



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, July 27, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the June 22, 2017 FMPC Minutes.

Attachments: [DRAFT- FMPC minutes 6-22-17](#)

Commissioner Harrison moved, seconded by Commissioner Allen to approve the minutes from June 22, 2017 as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

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, introduced Larry Mizell, Land Planner for City of Franklin. Mr. Mizell addressed the Commission. He stated that he was leaving his current position to become the Planning Director for the City of Mt. Juliet. He thanked the Commission for their service. Ms. Hunter added that Mr. Mizell had served the Planning Department and City of Franklin for ten years. Chair Hathaway thanked Mr. Mizell for his service.

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 Initial Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve items 2,3,4,5,16,17,19 and 20 as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

Approval of the Secondary Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve items 14 and 15 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months.
(CONSENT AGENDA)

This Planning Item was approved.

ANNEXATIONS AND PLAN OF SERVICES

6. PUBLIC HEARING: Consideration of Resolution 2017-13, To Be Entitled:
“A Resolution Adopting A Plan Of Services For The Annexation Of Portions
Of Bushnell And Bates Properties, By The City Of Franklin, Tennessee”
(07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: [BushnellFarm AnnexMap.pdf](#)

[2017-13 RES Revised Plan of Services Bushnell and Bates with
Map.Law Approved \(2\).pdf](#)

Mr. Josh King stated that this property is contiguous to the city limits along the eastern property line. A separate Annexation request, Zoning request, and Development Plan accompany this request for a Plan of Services.

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

Chair Hathaway asked for citizen comments. There were none.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant and stated he was there to answer any questions.

Chair Hathaway asked for a motion.

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

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

7. PUBLIC HEARING: Consideration Of Resolution 2017-50 / Ordinance 2017-34, To Be Entitled, "A Resolution And Ordinance To Annex Portions Of The Bushnell And Bates Properties, Consisting Of 9.75 Acres, Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)." Establishing a Public Hearing Date of September 12, 2017. (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0) FIRST OF THREE READINGS

Attachments: [BushnellFarm AnnexMap.pdf](#)

[REV 2017-50 RES and 2017-34 ORD Busnell Farm annexation with Map.Law Approved 3.pdf](#)

Mr. King stated that the site proposed to be annexed is adjacent to the City of Franklin's southern boundary. A separate Zoning request, Development Plan, and Plan of Service accompany this annexation request.

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

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to Item 7. Mr. Egbert purchased the property located at 1521 Lewisburg Pike in the fall of 2016. His property was shown as part of the current annexation description. He stated that his property is not to be included with the annexation of the proposed property. Mr. Egbert also stated that Tennessee Department of Environment & Conservation (TDEC) had included part of his property in the study of the wetlands. He stated that TDEC did not obtain his permission to conduct this study on his land.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. Mr. Haas addressed Mr. Egbert's statement. Mr. Haas stated a survey was legally conducted on the property. He stated that the pond on the farm does touch some of Mr. Egbert's property. He also stated that Letters of Concurrence had been obtained and that all requirements had been met in regards to TDEC.

Chair Hathaway asked for a motion.

Commissioner Harrison asked for a legal view from Ms. Shauna Billingsley, City Attorney, regarding if this was a land dispute. Ms. Billingsley stated that she could not address the issue at this time.

Commissioner Allen stated that they should not proceed until any address issues were resolved.

Mr. King stated that the proposed property to be annexed was a vacant lot and had never had a physical address assigned.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that properties in resolutions and ordinances are not given a physical address. The parcel number is used with a physical description.

Commissioner Allen stated that if there is any confusion concerning the proposed

property and Mr. Egbert's property address, 1521 Lewisburg Pike, she will not support the annexation.

Mr. Haas stated that currently there is only a legal description for the proposed development that does not include Mr. Egbert's property. He stated that a legal address is only assigned after the site plan is approved.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-50/Ordinance 2017-34 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked for clarification pertaining to Mr. Egbert's property at 1521 Lewisburg Pike. Commissioner Lindsey stated that the resolution referred to the property as "at 1495 and 1521 Lewisburg Pike".

