



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, January 24, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent 2 - Franks, and Harrison

MINUTES

1. Approval of the December 20, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 12-20-18](#)

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from December 20, 2018, as presented. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

The following citizens spoke about the annexation of property located at Long Lane:

1. Joey Blakely, 4338 Long Lane. Mr. Blakely spoke about the Envision Franklin proposal to annex property at Long Lane. This property is currently zoned residential and would be converted to a general office/commercial use. Mr. Blakely provided maps. He stated that they are requesting that the property stay zoned residential. He stated these parcels are considered the least suitable to build on, and there was a significant piece of conservation area.

He stated that this area should be looked at concerning how the map is put together for Envision Franklin. He stated this would be to determine if this was the correct designation for the regional commerce underlay (Design Concept). He stated that it seemed out of place.

He stated that there seemed to be a conflict with this property because it was tough to build on, contained a conservation area, and had an underlay of regional commerce (Design Concept) with several residential properties. He stated he would like to open a discussion about these concerns in the future.

2. Sarah Oglesby, 1001 Beamon Drive. Ms. Oglesby stated that she agreed with Mr. Blakely's comments. She also invited the Staff and Commissioners to come visit the site.

3. Michelle Sutton, 316 Irvine Lane. Ms. Sutton also agreed with the comments made by Ms. Oglesby and Mr. Blakely. She stated there will be a new elementary school at the corner of Gosey Hill Road and Arno Road. She stated this would change the amount of traffic traveling on Long Lane.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that the Planning Department would host an event, "Planapalooza", February 19-22, 2019, at City Hall. It would start with a kickoff meeting at 6 pm on February 19th. There would be several events following the kickoff. This event is to obtain feedback from the public for the Zoning Ordinance update. The full schedule of events would be posted on the City website.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Orr, to approve Items 2-28 and Items 33,35, and 36 as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 34.

Chair Hathaway passed the Chair to Vice-Chair Lindsey.

Vice-Chair Lindsey asked for a motion to approve Item 34.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 34 as presented on the Secondary Consent Agenda. The motion carried unanimously (6-0).

Vice-Chair Lindsey passed the Chair to Chair Hathaway.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 34 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - Allen, Lindsey, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

Recused: 1 - Hathaway

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention and landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

5. Echelon PUD Subdivision, site plan, sections 1-3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

6. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

7. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

8. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, section 13; extend the maintenance agreement for landscaping open space improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, site plan, section 15; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

11. Highlands at Ladd Park PUD Subdivision, site plan, section 24; extend the maintenance agreement for streets improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

12. Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Highlands at Ladd Park PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Highlands at Ladd Park PUD Subdivision, site plan, section M; accept the sewer south improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
15. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 6 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
16. Nichol Mill Lofts PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
19. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

20. Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
21. Through the Green PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
22. Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
23. Tywater Crossing PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
24. Water's Edge PUD Subdivision, site plan, section 1, revision 1; accept the landscaping Phase 1 and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
25. Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
26. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
27. Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

28. Westhaven PUD Subdivision, site plan, section 43; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

29. *Consideration of Ordinance 2018-62 - An Ordinance To Rezone 5.35 Acres From Specific Development Residential (SD-R 5.03) District To Neighborhood Commercial (NC) District For The Property Located West Of Carothers Parkway And South Of South Carothers Road, 4309 South Carothers Road (Discovery Center); Establishing a Public Hearing Date of March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [MAP - 6882 - Discovery Center - Rezoning](#)
[ORD 2018-62 - Discovery Center - Rezoning_with Exhibit.Law](#)
[Approved](#)
[Discovery Center Rezoning Request Resubmittal 01.02.2019](#)

Mr. Christopher Andrews, Principal Planner, stated that this item is a rezoning request for the property located at 4309 South Carothers Road. He stated that the applicant is seeking the rezoning of 5.35 acres from the Specific Development (SD-R 5.03) District to the Neighborhood Commercial (NC) District. The subject property was previously part of the Lockwood Glen PUD Subdivision, with 16 townhouses planned for the site.

