



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 26, 2022

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

Chair Lindsey called the meeting to order at 07:02 PM

Board Members Present: Jimmy Franks, Scott Harrison, Alma McLemore, Michael Orr, Ann Petersen, Marcia Allen, Nick Mann, Roger Lindsey

Board Members Absent: Jenny Szilagyi

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 28, 2022 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT2 minutes of the 4.28.2022 FMPC meeting

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Ann Petersen to Approve the Minutes from the April 28, 2022 meeting. The motion carried 8-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Betsy Hester, 112 Valley Ridge Road, Franklin, TN - Ms. Hester expressed her concerns about the population density in the Goose Creek area and the inadequate planning for new school buildings. The multi-family developments will only increase the need for additional schools. Ms. Hester urged the Commission to work together to address these needs.

ANNOUNCEMENTS

Cheryl Hebert was introduced as the new Administrative Assistant in the Planning and Sustainability Department. Also, it was announced that Chair Lindsey's birthday is in the next few days.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-5 and 8-13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-5 and 8-13 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Sidewalks Improvement To May 25, 2023 (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Plaza Phase III Building 4), Extend The Performance Agreement For Multipurpose Trail Improvement To May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Preserve At Echo Estates PUD Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Section 2 Buffer Improvement to May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

6. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. RES 2022-28 AMENDING THE MADISON PUD SUBDIVISION_With exhibits_Law approved
2. 2022.03.30 Madison Vested Rights Extension Request
3. MAP Exhibit A The Madison Vesting Extension

4. Exhibit B The Madison Franklin - PUD DEVELOPMENT PLAN
5. RESOLUTION 2019-134 AS AMENDED

Amy Diaz-Barriga stated that the location description of the Madison PUD Subdivision was listed incorrectly. Unfortunately, the mistake was not discovered until after the meeting agenda was published. The staff, upon approval of the Commission, would like to defer this item until the June FMPC meeting. This would allow time to correctly notice the item for the June 23, 2022, FMPC Meeting.

Chair Lindsey asked if anyone from the public would like to comment on this item.

There being none, Chair Lindsey asked for a motion to defer item number six to the June 23, 2022, FMPC meeting.

A motion was made by Commissioner Scott Harrison, seconded by Michael Orr that item 6 be deferred until the June 23, 2022 Planning Commission meeting. The motion carried 8-0.

7. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).

Sponsors: Emily Wright, Amy Diaz-Barriga

- Attachments:
1. RES 2022-30 WOOD DUCK COURT_With exhibits_Law approved
 2. request for vesting extension
 3. MAP Wood Duck Court Vesting Extension
 4. WoodDuck Court Development Plan one page
 5. APPROVED AND SIGNED RESOLUTION 2019-56

Commissioner Harrison recused himself from this item.

Ms. Wright stated that the Commission has been provided a standard staff report for this item regarding the implications a new ordinance would have on the property if vested rights were not extended. After new information became available this week along with discussions with senior leadership and staff members, the staff is recommending deferral of this item to the June 23, 2022, FMPC meeting. The deferral would allow time for discussions with staff, the applicant and potential future owner of the property. Specifically, discussions about the plans for the property and what commitments will be honored in relationship to the proposed original plan, as approved. Ms. Wright stated that staff did not have enough information to provide a proper recommendation to the Commission. Ms. Wright added that if there are questions, Ms. Diaz-Barriga can provide information on the potential outcomes of a new ordinance on this property. At the appropriate time, the applicant would like to address the Commission.

Chair Lindsey stated it was time for the public comment portion regarding item 7. Chair Lindsey asked those who would like to speak to approach the lectern. Please state your name and address.

William Weaver, 2068 Sunnyside Drive. Mr. Weaver stated that he is the Chief Executive Director of Community Housing Partnership. The intent of CHP, regarding this item, was to provide affordable housing in this section of Franklin, prior to the COVID crisis. Since then, CHP has determined that it is not feasible to continue with the project, as originally planned. CHP met with the Mayor and City officials last year to explain why the project was not achievable as planned and that CHP intended to sell the property. Mr. Weaver stated that the "potential" new owners plan to continue with an affordable housing component, but with a reduced number available compared to the original plan.

