



City of Franklin

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Franklin, TN 37064
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Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, June 27, 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 May 23, 2019 FMPC minutes.

Attachments: [DRAFT Meeting Minutes May 2019](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from May 23, 2019, as presented. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 1 - Franks

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, thanked the Commissioners for attending the Joint Workshop on June 19, 2019, where the new Zoning Ordinance updates were discussed. She announced that there will be future meetings in August.

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

Commissioner Harrison moved, seconded by Commissioner Allen, to approve items 2-24, 30, and 31 as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 1 - Franks

SITE PLAN SURETIES

2. Andover Park PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Autozone Subdivision, site plan; extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
4. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
6. Berry Farms Town Center PUD Subdivision, site plan, section 8; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

7. Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping street trees improvements; accept the landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping open space improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
8. Carothers Crossing East PUD Subdivision, site plan, lot 1; extend the performance agreement for sewer, streets, drainage and sidewalks improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
9. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
10. Franklin Park PUD Subdivision, site plan, (Apartments); reduce and extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
11. Gateway Community Church Subdivision, site plan; release the maintenance agreement for streets improvements; extend the performance agreement for green infrastructure and landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
12. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.

14. Greenway Centre Subdivision, site plan, (Building 2); release the maintenance agreement for landscaping Building 2 and landscaping southern buffer 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for sidewalks and landscaping street trees improvements. (CONSENT AGENDA)
This Planning Item was approved.
16. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 lot 162 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements to June 25, 2020; extend the maintenance agreement for landscaping section 5 improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
19. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
20. Village at West Main PUD Subdivision, site plan; reduce and extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

21. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
22. Westhaven PUD Subdivision, site plan, section 30; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
23. Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
24. Westhaven PUD Subdivision, site plan, section 38; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

PLAN OF SERVICES AND ANNEXATIONS

25. Consideration Of Resolution 2019-42: "A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision) By The City Of Franklin, Tennessee."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 9-0)

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbrooke](#)
[RES 2019-42 Southbrooke PUD Subdivision POS with Exhibits.Law Approved 2](#)
[Southbrooke Exhibit updated](#)

Commissioner Jimmy Franks arrived as Item 25 was being presented by Staff.

Ms. Amy Diaz-Barriga, Current Planning Supervisor for Planning and Sustainability, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 319 acres.

She stated that water is located within the Hillsboro, Burwood, and Thompson Station Utility Districts, and will be required to have availability approved prior to development. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin and an unnamed sewer basin. Development will be required to extend sewer mains approximately 14,500 feet. Additional traffic control devices will be installed in the future, as needs are established with a traffic study corresponding to development. No additional manpower or equipment will be necessary for either Fire or Police Protection. Development will need to comply with the Conservation Subdivision Design Concept as outlined in Envision Franklin.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Larry Levine, Snowbird Road, stated he owns the adjoining property to the proposed development. He stated that it was his understanding that Snowbird Road would eventually connect with this development. This would run through his property. He requested that a condition be added for the developer to connect the development road to the longest extension. This requirement would have the developer pay for the road.

Chair Hathaway asked Staff if Mr. Levine's comments could be considered for Item 28 (Development Plan). Ms. Shauna Billingsley, City Attorney, affirmed this request.

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 Resolution 2019-42 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen asked if sewer would need to be extended 14,000 sq ft., which would be approximately 2 to 3 miles.

Mr. Gamble stated that there are three areas connecting to sewer. The first connection is through Stream Valley for Phase 1 and 2. The second connection for Phase 3 would go north through Berry Farms (future Chadwell property). The third connection for Phase 6 would follow a sewer basin that is on the east side of Lewisburg Pike, an area which currently is not provided sewer.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-42 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

26. *Consideration Of Resolution 2019-41: "A Resolution To Annex Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard, Consisting Of 318.49 Acres In The Southbrooke PUD Subdivision, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)." Establishing a Public Hearing Date of 8/13/19 (06-27-19 FMPC 9-0; WS 07-09-19) FIRST of THREE READINGS

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbrooke](#)
[RES 2019-41 Southbrooke PUD Subdivision Annexation with Exhibits.Law Approved 2](#)
[Southbrooke Exhibit updated](#)

Ms. Diaz-Barriga stated that the property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Conservation Subdivision and Single-Family Residential uses. The properties are on both north and south of the Stream Valley Subdivision, and extend across Lewisburg Pike to the west.

