



City of Franklin

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

Meeting Minutes - Final

Franklin Municipal Planning Commission

Thursday, January 28, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 1 - Commissioner Harrison

MINUTES

1. [16-0126](#) December 17, 2015 Minutes

Attachments: [12-17-15 FMPC Minutes](#)

A motion was made by Commissioner Petersen, seconded by Commissioner McLemore, that the December 17, 2015, minutes be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

ELECTIONS OF OFFICERS FOR 2016

2. [16-0127](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2016.

Commissioner Allen moved, seconded by Commissioner Orr that Commissioner Hathaway be re-elected as chair. The motion carried by the following vote:

Commissioner Orr moved, seconded by Commissioner Petersen that Commissioner Lindsey be re-elected as vice-chair. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner McLemore, to approve items 3 through 11, items 13 through 16, and item 20 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLAN SURETIES

3. [16-0079](#) Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. [16-0080](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements. (CONSENT AGENDA)
This Planning Item was approved
5. [16-0081](#) Cool Springs East Subdivision, site plan, revision 1, section 36, lots 700, 701, 702 and 707 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 707 improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. [16-0082](#) 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 drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

7. [16-0083](#) Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)
This Planning Item was approved.
8. [16-0084](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for ten months. (CONSENT AGENDA)
This Planning Item was approved.
9. [16-0085](#) 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. (CONSENT AGENDA)
This Planning Item was approved.
10. [16-0086](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. [16-0087](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
- Aye:** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent:** 1 - Commissioner Harrison
- Chairing:** 0
13. [16-0089](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. [16-0090](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
This Planning Item was approved.

15. [16-0091](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
16. [16-0092](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

17. [16-0124](#) PUBLIC HEARING: Consideration of Ordinance 2015-71 To Be Entitled "An Ordinance to Rezone .4578 Acres from Specific Development-Residential (SD-R 0) District to Office Residential (OR) District for the Property Located at 1102 West Main Street." (01/28/16 FMPC 8-0; 02/09/16 BOMA 1ST READING 8-0) SECOND OF THREE READINGS

Attachments: [ORD 2015-71 1102 WMain St Rezoning lawapproved](#)
[5976 Map 1102WMain Rezoning](#)
[1102 W Main Street - Rezoning.pdf](#)
[ZoningMapsHistorical.pdf](#)
[Public Notice Affidavit, Labels & Rcpt.pdf](#)
[5976 Ord2015-71 1102WMainSt Revised](#)

Mr. King stated that this was a rezoning for the property at 1102 West Main Street. The property is zoned SDR-0, and the intended zoning is Office Residential (OR). OR allows both residential and selected office-commercial uses within the same structure. OR is also the least-intensive noncommercial zoning district. The property and structure are under the Historic Preservation Overlay (HPO). Approval of Ordinance 2015-71 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Kevin Bohman, of CESO Inc., stated that he represented the land owner, he felt that the rezoning was appropriate, and he requested approval of Ordinance 2015-71.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that approval of Ordinance 2015-71 be recommended to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [16-0052](#) Carothers Crossing East Subdivision, preliminary plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway.

Attachments: [6005_MAP_CarothersCrossingEastPP.pdf](#)
[6005_SubmittedSet_Carothers Crossing East Outparcel Preliminary Plat 16-01-07.pdf](#)
[6005_CarothersCrossingEast_Conditions of Approval_01.pdf](#)

Mr. King stated that Carothers Crossing East Preliminary Plat was intended to create four outparcels adjacent to the Carothers Crossing East Planned Unit Development (PUD) Subdivision, currently under review by the Board of Mayor and Aldermen. Each outparcel will require a site plan and a final plat to be recorded for each parcel. Infrastructure and driveway access were previously coordinated with the adjacent development. Approval of the final plat, with conditions, was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Christopher Wood, with Kiser+Vogrin Design, stated that they agreed with the conditions and requested approval.

Commissioner Orr moved, seconded by Commissioner Lindsey, that Item 18 be approved. The motioned carried by the following vote:

Aye: 8 - Commissioner Petersen, Commissioner McLeMore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Chairing: 0

19. [16-0013](#) Franklin Summit Subdivision, preliminary plat, creating 4 commercial lots and 1 open space lot, on 30.15 acres, and in addition 22 acres included to request preliminary plat approval for private streets located at Huffines Ridge Drive and the southeast quadrant of Interstate 65 and East McEwen Drive.

Attachments: [MAP 5986 Franklin Summit, preliminary plat](#)
[COF# 5986 UDPATED 1.21.16 Conditional of Approval](#)
[COF 5986 preliminary plat](#)

Ms. Diaz-Barriga stated that this project was a commercial subdivision consisting of 30.15 acres located in the southeastern quadrant of Interstate 65 and East McEwen Drive. In addition to the 30.15 acres, the preliminary plat included the adjoining Vanderbilt University property to the east (approximately 22 acres) in order to accommodate the access (private streets) that would be shared between the two properties when both are developed. Approval with conditions was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Brad Slayden, of Ragan-Smith Associates, stated that they were in agreement with the conditions of approval. Since the conditions related to Vanderbilt, he had provided a letter of support from the Vanderbilt University Medical Center.

Mr. Orr asked about the building height. Mr. Slayden stated that this property was in the Height Overlay District, but no official site plans had been prepared.

Commissioner Lindsey moved, seconded by Commissioner Allen, that Item 19 be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

20. [16-0053](#) Westhaven PUD Subdivision, final plat, section 33, creating 33 single family lots and 1 open space lot on 10.83 acres, located along Cavanaugh Lane and Stonewater Boulevard in the Westhaven Community (CONSENT AGENDA).

Attachments: [6008 Map Westhaven Section 33 FP.pdf](#)
[6008 FulSet WesthavenPUDSec33FP.pdf](#)
[6008 WesthavenSec33 Conditions of Approval 01.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:10 p.m.

Chair Mike Hathaway