



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, August 24, 2017

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent** 1 - Commissioner Lindsey

MINUTES

1. Approval of the July 27, 2017, FMPC Minutes.

Attachments: [DRAFT - FMPC Minutes 7-27-2017](#)

Chair Hathaway stated that Vice-Chair Roger Lindsey would not be at the meeting. Commissioner Harrison moved, and Commissioner McLemore seconded, to elect Alderman Petersen as interim Vice-Chair for the meeting. The motion carried unanimously (8-0).

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from July 27, 2017, as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

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. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Items 2,11,12, and 13 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

SITE PLAN SURETIES

2. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

PLANS OF SERVICE AND ANNEXATIONS

3. Consideration Of Resolution 2017-55, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of A Portion Of Ridgeway Drive Right-Of-Way, By The City Of Franklin, Tennessee"; Establishing a Public Hearing for October 24, 2017. (08/24/17 FMPC 8-0)

Attachments: [MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[MAP_OctoberPark_All.pdf](#)
[2017-55 RES RidgewayDrivePOS_with Map.Law Approved.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)

Mr. Josh King, Principal Planner, stated that this is a proposed annexation for a section of Ridgeway Drive located between the proposed Colletta Park Subdivision and the October Park PUD Subdivision. The Plan of Service (POS) is required as part of the annexation and establishes how the City will provide services to this parcel which is entirely right of way.

Chair Hathaway addressed the audience that these items relate to multiple projects. This first vote is for the POS. He asked the audience to think about their comments and keep them in context with the proper item. He also stated that each citizen would have two minutes to make their comments.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 3:

- 1. Pam Moehle, 1115 Ridgeway Drive, spoke against Item 3 due to traffic and safety concerns for the 23 homeowners. If annexed, the City needs to put sidewalks, curb and gutter, speed bumps and three way stop signs.*
- 2. Alan Gleason, 1157 Cross Creek, spoke against Item 3 and wanted to know who was actually requesting the annexation.*
- 3. Susan Caplen, 1991 Beacon Hill Drive, spoke against Item 3 and stated that this process was taking a toll on the residents.*
- 4. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 3 due to traffic and safety concerns for children.*

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 3 be recommended to the Board of Mayor and Aldermen (BOMA).

Alderman Petersen stated that she understood this particular piece was located between two City properties, and the City was proposing to add a sewer line. She stated there was a problem with the Plan of Service (POS) for annexing a roadway. She stated she had never heard of annexing just a road. She stated that she could agree with the City of Franklin (COF) for annexing the small piece which bordered the City property. She also stated there was a conflict between two of the maps. Commissioner Allen agreed that there was a discrepancy between the maps.

Mr. King stated that he had created the maps. He stated that he had mistakenly put the boundary line on the wrong parcel. He stated that the legal description was correct.

Commissioner Allen and Alderman Petersen stated that this vote was not the final say-so. It was just a vote for a favorable recommendation to BOMA.

The Applicant for Item 3 is the City of Franklin (COF).

Commissioner Allen stated that she would like to hear the reasoning for the annexation.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated the City had annexed right of way before when there was property on both sides where the City maintains the street. She stated there are other situations where the City had annexed sections of a road, such as sections of Clovercroft Road and Highway 96 West associated with Westhaven. She deferred to Mr. Vernon Gerth for further explanation.

