
**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, OCTOBER 11, 2016 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Brandy Blanton	P	Alderman Dana McLendon	P
Alderman Clyde Barnhill	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	
Vernon Gerth, ACA Community/Economic Dev.		Shirley Harmon-Gower, HR Director	
Russell Truell, ACA Finance & Administration		Mark Hilty, Water Management Director	
Shauna Billingsley, City Attorney		Paul Holzen, Engineering Director	P
Rocky Garzarek, Fire Chief		Emily Hunter, Planning & Sustainability Dir.	P
Deb Faulkner, Police Chief		Joe York, Streets Director	
Fred Banner, IT Director		Brad Wilson, Facilities Project Manager	
Chris Bridgewater, BNS Director		Lanaii Benne, Assistant City Recorder	P
Becky Caldwell, SES Director		Linda Fulwider, Board Recording Secretary	A

Call to Order

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

Citizen Comments

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

1. 16-0839 Presentation on Economic Impact of Tourism in the City of Franklin and Williamson County.

Ellie Westman Chin, President & CEO, WCCVB

2015 Statistics:

- ▲ 1.31 Million Visitors to Williamson County
- ▲ 25% Increase in visitors since 2012
- ▲ \$410.69 Million in economic impact for travel-related spending
- ▲ No. 6 Ranking among Tennessee's 95 counties
- ▲ Tennessee's Top 10 –
 - Davidson \$5.6 Billion
 - Shelby \$3.1 Billion
 - Sevier \$2.0 Billion
 - Hamilton \$1.016 Billion
 - Knox \$1.014 Billion
 - Williamson \$410.69 Million
 - Sullivan \$356 Million
 - Blount \$346 Million
 - Rutherford \$316 Million
 - Montgomery \$205 Million
- ▲ \$487.82 The amount saved by every Williamson County household as a result of tourism related spending

- ▲ 3,000 Jobs Hospitality industry related jobs generated
- ▲ Williamson County Hotels
 - 2015 Occupancy 74.6%
 - 2015 Average Daily Rate \$114.47
 - 2015 Revenue Per Available Room \$85.34
- ▲ Visitor Center 41,890 Visitors in 2015

Tourism 2020

“Attract the World to Williamson County, Tennessee”

The mission of the Williamson County Convention & Visitors Bureau (WCCVB) is to positively impact the local economy by increasing travel related spending in the county, provide quality services to the visitor and the local hospitality industry, and assist in the development, preservation and expansion of the county’s tourism product.

- ▲ Strategic Priority: Maximize the effectiveness of WCCVB’s strategy and branding to drive visitor spending.
- ▲ Key Performance Indicator: Grow the number of annual visitors to Williamson County from 1.31 million in 2015 to 2 million in 2020.
- ▲ Strategic Priority: Assume a leadership role and be a key CVB partner in Middle Tennessee and beyond.
- ▲ Key Performance Indicator: By 2020, expand the WCCVB role on two regional committees and create a minimum of two new major partnership opportunities.
- ▲ Strategic Priority: Promote Williamson County as a premier destination for youth and amateur sporting events regionally and nationally.
- ▲ Key Performance Indicator: Increase the number of annual room nights in the sports market by 40% in 2020.
- ▲ Strategic Priority: Educate the community on the importance and the impact of tourism.
- ▲ Key Performance Indicator: Train 500 new ambassadors for the Visit Franklin’s Ambassador Program by 2020.

Discussion:

- ▲ Alderman Burger: What is the strategy attracting sports since Franklin is lacking some of the sports fields needed to host tournaments? How to accomplish this with only four years to increase capacity. The cost is a big hurdle. An Intergovernmental Commission is needed with the County, Brentwood Fairview, Spring Hill, Nolensville and Franklin. Look for property in UGB out Highway 96 East and the Peytonsville Road area. Is Ms. Chin involved in the planning? This is a huge economic driver.
- ▲ Ms. Chin: A sports authority is needed to bring people in. Currently, the AG Expo Center is being used for basketball and volleyball tournaments. Equestrian events can be held at Harlinsdale. She is working closely with the County on a feasibility study. Discussion will come after that. They sat down with every sports club in the County and all are at capacity. There is an ice arena in Antioch (Davidson County); by using Williamson County hotels close to that area, ice skating can be held there.
- ▲ Alderman Burger reiterated the need for a Sports Commission and added corporate participation is needed as well. People want to come to Franklin for sports tournaments. Land is needed for these fields.

