



City of Franklin

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Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, October 25, 2018

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent** 2 - Commissioner Gregory, and Chairperson Hathaway

MINUTES

1. Approval of the September 27, 2018 FMPC Minutes.

Attachments: [FINAL DRAFT FMPC Minutes 9-27-18](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from September 27, 2018, as presented. The motion carried by the following vote:

- Aye:** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent:** 2 - Commissioner Gregory, and Chairperson Hathaway

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

Vice-Chair Lindsey asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that Commissioner Lisa Gregory had moved to Wilson County and had stepped down from the Planning Commission effective immediately. She stated that notice of the vacancy was published in the October 25, 2018 edition of the Williamson Herald. She stated if the Commissioners or anyone knew of possible candidates to fill the vacancy, the candidate should submit a letter to the Office of Administration. The Planning Department could provide more details if needed. Ms. Hunter also stated there will be a vacancy on the Historic Zoning Commission.

Ms. Hunter stated with the upcoming Holiday season, the Planning Commission meeting dates would be November 15, 2018 and December 20, 2018. She asked the Commissioners to notify Staff if they will not be able to attend either meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve items 2-31,40, and 41 as presented on the Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLAN SURETIES

2. 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping Phase 1 (Assisted Living) and landscaping Phase 2 (Villas) improvements to October 24, 2019.
(CONSENT AGENDA)

This Planning Item was approved.

3. Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
(CONSENT AGENDA)

This Planning Item was approved.

4. Cool Springs East Subdivision, site plan, section 31, lot 710; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
5. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
6. Creekstone Commons PUD Subdivision, site plan, section 4; reduce and extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
7. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
8. Echelon PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping open space and landscaping buffers improvements to October 24, 2019; extend the performance agreement for landscaping street trees improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
9. Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
10. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the streets, landscaping buffer and landscaping Memory Care improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.

11. Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
12. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
13. Gateway Community Church Subdivision, site plan; extend the maintenance agreement for sewer improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
14. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
15. Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.
16. Heritage Church of Christ Subdivision, site plan, Phase 2 Parking Lot; extend the performance agreement for landscaping Phase 2 and landscaping Phase 3 improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
17. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
18. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 3) improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.

19. Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
20. Peak 10 Subdivision, site plan; release the maintenance agreement for drainage improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
21. Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
22. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for drainage improvements; extend the maintenance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
23. Ralston Row PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
24. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
25. Tywater Crossing PUD Subdivision, site plan, section 1; accept the drainage and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
26. Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

27. Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for streets and sidewalks improvements; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
28. Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
29. Water's Edge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping Phase 1 and landscaping Phase 2 improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
30. Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for water improvements; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
31. Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

32. Consideration Of Ordinance 2018-43, To Be Entitled: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)."

Attachments: [6772 - MAP - Carothers Chase Rezoning](#)

[Carothers Chase - Survey](#)

[ORD 2018-43 -Carothers Chase Rezoning with Map and Survey.Law
Approved2](#)

Mr. Christopher Andrews, Principal Planner, stated that Staff changed their recommendation to deferral. The notification for the Public Hearing was not sent out in time to meet the requirements of the Zoning Ordinance. This was brought to Staff's attention after the Agenda was published.

Staff recommended that Item 32 be deferred until the next Planning Commission meeting on November 15, 2018.

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

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. The Applicant stated the project needed to be deferred. He stated he was there to answer any questions. He stated they would be happy to come back for the next meeting.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-43 be deferred until the next Planning Commission meeting on November 15, 2018.

Vice-Chair Lindsey asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-43 be deferred until the next Planning Commission meeting on November 15, 2018. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

33. Consideration Of Resolution 2018-64, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)."

Attachments: [6773 - MAP - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan_with Map and Survey.Law Approved 2](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision Development Plan](#)
[Carothers Chase - Survey](#)
[Carothers Chase - Development Plan \(10-4-18\) - FMPC](#)

Mr. Christopher Andrews, Principal Planner, stated that Staff recommended to defer this item until the next Planning Commission meeting on November 15, 2018 due the notification requirements.

Vice-Chair Lindsey asked if there were any citizen comments.

Mr. David Elkins, 2207 Falcon Creek Drive, spoke in opposition to Item 33. He stated that he was 60 years old, a native Tennessean, and had lived in Falcon Creek subdivision for eighteen years. He expressed concern about Franklin's growth and developers. He stated that development and growth were leading to a loss of local culture, heritage, and history.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-64 be deferred until the next Planning Commission meeting on November 15, 2018.

