in the plan that did not allow the traffic to come down Wedgewood Drive because of the emergency entrance/exit, but he did think the rezoning should not occur because he believed Franklin would be in trouble if there was another flood, such as in 2010. This needs to be considered because someone is going to be flooded out if this proposal is passed. He thought Planners needed to be more aware than they appear to be for approving these kinds of plans.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Ordinance 2016-40 to the Board of Mayor and Aldermen.

Commissioner Orr moved, seconded by Commissioner Harrison that Ordinance 2016-40 be recommended to the Board of Mayor and Aldermen.

Commissioner McLemore asked who would maintain the area that would not be part of the development.

Mr. Gamble stated that it would be owned by Goodall Homes, would likely be moved into the ownership of one of their managing owners, and would be maintained by them.

Commissioner Franks asked how many feet above the 100-year floodplain the finished

floor elevations would be established.

Mr. Gamble stated that they would be three feet above.

Commissioner Franks asked if any part of the lot that the homeowners would own would be in the floodplain.

Mr. Gamble stated that it would not.

Commissioner Franks asked if flood insurance would be required, and Mr. Gamble stated that it would not.

Mr. Franks stated that under the new FEMA regulations, it was quite a problem to accommodate FEMA and provide floodplain as had been seen with many applicants in the past. It impedes the mortgages on the buyers of the houses if that is the case.

To be sure, that Commissioner Franks had understood Mr. Gamble earlier, he asked if Mr. Gamble was telling the Planning Commission that none of these houses would be in the floodplain and, therefore, would not require flood insurance.

Mr. Gamble stated that they were manipulating approximately 3,000 square feet of the floodplain that would require a conditional letter of map approval from FEMA and would require a final letter of map amendment from FEMA. Those documents would be reviewed, not only by the City, but by the state and by FEMA as well, and that was based on the new, revised FEMA maps.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2016-40 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

14. Consideration of Resolution 2016-66, To Be Entitled, "A Resolution To Approve A Revised Development Plan For Rizer Point PUD Subdivision, With Two Modifications Of Standards (MOS1--Connectivity; MOS2-Cul-De-Sac Length), For The Property Located North Of Del Rio Pike And East Of Del Rio Court."; Establishing a Public Hearing for December 13, 2016. (10/27/16 FMPC 6-0; 11/08/16 WS)

Attachments: [MAP_RizerPointDevPlan.pdf](#)

[RES 2016-66 RizerPointPUD Dev Plan revised with Map Law](#)

[Approved](#)

[6251 RizerPoint DevPlan COA](#)

[Overall Layout.pdf](#)

[Proposed Arch.pdf](#)

[RIZER POINT DEV. PLAN REVISION 3 10.6.2016.pdf](#)

[Rizer Point Submission of Petitions](#)

[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatures](#)

[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 signatures](#)

[Connectivity Handout](#)

Mr. King stated that Resolution 2016-66 was for the Rizer Point Development plan. Sixteen single family units are proposed to be added to the Rizer Point Development. There is floodplain on this site. The applicant is proposing slight modifications to the edge of the floodplain. These changes will need to be approved by the City of Franklin and FEMA.

Modification of Standards Request #1 (MOS)

The connection between Viola Lane and Wedgewood Drive is needed for life/safety and transportation purposes. Staff recommends disapproval of this MOS. The residents of Rizer Point are opposed to connecting Viola Lane and Wedgewood Drive. Staff has prepared two exhibits to provide insight into the connectivity issue. Included in the Planning Commission's packets was a document prepared by Planning and Engineering that addresses connectivity from both life safety and transportation standpoint. To touch on a few points:

- a. Connectivity frees up arterial road capacity*
- b. Improves routing for transit and delivery vehicles*
- c. Promotes higher levels of physical activity (walking and cycling)*
- d. Efficient road networks also improve travel times for emergency response, solid waste pickup, and school bus routes.*

To better illustrate the last point, staff had developed a quick hypothetical, but very realistic, situation that could play out in this neighborhood.

Mr. King showed and discussed the applicant's current design, which did not provide the connection. If there was an issue with the road, emergency services would not be able to reach that destination because of the lack of connectivity between this subdivision and the surrounding neighborhoods.

Both Engineering and Planning staff further commit themselves to working with both neighborhoods to address safety and traffic speed concerns in both neighborhoods when this connection is made. Again, staff recommends disapproval of this MOS. If the Planning Commission chooses to grant this MOS, MOS #2 would also need to be voted on.

