



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 14, 2019

4:30 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0421](#) Development Services Advisory Commission Update

Attachments: [19-0421 Construction Site Maintenance power point.pdf](#)
2. [19-0109](#) Discussion of Possible Incentive Program for Development of New Affordable and Workforce Housing as Recommended by the Housing Commission (2/26 WS)

Sponsors: Tom Marsh and Kathleen Sauseda
Attachments: [HC Incentive Proposal to BOMA 20190514 as of 20190503.pdf](#)
3. [19-0463](#) Consideration of Resolution 2019-44, "A Resolution To Approve The "Battle of Franklin" Marker Text As Relative To The Fuller Story Initiative."

Attachments: [Resolution 2019-44_with Options 1 and 2.Law Approved](#)
[Resolution 2019-15 Marker Placement and Text](#)
4. [19-0324](#) *Consideration Of Procurement Award To Heritage Propane Of Franklin, Tennessee In The Estimated Annual Amount Of \$2,720 For Propane Fuel For Propane-Powered Equipment For The Parks Department (Purchasing Office Procurement Solicitation No. 2019-008; \$39,300 Budgeted For Fleet Fuel In 110-83310-44700 For Fiscal Year 2019; Contract No. 2019-0101)

Sponsors: Lisa Clayton
Attachments: [2019-008 Tabulation of bids](#)
[2019-0101 Procurement Agreement 2019.04.20.1000, signed for VENDOR, with](#)

5. [19-0452](#) Consideration of Resolution 2019-46, A Resolution Approving the "Shadow of the Harpeth" Public Art Installation.
- Sponsors:** Monique McCullough
- Attachments:** [2019-46 RES_Public Art Installation_Shadow of the Harpeth_with Exhibits.Law](#)
 [BOMA Proposal 5_14.pdf](#)
 [E-mail from Harpeth Square.pdf](#)
6. [19-0467](#) *Consideration of a Professional Services Agreement with Barge Design Solutions (COF Contract No. 2019-0139) for the Southeast Municipal Complex Master Plan for an Amount Not to Exceed \$998,000.00
- Sponsors:** Lisa Clayton and Paul Holzen
- Attachments:** [COF 2019-0139 SE PARK DESIGN PSA 19-0467_with Scope.Law Approved.p](#)
7. [19-0475](#) *Consideration of Interlocal Agreement (COF 2018-0283) Between Williamson County Schools and the City of Franklin, Tennessee for the Henpeck Lane Sanitary Sewer Project
- Sponsors:** Eric Stuckey and Paul Holzen
- Attachments:** [COF 2018-0283 HENPECK LANE WILLIAMSON COUNTY AGREEMENT.pdf](#)
8. [19-0477](#) *Consideration of Resolution 2019-48, A Resolution to Award the Construction Contract (COF Contract No. 2019-0093) for the Henpeck Lane Interceptor Sewer Project to Civil Constructors in the Amount of \$2,953,238.00 and to Establish a Project Contingency in the Amount of \$250,000.00
- Sponsors:** Paul Holzen and Michelle Hatcher
- Attachments:** [_Res 2019-48 Civil Constructors_HENPECK LANE.MK.Law Approved 05.10.19](#)
 [HENPECK LANE BID TABS.pdf](#)
9. [19-0017](#) Consideration of Resolution 2019-01, "A Resolution Directing Staff to Proceed with the Flood Insurance Rate Mapping Associated with Ralston Branch". (Referred to 2/12/19 WS from 1/24/19 CIC 4-0; 2/12/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [Res 2019-01 - Ralston Branch_with Exhibit A.Law Approved.pdf](#)
 [BOMA Exhibits.pdf](#)
 [153-050 Liberty Hills Feasibility Study Summary Revised 20190424_combine..](#)

10. [19-0476](#) Consideration of Resolution No. 2019-50 For Professional Engineering And Design Services For Water, Wastewater, And Water Reclamation Projects For The Water Management Department (Purchasing Office Procurement Solicitation No. 2019-014)
- Sponsors:** Michelle Hatcher and Brian Goodwin
- Attachments:** [2019-50 Resolution Selecting Consultants for Contract Negotiations for water w](#)
 [2019-014 Tabulation of submittals 2019.04.27](#)
11. 19-0435 Consideration of Resolution 2019-39, "A DRAFT Resolution Authorizing Condemnation For The Acquisition of Property For the PF Chang's Portion of the Spencer Creek at Franklin Road Sanitary Sewer Project
- Sponsors:** Michelle Hatcher
- Attachments:** RES 2019-39 Condemnation_Spencer Creek Sewer Project_with Exhibit A.Law
12. [19-0323](#) *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
- Sponsors:** Emily Hunter and Joseph Bryan
- Attachments:** [MAP 420 Bridge St Rezoning](#)
 [2019-08 ORD_ 420 Bridge Street Rezoning_with map and survey.Law Approve](#)
 [420 Bridge Street Survey](#)
13. [19-0261](#) *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
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP-DownsBlvd Rezone.pdf](#)
 [ORD 2019-05 Downs and Columbia GC Zone_with map and survey.Law Appro](#)
 [2019-0213_2995606 Bounday Survey Sealed.pdf](#)
 [COF6913 public notice affidavit 040119.pdf](#)

14. [19-0282](#) *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
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey](#)
[SURVEY - 16-097\(11-30-16\)](#)
15. [19-0283](#) 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)
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-28 RES Silver Grace PUD Subdivision Development with Map and Surve](#)
[COA-6949-Conditions of Approval 01](#)
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)
[SURVEY - 16-097\(11-30-16\)](#)
16. [19-0328](#) 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)
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP RES30+21](#)
[2019-30 RES Refuge Center annexation with Map and Survey.Law Approved 2](#)
[18-036 long lane.pdf](#)

17. [19-0329](#) 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)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-09 ORD Refuge Center Rezoning Step2 ZoneOrdinance with map and FullSet RefugeCenterDevPlan.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP BennettPropertyAnnexation.pdf](#)

18. [19-0423](#) 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)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-29 RES Step Two \(2\) PUD Development Plan for Refuge Center PUD Sub 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](#)

19. [18-102](#) 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)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP_RES30+21.pdf](#)
[2019-21 RES Bennett Property Annexation with Maps.Law Approved.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP- REFUGECENTER.pdf](#)

20. [19-0372](#) *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
- Sponsors: Emily Hunter and Amy Diaz-Barriga
- 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](#)
21. [19-0424](#) 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)
- Sponsors: Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga
- 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](#)
22. [19-0514](#) Discussion Concerning the Cool Springs Transportation Planning and Impacts Associated with Development
- Sponsors: Paul Holzen
- Attachments: [IGP Presentation 5-2019 final2.pdf](#)
 [Cool Springs GIS Exhibit_1.pdf](#)
 [Cool Springs GIS Exhibit_2.pdf](#)
23. [19-0515](#) Consideration of DRAFT Road Impact Fee Offset Agreement (COF Contract No 2019-0134) for the Aureum PUD Subdivision with SouthStar, LLC. for Arterial Roadway Improvements to McEwen Drive and Carothers Parkway
- Sponsors: Paul Holzen
- Attachments: [2018.04.10 Aureum Offsite Phasing.pdf](#)

24. [19-0394](#) Consideration of COF Contract No. 2019-0122 Parkland Construction and Dedication Agreement between the City of Franklin and SS-CH Franklin, LLC, the Aureum Development

Sponsors: Lisa Clayton

Attachments: [DRAFT Aureum PUD Parkland Agreement with Corrected Exhibits 05-13-19.pdf](#)

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.