Vice-Chair Lindsey asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-64 be deferred until the next Planning Commission meeting on November 15, 2018. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

34. Consideration Of Ordinance 2018-45, To Be Entitled: "An Ordinance To Rezone 0.22 Acres From R-6 To Office Residential (OR) For The Property Located North of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St."

Attachments: [MAP 6798 517 Cummins St Rez](#)
[ORD 2018-45 517 Cummins St Rezoning_with map and survey.Law](#)
[Approved](#)
[517 Cummins St Survey](#)

Mr. Joseph Bryan, Planner, stated the Envision Franklin Land Use Plan supports the rezoning request as the property sits within the Office Residential Design Concept. The property is located in the Office Residential Design Concept in Envision Franklin to allow for a transition from the commercial uses located across the street to the residential uses located along Evans. No corresponding development plan or site plan has been submitted at this time. Future development will require a residential building form to conform with the Office Residential Design Concept.

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

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

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-45 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-45 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

35. Consideration Of Resolution 2018-82, To Be Entitled: "A Resolution Approving A Revised Development Plan For Parish Presbyterian Church PUD, With One (1) Modification of Development Standards (Base And Cap), For The Property Located North Of Clovercroft Road And East Of Market Street, 4150-4160 Clovercroft Road."; Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0)

Attachments: [MAP_RES2018-82.pdf](#)
[RES 2018-82 Parish Prez Rev2_with Map and Survey.Law Approved](#)
[PPC Conditions of Approval 01.pdf](#)
[Layout Parish.pdf](#)
[ARCH Parish.pdf](#)
[2018-10-04 Parish Presbyterian.pdf](#)
[N-S review of TIA approved.pdf](#)
[Impact Study \(8.10.18\) rev1 - 10951.pdf](#)

Mr. Josh King, Principal Planner, stated that Envision Franklin recommends a Single Family Residential design concept for this area with a special consideration for Institutional uses.

A traffic study reviewed by City Staff and an outside consultant confirmed that this revision did not negatively impact traffic along Clovercroft Road in any way that was not already being addressed from the previous Development Plan for this location. The building design, setbacks, massing, and scale of the development are compatible with the built environment.

*Modification of Standards #1- Buildings Facades: Base and Cap
City of Franklin 5.3.6(4)(c): "Buildings shall have a defined base and cap." The applicant and City staff agree that an agrarian style of architecture would be the most suitable in this location. Agrarian style is typified by a heavy reliance on batten board, minimal stone/brick, and gambrel roof pitches. This uniformity in style cannot be achieved under the City of Franklin standard of a defined base and cap style of architecture. The agrarian style is unique in Franklin and only acceptable in limited geographic areas. This site is one of them.*

Staff recommended approval of this Modification of Standards request.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for Resolution 2018-82.

Vice-Chair Lindsey asked if there were any citizen comments.

Ms. Dale Trask, a resident of the McKay's Mill subdivision, asked if this was the forum to discuss the site plan modifications.

Vice-Chair Lindsey stated this would not be the place to discuss the modifications.

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design. The Applicant stated they had made several changes to the plan after three meetings with the neighbors. One

area that had been modified included the architecture after recommendations from Staff and neighbors. Also, some of the parking areas were eliminated. They also added an emergency access lane as recommended by the Fire Department. He stated he was happy to answer any questions.

After speaking with Ms. Shauna Billingsley, City Attorney, Vice-Chair Lindsey asked the Applicant to stand down to allow Ms. Dale Trask the opportunity to address the Commission.

Ms. Trask stated she had two concerns. The first was about the new parking area. However, it looked like this concern had been addressed by the Applicant. The second issue concerned traffic from the school and the resident across the street from the church. She wanted to see if these issues were addressed in the traffic study.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Vice-Chair Lindsey addressed the Applicant. Mr. Rosiak stated that the traffic study had been vetted by the City of Franklin and a third party reviewer. He stated they were following the recommendations.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that some of the suggestions included adding a left-hand turn lane and widening this section of Clovercroft Road.

Alderman Petersen asked about the line of sight.

Mr. Wiseman stated they had to conform to the sight distance. He stated the plans were being reviewed at this time.

Once again, Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Vice-Chair Lindsey asked for a motion on the Modification of Standards

Commissioner Harrison moved, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards.

Vice-Chair Lindsey asked for any discussion on the motion to amend the main motion.

Alderman Petersen stated she was in agreement with the motion to amend, but did not know that the base and cap applied to churches.

