



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 25, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent 1 - Lindsey

MINUTES

1. Approval of the March 28, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 3-28-19.rtf](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the March 28, 2019, minutes, as presented. The motion carried by the following vote:

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

Absent: 1 - Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there will be a Special Joint Conceptual Workshop on June 19, 2019 (12-4pm) at Eastern Flank. This workshop is related to the draft Zoning Ordinance that will be released in May. She also announced that Item 38, the Carothers Crossing West Development Plan, has requested deferral until the next FMPC meeting on May 23, 2019, and to add this to the Consent Agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Allen moved, seconded by Commissioner Harrison, to approve Items 2-27 and items 38-43, as presented, on the Consent Agenda. Item 38 was added to the Consent Agenda to defer the item to the next FMPC meeting on May 23, 2019. The motion carried by the following vote:

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

Absent: 1 - Lindsey

SITE PLAN SURETIES

2. Amelia Park PUD Subdivision, site plan, sections 2-6; reduce and extend the performance agreement for landscaping section 4 and landscaping section 6 improvements to October 24, 2019; extend the performance agreement for landscaping section 3 and landscaping buffer management improvements to October 24, 2019; extend the performance agreement for landscaping section 5 improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
3. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Phase 2B improvements; extend the maintenance agreement for landscaping Phase 2C and landscaping Phase 2D improvements to April 23, 2020; extend the performance agreement for landscaping Phase 2A improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

6. Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.
7. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
8. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements to April 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.
9. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and drainage improvements to April 23, 2020; release the performance agreement for access improvements. (CONSENT AGENDA)

This Planning Item was approved.
10. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements to April 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.
11. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.
12. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 25; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
16. Highlands at Ladd Park PUD Subdivision, site plan, section 32; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. Nichol Mill Lofts PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
19. Peak 10 Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
20. Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
21. Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

22. Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
23. Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
24. Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
25. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
26. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
27. Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

PLANS OF SERVICES AND ANNEXATIONS

28. Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee; Establishing a Public Hearing of June 25, 2019. (04/25/19 FMPC 7-1)

Attachments: [MAP_RES30+21.pdf](#)

[2019-21 RES Bennett Property Annexation_with Maps.Law](#)

[Approved.pdf](#)

[MAP_ENVISIONFRANKLIN.pdf](#)

[MAP- REFUGECENTER.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Resolution 2019-21 is a City of Franklin drafted plan of services for the annexed property being considered as part of the Refuge Center Development Plan. The Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of 6.99 acres.

This property is contiguous to the city limits in the southeast quadrant along the western property line of this parcel. The property is adjacent to the Williamson County Agricultural Expo Center. This property is within the Regional Commerce Design Concept in Envision Franklin, and the applicant's desire to develop this property as a limited office use would be supported by Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for the Plan of Service.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke concerning Item 28:

- 1. Steve Abernathy, 152 Clyde Circle - In favor of. Stated that the Refuge Center will be an asset to the neighborhood by providing community service.*
- 2. Joey Blakely, 4334 and 4338 Long Lane - Opposed. Concerned about sewer plans running through his property and the effect on property values.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble provided a packet for the Commissioners. This exhibit will be added to the record. Mr. Gamble stated the last page of the packet shows the three options for the sewer. He stated that Option C follows the City of Franklin's Engineering Department's Master Plan for sewer. This plan is the longest and most costly. He stated the property owners had agreed to work with the Refuge Center to provide sewer. The sewer manhole is located on Long Lane at the Moss Property PUD. Mr. Gamble stated that they did not want to abandon Options A and B, but Option C is a viable sewer route. He stated they did not have any objection with the Plan of Services. Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution

2019-21 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she knew the City could condemn property to put in infrastructure. She asked if it was the understanding that this project would not request Option A or B for the sewer.