Mr. Vernon Gerth, Assistant City Administrator of Development Services, stated that properties are addressed during the time a plat is established. He stated that any address confusion will be addressed.

Commissioner Franks stated that this was only an annexation request, and there would be more discussion during the site plan approval.

Alderman Petersen stated that the documentation stated that the proposed property was "located at 1495 and 1521 Lewisburg Pike" and should have stated that the property was "located between 1495 and 1521 Lewisburg Pike". She stated she would like to propose an amendment to the main motion to change the description of the property.

Commissioner Franks asked Mr. Egbert to clarify.

Mr. Egbert stated that TDEC was under the impression that both parcels were under the same ownership. He also stated, again, that TDEC was never given permission to conduct environmental studies on his land.

Ms. Billingsley stated that the amendment should change the first Whereas clause from "at" to "between". Alderman Petersen stated that the incorrect description was also on other documents.

Alderman Petersen moved, seconded by Commissioner Allen, to amend the main motion to revise the first Whereas to read, "properties located between 1495 and 1521 Lewisburg Pike".

Chair Hathaway then asked for a vote on the motion to amend the main motion. The motion carried unanimously (9-0).

Commissioner Gregory asked to confirm that this amendment would take Mr. Egbert's property out of the description, and that Mr. Egbert's property was not in the shaded area of the map.

Ms. Hunter stated that the ordinance includes a correct description of the proposed property to be annexed. However, there is a Whereas statement with an incorrect description. She stated the Whereas statement would be corrected with the amendment.

Chair Hathaway then asked for a vote on the main motion, as amended. The motion, as amended, carried unanimously (9-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-50/Ordinance 2017-34 be recommended to the Board of Mayor and Aldermen for approval. Alderman Petersen moved, seconded by Commissioner Allen, to amend the main motion to revise the first Whereas to read, "properties located between 1495 and 1521 Lewisburg Pike". The motion to amend carried unanimously (9-0). The main motion, as amended, carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

8. PUBLIC HEARING: Consideration Of Ordinance 2017-35, To Be Entitled: "An Ordinance To Zone 9.75 Acres To Specific Development - Residential (SD-R 2.05) District, Goose Creek Character Area Overlay -5 (GCCO-5), And Conventional Standards, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike." (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0) SECOND OF THREE READINGS

Attachments: [MAPBushnellRezone.pdf](#)

[Ord 2017-35 Bushnell Annexation_Dev Plan_with MapLAW APPROVED\(3\).pdf](#)
[2017.07.06 - COF 6470 Bushnell Farm Rezoning.pdf](#)

Mr. King stated that this property is located between 1495 and 1521 Lewisburg Pike. He stated that the ordinance in front of the Commissioners had the same typo on the first whereas clause that was discussed in Item 7 (using an "at" instead of "between").

Envision Franklin recommends a Conservation Subdivision Design Concept for this area. The accompanying Development Plan meets the intent of the Conservation Subdivision as outlined in the Development Plan.

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

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to the rezoning of Item 8. He stated that the foundation of the rezoning was evaluating the wetlands of the property. He again stated that he never gave TDEC permission to conduct environmental surveys on the land. He requested that the rezoning request be denied.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. Mr. Haas stated that the plan was started eighteen months prior. He stated that even though Envision Franklin had not been approved, they agreed to work within the guidelines of the Envision Franklin conservation subdivision. Mr. Haas requested approval for Item 8.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-35 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen stated that this was a recommendation to the Board of Mayor and Aldermen (BOMA). She stated that this process was not complete until it was approved by BOMA. She also commented to Staff that some corrections needed to be addressed. She stated that the density of 2.9 dwelling units per acre was not correct. She also stated that the printouts stated that 1521 Lewisburg Pike was included and should be corrected to say "between 1495 and 1521 Lewisburg Pike" instead of "at 1495 and 1521 Lewisburg Pike". She said the property line dividing the pond should be better outlined.

