



City of Franklin

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

Meeting Minutes - Final

Franklin Municipal Planning Commission

Thursday, November 17, 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. [16-1001](#) October 27, 2016 FMPC Minutes

Attachments: [10-27-16 FMPC Minutes-draft](#)

Commissioner Harrison moved, seconded by Commissioner Petersen, to approve the October 27, 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

2. [16-1013](#) November 7, 2016 Special FMPC Minutes

Attachments: [11-7-16 FMPC Special Meeting-draft](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the November 7, 2016, Special Meeting 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

Chair Hathaway stated that this would be Brenda's last Planning Commission meeting, and the Commission was grateful for her long-time efforts.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve items 3 through 11, item 17, and items 19 through 22, and to defer items 23 and 24, on the Initial Consent Agenda to the December 15, 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

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve items 16 and 18 on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 2 - Commissioner Gregory, and Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

3. [16-1004](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for landscaping improvements.
(CONSENT AGENDA)

This Planning Item was approved.

4. [16-1005](#) Creekstone Commons Subdivision, site plan, lot 8 (High Hopes School); release the maintenance agreement for drainage improvements.
(CONSENT AGENDA)

This Planning Item was approved.

5. [16-1006](#) Franklin Christian Academy PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. [16-1007](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. [16-1008](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
8. [16-1009](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
9. [16-1010](#) Resource Centre PUD Subdivision, site plan, revision 1 (Circle at Resource Centre Apartments); release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. [16-1011](#) Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); release the maintenance agreement for landscaping perimeter screen improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. [16-1012](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

12. [16-0969](#) *Consideration Of Ordinance 2016-46, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD□X (2.5, 36,480) District To Specific Development Variety SD□X (2.5, 44,000) District For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road (Branch Creek Crossing PUD Subdivision)."; Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0, 12/13/16 WS) FIRST OF THREE READINGS

Attachments: [Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)

[2016-46 ORD Branch Creek Crossing Rezoning Rev 1, with Map.Law](#)

[Approved](#)

[Branch Creek Crossing - Rezoning Request Rev. 1 \(11-3-16\)](#)

Mr. Baumgartner stated that the rezoning was required because the applicant was proposing a development plan revision, which includes the commercial square footage on this site. The Land Use Plan supports the changes being made to the development plan and, accordingly, the rezoning. The accompanying development plan revision is also for consideration. Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Michael Dewey, of Dewey Engineering, stated that he represented the applicant, and requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen stated that there was a problem with the dellrose soil, but that was a concern in that area because it slides.

Commissioner Harrison moved, seconded by Commissioner Orr, to favorably recommend Ordinance 2016-46 to the Board of Mayor and Aldermen. 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

13. [16-0970](#) Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road." Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0)

Attachments: [Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)

[2016-74 RES Branch Creek PUD DP Rev 4 with Map.Law Approved](#)

[Branch Creek Crossing PUD Subd, DP, Rev 1 Conditions of Approval 01](#)

[Branch Creek Crossing - Development Plan Rev. 1 \(11-3-16\)](#)

[Arch Elevations](#)

The applicant is proposing a development plan revision to expand the commercial square footage for this site. The recent approval of the Family Legacy site plan to the south of this property renders the incompatible use buffer not applicable, and the applicant is proposing to remove it. Also, the applicant is proposing an update to the allowable uses within the development. The commercial square footage is increasing by 7,520 square feet as the removal of the incompatible land use buffer has allowed a larger developable area. Only phase 3 is being adjusted with this revision. Staff supports the changes as increasing to 7,520 square feet of nonresidential space would not detrimentally affect the originally approved development plan concept. Staff recommends approval of Resolution 2016-74 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Michael Dewey, of Dewey Engineering, stated that he represented the applicant and requested a favorable recommendation to the Board of Mayor and Aldermen.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to favorably recommend Resolution 2016-74 to the Board of Mayor and Aldermen. 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

14. [16-0971](#) *Consideration Of Ordinance 2016-47, To Be Entitled: "An Ordinance To Rezone 195.5 Acres From Specific Development Variety (SD-R 1.72) District To Specific Development Variety (SD-R 2.02) District For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road (Water's Edge PUD Subdivision)." Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0, 12/13/16 WS) FIRST OF THREE READINGS

