



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, August 25, 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 07:01 pm.

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

Board Members Absent: Jenny Williamson

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. DRAFT Minutes of July 28, 2022

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements.

Emily Wright asked the Planning Commission to let staff know if you are not receiving the monthly emails from Cheryl. We would ask each Planning Commissioner to fill out an updated contact form that has been placed at your seat and return it to a Planning staff member. Please let me know if you have any questions or concerns regarding any communications.

Ms. Wright also stated the applicant for item 20 has requested deferral until the September 22 FMPC meeting after a discussion with staff regarding unresolved comments on the final plat. Staff agrees that deferral would be beneficial. This item is on consent, so staff recommends that the motion for consent include this deferral if FMPC agrees to defer.

The Annexation, Plan of Services, and Zoning requests for 4321 Long Lane and the Rezoning and Development Plan requests for The Optima Franklin PUD Subdivision at 211 Cool Springs Boulevard have been deferred. These decisions were made after public notifications had been mailed. New public notices will be mailed when the items are placed on an FMPC agenda, no later than 15 days prior to the agenda date.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-6, 15-17, and 19-20 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Michael Orr, seconded by Commissioner Marcia Allen to approve items 3-6, 15-17, and 19, and to defer item 20 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Echelon PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Lockwood Glen PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts), Extend The Performance Agreement For Green Infrastructure Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Westhaven PUD Subdivision, Site Plan, Section 25, Extend The Performance Agreement For Drainage Improvement To August 24, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

7. Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 517 Franklin Rd Annex Combo
2. RES 2022-57 POS Annexation 517 Franklin Rd_Combined_Law approved
3. 22-002 517 Franklin Rd BoundaryTopo Survey
4. 2022-07-07 Formal Annexation and Plan of Services Exhibit-24x36

Staff Presentation: Joey Bryan. Mr. Bryan stated that a Plan of Services would need to be outlined to provide the required infrastructure needed to serve the property. The property is part of the Mallory Valley Utility district and a 1-mile extension, for reclaimed water, may be required. Because of the distance, the extension will not be required for reclaimed water. The Spencer Creek Basin, where the property is located, was identified in the 2018 Growth Study as a long-term growth area with limited developable land with the existing large lot development pattern. The study also noted several other properties in the basin may be annexed based on the availability of water. The property owner shall be required to extend sanitary sewer mains and the necessary interceptors to service the property. Mr. Bryan stated that no additional manpower or equipment would be necessary to service the property, along with no additional Fire or Police protection or sanitation services. Staff recommends approval of Resolution 2022-57.

Chair Lindsey asked for public comment on the item. There was none.

Applicant Presentation: Adam Crunk of Crunk Engineering stated he would be happy to answer any questions.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jimmy Franks to Approve Item 7.

Chair Lindsey asked for discussion on the item. There was none.

The motion carried 8-0.

8. Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. MAP 517 Franklin Rd Annex Combo
2. RES 2022-58 A Resolution to Annex 517 Franklin Road_Combined_Law approved
3. 22-002 517 Franklin Rd BoundaryTopo Survey
4. 2022-07-07 Formal Annexation and Plan of Services Exhibit-24x36

Staff Presentation: Joey Bryan. Mr. Bryan stated that the subject property is within the Large Lot Residential Design Concept as defined by Envision Franklin Land Use guidelines. The applicant does not have plans to further develop the property other than to subdivide the property into two single family lots. Staff recommends approval of Resolution 2022-58.

Chair Lindsey asked for public comment on the item. There was none.

Applicant Presentation: Mr. Crunk stated he did not have anything further to add.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve Item 8.

Chair Lindsey asked for discussion. There was none.

The motion carried 8-0.

9. Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road.

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

Attachments:

1. MAP 517 Franklin Rd Annex Combo
2. ORD 2022-31 An Ordinance to Zone 2.07 Acres Residential_Combined_Law approved
3. 22-002 517 Franklin Rd BoundaryTopo Survey
4. 2022-07-07 Formal Annexation and Plan of Services Exhibit-24x36

Staff Presentation: Joey Bryan. Mr. Bryan stated that the subject property meets the guidelines set by Envision Franklin that require properties zoned for Large Lot Residential Design concept to be a minimum of one acre or larger. The subject property is appropriate for the R1 designation. The property meets the recommendations of Envision Franklin. Mr. Bryan noted that there is no site-plan at this time. Mr. Bryan also noted that as part of the Scenic Corridor Overlay district, new development must be set back according to the SCO recommendations. Staff recommends approval of Ordinance 2022-31.

