



# City of Franklin

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

## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, January 25, 2018

7:00 PM

Board Room

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#### CALL TO ORDER

#### MINUTES

**Present** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

1. Approval of the December 14, 2017 FMPC Minutes.

**Attachments:** [DRAFT FMPC Minutes 12-14-17](#)

**Commissioner Lindsey moved, seconded by Alderman Petersen, to approve the minutes from December 14, 2017, as presented. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

#### 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, stated that the Planning Commission retreat was scheduled for February 28, 2018, at Eastern Flank from 9 am to 3 pm. A more detailed agenda would be emailed to the Commissioners. Booklets with the handouts would be provided.*

*Alderman Petersen asked Ms. Hunter if she would like to mention the Mayes Creek Mobile Workshop. Ms. Hunter stated there would be a mobile workshop for the Mayes Creek Basin Study. It was scheduled for February 6, 2018, at 11:45 am.*

## 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

**A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 3-12 and items 19-25 as presented on the Initial Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

### Approval of the Consent Agenda

*Commissioner Gregory recused herself from the vote on Item 2.*

**A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve Item 2 on the Secondary Consent Agenda as presented. The motion carried by the following vote:**

**Aye:** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Recused:** 1 - Commissioner Gregory

## SITE PLAN SURETIES

2. Berry Farms Town Center PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**
3. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**
4. Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)  
**This Planning Item was approved.**

5. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)  
**This Planning Item was approved.**
6. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**
7. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**
8. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)  
**This Planning Item was approved.**
9. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**
10. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)  
**This Planning Item was approved.**
11. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)  
**This Planning Item was approved.**
12. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)  
**This Planning Item was approved.**

## REZONINGS AND DEVELOPMENT PLANS

13. PUBLIC HEARING: Consideration Of Ordinance 2017-55, To Be Entitled: "An Ordinance To Rezone 0.9 Acres From Specific Development-Residential 10.0 (SD-R 10) District to Specific Development-Residential 11.5 (SD-R 11.5) District For The Property Located South Of West Main Street And East Of 9th Avenue South, 725 West Main Street (Arlington PUD Subdivision)." (01-25-18 FMPC 9-0, 02/13/18 First BOMA Reading 02/13/18 8-0) SECOND OF THREE READINGS

**Attachments:** [MAP Arlington PUD Sub. Rez](#)  
[ORD 2017-55- Arlington PUD Sub rezoning with Map.Law Approved](#)  
[COF 6599\\_SDR Rezone Resubmittal](#)

*Mr. Joseph Bryan, Planner, stated that the purpose of this ordinance is to rezone 0.9 acres from Specific Development-Residential (SD-R 10) to Specific Development-Residential (SD-R 11.5) at 725 W. Main St. The property was previously rezoned to SD-R 10 on August 23, 2016, to accommodate a new 8-unit multifamily building. The applicant wishes to adjust the floorplans to add two more units. The footprint of the building will not change. The revised development plan (COF #6600) was also heard at this meeting.*

*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 Matthew Taylor, Studio 8 Design. The Applicant stated he was asking for the rezoning to create ten smaller units, but the footprint of the building would not change. The height of the building would not change.*

*Chair Hathaway asked for a motion.*

*Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-55 be recommended to the Board of Mayor and Aldermen for approval.*

*Chair Hathaway asked for a vote on the motion.*

*The motion carried unanimously by the following vote (9-0).*

**Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-55 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

14. PUBLIC HEARING: Consideration of Resolution 2017-91, To Be Entitled: "A Resolution Approving A Revised Development Plan For The Arlington PUD Subdivision, For The Property Located South Of West Main Street and East Of 9th Avenue South, 725 West Main Street." (01-25-18 FMPC 9-0, 02/13/18 WS)

**Attachments:** [MAP Arlington PUD Sub, DP, Rev 1](#)  
[Res 2017-91--Resolution Arlington PUD Sub DP Rev 1 with Map.Law Approved 2](#)  
[Arlington PUD Subd DP Rev 1 Conditions of Approval\\_01 EDIT](#)  
[COF 6600 PUD Revision 1 plan](#)  
[COF 6600 PUD Revision 1 elevations](#)

*Mr. Bryan, Planner, stated that the applicant is adding two additional units to the existing multi-residential entitlement of eight rooms. Mr. Bryan stated that he applicant is accomplishing this without modifying the existing footprint or changing the elevations of the building. The project has one existing Modification of Standards (MOS), but those changes would not be proposed at this meeting.*

*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 Matthew Taylor, Studio 8 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 2017-91 be recommended to the Board of Mayor and Aldermen for approval, with conditions.*