Attachments: [Waters Edge Rezoning Map Ord 2016-47](#)

[2016-47 ORD Waters Edge PUD Subd Rezoning Rev 1_ with Map.Law](#)

[Approved](#)

[Water's Edge Rezoning Request Rev. 2 11.3.2016](#)

Mr. Baumgartner stated that the rezoning was required because the applicant was proposing to exceed the maximum density number allowed under the current Specific Development - Residential District (SD-R) zoning. The accompanying development plan revision is also for consideration tonight. The proposed zoning is consistent with the neighboring subdivision and with the Land Use Plan. Staff recommends a favorable recommendation to the Board of Mayor and Aldermen for Ordinance 2016-47.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that at the workshop presentation they discussed that due to Tennessee state law changes, the ordinance that was previously in place in the City of Franklin, providing affordable housing, had been removed by the City of Franklin due to the regulations from the state. Goodall Homes is a community partner and a community investor in the City of Franklin. They would like to make a financial contribution to the affordable housing fund that the City of Franklin had set up. They did this when the Shadow Green Townhomes were build, and they would like to contribute consistent with that for the additional homes. They believe that this is an investment in the City of Franklin and should be encouraged and continued.

Commissioner Harrison moved, seconded by Commissioner McLemore, to favorably recommend Ordinance 2016-47 to the Board of Mayor and Aldermen.

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

15. [16-0972](#) Consideration of Resolution 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. Establishing a Public Hearing Date of January 10, 2017. (11/17/16 FMPC 9-0)

Attachments: [Waters Edge DP Rev 4 Map Res 2016-75](#)
[2016-75 RES Waters Edge PUD DP Rev 4 with Map.Law Approved](#)
[Waters Edge PUD Subd, DP, Rev 4 Conditions of Approval_01](#)
[Water's Edge Development Plan Rev. 4 11.3.2016](#)
[Pages from Water's Edge Development Plan Rev. 4 Dev Plan Sheet Only](#)
[Pages from Water's Edge Development Plan Rev. 4 Arch Elevations](#)

Mr. Baumgartner stated that the applicant was proposing a development plan revision to change the layout of properties to the southeastern side of the development and the addition of a new typical lot type. The new lot type is 40' by 125' and provides a single family detached residential unit with an alley-loaded garage. The development also increases the total number of lots by 28 units. The development plan was last revised in December of 2014. Staff supports the changes as the inclusion of a new larger open space in the southeast section of the site provides a more appealing design, and the smaller lot types are appropriate because they are dispersed throughout the neighborhood. A favorable recommendation to the Board Of Mayor and Aldermen is recommended for Resolution 2016-75.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant, and he requested approval to the Board Of Mayor and Aldermen for Resolution 2016-75.

Alderman Petersen asked about the Modification of Street Standards request.

Mr. Baumgartner stated that it was his understanding that this would go to the Engineering Department.

Ms. Hunter stated that it was not a modification of standards from the Zoning Ordinance rather one from the Street Standards, and it did not need Planning Commission approval.

Mr. Gamble stated that they had planned to have a large park, homes would front it, and instead of having the road simply pass by the park, they had the road aligned so that it becomes a visual terminus to the road. The new road will terminate at the park.

Commissioner Harrison moved, seconded by Commissioner Orr, to favorably recommend Resolution 2016-75 to the Board of Mayor and Aldermen. 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

16. [16-0953](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 3, Revision 3, Lot 308 And 315, Two Commercial Lots On 1.53 Acres, Located Southeast Of Rural Plains Circle And West Of Captain Freeman Parkway. (CONSENT AGENDA)

Attachments: [MAP_BFTC Lot 308.pdf](#)
[BFTC_308_FP_Conditions of Approval_01.pdf](#)
[554716073_2016-11-3_Berry Farms - Section 3 Resub 308_Final_Plat.pdf](#)

This Planning Item was approved.