Mr. Vernon Gerth, Assistant City Administrator, stated that the City faced challenges in the recent annexation laws. Previously, cities could grow their community by planning how they would grow their infrastructure into the Urban Growth Boundary (UGB). Recently, the State Legislature stated that property could only be annexed into the city if the property owner wanted it. The question is how to enforce the Zoning Ordinance and grow the community. In the case of the right of the way, the City asked the County's legal counsel if a local jurisdiction has the ability to annex a right of way in the County. Also, they asked if the City had to seek the County's approval. On June 22, 2017, the County's response stated that the City could annex the County right of way. Mr. Gerth also asked the County for an answer to the following question: If the City does not annex the right of way, does the County Highway Supervisor have the ability to block or barricade the road? The County confirmed that the County Highway Supervisor has the right to block the road. Currently, the County Highway Supervisor has recommended not to provide any connection to Beacon Hill and to put an emergency gate access on Stanford Drive. This is in conflict to the COF Zoning Ordinance. He stated he wanted the Planning Commissioners to understand what options are available. He stated that there are limitations, such as the road's topography and drainage ditches. If the City extended sewer down Ridgeway Drive, then the residents would have access. This would be much more costly if done at a later date. Also, if Ridgeway Drive was annexed, the City could put a traffic signal at the end of the road onto Highway 96 if needed. Mr. Gerth stated that if the City could not grow the UGB, then the City may have to rethink the areas that will be served. He also stated that the County contacted the City earlier that week to state that they may be backtracking on their response on June 22nd.

Commissioner McLemore asked if sidewalks would be added with improvements.

Mr. Gerth stated that Mr. Gamble would address this at the development plan. If annexed, the decision would be up to BOMA.

Alderman Petersen stated that this road had ditches that are not always next to the road. The conditions of the roads and the topography may have a slope that are not built to COF standards. She also stated that this road was not expected to carry high amounts of traffic. She stated that she could agree to the annexation of the small part of the road with city property on both sides, but not beyond that point into the County.

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-55 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 Gregory,
Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner
Orr, and Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

4. Consideration Of Resolution 2017-56/Ordinance 2017-39, To Be Entitled: "A Resolution And Ordinance To Annex 0.37 Acres Of Ridgeway Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC 7-1)

Attachments: [MAP_OctoberPark_All.pdf](#)
[MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)
[2017-56 RES and 2017-39 ORD Annex ROW Ridgeway Drive with Map.Law Approved.pdf](#)
[Reso_OrdtoAnnex.docx](#)

Mr. King stated that this is the Resolution and Ordinance to physically annex the property that was just discussed under Item 3.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 4:

1. Susan Caplen, 1991 Beacon Hill Drive, spoke against Item 4 and stated concerns about emergency access and the annexation process for County roads.

Mr. Vernon Gerth addressed Ms. Caplen's question. He stated that based upon communication from the County's legal counsel on June 22nd, it is the City's prerogative to annex County right of way. The main reason for the current recommendation to extend the annexation was to ensure connectivity and the ability to provide City services.

2. Alan Gleason, 1157 Cross Creek, spoke against Item 4 and stated the City did not need their road for emergency access.

3. Brooks Hodges, 1175 Cross Creek, spoke against Item 4 and stated concerns about the amount of traffic on Ridgeway and Highway 96.

4. Chris Reloski, a resident of Falcon Creek subdivision, spoke against Item 4 and stated that the City was not allowing the residents to have a voice in the process.

5. Troy Hackett, 1165 Cross Creek, spoke against Item 4 and stated concerns about traffic safety and quality of life for the residents.

6. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 4 and stated concerns about who represents the sewer services and who will represent the homeowners.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-56/Ordinance 2017-39 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Franks asked Mr. Gerth to explain the positive impact of this annexation.

Mr. Gerth stated the developer of October Park connected to the sewer main that runs parallel to Highway 96 and would repave the road. Mr. Gerth recognized there was a

sense of frustration concerning the growth. The purpose of this is to make sure that all of the information is available. In the long-term, this decision will affect other properties that may be annexed. Mr. Gerth referred to the example that Ms. Hunter gave concerning the annexation of some areas of Clovercroft Road and Highway 96 East. The annexation helps to unify which services public services will be used (City or County): sewer, emergency, trash, etc. The annexation allows for connectivity which are reflected in the Land Use Plan and Zoning Ordinance.

Chair Hathaway asked for a vote.