Brandon Pluckett, 2060 Old Hillsboro Road. Mr. Pluckett, a potential buyer, stated that it is the intention to move forward with an affordable part of the development. The site plan is not proposed to change, other than the addition of a swimming pool, a nature trail, and a dog park, from the original plan. Mr. Pluckett stated that there would be 15 units that would fall under the affordable housing category. Affordable housing is a huge need in Franklin, and as a "for-profit" company, Mr. Pluckett explained that accommodations have been made to help meet the need and to develop the area, in accordance with the original plan.

A motion to defer item number 7 to the June 23, 2022, FMPC meeting was made by Commissioner Orr, seconded by Commissioner Allen.

Chair Lindsey asked for discussion of the motion.

Commissioner Franks expressed his disappointment in CHP's abandonment of the affordable housing plan, for sale units, after all the work and time spent over the last few years to keep the project moving forward. Commissioner Franks discussed several possibilities available to secure financing that would have allowed this project, one that meets a need and one that everyone felt good about, to move forward. The updated plan discussed by the potential new buyer, to build apartments with a few affordable units, is not reflective of the original goal approved by the Commission.

Mr. Weaver shared his love of the Franklin community and his passion for serving and advocating for affordable housing. For CHP to remain a viable resource for the community, difficult business decisions have to be made. One of those difficult decisions required the re-evaluation of this project.

A motion was made by Commissioner Michael Orr, seconded by Marcia Allen, that item 7 be deferred until the June 23, 2022 Planning Commission meeting. The motion carried 7-0. Commissioner Harrison recused himself from this item.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. 1624 West Main Street PUD Subdivision, Site Plan (Bookers Corner), Creating 6,500 Square Feet Of Commercial Space, On 0.78 Acres, Located At 1624 West Main Street. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 1624 W Main PUD SP
2. 7822 1624 W Main PUD SP_Conditions of Approval_01
3. 1624 West Main PUD Subdivision, Site Plan (Bookers Corner) - submittal 003

The item was Approved on Consent Agenda.

9. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7834 Aureum PUD Subdivision, Final Plat
2. 7834 Aureum PUD Subdivision, Final Plat Conditions of Approval_01
3. PLAT 7834 Aureum PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

10. Cox Family Subdivision, Final Plat, Creating 2 Lots, On 4.153 Acres, Located Near The Intersection Of Huffines Ridge Drive And Liberty Pike. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7837 Cox Family Subdivision, Final Plat
2. 7837 Cox Family Subdivision, Final Plat Conditions of Approval_01
3. PLAT 7837 Cox Family Subdivision, Final Plat

The item was Approved on Consent Agenda.

11. Galleria Commercial Complex Subdivision, Final Plat, Revision 39 (Resubdivision of Lot 41), Creating 3 Nonresidential Lots, On 5.88 Acres, Located At 1722, 1726, And 1728 Galleria Boulevard. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Galleria Comm Complex Sub FP
2. 7664 Galleria Comm Complex Sub FP_Conditions of Approval_01

3. Galleria Commercial Complex Subdivision, Final Plat Revision 39 (Resubdivision of Lot 41) - submittal 004

The item was Approved on Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 13 Single-Family Lots, 83 Townhome Lots, and 7 Open Space Lots, and Dedicating Public Right-Of-Way, On 39.927 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1
2. 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1 Conditions of Approval_01
3. PLAT 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1

The item was Approved on Consent Agenda.

13. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 9 Future Buildable Lots, 61 Townhome Lots, 3 Open Spaces, And Dedicating Right-Of-Way, On 25.701 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)
2. 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford) Conditions of Approval_01
3. PLAT 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

The Chair asked if there were any non-agenda items to be presented. There were none.

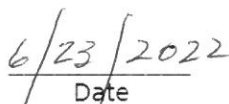
ANY OTHER BUSINESS

Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 07:28 PM


Chair


Date