Ms. Hunter stated that those items would be corrected. She stated that the Engineering Department had only received a Letter of Concurrence from TDEC, and the Planning Department was not aware about any of the issues discussed pertaining to this property.

Commissioner Orr stated that the issues regarding the wetlands were not relevant to the

rezoning issue.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to revise the first Whereas to read, "properties located between" the two addresses. She also stated the amendment should include the correction pertaining to the density. Commissioner Orr agreed to the addition to the motion. Chair Hathaway stated this was now a proper adjusted amendment, and asked for a vote on the amendment to the main motion. The motion carried unanimously (9-0).

Chair Hathaway asked for a vote on the main motion, as amended. The motion carried unanimously (9-0).

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-35 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to revise the first Whereas to read "properties located between" the two addresses and to correct the density. The motion to amend carried unanimously (9-0). The main motion, as amended, carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

9. PUBLIC HEARING: Consideration Of Resolution 2017-51, To Be Entitled: "A Resolution Approving A Development Plan For Bushnell Farm PUD Subdivision, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."; (07/27/17 FMPC recommended approval but motion failed 3-6; 08/08/17 WS)

Attachments: [MAPBushnelldevPlan.pdf](#)
[RES 2017-51_with map LAW APPROVED \(3\).pdf](#)
[Bushnell Conditions of Approval 01.pdf](#)
[2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf](#)
[Layout Bushnell.pdf](#)
[Elevations Bushnell.pdf](#)
[2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf](#)
[TIA Review BushnellFarm.pdf](#)
[BigHouseConcept.pdf](#)

Mr. King stated that Envision Franklin recommends a Conservation Subdivision design concept for the entire block of Lewisburg Pike south of the existing entrance to Stream Valley Subdivision.

This subdivision maintains the 50 percent open space requirement by maintaining a setback on Lewisburg Pike consistent with the historical development pattern, by clustering open space around the existing farm pond/wetlands, and by providing additional tree protection space along the boundary between this proposed subdivision and the existing Stream Valley Subdivision.

This development is meeting the intent of the special area consideration by maintaining contiguous open space along Lewisburg Pike, surrounding the existing farm pond, and further preserving an existing tree row on the eastern edge of the property abutting Stream Valley Subdivision.

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

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to Item 9. He restated that TDEC did not have permission to enter or conduct environmental surveys on his land. He also expressed concern how the development will affect the quality of life at his home.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. He stated that there are 12 conditions they have met for the development plan. Condition #12 addresses the environmental assessment as they move toward the site plan. He stated that the property line goes through the middle of the pond. He stated that the property lines would not be altered.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2017-51 be recommended to the Board of Mayor and Aldermen for approval, with

conditions.

Commissioner Orr stated that he could not support the plan as drawn with the Big House concept.

Alderman Petersen stated that the development plan submittal had a section stating, "Parcel ID, 1521 Lewisburg Pike property owners - Bushnell".

Mr. King stated that the information, which Alderman Petersen was referring to, was current at the time the plan was submitted. He stated that the property transaction with Mr. Egbert took place after the exhibit was prepared by the Applicant.

Chair Hathaway asked for a vote on the main motion. The motion failed by a vote of (3-6).

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2017-51 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion failed by the following vote:

Aye: 3 - Commissioner McLemore, Commissioner Franks, and Commissioner Harrison

No: 6 - Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Chairing: 0

10. PUBLIC HEARING: Consideration Of Ordinance 2017-37, To Be Entitled: "An Ordinance To Rezone 6.38 Acres From Specific Development- Residential (SD-R 0.0) District To Specific Development- Residential (SD-R 10.0) District For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive." (07/27/17 FMPC 9-0, 08/08/17 WS & 1st BOMA Reading 7-0) SECOND OF THREE READINGS

Attachments: [Ord 2017-37 Chickasaw, Rezoning Map](#)
[Ord 2017-37 Chickasaw Rezoning with Map.Law Approved](#)
[20170630 Rezoning Resubmittal 6475 1716-07](#)

Mr. Baumgartner stated that the applicant is requesting a rezoning of the property to allow for the construction of forty-eight (48) attached senior living homes. Envision Franklin supports the rezoning request through the special consideration section for Mixed Residential, where it states: "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans." There is an accompanying development plan on tonight's agenda (COF# 6476).

