



# City of Franklin

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

## Meeting Minutes - Final

### Franklin Municipal Planning Commission

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Thursday, May 26, 2016

7:00 PM

Board Room

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#### 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. April 28, 2016 FMPC Minutes

**Commissioner Lindsey moved, seconded by Commissioner Harrison to approve the April 28, 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

#### CONSENT AGENDA

##### Approval of the Consent Agenda

**A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve items 2 through 3, items 5 through 11, items 13 through 16, items 21 through 22, and items 24 through 27 on the Initial 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 Harrison, seconded by Commissioner Orr, to approve item number 4 on the Secondary 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

**Recused:** 1 - Commissioner Gregory

**Chairing:** 0

**Approval of the Consent Agenda**

**A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve item number 23 on the Tertiary 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 PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

**This Planning Item was approved.**

- 3.** Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

**This Planning Item was approved.**

- 4.** Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1A, landscaping Phase 1B, landscaping Phase 1C, landscaping Phase 1D, landscaping parking screen and landscaping Lewisburg Avenue street trees improvements. (CONSENT AGENDA)

**This Planning Item was approved.**

5. Creekstone Commons PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

**This Planning Item was approved.**
6. Creekstone Commons PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

**This Planning Item was approved.**
7. Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements. (CONSENT AGENDA)

**This Planning Item was approved.**
8. Generals Retreat PUD Subdivision, site plan; accept the drainage/detention, sidewalk and streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

**This Planning Item was approved.**
9. Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)

**This Planning Item was approved.**
10. Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)

**This Planning Item was approved.**
11. Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements for six months. (CONSENT AGENDA)

**This Planning Item was approved.**

12. Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
- Commissioner Franks moved, seconded by Commissioner Orr, to extend the maintenance agreement for six months. The motion carried by the following votes:**
- Aye:** 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Chairing:** 0
13. Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**
14. Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**
15. Westhaven PUD Subdivision, site plan, section 21, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**
16. Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- This Planning Item was approved.**

#### REZONINGS AND DEVELOPMENT PLANS

17. Consideration of Ordinance 2016 - 19, To Be Entitled: "An Ordinance To Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road." (CONSENT AGENDA)
- Commissioner Harrison moved, seconded by Commissioner McLemore that Ordinance 2016-19 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

18. \*Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."; Establishing a Public Hearing for August 9, 2016. (05/26/16 FMPC 9-0) FIRST OF THREE READINGS

**Commissioner Allen moved, seconded by Commissioner Orr that Ordinance 2016-20 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

19. Consideration of Resolution 2016-28, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located South Of South Carothers Road And East Of Cartothers Parkway, 4373 South Carothers Road."; Establishing a Public Hearing for August 9, 2016. (05/26/16 FMPC 9-0)

**Commissioner Harrison moved, seconded by Commissioner Lindsey that Resolution 2016-28 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

20. PUBLIC HEARING: Consideration of Resolution 2016-25, to Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass"; (05/26/16 FMPC 9-0; 06/14/16 WS)

**Commissioner Harrison moved, seconded by Commissioner Franks that Resolution 2016-25 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 Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

**Recused:** 1 - Commissioner Gregory

Chairing: 0

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

21. Amelia Park PUD Subdivision, Final Plat, Section 4, 47 Lots (45 Residential 2 Open Space) located off Clovercroft Road. (Consent Agenda)  
**This Planning Item was approved.**
22. Echelon PUD Subdivision, final plat, section 2, creating 47 single-family lots and five open-space lots on 16.56 acres, located at 0 South Carothers Road. (Consent Agenda)  
**This Planning Item was approved.**
23. Poe Subdivision, Revision 1, Lots 3 & 4, final plat, revision of setback lines on 0.45 acres, located at 226 and 230 11th Avenue South (Consent Agenda)  
**This Planning Item was approved.**
24. Riverbluff Subdivision, Final Plat, Section 1, Revision 1, Resubdivision of Lots 75-81 on 1.60 acres located east of Lewisburg Pike (Consent Agenda)  
**This Planning Item was approved.**
25. Stream Valley PUD Subdivision, Section 9, Lot 296, Revision 1, final plat, revision of lot line between lots 296 and 295, located at 304 and 305 Oberlin Court (Consent Agenda)  
**This Planning Item was approved.**
26. Synergy Bank Addition, final plat, Revision 2, relocating easements and buffers associated with the Synergy Bank development on a 2.03 acre parcel, located at 722 Columbia Avenue (Consent Agenda)  
**This Planning Item was approved.**
27. Williamson County Ag Expo Park, Site Plan, ADA Parking addition, creation of 48 accessible parking spaces adjacent to the existing expo building located at 4215 Long Lane (Consent Agenda)  
**This Planning Item was approved.**

**ZONING ORDINANCE TEXT AMENDMENTS**

- 28.** PUBLIC HEARING: Consideration of Ordinance 2016-005, To Be Entitled: "An Ordinance To Amend Various Chapters Of The City Of Franklin, Tennessee, Zoning Ordinance Pertaining To The Approval Of Development Plans, Site Plans And Vested Property Rights."; (05/26/16 FMPC 9-0; 06/14/16 BOMA 8-0) SECOND OF THREE READINGS

**Commissioner McLemore moved, seconded by Commissioner Harrison that Ordinance 2016-005 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**

**A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to adjourn. 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