2. **16-0838 Consideration of Retail Liquor License Application for Happy Ours Wine and Spirits (Nicole Barclay, Managing Agent), 327 Independence Square, Franklin, Tennessee 37064.**

Lanaii Benne, Assistant City Recorder

No questions or comments.

3. **16-0843 ★Consideration of Certificate of Compliance for Wine in Grocery Stores for Herban Market, LLC, Located at 3078 Maddux Way, Suite 300, Franklin, TN 37069 (Ashlea Hogancamp, Owner and Managing Agent; Matthew Hogancamp, Owner and Managing Agent).**

Lanaii Benne, Assistant City Recorder

No questions or comments.

[ITEMS 4 & 5 TAKEN TOGETHER]

4. **16-0689** ★**Consideration of ORDINANCE 2016-33, To Be Entitled, “An Ordinance to Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District for the Property Located North of Mallory Station Road and East of Franklin Road, 222 Mallory Station Road.” Establishing a Public Hearing date for November 8, 2016.**

[FIRST OF THREE READINGS] Alderman Ann Petersen, FMPC Representative

5. **16-0690** **Consideration of RESOLUTION 2016-47, To Be Entitled: “A Resolution Approving a Development Plan for Avenida of Cool Springs PUD Subdivision, for the Property Located North of Mallory Station Road and East of Franklin Road, 222 Mallory Station Road.” Establishing a Public Hearing date for November 8, 2016.**

Alderman Ann Petersen, FMPC Representative

Josh King: Both the Planning Commission and staff recommended approval of Ordinance 2016-33 and Resolution 2016-47. This is multi-family residential in one building that is age restricted (55 and over). Former site of WAKM. The radio tower will be removed.

[ITEMS 6 & 7 TAKEN TOGETHER]

6. **16-0795** ★**Consideration of ORDINANCE 2016-37, To Be Entitled, “An Ordinance to Rezone 3.66 Acres From Specific Development Residential (SD-R 8.03) District To Specific Development Residential (SD-R 8.70) District and Rezone 0.48 Acres From Detached Residential 3 (R-3) District To Specific Development Residential (SD-R 8.70) District for the Property Located North of West Main Street and West of Rucker Avenue, 117 Rucker Avenue.” Establishing a Public Hearing date for November 8, 2016.**

[First of Three Readings] Alderman Ann Petersen, FMPC Representative

7. **16-0796** **Consideration of RESOLUTION 2016-57, To Be Entitled: “A Resolution Approving a Revised Development Plan for Rucker Park PUD Subdivision, for the Property Located North of West Main Street and West of Rucker Avenue, 117 Rucker Avenue.” Establishing a Public Hearing date for November 8, 2016.**

Alderman Ann Petersen, FMPC Representative

Brad Baumgartner: Rezone property to include the increased density asked for in the approved development plan revision; SD-R 8.70. Applicant purchased additional property to the northeast of the existing site totaling an additional .88 acres. Proposing to build two additional structures, one 4-unit townhome and one duplex that faces Rucker Avenue.

Alderman Bransford: These are in the \$200,000 range as affordable housing. It is a good project. She added that this is developer driven.

Mayor Moore: Things are happening in workforce and affordable housing.

[ITEMS 8, 9, 10 & 11 TAKEN TOGETHER]

8. **16-0693** **Consideration of RESOLUTION 2016-41 To Be Entitled: “A Resolution Adopting a Plan of Services for the Annexation of Property Located South of Murfreesboro Road and North of South Carothers Road and Adjoining the City Limits Within the East Part of the Franklin Urban Growth Boundary (UGB), by the City of Franklin, Tennessee.”**

Alderman Ann Petersen, FMPC Representative

Josh King, Senior Planner

9. **16-0692** **Consideration of RESOLUTION 2016-40/ORDINANCE 2016-27, To Be Entitled, “A Resolution and Ordinance to Annex Property, Consisting of 204.081 Acres, Property Located South of Murfreesboro Road and North of South Carothers Road and Adjoining the City Limits Within the East Part of the Franklin Urban Growth Boundary (UGB).”**

**Alderman Ann Petersen, FMPC Representative
Josh King, Senior Planner**

10. **16-0691** **Consideration of ORDINANCE 2016-28, To Be Entitled, “An Ordinance to Rezone 22.068 Acres From Detached Residential 1 District (R-1), To Specific Development-Residential District (SD-R 1.70), and Zone 204.081 Acres Specific Development-Residential District (SD-R 1.70), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), and Designate as Conventional Area Standards, for the Property Located South of Murfreesboro Road and North of South Carothers Road.”**

