



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, April 27, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, and Commissioner Orr

Absent 2 - Chairperson Hathaway, and Commissioner Harrison

MINUTES

1. [17-0349](#) Approval of the March 23, 2017 FMPC minutes.

Attachments: [March 23 2017 DRAFT FMPC Minutes](#)

Commissioner Orr moved, seconded by Commissioner McLemore to approve the March 23, 2017 Minutes as presented. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Vice-Chair Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Vice-Chair Lindsey asked for announcements from Staff. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr to approve Items 2,3,5-18, and 25-28 on the Initial Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

Approval of the Consent Agenda

Commissioner Gregory recused herself from Item 4.

A motion was made by Commissioner Allen, seconded by Alderman Petersen to approve Item 4 on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, and Commissioner Orr

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. [17-0323](#) Amelia Park PUD Subdivision, site plan, sections 2-6; accept the landscaping section 2 improvements, release the performance agreement and establish a maintenance agreement for one year; reduce and extend the performance agreement for landscaping section 3 improvements for six months; extend the performance agreement for landscaping section 4 improvements for one year; extend the performance agreement for landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. [17-0324](#) Artessa PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

4. [17-0325](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
Commissioner Gregory recused herself from this item.
This Planning Item was approved.
5. [17-0326](#) Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. [17-0327](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. [17-0328](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
8. [17-0329](#) Galleria Commercial Complex Subdivision, site plan, lot 9, revision 1 (Town Place Suites); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
9. [17-0330](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. [17-0331](#) Highlands at Ladd Park PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. [17-0332](#) Highlands at Ladd Park PUD Subdivision, site plan, section 12; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

12. [17-0333](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. [17-0334](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. [17-0335](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
15. [17-0336](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); accept the sidewalk and access improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements for eleven months. (CONSENT AGENDA)
This Planning Item was approved.
16. [17-0337](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
17. [17-0338](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
18. [17-0339](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

19. [17-0311](#) PUBLIC HEARING: Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0)

Attachments: [Ordinance 2017-11 John B McEwen Addition Subd RZ 1226 Adams Map](#)
[2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance](#)
[6395 1226 Adams Street Rezoning package](#)

Mr. Brad Baumgartner stated the applicant is requesting a rezoning of the property at 1226 Adams Street from the existing R-3 zoning district to SD-R 4.7 to allow for the construction of a second single-family house. The property falls under the Historic Residential design concept in Envision Franklin. Envision Franklin states that historic buildings that contribute to the street should be preserved and rehabilitated over demolition and replacement. The development plan retains the contributing 1910 historic structure listed on the National Register of Historic Places.

Splitting the lot to create a second buildable lot is in keeping with the context of lot sizes on this side of the block. The proposed new dwelling has a character and height that complement the character of the block, as well. There is an accompanying development plan also on tonight's agenda (COF# 6386).

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

Vice-Chair Lindsey asked for citizen comments.

Mr. John Shaw, lives three houses away from 1226 Adams Street, fully supports what Garden Gate Homes is doing. He feels Garden Gate Homes is adding a great deal of improvement to that area.

Adam Crunk, Crunk Engineering, was there to represent the Applicant. Mr. Crunk stated that he agreed with the Staff recommendation and was available answer any questions or concerns.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-11 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

20. [17-0313](#) PUBLIC HEARING: Consideration of Resolution 2017-21, To Be Entitled: "A Resolution Approving A Development Plan For The John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street." (04/27/17 FMPC 7-0, 5/9/17 WS)

Attachments: [Resolution 2017-21 John B McEwen Addition Subd DP 1226 Adams Map](#)
[1226 Adams DP Conditions of Approval 01](#)
[John B McEwen Development Plan package](#)
[Plan Layout and Elevations for John B McEwen Development Plan](#)
[2017-21 John B McEwen PUD 1226 Adams St DP Resolution_with Attachment.Law Approved 2](#)

Mr. Baumgartner stated the applicant is proposing a development plan that will include two houses on the property currently located at 1226 Adams Street. The lot is a larger lot and the proposed subdivision is keeping within the lot patterns of the area. The lot sizes (approximately 9,000 square feet each) are consistent with the lots on the same side of the block and match the context of the existing neighborhood. The existing house is a one and one-half story ca. 1910 and is a contributing structure to the National Register. Envision Franklin recommends preserving historic structures, such as this one. The plan has been updated since it was presented at Joint Conceptual Workshop, and now specifically states that the existing house will remain.

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

Vice-Chair Lindsey asked for citizen comments. There were none.

Adam Crunk, Crunk Engineering, was there to represent the Applicant. Mr. Crunk stated that he was available to answer any questions or concerns.

Vice-Chair Lindsey asked for a motion on this item.

