



# City of Franklin

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

## Meeting Minutes

### Work Session

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Tuesday, October 11, 2016

5:00 PM

Board Room

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#### Call to Order

**Present** 9 - Mayor Dr. Ken Moore, Alderman Ald. Ann Petersen, Alderman Ald. Beverly Burger, Alderman Ald. Clyde Barnhill, Alderman Ald. Dana McLendon, Alderman Ald. Margaret Martin, Alderman Ald. Michael Skinner, Alderman Ald. Pearl Bransford, and Vice Mayor Brandy Blanton

#### Citizen Comments

#### WORKSESSION DISCUSSION ITEMS

1. [16-0839](#) Presentation from Ms. Ellie Westman Chin on Economic Impact of Tourism in the City of Franklin and Williamson County.

**Attachments:** [Ellie Oct BOMA presentation.pdf](#)

**This Presentation was acknowledged**

2. [16-0838](#) Consideration of Retail Liquor License application for Happy Ours Wine and Spirits (Nicole Barclay, Managing Agent), 327 Independence Square, Franklin, Tennessee, 37064.

**Sponsors:** Lanaii Benne

**Attachments:** [2016 Certificate Barclay Happy Ours.pdf](#)

**This Liquor License was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 10/25/2016.**

3. [16-0843](#) \*Consideration Of Certificate Of Compliance For Wine In Grocery Stores For Herban Market, LLC, Located At 3078 Maddux Way, Suite 300, Franklin, TN, 37069 (Ashlea Hogancamp, Owner and Managing Agent; Matthew Hogancamp, Owner and Managing Agent) 10/11/16 WS

**Sponsors:** Lanaii Benne

**Attachments:** [Herban market WIGS Certificate.pdf](#)

**This Liquor License was acknowledged**

4. [16-0689](#) \*Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; Establishing a Public Hearing date for November 8, 2016. (09/22/16 FMPC 9-0 and 10/11/16 WS) FIRST OF THREE READINGS

**Sponsors:** Ald. Ann Petersen

**Attachments:** [ORD 2016-33 Avenida Rezoning with Map Law Approved 2](#)  
[MAP\\_6190AvenidaVer2](#)  
[Avenida\\_PlanSet.pdf](#)  
[16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)  
[16001 Rezoning and PUD Development Plan Public Notification.pdf](#)  
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)  
[Avenida of Cool Springs Deferral Letter](#)

**This Ordinance was acknowledged**

5. [16-0690](#) Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road." Establishing a Public Hearing date for November 8, 2016. (09/22/16 FMPC 9-0)

**Sponsors:** Ald. Ann Petersen

**Attachments:** [MAP\\_AvenidaofCoolSprings\\_DevPlan.pdf](#)  
[RES\\_2016-47 Avenida DevPlan with Map.pdf](#)  
[6191\\_AvenidaofCoolSprings\\_Conditions of Approval\\_01.pdf](#)  
[AvenidaofCoolSpringsDevPlan.pdf](#)  
[Layout\\_Avenida.pdf](#)  
[AvenidaElevations.pdf](#)  
[TIS Review2\\_Avenida\\_20160810 CB appr.pdf](#)  
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)

**This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 11/8/2016.**

6. [16-0795](#) \*Consideration Of Ordinance 2016-37, To Be Entitled, "An Ordinance To Rezone 3.66 Acres From Specific Development Residential (SD-R 8.03) District To Specific Development Residential (SD-R 8.70) District And Rezone 0.48 Acres From Detached Residential 3 (R-3) District To Specific Development Residential (SD-R 8.70) District For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." Establishing a Public Hearing date for November 8, 2016. (09/22/16 FMPC 9-0 and 10/11/16 WS) FIRST OF THREE READINGS

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Ordinance 2016-37 Rucker Park PUD Subd with Map.Law Approved](#)  
[Ord-2016-37 Rucker Park Rezoning Map](#)  
[6226 Rucker Park Rezoning Plan Set](#)

**This Ordinance was acknowledged**

7. [16-0796](#) Consideration Of Resolution 2016-57, To Be Entitled: "A Resolution Approving A Revised Development Plan For Rucker Park PUD Subdivision, For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." Establishing a Public Hearing date for November 8, 2016. (09/22/16 FMPC 9-0)

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Res-2016-57 Rucker Park DP Rev 1 Map](#)  
[2016-57 RES Rucker Park PUD Dev Plan with Map.Law Approved](#)  
[6227 Rucker Park DP Rev 1 COA](#)  
[6227 Rucker Park DP Rev 1 Plan Set](#)  
[6227 Rucker Park DP Rev 1 Architecture](#)

