



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, February 25, 2016

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. January 28, 2016 FMPC minutes

Attachments: [1-28-16 FMPC Minutes](#)

Commissioner Lindsey moved, seconded by Commissioner Orr, to approve the January 28, 2016, Minutes as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Gregory

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Allen, to approve items 2 through 4, and items 6 through 8 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Galleria Commercial Complex Subdivision, site plan, revision 1, lot 82 (VGT Addition); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); release the maintenance agreement for drainage and streets improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. *Consideration Of Ordinance 2015-46, To Be Entitled, "An Ordinance to Rezone 3.07 Acres From CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-9, And To Rezone 52.13 Acres From CFCO- Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-10, For Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of Bridge Street; Establishing a Public Hearing on April 12, 2016. (02-25-16 FMPC 9-0; 03-08-16 WS) FIRST OF THREE READINGS

Attachments: [Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893](#)
[MAP Rezoning CFCO 9 and 10 Overlay.pdf](#)
[Letter Gerald Bucy 2 2 2016.pdf](#)
[2 Foot Contours.pdf](#)

Ms. Dannenfels stated that Ordinance 2015-46 was deferred from the November 19, 2015, Planning Commission meeting so that the Planning Commission could hear about the FEMA Floodplain Mapping update and hear from property owners. That discussion was held at the Joint Conceptual meeting earlier this evening. This is a City-sponsored rezoning that implements the recommendations in the CPAT study and the Land Use Plan. It shifts the Special Area 9 boundaries to include the former daycare on Fourth Avenue North and Margin Street to be included in an area that allows redevelopment along Fifth Avenue. It would also create a Special Area 10 that would allow parking to be a primary use along vacant lots, along North Margin Street. Approval of Ordinance 2015-46 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Gerald Bucy, the engineer for the owners of the parcel at 329 North Margin Street, stated that this parcel was directly across from the daycare center on the opposing corner. He stated that the daycare center was proposed to be put into Area 9, and he requested that 329 North Margin be put into Area 9, as well, so that it could be developed. It is the first lot that is seen other than a couple of older homes and the vegetable stand down the street to the north. They feel that it would be appropriate for this area to go ahead and be developed. It is presently a vacant lot with a chain-link fence around it. It is the old Williamson County Repo Lot. They feel putting the lot in Area 9 would be complimentary to the general area, if it were developed properly. This, most likely, will be one of the next phases of the streetscape project, and they requested to be put into Central Franklin Character Area (CFCO) 9, just as is the parcel across the street.

Chair Hathaway stated that if the Planning Commission wanted to consider Mr. Bucy's request, it would be handled as an amendment to the main motion.

Ms. Allen moved to amend the main motion to include adding parcel 329 North Margin Street into Area 9, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

Chair Hathaway asked if the change of the daycare center into Area 9 had been included in the main motion.

Ms. Dannenfels stated that it had been included in the main motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that approval of Ordinance 2015-46 be recommended to the Board of Mayor and Aldermen and to the Work Session meeting on March 8, 2016. The motion carried by the following vote:

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Cool Springs East Subdivision, Final Plat, Section 1, Revision 4, Resubdivision of Lots 370 & 372 Located at 1000 Corporate Centre Drive (CONSENT AGENDA)

Attachments: [Map 6009 Cool Springs E Subd, FP, sec 1, rev 4 resub of lots 370 372](#)
[6009 Conditions of Approval 01](#)
[20140454 2016-2-8 Final Plat.pdf](#)

This Planning Item was approved.

7. Clouston Park Addition Subdivision, final plat, portion of lots 10 and 11, revision 1, located at 813 Evans Street (CONSENT AGENDA)

Attachments: [Map CloustonParkAdditron.pdf](#)
[6020 Plat CloustonParkAdd signed plat 2-4-16.pdf](#)
[6020 ConditionsofApproval.pdf](#)

This Planning Item was approved.

8. West End Circle Subdivision, final plat, revision 1, lot line shift affecting 7 existing lots, on .67 acres, located at 601 West End Circle (CONSENT AGENDA).

Attachments: [MAP COF# 5926 West End Circle](#)
[West end Final plat plan](#)
[COF# 5926 Conditions of Approval](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

Chair Mike Hathaway