Mr. Gamble stated they had looked at plats, topography and property lines, and they know those are gravity options. He stated they had not discussed the acquisition of easements with the neighbors. He stated that they had not requested or offered money for the purchase of an easement at this time. This would only be done after the property was acquired.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-21 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

29. Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB); Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1; 05/14/19 WS) FIRST OF THREE READINGS

Attachments: [MAP RES30+21](#)

[2019-30 RES Refuge Center annexation with Map and Survey.Law Approved 2.pdf](#)
[18-036 long lane.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the site proposed to be annexed is 6.99 acres and adjacent to the City of Franklin's southeastern boundary, immediately east of the Williamson County Agricultural Center. The property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce uses. A separate Zoning request, Development Plan, and Plan of Services accompany this annexation request. The associated development proposed in this location is the Refuge Center (counseling office).

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for annexation.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke concerning Item 29:

- 1. Michelle Sutton, 316 Irvine Lane - Opposed. Concerned about property values.*
- 2. Joey Blakely, 4334 and 4338 Long Lane - Opposed. Would like to discuss the overlay.*
- 3. Greg Ross, 4321 Long Lane - Opposed. Concerned about traffic and stated the location is not appropriate.*
- 4. Dwaine Allison, Tract 4 Long Lane - Opposed. Concerned about the shooting range that is located on his property.*
- 5. Sarah Eichelman, 447 Finnhorse Lane - In favor of. Stated will benefit community.*
- 6. Carl Roberts, 1202 Scramblers Knob - In favor of. Stated he was a former Board member. Addressed property value concerns.*
- 7. Eric Bauer, 701 Meeting Street - In favor of. Stated this facility will make Franklin a better place to live.*
- 8. Julie Vaughn Abernathy, 152 Clyde Circle - In favor of. Life-long resident who stated this change will help the neighborhood.*
- 9. Anita Pringle, 3085 Commonwealth Drive in Spring Hill - In favor of. Clinical Director of The Refuge Center. She stated that the GO PUD zoning would provide restrictions for the present and future uses of the property.*
- 10. Pike Williams, 518 Hope Ave - In favor of. Staff member at The Refuge Center. Stated that this facility would provide a peaceful, tranquil place.*
- 11. Amy Alexander, 3846 Somers Lane in Thompson Station - In favor of. Executive Director and Co-Founder of The Refuge Center. Stated this facility will have a positive impact on the community. Stated over 3000 people were helped last year.*
- 12. Jennifer Thomas-Gillett, 1024 Rochelle Ave - In favor of. She is the Co-Founder of The Refuge Center. Stated that they need a permanent home. She stated this building will be built to maximum build out, with no future additions.*
- 13. Michael Bennett, 2076 Scenic Gulf Drive (Florida) - In favor of. Mr. Bennett is the*

owner of the property. He stated that they wanted to sell to a project that would benefit the city and give back to the community.

14. Madeleine Shore, 4225 Harding Pike - In favor of. Stated that she is the Assistant Clinical Director at the center. She stated The Refuge paid for a traffic study even though it was not required. She stated that the traffic study would have little effect on Long Lane. She stated that The Refuge Center will pay for a turn lane into the center.

15. Kristen Patel, 1235 Concord Hunt Drive - In favor of. Stated that 60% of the land would be untouched and would provide walking trails.

16. Jenna Elrod, 7104 Commonwealth Circle - In favor of. Served as volunteer and employee for the center. Stated that this facility would enable people to heal from trauma.

17. Lisa Prisock-Allen, 312 Godfrey Court - In favor of. Stated she was a former Board member and also lives in the surrounding neighborhood.

18. Shelley Moeller, 4655 Harpeth Peytonsville Road - In favor of. Stated the facility will make a great neighbor.

19. Ken Davis - In favor of. Stated he was a client of the The Refuge Center. He wanted to address any concerns about the possibility of increased crime.

20. J. Edward Campbell, 1809 Turning Wheel Lane - In favor of. Spoke about the importance of the counseling center to the community. He stated that there will be no overnight residents. He stated that the facility will provide a retreat and privacy for the clients.

21. Nicole Smith, 4044 Sweetberry Drive - In favor of. Stated she was on the Board for the center. Stated the facility was for everyone and would provide a safe place to heal.