Chair Lindsey asked for public comment on the item. There was none.

Applicant Presentation: Mr. Crunk stated he did not have anything further to add.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to Approve Item 9.

Chair Lindsey asked for discussion.

Commissioner Petersen noted the steep slope of the property. Mr. Crunk explained that the slope would affect the new lot but there should be plenty of space for a home.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

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

Attachments:

1. 2022-19 ORD REZONE TO RESIDENTIAL_1501 FIGUERS DRIVE_Combined_Law approved
2. MAP Franklin Elem Rez
3. COF 7860 227418 FSSD Elementary ReZoning

Staff Presentation: Joey Bryan. Mr. Bryan stated that the item had been previously heard at the June 2022 FMPC meeting. The applicant did not notice property owners located within 500 feet of the subject property, therefore was required to appear again after proper noticing. The applicant requests rezoning of the property from Civil Institutional to R4. The property is currently an administrative building for the Franklin Special School District. According to Envision

Franklin, the property is in the Historic Residential Design Concept. The HRD designation recommends infill development maintain established traditional residential character and the scale of the surrounding neighborhood. Attention should be given to building form, lot width and setbacks to provide context sensitivity. The R4 designation is compatible with Envision Franklin and follows the character and pattern of the neighborhood. Mr. Bryan noted that R4 is the designation given to the most established traditional core of Franklin. Any new lot should be compatible with the surrounding area regarding building form, lot width and setbacks.

Staff recommends approval of Ordinance 2022-19.

Chair Lindsey asked for public comment on the item.

The following citizens spoke concerning Ordinance 2022-19.

Forrest Latta, 504 Figuers Drive. Mr. Latta spoke against the request for rezoning of the subject property to R4. Mr. Latta stated that without an associated development plan for the property, it is speculative as to what may be developed on the property. Mr. Latta pointed out that without a development plan the opportunity for public input is eliminated. Mr. Latta further noted that the property is zoned correctly for the existing use of the building and no further rezoning is needed. Mr. Latta concluded by stating that if a development plan is submitted during the meeting, he requests a deferral to the next FMPC meeting to properly review the plan.

Curtis Sullivan, 108 Battle Ave. Mr. Sullivan spoke in opposition to the rezoning from Civic Institutional to R4. Mr. Sullivan stated that once the civic districts are lost, they will not be recovered.

Elissa Corning, 114 Gist St. Ms. Corning spoke in opposition to the rezoning request. Ms. Corning expressed concerns of the parents in the FSSD and how the schools may be affected if the rezoning of the property is approved. Ms. Corning stated that she is concerned about the water lines and with the unknown aspects of the property.

James Turner, 311 Battle Avenue. Mr. Turner spoke in opposition to the rezoning request from CI to R4. Mr. Turner requested that the item be deferred until a development plan is submitted. Mr. Turner stated concerns about what the R4 designation means. The R4 lot sizes are unclear. Mr. Turner finished by stating that he believes there are other uses for the building as it is currently zoned.

Jared Sullivan, 419 Figuers Drive. Mr. Sullivan spoke in opposition to the requested rezoning. He stated that the rezoning would change the character of the neighborhood. Mr. Sullivan believes the FSSD did not send out the notice because they are not interested in public input. The property has been a civic space since 1862 and should continue to be. Mr. Sullivan stated that he received an email from someone associated with FSSD stating that 40 homes are hoped to be developed on the property.

Nick Basquill-White, 414 Figuers Drive. Mr. Basquill-White spoke in opposition to the requested rezoning. Mr. Basquill-White pointed out that the rezoning of the property to R4 does not follow the recommendations of Envision Franklin. The lack of a development plan eliminates the opportunity for feedback from the community. Mr. Basquill-White questions the way FSSD has approached the process of rezoning the property. The lack of proper noticing to the public and the small signs all point out that FSSD may not have made the best effort to let citizens know the future of the property.

Joshua James, 317 Battle Ave. Mr. James spoke in opposition to the requested rezoning of the FSSD Administrative property. He noted the small signage placed in one area of the subject property and not on the other areas of the property/building. Mr. James stated that a few neighborhood residents thought a single lot was under consideration for rezoning, not the entire FSSD property. Mr. James explained how many of the neighbors use the playground and empty lot daily. He stated that he is not against development, but he is against development that would change the character of the neighborhood. Mr. James finished by stating that he would like to see a development plan for the area.