The proposed use as a children's educational facility, the Discovery Center, is supported as a civic and institutional use within Envision Franklin and is permitted within the Neighborhood Commercial Zoning District. The rezoning does not include a development plan, as site details will be analyzed at the required site plan stage.

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

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

The Applicant was represented by Greg Gamble, Gamble Design Collaborative. The Applicant stated that this is an exciting opportunity to bring an educational use to anchor the new city park. He stated he was there with representatives from the Discovery Center and was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, that Ordinance 2018-62 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner McLemore, that Ordinance 2018-62 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

30. Consideration of Resolution 2018-107 - 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 on March 12, 2019. (1/24/19 FMPC 7-0)

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[RES 2018-107 Lockwood Glen Rev 4 with Map and Survey Law](#)
[Approved](#)
[COA - 6884 - Conditions of Approval 01](#)
[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01.03.2018](#)

Mr. Andrews stated that this item is a request for a development plan revision for property located east of Carothers Parkway and south of South Carothers Road. He stated that the applicant is requesting a revised development plan for the Lockwood Glen PUD Subdivision to remove the property located north of the planned City park. At this time, the property to be removed is also requested to be rezoned by the Discovery Center. The applicant is making no other revisions to the previously approved Lockwood Glen PUD Subdivision development plan.

As a result of this revision, staff recognizes there remain entitlements for the 16 dwelling units originally proposed as townhouses on the site being removed from the limits of the PUD. Should the developer desire to redistribute those 16 units to other locations within the Lockwood Glen PUD Subdivision, a development plan revision would need to be approved by either the FMPC or BOMA, dependent upon revision criteria found in Section 2.4.2 (11) in the City of Franklin Zoning Ordinance. As these 16 units were intended to be attached townhouses, moving them to another location within the Lockwood Glen PUD Subdivision would serve as "major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development", and would trigger a review from the FMPC.

Staff has requested a note be added to the development plan revision document acknowledging this circumstance and has added it as a condition of approval for this item.

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

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

The Applicant was represented by Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions. Mr. Gamble stated there were previously sixteen townhomes located on this property. With this rezoning, those sixteen townhomes do not have a place in Lockwood Glen. If they do have a role in Lockwood Glen in the future, there are only a few places left in Lockwood Glen to build. This would require a development plan amendment. He stated that the existing owners of Lockwood Glen are aware of this requirement. (Note: Mr. Gamble used the words "Ladd Park" during this time. He corrected this by stating that he meant to use the words "Lockwood Glen".)

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Lindsey, that Resolution 2018-107

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

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner Lindsey, that Resolution 2018-107 be recommended to the Board of Mayor and Aldermen for approval.

The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

31. *Consideration of Ordinance 2018-63 - An Ordinance To Rezone 121.54 Acres From Specific Development-Residential (SD-R 5.03) District To Specific Development-Residential (SD-R 5.25) 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 March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[ORD 2018-63 Lockwood Glen Rezoning with DP revision_with Map and Survey.Law Approved](#)
[Lockwood Glen PUD Subdivision Rezoning Request Resubmittal 01.03.2019](#)

Mr. Andrews stated that the applicant is requesting a rezoning from the existing Specific Development-Residential (SD-R 5.03) District to the Specific Development-Residential (SD-R 5.25) District to modify the density of the Lockwood Glen PUD Subdivision after the removal of the property proposed for use by the Discovery Center. The change in density reflects the removal of land from the Lockwood Glen PUD Subdivision. No other modifications or changes are being requested.

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

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

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

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Orr, that Ordinance 2018-63 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Lindsey moved, seconded by Commissioner Orr, that Ordinance 2018-63 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

32. Berry Farms Town Center PUD Subdivision, Development Plan, Section 11, Revision 1, (Rural Plains Town Center), Revising The Internal Street Network, Parking Layout, And Open Space Configuration, Located At The Intersection Of Captain Freeman Parkway And Hughes Crossing Blvd Within The Berry Farms Development.

