



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, February 28, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

MINUTES

1. Approval of the January 24, 2019 Minutes.

Attachments: [DRAFT FMPC Minutes 1-24-19](#)

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from January 24, 2019, as presented. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

ELECTION OF OFFICERS

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2019.

Commissioner Harrison moved, seconded by Commissioner Allen, to elect Commissioner Hathaway as Chair. The motion carried unanimously (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr, to elect Commissioner Lindsey as Vice-Chair. The motion carried unanimously (9-0).

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

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 the Planning and Sustainability Department, thanked everyone for attending the recent Planapalooza event.

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

Chair Hathaway stated that the applicant for Item 9 had requested a one month deferral. Due to this request, Chair Hathaway added Item 9 to the Initial Consent Agenda.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Items 3,4,5,7,8,9,17,18,20, and 21 on the Initial Consent Agenda, as presented. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 15. Commissioner Franks recused himself from Items 6 and 19. Chair Hathaway passed the Chair to Vice-Chair Lindsey for the vote on the Secondary Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Items 6,15, and 19 on the Secondary Consent Agenda, as presented. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Recused: 2 - Hathaway, and Franks

SITE PLAN SURETIES

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

This Planning Item was approved.

4. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

This Planning Item was approved.

6. Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

Commissioner Franks recused himself from Item 6.

This Planning Item was approved.

7. Watson Glen Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. Berry Farms Reams Fleming Tract PUD subdivision, Development Plan, Revision 2, (Ramsey Headquarters), A Revision to 650,000 Square Feet of Office and Conference Space in 4 Buildings on 45.17 Acres, North of the Intersection of Reams Fleming Blvd and Pratt Lane.

Attachments: [MAP_RamseyHQ.pdf](#)

[RAMSEY_Conditions of Approval_01.pdf](#)

[Layout_RamseySite.pdf](#)

[A1.1 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)

[A1.2 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)

[FULLPLAN_Ramsey.pdf](#)

The Applicant requested that Item 9 be deferred for one month until the next Planning Commission meeting on March 28, 2019.

Chair Hathaway added this item to the Initial Consent Agenda. The request to be deferred until the next Planning Commission meeting on March 28, 2019 was approved on the Initial Consent Agenda by the following vote (9-0).

The motion was approved on the Initial Consent agenda to defer the item to the Planning Commission Meeting on March 28, 2019.

10. Consideration Of Resolution 2019-09: "A Resolution Approving A Development Plan For Huffines Property PUD Subdivision With 2 Modifications Of Development Standards (Maximum Retaining Wall Height, Evergreen Shrubs), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: [MAP_Huffines.pdf](#)
[2019-09 RES HuffinesPropertyPUD DevPlan_with Exhibits.Law Approved](#)
[Conditions of Approval FINAL](#)
[Layout_Huffines.pdf](#)
[Arch_Huffines.pdf](#)
[Historic+Park.pdf](#)
[FullPlan_Huffines.pdf](#)

Mr. Josh King, Principal Planner, stated that Envision Franklin recommends a Regional Commerce Design Concept for this parcel. The intent of the Regional Commerce design concept is to contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Regional Commerce areas have a high level of visibility along I-65 and primary arterial streets and are important gateways into Franklin. New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.

The intended building layout maximizes the building frontage on the internal road in a manner like what was done on Carothers Crossing West PUD subdivision immediately to the South. The mix of uses (attached residential, office, and hotel) helps enforce the mixed-use node north of Liberty Pike and south of McEwen Drive while complementing the existing built environment.

Under a separate agreement with the BOMA, the applicant is proposing renovations to the existing National Register listed homesite (Carothers House), including preservation of an approximately 10-acre parcel on which the applicant intends to supplement with native vegetation and the construction of hiking and biking trails.

He stated that there were two Modification of Standards Requests.