17. [16-0954](#) Clouston Park Addition Subdivision, Final Plat, Revision 2, Lots 7-8, Revision To Two Residential Lots Located At 507 And 509 South Margin Street. (CONSENT AGENDA)

Attachments: [MAP_CloustonParkRev2.pdf](#)
[CloustonParkAddition_Conditions of Approval_01.pdf](#)
[Clouston Rev 2.pdf](#)

This Planning Item was approved.

18. [16-0957](#) Cottages at Eddy Lane PUD Subdivision, Final Plat, Four Residential Lots On 1.11 Acres, Located At 405 Eddy Lane. (CONSENT AGENDA)

Attachments: [6286 MAP Cottages at Eddy Lane PUD Subd, FP](#)
[Cottage sat Eddy Lane PUD Subd, FP Conditions of Approval_02](#)
[CottagesAtEddyLane11-02-16 \(2\)](#)

This Planning Item was approved.

19. [16-0962](#) Cool Springs Corner Subdivision, Final Plat, Lot 9, Revision 6, Two Commercial Lots on 19.51 Acres, Located Southeast Of The Mallory Lane And Cool Springs Boulevard Intersection At 3060 Mallory Lane. (CONSENT AGENDA)

Attachments: [CSC_SitePlan_Lot10_MAP.pdf](#)
[CoolSpringsCornerFP_COA.pdf](#)
[T351007 FP_110316-1-signed.pdf](#)

This Planning Item was approved.

20. [16-0963](#) Downs Boulevard Properties Subdivision, Final Plat, Revision 11, Recording Of Easements And Improvements, Located East Of The Intersection Of Downs Boulevard And West Main Street at 500 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP_DownsBlvdLot5.pdf](#)
[500Downs_Conditions of Approval_01.pdf](#)
[Lot 5 Downs Blvd PLat_110316-signed.pdf](#)

This Planning Item was approved.

21. [16-0966](#) Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green), A 175,000 Square-Foot Office Building, A 119-Room Hotel, and A 122-Room Hotel, On 17.88 Acres, Located At The Northwest Corner Of The Intersection Of Mallory Lane And Spring Creek Drive. (CONSENT AGENDA)

Attachments: [MAP_Mallory Green RancoFarms.pdf](#)
[Conditions of Approval COF 6249](#)
[Ranco Farms Subdivision, Lot 2, Revision 2, Site Plan \(Mallory Green\) - submittal 003.pdf](#)
[Hotel1Elevations.pdf](#)
[Hotel2Elevations.pdf](#)
[OfficeElevations.pdf](#)
[SiteLayoutSheet.pdf](#)
[SpringCreekExtension.pdf](#)
[StaffPrepared_RancoFarmsSharedParking.pdf](#)
[Submitted_SharedParkingAnalysis.pdf](#)
[FullPlanSet.pdf](#)

This Planning Item was approved.

22. [16-0964](#) Westhaven PUD Subdivision, Final Plat, Section 47, 33 Residential Lots On 5.89 Acres, Located South Of Boyd Mill Avenue Near Addison Avenue And Camberley Street, (CONSENT AGENDA)

Attachments: [MAP_Westhaven Section 47.pdf](#)
[WesthavenSec47_Conditions of Approval_02.pdf](#)
[Westhaven 47 final plat.pdf](#)

This Planning Item was approved.

23. [16-0965](#) Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Lots 2 And 3, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

Attachments: [MAP_WillowPlunge_FP.pdf](#)
[WillowPlunge_FP_Conditions of Approval_01.pdf](#)
[COF6279-WillowPlungeRevision4-18x24-PLAT-Rev'd_110316.pdf](#)
[DeferralRequest-COF 6279_111516](#)

This Planning Item was deferred to the December 15, 2016, Planning Commission meeting, as part of the Initial Consent Vote.

24. [16-0960](#) Wynfield Village PUD Subdivision, Final Plat, 12 Residential Lots On 8.18 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wynfield Village FP Map](#)
[Wynfield Village FP Conditions of Approval_01](#)
[COF 6285_Wynfield Village Final Plat signed](#)
[Wynfield Village Final Plat Deferral Request](#)

This Planning Item was deferred to the December 15, 2016, Planning Commission meeting, as part of the Initial Consent Vote.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:15 p.m.

Chair Mike Hathaway