

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve Items 2-6 and items 11-15 as presented on the 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

Absent: 1 - Commissioner Gregory

SITE PLAN SURETIES

2. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.
3. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and access improvements to June 27, 2019; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.
4. Highlands at Ladd Park PUD Subdivision, site plan, section 13; accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Peak 10 Subdivision, site plan; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

7. *Consideration Of Ordinance 2018-56 - An Ordinance To Rezone 43.97 Acres From Agricultural (AG) District To Specific Development - Residential (SD-R 3.00) District For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike (The Fields At Reese Farm PUD Subdivision); Establishing Public Hearing Date of February 26, 2019. (12/20/18 FMPC 8-0) FIRST OF THREE READINGS

Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Plan](#)
[ORD 2018-56 6835 The Fields At Reese Farm PUD 12-7-2018 with Exhibits.Law Approved 2](#)
[6835 - The Fields at Reese Farm - Rezoning Request 12.06.2018](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is seeking to rezone 43.97 acres of land from the Agricultural (AG) District to the Specific Development-Residential (SD-R 3.00) District. The proposed density would be established at 3 units per acre. The subject property is within the Conservation Subdivision design concept described in Envision Franklin, and the development is proposing a mix of townhouse and single family residential units. A special consideration within Envision Franklin supports the inclusion of townhouses within the Northwest Quadrant of Mack Hatcher Parkway between Hillsboro Road and New Highway 96, west to the edges of the urban growth boundary. A development plan for the Fields at Reese Farm will be presented as the next item for consideration by the Commission.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Wayne Cleveland, a resident of Rizer Point residing at 1204 Reese Drive, requested that the vote on this motion be delayed. He presented a handout and two water samples to the Commission and Staff which have been added to the record. Mr. Cleveland discussed the drainage and bio-retention ponds for Rizer Point. He stated that there was drainage from two schools located near the subdivision that drained into these ponds. He asked for a delay on the vote for thirty days. He stated this delay would give Goodall Homes time to address problems such as a hole in the bottom of the bio-retention pond. He also stated that Goodall needed to find the source of two wet springs. He presented water samples from Reese Creek where the creek runs into the Harpeth River. He also stated that there is standing water in a drainage pond causing mosquitos and other problems such as slime.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He was there with Maverick Green of Goodall Homes and Ryan McMaster, Civil Engineer for Reese Farms. He thanked Mr. Cleveland and Rizer Point neighbors for their updates that needed to be addressed by Goodall Homes. Mr. Gamble stated that Goodall Homes had been working very closely with the City of Franklin Engineering Department in the creation of the bio-retention ponds, wetlands, and rain gardens. These areas are not compacted because they are infiltration areas. Goodall Homes had made repairs as needed. Mr. Gamble stated that the surety bonds would not be released until everything was complete. Mr. Gamble stated he wanted to talk about Reese Farms and the development plan. He provided the Commissioners and Staff with handouts to be added to the record. He quoted from Envision Franklin pertaining to the intersection of Mack Hatcher Parkway with Del Rio Pike. The Plan states that there can be localized

commercial and offices to support residential use. He stated there would be several greenways to provide walkability to areas such as the nearby schools. This would be attractive to families with children at the schools. Concerning the Master Plan, he stated that they had taken the comments from the Joint Conceptual Workshop into consideration. Previously they had 144 homes and additional townhomes. They were asked to reconsider the lot configurations. They have now removed all of the 34 foot single family alley loaded lots. There are now 132 homes within the neighborhood with 65 foot street access lots. Mr. Gamble gave details concerning the 40 and 45 foot lots. He also stated that they are removing the existing pond and proposing a stream restoration. By doing this, they are reducing the amount of the 100 year flood plain that affects this subdivision and Rizer Point. They are dedicating 13,597 square feet of right of way for Del Rio Pike. They are also including a greenway trail. They are extending the sidewalk along Del Rio Pike to the schools. He stated the improvements are above the fees for traffic impact and discussed the cost associated with the impact fees. He stated that Mack Hatcher Parkway would open in 2021. He stated that the first 53 homes would be completed in 2019, and the first homes would be sold in the Spring of 2020. He stated that they estimated the homes would be sold at 3 homes per month. The last homes would be completed in the Summer of 2021, right before the opening of Mack Hatcher Parkway. He stated that they were glad to answer any questions.