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-21 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

21. [17-0312](#) Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: [Ordinance 2017-13 Shadow Green RZ Map](#)
[2017-13 Shadow Green Ordinance, with Map.Law Approved 4](#)
[Shadow Green Rezoning package](#)

Mr. Baumgartner stated the applicant is requesting a rezoning from Light Industrial to SD-R 5.0. This proposal straddles the previous Land Use Plan and the recently-adopted Envision Franklin. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the "Big Houses" achieving 16 units per building. Under the previous Land Use Plan, Big House was not defined, and a broader interpretation was taken. Now, the Envision Franklin "big house" dwelling type definition limits the number of dwellings to four per building to better reflect the scale of a single-family neighborhood. Also, the Envision Franklin design concept for this parcel is Mixed Residential, which supports single family, big houses, duplexes, and townhomes, but not multifamily. The timing of the development plan submittal was significantly delayed while the Mack Hatcher alignment was worked out with TDOT, and, therefore, staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment, which allowed for the broader interpretation of "big house". The development plan is accompanying this rezoning (COF# 6389).

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

Vice-Chair Lindsey asked for citizen comments. There were none.

Keli Frymire, Gamble Design Collaborative, was there to represent the Applicant. Ms. Frymire stated that she was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner McLemore moved, seconded by Commissioner Franks, that Ordinance 2017-13 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

22. [17-0314](#) Consideration Of Resolution 2017-20, To Be Entitled: "A Resolution Approving A Development Plan For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: [Resolution 2017-20 Shadow Green DP Map](#)
[2017-20 RES Shadow Green PUD with attachment.Law Approved 3](#)
[Shadow Green DP Conditions of Approval 01](#)
[Shadow Green Development Plan package](#)
[elevations Shadow Green Development Plan package](#)
[Site Layout Shadow Green Development Plan](#)

Mr. Baumgartner stated the applicant is proposing to construct 22 townhomes and 10 multi-family apartment buildings for a total of 182 residences. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the "Big Houses" achieving 16 units per building.

Mr. Baumgartner stated the townhomes will match the existing town homes constructed in the Through the Green PUD Subdivision. The site borders the proposed location of Mack Hatcher Parkway in the southwest portion of the property. The site will connect to future Mack Hatcher and to the Through the Green Subdivision.

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

Vice-Chair Lindsey asked for citizen comments. There were none.

Keli Frymire, Gamble Design Collaborative, was there to represent the Applicant. Ms. Frymire stated that she was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2017-20 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

23. [17-0348](#) PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (04/27/17 FMPC 7-0, 5/9/17 WS)

Attachments: [2017-18 RES RiverbluffPUDSubdivision with Map.pdf](#)
 [MAP_RiverbluffPUD.pdf](#)
 [Riverbluff Conditions of Approval 01.pdf](#)
 [COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf](#)
 [Elevations.pdf](#)

Mr. Josh King stated that the applicant is proposing to remove a 1.72-acre parcel from the Riverbluff PUD Development Plan. The removal of the 1.72 acre parcel from the development has no determinantal impacts to the development.

Mr. King stated that Envision Franklin calls for a single family design concept in this area. This revised development plan complies with the spirit and intent of the site design and form guidelines.

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

Vice-Chair Lindsey asked for citizen comments. There were none.

Jason Goddard, Design Studio, was there to represent the Applicant. Mr. Goddard stated that he was available to answer any questions or comments.

Vice-Chair Lindsey asked if there was a motion for this item.

Alderman Petersen moved, seconded by Commissioner Franks that Item 23 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked if there was any discussion.

Commissioner Orr asked if there would still be enough open space with this lot being removed.

Jason Goddard confirmed that there would still be enough open space.

The motion carried unanimously (7-0).

Alderman Petersen moved, seconded by Commissioner Franks, that Resolution 2017-18 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

24. [17-0343](#) Gateway Village PUD Subdivision, Development Plan, Revision 6, Lot 136, A 15,421 Square-Foot Commercial Office On 1.16 Acres, Located At 3020 Stansberry Lane.

Attachments: [MAP_GatewayVillage_Lot136.pdf](#)
[GV_Conditions of Approval_01.pdf](#)
[Gateway Village Lot 136 Office Development Plans.pdf](#)
[LayoutSheet.pdf](#)
[Elevations.pdf](#)
[SiteSheet.pdf](#)

Mr. King stated that the applicant is proposing to construct a two-story commercial office building on lot 136 within the Gateway Village PUD Subdivision. Envision Franklin calls for parallel parking along low volume streets internal to the subdivision. The original development plan called for head-in style parking along the internal street. Staff is willing to support this deviation from the Envision Franklin guidelines due to the existing approved development plan and the amount of the development that has been completed.

Staff recommends approval, with conditions.

