



City of Franklin

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

Meeting Minutes

Work Session

Tuesday, January 12, 2016

5:00 PM

Board Room

Call to Order

Present 8 - Mayor Dr. Ken Moore, Ald. Dana McLendon, Ald. Clyde Barnhill, Ald. Michael Skinner, Ald. Pearl Bransford, Ald. Margaret Martin, Ald. Beverly Burger, and Ald. Ann Petersen

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [16-0033](#) Consideration of Event Permit for the WillPower 5K on April 9, 2016 in Downtown Franklin

Sponsors: Deb Faulkner

Attachments: [WillPower 5K 2016 REVISED App.pdf](#)

This Event Permit was referred to the Board of Mayor & Aldermen meeting on 1/26/2016.
2. [16-0034](#) Consideration of Event Permit for Eat the Street sponsored by the 21st Judicial District Drug Court on May 6, 2016 at Bicentennial Park.

Sponsors: Deb Faulkner

Attachments: [ETS 2016 REVISED App.pdf](#)

This Event Permit was referred to the Board of Mayor & Aldermen meeting on 1/26/2016.
3. [16-0035](#) Consideration of Event Permit for the Heritage Ball sponsored by the Heritage Foundation on September 17, 2016 at Bicentennial Park.

Sponsors: Lisa Clayton

Attachments: [Heritage Ball 2016 REVISED App.pdf](#)

This Event Permit was referred to the Board of Mayor & Aldermen meeting on 1/26/2016.

4. [16-0032](#) Consideration of Event Permit for the Pilgrimage Music and Cultural Festival on September 24-25, 2016 at the Park at Harlinsdale Farm.
- Sponsors:** Lisa Clayton
- Attachments:** [Pilgrimage 2016 App.pdf](#)
- This Event Permit was referred to the Board of Mayor & Aldermen meeting on 1/26/2016.
5. [16-0045](#) Discussion of Masonic Hall Structural Engineering Analysis Report and Architectural/Preservation Plan Funding Request
- Sponsors:** Ald. Michael Skinner
- Attachments:** [Masonic Hall Proposal for the City of Franklin 2015 v23 \(2\)](#)
- This Presentation was acknowledged
6. [15-1087](#) Consideration Of Resolution 2015-106, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision With 5 Existing Modification Of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."; Establishing a Public Hearing for February 9, 2016. (12-17-15 FMPC 6-0)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [5994 MAP Harpeth Sq PUD Sub. DP revision](#)
[Res 2015-106 Harpeth Square PUD SUBdivision, DP, REV 1](#)
[Development Plan sheet](#)
[Elevations](#)
[FULL SET Harpeth Development Plan Revision 1](#)
[Conditions of Approval 01](#)
- This Resolution was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 for Public Hearing.
7. [16-0051](#) Consideration Of A Request By Harpeth Associates To Occupy A Portion Of The Second Avenue Public Right-Of-Way For The Purpose Of Offering Valet Parking To Guests Of The Hotel Proposed In The Harpeth Square Redevelopment Project.
- Sponsors:** Eric Stuckey and Vernon Gerth
- Attachments:** [Harpeth Square Valet Parking Request.pdf](#)
[VALET DROP.jpg](#)
- This Presentation was referred to the Board of Mayor & Aldermen meeting on 1/26/2016.

8. [15-1086](#) *Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."; Establishing a Public Hearing for February 9, 2016. (12-17-15 FMPC 6-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [5991 MAP Harpeth Sq PUD Sub, Rezoning](#)
[Ordinance 2015 - 74 Harpeth Square PUD Rev 1](#)
[Full Set Harpeth Rezoning Revision 1](#)

This Ordinance was acknowledged

9. [15-1089](#) Consideration Of Resolution 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [5977 MAP Carothers Crossing PUD Subdivision.pdf](#)
[5977 Overall Site Carothers Crossing PUD Subdivision.pdf](#)
[5977 Elevations Carothers Crossing PUD.pdf](#)
[Res 2015-101 Carothers Crossing East PUD SUBdivision, DP.pdf](#)
[5977_CarothersCrossing_Conditions of Approval_01.pdf](#)

This Resolution was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 as a public Hearing.

10. [15-1092](#) Consideration Of Resolution 2015-100 To Be Entitled: "A Resolution Approving A Development Plan Revision For McKays Mills PUD Subdivision, For The Property Located North Of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [5980 Map McKays Mill PUD Subdivision Revision 5.pdf](#)
[5980 Site Layout McKays Mill PUD Subdivision.pdf](#)
[5980 Elevations McKays Mill PUD Subdivision.pdf](#)
[5980 Full Set Plans McKaysMill PUD Subdivision, Developent Plan Revision..pdf](#)
[Res 2015-100 McKays Mill PUD Subdivision, DP, Rev 5.docx](#)
[5980 Conditions of Approval Mckaysmill.pdf](#)

This Resolution was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 as a public Hearing.