*Chair Hathaway asked for a vote on the motion.*

*The motion carried unanimously by the following vote (9-0).*

**Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-91 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

15. PUBLIC HEARING: Consideration Of Ordinance 2018-01, To Be Entitled: "An Ordinance To Rezone 1.11 Acres From Neighborhood Commercial (NC) District to Office Residential (OR) District For The Properties Located South Of West Main Street And West Of 11th Avenue South, 1101 & 1107 West Main Street." Establishing a Public Hearing for March 13, 2018 (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0) SECOND OF THREE READINGS

**Attachments:** [MAP W Main Rez](#)

[ORD 2018-01 1101 and 1107 W Man Rezoning\\_with Map.Law](#)

[Approved](#)

[W Main 1101 - Survey](#)

[W Main 1107 Survey](#)

*Mr. Bryan, Planner, stated that the purpose of this ordinance is to rezone 1.11 acres from the Neighborhood Commercial (NC) District to the Office Residential (OR). The properties contain historic homes and are currently being used as residential, which is a nonconforming use in NC. The Envision Franklin Land Use Plan supports the rezoning request as the properties sit within the Office Residential Design Concept. No corresponding development plan or site plan has been submitted at this time.*

*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 the owners, Mr. Robin Hood and Mr. Tom Fox. The Applicants stated they were there to answer any questions.*

*Chair Hathaway asked for a motion.*

*Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-01 be recommended to the Board of Mayor and Aldermen for approval.*

*Chair Hathaway asked for a vote on the motion.*

*The motion carried unanimously by the following vote (9-0).*

**Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-01 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

16. PUBLIC HEARING: Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)." (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0) SECOND OF THREE READINGS

**Attachments:** [MAP\\_Branchcreekcrossing.pdf](#)  
[2018-02\\_ORD\\_Branch\\_Creek\\_rezoning\\_with\\_Map.Law Approved](#)  
[Branch Creek Rezoning Revision 3 - Resubmittal 1.4.2018.pdf](#)

*Mr. Josh King, Principal Planner, stated that this Ordinance was for the Specific Development Variety District for Branch Creek Crossing PUD Subdivision Revision 3. A separate Resolution 2018-04 accompanies this Rezoning. Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area. The SD-X Zoning and accompanying Development Plan (2018-04) meet the overall intent of Envision Franklin, although this Rezoning and Development Plan do remove the multifamily component of this PUD, and replace it with additional office square footage.*

*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 Orr moved, seconded by Commissioner Harrison, that Ordinance 2018-02 be recommended to the Board of Mayor and Aldermen for approval.*

*Chair Hathaway asked for a vote on the motion.*

*The motion carried unanimously by the following vote (9-0).*

**Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2018-02 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

17. PUBLIC HEARING: Consideration Of Resolution 2018-04, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 574 And 580 Franklin Road." (01-25-18 FMPC 9-0, 02/13/18 WS)

**Attachments:** [MAP\\_Branchcreekcrossing.pdf](#)  
[RES 2018-04 BranchCreekCrossing\\_with Map.Law Approved](#)  
[BranchCreekCrossingDevPlan\\_Conditions of Approval\\_02](#)  
[Layout\\_Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)  
[ARCH\\_Branch Creek PUD Revision 3 - Resubmittal 1.4.2018-2.pdf](#)  
[Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)

*Mr. King, Principal Planner, stated that this Resolution is the Development Plan for Branch Creek Crossing PUD Subdivision located near 574 and 580 Franklin Road. Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area.*

*Mr. King stated that the properties adjacent to this proposed development are neighborhood-scale commercial developments with both multi-family and single-family residential located across Franklin Road in the Gateway Village Development. The applicant is seeking to remove the residential entitlements associated with Branch Creek Crossing PUD Subdivision Revision 2 and add nonresidential entitlements.*

*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 that BCC Investments is currently working with the adjacent church (Gateway Community Church) to construct additional parking that can be used by the church on the weekend and the office building on the weekdays. A letter from the pastor of Gateway Community Church, which stated that the coordination was taking place between BCC Investments and the church, was provided to Staff prior to the meeting.*

*Chair Hathaway asked for a motion.*

*Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-04 be recommended to the Board of Mayor and Aldermen for approval, with conditions.*

*Chair Hathaway asked for a vote on the motion.*

*The motion carried unanimously by the following vote (9-0).*

**Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-04 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:**



**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,  
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,  
Commissioner Allen, Commissioner Orr, and Commissioner Harrison

18. PUBLIC HEARING: Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS)

Attachments: [Res 2018-03 Wards MillPUD Subd, Dev Plan Map](#)  
[2018-03 RES Wards Mill PUD Subd with Map.Law Approved](#)  
[Wards Mill DP Conditions of Approval 01](#)  
[Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Dev Plan Layout](#)  
[Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Architecture Page](#)