The motion carried with a vote of 7-1. Alderman Petersen voted no.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2017-56/Ordinance 2017-39 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Gregory, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Lindsey

Chairing: 0

5. Consideration Of Resolution 2017-65, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of The Remainder Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive Right-Of-Way, By The City Of Franklin, Tennessee" (08/24/17 FMPC Recommended Disapproval 8-0)

Attachments: [MAP_FranklinEast_ALL.pdf](#)
[MAP_RidgewayDrive2Annex.pdf](#)
[RES 2017-65 Allof RidgewayDrivePOS with Map.Law Approved.pdf](#)

Mr. King stated this is the Plan of Services (POS) for the remainder of Ridgeway Drive, Stanford Drive, and a portion of Beacon Hill Drive, and how the City would provide services to the annexed area which is entirely right of way.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 5:

- 1. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 5 and stated that no one in the County wants the annexation or has asked for it. He asked who will benefit from this annexation.*
- 2. Skip Beasley, 208 Vantage Way, spoke against Item 5 and stated that any access to Stanford Drive should be for emergency access only.*
- 3. Carol Larimore, 1169 Cross Creek Drive and HOA Vice-President, spoke against Item 5. She stated that the roads are not able to handle the increased traffic and also stated that BOMA had voted down past annexations.*
- 4. Alan Gleason, 1157 Cross Creek, spoke against Item 5 and stated that this "fight" had been ongoing for two years.*
- 5. Cecilia Slingerland, 1211 Ridgeway Drive, spoke against Item 5. She is a nine year old who does not want the proposed development to change her neighborhood.*
- 6. Jay Larimore, 1169 Cross Creek Drive, spoke against Item 5.*
- 7. Greg Gamble, Gamble Design, spoke in favor of Item 5 and addressed some of the concerns of the citizens. Mr. Gamble stated that three traffic studies had been conducted by the COF, Gillian Fishbach, and Vochert Engineering (hired by COF). With the annexation, the developer would recommend to reduce the current speed limit from 35 mph to 25 mph. In addition, street lights would be added (paid for by the developer), and the fees for the lights would be paid for by the Colleta Park HOA. Also, sidewalks would be added on both sides of Ridgeway Drive. Residents would also have access to City salt trucks during the winter.*
- 8. Ruth Slingerland, 1211 Ridgeway Drive, spoke against Item 5 and stated concerns about traffic and safety for the children.*
- 9. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 15 and stated concerns about traffic and who will benefit from the annexation.*

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner Allen, to recommend disapproval of Resolution 2017-65 to the Board of Mayor and Alderman.

Commissioner Franks asked if there was a reason the road could not remain in the County, even with the addition of Colletta Park.

Mr. Gerth stated that the road could stay in the County, and that the City could still work with the County to give access to sewer. The main reason to annex the road is for connectivity with the Urban Growth Boundary (UGB).

Commissioner Allen stated that the road should remain in the County.

Alderman Petersen stated it was her understanding, for the next item, that if the City annexes the road, it could open up the connection at its wish.

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Aldermen Petersen moved, seconded by Commissioner Allen, to recommend disapproval of Resolution 2017-65 to the Board of Mayor and Alderman. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

6. Consideration Of Resolution 2017-67/Ordinance 2017-47, To Be Entitled: "A Resolution And Ordinance To Annex 2.72 Acres Of A Portion Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC Recommended Disapproval 8-0)

Attachments: [MAP FranklinEast ALL.pdf](#)
[MAP RidgewayDrive2Annex.pdf](#)
[Reso2017 67 Ord 2017-47 Franklin East RidgewayDrive with Map.Law Approved.pdf](#)
[Ridgeway Drive Annexation Request2.pdf](#)

Mr King stated that this is the Resolution/Ordinance required to physically annex the property that was discussed as Item 5.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 6:

1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 6 and asked for verification on the dates of the annexation process.

Mr. Gerth stated that the County's interpretation originally was received by the City on June 22nd. The decision could not be made until an interpretation was received by from the County.

2. Troy Hackett, 1165 Cross Creek Drive, spoke against Item 6 and stated that he was upset because the motions were divided into several votes.

3. Michael Phillips, 417 Gambrill Court, spoke against Item 6. He stated that the city must grow and annexing land is a part of that process. He stated that state law requires the land owner to request annexation. He stated that only the State can interpret that decision. He stated that the process can cause trust issues for people in the Urban Growth Boundary (UGB).