Attachments: [MAP_BFTC](#)

[BFTC_Sec11_DPRev1_Conditions of Approval_01.pdf](#)

[BF%20Town%20Center%20PUD%20Re-Submittal%206874.pdf](#)

[Original_BFTC.pdf](#)

[ELEVATIONS_BFTC.pdf](#)

[LAYOUT_BFTC.pdf](#)

Mr. Josh King, Principal Planner, stated this was for the Town Center portion which was previously undeveloped. The internal roadway network and building layout are being modified.

Staff recommended that Item 32 be approved, with conditions.

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

The Applicant was represented by Mr. Gary Vogrin, Kiser-Vogrin Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Item 32 be approved, with conditions.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner McLemore moved, seconded by Commissioner Orr, that Item 32 be approved. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Bushnell Farm PUD Subdivision, Final Plat, Creating 14 Single-Family Residential Lots, One Multifamily Lot And Six Open Space Lots On 9.74 Acres, Located At 1495 And 1521 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP - 6881 - Bushnell Farm PUD Subdivision Final Plat](#)
[COA - 6881-Conditions of Approval_01](#)
[PLAT - COF 6881 Bushnell Farm Final Plat 2019-01-03](#)

This Planning Item was approved.

34. Shadow Green PUD Subdivision, Final Plat, Section 1, Creating 24 Lots, Seven Open Space Lots, Two Future Development Lots, And A Future Right Of Way Lot On 52.54 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Attachments: [MAP - 6885 - Shadow Green PUD Subdivision Section 1 Final Plat](#)
[COA - 6885-Conditions of Approval_01](#)
[PLAT - 2nd Submittal Shadow Green Section One Final Plat 2019.01.03](#)

This Planning Item was approved.

35. Spring Street Subdivision, Final Plat, Creating Two Lots On 11.09 Acres And Located At 200 Spring Street. (CONSENT AGENDA)

Attachments: [MAP 200 Spring St Sub FP](#)
[200 Spring St Sub FP-Conditions of Approval_01](#)
[Spring Street Subdivision, Final Plat - submittal 002](#)

This Planning Item was approved.

36. Stream Valley PUD Subdivision, Final Plat, Section 19, Creating One Attached Residential Lot For 240 Units And 17 Buildings On 22 Acres, Located At The Intersection Of Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Subdivision. (CONSENT AGENDA)

Attachments: [MAP_SV_FP](#)
[SV_FP_Sec19_Conditions of Approval_01.pdf](#)
[STREAM-VALLEY-SECTION-19-COF-6878.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

37. *Consideration of Ordinance 2018-46, To Be Entitled: "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process." Establishing a Public Hearing Date of March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [ORD 2018-46 Review Fees.Law Approved 3](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that this Ordinance was last considered at the September, 2018 FMPC meeting and was discussed at a subsequent Joint Conceptual Workshop in October, 2018.

Ms. Hunter stated that the last time planning review fees were comprehensively updated was in 2010. She stated that studies had been conducted into peer cities and looked at the City of Franklin's cost in terms of review. She stated this proposal was to increase the Planning review fees.

Ms. Hunter stated that since the initial consideration, a few changes had been made. The proposed fee for a Zoning Certification Letter had been changed from \$100 to \$50. This is an increase of \$25 over the current charge. This change reflects a smaller increase than originally proposed. Fees for annexation requests had been broken down by annexation request type.

Ms. Hunter stated she would be happy to answer any questions or provide further information.

Staff recommended approval of Ordinance 2018-46 to the Board of Mayor and Aldermen.

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

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, that Ordinance 2018-46 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner Orr, that Ordinance 2018-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, the meeting adjourned at 7:20 p.m.

Chair, Mike Hathaway