MOS #2 - The current design of Viola Lane is a 703 foot long cul-de-sac. City staff recommends a connection between Viola Lane and Wedgewood Drive. Staff would also recommend disapproval of this MOS due to the lack of connectivity.

Approval of Resolution 2016-66 is recommended to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked for citizen comments.

Mr. David Eble, of 3009 Nine Bark, discussed the Petition in Opposition of Rizer Point Homeowners Association HOA Receiving Undeveloped Land, which he had distributed to the Planning Commission. He stated that they had a 90 percent approval of the cul-de-sac and not the connection. They would probably have had a 100 percent approval if everyone had been home. With the cul-de-sac, they understood that they would have an emergency exit between the two cul-de-sacs. He referred to the map that was attached to the petition and stated that if it was a cul-de-sac with an emergency exit, then that is what it was. If it was a pass through street, then that was what it was. However, he pointed to a second emergency exit that goes down to Allen Drive. It is under very poor repair. It is access into the community, which the petitioners would not want. It is full of yard waste, lawnmowers, pots, and garbage. They would not want it to be an access, and they do not understand why they would need a second emergency access. Also, they would not want it to be part of the neighborhood because of the liability and maintenance that comes with it. As far as their understanding, this access would be part of their HOA. Even if it is put up to code and made better than what it is, it would still have to be maintained. Presently it is a mess, and he would predict in 10 years it would be another mess.

Mr. Ed Saffell, of 5013 Rizer Point Drive, stated that he had submitted three petitions to Mr. King, one with 68 names of Rizer Point residents, one with 20 signatures of the Wedgewood Drive area opposing it, and one regarding the access land. The residents' general feeling was that if this was going to get approved in some general way, they disagreed with staff's recommendations, they would much rather have it the way Goodall revised it to have two cul-de-sacs and to not have a cut-through. One of the design features is an emergency gate and he did not think the school traffic or the UPS traffic would make a big difference. If there is an emergency, there will be a gate, so they just did not want the cut-through traffic with all of the young families in the neighborhood.

The second part of the petition is that they had whittled it down to a little over 14 acres, but there was still quite a bit of excess land that the citizens would be required to maintain. As Mr. Eble had stated, the neighbors had to maintain a road and an extra area that is behind the homes that are in this area. If there is a problem/liability by someone getting in this area and disturbing something, this would be part of the land now. It seemed unfair that Goodall could make a profit off doing this and sticking homeowners with that liability and that additional cost.

Ms. Jennifer Dunn, of 1135 Wedgewood Drive, stated that while they were not excited about this development, she agreed with the recommendations from Goodall with the

MOS. She would like to speak to the staff recommendation about connectivity. While she could appreciate the idea of connectivity, she thought one had to look at the existing streets that are being connected. Wedgewood Drive is a narrow street that has a significant amount of on-the-street parking that is due to renters or lack of an HOA. There is a City park, which is on the corner and has no designated parking. This park pulls people from Rebel Meadows, Rogershire and Rizer Point to park on the sides of the street making it difficult to walk, bike or do any of the things that they are discussing for connectivity down Wedgewood Drive because there are no sidewalks, and there are vehicles that line the sides of the street. She had significant concerns about increased traffic. While it may help delivery people, the safety of the existing residents is significant. Additionally, when Rogershire was built, Del Rio was modified into a Court because it had a very sharp curve that high schoolers, cutting through to Franklin High School, and other residents flew around. There is very little visibility, and there is a very narrow street on Del Rio Court. She thought that spoke to safety concerns for increasing the traffic volume in that area. If the plan is to improve this development, having the emergency gated access speaks some to their concerns. Rizer Point has two entrances. The likelihood that they would block off both of those entrances was a different thing. There is nothing else in between them. Just having the gated access would be enough.

