



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, November 15, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the October 25th 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 10-25-18](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the minutes from October 25, 2018, as presented. The motion carried by the following vote

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

RECOGNITION

Mayor Moore thanked Chairman Hathaway, Commissioners and Staff. He stated that the Commission was losing a long sitting Commissioner, Lisa Gregory. He stated that he appointed Commissioner Gregory to the Planning Commission in 2012. He stated that she had outstanding qualities and served on the Historic Zoning Commission. He stated that Commissioner Gregory had distinguished herself through her hard work and was always well prepared. Mayor Moore presented Commissioner Gregory with an engraved clock for her service from 2012 to 2018.

Commissioner Gregory thanked Mayor Moore, the Commissioners and Staff. She stated that it had a pleasure and honor to serve.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the next Planning Commission meeting would be held on December 20, 2018. She asked the Commissioners to keep this date in mind with the upcoming holidays.

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 Lindsey moved, seconded by Commissioner Orr, to approve Items 2, 3, 5-21, 26, 27, and 28 as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Approval of the Consent Agenda

Commissioner Franks recused himself from Item 4.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 4 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

- Aye:** 6 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent:** 2 - Commissioner Petersen, and Commissioner Gregory
- Recused:** 1 - Commissioner Franks

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
- This Planning Item was approved.**

3. Amelia Park PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
4. Andover Park PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

Commissioner Franks recused himself from Item 4.

This Planning Item was approved.
5. Eddy Lane Industrial Office Subdivision, site plan; accept the landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

This Planning Item was approved.
6. Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
7. Franklin Park Subdivision, site plan, revision 1 (One Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)

This Planning Item was approved.
8. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.
9. Hard Bargain Development Subdivision, site plan; extend the performance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, site plan, section 20; extend the performance agreement for landscaping (Carothers buffer) improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
11. Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
12. Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for eleven months; extend the maintenance agreement for landscaping improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
13. Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
This Planning Item was approved.
14. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
This Planning Item was approved.
15. Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
16. Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 open space and landscaping section 2 open space improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
This Planning Item was approved.

17. Ralston Row PUD Subdivision, site plan; extend the performance agreement for streets, drainage and sidewalks improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
18. Rizer Point PUD Subdivision, site plan, section 1; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
This Planning Item was approved.
19. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
20. Travel Centers of America Subdivision, site plan; extend the performance agreement for green infrastructure improvements to October 24, 2019. (CONSENT AGENDA)
This Planning Item was approved.
21. Westhaven PUD Subdivision, site plan, section 42; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for eleven months. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

22. PUBLIC HEARING: Consideration Of Ordinance 2018-58, To Be Entitled: "An Ordinance To Rescind Ordinance 2018-45 And To Rezone 0.22 Acres From R-6 District To Office Residential (OR) District For The Property Located North Of E. Fowlkes St. And East Of Cummins St. At 517 Cummins St.". (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0) SECOND OF THREE READINGS.

Attachments: [MAP 6798 517 Cummins St Rezo](#)
[ORD 2018-58_517 Cummins St Rez_with Map and Survey.Law](#)
[Approved](#)
[517 Cummins St Survey](#)
[517 Cummins St Public Notice Affidavit](#)

Mr. Joseph Bryan, Planner, stated the previous ordinance to rezone this property heard at the October 25th FMPC meeting was not publicly noticed to satisfy City regulations. Proper notification deadlines have now been met, and this rezoning request can be reconsidered.

He stated that 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.

Chair Hathaway asked if there were any citizen comments.

Ms. Lee Thornton, 425 Cummins, spoke in opposition to Item 22. She stated the rezoning could open the door for other residential homes to become businesses.

The Applicant was represented by Brandon Bubis, Checkerboard Properties. Mr. Bubis stated that they are proposing to put a small office space in this area and this fits with the Envision Franklin plan. He stated that this would help beautify the area. The business would only be open from 9 am to 5 pm. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-58 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner McLemore stated that she used to live in the area. She stated that there are already several businesses in the area and this would be a good addition.

Commissioner Allen stated that she felt rezoning the property would add to property values.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-58 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

23. PUBLIC HEARING: Consideration Of Ordinance 2018-43, 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). (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0) SECOND OF THREE READINGS

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

[ORD 2018-43 -Carothers Chase Rezoning_with Map and Survey.Law Approved2](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)

Mr. Christopher Andrews, Principal Planner, stated that this is a rezoning request for properties located at 4338 and 4340 South Carothers Road. The applicant is seeking to rezone property from the Detached Residential 1 District (R-1) to the Specific Development-Residential (SD-R 2.04) District. This application was deferred at the October 25, 2018 Franklin Municipal Planning Commission meeting, as public notice requirements were not met. Subsequent public notices have been sent in satisfaction of zoning ordinance requirements. The subject property is within the Single Family Residential design concept described in Envision Franklin, and the development is proposing only single-family dwelling units.

A Development Plan for this property is also on this agenda for consideration.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Mike Sangster, 318 Crooked Oak Court, stated he had questions about the proposed drainage. Chair Hathaway stated the Applicant would address this issue.

Ms. Julie Arrowood, 2036 Upland Drive, spoke in opposition to Item 23. She stated that she was concerned about blasting and existing sink holes.

