



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, October 26, 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. Draft minutes of the September 28, 2017 FMPC.

Attachments: [DRAFT FMPC Minutes 9-28-17](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the Minutes from September 28, 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. Ms. Emily Hunter, Director of Planning and Sustainability, reminded the Commissioners that there was a FMPC training class at Eastern Flank on November 3rd.

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

Chair Hathaway stated that he would need to recuse himself during the Secondary Consent Agenda vote. He stated that there would need to be a vote for an interim Vice-Chair since Vice-Chair Lindsey was absent. Chair Hathaway asked for a motion to elect an interim Vice-Chair.

Commissioner McLemore moved, seconded by Commissioner Allen, to elect Alderman Petersen as the interim Vice-Chair for the meeting. The motion carried unanimously by a vote of 8-0.

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve Items 2, 4-15, 17-22, 24 and 25 as presented on the Initial 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

Approval of the Consent Agenda

Commissioner Gregory recused herself from Item 3, and Chair Hathaway recused himself from Item 16.

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve Items 3 and 16 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Recused: 2 - Commissioner Gregory, and Chairperson Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

Commissioner Gregory recused herself from the vote on Item 3.

This Planning Item was approved.

4. Cool Springs East Subdivision, site plan, section 31, lot 710; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping improvements; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

7. Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
12. Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
15. Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
16. Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
Chair Hathaway recused himself from the vote on Item 16.
This Planning Item was approved.
17. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.

18. Westhaven PUD Subdivision, site plan, section 39; reduce and extend the performance agreement for landscaping improvements for six months.
(CONSENT AGENDA)

This Planning Item was approved.
19. Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
(CONSENT AGENDA)

This Planning Item was approved.

ANNEXATIONS AND PLANS OF SERVICES

20. Consideration Of Resolution 2016-90, AS AMENDED, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Three Properties Adjacent To and Including 4360 Long Lane, By The City Of Franklin, Tennessee." [Moss] (06/22/17 FMPC 9-0, 07/11/17 Work Session, Amended at 8/8/17 BOMA [7-0] and Public Hearing deferred to September 12, 2017.) (CONSENT AGENDA)

Attachments: [Moss Proerty PUD Subd, Parcel Map \(Amend Motion\)](#)
[MAP RES 2016-90 MOSS Property Edit Edit](#)
[RES 2016-90 POS 4360 Long Lane _with Map.Law Approved 2](#)

This Resolution was acknowledged.

21. Consideration Of Resolution 2017-48/Ordinance 2017-32, AS AMENDED, To Be Entitled: "A Resolution And Ordinance To Annex Three Properties Adjacent To and Including 4360 Long Lane, Consisting Of 17.59 Acres, Located South Of Carothers Parkway And North Of Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 FIRST READING 8-0; Amended at 8/8/17 BOMA 7-0] and Public Hearing deferred to 9/12/17; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Attachments: [Moss Proerty PUD Subd, Parcel Map \(Amend Motion\)](#)
[Res 2017-48 Ord 2017-32 Moss Property Annexation Map Edit Edit](#)
[2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17](#)
[Res 2017-48. Ord 2017-32 4360 Long Lane _with Map.Law Approved 2](#)
[Owner Affidavit-signed](#)

This Ordinance was acknowledged.

REZONINGS AND DEVELOPMENT PLANS

22. Consideration of Ordinance 2017-27, AS AMENDED, To Be Entitled, "An Ordinance To Zone 17.59 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For Three Properties Adjacent To and Including 4360 Long Lane, Moss Property PUD Subdivision." (06/22/17 FMPC 9-0, 7/11/17 FIRST BOMA Reading 8-0; Amended at 8/8/17 BOMA [7-0] and Second Reading / Public Hearing deferred to September 12, 2017; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Attachments: [Moss Property PUD Subd. Parcel Map \(Amend Motion\)](#)
[Ord 2017-27 Moss Property PUD Subd, Rezoning Map Edit](#)
[Ord 2017-27 Moss Property Rezoning with Map.Law Approved 3](#)
[Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017](#)

This Ordinance was acknowledged.

23. *Consideration Of Ordinance 2017-51, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street." Establishing a Public Hearing for December 12, 2017. (10-26-17 FMPC 8-0, 11/14/17 WS)
First of Three Readings

Attachments: [6540 MAP ORD 2017-51 FSSD Rezoning](#)
[ORD 2017-51 FSSD Rezoning with Map.Law Approved](#)
[FSSD Rezoning submittal 10-05-17](#)

Mr. Joseph Bryan, Planner, stated that the purpose of this ordinance is to rezone 0.42 acres from the Civic-Institutional (CI) District to R-3 at 221 Fairground St. for future residential development. The property is currently owned by the Franklin Special School District. The Envision Franklin Land Use Plan supports the rezoning request as this property sits in the Historic Residential Design Concept.

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

Chair Hathaway asked if there were any citizen comments.

The Applicant was represented by Ashley Smith, HFR Design, Inc. She stated that Chip Sternenberg, Supervisor of the Maintenance and Landscaping Department with the Franklin Special School District, was also present. Ms. Smith stated she was available to answer any questions.

Chair Hathaway asked if there was anyone else, other than the Applicant, who wished to speak to the item.

Mr. Thomas Doundoulakis, 227 Fairground Street, asked to speak concerning Item 23. He wanted to know what the plans for the property were and who it would be sold to.

Mr. Sternenberg stated the property was being sold because it was unusable to the Franklin Elementary School campus and was determined to be surplus. The property would be sold at auction. He stated there is no specific buyer in mind. The buyer of the property will be required to go through the planning process.

Alderman Petersen asked to confirm that the property was surplus, and the new owner would be determined through the regular channels.

Mr. Sternenberg confirmed this.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2017-51 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen stated that the property on the other side of this property was zoned heavy industrial. She stated the residential use zoning would be much better for this property.

Commissioner Allen stated that this was common in this area.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (8-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2017-51 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

- 24.** Ovation Subdivision, Final Plat, Revision 2, Creating One New Lot and Re-subdividing Five of the Nine Lots, On 58.22 Acres, Located At The Intersection Of McEwen Drive And Ovation Parkway. (CONSENT AGENDA)

Attachments: [Map 6539 Ovation Final Plat](#)
[6539 Ovation FP Rev 2 Conditions of Approval_01](#)
[6539 Ovation Subd FP Rev 2](#)

This Planning Item was approved.

- 25.** Waters Edge PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots On 5.88 Acres, Located West Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [6536 Waters Edge FP, Sec 3 Map](#)
[6536 Waters Edge FP Conditions of Approval_01](#)
[Waters Edge Sec 3 Final Plat 10.5.17](#)

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

Commissioner Harrison moved, seconded by Commissioner Allen, to adjourn. The motion carried by a vote of 8-0.

There being no further business, the meeting adjourned at 7:08 p.m.

Chair, Mike Hathaway