



City of Franklin

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

Meeting Minutes - Final

Franklin Municipal Planning Commission

Thursday, April 28, 2016

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. March 24, 2016 FMPC Minutes

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

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

PUBLIC HEARING: Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; (04-28-16 FMPC 9-0; 05-10-16 WS)

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

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

Chairing: 0

CONSENT AGENDA

Approval of the Consent Agenda

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

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

Chairing: 0

Approval of the Consent Agenda

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

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Alexander Plaza Subdivision, site plan, (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Avalon PUD Subdivision, site plan, section 5; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Cool Springs Corner Subdivision, site plan, lots 3 and 9 (Sam's/Jim N' Nicks Unified Plan); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

6. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for landscaping lot 703 improvements. (CONSENT AGENDA)

This Planning Item was approved.
7. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
8. Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; release the maintenance agreement for landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements; accept the landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
9. Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; release the maintenance agreement for landscaping street trees, landscaping open space section 1, part 8 and 9, and landscaping open space lot 2001 and 1047 improvements. (CONSENT AGENDA)

This Planning Item was approved.
10. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)

This Planning Item was approved.
11. McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
12. Morningside PUD Subdivision, site plan, section 9, lot 21; release the maintenance agreement for landscaping and landscaping (retaining wall) improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for streets improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

14. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

15. Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)

This Planning Item was approved.

16. Westhaven PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)

This Planning Item was approved.

17. Westhaven PUD Subdivision, site plan, section 17, revision 2; release the maintenance agreement for landscaping Phase 2 (north of Oleander) improvements. (CONSENT AGENDA)

This Planning Item was approved.

18. Westhaven PUD Subdivision, site plan, section 19; release the maintenance agreement for landscaping Phase 2 (open space) improvements. (CONSENT AGENDA)

This Planning Item was approved.

19. Westhaven PUD Subdivision, site plan, section 24; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

- 20.** *PUBLIC HEARING: Consideration Of Ordinance 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane." (04/28/16 FMPC 8-0, 05-10-16 WS, 05-10-16 BOMA 7-0) SECOND OF THREE READINGS
- Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2016-007 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:**
- Aye:** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey
- Recused:** 1 - Commissioner Hathaway
- Chairing:** 0
- 21.** PUBLIC HEARING: Consideration Of Resolution 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located At 405 Eddy Lane." (04/28/16 FMPC 8-0; 5/10/16 WS)
- Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2016-19 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:**
- Aye:** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey
- Recused:** 1 - Commissioner Hathaway
- Chairing:** 0
- 22.** Consideration Of Ordinance 2016-008, To Be Entitled, "An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.7) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."
- Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2016-008 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:**
- Aye:** 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Chairing:** 0

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

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

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

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

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

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

Chairing: 0

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

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

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

Chairing: 0

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

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

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

Chairing: 0

ORDINANCE AND TEXT AMENDMENTS

- 38.** PUBLIC HEARING: Consideration Of Ordinance 2016-010, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection." (04/28/16 FMPC 9-0, 05-10-16 WS, 05-10-16 BOMA 7-0)
SECOND OF THREE READINGS

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

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

Chairing: 0

- 39.** PUBLIC HEARING: Consideration of Ordinance 2015-80, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7." (04/28/16 FMPC 9-0, 05-10-16 WS, 05-10-16 BOMA 7-0) SECOND OF THREE READINGS

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

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

Chairing: 0

40. PUBLIC HEARING: Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; (04-28-16 FMPC 9-0; 05-10-16 WS)

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2016-022 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN