

3. **16-0035** **Consideration of Event Permit for the Heritage Ball sponsored by the Heritage Foundation on September 17, 2016 at Bicentennial Park.**

Lisa Clayton, Parks Director

City Administrator Eric Stuckey explained that if it is determined the Bicentennial Park facilities are not ready, the event would move to Eastern Flank.

4. **16-0032** **Consideration of Event Permit for the Pilgrimage Music and Cultural Festival on September 24-25, 2016 at the Park at Harlinsdale Farm.**

Lisa Clayton, Parks Director

Brant Wood and Kevin Griffin from Pilgrimage were introduced. A video showing the unique use of Harlinsdale was shared. This event will be held again the third weekend of September and the daytime event fit well with the community. The organizers will continue to make this a special event for the community.

5. **16-0045** **Discussion of Masonic Lodge Structural Engineering Analysis Report and Architectural/Preservation Plan Funding Request.**

Alderman Michael Skinner

City Administrator Eric Stuckey stated a request was received late last year for the City of Franklin to participate with Williamson County Government, the State of Tennessee, and the Masonic Hall group in terms of funding the architectural analysis and preservation plan development. (The proposal was included in the agenda packet)

Alderman Skinner shared a brief history of the Masonic Hall which dates back to 1823 or 1826; it is one of the oldest buildings in Franklin. It now has structural problems that need to be addressed. Ald. Skinner is asking that the City support the Masonic Hall's effort to hire a company to do an evaluation of what needs to be done in the building. The request is for a total of \$60,000 (\$15,000 from the City).

Ald. Bransford offered that the building is one of 10 most endangered sites in Tennessee and one of 29 national historical landmarks in Tennessee. Bruce Barker, Chairman of building trustees, stated that the building needs to have an architectural firm, which is well versed for historical landmark evaluations, perform a structural report and plan that keeps the building within the National Historic Landmark compliance. Ald. Skinner shared that the group has formed a 501(c)(3) as a non-profit group to oversee the contributions. Mr. Baker stated that the end goal is an open operations facility that people who are visiting Franklin can tour. Mr. Baker introduced Ms. Rachael Finch, a historian of the property.

Alderman Martin supports the contribution. Alderman Barnhill supports the contribution if tied to the other three (County, State, Masonic group). Asked what the plan was to raise money to get things done after the survey/study. Mr. Barker shared that this is the mission of the 501(c)(3) as well as a fundraising campaign. The study will set the tone for the urgency and the building's use. Ald. Barnhill asked if the building would be open to the public. Mr. Barker explained the first floor would be open to visitors to tell the building's stories and would include an interpretive center with weekly operations. The fraternity would continue to meet in the evenings. Stated there would also be a genealogy center available to the public. He shared this is a three story all-brick building almost 200 years old. They have receipts for windows and furniture dating back to 1820's.

Alderman McLendon stated he couldn't recall the City of Franklin making a donation to a privately held property for the benefit of the property owner and this would be a substantial departure. He says the issue is not the historical significance or preservation of the property, but rather the

appropriate use of taxpayer money to a privately held property. Believes this property is seldom open to the public. It troubles him because this board, and others following this board, will have to determine, "how worthy does the property have to be that we would tax the people and give it to you". Believes this proposal is appropriate for a policy discussion. Questioned if the City's Charter says we can do this. Mr. Barker said they do let people in now to see the building. They are in the historical district and they also struggle with the requirements that come with the property being a national historic landmark. Alderman McLendon made hypothetical comparisons with the Lotz house asking for City financial assistance. Alderman Burger stated that the (Franklin) theatre came to the Board requesting assistance. She explained that although not a role of government, Board members helped to raise money because the theater has historical significance in many ways, but that this building is totally different than the theatre. Ald. Burger stated this is not the role of government to do this. She consistently votes to not donate money to charities and agencies with great causes. She is for historic preservation, but can't support this.

Ald. Skinner reiterated this is for a preliminary study for a significant building. Other buildings in Franklin have been lost because people didn't move forward. Feels this building, too, could be lost. Stated that every year City allocations are given to 501(c)(3)'s who aren't public entities. Offered the use of hotel/motel tax.

Alderman Barnhill inquired what the plan is to raise funds above the \$60,000. Asked what the opinion is of the City Administrator for \$15,000. Mr. Stuckey relayed that after review, the board does make contributions to 501(c)(3)'s; some have a broad implication and others are narrower. It is within the discretion of the board to make a contribution to a community organization. The fact that it is a national historic landmark is a significant differentiating factor; not aware of anything that would prohibit the Board from doing this, but more of a "policy call". Funding can be found in hotel/motel or other funds in general fund.

