



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, September 28, 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 August 24, 2017 FMPC Minutes.

Attachments: [DRAFT- FMPC Minutes 8-24-17](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from August 24, 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, stated that she had a few announcements. She stated that Mr. Jim Svoboda would be the new Assistant Director for the Planning and Sustainability Department. She stated that she was very excited about the appointment.

Ms. Hunter also announced that she had sent an email to the Planning Commissioners for training options. State law requires that the Commissioners receive at least four hours of additional training each year. She stated that there will be an in-person training class on November 3, 2017, sponsored by the Middle Tennessee Chapter of the American Planning Association. The class will be held at Eastern Flank. There is also an on-line option available. She also stated that there will be a half day retreat planned for the first quarter of 2018 to discuss topics that have come up throughout the year. She asked the Commissioners to contact her or Chair Hathaway if they had any topics they would like to discuss.

Ms. Hunter then turned the announcements over to Mr. Andrew Orr. Mr. Orr stated that October is National Community Planning Month. He stated that the Board of Mayor and Alderman would issue a Mayoral proclamation for this. Also, in the "Throwback Thursday" section for social media, photos of old Franklin compared to new Franklin from the same vantage point would be featured. There would also be sidewalk chalk drawings in Downtown Franklin. Finally, there would be plans to create short videos featuring different functions of the Planning Department. Mr. Orr invited the members of the Planning Commission to participate in the videos.

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

Commissioner McLemore moved, seconded by Commissioner Allen, to approve items 2,4,6,8,9, and 10 as presented on the Initial Consent Agenda and to remove Item 3 from 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

Commissioner Gregory recused herself from Item 7.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to approve Item 7 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 AND PLAT SURETIES

2. Gateway Commons PUD Subdivision, site plan; accept the sewer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
This Planning Item was approved.

3. Longview Subdivision, final plat, section 1; release the performance agreement for access, drainage, streets, sidewalks, traffic signal and traffic signal warrant study improvements. (CONSENT AGENDA)

Chair Hathaway asked for Staff comments.

Alderman Petersen stated that she requested to have Item 3 pulled from the Consent Agenda to obtain more information.

Mr. Vernon Gerth, Assistant City Administrator, stated that the Longview Business Park was approved approximately ten years ago. Since that time, the owner had sold off almost all of the parcels. Several of the parcels had been built upon in different areas. At that time, the City of Franklin instituted the green infrastructure requirements as part of the City's MS-4 permit. Since that time, some of those practices are not performing as well as they should be. The City has been working with some of the developers and they have agreed to give the City the value of the sureties that are currently held by the City. By doing this, the City will be able to improve the green infrastructure in the remaining areas of the Park while completing the sidewalks and drainage.

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner Lindsey, to approve Item 3.

Vice-Chair Lindsey asked if this would involve in-house design for modifications.

Mr. Gerth stated that both in-house design would be used along with a contractor as needed. He stated that the process will take place slowly to provide connectivity.

Chair Hathaway called for a vote on the motion.

The motion carried unanimously by a vote of (9-0).

Alderman Petersen moved, seconded by Commissioner Lindsey, to approve Item 3. 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

4. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Attachments: [2017-69 RES McDonalds DP with Map.Law Approved](#)
[Elevations Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514](#)
[Site Layout Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514-2](#)
[NEW 1McDonald's Galleria 09-07-17 COF 6514](#)

Mr. Brad Baumgartner stated that the applicant is requesting a Development Plan revision to ask for a modification of standards from the off-street parking requirements. The applicant is also proposing to enclose the Play Place and include seating within. Mr. Baumgartner stated the Applicant is requesting one Modification of Standards (MOS).

The applicant is requesting to lower the off-street parking standard for Drive In/Drive Through Restaurant of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9. The applicant has provided a Traffic Study prepared by a consultant. Staff supports the requested Modification of Standard because the traffic study showed that peak parking demand would be lower than the current available parking spaces. As stated in the Traffic Study; "Based on our analysis of the proposed McDonald's remodel site plan and our data collection efforts of the existing site, the project is expected to have a positive impact on the traffic flow and circulation of the study area."

Staff recommended approval of the Modification of Standards.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Ken Crowder, Martin Consulting & Engineering, LLC. Mr. Crowder stated that he was there on behalf of McDonalds to get the development plan approved, along with a MOS for the parking. He outlined the steps that McDonald's had taken in the past to get approval for the redevelopment site plan. McDonalds would now like to add some additional seats in the dining area and add a play area with sixteen additional seats. This change would lower the seating/parking ratio and require a MOS. Mr. Crowder stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-69 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a motion to amend the main motion to include the Modification of Standards (MOS).