**This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 11/8/2016.**

8. [16-0693](#) Consideration Of Resolution 2016-41, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee." (09-22-16 FMPC 7-2 to approve)

**Sponsors:** Ald. Ann Petersen and Josh King

**Attachments:** [AshcroftValleyPOS.pdf](#)  
[RES 2016-41 Final\\_AshcroftValley\\_PlanofService Law Approved.pdf](#)  
[Susan and Brian Caplen letter - 9-15-16](#)

**This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 11/22/2016.**

9. [16-0692](#) Consideration of Resolution 2016-40/Ordinance 2016-27, To Be Entitled, "A Resolution And Ordinance To Annex Property, Consisting Of 204.081 Acres, Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB)." (09-22-16 FMPC 7-2 to approve)

**Sponsors:** Ald. Ann Petersen and Josh King

**Attachments:** [Res 2016-40 and Ord 2016-27\\_Ashcroft Valley to annex with Map.Law Approved.pdf](#)  
[MAP\\_AshcroftValley\\_Annexation.pdf](#)  
[Susan and Brian Caplen letter - 9-15-16](#)

**This Ordinance was referred to the Board of Mayor & Aldermen meeting on 10/25/2016 on First Reading.**

10. [16-0691](#) Consideration Of Ordinance 2016-28, To Be Entitled, "An Ordinance To Rezone 22.068 Acres From Detached Residential 1 District (R-1) To Specific Development - Residential District (SD-R 1.70), And Zone 204.081 Acres Specific Development - Residential District (SD-R 1.70), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), And Designate As Conventional Area Standards, For The Property Located South Of Murfreesboro Road And North Of South Carothers Road." (09-22-16 FMPC 6-3 to approve)

**Sponsors:** Ald. Ann Petersen and Josh King

**Attachments:** [AshcroftRezoning.pdf](#)  
[Ord2016-28 AshcroftZone\\_rezone\\_with Map\\_Law Approved 2](#)  
[Public Notice.pdf](#)  
[Ashcroft Valley Rez Req Set 9.1.2016](#)  
[Susan and Brian Caplen letter - 9-15-16](#)

**This Ordinance was referred to the Board of Mayor & Aldermen meeting on 10/25/2016 for first reading.**

11. [15-1094](#) Consideration Of Resolution 2016-42, To Be Entitled: "A Resolution Approving A Development Plan For Ashcroft Valley PUD Subdivision With 6 Modifications Of Development Standards (Character Area Lot Size, Warren Road Connection, Beacon Hill Drive Street Connection, Internal Street Connection, Cross Creek Drive Street Connection, And Biltmore Court Street Connection, For The Property Located South Of Murfreesboro Road And North Of South Carothers Drive." (09-22-16 FMPC 6-3)

**Sponsors:** Ald. Ann Petersen and Josh King

**Attachments:** [15-1094 Connectivity Presentation - Ashcroft Valley.pdf](#)  
[AshcroftValleyDevPlan.pdf](#)  
[Res2016-42 AshcroftValleyDevPlan\\_with Map\\_Law Approved 2..pdf](#)  
[AshcroftValley\\_Conditions of Approval\\_01.pdf](#)  
[AshcroftLayout.pdf](#)  
[AShcroftElevations.pdf](#)  
[Full\\_PlanSet\\_Ashcroft Valley Dev Plan Set Resubmittal 9.1.2016.pdf](#)  
[TIA\\_Ashcroft\(9.1.16\).pdf](#)  
[Ashcroft Valley Public Notice Affidavit 8.9.2016.pdf](#)  
[AshcroftValleyMOSMap.pdf](#)  
[Susan and Brian Caplen letter - 9-15-16](#)  
[citizen comment letter](#)  
[Connectivity Presentation - Ashcroft Valley](#)

**This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 11/22/2016.**

12. [16-0811](#) \*Consideration of Ordinance 2016-39, To Be Entitled: "An Ordinance To Amend Chapters 3 And 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Adopt The New FEMA Flood Insurance Rate Maps, And Amend The City Of Franklin Zoning Map To Update The Boundaries Of The Floodway Fringe (FFO) And Floodway (FWO) Overlay Districts Accordingly." Establishing a Public Hearing date for November 8, 2016. (09/22/16 FMPC 9-0 and 10/11/16 WS) FIRST OF THREE READINGS