Mr. Wayne Cleveland, of 1204 Reese Drive, referred to the electronic map and stated that the applicant would like for Rizer Point to take in all of the purple area as far as the HOA. If there is not an emergency street put for the second exit, there is no reason for Rizer Point to have to take in all of that area to maintain. That particular street in orange had garbage, pots, and one could not drive down it with a bulldozer. He requested that it be removed and basically never be developed and give it to Goodall. He referred to the darker purple area, stated that there was an area on the east side that was in green and stated that this would be a drain-off ditch that the City had required for Rizer Point to have. As an HOA, Rizer Point would take responsibility of that particular ditch, which in his understanding cost somewhere between \$1 million and \$1.5 million. Rizer Point would have to maintain it for the rest of the time, and they do not have any idea of the maintenance costs that they would have. They are being asked to take another area with another access street for an emergency exit, which is not needed. They are asking that Goodall take over all of that area behind the new development, and Rizer Point would keep the dark purple area as far as their HOA. He referred to a black line on the map and stated that Goodall had worked out with the City for a canoe launch. He did not have a problem with a canoe launch; however, in the last few months he had to park his motor home at the canoe launch, and he had children on top of it. They had climbed up the ladder because they were going down to the canoe launch and have a party. There are beer bottles and cans there constantly, and most of the children are under age. He had to confront them and ask them to leave. They have an undesirable area, which is already there, and they are going to have to address, maintain, and do something with. Rizer Point would like to get with staff to get some ideas on what can be done regarding the canoe launch to solve the present problem. The cul-de-sacs were his biggest concern. He knew it was going against the Engineering Department, but he asked if they could remain as cul-de-sacs. One of the cul-de-sacs had been there for 30 years, and he did not think during that time that there had been any type of catastrophe or emergency that had been required for an open access. The citizens in Rizer Point do not even want the additional 16 houses, and consequently they are willing to work with Goodall if they can get a cul-de-sac put there.

Mr. Ron Coffman, of 1109 Wedgewood Drive, distributed information to the Planning Commissioners and stated that he felt that this proposal with the emergency access was

a fair compromise. The original that was put on the table was brutal for him and his wife to consider. They have sons that are 11 and 9, they love Franklin and they love where they live. However, it was really tough for them to think about the potential for hundreds of daily vehicles that come past their home with their children playing in the front yard and walking to the bus stop. It made them consider whether they wanted to stay where they were. There were many school-age children who live in his neighborhood. He requested that the Planning Commission recommend Resolution 2016-66 to the Board of Mayor and Aldermen with the exceptions.

Ms. Brenda Logan, of 1156 Wedgewood Drive, stated that if any of the Planning Commissioners had not driven down Wedgewood Drive they had not seen how narrow it was and what it would do to have access through to the end of her street. She requested that they drive on Wedgewood Drive before they voted on this item.

This ended citizen comments.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant. He addressed the questions and comments that had been made by the citizens by stating that they had gone through the plan and revised it. It did not proceed to the Board of Mayor and Aldermen. It was revised to show a cul-de-sac and to reduce the amount of impact that was in the floodplain area. The trash, debris, and dumping will be cleaned up by Goodall Homes. Tonight was the first time that Mr. Gamble had learned of the group using the area for motorcycles and building fires. This will be looked into to make sure that individuals are not trespassing on the property.

This was the first time that he had heard about the issue with the new access. He will look into that with Goodall Homes and the developer providing some signage for the new access that talks about privacy and trespassing. This will be coordinated with the HOA.

As far as maintenance of the open space, he understood that there would be some additional obligations of the HOA to maintain open space for this land because more formal and informal requirements had to be provided to the City. When there is more land, more requirements have to be provided for the formal and informal open space. They also have a requirement for an access drive that connects to Allen Drive. That will be a grass area for future emergencies. They are fine amending the HOA documents to define an area that would be permanently maintained by the owner of the lot that was not included in the HOA. They would be maintaining the lot anyway, so it makes sense that they would maintain the open space area as well. This could be amended and adopted by the HOA as well. He believed that there was a clear path that they could meet the zoning ordinance requirements of the formal and informal open space and address the HOA issues as far as maintenance obligations.

Commissioner Harrison moved, and Commissioner McLemore seconded the motion that Resolution 2016-66 be recommended to the Board of Mayor and Aldermen.

Commissioner Franks asked if Mr. Gamble would describe MOS 1.

Mr. Gamble stated that MOS 1 was to not provide external street connectivity. With the approval of MOS 1, the Planning Commission would be saying that they approved the cul-de-sac with an emergency connection and not a full connection to Meandering Way.

Commissioner McLemore moved to approve MOS 1, Commissioner Orr seconded the motion, and it passed unanimously 6-0.

Commissioner Franks asked if Mr. Gamble would describe MOS 2.