Chair Hathaway reminded the Commission they were only voting on the rezoning and asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-56 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-56 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

[illegible]

Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Plan](#)
[RES 2018-96 6836 The Fields At Reese Farm PUD Updated 12-7-18 with Exhibits.Law Approved 3](#)
[COA-6836-Conditions of Approval 01](#)

[6836 - The Fields at Reese Farm - Development Plan - 2018-12-06 Resubmittals](#)
[The Fields at Reese Farm - Survey - Del Rio Pike ALTA 5-9-18](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting the approval of a development plan for the Fields at Reese Farm PUD Subdivision. The proposed subdivision is 43.97 acres, and is planned to contain 64 single family lots, 68 townhouses and three open space lots. The Fields at Reese Farm PUD Subdivision is within the Conservation Subdivision design concept designated in Envision Franklin, and within the development are proposed a mix of townhouse and single family residential units.

The Conservation Subdivision design standard in Envision Franklin also notes that “new development should preserve at least 50 percent open space targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other areas that maintain scenic character”.

In relation, the applicant is pursuing the restoration of a stream that bisects the property, eliminating a farm pond and dam that is within an impounded tributary of the Harpeth River. The in-line pond produces several negative impacts, and guidance from the City of Franklin, the Tennessee Department of Environment and Conservation and the Army Corps of Engineers encouraged the removal of the pond and restoration of the stream. These actions are consistent with the intent of the Conservation Subdivision design concept and will result in a community amenity that preserves and enhances some of the natural character of the site.

Due to a condensed review and submittal period there were some staff concerns that have been discussed with the applicant. Staff is supportive of the resultant changes and have added conditions of approval, as these changes are minor in scale at this stage of a development plan and do not propose revisions to the development's street layout or general location of proposed dwelling units.

The lot sizes on the periphery of the proposed development are comparable to the nearby subdivisions along Del Rio Pike, and meet the guidelines of Envision Franklin. The applicant has proposed lot widths of 40 feet for some lots, which have been dispersed within the middle of select blocks. This provides for lot width diversity, another encouragement of Envision Franklin. However, single-family lots with widths of 40 feet are narrower than those supported by the Conservation Subdivision design concept, and, therefore, staff must recommend disapproval due to this inconsistency with Envision Franklin.

City with a specific property. He stated that the Applicant had done a great job with the mixed lot sizes. He stated that he would support the development plan. He stated Envision Franklin was a guideline.

Commissioner Allen and Commissioner McLemore discussed that the Commission looked at each plan individually.

Commissioner Lindsey stated at the Joint Conceptual Workshop in November several questions had been asked in relation to this subject of lot sizes. Some had suggested that Envision Franklin should be amended. Commissioner Lindsey stated that taking out the existing farm pond was the right decision for the plan. He stated leaving the existing pond would lead to future problems. He stated he would support the plan. He stated that there should be no change to Envision Franklin.

Commissioner McLemore stated she would also support this plan because this plan would allow for lower price points for homes because of the smaller lots.

Chair Hathaway discussed using the specific number "45 ft" regulation in Envision Franklin. He stated that the Commission was there to filter the projects through Envision Franklin.

Commissioner Harrison agreed with Commissioner McLemore that this plan allowed for lower price points. He stated he would support the development plan.

Alderman Petersen asked for size details for the 45 ft and 65 ft lots.

Mr. Gamble stated the 65 ft. lots were 65' x 125' = 8,125 square feet and the 45 ft. lots were 45' x 125' = 5,625 square feet.

Commissioner Orr stated that the Applicant did what was asked at the worksession, and he would support the development plan.

Commissioner Lindsey asked if the three lane road across the front of the property would be consistent with Del Rio Pike.

Mr. Jimmy Wiseman stated it was sufficient for the development.

Chair Hathaway asked if there was any further discussion.

There being none, Chair Hathaway asked for a vote on the main motion, as amended.