4. Pat Coglean, 4259 Warren Road, spoke against Item 6. He asked if someone could give him a copy of the June 22nd opinion from the County.

5. Susan Caplen, 1991 Beacon Hill, spoke against Item 6. She stated that this process was putting the City against the County, and that this is destroying the lives of the residents in the neighborhood.

6. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 6. He expressed concerns about emergency services. He asked what is the benefit to the City to put up sidewalks on Ridgeway when no one wants it.

7. Alan Gleason, 1157 Cross Creek Drive, spoke against Item 6.

8. Mike Kieger, 4245 Warren Road, spoke against Item 6. He suggested that the City should defer the annexation if the County wants to rescind their original stand.

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner McLemore, to recommend disapproval of Resolution 2017-67/Ordinance 2017-47 to the Board of Mayor and Aldermen.

Alderman Petersen read the following statement, "Whether a city has the authority to annex only a road that does not include people, private property, or commercial activity is a question the city may want to review".

Chair Hathaway asked for a vote.

The motion carried unanimously (8-0).

Alderman Petersen moved, seconded by Commissioner McLemore, to recommend disapproval of Resolution 2017-67/Ordinance 2017-47 to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

7. Consideration Of Ordinance 2017-46, To Be Entitled: "An Ordinance To Rezone 199 Acres From Residential -1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District For The Property Located South Of Murfreesboro Road And North of South Carothers Road, (Colletta Park PUD Subdivision).": Establishing a Public Hearing For November 14, 2017. (08/24/17 FMPC recommended approval, but motion failed 2-6; 09/12/17 WS) FIRST OF THREE READINGS

Attachments: [MAP_CollettaPark.pdf](#)
[Ordinance 2017-46 Colletta Park_with Map.Law Approved.pdf](#)
[Colletta Park Rezoning Request Set 8.3.2017.pdf](#)

Mr. King stated the proposed zoning for this parcel is Specific Development Residential District 1.31 (SD-R 1.31). A separate Resolution 2017-62 accompanies this rezoning for the corresponding Development Plan.

Envision Franklin recommends a Single-family Residential Design Concept for a portion of the property and a Mixed Residential Design Concept for the other portion of this area. The accompanying Development Plan meets the policies for these design concepts in Envision Franklin. This zoning district is tied directly to the development plan.

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

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 7:

- 1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 7.*
- 2. Alan Gleason, 1157 Cross Creek Drive spoke against Item 7 and stated the City should keep the R-1 Zoning.*
- 3. Monique Kieger, 1445 Warren Road, spoke against Item 7 and stated the area should remain R-1 Zoning.*
- 4. Chris Reloski, a Falcon Creek Resident, spoke against Item 7 and stated that traffic will increase.*
- 5. Mark Moehle, 1115 Ridgeway Drive, spoke against Item 7, and stated that the area should remain R-1 Zoning.*
- 6. Troy Mizell, 4113 Murfreesboro Road, spoke against Item 7 and stated the area should remain R-1 Zoning.*
- 7. Mike Kieger, 1445 Warren Road, spoke against Item 7.*
- 8. Jody Mizell, 4113 Murfreesboro Road, spoke against Item 7 and stated there should be a time limit on resubmittals.*

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble asked for support of the SD-R 1.31 zoning. He stated they had worked very closely with Staff and the new Envision Franklin plan. He quoted Envision Franklin where it states that larger developments should have a variety of lot sizes, and that lots in the periphery should be sized to be consistent with lots in adjacent existing neighborhoods. He also quoted that smaller lots should have access to park amenities within walking distance. Colletta Park would set aside large areas for common space. He stated that Carothers Road will become three lanes and there will be a light at Carothers once the development is built out. He stated he was happy to entertain any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2017-46 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked Mr. Gamble what made this different from the recently approved rezoning.

Mr. Gamble stated that the areas in yellow (on the map) are no longer part of the development due to the request of the property owner. The previous request was for 374 homes. Now, there are 261 homes planned.