Alderman Barnhill asked if it would be better to include in the Budget and Finance Committee review process with other contributions. Believes the historical significance of the building overrides concern about getting the \$15,000., but has a concern of a plan that will raise the millions of dollars for renovations. Ald. Barnhill would support the \$15,000 in appropriations if it came through the Budget & Finance Committee review.

Ald. Petersen relayed that it would be hard to find another historical project even close to this project. Mr. Stuckey asked if the expectation is to put this request in the budget process, to take it to the Budget and Finance committee. Mr. Baker said they need the structural analysis and architectural study as soon as possible, and that the county has committed and the lodge has donated.

6. 15-1087 Consideration of RESOLUTION 2015-106, To Be Entitled: A Resolution Approving A Revised Development Plan for Harpeth Square PUD Subdivision With 5 Existing Modification of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street"; Establishing a Public Hearing for February 9, 2016.

Alderman Ann Petersen, FMPC Representative

Several changes are being made to this development plan including adding a property to the limits of the PUD. Increasing the residential entitlements by 9 units and reducing the overall nonresidential square footage of entitlements. Overall use types will remain the same. One new modification of standard is that parkland dedication fees be allowed for use to construct trail or sidewalks for pedestrian connections to Bicentennial Park.

Ald. McLendon asked to clarify that the developer now proposes to earmark money they owe for an amenity that improves their project and asked if the Board has let anyone else do that. Mr. Stuckey responded that the Board has had that with other trail segments but people have also made the improvement within their development and receive the credit as an offset for the contribution. Alderman McLendon stated that we are basically letting a developer set the Board's priority.

Greg Gamble offered that the developer is redoing the road, changing an alignment but currently not building a sidewalk along the river. Mr. Gamble expressed sidewalk connections back to Bicentennial Park are desired. While they are constructing First Avenue, the intent was to use the parkland dedication funds to build the greenway trail that parallels the river. Alderman McLendon

stated these are policy questions. Mr. Stuckey offered this was not very different from when the Board allows offsets. Ald. McLendon said others are done by ordinance, and this is a variance. Mr. Stuckey clarified this is by a modification of standards.

Alderman Skinner offered that we make changes to these priorities all the time. In the end, how much money do we have for each project and sometimes a project of lower value gets plugged into what is approved. One of the highest priorities in the last survey was to have connectivity and trails. This would be a minor accomplishment to connect Bicentennial Park to Franklin Road.

Alderman Petersen expressed the request she made at FMPC was to receive a yes or no by the Board, and that there have been offsets for so many things including the area in the south east quadrant. Subdivisions are giving property and trails in the last five years. Believes building of Fieldstone Park was because of what was going to be next to them. It has been the historic way to handle things.

7. **16-0051 Consideration of a Request by Harpeth Associates to Occupy a Portion of the Second Avenue Public Right-of-Way for the Purpose of Offering Valet Parking to Guests of the Hotel Proposed in the Harpeth Square Redevelopment Project.**

Eric Stuckey & Vernon Gerth

Alderman Petersen expressed concern since it will be out on the street. Mr. Stuckey clarified the developer is using a mix of their property and Right of Way. Greg Gamble explained that the plan's current version shows 2nd Ave Right of Way would extend more to Second Ave. Second Ave has the widest Right of Way of any of the streets in downtown other than Main Street. The proposal is to shift the line back so all the valet section would be on hotel property. Ald. Petersen asked about sidewalks.

Mr. Gamble described the valet area has a canopy cover and will include a 13 foot wide pedestrian easement with landscaping and benches.

Mr. Vernon Gerth explained code for public sidewalks. Tonight's endorsement of valet section for the hotel downtown would generate a draft resolution for approval by the Board.

Alderman McLendon asked how much right of way is being requested to which Mr. Gamble explained there would be none in the new revision. Currently no 'on street' parking there now. No loss of sidewalk, just relocation.

Alderman Peterson pointed out that the plan shows three street parking places and asked how this affects parking for the bank. Mr. Gamble explained the plan is to provide 3 parallel spaces with one being handicapped. Also providing 601 parking spaces in parking garage.

8. **15-1086 *Consideration of ORDINANCE 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street"; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

No discussion

9. **15-1089 Consideration of RESOLUTION 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For the Property Located East of Carothers Parkway and North Of Liberty Pike, 1214 Liberty Pike by the City of Franklin, Tennessee"; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

Josh King of the Planning Department explained the only change is that building 2 is moved forward closer to Carothers.

10. 15-1092 **Consideration of RESOLUTION 2015-100, To Be Entitled: "A Resolution Approving A Development Plan Revision For McKay's Mill PUD Subdivision, For The Property Located North of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive"; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

Josh King of the Planning Department explained this is addition of a daycare use at 2100 Oxford Glen Drive. No further discussion.