22. Karthi Sviramulu, 1001 Ryecroft Lane - Opposed. Stated he was concerned about the risk of increased crime and traffic.

23. Sheshan, neighbor - Opposed. Stated he was concerned about increased crime and property values.

24. Robert Malloy, 158 Hobbs Drive - Opposed. Stated he supported the mission of the center but not the location because of traffic concerns.

25. Ken Carr, 621 Patriot Lane - In favor of. Stated he was a minister at Brentwood Baptist and he refers people to The Refuge Center.

26. Bryan Doleshel, 560 St. John Place - In favor of. Stated he is a current neighbor of the center in Forrest Crossing. He stated there has been no effect on the property values or safety concerns.

27. Scott Myers, 4322 Long Lane - Opposed. Stated he lives across from the proposed location and will be impacted more than anyone. He is concerned about traffic issues on Long Lane. Stated they believed there were restrictions and covenants attached to the property.

28. Elizabeth Edwards - In favor of. Stated she is a staff member at the center.

29. Sarah Oglesby, 1001 Beamon Drive - Opposed. Stated this is a residential area that should stay residential. Invited the Commissioners to visit the site. Concerned about property values.

30. Megan Peak, 1056 Memorial Drive - Opposed. Stated that this is not the right location for The Refuge Center. She has concerns about property values and safety.

31. Greg Ross, 4321 Long Lane - Opposed. He stated he is against the location because the area should stay residential. His was concerned about increased traffic and having a large commercial building next door.

32. Matt Toy, 3003 Braintree Drive - In favor of. Stated the facility will help the community and make a better life in the city.

33. Linda Crockett, 805 West End Circle - In favor of. She stated she embraced the change to Franklin and supported the organization.

34. Sarah Oglesby, 1001 Beamon Drive - Opposed. Stated she would like to talk about fund raising to find another location for the facility.

35. Megan Ammon, 2179 Edward Curd Lane - In favor of. Stated she was a

representative of the construction company. She stated the facility would help people in the community.

36. Chris Hamilton, 1550 McEwen Drive - In favor of. Stated the center is important to help the community. Stated he was involved in the search for the future location of The Refuge Center.

37. Paula Flint, 145 Herald Court - Opposed. She stated that traffic is already difficult on Long Lane, and this would add more traffic.

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble referred to page two of the packet and stated this property is within the Urban Growth Boundary (UGB). He stated that the annexation of this property has been planned for some time. They have researched, with the title attorney, any codes, covenants, deeds and restrictions which had been referred to by the neighbors. There were none recorded with the County. Mr. Gamble called the Register of Deeds himself. The current land owner is not aware of any covenants for the property. Mr. Gamble referred to the first graphic and stated that the Land Use Plan (Envision Franklin) calls for Regional Commerce. The second graphic shows that Envision Franklin height map which allows for a height of six stories. He discussed that there are many layers of Envision Franklin that are applicable to this property for compatibility. Mr. Gamble stated that they are asking for a PUD so that the commitments (including height, character, structure, setbacks, form, mass, scale) are controlled by the Planning Commission and the Board of Mayor and Aldermen (BOMA). Mr. Gamble discussed details why Regional Commerce was appropriate for this property. He referred to a map which showed Long Lane going over Interstate 65 to Berry Farms. He stated the future of that Long Lane is changing. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-30 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen responded to a comment made by citizen Joey Blakely. She stated at an earlier meeting where this plan was presented, she mentioned that the presentation did not show everything about the property. She stated on page 3 of Mr. Gamble's handout, there is an HHO, that is height overlay for hillsides, that covers over half of this property. She stated this would not be appropriate for the types of buildings such as a six story building. She stated, in referring to her comments at the earlier presentation, the HHO (Hillside Overlay) information was not shown. If you look at this with the height overlay map, this would not work. She also stated that there many people who spoke about the worthiness of The Refuge Center. She stated she has concerns about the location and the road where there are blind spots and steepness. She also mentioned concern about the proximity to the new school. She stated this did not seem to be an appropriate location for the center.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-30 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