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

Chair Hathaway asked for citizen comments. There were none.

Mr. Darrell James, James + Associates, was there to represent the Applicant, and stated he was there to answer any questions. He requested approval for the rezoning.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-37 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

11. PUBLIC HEARING: Consideration Of Resolution 2017-53, To Be Entitled: "A Resolution Approving A Development Plan For Chickasaw PUD Subdivision, For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive."; (07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: [Res 2017-53 Chickasaw PUD Subd, Dev Plan Map](#)
[Res 2017-53 Chickasaw DP_with Map.Law Approved](#)
[Chickasaw Conditions of Approval 02](#)
[Chickasaw Layout](#)
[Chickasaw Architecture](#)
[Chickasaw DP Plan](#)

Mr. Baumgartner stated that the applicant is proposing a single structure consisting of forty-eight (48) senior living attached units. The proposed development will connect a vehicular drive to the other Franklin Housing Authority owned property to the South and will provide a pedestrian connection to Jim Warren Park to the north. The property is located within the Mixed Residential Design Concept within Envision Franklin, of which there is a special consideration that states: "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans." Staff finds that the proposed plan meets the principles of Envision Franklin.

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

Chair Hathaway asked for citizen comments. There were none.

Mr. Darrell James, James + Associates, was there to represent the Applicant, and stated he was there to answer any questions. Mr. James asked for approval of Item 11.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-53 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

12. PUBLIC HEARING: Consideration Of Ordinance 2017-36, To Be Entitled: "An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road." (07/27/17 FMPC 8-0; 08/08/17 BOMA 1st Reading 7-0) FIRST OF THREE READINGS

Attachments: [MAP 6463 Berry Farms Town Ctr PUD Sub, HPO Rezoning, Sec 7, Lot 7110](#)
[ORD 2017-36 Berry Farms HPO Rezoning Sec 7, Lot 7110 with Map.Law Approved](#)
[6463 2017-07-06 Lot 7110 Rezoning Resubmittal](#)

Mr. Joseph Bryan stated that this lot contains the physical remains of the homestead known as "Rural Plains," including the 1830s-era brick Federal-style building and several outbuildings.

In recognition of the property's historic significance, the Rural Plains portion of the Berry Farms Subdivision concept plan was approved in 2004 with a condition stating that "in conjunction with the preparation of the final plat that includes the Rural Plains' home site with surrounding outbuildings, the lot on which those structures are located shall be rezoned with a Historic Preservation (HP) District." The final plat was filed recently, which now allows for the consideration of HPO district rezoning.

The HZC recommended a favorable recommendation to the FMPC and the Board of Mayor and Aldermen (BOMA) for the rezoning of this property into the HPO district at the June 12, 2017, meeting.

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

Chair Hathaway asked for citizen comments. There were none.

Commissioner Gregory recused herself from Item 12.

Mr. Ryan McMaster, Kimley-Horn, was there to represent the Applicant, and stated he would like to request a favorable recommendation to BOMA.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2017-36 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

Chairing: 0

13. PUBLIC HEARING: Consideration of Resolution 2017-54, To Be Entitled: "A Resolution Approving A PUD Development Plan For Williamson County Medical Center, For The Property Located North Of Murfreesboro Road And West Of Carothers Parkway, 4321 Carothers Parkway"; (07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: [MAP_WMC.pdf](#)
[2017-54 RES_Williamson Medical_with Map.Law Approved.pdf](#)
[WilliamsonMedical_COA](#)
[WMC_Elevations.pdf](#)
[Layout_WMC.pdf](#)
[WMCDevPlan.pdf](#)

Mr. King stated that Envision Franklin recommends a Regional Commerce concept district in this area. Envision Franklin contains a special area consideration for the area along Carothers Parkway between Murfreesboro Road and Liberty Pike.

