



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 26, 2018

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent** 2 - Commissioner Lindsey, and Commissioner Franks

MINUTES

1. Approval of the June 28, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 6-28-18](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from June 28, 2018, as presented. The motion carried by the following vote:

- Aye:** 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison
- Absent:** 2 - Commissioner Lindsey, and Commissioner 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 & Sustainability, stated that the Law Department sent an email to the Commissioners to attend a special training day. Ms. Shauna Billingsley, City Attorney, will be organizing the event and speaking. The Commissioners are encouraged to attend. The event will take place on September 6, 2018, from 9 am to 12 pm in the City Hall Training Room. The event will focus on Parliamentary Procedure, Open Meetings, Open Records, Ethics and Decorum.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented.

Vice-Chair Roger Lindsey was absent from the meeting. After the Consent Agenda vote, Chair Hathaway stated that a vote was needed to elect a Vice-Chair for the night. He asked for a motion for consideration to elect a Vice-Chair for the meeting.

Commissioner Harrison moved, seconded by Commissioner Orr, to elect Alderman Petersen as interim Vice-Chair for the meeting.

The motion carried unanimously (7-0).

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Items 2-7 and items 12-16, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Lindsey, and Commissioner Franks

SITE PLAN SURETIES

2. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
This Planning Item was approved.
3. Generals Retreat PUD Subdivision, site plan; extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
This Planning Item was approved.
4. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 25, 2019. (CONSENT AGENDA)
This Planning Item was approved.
5. Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 25, 2019. (CONSENT AGENDA)
This Planning Item was approved.

6. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)
This Planning Item was approved.
7. Tywater Crossing PUD Subdivision, site plan, section 4; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

8. PUBLIC HEARING: Consideration Of Ordinance 2018-28, To Be Entitled:
“An Ordinance To Rezone 2.17 Acres From Estate Residential (ER)
District To Residential - 3 (R-3) District For The Property Located North Of
New Highway 96 And South Of Del Rio Pike At 1044 Carlisle Lane.”
(07-26-18 FMPC 7-0, 08/14/18 WS AND BOMA 1st Reading 8-0).
SECOND OF THREE READINGS

Attachments: [6749 - MAP - 1044 Carlisle Lane Rezoning](#)
[ORDINANCE 2018-28 Carlisle Lane _with Map and Survey.Law](#)
[Approved](#)
[6749 - COA - 1044 Carlisle Lane Rezoning](#)

Mr. Christopher Andrews, Principal Planner, stated that Item 8 is a rezoning for the property at 1044 Carlisle Lane. The applicant is seeking approval to rezone their property from Estate Residential (ER) to Residential - 3 (R-3). The request was made in order to match surrounding properties which are mostly zoned R-3. No new lots are being created through this rezoning.

Envision Franklin maps this property within the Single-family Residential Design Concept, which supports a zoning of R-3 where it is consistent with the surrounding lots, as it is in this case.

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 Dana Gill, property owner. The Applicant stated she and her husband were seeking to rezone their property, 2.17 acres on the east side of Carlisle Lane. She stated that their lot was the only remaining lot which was zoned Estate Residential (ER) on the eastern side of Carlisle Lane. She stated she was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-28 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-28 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Lindsey, and Commissioner Franks

9. PUBLIC HEARING: Consideration Of Ordinance 2018-30, To Be Entitled: "An Ordinance To Rezone 49.10 Acres From Estate Residential (ER) District To Civic - Institutional (CI) District For The Property Located East Of Hillsboro Road And South Of The Harpeth River, 1215 Hillsboro Road, (Christ Community Church PUD Subdivision)." (07-26-18 FMPC 7-0, 08/14/18 WS AND BOMA 1st Reading 8-0) SECOND OF THREE READINGS

Attachments: [MAP_CHristCommunity.pdf](#)
[ORD 2018-30 Rezone_ChristCommunity_with Map.Law Approved.pdf](#)
[Christ Community Church PUD Subdivision \(1\).pdf](#)

Mr. Josh King, Principal Planner, stated that this property is an existing church at 1215 Hillsboro Road. The requested zoning for this parcel is the Civic-Institutional District (CI). A separate Resolution 2018-58 accompanies this rezoning for the corresponding Development Plan.

Envision Franklin recommends a Conservation Subdivision Design Concept for this area. As a special consideration, institutional uses may be appropriate if they do not negatively impact access, scale, and traffic of the surrounding area. Institutional uses should also be located at intersections where traffic can be handled internally to the site. Since the institutional use is existing and since an analysis by the City Traffic Engineer did not indicate major changes in traffic with this proposed expansion, Envision Franklin supports this rezoning request.