11. 15-1096 ***Consideration of ORDINANCE 2015-61, To Be Entitled: "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled "Required Open Space Set-Aside" And Subsection 5.5.3 (3)"; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

This is amending the zoning ordinance by removing the private open space set aside option for fee-in-lieu section. There are three parts that will change. The first is that this ordinance removes the section that would allow for a developer to pay a fee "in-lieu-of" for a required private open space. The last two parts would be amending the table and the definition.

12. 16-0017 ***Consideration of ORDINANCE 2015-75 (RESOLUTION 2015-107) To Be Entitled, "A Resolution and Ordinance to Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

No Discussion

13. 16-0015 ***Consideration of ORDINANCE 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road and East of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East"; Establishing a Public Hearing for February 9, 2016.**

Alderman Ann Petersen, FMPC Representative

Alderman McLendon stated he will support this because it is west of Wilson Pike.

14. 16-0021 Consideration of RESOLUTION 2015-73 To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City of Franklin, Tennessee": Establishing a Public Hearing for February 9, 2016.
- Alderman Ann Petersen, FMPC Representative
- No discussion
15. 16-0022 Consideration of RESOLUTION 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And The Property Immediately Adjacent To The East"; Establishing a Public Hearing for February 9, 2016.
- Alderman Ann Petersen, FMPC Representative
- No discussion
16. 16-0023 *Consideration of ORDINANCE 2015-79, To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road"; Establishing a Public Hearing for February 9, 2016.
- Alderman Ann Petersen, FMPC Representative
- Staff explained these 3 properties total about 10 acres and is being recommended to implement the Land Use Plan.
17. 15-0899 Consideration of ORDINANCE 2015-51, As Amended, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7 (5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6(3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non-Residential Structures"; Establishing Second Reading and a Public Hearing for February 9, 2016.
- Alderman Ann Petersen, FMPC Representative
- Josh King of the Planning Department explained that the Planning Commission unanimously approved the revised Ordinance from the Board's December 8, 2015 meeting. Ald. Skinner felt this should be looked at closer so people wouldn't get a gas station right next to their residence.
18. 16-0001 Consideration of ORDINANCE 2015-78 To Be Entitled: "An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street."
- Alderman Ann Petersen, FMPC Representative

19. 16-0005 **Consideration of RESOLUTION 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, For The Property Located East of Columbia Avenue and North of Gist Street, 117 Gist."**

Alderman Ann Petersen, FMPC Representative

Items 18 and 19 were discussed together. Brad Baumgartner of the Planning Department explained that FMPC voted to disapprove these items. Eric Stuckey explained that the applicant had asked about deferring this item; he advised not to defer the item as it is a work session only item and there may be people who want to speak to it. The Board would not be voting on these at this evening's 7:00 meeting. First reading of the Ordinance to rezone would be at the January 26th Board meeting. Alderman Skinner explained this is a deep lot that faces Gist Street where a smaller home was torn down and a larger home built with the intention to build a second home. The problem became a required access through Battlefield drive; not much room on that section with not enough parking. The proximity and how close the second home that would be built would back up too close to the existing homes.

Sandra Lee, 229 Adams Court. Sandra opposes the division of the 4.5 acre lot. Stated she is personally affected as her property borders 117 gist; her property sits in the middle of Battlefield Drive. Believes it would be an invasion of privacy as she only has 5-6 ft green space around her home now. The giant home to be built would face the back of her home and the neighbors would be looking into their windows. Ms. Lee said all neighboring property owners oppose this development and that a petition had been signed by 33 neighbors. The Addison Group and Garden Gate Homes are acutely aware of this opposition to these two proposals yet they continue to demand rezoning.

Bill Munson, 233 Adams Court. Has two issues. His biggest issue is privacy because his large front window faces the front of the proposed home. The front of the proposed home does not face the street. From a density perspective, the home could be built. The second issue is a 10' stormwater easement that experiences a lot of ponding during mild rain incidents. Parking for guests and emergency vehicles is also a concern. He experienced a time where 9 emergency vehicles were at his home on Adams Court; Two units were called and the fire chief called off the 2nd unit.

Alderman Petersen added that there is no way for it to face Battlefield Drive; it's going to face the front or back of a home. This was also a reason not to approve "flag lots" in the future.