MOS 1: Maximum Wall Height

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 with a maximum total height of 14 feet in one wall. The wall would be located in the Hillside Protection Overlay (HPO). Staff finds this larger wall is needed to balance slope concerns on roadways on-site, reduce the visual impact to the preserved hillside, and allow for greater preservation of existing trees on site.

Staff Recommended Approval of Modification of Standards #1.

MOS 2: Evergreen Shrubs at Base of wall

City of Franklin Zoning Ordinance 5.6.4(2)(a)([4] specifies a row of evergreen shrubs at the base of every retaining wall. The applicant is requesting a MOS to eliminate the requirement for the wall at the southernmost edge of the property.

The intent of both this development and the adjacent development is to present a solution to Historic Zoning Commission that will allow for a better grading plan for this area, that will remove these trees but will supplement the area with new trees and shrubs. If Historic Zoning Commission provides favorable guidance to this solution, any new walls associated with this revision should abide by the planting requirements for retaining walls.

Staff Recommended Approval of Modification of Standards #2 for the Site Cross Section as shown in the plans.

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

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

The Applicant was represented by Greg Gamble, Gamble Design. He stated that they were excited to bring this proposal to the Commission. This property is located between Carothers Parkway and Huffines Ridge, just north of Liberty Pike. They are proposing a mixed use development which is consistent with Envision Franklin in the regional commerce area. They are proposing a mix of apartments, hotel and office designed in a campus to work together. He stated what makes this property unique is the existing history of the property. Mr. Gamble gave a summary of the history about John Henry Carothers, an African American farmer who constructed a 1200 square foot home in the 1930's. There are seven structures that are on the National Historic Registry. Unfortunately 6 of the 7 (barns and sheds) need to be removed because they are unsafe structures. The Park Land Dedication fee for this property comes to a total of \$1.8 million. They are proposing that the historic home be renovated and used as a park facility. He also proposed that ten acres be set aside for mountain bike and hiking trails. Mr. Gamble referred to a graphic (added to the record) that shows the trails that would extend to Liberty Park. This development will generate approximately \$9.5 million in fees to the City of Franklin, with \$3.7 million of that total being from traffic impact fees. They are asking for two Modifications of Standards. Mr. Gamble handed out the Development Plan. He showed the locations of the two MOS requests. He stated they would be able to save more trees with the taller retaining wall. He discussed other details for the two requests. For MOS 2, Mr. Gamble stated that they presented a proposal to remove the existing trees to the Historic Zoning Commission (HZA) earlier in February. The HZA will vote on this proposal at their next meeting. The current plan before the Commission does not include the removal of the trees. In the event, the HZA allows for the removal of the trees, Mr. Gamble stated they would need to come back before the Planning Commission.

The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-09 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a motion for MOS 1.

Commissioner Harrison moved, seconded by Commissioner Franks, to approve MOS 1.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi asked what material was being used to construct the retaining wall. Mr. Gamble stated it was a segmental block.

Commissioner Orr asked if there would be any fall prevention at the top of the wall. Mr. Gamble stated that they would construct a non-climbable fence at the top of the wall. The fence and retaining wall would be maintained by the business association or apartment development, not the Parks Department.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Chair Hathaway asked for a motion for MOS 2.

Commissioner Allen moved, seconded by Commissioner Orr to approve MOS 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.

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

Chair Hathaway stated he would like to see a more integrated connection from the architecture to the adjacent street.

Chair Hathaway asked for a vote on the main motion, as amended.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-09 be recommended to the Board of Mayor and Aldermen for approval, with conditions. Commissioner Harrison moved, seconded by Commissioner Franks, to approve MOS 1 (9-0). Commissioner Allen moved, seconded by Commissioner Orr to approve MOS 2 (9-0). The main motion, as amended, carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

11. *Consideration of Ordinance 2019-03, "An Ordinance To Rezone 12.67 Acres From General Commercial (GC) District To Specific Development -Variety (SD-X) (18.8,150000,170) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Huffines Property PUD Subdivision)." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: [MAP_Huffines.pdf](#)

[2019-03 ORD_huffinespropertyPUDSUBDIVISION_with Exhibits.Law Approved](#)

Mr. Josh King stated that for this portion of the parcel, Envision Franklin recommends a Regional Commerce design concept. The SDX zoning, with accompanying PUD Development Plan, meets the intent of Envision Franklin.

