



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, December 14, 2017

7:00 PM

Board Room

CALL TO ORDER

- Present** 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr
- Absent** 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

MINUTES

1. Approval of the November 16, 2017 FMPC minutes.

Attachments: [Draft Special FMPC Meeting Minutes 11-16-17](#)
[DRAFT FMPC Minutes November 16-2017](#)

Alderman Petersen moved, seconded by Commissioner Allen, to approve the minutes from November 16, 2017, as presented. The motion carried by the following vote:

- Aye:** 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr
- Absent:** 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

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, wished everyone Happy Holidays and thanked the Commissioners for their service. She reminded the members to complete their online training course by the end of the year. She also stated that she would email out the date for the FMPC retreat in February.

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

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve Items 2-6, and items 13-17 on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

SITE PLAN SURETIES

2. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for access, drainage and sidewalks improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Westhaven PUD Subdivision, site plan, section 25; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

LAND USE PLAN AMENDMENTS

7. Consideration Of Resolution 2017-86, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Text And Map Amendment To Envision Franklin For Properties Located At The Southwest and Southeast Quadrants Of The Mack Hatcher Parkway And Franklin Road Intersection." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RES 2017-86 Law Approved](#)
[Graphic Plans](#) [Elevation Studies](#) [Precedent Images and Trails](#)
[Exhibits 17-11-30](#)
[Justification, Description, Meeting Minutes, Comments](#)
[Heritage Foundation Email](#)
[Damon Rogers Email](#)

Chair Hathaway recused himself from Item 7. Vice-Chair Lindsey took over the Chair.

Mr. Andrew Orr stated the Envision Franklin amendment request includes two parcels located southeast and southwest of the Franklin Road and Mack Hatcher Parkway intersection. The two parcels make up 61.8 acres and are zoned Estate Residential. Spencer Creek flows through the property and the land east of the railroad tracks is mostly floodplain. A small amount of floodplain exists on the western parcel, north of Daniel McMahon Lane as well. The historic Creekside Manor is on the property and both parcels are located in the Historic Preservation Overlay.

Envision Franklin designates the site as Conservation Subdivision, which supports single-family residential as the primary use with a minimum of 50% open space preservation. Duplexes and big houses could also be integrated as secondary uses. Institutional uses would be considered and the Farmstead Compound could also be appropriate, but would necessitate additional open space. There is also a detailed Special Consideration for this site that was carried over from the Franklin Road Small Area Plan.

The applicant is requesting to change the design concept from conservation subdivision to Mixed Residential. The big difference is going from a primarily single-family form to a land use that would support townhomes, duplexes, big houses, or single-family all as primary uses for the site. Mixed Residential lends itself to a higher density, urban form and would alter the established character of the corridor. The staff is also concerned about what effect this would have on the 200-acre property directly to the east.

Secondly, the applicant is requesting to create a new Special Consideration for the Mixed Residential Design Concept, which is outlined in the staff report and in the resolution. The staff recommends against compromising the established 150' setback as well as relocating Daniel McMahon Lane, which would need to be studied further.

A neighborhood meeting was held last month and the overwhelming sentiments expressed were to keep the Envision Franklin standards intact.

Mr. Orr stated the staff strongly supports lower intensity uses for this important gateway and keeping the policies in place.

The staff recommended disapproval of Resolution 2017-86.

Vice-Chair Lindsey asked for citizen comments.

The following citizens spoke concerning Item 7:

- 1. Alderman Margaret Martin, 283 Third Ave South, was opposed to Item 7. She urged*

the Commission not to change Envision Franklin and to protect the gateways into Franklin.

2. Mr. Ron Dooley, 213 Franklin Road, was opposed to Item 7. Mr. Dooley stated that the property was not adequate for single family development. He added a copy of the email he had sent. This email has been added to the record.

