



City of Franklin

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Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, April 28, 2016

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. March 24, 2016 FMPC Minutes

Attachments: [3-24-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Allen to approve the March 24, 2016, Minutes as presented. The motion carried by the following vote:

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; Establishing a Public Hearing for June 14, 2016. (04-28-16 FMPC 9-0)

Attachments: [Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approved](#)
[1845 Carters Creek Pike POS Revision map](#)

Ms. Diaz-Barriga stated that the Planning staff had requested that an item be placed on the Non-Agenda Items on the Agenda as an emergency item. Staff wishes to put Resolution 2016-22 on the agenda, which is a revision to a Plan of Services approved by the Board of Mayor and Aldermen (BOMA) in September of 2015. It has been determined that the original requirements of the property owner are overwhelming, and the staff would like to revise the Plan of Service to make the requirements more reasonable. She asked that the Planning Commissioners consider adding this item to the agenda.

Commissioner Harrison moved, seconded by Commissioner McLemore, to add this non-agenda item to the agenda, as item 40. The motion carried by the following vote:

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

Chairing: 0

CONSENT AGENDA

Approval of the Consent Agenda

Chair Hathaway asked if anyone wanted to pull any items from the Consent Agenda. The Consent Agenda would be items 2 through 9, 24 through 27, and 31 through 34.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve the Consent Agenda. The motion carried by the following vote:

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

Chairing: 0

Approval of the Consent Agenda

Chair Hathaway recused himself from consent items 28, 29, and 30. Vice Chair Lindsey asked for a motion for these three items.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve the Consent Agenda. The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Alexander Plaza Subdivision, site plan, (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Avalon PUD Subdivision, site plan, section 5; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Cool Springs Corner Subdivision, site plan, lots 3 and 9 (Sam's/Jim N' Nicks Unified Plan); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for landscaping lot 703 improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
8. Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; release the maintenance agreement for landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements; accept the landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; release the maintenance agreement for landscaping street trees, landscaping open space section 1, part 8 and 9, and landscaping open space lot 2001 and 1047 improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
12. Morningside PUD Subdivision, site plan, section 9, lot 21; release the maintenance agreement for landscaping and landscaping (retaining wall) improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for streets improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
15. Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)
This Planning Item was approved.

16. Westhaven PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
This Planning Item was approved.
17. Westhaven PUD Subdivision, site plan, section 17, revision 2; release the maintenance agreement for landscaping Phase 2 (north of Oleander) improvements. (CONSENT AGENDA)
This Planning Item was approved.
18. Westhaven PUD Subdivision, site plan, section 19; release the maintenance agreement for landscaping Phase 2 (open space) improvements. (CONSENT AGENDA)
This Planning Item was approved.
19. Westhaven PUD Subdivision, site plan, section 24; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

20. *Consideration Of Ordinance 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 8-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [2016-007 ORD Eddy Lane Rezoning Law Approved 2](#)
[6083 Map Cottages at Eddy Lane Rezoning](#)
[6083 Rezone set](#)

Chair Hathaway recused himself from item 20.

Ms. Diaz-Barriga stated that this property had been a residential use for some time. A Land Use Plan Amendment was approved for this property in September 2015, to move this from the Central Franklin Character Area 6 (CFCO-6) to the CFCO-4, to continue to support residential uses on this lot. CFCO-4 supports the detached residential use proposed with this rezoning and development plan, and this use is consistent with the uses south of this property along Eddy Lane. Therefore, approval of Ordinance 2016-007 is recommended.

Vice Chair Lindsey asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Ordinance 2016-007, and requested approval to the BOMA.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2016-007 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

21. Consideration Of Resolution 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located At 405 Eddy Lane." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 8-0)

Attachments: [2016-19 RES Cottages at Eddy Lane PUD Development Plan Law Approved 2](#)
[6084 Map Cottages at Eddy Lane DP](#)
[6084 Cottages at Eddy Lane DP Conditions of Approval 01](#)
[Cottages at Eddy Lan Dev Plan FULL Set](#)
[Cottages at Eddy Lan Dev Plan Site Layout Sheet](#)
[Cottages at Eddy Lan Dev Plan Elevations](#)

Chair Hathaway recused himself from item 21.