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

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

The Applicant was represented by Greg Gamble, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2019-03 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.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2019-03 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

12. *Consideration Of Ordinance 2019-02, "An Ordinance To Rezone 10.03 Acres From General Commercial (GC) District To Civic-Institutional (CI) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Future City Park)." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: [MAP_Huffines.pdf](#)
[2019-02 ORD FutureCityPark_with Exhibits.Law Approved](#)

Mr. Josh King stated that this property is currently a 10.03 acre parcel that the applicant intends on dedicating this piece of land to the City of Franklin, with improvements, as part of the developer's requirements to meet the City's parkland dedication Ordinance. There is a separate agreement going through the Board of Mayor and Aldermen that will catch up with this rezoning and development plan which is specifically related to the park land. This zoning covers the land that would be a future City park.

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 Greg Gamble, Gamble Design. Mr. Gamble asked to make a clarification to Staff. He stated that after the property is zoned, if the Park Land Dedication proposal is accepted by the Board of Mayor and Aldermen (BOMA), they would come back to the Planning Commission and BOMA requesting a Historic Protection Overlay over the entire ten acres giving the Historic Zoning Commission (HZC) review over any future construction.

Mr. King stated that the Historic Preservation Overlay was a condition of approval for the development plan. He stated there was not sufficient time to develop an application to the HZC for the HPO overlay. Staff worked with the Applicant and the HZC to make sure this would be completed after the approval of the Park Land Dedication.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-02 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated that she wanted to clarify that this would be a City of Franklin Park, not a private park.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-02 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

13. Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." Establishing a Public Hearing for April 9, 2019. (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2)

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan with Map and Survey.Law Approved 2](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision Development Plan](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Resident Letter - Orlowski - Opposed](#)
[Resident Letter - Gomoljak](#)
[Resident Letter - Cobb](#)
[Carothers Chase - Revised Development Plan \(1-18-19\)](#)
[Carothers Chase - Development Plan - Typical Elevations - FMPC](#)

Mr. Christopher Andrews, Principal Planner, stated that this item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.

The applicant is requesting the approval of a development plan for the Carothers Chase PUD Subdivision. The proposed subdivision is 22.07 acres and is planned to contain 45 single family lots and four open space lots. The Carothers Chase PUD Subdivision is within the Single Family Residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection are consistent with the standards found in Section 5.10.4.2 (a), External Street Connectivity, of the City of Franklin Zoning Ordinance.

In early 2018 Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line, but has provided right of way dedication for any future extension of Meandering Way

into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement.

As a result of discussion at the January 2019 Board of Mayor and Aldermen meeting the applicant has made modifications to add evergreen screening and modify the alignment of the walking trail within the subdivision's open space. The modified landscape plan and trail layout is depicted within the submitted plans.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke in opposition to Item 13:

- 1. Dan Horecka, 505 Biltmore in Cross Creek Subdivision - Concerns included the lots size for the four potential homes that would border his property and the proposed walking trail behind his property.*
- 2. Bill Munson, 2011 Upland Drive in Falcon Creek- Concerns included proposed homes "towering" over one story homes in Falcon Creek and stated that four proposed homes should be part of the Falcon Creek HOA.*
- 3. Andrew Friday, 2303 Surrey Lane in Falcon Creek - Concerns included the transition from the current Falcon Creek homes to the much larger proposed homes and that these homes should be part of the Falcon Creek HOA. He requested that a landscape screening be included in the plan.*
- 4. Kendra Corrida, 1070 Meandering Way in Falcon Creek- Concerns included increased traffic and requested signs to help divert any non-residential traffic.*
- 5. Christopher Caffin Parsons, 2301 Surrey Lane in Falcon Creek- Concerns included who would be responsible for the resurfacing of the roads if damaged and recourse for homes if damaged from blasting.*
- 6. Al Gleason, 1157 Cross Creek Drive in Cross Creek - Concern included the zoning for the proposed development. Mr. Gleason stated that they should follow the same standards that were required for Colletta Park.*