3. Bill Handel, 111 Harlinsdale Court, was opposed to Item 7. Mr. Handel did not want the high density development.

4. Annabeth Hayes with the Heritage Foundation of Williamson County, 402 Brick Path Lane, was opposed to Item 7. She spoke about preserving the historic areas such as Creekside Manor, Wyatt Hall, and Ropers Knob.

5. Jessica Reeves, 179 Royal Oaks Blvd., was opposed to Item 7. She stated that Mack Hatcher Parkway was the last rural gateway surrounded by National Historic Registry properties.

The Applicant was represented by Dwight Kiser, Kiser + Vogrin Design. Mr. Kiser stated that he appreciated the passion of the citizens. He stated that the citizens of Franklin demand excellence, and that this drives the developer. He stated that Kiser + Vogrin Design is passionate about looking for opportunities to create memorable places and good developments. Mr. Kiser stated that he had advised the property owner this was going to be a "tough row to hoe". This parcel is unique and deserves to have a design solution that the developer and community can be proud of. He stated there is also the opportunity to control both sides of the road. There is the opportunity to increase the safety of Danial McMahon Road. Mr. Kiser wants the opportunity to provide a development that the City will be proud of. The site is impacted by the railroad and is a conservation subdivision. Also, Creekside Manor needs to be saved and is a state of decline. This plan can do that. To make this happen, the Land Use Plan (LUP) needs to be amended to allow townhomes. The LUP has to be changed before the process to discuss this development can be engaged.

Pam Whitson, 803 Fair Street, spoke after the Applicant. Ms. Whitson was opposed to Item 7.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, that Resolution 2017-86 be disapproved because the plan is not appropriate for this property.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (5-0).

**Commissioner Allen moved, seconded by Commissioner Orr, that Resolution 2017-86 be disapproved because the plan is not appropriate for this property.
The motion carried by the following vote:**

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

Recused: 1 - Chairperson Hathaway

8. Consideration Of Resolution 2017-82, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To The Envision Franklin Design Concepts Map For Multiple Properties Located At The Intersection Of Horton Lane And Boyd Mill Avenue."
(PUBLIC HEARING)

Attachments: [Location Map](#)
[RESOLUTION 2017-82](#)
[Email from resident](#)

Mr. Orr stated that after Envision Franklin was approved, a resident of Horton Lane inquired why her property was in the Recreation Design Concept and not a Residential Design Concept. Staff realized five residential properties located between the Williamson County Soccer Complex and Boyd Mill Avenue were mistakenly added to the Recreation Design Concept. These properties are located between Downs Boulevard and Horton Lane. This was done in error and the properties should be in the Single Family Residential Design Concept, like the surrounding properties.

The staff recommended approval of Resolution 2017-82.

Chair Hathaway asked for citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-82 be approved.

Alderman Petersen stated that the word "recreation" needed to be changed. Mr. Orr noted her recommendation.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0)

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-82 be approved. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

REZONINGS AND DEVELOPMENT PLANS

9. *Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; Establishing a Public Hearing Date of February 13, 2018. (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0)
SECOND of THREE READINGS

Attachments: [2017-48 ORD AS AMENDED Txt Amend Transitional Features.Law](#)
[Approved 2](#)
[2017-48 ORD Txt Amend Transitional Features.Law Approved](#)
[Presentation 12 14 17](#)
[Traditional Conventional Standards Map](#)
[Zoning and Overlay Zoning Map](#)

Ms. Kelly Dannenfelser, Long Range Planning Supervisor, stated this is a text amendment to revise the Transitional Features section of the Zoning Ordinance. This text amendment has been discussed at three joint conceptual workshops through the fall, and the Mayor and the Chair of the Planning Commission have asked for it to be placed on the Planning Commission agenda.

Envision Franklin recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development, and respect the City's unique historic character.

The Transitional Features section in the Zoning Ordinance is meant to help new development blend or fit in with existing development around it. This section was written prior to the more recent pressures for infill development that Franklin is seeing, particularly in Central Franklin.

Staff is recommending the section be expanded to address residential and nonresidential infill to assist with Ordinance interpretation for staff and to provide further clarity for applicants.