**Sponsors:** Ald. Ann Petersen

**Attachments:** [Ordinance 2016-39 Amend ZO to adopt new FEMA Flood Maps and FWO and FWO Overlay Districts Law Approved](#)  
[FEMA Final Flood Hazard Determination Letter\\_6-22-16](#)  
[Staff Report Exhibit - Item 22 - Ordinance 2016-39](#)

**This Ordinance was acknowledged**

13. [16-0823](#) \*Consideration of COF Contract No. 2016-0274: Grant Contract for Select Burial Marker Restoration at City Cemetery (10/11/16 WS)
- Sponsors:** Lisa Clayton, Emily Hunter and Amanda Rose
- Attachments:** [2016-0274 TN Historic Commission City Cemetery marker restoration.Law Approved.](#)
- This Contract/Agreement was acknowledged**
14. [16-0824](#) \*Consideration of COF Contract No. 2016-0273: Grant Contract for Franklin Historic District NR Listing Update (10/11/16 WS)
- Sponsors:** Emily Hunter and Amanda Rose
- Attachments:** [COF 2016-0273 TN Historical Commission Grant Law Approved 9.16](#)
- This Contract/Agreement was acknowledged**
15. [16-0819](#) Consideration Of Resolution 2016-67 For Amendments To The Historic District Design Guidelines
- Sponsors:** Emily Hunter and Amanda Rose
- Attachments:** [2016-67 RES amend Historic District Design Guidelines](#)
- This Resolution was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 10/25/2016.**
16. [16-0833](#) Consideration Of Initiating The Annexation Process and Draft Plan Of Services, Resolution 2016-45, For The Annexation of Certain Areas on Franklin Road, Specifically 459, 463, and 467 Franklin Road; Establishing a Public Hearing for November 8, 2016.
- Sponsors:** Emily Hunter
- Attachments:** [2016-45 RES Revised Draft POS\\_with map\\_459 463 467 Franklin Rd.Law Approved 2](#)  
[459 463 467 Franklin Rd Annexation Map](#)
- This Resolution was referred as a Public Hearing Item to the Board of Mayor & Aldermen meeting on 11/8/2016.**
17. [16-0844](#) Consideration of COF Contract No. 2016-0278, Interlocal Agreement Between the City of Franklin and Williamson County Concerning Performance Bonds
- Sponsors:** Emily Hunter
- Attachments:** [2016-0278 Interlocal agreement\\_performance bond issues Law Approved 2](#)  
[2011-0111 Interlocal with County-Performance Agreements](#)
- This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 10/25/2016.**

18. [16-0785](#) Consideration of Resolution 2016-61, A Resolution Funding the Design, Right-of-Way Acquisition and Construction for the Mallory Lane, North Royal Oaks Blvd and Liberty Pike Intersection Project.

**Sponsors:** Paul Holzen

**Attachments:** [Res 2016-61 - Memo Exhibits](#)  
[Res 2016-61 - Resolution to fund improvements to Liberty Pike and Mallory Lane](#)

**This Resolution was acknowledged with discussion on item #20.**

19. [16-0867](#) Consideration of DRAFT Road Impact Fee Offset Agreement (COF Contract No 2016-0299) with Embrey Partners, Ltd. for Arterial Roadway Improvements to Franklin Road at the Mallory Station Road Intersection (Iron Horse Development)

**Sponsors:** Paul Holzen

**Attachments:** [COF 2016-0299 Iron Horse Road Impact Fee Offset Agreement2](#)  
[COF 2016-0299 Exhibits](#)

**This Contract/Agreement was referred as a Consent Item to the Board of Mayor & Aldermen meeting on 10/25/2016.**

20. [16-0842](#) Consideration of Resolution 2016-69, A Resolution to Adopt the Project List for Phase I of the FY 2017-2026 CIP (Capital Investment Program)

**Sponsors:** Eric Stuckey and Paul Holzen

**Attachments:** [RESOLUTION 2016-69 - CIP- Second Draft.pdf](#)  
[9-30-2016 Phase I Projects](#)  
[Capital Funding Model - September 2016 09 09-16](#)  
[CIP Funding Model -BOMA - 09132016 09-09-16](#)  
[Franklin Debt Capacity Update 8 12 2016](#)

**This Resolution was referred to the 5:00 Work Session and 7:00 voting meeting on 10/25/2016.**

## **Other Business**

## **Adjournment**

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