The proposed development meets the intent of the special area consideration by providing for an expansion of the hospital's outpatient medical facilities and office in this location.

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

Chair Hathaway asked for citizen comments. There were none.

Mr. Andrew Johnson, Smith Seckman Reid, Inc., was there to represent the Applicant. He stated that the hospital would like to say thank you for consideration, and that they requested approval.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2017-54 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7107 and 7110, Shifting Lot Lines Between Two Lots, on 4.22 Acres, Located South of Old Peytonsville Road and East of Berry Farms Crossing. (CONSENT AGENDA)

Attachments: [MAP_BFTCLot7107_7110.pdf](#)
[554716002_2017-06-30_Berry Farms - Section 7 - Revision II_Final Plat.pdf](#)
[6468_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

15. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7098 and 7112, Consolidating Two Lots Into One Open Space Lot On .90 Acres, Located North of Rural Plains Circle and East of Berry Farms Crossing. (CONSENT AGENDA)

Attachments: [MAP_BFTCLot7098&7112.pdf](#)
[PLAT_Lots 7098 & 7112_Final Plat.pdf](#)
[BFTC_Lot7098_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

16. Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

Attachments: [Creekstone Commons PUD Subd SP Rev 1 Lots 7 8 High Hopes School Map](#)
[Creekstone Commons, SP Rev 1 Lots 7 8 High Hopes Conditions of Approval](#)
[Creekstone Commons High Hope Layout](#)
[Creekstone Commons High Hopes Arch](#)
[HighHopes Site Plan Resubmittal 07.06.2017](#)

This Planning Item was approved.

17. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6, Dedicating Right-Of-Way On 1.16 Acres, Located At The Southwest Corner Of Franklin Road And Lynwood Way. (CONSENT AGENDA)

Attachments: [MAP_GatewayVillage_136.pdf](#)
[PLAT_Lot136_17-008PLAT-18x24.pdf](#)
[Conditions of Approval_01](#)

This Planning Item was approved.

18. Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Attachments: [SplendorRidgePP.pdf](#)
[Splendor Ridge Prelim Plat 7.6.2017.pdf](#)
[Conditions of Approval 04.pdf](#)
[Floodplain Exhibit.pdf](#)
[031317 Historic Zoning Commission Minutes](#)
[Resident Letter - File ID 17-0551 - Item 20.pdf](#)

Mr. King stated that this item had been deferred at the Planning Commission meeting on June 22, 2017. The proposed trail segment between the Harpeth River and the existing subdivision along Lancaster Drive has been removed from the plan set.

Staff recommended approval, with conditions.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 18:

- 1. Martin Dunn, 147 Lancaster Drive, spoke against Item 18. Mr. Dunn stated concerns about the number and size of the proposed lots.*
- 2. Elbert Cox, 182 Lancaster Drive, spoke against Item 18. Mr. Cox stated concerns about the stormwater buffer specifically referring to 10 proposed lots.*
- 3. Bob Plummer, 126 Lancaster Drive, spoke against Item 18. Mr. Plummer stated concerns about the increase in the number of homes and traffic.*
- 4. Adam Ballash (represented Friends of Franklin Parks), 122 Adams Court, spoke in favor of Item 18. Mr. Ballash asked the Commission to follow the Envision Franklin plan to support infill developments.*
- 5. Ed Ossi, 118 Lancaster Drive, spoke against Item 18. Mr. Ossi stated concerns about the proposed lot sizes vs. the lot sizes in Harpeth Meadows. He also stated that the southern entrance (construction entrance) should be used for the development entrance.*
- 6. Dave Spaulding, 106 Parsons Place, spoke against Item 18. Mr. Spaulding stated concerns about the safety of people walking and biking along Parsons Place. He stated that if the entrance has to be through Parsons Place and Lancaster Drive, the City should widen the roads and add sidewalks.*
- 7. Mary Pearce, 103 Woodview Court, spoke in favor of Item 18. Ms. Pearce stated that the larger lot is to save the historic home and barn which are on the National Register.*