The major proposed changes include the following: Referencing Envision Franklin and the Historic District Design Guidelines, Specifically addressing Central Franklin Overlay Districts and Office Residential zoned properties, and Specifying the Planning Department to make the determination whether transitional feature requirements would apply, based on those documents.

Changing the building setbacks from 25% of the average setback on a block face to using the average setback on the block face. For many neighborhoods, there is a consistent setback. The proposed change increases contextual compatibility.

Lot sizes for new lots in Central Franklin or the OR District will be at least 75 percent of existing averages on the same block face.

Lot widths for a new residential lot or a lot zoned OR will be a minimum of 75 percent of the average on the block face. It is currently at 60 percent, so this would be an increase of 15 percent toward more compatible lot widths.

In Central Franklin or the OR District, building height at the front elevation will not exceed a half story above the average height of existing buildings on the same block face. Staff has looked at this requirement further since the last Joint Conceptual Workshop when "at the front elevation" was added. If this Ordinance is considered, staff would like to

propose adding the following language to limit the total overall height because there could be a situation where an applicant proposed a 1 ½ story at the front to meet the requirement, but then propose a 3 story for the remainder. Staff proposes the following language “and shall not exceed an overall height of one-half story above the height at the front elevation.”

Building height at the front elevation of a house will not exceed one half story above the shortest adjacent structure on either side of it. Staff proposes the same language at the end of this requirement: “and shall not exceed an overall height of one-half story above the height at the front elevation.”

The images depict appropriate design solutions for achieving this appearance.

Requirements are proposed that address façade width, foundation height, and use of building form elements so that new development blends with the existing.

For Nonresidential and Mixed-Use locations, the current standard was revised for more clarity to include topography and a viewshed analysis, and two other standards were added that further address balancing of height at intersections when the Planning Commission reviews a project in the height overlay district, as well as transitions at the edges of zoning districts.

The remainder of the text amendment is largely tables that clean up the references to the transitional features section.

Overall, this text amendment helps implement Envision Franklin and its recommendations that building setbacks, building heights, and lot widths should be compatible and strengthen the established neighborhood context.

Ms. Dannenfelser stated that Staff recommended a favorable recommendation to the Board of Mayor and Alderman.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 9:

- 1. Jessica Reeves, 179 Royal Oaks, spoke In Favor of Item 9 because this would maintain the integrity and character of the Historic District.*
- 2. Annabeth Hayes with the Heritage Foundation of Williamson County, 402 Brick Path Lane, spoke In Favor of Item 9. She stated that new construction should complement the existing historic structures.*
- 3. Pam Whitson, 803 Fair Street, spoke In Favor of Item 9.*

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Ordinance 2017-48 be recommended to the Board of Mayor and Aldermen for approval.

The following discussion ensued:

Alderman Petersen asked if this was just for Central Franklin.

Ms. Dannenfelser stated this would affect the entire city with certain requirements for

Central Franklin.

Alderman Petersen stated that she needed a list of those requirements for Central Franklin.

Commissioner Allen stated that each neighborhood has its own history. She stated that it is necessary to look at the infill for each neighborhood on a case-by-case basis.

Alderman Petersen stated that Central Franklin, the 15-block area, and areas such as the Adams Street area have different requirements. She stated that many homes had been built in the last 30 years, such as in her neighborhood, where there are one-story homes next to 2.5-story homes. She stated that she did not want the area to look like some areas of Nashville where the transition was extreme. Alderman Petersen also stated that the foundation heights for some homes do not need to be eighteen inches above the ground. This is too high for residents with mobility issues.

Ms. Hunter stated that the foundation height would be addressed in the new Zoning Ordinance.

Alderman Petersen stated there is a difference between "traditional" and "conventional". She referred to some of the chart tables where there were notes. She referred to the Zoning Ordinance in the Character Overlay section, stating that some areas needed more detail, while other areas needed less. Alderman Petersen stated that she was concerned about the amount of regulations.