Andy Clark, 601 Janice Court. Mr. Clark stated that he is part of a small private school in downtown Franklin, and he wanted to make the Commission aware that he has made an offer on the Administrative Building. The offer was rejected because of the 30-day marketing period that won't begin until the final vote. Mr. Clark requested that FSSD provide the marketing materials, before the final vote has been taken, so that an appropriate offer can be made and officially

reviewed. The intent is to buy the building as is and as zoned for a small school. Mr. Clark finished by saying that if the building/property is approved to be rezoned, FSSD plans to demolish the building. At that time, the building would be of no use to the school.

Applicant Presentation: David Esslinger, Associate Director of FSSD Schools for Finance and Administration. Mr. Esslinger stated that FSSD did not properly notice the request for rezoning and was not aware of the need to do so. Now, the rezoning request has been properly noticed and FSSD would like to request approval for the rezoning of the FSSD property from CI to R4.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that there may be confusion from the last planning meeting as to what is being requested and what the R4 district means. Prior to 2020, the zoning ordinances defined areas as R1, R2, R3 and so forth zoned districts based on density. This request is not a density-based zone. The request is for R4 designation as recommended by Envision Franklin. According to the Franklin Zoning Ordinance adopted January 1, 2022, "The R4 zoning district is intended to preserve the established historic neighborhoods throughout central Franklin and ensure contextual compatibility of infill development." Specifics such as lot width, frontage types and dimensional standards among others are detailed in the Franklin Zoning Ordinance (3.7.1). Development of this area will require a preliminary plat plan which must be reviewed and approved by FMPC prior to any work commencing. Mr. Gamble used an illustration to compare existing neighborhood blocks/acreage with the subject property to show consistency with the neighborhood in form and context. Mr. Gamble addressed the concerns about the removal of open space by pointing out that there are 8 acres of open space within walking distance at Franklin Elementary School. The playground and open spaces are available for use by the public anytime school is not in session. Mr. Gamble concluded by stating that the R4 Residential District was designed specifically for the central part of Franklin and aligns with Envision Franklin.

Mr. Esslinger read his letter to the Board dated August 25, 2022. "The FSSD began conversations about the re-purposing of the Central Office Annex (COA) property approximately 4 years ago. It was quickly determined the COA building did not meet the Board's current needs and would require (at the time) an estimated \$13 million to bring the building up to FSSD standards and current codes. We first discussed demolishing the COA building and constructing a new central office complex inclusive of a fenced in transportation and maintenance facility with security lighting, as well as a new central office administration building on the site. This type of construction would have been acceptable under the current CI zoning. However, through several public work sessions, the FSSD Board chose not to go this route due to the effect the fencing, security lighting and 35 buses would have on the quiet, residential neighborhood, as well as the additional daily traffic from all FSSD administration working on site. Therefore, the FSSD Board decided to purchase 5 acres on Eddy Lane already zoned as light industrial where such a development would have little to no impact. Phase one of construction of the new FSSD Central Office Complex has already begun. On May 9th, 2022, the FSSD Board declared this property surplus with the intent to sell the property. The proceeds from this sale will reduce the amount of bond funds needed for current and future projects and, the additional tax revenue generated will benefit all current FSSD tax payers for years to come. The FSSD leadership met with the staff of the Franklin Planning Department to seek their advice and counsel on the most appropriate zoning for the property before listing it for sale. We wanted to make sure the future use of the property would protect the long-range goals of Envision Franklin as well as ensure the use is contextual to the current neighborhood. The Planning Department staff encouraged our petition to rezone the property from CI to R4 and agreed that the R4 zoning was the most responsible way to protect the neighborhood. The FSSD remains a vital part of the neighborhood and is greatly interested in the future use of the property since Franklin Elementary School will continue to operate next door. We understand the community's interest in green space and will continue to provide after-school access to Franklin Elementary's multiple playgrounds, basketball court, full-size soccer field and paved track as we've done for many years. We believe rezoning the property to R4 prior to its sale is in the best interest of the immediate neighborhood and the larger Franklin community, assuring something contextual goes in the space after the sale. Therefore, we respectfully ask the Commission to accept the recommendation of the professionals of the Franklin Planning Department and the elected members of the FSSD Board of Education and approve this property to be rezoned from CI to R4."