Ms. Hunter stated that the standards were written to apply to non-residential mix use. This design applies across the board regardless of the character of the architecture that is being proposed. She stated in certain instances, such as this, a design modification is necessary. She stated the new Zoning Ordinance would address this.

Alderman Petersen stated she knew of some churches which did not have the cap and

base.

Vice-Chair Lindsey asked for a vote on the motion to amend the main motion to approve the Modification of Standards.

The motion to amend the main motion to approve the Modification of Standards carried unanimously (7-0).

Vice-Chair Lindsey asked for any discussion on the main motion, as amended.

There being none, Vice-Chair Lindsey asked for a vote on the main motion, as amended.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2018-82 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Harrison moved, seconded by Commissioner McLemore, that the main motion be amended to include the Modification of Standards. The motion to amend the main motion to include the Modification of Standards carried unanimously (7-0). The main motion, as amended, carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

36. *Consideration Of Ordinance 2018-54, To Be Entitled: "An Ordinance To Rezone 75.52 Acres From Specific Development-Residential (SD-R 2.92) District To Civic Institutional (CI) District For The Property Located West Of Carothers Parkway And East Of Interstate I-65, (City Of Franklin Owned Property)." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [Map City Owned Property RZ](#)

[ORD 2018-54 City property Lockwood Glen_with Map and Survey.Law](#)

[Approved](#)

[City property lockwood rezoning copy2](#)

Christopher Andrews, Principal Planner, stated that the Applicant is requesting a rezoning of City of Franklin property from Specific Development-Residential (SD-R 2.92) within the Lockwood Glen PUD Subdivision, to the Civic and Institutional District (CI). The subject property is planned to be part of the City of Franklin Southeast Municipal Complex Park. Subsequent FMPC items are planned to remove the subject property from the Lockwood Glen PUD Subdivision.

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

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

Ms. Hunter stated that the City of Franklin had hired a consultant that is working on the rezoning for Lockwood Glen and Development Plan. Jeff Rosiak, of Gamble Design Collaborative, stated they were the Applicant representing the City of Franklin. He stated he was happy to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-54 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that the main difference is the remainder would have a much higher density than it did before removing this section.

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

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-54 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

37. *Consideration Of Ordinance 2018-55, To Be Entitled: "An Ordinance To Rezone 126.89 Acres From Specific Development-Residential (SD-R 2.92) District To Specific Development-Residential (SD-R 5.03) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision)." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [Map Lockwood Glen Rev 3 Rezoning and DP](#)
[2018-55 ORD Lockwood Glen Rezoning with DP revision with Map and Survey.Law Approved](#)
[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting a rezoning from the existing Specific Development-Residential (SD-R 2.92) District to the Specific Development-Residential (SD-R 5.03) District to modify the density of the Lockwood Glen PUD Subdivision after the removal of the City of Franklin owned property. The change in density reflects the removal of land from the Lockwood Glen PUD Subdivision. It does not include any additional dwelling units and no other modifications or changes are being requested.

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

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

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Franks, that Ordinance 2018-55 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked what were the other densities of the surrounding properties. She stated that this would change the density, even though it would be the same number of units.

Ms. Hunter stated that most of the surrounding subdivisions are in the high 2.75-3 units per acre, inclusive of their open space. When this development plan came forward, there was a condition of approval that was placed on it that the applicant should consider dedicating this City-owned property as parkland dedication. Ms. Hunter stated that, at that time, she did not believe the density was discussed. Also, no additional units are being added.

Vice-Chair Lindsey asked if these units were already constructed. Ms. Hunter stated there were some units yet to be constructed.

Commissioner Orr asked if there were additional phases yet to be approved, and could the developer request more units based on the change.

Ms. Hunter stated there were additional sections that had not been through site plan yet. However, they should adhere to the development plan. If they were requesting additional density, it would come back before the Planning Commission and Board of Mayor and Aldermen.

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

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner Franks, that Ordinance 2018-55 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

38. Consideration Of Resolution 2018-89, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road." Establishing a Public Hearing Date of December 11, 2018. (10/25/18 FMPC 7-0)

Attachments: [Map Lockwood Glen Rev 3 Rezoning and DP](#)
[2018-89 RES Lockwood Glen Rev 3 with Map and Survey.Law](#)
[Approved](#)
[6822-Conditions of Approval_01](#)
[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)
[Lockwood Glen PUD Subdivision Development Plan, Revision 3 - 10.04.2018](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting a revised development plan for the Lockwood Glen PUD Subdivision to remove a City of Franklin owned property that is planned to be a part of the Southeast Municipal Complex Park. The applicant is making no other revisions to the previously approved Lockwood Glen PUD Subdivision development plan.