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated she had three concerns:

- 1. The proposed density.*
- 2. Is there a HOA proposed for this section?*
- 3. Will construction equipment enter and exit through Falcon Creek?*

Chair Hathaway stated that he had gone out of order and asked for the discussion to be

suspended. He then redirected the meeting to ask if the Applicant would like to speak.

The Applicant was represented by Michael Dewey, Dewey Engineering. He stated that the project was approved by the Planning Commission at an earlier meeting. He stated the project was referred to BOMA for first reading and was referred back to the Planning Commission because there was an issue with the mailing notifications. He stated that in reference to the density, there was an associated rezoning request to SDR. The Applicant stated he was there to answer any questions.

Chair Hathaway reintroduced the discussion back to Commissioner Szilagyi's questions.

Mr. Andrews stated that the acreage of the site is 22.07 acres and the density was 2.03 units per acre and would be the next item up for consideration.

Chair Hathaway stated that they decided to discuss the development plan before the rezoning request because they anticipated more discussion for the development plan.

Commissioner Szilagyi asked about an HOA for this development plan. Mr. Dewey stated that these homes would have their own HOA.

Commissioner Szilagyi then asked about the construction traffic and possible damage to the road. Mr. Dewey stated that adding the cul-de-sac would require minimal construction.

Commissioner Szilagyi asked what residents should do if the Falcon Creek residents had any concerns.

Mr. Jimmy Wiseman, Assistant Director of the Engineering Department, stated that there are bonds (sureties) in place to protect existing streets. Residents could send concerns to the Streets or Engineering Departments. The construction access should be from South Carothers Road.

Alderman Petersen stated that construction entrance for four of the homes would have to be through Falcon Creek. She also stated that she noticed there is a much larger buffer from the Colletta Park side.

Mr. Andrews stated that Colletta Park has much more land to work with. The buffers that are proposed currently meet the Zoning Ordinance requirements.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, also stated that this project does meet the Zoning Ordinance requirements. She stated that the requirement is a 50 ft. buffer and there are existing trees there now that will remain. They will also provide additional plantings to help screen. The Colletta Park developer went beyond the Zoning Ordinance requirements.

Alderman Petersen asked about the earlier statement which stated that the proposed lots are similar to the lots around it. Mr. Andrews stated the lots will be similar to those in Falcon Creek.

Commissioner Allen asked Staff how close the walking trail will be to Mr. Horecka's home. Mr. Michael Dewey stated that it was proposed at 25 ft. behind his lot. Now, the proposed trail would be toward the lots, and they would also provide screening along the trail.

Commissioner Franks asked what was located to the back of the four lots. Mr. Dewey stated that it was a stream. Commissioner Franks asked why they did not go with the consistent lot size of Falcon Creek. Mr. Dewey stated that, originally, the lots were smaller because five homes were proposed. They were asked to lower it to four homes. With four homes proposed now, the lots are larger. They also made lots 43 and 44 larger to be closer to the size of the lots in Cross Creek.

Commissioner Orr asked why no screening was proposed for lots 42 and 45 which are close to Falcon Creek. Mr. Dewey stated that the screening was for the incompatible lot size buffer. Lots 42 and 45 are compatible with the adjacent Falcon Creek lot sizes.

Commissioner Franks asked about the length of the side set back. Mr. Dewey stated it was five feet. Commissioner Franks asked if they could move it 15 ft. and add a row of evergreens. Mr. Dewey stated this would impact lots 43 and 44. He stated they could make the lots smaller to accommodate this request.