Commissioner Allen stated she had an issue with the increased density and would not support this.

Chairman Hathaway asked for a vote. The motion failed by the following vote (2-6).

Commissioner Franks moved, seconded by Commissioner Harrison, that Ordinance 2017-46 be recommended to the Board of Mayor and Aldermen for approval. The motion failed by the following vote:

Aye: 2 - Commissioner Franks, and Commissioner Orr

No: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, and Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

8. PUBLIC HEARING: Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision With 2 Modifications Of Development Standards (Lots Less Than One Acre, External Street Connectivity), For The Property Located South Of Murfreesboro Road And North of South Carothers Road." (08/24/17 FMPC Recommended Disapproval 8-0; 09/12/17 WS)

Attachments: [MAP_CollettaPark.pdf](#)
[RESOLUTION 2017-62- Colletta Park_with Map.Law Approved_1](#)
[Conditions of Approval_01.pdf](#)
[Layout_CollettaPark.pdf](#)
[Elevations_CollettaPark.pdf](#)
[Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf](#)
[Colletta Park TIS Review 8-14-17.pdf](#)

Mr. King stated that Envision Franklin recommends a Single Family Residential design concept for the area south of Murfreesboro Road and east of the existing subdivisions of Franklin East and Cross Creek.

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. Within this new development, lots in sections 1-5 abut the existing single family subdivisions of Franklin East and Cross Creek Subdivision, and the new lot sizes are within 80% of the neighboring lot. The lot lines are drawn to align as closely as possible to minimize conflict points. Topography (naturally occurring), wetlands, stream buffer, and required bio retention areas (through informal open space) are strategically located along the eastern boundary of the site to create the maximum amount of space between existing homes and proposed homes. Lots throughout these sections include a range of lot sizes, all of which are compatible with Envision Franklin.

Envision Franklin recommends the existing parcel at 4350 South Carothers Road be in a Mixed Residential design concept.

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.

The applicant has proposed a subdivision of single-family residential homes only. A variety of lot sizes is achieved as the proposed development transitions south towards Carothers Road. The proposed lot sizes and elevations meet the recommendations of Envision Franklin.

Modification of Standards Request #1- Lots less than 1 Acre in size.

Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres. The applicant is proposing lot sizes within 80% of the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions.

Staff Recommended Approval of this Modification of Standards Request.

Modification of Standards Request #2- No connection to Beacon Hill Drive.

Section 5.10.4(2)(b) of the Zoning Ordinance states: Street rights-of-way shall be extended in all directions. The applicant is proposing not to extend Beacon Hill Drive into this subdivision. The original Franklin East Subdivision planned and provided for a connection point to extend Beacon Hill Drive from its current terminus at Cross Creek Drive (Cross Creek Subdivision), across Ridgeway Drive (Franklin East Subdivision) and into the proposed spine road of Colletta Park Subdivision. The logical extension of Beacon Hill Drive has no floodplain, wetland, HHO, riparian buffers, tree protection zone, slopes exceeding 14 percent, or other unique site characteristics. The potential road connection would have to cross a major natural gas transmission line. There are currently four crossings of this transmission line (Murfreesboro Road-Hwy 96, Cross Creek Drive, Carothers Parkway, and I-65. The applicant's spine road would also have to cross this natural gas transmission line.

Staff Recommended Disapproval of this Modification of Standards Request. The applicant has failed to provide a compelling rationale for not making a full connection between this subdivision and Beacon Hill Drive.

For the overall development plan, Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 8:

- 1. Brooks Hodges, 1175 Cross Creek Drive, spoke against Item 8. He asked if the calculations for home ratios included the open space area.*
- 2. Alan Gleason, 1157 Cross Creek Drive, spoke against Item 8. He asked if the developer could bring a plan to meet the current zoning.*
- 3. Monique Kieger, 1445 Warren Road, spoke against Item 8. She stated that Envision Franklin states there should be one dwelling unit per acre.*
- 4. Kathy Case, 405 Cross Creek Court, spoke against Item 8. She stated that the original plan for the area was for homes to be on 1 to 5 acre lots.*
- 5. Pam Moehle, 1115 Ridgeway Drive, spoke against Item 8. She stated that an easement between two properties on Highway 96 should not be included in the developed area.*
- 6. Michael Phillips, 417 Gambrill Court, spoke against Item 8. He stated that the standard for this area is for lots sizes to be 1 to 5 acres. He stated that the developer was asking for 5 houses per acre.*
- 7. Troy Mizell, Murfreesboro Road, spoke against Item 8 and stated this plan was exactly the same as Ashcroft Valley. He stated that the current plan would devalue his property.*
- 8. Jay, Larimore, 1169 Cross Creek Drive, spoke against Item 8 and stated the plan did not offer a true buffer.*

Mr. Greg Gamble, Gamble Design was there to represent the Applicant. Mr. Gamble

stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend disapproval of Resolution 2017-62 to the Board of Mayor and Aldermen.

Commissioner Franks asked when Mr. Gamble would submit a plan with the ratio of one home per acre.

Mr. Gamble stated there are no plans to do so at this time.

Chair Hathaway asked for a motion to amend the main motion to include MOS 1.

Commissioner Allen, seconded by Commissioner McLemore, recommended disapproval of MOS 1. The motion to disapprove MOS 1 carried unanimously (8-0).

Chair Hathaway asked for a motion to amend the main motion to include MOS 2.

Alderman Petersen moved, seconded by Commissioner Allen, to approve MOS 2. The motion to approve MOS 2 carried unanimously (8-0).

Ms. Shauna Billingsley, City Attorney, stated that they are recommending disapproval, but letting BOMA know, if approved, that the Planning Commission is recommending disapproval for MOS 1 and approval for MOS 2.

Chair Hathaway asked for a vote on the main motion, as amended.

The main motion to recommend disapproval of Resolution 2017-62, as amended, carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend disapproval of Resolution 2017-62 to the Board of Mayor and Aldermen.

Commissioner Allen, seconded by Commissioner McLemore, recommended disapproval of MOS 1. The motion to disapprove MOS 1 carried unanimously (8-0). Alderman Petersen moved, seconded by Commissioner Allen, to approve MOS 2. The motion to approve MOS 2 carried unanimously (8-0). The main motion to recommend disapproval of Resolution 2017-62, as amended, carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

9. Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road."; (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS)

Attachments: [Res 2017-61 Jordan Rd PUD Subd, Dev Plan Map](#)
[2017-61 RES Jordan Road PUD Subd with Map.Law Approved](#)
[Jordan Road DP Conditions of Approval 01](#)
[ELEVATIONS_JordanRoad](#)
[LAYOUT_JordanRoad](#)
[Jordan Road PUD Development Plan 8.3.2017](#)

Mr. Brad Baumgartner, Senior Planner, stated that the applicant is proposing ten (10) single-family lots off Jordan Road. This property is within the Single-Family Residential Design Concept, which supports single family detached residential lots. The proposed lot sizes are compatible with surrounding development. In general, the building placement and lot width is consistent with Envision Franklin. The applicant is also requesting one Modification of Standards.

Modifications of Standards: Cul-de-sac Longer Than 500'
The applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 784 feet. To mitigate the impact of the longer dead-end street length, the applicant will install residential fire sprinkler systems in the homes along the proposed street.

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

Chair Hathaway asked for citizen comments.

The following citizens concerning Item 9:

1. Stephanie Adamson, Cheswicke Farm West, spoke concerning Item 8 and asked if Jordan Road would be cut all the way from Liberty Pike through to McEwen. Chair Hathaway stated that their area of Jordan Road would stay a deadend.

2. Matt Roberts, Attorney for Elbert Fridley at 128 Wynthrope Way, spoke against Item 9. Mr. Roberts stated, per the current plan, Mr. Fridley's property would only have five feet of protection vs. fifty feet that the other neighbors will have. Mr. Roberts asked for a deferral so that Mr. Fridley's plan for a 35-ft. landscape buffer could be considered.