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

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

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design Collaborative. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2018-89 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2018-89 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

39. 117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totaling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.

Attachments: [MAP_NewCellTower.pdf](#)
[Tower_Conditions of Approval_01.pdf](#)
[FULLSitePlan_Tower.pdf](#)
[CellTower_PropigationMap.pdf](#)
[Chain Link Fence Slat product sheet.pdf](#)

Mr. Josh King, Principal Planner, stated that the City of Franklin Zoning Ordinance in 3.2.10.4(b) outlines the standards in which telecommunications towers can be approved by the Franklin Municipal Planning Commission (FMPC). He stated the following eight items were listed in the Staff Report. For the record, the items are listed below.

Factors Considered in Granting Site Plan Approval for Towers:

The FMPC shall consider the following factors in approving applications for towers and antennas and may attach conditions consistent with these factors:

- (i) Tower or antenna height;*
- (ii) Proximity of the tower or antenna to residential structures and residential district boundaries;*
- (iii) Nature of uses on adjacent and nearby properties;*
- (iv) Surrounding topography;*
- (v) Surrounding tree coverage and foliage;*
- (vi) Tower or antenna design, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*
- (vii) Proposed ingress and egress; and*
- (viii) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.*

There are also eight items which address the criteria above for this specific application. Mr. King stated that these items were listed in the Staff Report, and the Applicant had met these requirements. For the record, the items are as follows:

- (i) Proposed tower height of 160 feet.*
- (ii) 1238 feet from the base of the tower to the nearest residential property (263 Sontag Street, Polk Place Subdivision)*
- (iii) Industrial land uses within 500 feet of pole location.*
- (iv) Developed area with hills less than 50 feet*
- (v) 556 feet of tree growth between tower location and nearest residential lot*
- (vi) Monopole design*
- (vii) Via an existing and used curb cut on Southeast Parkway, a local road*
- (viii) The (attached) propagation map illustrates the need for improved cellular service in the area identified on the map.*

Staff found that the Applicant had met the outline structure in the Zoning Ordinance.

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

Vice-Chair Lindsey asked if there were any citizen comments.

The Applicant was represented by Craig Parker, SCI Towers. Mr. Parker stated they were proposing a 160 ft. mono-pole in a Light Industrial area. The structure was designed with a fall zone within the property. Verizon Wireless would be the anchor tenant. The tower would also be able to add three additional providers. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Item 39 with conditions.

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

Commissioner Franks asked for the specific location where the tower would be built.

Mr. Parker stated that the tower would be built in the grassy area next to the Logo Brand warehouse.

Commissioner Franks asked if the tower would be in an area next to Southeast Parkway. Mr. Parker confirmed this.

Commissioner Franks asked why the Applicant proposed that the tower be built next to the road and not behind the building.

Mr. Parker stated that the property owner did not want to do this because they may wish to expand the warehouse in the future. Also, putting the tower in the front of the building keeps the tower further away from the nearby subdivision.

A discussion ensued between Commissioner Franks and Mr. Parker concerning finding other locations along Southeast Parkway for the tower. Commissioner Franks stated this tower affected the viewshed of the area and could affect the property values of the businesses and homes nearby. Mr. Parker stated that many businesses had been contacted, but none expressed interest in having the tower on their property. Mr. Parker stated that putting the tower to the left of the Logo warehouse did not allow enough room for setback requirements. Also, Mr. Parker stated placing the tower behind the warehouse would put the tower too close to the nearby neighborhood. Mr. Parker stated that they would be happy to move the tower to the left of the warehouse, but would need a variance to do it. Mr. Parker also stated that the property owner used the left side for tractor trailer traffic for loading. Mr. Franks expressed concern that not all property owners were contacted. Mr. Parker stated he was not asked to provide a photo simulation, and that they had met all of the requirements of the Zoning Ordinance. Mr. Parker stated that this was the only site that was available, per their research. Mr. Parker also stated that this tower would improve much needed service in the area. Commissioner Franks stated that he may want to defer this item. Commissioner Franks stated he would be glad to talk with the owners of the of the concrete company nearby to see if they would allow the tower on their property. Mr. Parker stated that they were repeated told no by the concrete property owners.

Ms. Billingsley, City Attorney, asked Commissioner Franks if he was moving to defer the item.

Commissioner Franks stated it was a motion to defer. Several Commissioners stated that there was already a motion on the floor.