Ms. Hunter stated the current Zoning Ordinance allows for a 25% increase in building height. This can be very limiting, and in some cases, may not even come to a full half story. This would help to expand and clarify that one could go one half story or higher. This amendment would help Staff implement this.

Commissioner McLemore stated that she supported the amendment and thought it would make a big difference. She stated she had seen several homes that were not compatible. Commissioner Allen stated that there are some "monstrosities".

Alderman Petersen asked about the 25% height increase limit.

Ms. Hunter confirmed this. Alderman Petersen asked if this was a Codes issue.

Ms. Hunter stated that this was a City issue and that several departments review the plans together. This especially applies when a homeowner finds out they can only build a one-story home because of the 25% height increase limitation. The current Transitional Features section does not clarify where this is to be applied. This is why the Central Franklin special area has been included.

Alderman Petersen stated that current neighborhoods are definitely not transitional but it has worked.

Ms. Hunter stated that it references Envision Franklin where there are established and transitional neighborhoods, which are close to Downtown Franklin. This will help to clarify where to apply the requirements.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote: (6-0).

Alderman Petersen stated she voted to recommend Item 9, but still had concerns.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Ordinance 2017-48 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

10.

*Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex." Establishing a Public Hearing Date of February 13, 2018. (12-14-17 FMPC 6-0, 01/09/18 WS and First BOMA Reading 8-0) SECOND of THREE READINGS

Attachments: [MAP_SEMunicipalComplex.pdf](#)
[ORD 2017-52 CI Zone SE Municipal Complex_with Map.Law Approved](#)
[SE Municipal Complex REZONING 17_9_29.pdf](#)

Mr. Josh King, Principal Planner, stated the City acquired this 188-acre parcel to support future Civic and Institutional uses in the southeast quadrant of the City. Development of this area is pursuant to a separate master plan approved by the Board of Mayor and Alderman. This property is in Envision Franklin's Recreation Design Concept, which supports new institutional uses.

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

Chair Hathaway asked for citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Lindsey, that Ordinance 2017-52 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked if this was where the pond was located. Staff stated that it was not.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0).

Commissioner Allen moved, seconded by Commissioner Lindsey, that Ordinance 2017-52 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 11 South Subdivision, Preliminary Plat, Creating 4 Single-Family Lots And 1 Open-Space Lot On 1.52 Acres, Located At 155 11th Avenue South.

Attachments: [11 South, PP, Map](#)
[11 South_PP_Conditions of Approval_01](#)
[11 SOUTH Sub PP Plat](#)

Mr. Joseph Bryan, Planner, stated the site is located off of 11th Avenue South between West Main Street and Natchez Street. The applicant is seeking to subdivide the property into four single-family residential lots. The property is 1.52 acres and is zoned R-6. The Envision Franklin Land Use Plan places this parcel into the "Compact Residential" design concept, which stipulates that future infill be no higher than two stories. A site plan will be submitted once architectural concepts have been created.

Staff recommended Approval, with conditions.

Chair Hathaway asked for citizen comments.

The Applicant was represented by Steven Clifton, Clifton & King, LLC. Mr. Clifton stated he was available to answer any questions.

Mr. John Faccia, 1051 West Main Street, was opposed to Item 11. Mr. Faccia stated that he was concerned about a loss of privacy. He would like to see a buffer with added greenery to protect the existing properties.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Alderman Petersen, that Item 11 be approved.

The following discussion ensued:

Commissioner Allen asked how adding four new homes was going to fit in or coexist with the existing homes. She was concerned that the existing homes would not be left with any privacy.

Mr. Clifton stated the tree preservation plan and landscape requirements would be met.

Alderman Petersen asked what would be required for the landscape or buffering.

Ms. Hunter stated that there is no requirement for a buffer because all of these are single family homes. She stated that the preliminary plat met the Zoning Ordinance requirements.

Alderman Petersen and Ms. Hunter discussed the homes across the street on Park Street.