Commissioner Franks stated he would like to recommend adding a 5 ft. landscape buffer.

Ms. Hunter stated that they would need to add a motion to amend the main motion to include a condition of approval, and they would need to include a dimension for clarity.

Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to include a landscape condition to add a row (5' wide) of evergreens (12' apart) along lots 42 and 45.

Chair Hathaway asked for a vote on the motion to amend the main motion to include a condition to add a row (5' wide) of evergreens (12' apart) along lots 42 and 45.

The motion carried unanimously.

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

Aldermen Petersen stated that there was a large riparian buffer required. She asked what happens to that when it goes into Falcon Creek.

Mr. Jimmy Wiseman stated that Falcon Creek was designed prior to some of the state regulations. He stated it goes underground and exits in the neighborhood and meanders through Falcon Creek.

Alderman Petersen stated that she went to Falcon creek. She stated that where Meandering Way ends, there was children playing. She stated in Cross Creek there were deer in the yards. She stated that these areas have been in existence for a long time. She stated that there are several things that make them different from what is proposed. She stated there was a big problem where Upland Drive goes into the cul-de-sac, where the lots do not connect. She stated she was concerned it did not fit.

Chair Hathaway asked for a vote on the main motion, as amended.

The main motion, as amended, carried by the following vote (7-2). Alderman Petersen and Commissioner Szilagyi voted against the motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for

approval, with conditions. Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to include a landscape condition (9-0). The main motion, as amended, carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Lindsey

No: 2 - Petersen, and Szilagyi

14. *Consideration Of Ordinance 2018-43: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)." Establishing a Public Hearing for April 9, 2019 (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 7-0, deferred Third Reading to 2/12/19 BOMA Old Business; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2)

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[ORD 2018-43 -Carothers Chase Rezoning with Map and Survey.Law Approved2](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Resident Letter - Orlowski - Opposed](#)
[Resident Letter - Gomoljak](#)
[Resident Letter - Cobb](#)

Mr. Christopher Andrews stated that this item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.

The applicant is seeking to rezone property from the Detached Residential 1 District (R-1) to the Specific Development-Residential (SD-R 2.04) District. The subject property is within the Single Family Residential design concept described in Envision Franklin, and the development is proposing only single-family dwelling units.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke in opposition to Item 14:

- 1. Al Gleason, 1157 Cross Creek in Cross Creek Subdivision - Stated that zoning should be R-1.*
- 2. Dan Horecka, 505 Biltmore in Cross Creek- Stated that the zoning should be R-1 and the current proposal penalizes the existing homeowners. He stated that the proposed walkway is in the middle of the 50 ft. break.*
- 3. Bill Munson, 2011 Upland Drive in Falcon Creek - Stated that they should take a second look at the calculations stating this was 2.04 homes per acre.*

4. Andrew Friday, 2303 Surrey Lane in Falcon Creek - Stated that he agreed with Mr. Munson.

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. He stated that they had been working on this project for over a year. He stated that they had worked with Staff to remove many concerns including the connectivity to Cross Creek. He stated this project was difficult because it was sandwiched between two existing subdivisions. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated her main concern was about the density since it was originally zoned R1. She stated there were concerns about how this would affect all of the residents in the area and the increased traffic.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-2). Alderman Petersen and Commissioner Szilagyi voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 15.** Avondale Cottages PUD Subdivision, Final Plat, Creating 40 Single-Family Residential Lots And Five Open-Space Lots On 5.31 Acres, Located At 302 Avondale Drive. (CONSENT AGENGA)

Attachments: [MAP - 6907 - Avondale Cottages PUD Subdivision, Final Plat](#)
[6907 - COA - Conditions of Approval 01](#)
[FINAL PLAT - 15-095 Avondale Cottages Final Plat \(02-07-2019\)](#)

Chair Hathaway recused himself from Item 15. Chair Hathaway passed the Chair to Vice-Chair Lindsey.