Vice-Chair Lindsey asked for citizen comments. There were none.

Jason Morelock, Morelock Engineering, was there to represent the Applicant. Mr. Morelock stated he agreed with all Staff comments and was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner Orr moved, seconded by Commissioner Allen, that Item 24 be approved with conditions. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. [17-0342](#) Downs Boulevard Properties Subdivision, Site Plan, Lot 4, A 53,595 Square-Foot, Two-Story Commercial Building On 1.23 Acres, Located At 472 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAPTempleFitnessSP.pdf](#)
[Downs Conditions of Approval 01.pdf](#)
[6192 Temple Fitness Construction Plans.pdf](#)
[Elevations.pdf](#)

This Planning Item was approved.

26. [17-0350](#) The Standard At Cool Springs Subdivision, Final Plat, Revision 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP_StandardAtCoolSprings.pdf](#)
[Standard Conditions of Approval 01.pdf](#)
[3546118 STANDARD RESUB PLAT 2017 0406.pdf](#)

This Planning Item was approved.

27. [17-0302](#) Tap Roots Hills PUD Subdivision, Final Plat, Section 3, 17 Single-Family Lots On 5.00 Acres, Located Near The Intersection Of Market Street And Clovercroft Road. (CONSENT AGENDA)

Attachments: [MAP 6393 Tap Root Hills PUD Subd, FP, Sec 3](#)
[Tap Root Hills, FP, Sec 3 Conditions of Approval 01](#)
[Tap Root Hills, FP, Sec 3 Plat](#)

This Planning Item was approved.

28. [17-0322](#) Williamson Square Subdivision, Final Plat, Section 1, Revision 5, Subdividing Lot 9 Into Two Lots, On 17.28 Acres, Located At 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [MAP 6390 Williamson Square Sub, FP, Sec 1, Rev 5](#)
[Williamson Sq FP, Sec 1, Rev 5 Conditions of Approval 01](#)
[Williamson Square Resubdivision of Lot 9 Final Plat](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

29. [17-0316](#) PUBLIC HEARING: Consideration of Ordinance 2017-08, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings." (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0)

Attachments: [ORD 2017-08 Amend Chapter 5 Building Design and Standards Law Approved](#)

Mr. James Svoboda stated the purpose of Ordinance 2017-08 is to amend the Zoning Ordinance to revise the building design standards in Chapter 5 to remove the 200-foot maximum length for attached residential buildings. Mr. Svoboda stated that this requirement has not been as effective as originally intended.

The BOMA and FMPC have approved numerous requests for modifications from the maximum facade length requirement since the requirement was originally enacted in 2008. Removing the maximum facade length requirement will eliminate the need for modifications, and will not negatively impact the effectiveness of the attached residential building and site design standards.

Staff recommends approval of Ordinance 2017-08 to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for citizen comments. There were none.

Vice-Chair Lindsey asked if there was a motion for this item.

Alderman Petersen moved, seconded by Commissioner McLemore, that this item be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked if there was any discussion for this item.

The following discussion ensued:

Commissioner Orr asked what the new maximum facade length would be and how limits would be set.

Mr. Svoboda stated there are other design standards that would set the limits.

Commissioner Orr and Alderman Petersen stated that greater facade lengths had been approved in the past.

Commissioner Gregory and Commissioner Allen asked what design standard criteria would limit the length.

Emily Hunter, Director of the Planning and Sustainability Department, stated that there are many pages in the Design Standards concerning this issue. Specifically, the architectural facade has to be broken up to look like multiple buildings, but this is the only standard that would pertain on attached residential. Dependent upon the type of development, for example, a multi-family development where there are multiple buildings proposed, then there must be different designs and the length is included, but maximum lengths are not addressed.

Commissioner Allen asked Ms. Hunter if the Staff was comfortable that this Ordinance would still allow length limits to be set.

Ms. Hunter confirmed that she was comfortable. She also stated that there had never been a Modification of Standards that was turned down concerning this issue. She also stated that the PUD developments need to receive approval by both the Planning Commission and the Board of Mayor and Aldermen. If there are future concerns, then the Commissioners would have time to comment and address those concerns.

Commissioner Franks asked if this was not limiting the number of units for one-level multi-family units. He used Winstead as an example.

Ms. Hunter stated that this Ordinance did not address that issue.

Vice-Chair Lindsey asked if there was any further discussion. Seeing none, he asked for the vote.

The motion carried unanimously (7-0).

Alderman Petersen moved, seconded by Commissioner McLemore, that Ordinance 2017-08 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

NON-AGENDA ITEMS

Vice-Chair Lindsey asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:23 p.m.

Chair, Mike Hathaway

Commissioner Allen moved, seconded by Commissioner Orr, that the meeting be adjourned.

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0