Commissioner Harrison requested to modify his original motion to include the MOS, and

Commissioner McLemore agreed to amend the motion.

The motion carried unanimously by a vote of 9-0.

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if it was necessary to vote on the main motion separately since the original motion had been modified to include the MOS.

Ms. Billingsley said it was not necessary.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-69, including the MOS to reduce the parking, be recommended to the Board of Mayor and Aldermen for approval. The 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1, 1st Site Plan Extension Request. (CONSENT AGENDA)

Attachments: [2017-08-14 16-036-02 Site Plan extension request](#)

This Planning Item was approved.

7. Berry Farms Town Center PUD Subdivision, Section 9, Lot 902, Revision 2, Recording Easements On One Commercial Lot, On 7.84 Acres, Located At 4057 Rural Plains Circle. (CONSENT AGENDA)

Attachments: [MAP_BFTCLot902.pdf](#)
[PLAT.pdf](#)
[BFTC_Sec9_Conditions of Approval_01.pdf](#)

Commissioner Gregory recused herself from Item 7.

This Planning Item was approved.

8. Carothers Development Property Subdivision, Final Plat, Revision 3 (Resub Of Lot 2), Creating Two Commercial Lots, On 3.53 Acres, Located South of Liberty Pike And East of Carothers Parkway, Across From Knoll Top Lane. (CONSENT AGENDA)

Attachments: [Carothers Development Property Subd, FP REV resub of lot 2](#)
[Primehealth Map](#)
[Conditions of Approval_01.pdf](#)
[COF 6510 Rev 3.pdf](#)

This Planning Item was approved.

9. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Easements Associated With Development On 2.125 Acres, Located On Mallory Lane Between McEwen Drive And Liberty Pike, 4107 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP_Lot9_MalloryBldg.pdf](#)
[CentennialPLAT_Conditions of Approval_01.pdf](#)
[Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 002.pdf](#)

This Planning Item was approved.

10. John B. McEwen Addition Subdivision, Final Plat, Revision 1 (Lot 7), Creating 2 Lots On 0.43 Acres, Located At 1226 And 1228 Adams Street. (CONSENT AGENDA)

Attachments: [MAP 6521 McEwen Addition Subd FP Lot 7](#)
[6521 John B McEwen COAs](#)
[6521 John B McEwen_FP_Plat](#)

This Planning Item was approved.

11. Nature's Landing Subdivision, Preliminary Plat, Revision 1, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres, Located East Of Lewisburg Pike And South Of Mack Hatcher Parkway, At 1053 and 1093 Lewisburg Pike.

Attachments: [Natures Landing Subd, PP, Rev 1 Map](#)
[Natures Landings PP, Rev 1 Conditions of Approval_01](#)
[2017-09-01 15-078-01 Prelim Plat Resubmittal to City](#)

Mr. Baumgartner stated that the applicant is proposing the addition of 1.6 acres of land to the previously approved Nature's Landing development and the addition of three detached residential lots. The proposed lots are compatible with the previously lots, the Zoning Ordinance, and Envision Franklin.

Staff recommended approval, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Sean DeCoster, Civil Site Design. Mr. DeCoster stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that the Nature's Landing Subdivision, Preliminary Plat, Revision 1 be approved.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by a vote of 9-0.

Commissioner Harrison moved, seconded by Commissioner Franks, that the Nature's Landing Subdivision, Preliminary Plat, Revision 1 be approved. 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

ZONING ORDINANCE TEXT AMENDMENTS

12. PUBLIC HEARING: Consideration of Ordinance 2017-49, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Add Clinic As A Permitted Use In The Light Industrial Zone."; (09/28/17 FMPC9-0; 10/10/17 WS, 1st BOMA 7-0)
SECOND OF THREE READINGS

Attachments: [2017-49 ORD Txt Amend Clinic in LI District.Law Approved](#)
[FORJCW_ClinicLIZone.pdf](#)

Mr. Josh King stated that this had been discussed at the Joint Conceptual Workshop in August. This Ordinance is needed to add clinic to the permitted uses in the Light Industrial (LI) zoning district. It complies with Envision Franklin.

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

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Vice-Chair Lindsey, that Ordinance 2017-49 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by a vote of 9-0.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-49 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

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

Commissioner Orr moved, seconded by Commissioner Allen, to adjourn the meeting.

There being no further business, the meeting adjourned at 7:14 p.m.

Chair, Mike Hathaway