Commissioner Petersen requested clarification of the map illustration in the staff documents. It currently states the existing zone is PD 8 and the proposed number of dwelling units is 4.

Mr. Bryan stated that this was an error, as a previous map was used to create the new map. It was confirmed that the current zoning is CI and the proposed zoning is R4. The R4 ordinance does not stipulate 4 units per acre.

Commissioner Peterson asked staff how it will be determined how many units per acre.

Mr. Bryan explained there are several factors required by the R4 ordinance including lot width, height of the building, fronting of a roadway and sidewalks, among others. All of which are contextual regarding the existing neighborhood. New development would be required to meet these regulations. As the property exists now, there are only 2 lots with frontages to Battle Avenue and Cannon Drive. Mr. Bryan finished by stating there are too many limiting factors of the subject property to accurately estimate how many homes would exist.

Ms. Wright added that a Preliminary Plat and plan would be required to be presented to the Board for review and approval. The Board would decide if the proposal meets the ordinance and neighborhood requirements. Consideration of access points, storm water requirements and open spaces will determine the number of lots, but without a Preliminary Plat these are unknowns.

Commissioner Petersen asked what the lot size would be for this area of Franklin.

Mr. Bryan stated that there is a minimum lot size of 6500 square feet for R4.

Alderman Petersen asked how many lots per acre?

Ms. Diaz-Barriga added that while 6500 square feet is the minimum, the new development lot size depends on the surrounding lots and is contextual to the neighborhood. It isn't possible to predict or design on the fly how many lots could or couldn't be on the property site.

Mr. Bryan stated that 6500 square feet is the minimum lot size, but the actual lot size would be the average of adjacent properties.

Alderman Petersen asked if staff has compared the adjacent lots to determine what the lot sizes could be.

Ms. Wright added that because the request is for rezoning, staff has not analyzed neighboring/adjacent properties. Ms. Wright added that if Chair Lindsey wanted to recognize the applicant, the information might be available.

Mr. Gamble confirmed that the surrounding lot sizes are around 10,000 square feet.

Commissioner Franks asked Mr. Gamble how many lots could be proposed?

Mr. Gamble stated that he has not completed a development plan or met with staff to review and discuss. The presentation tonight was prepared to explain and address the issues of public concern.

Commissioner Orr reminded the Board that easements, open space, and access points would need to be considered for predicting lot sizes.

Ms. Wright stated that the applicant has provided exact copies of the R4 zoning ordinance. Without a designer, with a plan, we can't speculate on the number of homes that could potentially be developed on the property. FSSD would like to rezone the property to R4 and sell the land. FSSD does not have a plan for the property. The question for the Commission is to decide if R4 is the appropriate rezoning designation for the Annex property.

Commissioner Franks asked why the property would need to be rezoned R4, why not sell the property as it is zoned? Once the property is purchased, the new owner could choose to request rezoning of the property.

Commissioner Allen stated that in the letter from Mr. Esslinger, staff recommended R4. Why did staff not recommend C1?

Ms. Diaz-Barriga stated that staff was asked, by FSSD, what the recommended rezoning designation would be. Staff recommended R4 or PD.

Ms. Wright further added that Envision Franklin is what places this area of Franklin in the Historic Residential Design

concept. Although CI is supported in the Historic Residential Design concept, R4 is the most similar district in the ordinance to the Historic Design Concept supported by Envision Franklin.

Commissioner Allen stated that her question was answered.

Commissioner McLemore asked if the playground would still be available for use by the neighborhood families.

Mr. Esslinger stated that nothing would change at Franklin Elementary school regarding access to the playground and the open fields. There is a mistake in the application address that may have added to the confusion as to what would or would not be available to the public. The Annex address is 1406 Cannon Street and the FES address is 1501 Figures.

Commissioner McLemore asked staff what types of businesses could occupy the property if the property remained zoned as CI.

Ms. Diaz-Barriga stated that a hospital, rehabilitation facilities, school, a funeral home, among others. Ms. Diaz-Barriga read the list of Civic Institutional businesses that could occupy the building; "active recreation, a cemetery, charitable organizations, clinics, continuum of care facilities, entrepreneurs, educational facilities, daycare centers, innovation centers, public assembly centers, telecommunication towers with additional regulations."