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 Adam Seger, Dale and Associates. He stated that the church had been there a long time and would remain used as a church. He stated that they are currently in the stages of looking to expand. The church thought it best to update the zoning from Estate Residential (ER) to Civic-Institutional (CI). He stated this was a part in the process. The next item on the agenda would be the PUD Development Plan. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-30 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-30 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Lindsey, and Commissioner Franks

10. PUBLIC HEARING: Consideration Of Resolution 2018-58, To Be Entitled: "A Resolution Approving A Development Plan For Christ Community Church, For The Property Located East Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road)." (07/26/18 FMPC 7-0, 08/14/18 WS)

Attachments: [MAP_ChristCommunity.pdf](#)
[RES 2018-58 ChristCommunityChurchSubd with Map.pdf](#)
[ChristCommunity_Conditions of Approval_01.pdf](#)
[CCC - Chapel Addition Elevations 6-11-18.pdf](#)
[CCC - Youth Building Elevations - A2.0 6-11-18.pdf](#)
[CCC - Youth Building Elevations - A2.1 6-11-18.pdf](#)
[Christ Community Church PUD Subdivision.pdf](#)

Mr. Josh King, Principal Planner, stated that the existing Christ Community Church on Hillsboro Road is seeking a PUD Development Plan and Rezoning to comply with City of Franklin Zoning Ordinance requiring Institutional uses to file a PUD Development Plan. The existing church building will be kept, and additions are proposed to expand the uses.

Envision Franklin recommends a Conservation Subdivision design concept for the western block of Hillsboro Road adjacent to the Harpeth River.

Envision Franklin also has a special area consideration for institutional uses in this design concept, which this Development Plan complies with.

This development is meeting the intent of the special area consideration by maintaining contiguous open space along the Harpeth River, and analysis by the City Traffic Engineer.

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 Adam Seger, Dale and Associates. 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 2018-58 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 (7-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2018-58 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner
Harrison

Absent: 2 - Commissioner Lindsey, and Commissioner Franks

11. *Consideration Of Ordinance 2018-33, To Be Entitled: "An Ordinance To Zone 419 Murfreesboro Road Into The Historic Preservation Overlay (HPO) District, Consisting of 1.08 Acres And Located At 419 Murfreesboro Road." Establishing a Public Hearing Date of September 11, 2018. (07-26-18 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [MAP 67369 419 Murfreesboro HPO Rezon](#)
[ORD 2018-33 419 Murfreesboro Rd HPO_with Map and Survey](#)
[6739 7.5.18 Powell Zoning Request Plan](#)

Mr. Joseph Bryan, Planner, stated that this property contains a single-family house that dates to ca. 1870. The principal dwelling on the property is a notable example of a 19th-century Italianate style dwelling update into the Colonial Revival style in the mid-20th century. Following the purchase of the property in 2018, the ca. 1870 character of the dwelling became evident, and the property is now proposed for rehabilitation and inclusion within the Franklin Historic Preservation Overlay (HPO).

The Franklin Historic Zoning Commission (HZC) approved a favorable recommendation to the Planning Commission and the Board of Mayor and Aldermen (BOMA) for the rezoning of this property into the HPO district, based on the property's historic and architectural significance to the overall community.

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

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

Annabeth Hayes, 402 Brick Path Lane, spoke in favor of Item 11. She stated that Mr. Powell was an expert in historic preservation.

The Applicant was represented by Paul Lebovitz. Mr. Lebovitz asked Mr. Joseph Bryan if he had two slides available to show the home in 1830 and 1950.

Mr. Bryan stated that he did not have the slides.

Mr. Lebovitz stated the home would go through a large transition.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-33 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (7-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-33 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Lindsey, and Commissioner Franks

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 508 Duke Drive Subdivision, Final Plat, Creating 4 Commercial Lots, On 7.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

Attachments: [6740 MAP 508 Duke Drive Subd FP](#)
[6740 508 Duke Dr FP Conditions of Approval 01](#)
[508 DUKE DRIVE SUBDIVISION, FINAL PLAT - submittal 002](#)

This Planning Item was approved.

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 30, Creating 38 Single-Family Lots And Six Open Space Lots On 12.39 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [6743 - MAP - Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)
[6743 - COA - Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)
[6743 - PLAT- Highlands at Ladd Park PUD Subdivision Final Plat Section 30](#)

This Planning Item was approved.

14. Simmons Ridge PUD Subdivision, Final Plat, Section 4, Creating 42 Multi-Family Lots and Four Open Space Lots On 7.70 Acres, Located North Of South Carothers Road At Gracious Drive And Orangery Drive. (CONSENT AGENDA)

Attachments: [6744 - MAP - Simmons Ridge PUD Subdivision Final Plat Section 4](#)
[6744 - COA - Simmons Ridge PUD Subdivision Final Plat Section 4](#)
[6744 - PLAT - Simmons Ridge PUD Subdivision Final Plat Section 4](#)

This Planning Item was approved.

15. Waterford Subdivision, Site Plan, Lot 2, Revision 1, (Columbia State Community College Parking Garage), Construction Of A 3-Story Parking Garage On A 36 Acre Lot, Located At 1228 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP WaterfordCCSCGarage.pdf](#)
[CCSCGARAGE_Conditions of Approval_01.pdf](#)
[CCSC Elevations.pdf](#)
[Masterplan_CCSC.pdf](#)
[COF #6755-CSCC Garage-Resubmittal.pdf](#)

This Planning Item was approved.

16. Westhaven PUD Subdivision, Final Plat, Section 51, Creating 36 Single-Family Lots And Eight Multi-Family Lots On 7.79 Acres, Located Within Westhaven At Congress Drive And Beckwith Street. (CONSENT AGENDA)

Attachments: [6746 - MAP - Westhaven PUD Subdivision Final Plat Section 51](#)
[6746 - COA - Westhaven PUD Subdivision Final Plat Section 51](#)
[6746 - PLAT - Westhaven PUD Subdivision Final Plat Section 51](#)

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 7:11 p.m.

Chair, Mike Hathaway