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated there would be an open space lot for lots 1-6 for stormwater. He also stated that there would be a privacy buffer behind the homes, and the treelines would be preserved for lots 7 through 10. The plan was redesigned to shorten the cul-de-sac to allow for future lots on the adjacent property. An exhibit was added to the record. Mr. Gamble stated the adjacent lots will be equal to the lots facing Wynthrope Way. Mr. Gamble stated there would be a 15-ft landscape buffer for lot 10, and there would be 30 to 35-ft between buildings with side garages. Mr. Gamble also stated the current trees only allow

for privacy during the summer. The developer will provide a buffer with dense, evergreen trees to provide privacy year round. Mr. Gamble stated that he is happy to work with Mr. Fridley.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-61 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a motion to amend the main motion to include MOS1.

Commissioner Harrison moved, seconded by Commissioner Orr, moved to approve MOS 1 to allow a cul-de-sac length over 500-ft.

The motion to amend the main motion carried unanimously (8-0).

Chair Hathaway asked for a vote on the main motion, as amended.

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-61 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Harrison moved, seconded by Commissioner Orr, moved to approve MOS 1 to allow a cul-de-sac length over 500-ft. The motion carried unanimously (8-0). The main motion, as amended, carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

10. *Consideration Of Ordinance 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."; Establishing a Public Hearing for October 10, 2017. (08/24/17 FMPC 8-0)

Attachments: [Ord 2017-28 3206 Boyd Mill, Rezoning Map](#)
[Ord 2017-28 3206 Boyd Mill Rezoning_with Map.Law Approved](#)
[3206 BOYD MILL-ZONING PLAN-7-6-17](#)

Mr. Baumgartner stated that the applicant is proposing to rezone the property from R-1 to R-2. This property is within the Single-Family Residential Design Concept of Envision Franklin, which supports single-family, detached residential lots, specifically when compatibly sized to the established residential development pattern of the surrounding area. Therefore, R-2 zoning is supported for this property.

Project Considerations

Substantial off-site sewer work will be necessary in order to serve the subject property with sanitary sewer.

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

Chair Hathaway asked for citizen comments. There were none.

Mr. Jonathan Sanders, Earthworks Design LLC, was there to represent the Applicant. Mr. Sanders was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2017-28 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen stated that currently the area was not R-2 zoning and asked how the elevation would make a difference with the hillside buffer.

Mr. Sanders stated that the reason they were seeking R-2 Zoning was to keep development out of the hillside buffer. An R-1 zoning would force them to build into the hillside buffer.

Alderman Petersen asked how many homes they were planning.

Mr. Sanders stated that had not been determined. There are limitations with the hillside buffer and the length of the cul-de-sc. He stated he has a preliminary plan available to view.

Commissioner Allen stated she would like to see the preliminary plan after the meeting.

Chair Hathaway called for a vote.

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that

Ordinance 2017-28 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 Gregory, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 11.** Echelon PUD Subdivision, Final Plat, Section 4, One Attached Residential Lot And 1 Open Space Lot on 19.40 Acres, Located At The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

Attachments: [6493 Echelon FP, Sec 4 Map](#)
[Echelon FP Sec 4 Conditions of Approval_01](#)
[Echelon, Section 4 Final-Plat -signed 8-3-17](#)

This Planning Item was approved.

- 12.** Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

Attachments: [6498 Garden Gate FP Map](#)
[Garden Gate FP Conditions of Approval_01](#)
[17-0803Cad Base Plat Cummins-18x24](#)

This Planning Item was approved.

- 13.** Tap Root Hills PUD Subdivision, Section 2, Final Plat, 22 Single-Family Lots And One Open Space Lot On 6.84 Acres, Located East Of The Intersection Of Nolencrest Way And Fairbanks Street. (CONSENT AGENDA)

Attachments: [MAP 6497 Tap Root Hills Sec 2 FP](#)
[6497 Conditions of Approval_01](#)
[Tap Root Hill PUD Subdivision, Section 2 Final Plat - submittal 002](#)

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 9:10 p.m.

Chair, Mike Hathaway