**Alderman Ann Petersen, FMPC Representative
Josh King, Senior Planner**

11. **16-1094** **Consideration of RESOLUTION 2016-42, To Be Entitled: “A Resolution Approving a Development Plan for Ashcroft Valley PUD Subdivision With 6 Modifications of Development Standards (Character Area Lot Size, Warren Road Connection, Beacon Hill Drive Street Connection, Internal Street Connection, Cross Creek Drive Street Connection, and Biltmore Court Street Connection, for the Property Located South of Murfreesboro Road and North of South Carothers Drive.”**

**Alderman Ann Petersen, FMPC Representative
Josh King, Senior Planner**

Josh King: This is a complicated project. Item 8 – Resolution 2016-41 Plan of Services for Annexation. Item 9 – Resolution 2016-40/Ordinance 2016-27 for annexation of 204.081 acres. Two parcels included in the development plan to rezone are currently within the City limits. The annexation is for the property outside the City limits. The required POS Resolution drafted by staff is for 342 new single-family detached residential from a total of 383 single-family units; 41 are proposed within the City limits. Zoning SD-R 1.70 is consistent with nearby developments located in the City limits. The Plan has a total of six Modification of Standards; five relate to connectivity, one related to minimum lot size.

Discussion:

- ▲ Alderman Bransford: This project will have annexed property completely surrounding County Subdivisions Cross Creek and Franklin East. The ordinance indicates if the City moves forward, the City and County would have to discuss services to those subdivisions in the County donut hole.
- ▲ Comments: This annexation is driven by the desire of property owners. Those in the County don't want to be annexed.
- ▲ Alderman Burger: County residents concerned with the City adding traffic on County roads. Every day the County puts many cars on City streets. It's always been that way. At issue, the City has a connectivity policy, yet connectivity has been cut out of developments over and over again against policy. Some streets stubbed out to be connected later have never been connected.
- ▲ Alderman Martin: If the residents don't want connectivity we shouldn't do it.
- ▲ Alderman Bransford: Supports connectivity. It is a long-term planning tool.

- ▲ Alderman Skinner: We're not hearing about future citizens. We can give options in ways to access these developments. Need to take another look at the previous development plan that offered more connectivity.
- ▲ Greg Gamble, Gamble Design Collaborative: There have been multiple versions of the plan since 2014. The first ones did meet City standards, but there was opposition from the subdivision residents. In a total of 226 acres, 204.29 is to be annexed, and some along Carothers to consider for annexation later. They believe City standards should be walkability, street lights – 113 acres' open space for trails, parks, etc. with appropriate buffers. There is a gated subdivision in the northern portion, one unit per acre, 70 homes. Previous plans had full connectivity to roadway in the northern portion. The current maps show no connection to Beacon Hill in northern section, emergency access in this section. No connection to Biltmore Court or Warren Road or Cross Creek Subdivision in southern section. Those are County roads. They want to make them ready to be connected later. Off Upland Drive six homes and a cul-de-sac were removed. It is now for one home to connect to City sewer. Two new accesses on Carothers Road to City of Franklin standards. Meandering Way to the south is a future connection to Simmons Ridge. Set the design for connectivity street-by-street through the MOS's.

Road Improvements required per Traffic Study:

1. Highway 96 and Ridgeway Drive: Widen Ridgeway to include a northbound left turn lane and a northbound right turn lane. The right turn will be 75 feet long.
2. Highway 96 and Ridgeway Drive: Add a right turn lane on Highway 96 turning onto Ridgeway. The right turn lane will be 150 feet long.
3. Carothers Road Improvements: Add curb and gutter along the frontage of the development area, and provide pull off on-street parking.
4. Carothers Road Turn Lanes: Sufficient turn lanes were constructed by the City with the construction of Carothers Parkway. No improvements at the intersection of Carothers Road and Carothers Parkway are required.

MOS 2-6 accesses: North – 1 to Stanford to Ridgeway and emergency connection north-south. South – 2 new accesses to Carothers. Connection to Mandarin Way with 2 accesses. Will not connect Biltmore Court or Cross Creek or Falcon Hill Drive.

Public Comments:

- Krista Jameson, 1190 Cross Creek Drive: HOA president. Greatest concern for parents and others is the connectivity. Their county roads are hilly and narrow with no sidewalks. Children and pedestrians use the roads. They are not fighting growth. They want safety in the subdivisions. Cross Creek Drive is not designed for that level of traffic to keep children safe. The Planning Commission voted unanimously not to connect those roads. Currently, Cross Creek at 96 peak p.m. traffic is graded F. Ridgeway Drive at 96 peak a.m. traffic is graded F. It is dangerous getting out on the highway.
- Susan Caplen, 1991 Beacon Hill Drive: Appreciates that the Board has listened to the subdivision residents. Urged a vote against bringing traffic onto County roads.
- Monique Kuiper, 4245 Warren Road, Cedarmon: Referred to the map with the County donut hole, and pointed out that off Warren Road, Cedarmon, and all the surrounding area subdivisions it is one home per acre. Ashcroft is denser. It is not suitable. Buffers shouldn't be used per City regulations.