REZONINGS AND DEVELOPMENT PLANS

30. Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD); Establishing a Public Hearing on June 25, 2019. (04/25/19 FMPC 7-1, 05/14/19 WS) FIRST OF THREE READINGS

Attachments: [MAP- REFUGE CENTER.pdf](#)
[2019-09 ORD_ Refuge Center Rezoning Step2_ZoneOrdinance_with map and survey.Law Approved 2 FullSet_ RefugeCenterDevPlan.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP_BennettPropertyAnnexation.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the requested zoning for this parcel is General Office (GO). A separate Resolution 2019-29 accompanies this zoning request for the corresponding Development Plan.

Staff looks to Envision Franklin for guidance. Envision Franklin places this area into two separate design concepts. The developable portions of the site are in Regional Commerce.

"The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas."

The Regional Commerce Design Concept was applied to this area based on the City of Franklin's Capital Improvement Plan for roadway improvements. As part(s) of a future TIP project, Carothers Parkway and Peytonsville Road will be extended and Long Lane improved with a flyover over I-65. These future roadway improvements would be supportive of more intensive uses with appropriate transitions to the existing neighborhoods and residences in this area.

The other design concept for this property is Conservation. A portion of this site contains a protected hillside with slopes exceeding 14%. This area was designated on previous planning efforts conducted by the City of Franklin as worthy of preservation as part of the Hillside Protection Overlay (HHO).

Staff feels that zoning this property General Office (GO) with Hillside Overlay meets the goals of Envision Franklin to protect the hillside and provide a transition to existing neighborhoods. The associated Development Plan will also highlight these transitions.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for the rezoning.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke

concerning Item 30.

1. *Joey Blakely - Opposed. Stated that there is a private covenant for the land. He stated that this is a residential area in the County.*
2. *Dwaine Allison - Opposed. Stated should preserve residential zoning for those who live there.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated they spent a lot of time discussing with the Planning Department staff what zoning would be appropriate. He stated that the General Office zoning has the greatest number of restraints and the fewest number of uses. For more control, the PUD zoning will limit the height to two stories and will establish greater setbacks. There will be tree preservation buffers and additional landscape buffers. They had a traffic study conducted. To address community concerns, The Refuge Center will be providing a turn lane. Also, Mr. Gamble stated that at this facility there will be no overnight stays or pharmaceutical sales. Mr. Gamble asked for the support of the Commission.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-09 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-09 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

31. Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center; Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1)

Attachments: [MAP- REFUGECENTER.pdf](#)

[2019-29 RES Step Two \(2\) PUD Development Plan for Refuge Center PUD Subdivision with exhibits.Law Approved 2.pdf](#)
[RefugeCenter_DevPlanConditions of Approval_01.pdf](#)

[ARCH RefugeCenter.pdf](#)

[FullSet_RefugeCenterDevPlan.pdf](#)

[19-04-09 FMPC Public Notice Affidavit.pdf](#)

[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Envision Franklin identifies two design concepts for the site. The key goals for this property are to transition in intensity and to protect the natural features.

The Development plan will regulate the building form, placement on site, and overall access to the site. The development plan and General Office zoning complies with Envision Franklin by:

- 1. Providing the least intensive commercial zoning on this site;*
- 2. Providing an office building with Residential Design features and scale;*
- 3. Clustering all development on the portions of the lot under the Regional Commerce design concept;*
- 4. Preserving the portion of the lot covered by the Conservation Design Concept; and*
- 5. Providing an additional landscape screen and compatible setbacks along Long Lane to mitigate the transition of uses from Single Family Residential to an office use on this site.*

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke:

- 1. Joey Blakely - Opposed. Stated he believed this was a miscalculation in Envision Franklin and needed to be re-evaluated.*
- 2. Scott Myers, 4322 Long Lane - Opposed. Stated they will fight this if approved. He stated Liberty Pike was a better location for the facility.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble referred to page four of the packet. He stated that they will provide dark sky lighting in the parking light which only illuminates the ground. Also, along Long Lane, they will provide a landscape evergreen buffer along the parking lot. Also, Mr. Gamble discussed the distance of the proposed building to the neighbors. He stated they had designed the Master Plan in concert with and compatibility to the residential form to the neighbors across the street. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-29 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-29 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