Ms. Diaz-Barriga stated that this development plan would create 4 single-family lots where three houses currently exist. One of those existing dwelling units is a duplex, so the number of dwelling units for the land would remain the same. Eddy Lane, from Murfreesboro Road to this lot, is a mix of single-family and duplex lots of differing sizes. The dwellings on these lots are of varying height between one and two stories. The setbacks also vary, but are set back from Eddy Lane at least 55 feet from the pavement. This development plan proposes two-story, single-family units on each of the four new lots. There will be a required right-of-way dedication, but the proposed setbacks will be no closer to the street than any existing dwelling on Eddy Lane. The architecture is varied on this portion of Eddy Lane, and the scale and design of the proposed dwellings are inconsistent with the existing context. It is the desire of the developer to avoid creating a Homeowners Association, so the development plan will need to be revised to create individual rain gardens on each lot. Approval of the development plan is recommended.

Vice Chair Lindsey asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Resolution 2016-19, and requested approval to the BOMA.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2016-19 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

22. 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 11.7) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

Attachments: [6085 Map Epoch Development PUD Subdivision Rezoning](#)
[2016-008 ORD Epoch Rezoning Law Approved 2](#)
[6085 REZONE Set](#)
[6085 Traffic Impact Study](#)
[6085 TIS Third Party Review](#)
[TIA for SRO CP AM](#)
[TIA for SRO CP PM](#)

Ms. Diaz-Barriga stated that the applicant had requested that Ordinance 2016-008 be deferred to the June 23, 2016, Planning Commission meeting.

Chair Hathaway stated that he knew that several citizens were at this meeting to speak to this item. Since it was a last-minute deferral, he would like to open the floor to have individuals speak with the following rules: to keep the discussion to two minutes or less, to give name and address before speaking, and to not continue to repeat something after it had already been stated.

Alderman Mike Skinner, of 258 Sontag, stated that he was also the representative for the citizens of the Third Ward for the City of Franklin's residents. There had been a major response from the community in opposition to this project. The people who lived along Royal Oaks, south of Mack Hatcher, and Highway 96 have to go along with some of the challenges of the worst traffic just about every week day. This will not do anything to improve this, and to put all of these units into an already-challenged road infrastructure was a major mistake. He requested that this rezoning be disapproved. He asked all of the citizens who had come to speak in opposition to this project to stand.

Mr. Doug Buttrey, of 529 Forrest Park Circle, stated that he wanted to commend and applaud the staff for the great work, which they had done on this proposal. They had found numerous deficiencies, and, when the item comes back up again, these citizens would be back again to enforce opposing the proposal.

Mr. Rich Buckner, of 411 Valley View Drive, in Creekstone Subdivision, stated that his subdivision was immediately adjacent to this development, that he was president of the HOA, and he also represented a coalition which they had put together of ten communities in the area, which was close to 6,000 voters who opposed this development. They opposed the development primarily because of traffic. Their big concern was the number of units, which would bring an additional influx of traffic from traffic that was already congested. This would be a travesty for Franklin, and they just wanted to be known for opposing this project. He appreciated the staff for doing what they had done so far.

Mr. John Lawrence, of 834 Countrywood Drive, stated that he had lived in the Riverview Estate Subdivision for 18 years, and his concern came from the lack of wooded areas and the lack of natural, untouched acreage in Franklin. He agreed with the idea of the traffic opposition that had been stated. Sometimes it seemed that the tax revenues were more important than the natural resources. Before too long, he was quite concerned that

he might be asking himself why he moved here in the first place. He understood that these properties were zoned as commercial or residential, which was appropriate for these projects; however, during the time he had lived at his address, the following had been built: Elks Lodge, Home Depot, Rachel Springs, and Creekside Crossing. He did not, however, have any grudges against anyone who lived there. Anyone living in the neighborhood understood how this had displaced wildlife considerably, even to the point of having wildlife at his door. He was in opposition to this proposal and thought that it would have a deep impact on the community.