- Matthew Ferguson, 1112 Ridgeway at the T where Stanford will meet Ridgeway: He is not against the development. They like being in the County with the country feel. Of concern is the access problem. There are blind curves, no sidewalks along the roadway. A significant number of children live along these roads in question.
- Ted Buselmeier, 1109 Ridgeway Drive: Noted the design standards in the 70s and 80s were different. Safety is the issue. The set policy of connectivity will not be appropriate for every situation. This is not the right way to develop this area.
- Christy Brittain, 1209 Ridgeway Drive: Major concern is safety. There are 30 children living on Ridgeway Drive. They walk and bike on this road that wasn't built for this kind of traffic. They are okay being a County neighborhood surrounded by the City. A massive development being built there is not right and it needs an access onto a major thoroughfare. Consider the safety of the residents going forward.

Discussion:

- ▲ Alderman McLendon: Our job is to make sure the development is built for safety. Was any consideration given to make the emergency entrance somewhere else and have the access at Carothers? Can a contact between the gated community and anything north of it be created? Some concern about annexing this and creating a hole in the City. He would rather see the access in a different place where everyone bought into it. Bring everything out to the south and change the emergency access.
- ▲ Mr. Gamble: If the Aldermen want an access on Carothers, turn lane improvements, signalized intersection at Carothers Road and Carothers Parkway fine, but not until full build-out. They would have no objection to changing the accesses.
- ▲ Alderman Petersen: It has been said that the City of Franklin Land Use Plan for this area states the character of this area is already defined and would expect development to be similar to what is already there. The size of the lots in Cross Creek, Franklin East and Cedarhurst are larger. A tremendous difference. Those one acre lots have septic systems that have been working well for years because of the location. They have no need to come into the City. There is a radical difference between what is being proposed and what is already built there. The roads are not built to City standards, and there are hills with winding curvy areas.
- ▲ Vice Mayor Blanton: This is the eighth iteration of the plan. She agrees with Alderman McLendon. She sees the value of taking all the access points to the southern part. They shouldn't logjam Carothers Road. She cannot support anything going through those subdivisions.
- ▲ Greg Gamble: In answer to Alderman Branford's question if the applicant would pursue the development through the County if the City doesn't annex; he doesn't know if his client would pursue the property through the County. The County has standards for full connectivity to the streets as well. If the development would be on septic systems, the lots would have to be one acre which would reduce the number of units. If the City provided sewer the units could be clustered.
- ▲ Alderman Barnhill to Cross Creek HOA president, Krista Jameson: There was a comment that Cross Creek doesn't want to be annexed. Does Cross Creek have objection to annexing property with no access to Cross Creek.
- Krista Jameson: Hesitation because of high density and connectivity.
- Mr. Buselmeier: Franklin East HOA is a voluntary group with no president. He doesn't speak for everyone, but has lived there the longest. Most people are not interested in seeing that development come in. They want to keep that area pristine.
- ▲ Alderman Barnhill: No objection to annexation and in favor at this point.

- ▲ Alderman McLendon: Assume the Board will see similar situations again. Concerns, unless and until an interlocal agreement for emergency services is explored. The further away the County gets from this island, the harder it will be to serve it. Fire and police response times must be discussed.

Josh King and Paul Holzen presented a PowerPoint on connectivity:

Connectivity Requirements are in Section 5.10.4 of the Zoning Ordinance.

1. Internal Street Connectivity
2. External Street Connectivity

Connectivity Maps for Ashcroft were reviewed:

- Proposed Connectivity
- DRT Recommended Connectivity
- Planned-Activity Center Map 1

Without connectivity you:

- * Increase delay at SR96E/Clovercroft and SR96E/Carothers
- * Concentrate and direct traffic to the arterial roadways vs. distribute traffic throughout the network
- * Increase vehicle miles of travel and travel times
- * Decrease routing options for transit, local delivery vehicles and emergency response times

- Planned-Activity Center Map 2

With connectivity you:

- * Decrease delay at SR96E/Clovercroft and SR96/Carothers
- * Distribute traffic throughout the network
- * Decrease vehicle miles of travel and travel times
- * Increase routing options for transit, local delivery vehicles and emergency response times.