She stated that a development plan and associated zoning accompany this annexation request, per the City of Franklin Zoning Ordinance. Should the development plan and zoning not be approved as requested, an appropriate Zoning District should be applied to these properties, such as Agricultural (AG) or Estate Residential (ER).

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

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

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-41 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked if the Applicant would like to speak.

The Applicant was represented by Greg Gamble. Gamble Design Mr. Gamble stated that prior to the submittal of the Master Plan to the City of Franklin Planning Commission, they held five neighborhood meetings. They wanted to understand the area and concerns from the neighbors. He stated this was an opportunity to master plan 318 acres. He stated this was an exciting opportunity for them and for the City of Franklin, and the neighborhood as well.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen said she would reserve her comments for Item 28 (Development Plan).

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-41 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

REZONINGS AND DEVELOPMENT PLANS

27. *Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLemore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)." Establishing a Public Hearing Date of 8/13/19 (06-27-19 FMPC 9-0; WS 07-09-19) FIRST of THREE READINGS

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)

[Southbrooke Exhibit updated](#)

[2019-13 ORD Southbrooke PUD Subdivision Zone with Exhibits.Law
Approved 2](#)

Ms. Diaz-Barriga stated that Envision Franklin places the majority of these properties into the Conservation Subdivision Design Concept.

"Conservation Subdivision supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents."

Envision Franklin places the northeastern most property in the Single-Family Design Concept.

"Single-Family Residential consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. New developments should transition from the existing development patterns in the adjacent neighborhoods."

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The Hillside Overlay will help achieve the 50 percent retention of natural features throughout the properties. The combination of the HHO Overlay and the density request of 2.36 supports clustering the lots and creating a diversity in dwelling and lot sizes.

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 stated, as Ms. Diaz-Barriga mentioned, there are two land use policies: Single Family and Conservation Subdivision. Mr. Gamble stated that Conservation Subdivision allows for and encourages a mix of housing types that would allow for attached housing. He stated that SD-R is the only base zone that the City of Franklin has which allows for a mix of single family and attached housing. He stated this is why they requested SD-R.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-13 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen referred to the map where it showed DEDF soil. She stated that this soil was also located near Franklin Road and Moores Lane. She stated this area is where a home was "sliding down the hill" on Country Road. She saw that the same soil (DEDF) is located on the map. She stated some of this soil was located where there are proposed lot sizes. She stated most of the soil was located in the conservation area. She suggested that a condition should be added to the Development Plan, and this issue needed more investigation. She stated this area was steep, and that they could further discuss this at the development stage.

Ms. Hunter stated, for the record, that she wanted to verify the email Alderman Petersen referred to was for Staff.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-13 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

28. Consideration Of Resolution 2019-40, As Amended: "A Resolution Approving A Development Plan For Southbrooke PUD Subdivision, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 7-2)

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[RES 2019-40 Southbrooke PUD Subdivision Annex Property with Exhibits.Law Approved 3](#)
[Conditions of Approval as Amended per FMPC](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke layout overall](#)
[Southbrooke layout by section](#)
[Southbrooke architecture](#)
[Southbrooke full submittal package](#)
[Southbrooke email from applicant 062519](#)
[Southbrooke Memo 6 25 2019](#)
[Southbrooke Ground Level \(003\)](#)
[Southbrooke rendering Aerial View \(002\)](#)

Ms. Diaz-Barriga stated, as stated in previous Staff reports, these properties are in Conservation Subdivision and Single Family Residential Design Concepts.

She stated that both Design Concepts have similar recommendations to lot size and layout.

"Lots on the periphery of developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Buildings and their main entrances should be oriented toward the street. Double-frontage, reverse frontage, and flag lots are discouraged. New developments should include a range of lot sizes to provide more diverse housing options. Larger developments are expected to have a wide range of sizes. Single-family lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 feet."