11. [15-1096](#) *Consideration Of Ordinance 2015-61 To Be Entitled: "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled "Required Open Space Set-Aside" And Subsection 5.5.3 (3)."; Establishing a Public Hearing for February 9, 2016. (12/17/15 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-61 Remove Fee-in-lieu Open Space Law Approved](#)

This Ordinance was acknowledged

12. [16-0017](#) *Consideration of Ordinance 2015-75 (Resolution 2015-107) To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [Parish Presbyterian Church Annexation Map.pdf](#)
[Annexation Resolution 2015-107 Ordinance 2015-75 Parish Presbyterian Church.docx](#)

This Resolution was acknowledged

13. [16-0015](#) *Consideration of Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [Parish Presbyterian Church Rezoning Map.pdf](#)
[Ord 2015-76 Zoning.docx](#)
[ParishPresby ReZ Set 12.3.2015.pdf](#)

This Ordinance was acknowledged

14. [16-0021](#) Consideration of Resolution 2015-73 To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City Of Franklin, Tennessee; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [RES 2015-73 POS Parish Presbyterian Church Updated 1-12-16](#)
[Parish Presbyterian Church POS Map.pdf](#)

This Ordinance was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 as a public Hearing.

15. [16-0022](#) Consideration of Resolution 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Rd And The Property Immediately Adjacent To The East."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [5995 Parish Presbyterian Dev Plan Conditions of Approval 01.pdf](#)
[Parish Presbyterian Church Development Plan Map.pdf](#)
[PUD Development Plan Resolution 2015-108.docx](#)
[12.3.2015 ParPresSet 9Shts.pdf](#)

This Resolution was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 as a public Hearing.

16. [16-0023](#) *Consideration of Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments: [MAP 6002 South Carothers](#)
[Ordinance 2015 - 79 S Carothers NC rezonings](#)

This Ordinance was acknowledged

17. [15-0899](#) Consideration Of Ordinance 2015-51, As Amended, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures." (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0) ; Establishing Second Reading and a Public Hearing for February 9, 2016.

Sponsors: Ald. Ann Petersen

Attachments: [CoolSpringsCorridor_AutoUses](#)
[EasternQuadrant_AutoUses](#)
[NorthenQuadrant_AutoUses](#)
[SouthernQuadrant_AutoUses](#)
[WesternQuadrant_AutoUses](#)
[Ordinance 2015-51_DecRevision_Convenience Stores and Automotive Uses](#)

This Ordinance was referred to the Board of Mayor & Aldermen meeting on 2/9/2016 as a public hearing.

18. [16-0001](#) Consideration of Ordinance 2015-78 To Be Entitled: "An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [117 Gist Street PUD Subd Rezoning Map.pdf](#)
[Ord 2015-78 117 Gist Street PUD Subd](#)
[117 Gist Street PUD Subdivision, rezoning - submittal 003.pdf](#)

This Ordinance was referred to the Board of Mayor & Aldermen meeting on 1/26/2016 for First Reading.

19. [16-0005](#) Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0)

Sponsors: Ald. Ann Petersen

Attachments: [117 Gist Street PUD Subd Development Plan Map.pdf](#)
[Resolution 2015-110 117 Gist St PUD Subd](#)
[5961 117 Gist St Dev Plan Conditions of Approval_01.pdf](#)
[117 Gist St Combined Plans.pdf](#)

This Resolution was referred to the Board of Mayor & Aldermen meeting on 2/23/2016 for public hearing.

20. [16-0048](#) Presentation of the Comprehensive Transportation Plan and Discussion of Proposed Transit and Bike/Pedestrian Plan

Sponsors: Paul Holzen

Attachments: [BOMA FMPC Update Presentation 12_17_2015_revised](#)
[Proposed Bike Ped Plan_12-10-2015](#)

This Report was acknowledged

21. [16-0049](#) Summary of Carlisle Lane Typical Sections, Project Limits and Cost Estimates

Attachments: [Alignment Option 11-17-2015](#)

This Report was acknowledged

22. [15-1047](#) Continued Discussion Regarding City of Franklin Citizen Survey (12-08-15 WS)

Sponsors: Eric Stuckey and Michael Walters Young

Attachments: [New Item - Survey Follow-Up Answers from NRC - 11252015](#)
[New Item - Survey Validity](#)
[New Item - List of Communities](#)
[New Item - Sample Custom Questions 2015](#)
[Sample NCS Timeline](#)

This Presentation was referred to the Work Session meeting on 1/26/2016.

23. [15-1078](#) Consideration of Resolution 2015-102, a Resolution Amending the Table of Organization for the Building and Neighborhood Services (BNS) Department

Sponsors: Chris Bridgewater and Building and Neighborhood Services (BNS)

Attachments: [00030148](#)

This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/26/2016.

24. [16-0058](#) Consideration of Resolution 2016-01, A Resolution To Affirm Compliance With Federal Title VI Regulations

Sponsors: Eric Stuckey

Attachments: [2016-01 Affirm Compliance with Title VI.doc](#)

This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 1/26/2016.

25. [16-0062](#) Proposed 2016 Calendar of Meetings

Sponsors: Eric Stuckey

Attachments: [2016 BOMA meetings.pdf](#)

This Presentation was acknowledged

Other Business

Adjournment

This was approved

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.