



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, March 22, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the February 22, 2018 FMPC minutes

Attachments: [DRAFT FMPC Minutes February 2018](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from February 22, 2018, 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. There were none.

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 McLemore, to approve the 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

SITE PLAN SURETIES

- 2.** Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
- 3.** Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
- 4.** Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
This Planning Item was approved.
- 5.** Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

Attachments: [Cardell Village PUD Subd DP REV 1 March Map](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 Layout](#)
[Item 6 Attachment Handout from Applicant March 2018](#)

Mr. Brad Baumgartner, Principal Planner, stated that this item was heard at the last Planning Commission meeting (2/22/2018) but was deferred for staff to investigate citizen complaints over drainage. Staff is continuing to monitor the drainage, and all drainage bonds are current and in full payment if any issues are found.

The applicant is proposing a Development Plan Revision to vary the rear yard setbacks to allow for the creation of a garage to the rear of the lot. The garage would be to the rear of the lot but connected by a breezeway.

Staff recommended approval of this item.

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

The Applicant was represented by Mr. Greg Gamble of Gamble Design. The Applicant presented a handout to the Commissioners. This handout has been added to the record. Mr. Gamble stated this handout shows the development plan for Cardel Village. The lots in yellow are the only lots where the five foot rear yard setback would apply. The following provides information about the lots:

Lots 6-9: back up to open space

Lots 10-16: served by an alley

Lots 17-20: served by an alley

Lots 20, 10, and 11: have 10-ft. incompatible use buffer (landscape) along the rear property line

Lots 1-5: 20-ft drainage easement

Mr. Gamble stated that currently a detached garage can be within five feet of the rear property line. They are asking to connect the garage to the house with a breezeway.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 6 be approved.

Alderman Petersen stated the handout is helpful to see the effect of the attached garage.

Commissioner McLemore confirmed there were sureties in place in case there were drainage problems

Mr. Jimmy Wiseman, Assistant Director for the Engineering Department, stated that they had met on site with the property owners in Blossom Park who had been affected by the drainage issues caused by the Cardel Village development. He stated that Cardel Village, Richland Park and Blossom Park are all close together with construction taking place

currently. This was part of the drainage concerns. He also stated that the bonds were in place. Mr. Wiseman stated the drainage issues were being addressed with the contractors and they were staying in contact with the property owners.

Commissioner Lindsey confirmed there was a place for the water to be conveyed.

Mr. Wiseman stated that there is a 20 foot drainage easement on the rear side of Blossom Park. He stated the swale needed to be improved by the Blossom Park developer. He also stated that it was taking some time because the rain had been an issue.

Alderman Petersen stated this situation was different from most places because of the issues Mr. Wiseman stated and that the development was very large.

Mr. Wiseman stated the issue was more difficult because there were multiple developers and contractors.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 6 be approved. 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

7. PUBLIC HEARING: Consideration of Ordinance 2018-04, To Be Entitled: "An Ordinance To Rezone 3.95 Acres From Light Industrial District (LI) To Neighborhood Commercial (NC) District For The Property Located West Of Columbia Avenue And South Of Fairgrounds Street (Near 200 And 300 Downs Boulevard)." (3/22/18 FMPC 8-0, 04-10-18 WS, 04/10/18 BOMA 1st Reading 7-0) SECOND OF THREE READINGS

Attachments: [map_200300dOWNSbLVD.pdf](#)
[Ord2018-04_Downs Blvd.pdf](#)
[Ord 2018-04 rezone_Downs Blvd_with Map.Law Approved \(2\).pdf](#)
[Item 7 Attachment Handout from Applicant March 2018](#)

Mr. Josh King, Principal Planner, stated that this property stretches roughly from the heavy truck refueling exit off of Downs Blvd to the where Coleman Transmission is. The zoning is consistent with Envision Franklin.

Staff recommended approval of Ordinance 2018-14 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 of Gamble Design. The Applicant provided a handout to the Commissioners. This handout has been added to the record. Mr. Gamble stated that this handout shows the comparison of uses and bulk regulations between Light Industrial and Neighborhood Commercial. Mr. Gamble stated that he was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2018-04 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner McLemore stated that Light Industrial is more intense use than Neighborhood Commercial.

Mr. Gamble confirmed this and stated that this was an area in transition.

Commissioner Allen thanked Mr. Gamble and stated she had been fighting for this change for a long time.

Alderman Petersen stated that things were already going that way.

Chair Hathaway suspended the rules to allow Kimberly Meniffee, Fairground Street Property Owner, to speak. She stated that she does not currently reside at this location.

Ms. Meniffee asked what would be the impact for Fairground Street with the rezoning.

Mr. King stated the rezoning would allow a change in zoning district. There is no development plan for the three parcels at this time. This changes the district from a more intensive industrial to a lighter, less intensive Neighborhood Commercial. There is no direct impact to Fairground Street. Any development for the three parcels would be weighed against any impact on the neighborhood on Fairground Street.

Ms. Meniffee asked what issues would be encountered if she wanted to her property rezoned to Residential.

Chair Hathaway stated that was a much larger discussion and it would need to be addressed in a meeting with Staff.

Alderman Petersen confirmed that the area between there and Fairground Street was Heavy Industrial.

Commissioner McLemore stated that this rezoning would be much better for the area.

Mr. King stated the staff report mentions the Envision Franklin recommendations for this area and that this was an area in transition.

Chair Hathaway asked for vote on the motion.

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

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2018-04 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

Attachments: [MAP_500Downs.pdf](#)
[Lot 5 Downs Blvd PLat revision 020518-signed.pdf](#)
[500Downs_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

9. Fair Park Cottages Subdivision, Final Plat, Lot 2, Revision 1, Creating 5 Single-Family Lots And Two Open Space Lots On 2.58 Acres, Located At 326 11th Avenue North. (CONSENT AGENDA)

Attachments: [MAP Fair Park FP Lot 2 Rev 1](#)
[Fair Park FP Rev1 Conditions of Approval_01](#)
[6628 Plat Fair Park Cottages FP Revision 1](#)

This Planning Item was approved.

10. Wild Duck Subdivision, Final Plat, Lots 4 and 6, Revision 8, Revision of Two Existing Lots and Recording of Required Easements, On 6.15 Acres, Located South of Murfreesboro Road and East of Carothers Parkway, 220 and 221 Rosa Helm Way. (CONSENT AGENDA)

Attachments: [MAP_WildDuck.pdf](#)
[277001FP2_lot 4and 6 replat 022818-signed.pdf](#)
[WildDuck_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

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

There being no further business, the meeting adjourned at 7:12 p.m.

Chair, Mike Hathaway