This ended citizen comments.

Mr. Adam Crunk, of Crunk Engineering, stated that he represented the applicant and could address their reasons for deferral if the Planning Commission so chose.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2016-008 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

23.

Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision With 1 Modifications Of Development Standards (Parking Reduction), For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

Attachments: [6086 Map Epoch Development PUD Subdivision DP](#)
[2016-20 RES Epoch PUD Development Plan Law Approved](#)
[6086 Epoch DP Conditions of Approval 01](#)
[Epoch PUD Full Plans Set](#)
[Epoch PUD Site Layout Sheets](#)
[Epoch PUD Elevations set](#)
[Open Space Exhibit](#)
[Detention Exhibit](#)

Ms. Diaz-Barriga stated that the applicant had requested that Resolution 2016-20 be deferred to the June 23, 2016, Planning Commission meeting.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2016-20 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. Gist Street PUD Subdivision, final plat, creating 4 single-family lots, located at 1367 Columbia Avenue. (CONSENT AGENDA)

Attachments: [MAP 6011 Gis Street PUD Subd, FP](#)
[6011 Gist Street FP Conditions of Approval 01](#)
[SIGNED plat COF 6011](#)

This Planning Item was approved.

25. Echelon PUD Subdivision, Final Plat, Section 1, Revision 1, lot line shifts within 10 lots, located at Carothers Road. (Consent Agenda)

Attachments: [6059 Echelon PUD Subd FP Sec 1 Rev 1 Conditions of Approval 01.pdf](#)
[6059 Echelon PUD Subd Final Plat Sec 1 Rev 1 Map.pdf](#)
[Echelon PUD Subdivision, final plat, section 1, revision 1 - submittal 003.pdf](#)

This Planning Item was approved.

26. Tap Root Hills PUD Subdivision, final plat, section 1, creating 39 single-family lots and 4 open space lots on 20.15 acres, located at 4101 Clovercroft Road. (Consent Agenda)

Attachments: [6081 Tap Root Hills Subd FP Sec 1 Conditions of Approval 01.pdf](#)
[6081 Tap Root Hills FP Sec 1 Map.pdf](#)
[Tap Root Hills Sec 1 final plat 2016-04-07-signed.pdf](#)

This Planning Item was approved.

27. Highlands at Ladd Park PUD Subdivision, final plat, section 28, creating 26 single-family lots and 1 open space lot, located along Carothers Parkway. (Consent Agenda)

Attachments: [6088 Highlands at Ladd Park PUD Sub FP Sec 28 Conditions of Approval 01.pdf](#)
[6088 Highlands at Ladd Park FP Sec 28 Map.pdf](#)
[2015165 ladd sec 28 plat-COF # 6088 RESUBMITTED 4-7-16.pdf](#)

This Planning Item was approved.

28. Highlands at Ladd Park PUD Subdivision, final plat, section 40 (Amenity Center), creating one lot, located along Carothers Parkway. (Consent Agenda)

Attachments: [6089 Highlands at Ladd Park PUD Sub FP Sec 40 Conditions of Approval 01.pdf](#)
[6089 Highlands at ladd park section 40 FP Map.pdf](#)
[2015166-sec 40 plat amenities center-cof # 6089-resubmitted 4-7-16.pdf](#)

This Planning Item was approved.

29. Family Legacy PUD Subdivision, site plan, lot 1, construction of a 10,500 square foot funeral home on 3.80 acres, located at 554 Franklin Road. (Consent Agenda)

Attachments: [6072 Map Family Legacy PUDSP.pdf](#)
[Layout Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)
[Elevations Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16-2.pdf](#)
[6072 FamilyLegacyPUD Conditions of Approval 01.pdf](#)
[Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)

This Planning Item was approved.