Commissioner Orr asked the applicant to explain what the stated 13 million dollars in updating costs included to bring the Annex building up to codes/standards. Does this include the removal of asbestos and lead paint?

Mr. Esslinger stated that the 13 million dollars was an estimate received 4 years ago. Updating would include asbestos remediation and removal. The building was built in the 1950's, which probably meant lead paint was used. The asbestos is encapsulated and is currently safe, but once remodeling or disturbance of the material occurs, it becomes hazardous.

Chair Lindsey asked Mr. Esslinger what the Annex building was used for.

Mr. Esslinger stated that the Annex housed the MAC program, technology offices, and leadership offices.

Commissioner Allen asked staff if a PD designation would be recommended for this site.

Ms. Diaz-Barriga stated that, yes, it could be recommended but would need to be considered within the context of a development plan.

Commissioner Allen asked the applicant if PD has been considered as a designation for the property? Ms. Allen explained that the Board is feeling unsure about the proposal without more specifics.

Mr. Esslinger answered by stating that he is an educator and not a developer. FSSD would like to rezone the property to sell.

Mr. Gamble stated that PD would be an appropriate residential plan, but the applicant would like the plan to be determined by the purchaser of the property. The applicant would like to simply rezone the FSSD site to the R4 base district, which is consistent with every lot surrounding the property except for Franklin Elementary School.

Commissioner Franks stated/asked why not sell the property as it is zoned to the highest bidder and let the developer worry about the rezoning and the input of the neighborhood. Like Mr. Esslinger stated earlier, he isn't a developer. A simpler approach to selling the property would be to make the property available to sell and accept sealed bids. If the bids don't match the appraisal of the property value, choose not to accept the bid. Mr. Franks remarked that "otherwise, find a developer to create a plan and work with the neighbors and staff to request approval."

Mr. Gamble explained that the reasoning behind the request for the R4 base district was to ensure the long-term income benefits to FSSD. These concerns are significant for the future of FSSD.

Commissioner McLemore asked for confirmation from staff, if the property is rezoned to R4, that a Preliminary Plat or Development Plan will be reviewed by the Board for review and approval. If the board determined the plan did not

provide enough open space or met some of the other requirements, the Board would have an opportunity to approve or disapprove.

Ms. Diaz-Barriga explained that the Board would review the proposal based on the zoned ordinance and the subdivision regulations.

Chair Lindsey asked for a motion from the Board.

Ms. Wright stated that, until the meeting, staff was unaware that an incorrect address was printed on the agenda. Although the notice to the property owners living within 500 feet was correct, the general notice to the public was incorrect. Ms. Wright expressed her apologies for the staff mistake and requested a deferral to the next meeting, so that staff could correct the address.

Chair Lindsey asked for a motion in light of staff's recommendation.

Commissioner Allen moved to defer consideration of Ordinance 2022-19 to the September 22, 2022 meeting, seconded by Commissioner Harrison.

Commissioner Franks asked if the applicant would be agreeable to the deferral.

Mr. Squires stated that the issue with the incorrect address on the agenda applies to the general public and not so much to the applicant. The general public must be able to make a determination if his or her attendance is necessary. If the address on the agenda is incorrect, it is misleading to the public and does not qualify as a proper notice.

Commissioner Franks stated that at the next meeting the whole process will be repeated, again.

Commissioner Mann stated that by law, the proper procedures must be followed.

Commissioner Franks stated that he understood this, but his concern is about the additional cost to the applicant to repeat this process in a month. Commissioner Franks asked Mr. Squires to confirm the necessity of a deferral to the next meeting.

Mr. Squires stated that the Board would be in a better position to have accurate information on all documents.

Commissioner Harrison stated that no one showed up at the meeting protesting the demolition of Franklin Elementary School.

Commissioner Mann stated that it is the best interest of the City of Franklin to defer any decisions to the next meeting given the incorrect property address being listed on the agenda.

Chair Lindsey added that with all the questions and theories about what type of development could be considered for the parcel, the best plan of action is to defer any decisions to September 22, 2022. It may be determined that R4 is the best rezoning option. The question about the Annex building being purchased for a private school is another option to be considered if the price is right. In that case, no rezoning is necessary.

Mr. Esslinger stated that an offer cannot be accepted until the property can be publicly marketed.

Chair Lindsey stated that we have a proper motion on the floor to defer the consideration of Ordinance 2022-19 to the September 22, 2022, meeting.