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated that he had met repeated with Staff and other interested parties to make sure all requirements were met. He stated that the plans included needed several easements. He stated that all of Staff's comments and conditions had been accepted. Regarding the building design, he stated that the Historic Zoning Commission (HZC) will review each lot

in Splendor Ridge. The HZC will especially consider the transition from one to two story designs. He stated that the original home is part of the 27.5 acres, and they are not asking for any modifications of standards. Mr. Gamble stated that he had spoken with Mr. Paul Holzen, Director of Engineering, to consider a left turn lane from Franklin Road onto Lancaster Road. Mr. Gamble stated this will be considered with the Franklin Road improvements that are to be under construction in the next two years.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 18 be approved, with conditions.

Commissioner Orr asked if the 19 lots would be single family detached homes. Mr. Gamble confirmed this.

Commissioner McLemore and Commissioner Allen asked to discuss the stormwater issue.

Mr. Gamble stated there is currently a sewer line that crosses the bank of the river which takes up a 30-foot easement. He stated that an 80-foot buffer was needed. The buffer was compromised by the sewer line and tree clearing. The development provides and additional buffer near the river and bridge. This is an alternative site for the buffer. The plan has two buffer zones. The first zone buffer must be 60-feet. The second buffer can be averaged. The development will regrade the area to address stormwater running toward Lancaster. He stated that the drain pipe on Lancaster Drive may need to be upgraded to a 36 inch over the current 24 inch.

Commissioner Lindsey asked if the stormwater will flow toward Harlinsdale Park.

A discussion about the flow of the stormwater ensued between Commissioner Lindsey, Commissioner McLemore, and Commissioner Allen. It was stated that the water flowing onto the horsefields will be controlled with the new design.

Commissioner Lindsey asked the Engineering staff if the footage length for the buffers could be averaged.

Mr. Jimmy Wiseman, Assistant Director of Engineering, confirmed that the first zone buffer must be 60-feet in length. He stated that the length of the second buffer could be averaged.

Commissioner Lindsey stated that Parsons Place was in a 50 year flood plain, and access out of the floodplain was limited. He stated they should look at raising the level of Parsons Place out of the flood plain. He also stated that it was unusual to rely on a gravel road for emergency access.

Mr. Gamble stated that the current gravel road would be paved and an emergency entrance gate added. He stated that this would be an additional benefit by allowing emergency service vehicles with a second access to the area. He stated that Parsons Place was the only place for an entrance that Staff would allow. Commissioner Lindsey asked if Parsons Place could be raised above flood level. Mr. Gamble stated that the stormwater needs would be addressed in more detail at a later date.

Commissioner Franks asked why the construction entrance would not come off

Lancaster Drive.

Mr. Gamble stated that the construction access would be through the horse lane road, not Lancaster Drive.

Chair Hathaway called for a vote on the motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 18 be approved, with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

- 19.** Westhaven PUD Subdivision, Final Plat, Section 46, Creating 28 Single-Family Lots On 5.54 Acres, Located At 1000 Cheltenham Avenue. (CONSENT AGENDA)

Attachments: [MAP 6465 Westhaven FP Sec 46](#)
[6465 Westhaven Sec 46 FP Conditions of Approval_01](#)
[COF 6465 WH Sec 46 Final Plat](#)

This Planning Item was approved.

- 20.** Westhaven PUD Subdivision, Final Plat, Section 48, Creating 16 Single-Family Residential Lots On 5.15 Acres, Located At The Intersection Of Jasper Avenue And Clifton Street. (CONSENT AGENDA)

Attachments: [MAP 6466 Westhaven FP Sec 48](#)
[6466 Westhaven Sec 48 FP Conditions of Approval_01](#)
[COF 6466 WG Sec 48 Final Plat](#)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other 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 8:09 p.m.

Chair, Mike Hathaway