The motion, as amended, carried by the following vote (6-2). Alderman Petersen and Commissioner Allen voted against the motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Harrison moved, seconded by Commissioner Orr, to amend the motion that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval to include the Staff conditions of approval. The motion to amend the main motion carried unanimously (8-0). The main motion, as amended, carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison

No: 2 - Commissioner Petersen, and Commissioner Allen

Absent: 1 - Commissioner Gregory

9. Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision). (12/20/18 FMPC 7-1)

Attachments: [18-1257 ORD2018-61 Avalon Square Rev2. with map and survey.Law Approved 2.pdf](#)

Mr. Josh King, Principal Planner, stated that this property is located at all four corners of the intersection of East McEwen Drive and Cool Springs Blvd. The intended zoning for this parcel is Specific Development Variety District (SD-X 10.48/420875). A separate Resolution 2018-105 accompanies this rezoning for the corresponding Development Plan.

Envision Franklin recommends a Neighborhood Mixed Use Design Concept for this area. The accompanying Development Plan meets the intent of the Neighborhood Mixed Use design concept as outlined in the Development Plan.

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 Mr. Joe Parks, Parks Development Group. The Applicant thanked the Commission and Staff. He stated they had worked very hard with the City and had several neighborhood meetings with Alderman Burger. These meetings had resulted in four specific changes to the plan:

- 1. Remove Big Box section and replace with smaller retail.*
- 2. Change the main entry point from Cool Springs Blvd to provide better access.*
- 3. Move fuel station to point further away from the neighborhoods.*
- 4. Change orientation of Mixed Use Residential to hide the parking structures.*

Mr. Jones stated that they found inspiration from a development in Alpharetta, Georgia to help make this the best Mixed-Use designed community.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-61 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated that the plan adds 442 additional units.

Mr. King confirmed this. There would be both townhomes and attached residential such as apartments or condos above retail.

Commissioner Allen stated she was concerned about traffic and schools. She asked Staff if the favorable recommendation was based off of Envision Franklin.

Mr. King stated the recommendation was based off of Envision Franklin, traffic studies, joint meetings with a transportation team, and an outside consultant.

Mr. Bill Hamley, 202 Conservatory in Garden Club Estates, asked for clarification concerning five proposed driveway cuts off of Garden Club Court.

Mrs. Linda Hamley, 202 Conservatory, expressed concern about traffic and the safety of pedestrians.

Chair Hathaway closed the discussion.

The Applicant was represented by Mr. Joe Parks, Parks Development Group. The Applicant stated he was there to answer any questions.

Chair Hathaway asked Mr. Parks to address the two citizen comments. Mr. Parks address Mrs. Hamley's first. He stated there would be a side walk placed on the north side of Garden Club Court. He could not answer the difficulties of crossing the roads. To address the five driveway cuts, he stated that there are 2 individual driveway cuts, but the third is for the daycare which will have 3 cuts.

Chair Hathaway asked for a motion on the main motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-105 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Chair Hathaway asked Mr. King to give the details for each Modification of Standards Request.

*Mr. Josh King gave the details for MOS 1: Location "A":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',8') with a maximum total height of 18 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location. Staff recommended Approval of Modification of Standards #1.*

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

Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to approve the Modification of Standards 1.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 2: Location "B":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum total height of 17 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location. Staff recommended Approval of Modification of Standards #2.*

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

Commissioner moved Lindsey, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards 2.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 3: Location "C":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested one wall (18') integrated into the refuse center building with a maximum height of 18 feet. The structure will be highly visible from East McEwen Drive as there is no landscape buffer or buildings to be placed in front of this highly visible corner. Staff recommended Disapproval of Modification of Standards #3.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 3.

Commissioner Allen moved, seconded by Commissioner McLemore, to disapprove Modification of Standards 3.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks asked the Applicant for further clarification. Mr. Parks stated that this building is a trash refuse building. He stated the solution is to pivot the building so that it is adjacent to the retail building next to it.

Commissioner Lindsey asked if rotating the building would reduce the wall height. Mr. Parks stated it would not reduce the needed wall height.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 4: Location "D":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (9', 8') with a maximum height of 17 total feet. The placement of the traffic signal and the minimum vehicle stacking required for that intersection necessitated the driveway length and size preventing the applicant from meeting the retaining wall height. Staff recommended Approval of Modification of Standards #4.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 4.

Commissioner Allen moved, seconded by Commissioner Harrison, to amend the main motion to approve the Modification of Standards 4.

Chair Hathaway asked for any discussion on the motion.

current standards. Staff recommended Disapproval of Modification of Standards #7. Staff did not have sufficient information at the drafting of staff report as to what the wall would look like.