Ms. Billingsley stated that if Commissioner Franks made a motion to defer this item, it would trump the current motion to approve Item 39.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 39 be deferred until the next Planning Commission Meeting on November 15, 2018.

Alderman Petersen stated that Item 39 met all the Zoning Ordinance requirements. Commissioner Franks stated that he was not disputing that.

A discussion ensued between Commissioner Franks, Commissioner Orr, Alderman Petersen, and Commissioner Allen. Commissioner Orr stated that the current plan was to place the tower close to a public right-of-way. Commissioner Franks stated he wanted to visit the proposed location.

Ms. Billings asked Commissioner Franks what was the proposed date that he would like to defer the item to. Commissioner Franks stated that he would like to defer until the next Planning Commission meeting on November 15, 2018.

Commissioner Allen asked Commissioner Franks what he hoped to accomplish by deferring the item. She stated that the Applicant had met all of the Zoning Ordinance requirements. Commissioner Franks stated that he wanted to visit the site to see if there were other locations for placement.

Ms. Billingsley stated there were two options:

- 1. Ask the Applicant to provide an elevation for the Commissioners to view at the next meeting.*
- 2. Ask the Commissioners to take a group on-site visit together.*

Commissioner Franks stated that deferring the item until the next Planning Commission meeting would allow time for all of the Commissioners to view the location individually. He stated that a street scene and elevation would also be helpful.

Commissioner Allen asked what recourse does the Commission have to tell the Applicant they cannot built this tower at this site. She stated the Applicant had met all requirements of the Zoning Ordinance.

Ms. Billingsley stated that a Commissioner could ask for a deferral if they felt they did not have enough information to make a decision.

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

The motion carried by the following vote (6-1). Alderman Petersen voted against the motion to defer.

Ms. Hunter asked for specific details pertaining to what the Commission would need before the next meeting, such as an elevation/rendering showing the view shed from the road or a formal site visit.

Commissioner Franks stated he would visit as soon as there was a stake showing the proposed placement of the tower.

Mr. Parker asked if he could speak. Ms. Billingsley stated that the Applicant would need to speak with Ms. Hunter.

Commissioner Orr stated that a 3D rendering would be helpful. He also stated that he was surprised that the nearby subdivision was not given public notice.

Vice-Chair Lindsey closed discussion and moved to the next item.

Commissioner Franks moved, seconded by Commissioner Orr, that Item 39 be deferred until the next Planning Commission Meeting on November 15, 2018. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

No: 1 - Commissioner Petersen

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

- 40.** Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Access And Utility Easements On 2.125 Acres, Located South Of The Intersection Of McEwen Drive And Mallory Lane, At 4107 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP_Lot9.pdf](#)

[LOT9_Conditions of Approval_02.pdf](#)

[Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 003.pdf](#)

This Planning Item was approved.

- 41.** Nashville Lodge No. 72 B.P.O. Elks Subdivision, Final Plat, Creating One Buildable Lot And Two Unbuildable Lots On 12.7 Acres, Located Along The Western Side Of Oak Meadow Drive Along I-65, At 485 Oak Meadow Drive. (CONSENT AGENDA)

Attachments: [MAP_ElksLodge.pdf](#)

[ElksLodge_Conditions of Approval_01.pdf](#)

[Nashville Lodge No. 72 B.P.O. Elks, Final Plat - submittal 002.pdf](#)

This Planning Item was approved.

OTHER FMPC ITEMS

42. Adoption of the 2019 FMPC Calendar.

Attachments: [FMPC Meetings and Deadlines Schedule PUBLIC 2019](#)

Alderman Petersen stated, per the proposed calendar, that there would not be a November Planning Commission meeting scheduled for 2019.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated this was correct. She stated that the by-laws were changed earlier in the year. She stated there was a lack of attendance during the November and December Planning Commission meetings due to the holidays. She stated the Commissioners had voted to change the by-laws to allow for a single meeting for November and December. The meeting would be on December 12, 2019.

Ms. Hunter stated this helps with internal deadlines because there is a very condensed review frame for both City Staff and for the Applicants. She stated this new schedule would be beneficial.

Commissioner McLemore stated the meetings for this year are scheduled for November 15, 2018 and December 20, 2018.

Ms. Diaz-Barriga stated this proposed calendar will give Staff the appropriate time to review plans during the holidays.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 42 be approved.

Vice-Chair Lindsey asked for any discussion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 42 be approved. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Chairperson Hathaway

NON-AGENDA ITEMS

Vice-Chair Lindsey asked if there were any non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

ADJOURN

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

Chair, Mike Hathaway