30. Harpeth Square PUD Subdivision, final plat, section 1, creation of two lots for parking and building, located at the intersection of 2nd Avenue and East Main Street (Consent Agenda)

Attachments: [6074 HarpethSquare Conditions of Approval 01.pdf](#)
[MAP 6074HarpethSquarePUDSubdivision.pdf](#)
[7.4.2016 HS Final Plat Sect 1 6074.pdf](#)

This Planning Item was approved.

31. Medcore Medical Office Subdivision, Site Plan, Phase 1, Lot 3, Revision 1, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on located at 4588 Carothers Parkway on 11.62 acres, located between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (Consent Agenda)

Attachments: [6076 Map Medcore Medical.pdf](#)
[6076 MedcoreMedical Conditions of Approval 01.pdf](#)
[6076 FullSet.pdf](#)
[6076 Elevations.pdf](#)
[6076 SiteLayout.pdf](#)

This Planning Item was approved.

32. Westhaven PUD Subdivision, Section 45, final plat, creation of 46 new detached residential lots on 9.89 acres, located west of Championship Boulevard and Stonewater Boulevard (Consent Agenda)

Attachments: [6077 Westhaven PUD SUBdivision Sec45 Map.pdf](#)
[6077 COA-WesthavenPUD Subdivision FPsec45.pdf](#)
[6077 WesthavenSec45_FP.pdf](#)

This Planning Item was approved.

33. Branch Creek Crossing PUD Subdivision, Final Plat, creating 3 buildable lots and 2 open space lots, on 19.1 acres, located at 574 Franklin Road. (Consent Agenda)

Attachments: [6045 Branch Creek Crossing PUD Subd FP Conditions of Approval_01.pdf](#)
[6045 Branch Creek Crossing PUD Subd Final Plat Map.pdf](#)
[Branch Creek Crossing PUD Subd Final Plat.pdf](#)

This Planning Item was approved.

34. Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility on 17.30 acres, located at 1127 Murfreesboro Road, 1st site plan extension request. (CONSENT AGENDA)

Attachments: [Site Plan Extension Request 040516](#)

This Planning Item was approved.

35. Watson Glen Subdivision, final plat, Section 1, Revision 17, resubdivision of Lot 24 into 2 lots, on 20.54 acres, located at Oak Meadow Drive.

Attachments: [6091 MAP Watson Glen Subd Sec 1 Rev 17 Final Plat](#)
[6091 Watson Glen FP Sec 1 Rev 17 Conditions of Approval_01](#)
[6091 Final Plat Watson Glen SD Sec 1, Rev 17](#)

Ms. Diaz-Barriga stated that this was part of the previous two items, so the applicant had requested that item 35 also be deferred to the June 23, 2016, Planning Commission meeting.

Commissioner Allen moved, seconded by Commissioner Harrison, that Item 35 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

36. Wynfield Village Subdivision, preliminary plat, 13-lot subdivision, on 8.18 acres, located at 821 Murfreesboro Road.

Attachments: [6092 MAP Wynfield Subd Preliminary Plat](#)
[6092 Wynfield Village PP Conditions of Approval 01](#)
[Wynfield Plan Full Set](#)
[Wynfield Plan Site Layout Sheet](#)

Ms. Diaz-Barriga stated that the purpose of this plat was to modify the rear lot line of one existing lot and to create 12 additional lots on an adjacent property. The lots would be outside of the floodplain to the rear of the developing land. The new lots would meet the bulk standard requirements for the Detached Residential 3 (R-3) zoning district within conventional development standards. The new lots would be similar in lot width to those in the subdivision to the east. There was an incompatible lot size buffer along parcel 79-6.01. A public street meeting street standards would be created to provide access for the lots. One of the two existing driveway cuts would be removed from Murfreesboro Road. Right-of-way would be dedicated with the final plat, as would a contribution to parkland dedication. Lot number 4 would be irregularly shaped; therefore, prior to the final plat being accepted, additional land would be acquired from parcel 79-6.01 and added to this lot, or else the land within this lot would be added to lots 3 and 5, thereby removing this lot.

Approval of the preliminary plat of Wynfield Village Subdivision was recommended..

Chair Hathaway asked for citizen comments.