By roll call vote, the item passed unanimously. (8-0)

11. Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.66/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision).

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

Attachments:

1. MAP 555 Franklin Rd PUD
2. 2022-22 ORD 555 Franklin Rd PUD Rezone_Combined_Law approved (4)
3. 555 Franklin Road PUD Subdivision, Rezoning - submittal 002

Staff Presentation: Joey Bryant. The applicant is requesting rezoning of the property from Civic Institutional (CI) to Planned District (PD). Mr. Bryant stated that the applicant proposes 120 multi-family units with 142,500 square feet of continuum of care space. Envision Franklin places the subject property in the Neighborhood Mixed Use concept, which provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns on a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support. Multi-family units, assisted living, and continuum of care facilities are appropriate types of primary and secondary uses in the Neighborhood Mixed-Use concept.

Staff recommends approval of Ordinance 2022-22.

Chair Lindsey asked for public comment on the item. There were none.

Applicant Presentation: Greg Gamble, representing Ryan Companies. Mr. Gamble stated that a master plan for a continuum of care facility was presented during the Joint Conceptual Workshop. The plan includes a request for 50% assisted living and 50% independent living. This request includes a 20% increase in independent living than the Continuum of Care CI base zone allows for. The BZA approved parking along the side of the building because of the slope and ADA requirements. Mr. Gamble finished by stating he would be glad to discuss the two Modification of Standards requests, if necessary.

Chair Lindsey asked for a motion from the Board.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Alma McLemore to approve a recommendation to BOMA for Item 11.

Commissioner Orr stated that he is a member of Clearview Baptist Church and would not benefit financially by any decisions made by the board.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

12. Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road.

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

Attachments:

1. MAP 555 Franklin Rd PUD
2. RES 2022-47 555 Franklin Rd PUD_Combined_Law approved (4)
3. 7894 555 Franklin Rd PUD DP_Conditions of Approval_01
4. 2022-08-04_555 Franklin Rd PUD Development Plan

Staff Presentation: Joey Bryant. The applicant requests consideration of a development plan and one modification of standards request for Resolution 2022-47. Mr. Bryant stated that the applicant proposes 120 multi-family units with 142,500 square feet of continuum of care space. Envision Franklin places the subject property in the Neighborhood Mixed Use concept, which provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns on a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support. The Neighborhood Mixed Use design concept recommends 3 stories, but larger scale master plan developments may be approved for additional height with appropriate transitioning. The development plan calls for a 3-story building with a 4th story that is recessed or tapered to the 3rd

floor along the rear drive isle. The site uses the rising topography to minimize the appearance of the 4th story. The applicant has incorporated site grading and architectural forms and details including a gable that reduces the height appearance of the building from the Franklin Road viewshed. The urban frontage concept, according to the zoning ordinance, requires that all parking be at the back of the building. The applicant was granted a variance in August by the Board of Zoning Appeals to allow for parking on the side of the building. A modification of standards was initially requested for the building entry. Staff determined that a modification of standards is no longer needed because there will not be any dwelling units on the first floor. The applicant requests a MOS to reduce the entry foundation height from 18 inches to "at grade" for the building entrance. The ground floor will be used for the continuum of care services and the physical condition of those who would likely use the front entrances would benefit from fewer steps to climb. Staff supports the MOS for the foundation height to be at grade level. Additionally, the Board of Mayor and Alderman have supported similar requests for foundation reduction to better align with ADA recommendations. Therefore, staff recommends approval of the MOS to reduce the foundation height to grade-level. Also, staff recommends approval of Resolution 2022-47 with conditions.

Chair Lindsey asked for public comment on the item. There were none.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that he did not have much more to add but he would be happy to answer any questions. Mr. Gamble mentioned that the applicant is planning to provide additional landscaping and a berm to bridge the area more seamlessly between the subject property and the Gateway neighborhood.

Chair Lindsey asked for a main motion on Resolution 2022-47.

Commissioner McLemore moved to approve Resolution 2022-47, with conditions, seconded by Commissioner Mann.

Chair Lindsey asked for discussion on the main motion.

Commissioner Orr asked the applicant for more information about the connectivity between parcels.

Mr. Gamble stated that there are requirements for connectivity between north, south, east and west of the property. To the west, there is hillside hilltop protection, so there is no connectivity in that direction. To the north is Gateway Village with a right of way connection provided to the property line. The curb cuts are in place, but the asphalt is not extended to the property. To the south, the subject parcel will connect to the church parking lot with the parking lot internal drive isle.