*Mr. Brad Baumgartner, Principal Planner, stated the applicant is proposing 18 single-family lots off Boyd Mill Avenue. The property is within the Single-Family Residential Design Concept, which supports single-family, detached residential lots. The proposed lot sizes are compatible with surrounding development. The building placement and lot width is consistent with Envision Franklin and the Zoning Ordinance. The applicant is also requesting one Modification of Standards.*

*Mr. Baumgartner stated that the applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 1,425 feet. The applicant will install residential fire sprinkler systems in the homes along the proposed street and proposed stub road to the east. The cul-de-sac length will become compliant with 500' maximum length requirement whenever development of the neighboring property occurs.*

*Staff recommended approval of the Modification of Standards.*

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

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

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

*Chair Hathaway asked for a motion.*

*Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2018-03 be recommended to the Board of Mayor and Aldermen for approval.*

*Chair Hathaway asked for a motion for an amendment to the main motion for the Modification of Standards.*

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

*Chair Hathaway asked for a vote on the amendment to approve the Modification of Standards.*

*The motion for the amendment to approve the Modification of Standards carried by the*

*following vote (9-0).*

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

*The motion, as amended, carried unanimously by the following vote (9-0).*

**Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2018-03 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Franks moved, seconded by Commissioner McLemore to amend the main motion to approve the Modification of Standards. The motion for the amendment to approve the Modification of Standards carried by the following vote (9-0). The main motion, as amended, carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

#### **SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

- 19.** Cardel Village PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 4 Open Space Lots On 6.93 Acres, Located East Of Carlisle Lane And North Of Murfreesboro Road. (CONSENT AGENDA)

**Attachments:** [Cardell Village PUD Subd FP Map](#)  
[Cardell Village FP Conditions of Approval 01](#)  
[Final Plat Cardell Village COF Rev Jan 4th Submittal](#)  
[Cardel Village FP](#)

**This Planning Item was approved.**

- 20.** Franklin Park Subdivision, Final Plat, Revision 2, Resubdivision Of Lots 3 And 6 To Create 3 Open Space Lots And 6 Buildable Commercial Lots On 44.45 Acres, Located Near The Intersection Of Carothers Parkway And Interstate 65. (CONSENT AGENDA)

**Attachments:** [MAP\\_FranklinPark\\_FP](#)  
[FranklinPark\\_FP\\_Conditions of Approval 01.pdf](#)  
[COF 6592 - Franklin Park Revision 2 Plat.pdf](#)

**This Planning Item was approved.**

- 21.** Liberty Station Subdivision, Final Plat, Creation Of 2 Commercial Lots On 2.66 Acres, Located At The Southeast Intersection Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

**Attachments:** [MAP\\_LibertyStationFP](#)  
[LibertyStation\\_FP\\_Conditions of Approval 01.pdf](#)  
[Liberty Station Subdivision, final plat, lots 1 and 2 - submittal 002.pdf](#)

**This Planning Item was approved.**

22. Natures Landing Subdivision, Final Plat, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)

**Attachments:** [NATURES LANDING Subd FP REV 1 Map](#)  
[Natures Landing FP Rev 1 Conditions of Approval\\_01](#)  
[T294003 FP 010118=2-signed-signed](#)

**This Planning Item was approved.**

23. Perry Subdivision, Final Plat, Creating Two Detached Residential Lots, On 1.33 Acres, Located At 903 West Main Street. (CONSENT AGENDA)

**Attachments:** [MAP Perry Subd FP](#)  
[Perry Subd FP Conditions of Approval\\_01](#)  
[WILLIAM C. PERRY SUB FINAL](#)

**This Planning Item was approved.**

24. Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)

**Attachments:** [MAP\\_StreamValleyFP.pdf](#)  
[Stream Valley Sec 13 Plat Revision 1 12-20-17 signed.pdf](#)  
[Boeh Owner Affidavit \(Signed\).pdf](#)  
[SV Sec 13 Conditions of Approval\\_01.pdf](#)

**This Planning Item was approved.**

25. Wynfield Village Subdivision, Final Plat, Creating 12 Detached Residential Lots And 1 Open Space Lot On 8.01 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

**Attachments:** [Wynfield Village PUD Subd FP Map](#)  
[Wynfield Village FP Conditions of Approval\\_01](#)  
[COF 6597 Wynfield Village Final Plat signed](#)

**This Planning Item was approved.**

#### **NON-AGENDA ITEMS**

*Chair Hathaway asked if there were any other items to discuss. There were none.*

**ANY OTHER BUSINESS**

*Chair Hathaway asked if there was any further business. There was none.*

**ADJOURN**

*Commissioner Harrison moved, seconded by Commissioner Orr, to adjourn. The motion carried by a vote of 9-0.*

*There being no further business, the meeting adjourned at 7:17 p.m.*

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*Chair, Mike Hathaway*