Chair Hathaway asked for a motion for MOS 7.

Commissioner Allen moved, seconded by Commissioner Orr, to disapprove Modification of Standards 7.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks asked if this was the product for all the walls. Mr. Parks stated that he thought there would be solid rock in those areas. He stated that they are looking at putting in a vegetative, green space wall if they run into a solid split face rock area.

Commissioner Franks stated that there are examples of walls using the limestone. He stated that he agreed that staff may need more information about the look of the wall.

The Commissioners discussed if they should leave the design look up to the Board of Mayor and Aldermen. Chair Hathaway stated that this could be an on-going discussion. Ms. Amy Diaz-Barriga suggested that the Applicant offer more information and detail to the Board of Mayor and Aldermen.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

Chair Hathaway asked for any discussion on the main motion, as amended.

Commissioner Franks stated there was concern about the traffic congestion.

Chair Hathaway allowed Alderman Beverly Burger to address concerns about pedestrian safety and the roundabout. She stated they would have suggestions to make the pedestrian areas safer and would bring these before the Board of Mayor and Aldermen. Ms. Burger and Mr. Jimmy Wiseman, Assistant Director for Engineering, discussed that two dedicated right hand turn lanes would be added to the roundabout in the 2019. Mr. Wiseman stated that other improvements would be coming as well, so it may take a little longer.

Chair Hathaway asked if there was any further discussion on the main motion, as amended.

There being none, Chair Hathaway asked for a vote on the main motion, as amended.

The main motion, as amended, carried by the following vote (7-1). Commissioner Allen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-105, with seven Modification of Standards (Approval - MOS-1: 8-0, MOS-2: 8-0, MOS-4: 8-0, MOS-5: 8-0, MOS-6: 8-0, and Disapproval - MOS-3: 8-0, MOS-7: 8-0) be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison

No: 1 - Commissioner Allen

Absent: 1 - Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 427 And 501 Murfreesboro Road Subdivision, Final Plat, Creating 2 Single-Family Lots On 5.88 Acres, Located At 427 And 501 Murfreesboro Road.

Attachments: [MAP 6838 427 and 501 Murfreesboro Rd FP](#)
[6838 427 and 501 Murfreesboro Rd FP Conditions of Approval 01](#)
[6838 427-501 MURF RD PLAT 18 x 24](#)

This Planning Item was approved.

12. Carothers Development Property Subdivision, Final Plat, Revision 3, Revising Property Lines Between Two Commercial Lots, On 16.60 Acres, At 1211 And 1217 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP_CarothersDevelopment.pdf](#)
[the carothers development property revision 3](#)
[COF-6857-REVISION-120618.pdf](#)
[Conditions%20of%20Approval_01.pdf](#)

This Planning Item was approved.

13. Franklin Commons South Subdivision, Final Plat, Section 4, Lot 13, Revision 3, Recording Easements And Revising the Updated FFO Boundary, On 1.65 Acres, Located At 175 Rosa Helm Way. (CONSENT AGENDA)

Attachments: [MAPFranklinCommons.pdf](#)
[Conditions of Approval 01.pdf](#)
[Franklin Commons S SD , Section 4, Lot 13, Rev 3.pdf](#)

This Planning Item was approved.

14. Moss Property PUD Subdivision, Final Plat, Creating 30 Single-Family Residential Lots And Three Open-Space Lots On 17.59 Acres, Located At 4360 Long Lane. (CONSENT AGENDA)

Attachments: [MAP - 6860 - Moss Property PUD Subdivision Final Plat](#)
[COA-6860-MossPropertiesFP-Conditions of Approval_01](#)
[Final Plat - Moss Properties PUD Subdivision, Final Plat \(Foxglove Farms\) - submittal 002](#)

This Planning Item was approved.

15. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3, Creating 20 Townhouse Lots, Three Lots Dedicated to Utilities, Drainage And Access, And One Open-Space Lot On 15.59 Acres Located North Of Front Street And East Of Westhaven Boulevard.

Attachments: [MAP - 6862 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3](#)
[6862-COA-Conditions of Approval_01](#)
[PLAT - Southern Land Company - Westhaven - Lakefront Subdivision Plat - PRELIMINARY 12.06.2018](#)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda 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 8:08 p.m.

Chair, Mike Hathaway