Commissioner Orr asked Mr. Gamble if there were concerns about traffic flow through the church parking lot at inopportune times.

Mr. Gamble stated that there is a traffic light at the entrance to Gateway Village. Once the traffic light is in use, most of the traffic will migrate to the traffic light instead of the church parking lot.

Commissioner Petersen asked about the hilltop/hillslope.

Mr. Gamble noted that the area will be protected as an open space lot. The HHO implies conservation of the area.

Ms. Diaz-Barriga confirmed that all open space lots are non-buildable.

Chair Lindsey asked for discussion about the MOS to reduce the foundation height to grade level.

Commissioner Harrison moved to approve the MOS (reduce the foundation height requirement from 18" to grade level) for Resolution 2022-47, seconded by Commissioner Orr.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion to approve the MOS passed unanimously. (8-0)

Chair Lindsey asked if there was anymore discussion on the main motion.

There being no further discussion, Chair Lindsey asked for a roll call vote.

The motion to approve Resolution 2022-47 with conditions, passed unanimously. (8-0)

13. Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision)

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

Attachments:

1. MAP The Factory PUD DR Rev 2
2. ORD 2022-32 An Ordinance to Rezone 20.15 Acres_Combined_Law approved
3. Factory - Development Plan, Rev 2 REZONING SHEETS

Staff Presentation: Joey Bryan. The applicant proposes rezoning of the property located east of Franklin Road and north of Liberty (20.15 acres) from Planned District to Planned (PD 0.2/263,100) District to accompany a revised development plan. The revised development plan is to be considered next on the agenda. Envision Franklin places the property in the Neighborhood Commercial design concept. The areas should contain a mix of active uses at key intersections that serve surrounding residential concentrations. The centers should be compatible with and contribute to neighborhood character and livability. The centers should be defined by building frontages and activated streets and not by a parking lot. The rezoning with proposed entitlements is in accordance with Envision Franklin and is supported by staff. Staff recommends approval of Ordinance 2022-32.

Chair Lindsey asked for public comment on the item. There was none.

Applicant Presentation: Greg Gamble, representing Holladay Properties. Mr. Gamble explained key components of the proposal for the next chapter of The Factory. A MOS is requested for signage and dumpster location. A request for additional square footage to house a carousel is proposed. Mr. Gamble stated that the applicant would like to add Commercial Recreation as an approved use at the Factory.

Chair Lindsey asked for a motion for item #13, Consideration of Ordinance 2022-32.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve Item 13.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

14. Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

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

Attachments:

1. MAP The Factory PUD DR Rev 2
2. Factory at Franklin PUD DP Rev 2_Conditions of Approval_01
3. RES 2022-59 Approving a Revised Development Plan_Combined_Law approved (2)
4. Factory PUD - Development Plan, Rev 2
5. 2022-06-24 HZC Comprehensive Signage Package

Staff Presentation: Joey Bryant. Mr. Bryant stated that the applicant has submitted a revision of the development plan for the Factory that includes a modification of standards for refuse locations/screening, additional square footage to house a carousel, modification of parking layout along with 11 Modification of Standards (Resolution 2022-59). A concept plan was approved for the Factory in June of 1997, Ordinance 97-32. The former industrial campus was repurposed in the late 1990's and the applicant proposes the MOS to respond to retail and customer preferences.

- 1) A request for a MOS for the location of the refuse areas on the Factory Campus.

The applicant proposes to locate refuse areas in the frontage area along Liberty Pike. According to Ordinance 13.3.4, refuse areas should be located away from building frontage and should be located along the side and rear of the building. Envision Franklin recommends that Neighborhood Commercial should engage the street edge with landscaping and walkways to facilitate pedestrian movement and safety. The Factory Campus has many locations along the side and rear of the campus to house the refuse areas that meet the standards of Envision Franklin. Mr. Bryan noted that the Historic Zoning Commission could not arrive at a consensus for a preliminary recommendation for the refuse locations. Mr. Bryan also stated that the HZC is not bound by the MOS, if approved. If the applicant applies for a Certificate of Appropriateness, the HZC has the final determination for the refuse locations. Mr. Bryan stated staff recommends disapproval of this MOS.