Mr. Joe Baugh, of 114 Winslow Road, stated that he was speaking on behalf of Avalyn Berry Swain, whose family inherited property, west of this property, many years ago. Although she and her spouse lived in Peoria, Illinois, they were concerned about the density in the area. It appeared that the common theme at this meeting was the density of traffic on Murfreesboro Road that 13 dwelling units (with each unit having, perhaps, two to three vehicles) would cause. She was also concerned for fire safety, because it was almost a mile to the nearest fire station. There was also a bottleneck in this area and would continue to be more, if little pocket-subdivisions were built on Murfreesboro Road. Mrs. Berry was opposed to item 36.

Mr. Baugh distributed pictures of Mrs. Berry's property and dwelling.

Mr. Gordon Lee, of 1147 Buckingham Circle, stated that part of his property was in the floodplain, and most of the area was in the floodplain. He had seen the creek overflow and moreso with the new construction of two lanes to four lanes. His concern was who owned the area with the creek.

This ended citizen comments.

Chair Hathaway stated that the applicant would address his concern later.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that this property had floodplain on it, which was associated with the creek that runs north to south, and it would be in the 100-year floodplain area. They would not manipulate it to create extra residential lots. The zoning on the property was R-3 and lots of a minimum of 9,000 square feet. Each of the lots would conform to that or be greater than 9,000 square feet.

The applicant had worked closely with the staff to work on compatibility with the neighbors, with lot sizes, and the design of the plan. The cul-de-sac would be greater than 600 feet, and all of the dwellings would have fire sprinklers.

Mr. Martin stated that the Planning Commission needed to make sure that Mr. Lee's question was answered about the floodplain and who would take care of it.

Mr. Gamble stated that the open space-area would be maintained by the HOA of this development.

Ms. Allen stated that she was concerned because both citizens had mentioned that there was some problem with flooding, even though it was in the 100-year floodplain. She asked about the issues that these residents were already having with the water/drainage problem in this area.

Mr. Martin stated that this was a question for the City engineers, and the staff would make sure that it was noted for them.

Chair Hathaway asked if there was someone at this meeting who could address this issue.

Mr. Gamble stated that, on the preliminary plat, the applicant was required to show a reasonable approach to addressing stormwater. The construction documents had not been done at this point because they would be completed with the site plan. The preliminary plat showed an area of approximately 9,000 square feet, which would be the stormwater detention and infiltration area. He discussed another area, which was a bio-swale and infiltration area for stormwater to allow it to recharge down to the groundwater.

Mr. Orr asked if the streets would be built to City standards, and Mr. Gamble stated that they would be.

Alderman Petersen reiterated that this was a preliminary plat, and the final plat would come back to be voted on.

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 36 be approved, with conditons. The motion carried by the following vote:

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

Chairing: 0

37. Carothers Crossing East PUD Subdivision, site plan, lot 1, construction of a 120,577 square foot commercial building on 6.01 acres, located at the intersection of Liberty Pike and Carothers Parkway, with 1 design modification.

Attachments: [Elevations 6071 Carotherscrossing.pdf](#)
[CompleteSetofPlans 6071 Carothers Crossing East PUD.pdf](#)
[SiteLayout Sheet 6071 CarothersCrossingPUD.pdf](#)
[MAP 6071 Carothers Crossing East.pdf](#)
[6071 CarothersCrossingEast Conditions of Approval 01.pdf](#)

Mr. King stated that the development plan for Carothers Crossing PUD Subdivision was endorsed by the Planning Commission at the December 17, 2015, meeting. The development plan was approved by the BOMA at the February 9, 2016, meeting. The 120,577 square foot building is intended to be used as a private fitness center (recreation) and associated parking with lot 1 and lot 2 of this two lot subdivision.

The applicant requests a design modification to reduce the amount of required hardscape (stone, brick, marble, or pre cast concrete) on the south facade which faces Liberty Pike, a major arterial. Chapter 5.3.6(7)(a)(i) states: Buildings of facades of buildings three stories or less facing an arterial street, Mack Hatcher Parkway, and Interstate 65 shall include brick, stone (real or faux), marble, or scored precast concrete for a minimum of 75 percent of the net façade area.