20. 16-0048 **Presentation of the Comprehensive Transportation Plan and Discussion of Proposed Transit and Bike/Pedestrian Plan.**

Paul Holzen, Engineering Director

Paul Holzen shared the purpose of the presentation is to give the Board an overview of the proposed Transit, Bike, and Pedestrian plan. At the end of the month staff intends to present an overall draft plan at a joint conceptual workshop, then another public meeting in early February, a Board Work session in the later part of February and afterwards Board approval so it can be placed on the FMPC agenda. Discussed the transit plan slide and existing fixed route service. Gave hours for each route during the week. Transit on demand operates on weekdays. The Franklin- Nashville bus commuter service (91x) has limited services. Key observations: not a lot of transit services in residential areas, access to and from bus stops is limited due to sidewalks and trails not being available. Future activity centers – job growth and population will continue to go at a rapid pace. Will need to implement transit throughout the city. Many recommendations in CTNP is the work that the TMA Group has already done. Options include a flex route option, an arterial route option, and a circulator option. A Cool Springs Transit Task Force has been organized of which Mayor Moore is a member. Suggested recommendations is increase opportunities to residential areas, increase hours of operation, partner with employers, improve commuter services and incorporate Transit into the transit infrastructure. Ald. Peterson made note that sidewalks not available in many areas. She said there are many, many areas with sidewalks and we need to look at those that are already out there. Mr. Stuckey pointed out more of the arterial roads, or heavily traveled roads have the gaps; the idea is to work on how to connect neighborhoods.

The bike and pedestrian plan's focus is the parks and greenway trails off of the roadway. Objective was to identify gaps and make recommendations for improvements. Spoke on facility definitions. This is important for the Board's vision to be shared with the developer. Ald. Peterson pointed out that the downtown plan doesn't show many sidewalks, yet feels there are sidewalks all over downtown. Paul acknowledged an exhibit is missing that shows all the sidewalks. The detailed exhibit shows essentially every road has a sidewalk; will make sure it is included in the final plan. Alderman Petersen also mentioned that the Ralston Lane extension is worthy of discussion along with many other areas such as a bridge across the river to Del Rio. Paul continued that there are 14 typical road way cross sections (typical sections) in the streets specifications. Every proposed section has a proposed trail or bike lane; they all have options to have transit facilities or transit stops added. Also providing sections that could include parking. The local streets and minor collector streets are proposing generally 3 lanes, including the center turn lane. The arterial roadways in the major collector would have a smaller 36' median the arterial roadways would have the 46' median. The presentation was an overall summary and staff hopes to bring the updated plan back for a joint discussion with the Planning Commission and Board.

Mayor asked the Board to formulate questions for the next work session and send to Paul Holzen.

21. 16-0049 Summary of Carlisle Lane Typical Sections, Project Limits and Cost Estimates.

Mr. Stuckey explained that the Board asked for options, ideas, and other elements for adjustment of Carlisle Lane as it relates to potential additional development in the area as well as higher density. Vernon Gerth offered a brief background. He shared that the development pushes out to the extremities of the community. The lack of a policy now is, "the last development 'in' would make the improvement". Mr. Melz is proposing a 20 unit development subdivision and significant improvements are needed to Carlisle Lane. Duncan and Associates has been commissioned to look at what a framework would be for road impact fees for arterials and include collector roads. Staff would like some funding mechanism that would help to continue to grow the community. Two to three different frameworks will be brought back to the Board.

Paul offered a few different options. The first was an approved alignment study cost. \$3 Million to do this per City standards. The open ditch option, which does include sidewalks was estimated at a cost of \$3 million due to additional right of way for utility locations, additional impacts, additional damages due to property owners. These estimates were compared with TDOT estimates; staff did not see much cost savings going this route. The bare minimum to correct horizontal curves in the roadway to improve safety would be \$1.2 million which includes no sidewalk, but allows for curb and gutter and building of the roadway, and improves the safety of the alignment. The last option at a cost of \$950,000 is to improve three out of four curves and make most of the improvements. This brings the City a lot closer to the final solution. Staff approves of the development plan, but cannot move forward to support rezonings and additional density without the ability long term to be able to do this. Under the existing zoning, only 3 houses would be allowed. Alderman Barnhill had requested seeing the cost. The safety of road needs to be done. He doesn't believe the City has \$3 million to do this. Alderman Barnhill believes that curve 4 is the worst, and is really the one that needs straightening out. This option would cost approximately \$1.3 million.

**22. 15-1047 Continued Discussion Regarding City of Franklin Citizen Survey.
Eric Stuckey and Michael Walters Young
Deferred to January 26, 2016**

**23. 15-1078 Consideration of RESOLUTION 2015-102, A Resolution Amending the Table of Organization for the Building and Neighborhood Services (BNS) Department
Chris Bridgewater and BNS Department**

No discussion.

24. 16-0058 **Consideration of RESOLUTION 2016-01, A Resolution To Affirm Compliance With Federal Title VI Regulations.**

Eric Stuckey, City Administrator

No discussion

25. 16-0062 **Proposed 2016 Calendar of Meetings.**

Eric Stuckey, City Administrator

Deferred to January 26, 2016.

Other Business

None

Adjournment

Work Session adjourned @ 7:03



Dr. Ken Moore, Mayor

Minutes prepared by: Lanaii Benne, Assistant City Recorder, City Administrator's Office - updated 2/2/2016 10:04 AM