Putting all traffic to the south may not be feasible. Connections should be put in place per DRT map. Berry Farms retail without connectivity pushes traffic to Highway 96. With connectivity providing options, peak hour congestion could be reduced. County roadways can handle traffic at an appropriate speed. Reduce speed limits for safety.

- 12. 16-0811 ★Consideration of ORDINANCE 2016-39, To Be Entitled: “An Ordinance to Amend Chapters 3 and 5 of the Zoning Ordinance of the City of Franklin, Tennessee, To Adopt the New FEMA Flood Insurance Rate Maps, and Amend the City of Franklin Zoning Map to Update the Boundaries of the Floodway Fringe (FFO) and Floodway (FWO) Overlay Districts Accordingly.” Establishing a Public Hearing Date for November 8, 2016.**

**[First of Three Readings] Alderman Ann Petersen, FMPC Representative
Jim Svoboda, Principal Planner**

Jim Svoboda and an Intern in GIS reviewed the updated flood maps and compared 2006 and 2016 maps. Overlays were shown on interactive maps. It was noted that the 100-year floodplain in Fieldstone Farms was changed to Floodway. Citizens can find and use these maps on the City’s website.

- 13. 16-0823 ★Consideration of COF Contract No. 2016-0274: Grant Contract for Select Burial Marker Restoration at City Cemetery.**

**Lisa Clayton, Parks Director
Emily Hunter, Planning & Sustainability Director
Amanda Rose, Preservation Planner**

No questions or comments.

- 14. 16-0824 ★Consideration of COF Contract No. 2016-0273: Grant Contract for Franklin Historic District NR Listing Update**

Emily Hunter, Planning & Sustainability Director
Amanda Rose, Preservation Planner

Alderman Petersen asked if this will affect The Hill property. Amanda Rose advised this is for survey services and will not affect local zoning. Any historic restrictions would have to come before the Board.

15. **16-0819 Consideration of RESOLUTION 2016-67 for Amendments to the Historic District Design Guidelines.**

Emily Hunter, Planning & Sustainability Director
Amanda Rose, Preservation Planner

This is to provide updated information to the Franklin Historic District National Register listing and the survey of the section of Columbia Avenue between Columbia Avenue between Five Points and Carter's Hill to determine eligibility for historical significance.

16. **16-0833 Consideration of Initiating the Annexation Process and Draft Plan of Services, RESOLUTION 2016-45, for the Annexation of Certain Areas on Franklin Road, Specifically 459, 463, and 467 Franklin Road; Establishing a Public Hearing for November 8, 2016.**

Emily Hunter, Planning & Sustainability Director

Citizen initiated request for sewer. The lines will go under Franklin Road.

17. **16-0844 Consideration of COF Contract No. 2016-0278, Interlocal Agreement Between the City of Franklin and Williamson County Concerning Performance Bonds.**

Emily Hunter, Planning & Sustainability Director

This rolls over an existing agreement that expired in June. No changes made.

18. **16-0785 Consideration of RESOLUTION 2016-61, A Resolution Funding the Design, Right-of-Way Acquisition and Construction for the Mallory Lane, North Royal Oaks Boulevard and Liberty Pike Intersection Project.**

Paul Holzen, Engineering Director

Addressed with Item 20

19. **16-0867 Consideration of DRAFT Road Impact Fee Offset Agreement (COF Contract No. 2016-0299) with Embrey Partners, Ltd. For Arterial Roadway Improvements to Franklin Road at the Mallory Station Road Intersection (Iron Horse Development)**

Paul Holzen, Engineering Director

The zoning and development plan for Iron Horse go along with this agreement for referenced improvements to Franklin Road at Mallory Station Road. The offset is for the turn lane but does not include the traffic signal.

20. **16-0842 Consideration of RESOLUTION 2016-69, A Resolution to Adopt the Project List for Phase I of the FY 2017-2016 CIP (Capital Investment Program)**

Eric Stuckey, City Administrator

Paul Holzen, Engineering Director

This Resolution includes projects in the first tier with the addition of prior commitments: Public Safety Communications System \$4.6 million; Mallory Station/Royal Oaks/Liberty Pike Intersection Improvements (Phase 1) \$2.2 million to cover final design and ROW. Ties in three developments. \$4.4 million for commitment in second tier for construction of the intersection.

This item will appear on the October 25th Work Session and BOMA agendas.

Other Business

None

Adjournment

Work Session adjourned @ 7:03p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 10/25/2017 3:55 PM