Commissioner McLemore asked where the entrance for the homes would be.

Mr. Clifton stated that the entrance is on 11th Ave South.

Alderman Petersen stated she was concerned that these homes would be looking down on someone's back yard.

Commissioner Allen asked to confirm that one lot would be divided into four lots.

Mr. Clifton confirmed that 2 current lots would be divided into four lots.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (5-1). Commissioner Allen voted against the item.

Commissioner Orr moved, seconded by Alderman Petersen, that Item 11 be approved. The motion carried by the following vote:

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, and Commissioner Orr

No: 1 - Commissioner Allen

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

- 12.** Franklin Park Subdivision, Preliminary Plat, Revision 1, Consolidating 2 Lots And Re-Subdividing Into 9 Lots, On 29.1 Acres, Located At The Intersection Of Tower Circle And East McEwen Drive.

Attachments: [Franklin Park, PP, Rev 1 MAP](#)

[Franklin Park PP Rev 1 Conditions of Approval](#)

[Franklin Park Preliminary Plat](#)

Mr. Josh King, Planner, stated this preliminary plat revision identifies the lot for the 10.65 acre Parkland Dedication requirement and identifies the number of lots for future development. Lot lines may move slightly as site plans and final plats are submitted for each future lot of development.

Staff recommended Approval, with conditions.

Chair Hathaway asked for citizen comments. There were none.

The Applicant was represented by Wes Magill, Ragan Smith. Mr. Magill stated they were agreement with Staff recommendations and he was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Orr, that Item 12 be approved.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0).

Commissioner Lindsey moved, seconded by Commissioner Orr, that Item 12 be approved. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

13. Highlands at Ladd Park, Final Plat, Section 37, Creating 29 Detached Residential Lots And 4 Open Space Lots On 18.01 Acres, Located Southwest Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 37 Map](#)
[Highlands at Ladd Park FP Sec 37 Conditions of Approval_01](#)
[Highlands at Ladd Park PUD Subdivision, Final Plat, Section 37 - submittal 002](#)

This Planning Item was approved.

14. McEwen Drive Right-Of-Way, Final Plat, Deeding 1.26 Acres For McEwen Drive, Located North Of Clovercroft And North Of Herbert Drive. (CONSENT AGENDA)

Attachments: [Mcewen Drive ROW Addition FP Map](#)
[McEwen Drive ROW Addition FPConditions of Approval_01](#)
[2017.11.30 MCEWEN ROW PLAT](#)

This Planning Item was approved.

15. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 3 (Lot 301), Resubdividing Lot 301 Into 2 Lots, On 4.875 Acres, Located At The Intersection of Aspen Grove and West McEwen Drive, 1130 West McEwen Drive. (CONSENT AGENDA)

Attachments: [McEwen Place PUD Sub, FP, Sec 3, Rev 3 Map](#)
[McEwen Place FP Conditions of Approval](#)
[McEwen-PLace Lot301 FP](#)

This Planning Item was approved.

16. Rucker Park PUD Subdivision, Site Plan, Phase 2, 6 Attached Residential Units And 1 Open Space Lot, On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6496 Rucker Park Phase 2 SP](#)
[6496 Rucker Park_SP_Ph2_Conditions of Approval_01](#)
[Rucker Park PUD Subdivision, Site Plan, Revision 1 Resubmittal Set 11.30.2017](#)

This Planning Item was approved.

17. Wild Duck Realty PUD Subdivision, Final Plat, Revision 7 (And Formally Lot 4 Of The Anand Subdivision), Consolidating Two Lots, On 5.64 Acres, Located At The Intersection Of Hospitality Drive and Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wild Duck Subd, FP, Rev 7 Map](#)
[Wild Duck FP Conditions of Approval](#)
[Wild Duck Subd FP rev 7](#)

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 were any other items to discuss. There were none.

ADJOURN

There being no further business, the meeting adjourned at 8:02 p.m.

Chair, Mike Hathaway