32. *Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey.Law Approved](#)
[SURVEY - 16-097\(11-30-16\)](#)

Mr. Christopher Andrews, Principal Planner, stated that the applicant is requesting a rezoning of 14.88 acres from Specific Development - Variety (SD-X) District to Specific Development - Variety (SD-X 2.02 / 95,618) District. The subject property is the Silver Grace PUD Subdivision, approved in 2009. The zoning is being updated to accurately reflect the assisted living facility as an institutional use rather than a residential use, an addition of assisted living space, and to establish a residential density. The total residential unit count remains the same, in that three single family lots are being re-assigned as cottage units.

The proposed additional square footage for the expansion of the assisted living facility is internal to the site and is supported as a use within Envision Franklin's Multifamily Residential design concept.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Gary Keckley, owner of the property. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2019-07 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Franks that Ordinance 2019-07 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

33. Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-28 RES_Silver Grace PUD Subdivision Development_with Map and Survey.Law Approved](#)
[COA-6949-Conditions of Approval_01](#)
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)
[SURVEY - 16-097\(11-30-16\)](#)

Mr. Christopher Andrews, Principal Planner, stated that the applicant is requesting a revised development plan for the Silver Grace PUD Subdivision (Fountains of Franklin), 14.88 acres. The existing development plan was approved in 2009. The applicant is also requesting that the zoning of the property is being updated to accurately reflect the assisted living facility as an institutional use rather than a residential use, an addition of memory care square footage, and to establish a residential density.

The total residential unit count included in the revision remains the same, however, three single family lots that front Chester Stevens Court are being re-assigned as cottage units. The applicant is also proposing a memory care expansion to the main living facility. This expansion is internal to the site and is supported as a use within Envision Franklin's Multifamily Residential design concept.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Gary Keckley, owner of the property. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-28 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-28 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

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

Absent: 1 - Lindsey

34. *Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave. ; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP-DownsBlvd Rezone.pdf](#)

[ORD 2019-05 Downs and Columbia GC Zone_with map and survey_Law Approved.pdf](#)
[2019-0213_2995606_Boundary_Survey_Sealed.pdf](#)
[COF6913 public notice affidavit 040119.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that this property is located at the northwest corner of the intersection of Downs Blvd and Columbia Ave. The current zoning for these parcels is General Commercial (GC), Light Industrial (LI), and Neighborhood Commercial (NC). The requested zoning for these parcels is to combine all of those into General Commercial (GC).

GC and its associated uses are supported by the Design Concept for this area, which is Neighborhood Mixed Use.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for this rezoning.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mark Spalding, Gresham Smith. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2019-05 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2019-05 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

35. *Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP 420 Bridge St Rezoning](#)
[2019-08 ORD_420 Bridge Street Rezoning_with map and survey.Law](#)
[Approved](#)
[420 Bridge Street Survey](#)

Mr. Joseph Bryan, Planner, stated that the applicant is requesting to rezone the property at 420 Bridge Street from Civic Institutional (CI) to General Commercial (GC). The Fifth Avenue North Design Concept, as outlined in the Envision Franklin Land Use Plan, supports the proposed zoning as GC would allow for local commercial uses, professional and transitional offices to "extend the vibrant downtown core" to this established corridor. The adjacent property on the corner of Bridge Street and 5th Avenue North is already zoned GC. No corresponding site plan or development plan for the property has been submitted at this time.

As a project consideration, the applicant needs to submit a plan with the assistance of a design professional to change the existing occupancy type to the intended use. There may be work to bring the building into compliance for existing or new uses.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Dr. Arthur Constantine. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-08 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-08 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

36. *Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[ORD 2019-10 AUREUM rezoning_with Map and Survey.Law Approved 2019.04.04 Aureum ReZoning.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that this property is currently two tracts totaling 27.19 acres. The Specific Development Variety (SD-X 21.8/1,375,000/700) parcel is 22.04. The smaller 5.15 acre parcel is intended to be used as part of the PUD development plan requirement for parkland dedication and tree canopy preservation and zoned Civic-Institutional (CI).