16. Battle Ground Park Subdivision, Site Plan, Lots 35 & 36 (Bed and Breakfast), A Bed And Breakfast Use Of 3,417 Square Feet, On 0.28 Acres, Located At 1330 Columbia Ave.

Attachments: [6905 - MAP Battle Ground Park SP \(B&B\)](#)
[6905 - Battle Ground Park SP \(B&B\) Conditions of Approval 01](#)
[6905 - Battle Ground Park Subdivision, Site Plan \(Bed and Breakfast\) - submittal 003](#)

Mr. Joseph Bryan, Planner, stated that the applicant has submitted a site plan for a rear addition to the existing home at 1330 Columbia Avenue for the purpose of using the property as a Bed & Breakfast. The applicant is proposing a 2,291 sq. ft. addition to the 1,126 sq. ft. existing structure on a 12,375 sq. ft. lot. The rear addition will contain four additional bedrooms with a full-time resident occupying the main structure. Approval of a site plan by the FMPC is required for all new bed & breakfast requests within the City.

Staff recommended that Item 16 be approved, with conditions.

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

The Applicant was represented by Daniel Petersen, DP Builds, LLC. The Applicant stated he was a Franklin resident since 2006. He stated he had two short-term vacation rentals in Franklin. This property is currently a short-term rental. He stated they will also provide vouchers for their guest to spend downtown. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 16 be approved, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated that she saw that the addition was in character to the original house.

Alderman Petersen asked if there would be someone on site. Mr. Petersen stated there would be a full-time operator on-site to live in the home.

Commissioner Lindsey asked if having an operator on-site full time is what made a Bed & Breakfast different from a short-term rental. Mr. Petersen stated this was one of the requirements and explained other requirements in detail.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 16 be approved, with conditions. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

17. Lockwood Glen PUD Subdivision, Final Plat, Section 9, Creating 21 Single-Family Residential Lots And Three Open-Space Lots On 5.63 Acres, Located At 4315 S. Carothers Road. (CONSENT AGENDA)

Attachments: [MAP - 6901 - Lockwood Glen PUD Subdivision, Final Plat, Section 9](#)
[COA - 6901 - Conditions of Approval 01](#)
[FINAL PLAT - SIGNED COF 6901 Lockwood Glen, Section 9 Final Plat 2019-02-07](#)

This Planning Item was approved.

18. Myles Manor Park Subdivision, Final Plat, Section B, Revision 1, Resubdivision of Lots 14-23, Consolidating 10 Properties To Create 3 Single-Family Lots, On 0.8 Acres, Located At 111 Winslow Road. (CONSENT AGENDA)

Attachments: [6906 - MAP Myles Manor Park FP Sec B Rev 1](#)
[6906 - Myles Manor FP SecB Rev1 Conditions of Approval 01](#)
[6906 - MYLES MANOR PARK FINAL PLAT](#)

This Planning Item was approved.

20. Tap Root Hills PUD Subdivision, Final Plat, Section 4, Creating 23 Single-Family Residential Lots And Two Open Space Lots On 15.85 Acres, Located South Of Clovercroft Road And East Of Market Street. (CONSENT AGENDA)

Attachments: [MAP - 6904 - Tap Root Hills PUD Subdivision, Final Plat, Section 4](#)
[COA - 6904 - Conditions of Approval 01](#)
[FINAL PLAT - SIGNED 6904 Tap Root Hills, Section 4 Final Plat](#)

This Planning Item was approved.

21. Woodlands Subdivision, Final Plat, Lot 17, Revision 5, Recording Infrastructure And Easements On 1.66 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Southwinds Drive. (CONSENT AGENDA)

Attachments: [MAP_WoodlandsLot17.pdf](#)
[ChickFila_COA.pdf](#)
[COF 6899 - Franklin, TN Hwy 96 Plat Rev 2 2-4-2019.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

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