Mr. Gamble stated that MOS 2 was to request that the total length of the cul-de-sac be 703 feet as opposed to the City's 500 feet. At the end of the 703 feet is where the emergency connection takes place, so they have elected to extend the full extent of the public right-of-way and street the 700 feet so that the emergency connection between the two was at its shortest distance.

Commissioner Orr stated that except for a fire truck there would really be no distance there.

Commissioner Franks asked if the connection that lead into Allen Drive was always on the final plat. Mr. Gamble stated that it had been a requirement of staff from the initial meeting.

Commissioner Orr asked the purpose of this connection if one was connecting to Wedgewood Drive.

Mr. Gamble stated that he was not exactly sure, but that it was an emergency connection.

Mr. King stated that the connection to Allen Drive had been stubbed out since the original subdivision was platted in the 60s in the upper section. The City's rules (both Street Standards and the Zoning Ordinance) mandate that all connection points that are available be connected. In that incidence, the driveway would have to cross floodway and the main sewer easement for the City, so staff felt it best not to require a vehicular connection across it but to have it as a future pedestrian connection and an emergency connection into this neighborhood and into the future Harpeth River greenway trail that is planned for that area.

Commissioner Orr stated that this was quite a stretch.

Commissioner Harrison moved to approve MOS 2, Commissioner Orr seconded the motion, and it passed unanimously 6-0.

Commissioner Orr asked if the connection to Allen Drive was truly necessary. He understood about the stub-out dating back to the 60s, but what purpose did it serve since there was a connection to Wedgewood. It was not a through connection to make traffic flow better. It seemed it was something that had been hanging on for a long time, and back when this was made the whole field could have been developed, but now this cannot be done.

Mr. King agreed and stated that the connection was not a paved connection but just a pedestrian emergency vehicle access only. Staff was not requiring either the developer or the HOA to build and pave it. It would be dedicated in the right-of-way.

Mr. Lance Fittro, a City Engineer, stated that they were only showing an easement for a possible future pedestrian connection and an emergency. They were not improving it this time. It will not be required to be maintained until it is approved, presumably in the future if it is part of the greenway trail, and it would be included.

Commissioner Franks asked the purpose of the green space added to the number of

homes.

Mr. Gamble stated that it was part of the informal open space requirement.

Commissioner Franks asked if it was necessary for that much to be imposed on the current residents of Rizer Point.

Mr. Gamble stated that it was not, and they did not have that intention, they had planned on putting those maintenance obligations on the owners of the north. They would write this into the HOA exhibit that would be attached showing the limits of the maintenance obligation.

Commissioner Franks asked if the HOA could decide to let it grow up and not do anything with it. He asked how this would not be a burden on the HOA.

Mr. Gamble stated that he did not think they wanted it to be a nuisance area where it is overgrown. If it was reestablished in some way, it was be intentional.

Commissioner Franks stated that what he had heard at this meeting was not so much that the lots were being added but the amount of the green space. He asked if it was necessary to have that much green space.

Mr. Gamble stated that this was part of the City's Zoning Ordinance requirements.

Commissioner Orr stated that it could be green but not necessarily maintained.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2016-66 be recommended to the Board of Mayor and Aldermen for approval, including two Modification of Standards (MOS1-Connectivity 6-0; MOS2-Cul-De-Sac Length 6-0). The motion carried by the following vote:

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

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

15. McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

Attachments: [MAP_MCEwen_Town_Center.pdf](#)
[McEwenPlace_DP_COA](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Layout_Closer.pdf](#)
[McEwenPlace_PlanSet.pdf](#)

A 10-minute recess was taken prior to Item 15.

The meeting resumed at 7:50 p.m..

Chair Hathaway and Commissioner Gregory recused themselves from Item 15 and turned the meeting over to Vice Chair Harrison.

Vice Chair Harrison read the caption and asked for staff's report.

Ms. Hunter stated that since there was not a quorum at this meeting, there would not be a staff presentation, but if the applicant would like to speak that would be fine.

Vice Chair Harrison asked if the applicant would like to speak.

Mr. Gary Vogrin, of Kiser-Vogrin Design, stated that they requested that item 15 be held at a Special Meeting Agenda, as determined by City staff, as soon as possible to review this item.

Vice Chair Harrison stated that staff would get with the Planning Commission to call a Special Meeting to vote on this item.