The calculations provided by the applicant indicated 60.72 percent hard surfaces. Staff recalculated this figure to remove the façade area covered by doors, windows, and panels integral to the window, which came to 70.95 percent. Both calculations are under the required 75 percent minimum threshold established by the City of Franklin Zoning Ordinance. The other visible facades meet the minimum threshold.

Staff recommends approval, with conditions of this design modification and the site plan.

Chair Hathaway asked for citizen comments. There were none.

Mr. Christopher Wood, of Kiser-Vogrin Design, stated that he represented the applicant and requested approval with conditions of item 37.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 37, including the Design Modification, be approved, with conditions. The motion carried by the following vote:

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

Chairing: 0

ORDINANCE AND TEXT AMENDMENTS

38. *Consideration Of Ordinance 2016-010, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 9-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [Ordinance 2016-010 Amend ZO to add FIRM Panels 184F 355F 360F Law Approved](#)
[Ordinance 2016-010 FIRM Panel Exhibit](#)

Mr. Svoboda stated that the purpose of Ordinance 2016-010 was to amend the Floodplain Protection Standards in the Franklin Zoning Ordinance to update the list of Flood Insurance Rate Map (FIRM) Community Panel Numbers to include panel numbers 47187CO184F, 47187CO355F, and 47187CO360F.

Mr. Svoboda recommended approval of Ordinance 2016-010.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2016-010 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

39. *Consideration of Ordinance 2015-80, 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." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 9-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [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 staff was proposing some changes to the Columbia Avenue Overlay, Chapter 3, of the Zoning Ordinance. The staff has done much public outreach and input to receive guidance on the proposed changes.

A neighborhood meeting was held on March 1, 2016, several meetings had been held with the Battlefield Commission to get their input, and the staff had met with some of the property owners.

This would not be an overhaul to the Design Standards but more or less some minor revisions. Different issues had come up as projects in the Columbia Avenue overlay had come through the City's processes. This was the efforts of the staff to try to minimize some of those issues and to fulfill the desired visions of each subdistrict.

Mr. Orr recommended approval of Ordinance 2015-80.

Chair Hathaway asked for citizen comments.

Ms. Kim Hawkins, of Hawkins Partners Landscape Architects and Planners, represented the H.G. Hill Company, H. G. Hill is one of the largest landowners of the CAO-1 Urban Commercial District. It is about 5.77 acres. They appreciate the staff working with them, listening to them, and making a number of adjustments over the last couple of months as they have reviewed the Zoning Ordinance. There is one item of concern that H.G. Hill has, and that is specific to the CAO-1. It is the current setback of 25 feet required along West Fowlkes Street. They would ask that this language be stricken from the ordinance. They are the only property owner that is effected by that requirement. The intent of the H.G. Hill Company is to create very urban-skilled, walkable communities and streetscape. The idea of extending that very walkable streetscape from Columbia Avenue along West Fowlkes Street really promotes that. They feel that West Fowlkes Street provides a buffer from the Winstead Hill site to this site and feel that it provides an adequate transition. She urged the Planning Commission to either strike or amend the setback along West Fowlkes Street so that they could provide the more continuous pedestrian, walkable street.

Alderman Petersen stated that there was some concern at the public meeting regarding parts of CAO-3 and CAO-4. However, if one looks at the properties that are already there, they will be very close to the street on the widening of Columbia Avenue. She did not think that some of those areas were as right for development as CAO-1, which has already seen development. She was concerned about the others and asked to hear some comments from the staff about how those areas with some existing buildings,

which might be very close to the widened Columbia Avenue, would be effected.

Mr. Orr stated that the blue area on the map was CAO-2, and that was mostly Historic Residential. It was low-scale, and the Carter House was in this area. Downs Boulevard splits CAO-3 in the middle. The staff has a recommendation of 15 feet for the setback, and it is presently 0 to 40 feet.