Conservation Subdivision also has a special consideration for Lewisburg Pike.

"New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area."

The proposed development plan meets many of the goals for the Conservation Subdivision and the Single-Family Residential Design Concepts. It preserves 50% open space of scenic vistas, and incorporates a trail system into much of this reserved area, to be accessible to the public. It promotes lot placement that faces homes onto streets or open spaces, and avoids reverse frontage lots, even along Lewisburg Pike. In terms of Lewisburg Pike, this development does change to character of Lewisburg Pike, as any development of a certain density would. However, the plan has deeper setbacks, similar

to the Stream Valley setbacks, and it has taken steps to make the development seem more organic in building placement than a typical subdivision. It uses wide setbacks (30') between the buildings along Lewisburg, and staggers the front setbacks of the buildings, so there is variety in building placement along the corridor. It clusters the buildings into groups of three or four, providing open spaces in between these clusters. It also proposes an informal tree planting plan along the frontage of these buildings.

In terms of lot dimensions, this plan has over 200 lots that do not meet the minimum lot width policy in Envision Franklin.

A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons: to address architectural considerations such as preferences regarding façade width/rhythm and proportion of front-facing garages along street frontage, to ensure adequate room for easements between lots as needed, and to give more specific land use and density guidance to other departments regarding sewer and infrastructure demands. If through this discussion, the Planning Commission or Board would like the minimum lot dimensions to be revisited with an annual update to Envision Franklin, staff will undertake this study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well.

Due to the lot sizes being inconsistent with Envision Franklin, Staff recommended disapproval 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 this had been 11/2 year process of due diligence and understanding the area. They had worked with Staff and talked to neighbors. He stated it had been a wonderful process applying Envision Franklin to a subdivision of this size. He stated there are key elements. The first key element is that this property is 319 acres in a contiguous area with the City of Franklin which is growing. He stated that Berry Farms has 3 million sq ft of office entitlements and 1.8 million sq. ft of retail entitlements. He stated there is a potential for approximately 14,000 to 16,000 jobs in the Berry Farms area. He stated there would be office and hotel opportunities. He stated this community would provide housing in close proximity. He stated that one aspect they spent a lot of time working with Staff on was the Lewisburg Pike Corridor. This is a gateway to Franklin with a rural feel, and they want to maintain the greenway feel along Lewisburg Pike. Envision Franklin encourages a diversity of home types. They had made a goal to achieve a diversity of homes types to create a mix of economic buyers. They had sought to align with the goals of Envision Franklin. The exception to this is lot size. He stated that 27% of the lots are less than the 45 ft. alley loaded lot. Since the presentation of the Master Plan at the Workshop, they had reduced the smaller sized lots by 62. There are several keys to success for integrating the smaller size lots into an overall Master Plan. He stated that these lots need to be located on internal blocks. All of the lots seen from Lewisburg Pike are the same size or larger than the 45 ft. alley loaded lot. Larger lots conforming to Envision Franklin are located on the corners of all blocks and main streets. He stated that there is no reduction in the quality of the materials to achieve a lower price point home. The streetscape will include porches, lush landscape and safe pedestrian zones. Only 8% of the homes are accessed from the front street. The rest will be accessed from an alley in the back. The price points for the homes will be:

- 1. Big Homes (Single Family Attached) - \$280,000-\$400,000*
- 2. 34-44 ft. alley loaded lots - \$400,000 - \$575,000 (without these lots, there will be a*

significant price gap)

3. 45 ft. alley loaded lots - \$575,000 - \$1,000,000

With these price points, this would be a unique neighborhood to have in Franklin. In the past 20 years, he stated that we had seen neighborhoods incorporate lots with less than 45 ft. off of an alley. Examples of this would include Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Berry Farms, and Waters Edge. He stated that we are in a critical time in Franklin, and it is important that the developer have the ability to sell smaller lots. The smaller lots would be mixed in with larger size lots.

Mr. Gamble stated along Lewisburg Pike, they would have predominantly Big Houses (Single Family Attached) that look like mansion homes. These home will be sitting back 25 feet from Lewisburg Pike to create a greenway effect.