For the portion of the development zoned SD-X, Envision Franklin recommends a Regional Commerce design concept.

The proposed mix of uses (Attached Residential, Office, and Hotel) as outlined in the Aureum PUD Development Plan (Resolution 2019-31) meet the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Alan Thompson, Ragan Smith. The Applicant stated he was in agreement with the conditions and was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-10 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-10 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

37. Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[RES 2019-31 AUREUM DevPlan_with exhibits.Law Approved 2](#)
[6910 Aureum DP conditions of approval revised 4.22.2019](#)
[FULLSET_AureumDevPlan.pdf](#)
[Layout_Aureum.pdf](#)
[ARCH_AureumDevPlan.pdf](#)
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)
[Updated Sheet C2.2](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Envision Franklin recommends a Regional Commerce Design Concept for this parcel. The intent of the Regional Commerce design concept is to contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

The intended building layout maximizes the building frontage on the internal road in a manner like what was designed for Ovation PUD Subdivision immediately to the east (across Carothers Parkway) and Apex Village PUD Subdivision to the northeast of this site. The uses, which include attached residential, office, and hotel, help to further an integrated mixed-use node from I-65 to Carothers along East McEwen Drive. The design intent of this development complements the existing and planned built environment for this area.

This development plan is intended to transition in building height, massing, and intensity of uses from the north (East McEwen Drive) to the South (Hillside Overlay-HHO) and from East (Carothers Parkway) to West (Tower Circle). The development uses a series of shielded parking, pedestrian plazas/open spaces, and building heights to emphasize the changes in grade of this site.

A total of 480 attached residential dwelling units are proposed with this development. These units are dispersed into 4 separate buildings, clustered at the southwest quadrant of the site (Tower Circle/Ovation Parkway/Edward Curd Lane). The intent of Envision Franklin is met with the conceptual massing elevations and overall site layout as presented with the Development Plan. Massing elevations are included with the development plan. Exact building elevations will be approved at the site plan level but are expected to meet this section of Envision Franklin.

MOS 1 is for Roof Form. The City of Franklin Zoning Ordinance 5.3.5(e)(i) specifies: Attached residential structures shall incorporate roof pitches between 3:12 and 12:12. The applicant has requested all residential structures have flat roofs to achieve an urban form consistent with the building heights proposed in this development (up to 12 stories).

Staff finds flat roofs are appropriate in the context of this development and adjacent developments.

Staff Recommended Approval of Modification of Standards #1.

MOS 2 is for Retaining Wall Materials. The Applicant has requested that MOS 2 be withdrawn. She stated that there would not be a vote on MOS 2.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that Section 2.1.3(2)(g) of the Transportation and Technical Street Standards, and Section 5.10.3(5)(d)(ii) of the Zoning Ordinance both require that lanes used for turning movements within intersections shall maintain a minimum Level of Service D. With the continued development and redevelopment of the Cool Springs area and an above average growth factor, we will see impacts on our traffic network. The already approved background traffic and proposed added density on this property will result in a failed level of service of the McEwen Drive and I-65 Interchange and the McEwen Drive and Carothers Parkway intersection during the AM and PM peak hour. These intersections were modeled to include the future build-out of the integrated growth plan improvements and still result in a failed level of service.

The developer is still required to make substantial improvements to the network that will aid in reducing future delay. These improvements are highlighted in their development plan submittal. Additionally, the Engineering Staff will be bringing forth a proposal to the Board of Mayor and Aldermen for a detailed traffic modeling study for the Cool Springs area. The goal of the study is to provide an updated outlook of the traffic in the area as well as solutions for traffic operations and safety.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Alan Thompson, Ragan Smith. The Applicant stated he agreed with staff comments and was there to answer any questions.

Chair Hathaway asked for a motion for the main motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-31 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a motion for MOS 1.