Alderman Petersen stated that she was just pointing this out in advance since the road had not yet been finally designed. She stated that she was not against this change; however, if Columbia Avenue is widened the properties that are already there could have a problem.

Mr. Orr stated that he thought this would be determined in the right-of-way acquisition phase of the widening project.

Alderman Petersen stated that this may need to be revisited when the Planning Commission sees the final plans for the Columbia Avenue widening project.

Chair Hathaway asked if staff was establishing a new line, and if redevelopment happened would it shift everything back, which would be more in character with that street.

Mr. Orr stated that he was correct.

Alderman Petersen stated that it would not be in character with everything because some of the existing buildings were going to be within 15 feet of the right-of-way.

Mr. Baughman, Traffic Engineer, stated that the northern boundary of the Columbia Avenue widening design was about in the area of Avondale Drive/James Avenue. Additional width requirements would require whatever right-of-way boundary revisions there might be. May 17, 2016, is the first public meeting for the design of the Columbia Avenue widening. It will be at the Rolling Hills Church on Columbia Avenue. Whenever a development application comes into the City, it is a standard policy to look at the Major Thoroughfare Plan elements and to identify what the future roadway section would be and have the applicant dedicate right-of-way to accommodate that plan width. That will happen on lots along Columbia Avenue when development proposals come forth.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2015-80 be recommended to the Board of Mayor and Aldermen for approval, with the amendment to strike the 25-foot setback requirement in CAO-1. The motion carried by the following vote:

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

Chairing: 0

40. Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; Establishing a Public Hearing for June 14, 2016. (04-28-16 FMPC 9-0)

Attachments: [Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approved](#)
[1845 Carters Creek Pike POS Revision map](#)

Mr. Holzen stated that, when this item went through the original Plan of Services, the staff outlined all of the offsite infrastructure requirements that were needed with this development of the proposed equestrian facility. Evidently, there was some miscommunication, and the applicant, Ms. Schaefer, did not fully understand the amount of offsite infrastructure. As staff got into the site plan phase and the development phase of the project, it slowly became a reality to Ms. Schaefer that a major sanitary sewer and waterline needed to happen with this. As it was reviewed critically, it was realized that the proposed use was really an agricultural use. With that agricultural use, staff sat down and decided that the best thing to do would be to amend the Plan of Services. With the Agricultural Use and the equestrian facility, there is a two or three residential caretaker house that they are proposing. Ms. Schaefer had requested to do a septic system and utilize the existing well system on site. Also, the equestrian facility is being built out of non-combustible material and will be fire-sprinklered off of the well. With those requirements, Ms. Schaefer had requested to amend the Plan of Services, staff agreed with that after many discussions and recommended approval. Since she has been set back by this, staff wanted to make this a non-agenda item to help keep her on track as she moves forward with her project.

Chair Hathaway asked Mr. Holzen if he would be specific on the amendment he wanted to make.

Mr. Holzen stated that the revised Plan of Services was before the Planning Commission at this meeting.

Given the revised use, as long as it remains Agricultural, Ms. Schaefer would not have to extend the offsite water infrastructure, which required multiple easements and an 8 inch line just to be able to provide fire suppression and water service to her. Regarding sanitary sewer, she would have to extend a main line from a pump station, and staff would not require this, given the fact that the equestrian center is an Agricultural use, not a commercial/residential use. Had it been a commercial/residential use, staff would not be discussing these issues. Had it been developed in the county versus annexed into the City, Ms. Schaefer would have been allowed to do all of these things. In addition, one of the items that was on the table was the de-annexation. Staff felt that this would be taking a step backward, and they did not want to recommend any type of de-annexation. Staff thought it was more appropriate to look at these, and if the land use changes down the road, the amended Plan of Services would then require Ms. Schaefer to install the infrastructure associated with a PUD development.

Ms. Allen asked about the address.

Mr. Holzen stated that it was 1845 Carters Creek Pike, and that the water, wastewater, and fire had changed.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution

2016-022 be recommended to the Board of Mayor and Aldermen for approval.

The motion carried by the following vote:

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

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:55 p.m.

Chair Mike Hathaway