Commissioner Lindsey asked how close the homes would be to Lewisburg Pike. Mr. Gamble stated the first home would be the same distance as the homes in Stream Valley (not less than 125 feet to Lewisburg Pike). They also considered Avalon (off McEwen).

Commissioner Orr asked if the homes would face Lewisburg Pike. Mr. Gamble confirmed that the homes would face Lewisburg Pike and would be alley loaded from behind. They would have additional parking to the back.

Mr. Gamble spoke about the traffic study conducted by Gillian Fishbach. This study was given to the City of Franklin, who then gave it to a third party reviewer. The third party reviewer responded with comments. They have been working with Mr. Jimmy Wiseman, Assistant Director of Engineering Department, to address the improvements. Mr. Gamble referred to a handout given to the Commissioners, which will be added to the record. Mr. Gamble gave statistics concerning the impact fees. He stated the total Road Impact Fees for this development will be \$4.7 million. The handout shows what the future of Lewisburg Pike will look like. A portion of Southbrooke will be building the greenway trail. He stated that Southbrooke would be responsible for improving the intersection of Goose Creek By-Pass and Lewisburg Pike. He discussed the improvements that they will make to the intersection. The final pages of the handout show the improvements to the remaining intersections.

Mr. Gamble stated that Alderman Petersen had referenced the map showing the soils. He stated this area had a potential for development, but they had not done a geo-technical analysis of the area. Mr. Gamble stated that they are happy to agree to a Condition of Approval that a geo-technical analysis be completed prior to a site plan for these areas.

Mr. Gamble stated that they requested full connectivity to Goose Creek Estates from the Williamson County Highway Commission. The Williamson County Highway Commission denied the request and stated that the developers provide an emergency exit only. The Highway Commission asked for a condition of approval that the developer meet with the residents of Goose Creek Estates for final their sign off.

Chair Hathaway asked Mr. Gamble to address Mr. Levine's remarks concerning the connection to Snowbird Road (Item 25).

Mr. Gamble stated they had studied this area with Engineering. He stated there are very steep areas. Mr. Gamble said they have a stub road to the east of the property. The

connectivity is problematic due to the Hillside Hilltop Overlay Protection (HHO) and the HHO buffer. The major thoroughfare plan shows a road connecting Lewisburg Pike to the Goose Creek By-Pass. After evaluation of how to get there, they have discovered that a road on the southern end, as a collector road, could connect to McLemore, then on to Goose Creek By Pass. By using this path, they would be under the maximum 10% slope for roadways required by fire.

Mr. Wiseman stated that the stub road on the northern portion of the development could allow for the connection because it was the path of least resistance.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Resolution 2019-40 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated she will not vote in favor of this motion and quoted from Staff's report.

"If through this discussion, the Planning Commission or Board would like the minimum lot dimensions to be revisited with an annual update to Envision Franklin, staff will undertake this study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well."

Commissioner Allen stated that 27% of the lots do not meet Envision Franklin requirements which affects traffic and sewer. She stated that they may need to look at this requirement in Envision Franklin, but several things needed to be considered such as traffic, budget, and sewer. She stated that if this was recommended to the Board of Mayor and Aldermen (BOMA), it sets a precedent for other developers, who may also ask for an exception.

Commissioner McLemore stated that the lot size requirement in Envision Franklin should be revisited. She stated that currently they were leaving out several price points. She stated she is in support of recommending the motion to BOMA.

Commissioner Harrison stated that he would also like to see the lot size requirement for Envision Franklin revisited.

Commissioner Franks asked what the overall density was. Mr. Gamble stated it was 2.3. Commissioner Franks stated that Simmons Ridge was 3.8, and it provided affordable housing to the area. He stated that the numbers are not consistent with the economic development. This would make people drive longer commutes to get to the commercial areas. He stated that the regulations should provide more density off the interstate corridor. He stated he supports this project which will keep people closer to their work.

Alderman Petersen asked what is the density on the part that is to be developed. Mr. Gamble and Alderman Petersen discussed that the 133 acres will have 749 homes.