The Applicant was represented by Michael Dewey, Dewey Engineering. Mr. Dewey stated, addressing stormwater concerns, there would be a bio-retention area to meet pre-develop vs. post develop conditions. This would reduce water runoff from the development to existing conditions. This would be located at the low side of the lot. He stated the pre-develop flows would be greater than the post-develop flows. Mr. Dewey stated, concerning the blasting, that the developer will meet all blasting requirements, including the pre-blast survey. He stated that they had met with Staff over the last year with the initial concept. They had refined the concept and taken Staff's suggestions into consideration. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated if there were blasting concerns, the citizen should call the Applicant or developer to make sure they are meeting all standards.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

24. PUBLIC HEARING: Consideration Of Resolution 2018-64, 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). (11/27/18 WS)

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](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)

Mr. Christopher Andrews, Principal Planner, stated that this is the development plan request for the property located within Carothers Chase in the recently established SDR district. The proposed density was established on the previous item. The proposed subdivision is 22.07 acres and has plans to have 45 residential lots and 4 open spaces.

The applicant is requesting the approval of a residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection is consistent with the standards found in Section 5.10.4.2 (a), External Street Connectivity, of the City of Franklin Zoning Ordinance.

In early 2018, Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line but has provided right of way dedication for any future extension of Meandering Way into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement. Mr. Andrews restated that there is no connection being made into the Cross Creek Subdivision.

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

Chair Hathaway asked if there were any citizen comments.

Ms. Wendy Warnica, 2017 Upland, spoke in opposition to Item 24. She was concerned about the traffic and safety for neighborhood children if the road is connected.

The Applicant was represented by Michael Dewey, Dewey Engineering. Mr. Dewey stated that Meandering Way was stubbed for future development connectivity. The Applicant

stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2018-64 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.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 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](#)
[IMAGES_Franklin-02sim.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 this item was deferred from the October 25, 2018 FMPC Meeting. The applicant has provided a 3D illustration to show what the proposed tower would look like from the current view on Southeast Parkway.

Staff recommended approval of Item 25.

Chair Hathaway asked if there were any citizen comments.

Mr. Greg Hogan, 244 Polk Place, spoke in opposition to Item 25. He stated that the tower would be 1600 feet from his front door. He felt the tower would detract from the neighborhood, and it should be placed in an area further away from a residential neighborhood.

Mr. Nick Karas, 132 Gallagher Drive, spoke in opposition to Item 25. He stated he was concerned about the tower being located close to the Montessori school. He stated there were studies that show the dangers associated with cell phone towers being located too close to areas with young children.

The Applicant was represented by Craig Parker, SCI Towers. Mr. Parker stated that he had approached eleven property owners to discuss locating the tower on their properties. Many of the locations did not meet the setback requirements, and some owners were not interested. He tried to work with the Concrete Plant property owners, but they were not interested. They picked the location because it is far away from a residential area and, if there was a system failure, the structure would remain on the property itself. He sent out 48 public notices. Verizon will be the anchor tenant, with three other wireless providers added later. He stated this area has a demand for this service. He stated the tower will be placed in the Light Industrial area because it will fit in with the harmony of the area. He addressed the concerns spoken by citizens. He stated that the tower must meet FCC guidelines which include causing no harm to residents in the surrounding area. He stated that the threshold for RF radiation (frequencies) was far below the guidelines. He stated the tower will not vibrate or cause noise. He stated that the application meets the Zoning Ordinance requirements. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Item 25 be approved.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks stated he was not against the tower, but was concerned about the setback guidelines. He would like to see the tower moved 75 feet from Southeast Parkway.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-1). Commissioner Franks voted against the item.

Commissioner Allen moved, seconded by Commissioner McLemore, that Item 25 be approved. The motion carried by the following vote:

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

No: 1 - Commissioner Franks

Absent: 2 - Commissioner Petersen, and Commissioner Gregory

- 26.** Ranco Farms Subdivision, Final Plat, Revision 4, Lots 4-5, (Resubdivision Of Lot 4), Creating Two Lots On 3.94 Acres, Located At 3601 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP.pdf](#)
[0569 RESUB LOT 4 10-26-2018.pdf](#)

This Planning Item was approved.

- 27.** Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2, (FFO Revision On Lots 444-449 & 496)
Revising The Floodway Fringe Overlay Boundary On Six Single-Family Lots And One Open Space Lot On
4.62 Acres, Located East Of Stream Valley Boulevard And North Of Ledgebrook Road. (CONSENT AGENDA)

Attachments: [MAP - 6840 - Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-449 & 496\)](#)
[FINAL PLAT - COF 6840 Stream Valley Sec 13, Final Plat - Revision 2, \(FFO on Lots 444-449 & 496\)](#)

This Planning Item was approved.

28. Village At West Main PUD Subdivision, Final Plat, Creating One Commercial Lot and One Multifamily Lot, On 3.33 Acres, Located At 1319 And 1325 West Main Street. (CONSENT AGENDA)

Attachments: [6800 Village at West Main PUD FP MAP](#)
[6800 Village at West Main PUD FP Conditions of Approval_01](#)
[Villages-West-Main-Final-Plat Rev 10-16-18](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

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 7:40 p.m.

Chair, Mike Hathaway