Commissioner Allen moved, seconded by Commissioner Orr, to approve Modifications of Standards 1.

Chair Hathaway asked for any discussion on the motion to approve MOS 1.

There being none, Chair Hathaway asked for a vote on the motion to approve MOS 1.

The motion to approve MOS 1 carried unanimously.

Chair Hathaway asked for any discussion on the main motion, as amended.

There being none, Chair Hathaway asked for a vote on the main motion, as amended.

The motion to approve the main motion, as amended, carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-31 be recommended, with conditions, to the Board of Mayor and Aldermen for approval. Commissioner Allen moved, seconded by Commissioner Orr, to approve Modifications of Standards 1. The motion to approve MOS 1 carried by the following vote (8-0). The main motion, as amended, carried by the following vote:

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

Absent: 1 - Lindsey

- 38.** Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway.

Attachments: [MAP Carothers Xing West DP rev](#)
[RES 2019-37 Carothers Crossing West_with exhibits.Law](#)
[Approved.pdf](#)
[CCW_Conditions of Approval_01.pdf](#)
[Development Plan Revision 1 Resubmittal](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Applicant had requested to defer this item until the next FMPC meeting on May 23, 2019. She requested that the motion to defer this item be added to the Consent Agenda.

Commissioner Allen moved, seconded by Commissioner Harrison, to add Item 38 to the Consent Agenda to defer the item to the next FMPC meeting on May 23, 2019. The motion carried unanimously.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 39.** Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Subdividing Three Commercial Lots To Support Future Commercial Development, On 38.62 Acres, Located South of Rural Plains Circle and East of Captain Freeman Parkway Within The Berry Farms Development. (CONSENT AGENDA)

Attachments: [BFTC_Sec11Conditions of Approval_01.pdf](#)
[Berry Farms - Section 11_Final Plat](#)
[MAP BFTC Section 11 FP](#)

This Planning Item was approved.

40. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38, Creating 50 Single Family Residential Lots And Two Open Space Lots On 25.25 Acres, Located At Long Lane And Tripp Crescent Drive. (CONSENT AGENDA)

Attachments: [MAP - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)
[COA-6946-Conditions of Approval 01](#)
[PLAT - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)

This Planning Item was approved.

41. Rizer Point PUD Subdivision, Final Plat, Section 6, Creating 8 Single Family Lots On 1.36 Acres Located North And East Of Viola Lane. (CONSENT AGENDA)

Attachments: [MAP - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)
[PLAT - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)

This Planning Item was approved.

42. Ronald Ligon Properties Subdivision, Final Plat, Creating 2 Single-Family Lots, On 0.23 Acres Located At 209 2nd Avenue South And 119 Church Street. (CONSENT AGENDA)

Attachments: [6952 MAP - Ronald Ligon Properties FP](#)
[6952 RONALD LIGON SUBDIVISION FP Survey](#)

This Planning Item was approved.

43. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4, Revising Plat Notes On A Plat Which Previously Created 20 Townhouse Lots, Three Lots Dedicated To Utilities, Drainage, And Access, And One Open-Space Lot, On 15.59 Acres, Located North Of Front Street And East Of Westhaven Boulevard. (CONSENT AGENDA)

Attachments: [MAP - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4](#)
[COA-6955-Conditions of Approval 01](#)
[PLAT - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4 \(Lakeside Condos\)](#)

This Planning Item was approved.

FMPC BYLAWS AMENDMENTS

44. Consideration Of Resolution 2019-26: A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws, regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

Attachments: [Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYLAWS.Law Approved](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that this bylaw amendment adds September to allow to release landscape sureties, while removing the month of November. In March 2018, the FMPC Bylaws were amended to reduce the number of meetings in a year from twelve to eleven. The goal of this change was to avoid scheduling conflicts with multiple holidays at the end of the year.

Staff recommended approval.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-26 be approved.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-26 be approved. The motion carried by the following vote:

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

Absent: 1 - Lindsey

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 9:04 p.m.

Chair, Mike Hathaway