Ms. Hunter stated that it just required one Planning Commission member to call the meeting. That was all that was necessary, and a vote was not required.

Staff will be in touch with all of the Planning Commissioners on Friday morning, October 28.

Chair Hathaway and Commissioner Gregory recused themselves from this item. Commissioner Harrison, due to lack of quorum, stated that a special meeting be held as soon as possible in order for this item to be heard.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1 (IMAC Center), An 11,000 Square-Foot Office Building On 1.12 Acres, Located At 7007 Moores Lane. (CONSENT AGENDA)

Attachments: [7007 Moores Lane PUD Subd. SP Lot 1 Map](#)
[Conditions of Approval 7007 Moores Lane SP Lot 1](#)
[7007 Moores Plans](#)
[Arch from 7007 Moores Plans](#)

This Planning Item was approved.

17. Arlington At West Main PUD Subdivision, Site Plan, With One Design Modification (Building Length), 8 Attached Residential Units On 0.99 Acres, Located At 725 West Main Street.

Attachments: [Arlington at West Main SP Map](#)
[Arlington at West Main SP Conditions of Approval 01](#)
[Arlington at West Main Site Plan Submittal Documents](#)
[Arch from Arlington at West Main Site Plan](#)

Mr. Baumgartner stated that the site plan for Arlington at West Main included 8 condominium units. The applicant is requesting one design modification for attached residential building length. The rezoning and development plan were favorably recommended to the Board of Mayor and Aldermen at the June 23, 2016, Planning Commission meeting.

Modification of Standards:

The applicant requests a Design Modification from Section 5.3.5 (b) (ii) to allow for an attached residential building to be longer than 200 feet. Staff finds that this is appropriate because the applicant has suitable architectural detailing along their facades.

Staff recommends approval of this Design Modification.

Approval with conditions is recommended to the Planning Commission for item 17.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Seger, of Dale and Associates, stated that they were representing the applicant, and he requested approval to the Planning Commission.

Commissioner Harrison moved to approve item 17 including the Modification of Standards, and Commissioner Orr seconded the motion.

Commissioner McLemore asked about the square footage.

Mr. Seger stated that it would be 360 square feet.

Commissioner Harrison moved, seconded by Commissioner Orr, that the Arlington at West Main PUD Subdivision site plan, including its Design Modification (Building Length) be approved, with conditions. The motion carried by the following vote:

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

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

18. Branch Creek Crossing PUD Subdivision, Final Plat, Revision 1 (Resubdivision Of Lots 1 & 2), Lot-line and Buffer Revisions On 3.21 Acres, Located At 574 & 580 Franklin Road. (CONSENT AGENDA)

Attachments: [Branch Creek Crossing PUD Subd. FP, Rev 1 Map](#)
[Branch Creek Crossing FP, Rev 1 Conditions of Approval 01](#)
[Branch Creek Plat Rev 1 Plat](#)

This Planning Item was approved.

19. Hincheyville Subdivision, Final Plat, Revision 4 (Resubdivision Of Lots 16 & 29), Two Lots On 0.62 Acres, Located At 612 W. Main Street. (CONSENT AGENDA)

Attachments: [MAP 6258 Hincheyville Subd. FP, Rev 4](#)
[Conditions of Approval Hincheyville Subd Rev 4 FP](#)
[COF #6258 Hincheyville Subd. FP](#)

This Planning Item was approved.

20. Consideration Of Ordinance 2016-45, To Be Entitled, "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Add Elevated Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District."

Attachments: [ORD 2016-45 Amend FFO Elevated Parking Structures.Law Approved 2](#)

Ordinance 2016-45 was deferred (as part of the consent agenda) to the Franklin Municipal Planning Commission meeting on 11/17/2016.

CITY OF FRANKLIN/PUBLIC PLANS

21. Consideration of Resolution 2016-59, A Resolution Adopting and Updating the Bicentennial Park Master Plan (8-25-2016 CIC 3-1; 09-27-16 WS; 10-11-16 BOMA 8-0). (CONSENT AGENDA)

Attachments: [16-0752 Res 2016-59 Bicentennial Park Master Plan Update with Map - Law Approved.pdf](#)
[Transmit Bicentennial Schematic to Lisa 8 10 16](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

0 ADJOURN

There being no further business, the meeting adjourned at 7:57 p.m.

Chair Mike Hathaway