Commissioner Lindsey asked for Mr. Gamble to clarify the comparison to Simmons Ridge. Mr. Gamble stated that Simmons Ridge has 27% open space and Southbrooke will have close to 60%. Commissioner Lindsey stated that they had a former discussion

about changing the lot sizes in Envision Franklin. He stated that he had concerns about changing the lots sizes, such as traffic. Commissioner Lindsey asked if any lots which will back up to the HHO could have issues with water runoff.

Mr. Gamble stated that they are working with Engineering to determine how the affected lots would be graded. Commissioner Lindsey stated he is dealing with a situation in Nashville with a similar subdivision. He stated that privacy fencing was affecting the runoff. He asked

Mr. Gamble what type of fencing would be allowed. He stated this issue needs to be studied.

Mr. Wiseman stated that there would be 20 foot drainage easements on the side of the property and drainage swells to accommodate the water run off.

Commissioner Franks stated that the City did a good job pertaining to this issue with Avalon. He asked about access to the greenspace. Mr. Gamble stated that the main access to the City Park would be off of the new collector road. Other details are included in the Parkland Dedication request to the Board of Mayor and Aldermen.

Commissioner Szilagyi stated that if they did look at lot size requirements, they also need to take a look at what they are trying to achieve. She stated there are different reasons beyond the price points. She stated that this was a conversation that was needed.

Alderman Petersen stated that the condition of approval to identify the critical lots and that a geo-technical study and soils evaluation would be completed prior to site plan submittal should be added.

Chair Hathaway asked if she wanted to add this as an amendment to the main motion.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to include the condition that a geo-technical study would be completed prior to site plan submittal.

Chair Hathaway asked for a vote on the motion to amend the main motion.

The motion to amend the main motion carried unanimously.

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

Alderman Petersen stated that she had a problem with the lot sizes.

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 Allen voted against the motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Resolution 2019-40 be recommended to the Board of Mayor and Aldermen for approval, with conditions. Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to include the condition that a geotech study would be completed prior to site plan submittal (9-0). The main motion, as amended, carried by the following vote:

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

No: 2 - Petersen, and Allen

29. Consideration Of Resolution 2019-61: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 9-0)

Attachments: [MAP - Lockwood Glen Rev 5 DP](#)
[RES 2019-61 Lockwood Glen Rev 5 with Exhibits.Law Approved](#)
[6994 Lockwood Glen PUD, DP, Rev 5 Conditions of Approval_01](#)
[LG DPr5 Plans Resubmittal](#)

Mr. Joseph Bryan, Planner, stated that the Lockwood Glen PUD Subdivision is entirely within the Mixed Residential Design Concept as outlined in the Envision Franklin Land Use Plan. The total number of approved dwelling units has not increased from previous plans and the overall layout is the same as what was previously approved. The dwelling unit numbers from a previously removed section (Section 15) are being moved into Sections 16 & 17, thereby increasing the unit count within sections 16 and 17 to 102 dwelling units of single-family detached and townhome units.

Additionally, the revision includes the addition of another external access point to South Carothers Road. This will help with both ingress and egress traffic for the entirety of the development. This Development Plan revision is consistent with Envision Franklin and the intent of the previously approved concept 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 Jeff Rosiak, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-61 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 Allen, that Resolution 2019-61 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 30.** Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Open Space Lot, On 2.09 Acres, Located At 4351 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP Simmons Ridge PUD FP Sec 15](#)
[6998 Simmons Rldge PUD, FP, Sec 15 Conditions of Approval .01](#)
[SR Section 15 Final Plat 6998 sh 1&2](#)

This Planning Item was approved.

- 31.** Los Compadres Event Center Subdivision, Final Plat, Consolidating 3 Parcels Into 1 Lot, On 0.79 Acres, Located At 1326 & 1328 West Main Street. (CONSENT AGENDA)

Attachments: [MAP Los Compadres Sub FP](#)
[6995 Los Compadres Event Ctr, FP Conditions of Approval .01](#)
[R2004-2019036-W MAIN ST plat-Model](#)

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 7:56 p.m.

Chair, Mike Hathaway