2) A request for a MOS for the location of a screen/wall to be within the 15 feet setback from the side lot line and to increase the height of the screen/wall to 8 feet.

Mr. Bryan stated that Ordinance 13.1.2C states that for a driveway located on a side street the wall/screen should be setback at least 15 feet from the side street lot line and the wall height should not be higher than 3 feet. The reason for MOS request #2 is to accommodate the refuse locations proposed in MOS #1. Mr. Bryan stated that the site offers many areas to locate the dumpsters/refuse to meet the recommendations of Envision Franklin and the requirements of the zoning ordinance including the requested screen/wall height for the dumpster areas. The HZC, similarly to MOS #1, could not arrive at a consensus for a preliminary recommendation for the proposed screen/wall height. If MOS #2 is approved, the applicant would be required to apply for a COA for the dumpster/refuse area to be built at the proposed locations. Staff recommends disapproval of MOS #2 for the screen/wall location and height.

3) A request for a MOS to reduce the number of northern cross access points to the adjacent property to 3 rather than 1 for each adjacent property.

Mr. Bryan stated that zoning ordinance 9.3 requires that internal vehicular circulation have cross access points. Staff cannot support this request. Currently, there is an alley on the Factory parcel that would ultimately allow connectivity to all parcels on Harpeth Industrial Court. If any of these parcels are cutoff from the cross-access points, the parcels will not have access to a signalized intersection. All lots along Harpeth Industrial Court must have connectivity to the Factory individually to allow for flexibility and future development. Staff recommends disapproval of MOS #3. Should the FMPC or BOMA approve this MOS, the following conditions will apply. A public access easement would be required along the northern property line of the Factory to allow staff to appropriately plan for future connections to the north.

Mr. Bryan explained that MOS requests #4-#11 relate to signage. The Factory is an adaptive reuse project and was originally an industrial campus and, as such, the building was not constructed or conducive for retail, commercial and non-residential use. The use of additional signage will assist in protecting and revitalizing this local, historical, and cultural asset. The HZC provided a favorable recommendation for the proposed signage with conditions except for MOS #8. The HZC did not approve MOS #8/vertical blade signs. Staff recommendations for the proposed signage follow suit with the HZC approval. Mr. Bryan noted that because the Factory is in the historic preservation overlay (HPO), each individual sign will require a Certificate of Appropriateness.

4) A request for a MOS for irregularly shaped signs.

Mr. Bryan explained that ordinance 15.1.3 requires that signs not be irregularly shaped. Based on the favorable recommendation from the HZC, staff recommends approval of MOS #4 with the following condition that the irregularly shaped sign be limited to small projecting or hanging signs.

5) A request for a MOS to increase the number of band signs per façade to 1 per tenant.

Mr. Bryan stated that ordinance 15.4 requires that a max of 1 band sign per main entrance on the ground floor be utilized. Staff recommends approval following the HZC favorable recommendation with the conditions that signs #5 and #6 be removed as they are proposed to be in front of mechanical screening and that signs #10 and #11 be modified to hang from the eaves and not obscure windows. Staff recommends approval of MOS #5 with conditions.

6) A request for a MOS to allow canopy signs to be located above the canopy and/or above the roofline.

Ordinance 15.5 states that a canopy sign should not project above the canopy or roofline. Following the favorable recommendation of the HZC, staff recommends approval with conditions that signs #50 and #62 be reclassified as wall signs.

7) A request for a MOS to allow one small projecting sign per tenant along the same façade and to allow a maximum size

of 6.5 square feet.

Ordinance section 15.12 for small projecting signs requires that there be 1 sign per main building entrance and the sign be a maximum size of 4.5 square feet. Based on the favorable recommendation of the HZC, staff recommends approval of MOS #7 with the condition that the signage in the MOS follows the number and location presented in the signage plan.

8) A request for a MOS to allow 1 vertical blade sign along the façade of a building less than 2 stories.

Ordinance section 15.14 requires that vertical blade signs be permitted on buildings of 2 or more stories and front a street intersection. The HZC recommended disapproval of MOS #8 because vertical blade signs are not permitted on buildings of less than 2 stories. Staff recommends disapproval of MOS #8 for the same reasons.

9) A request for a MOS to allow 1 wall sign per tenant along the same façade.

Ordinance section 15.15 states that a maximum of 1 wall sign per façade if no band sign exists is mandatory. Because of the adaptive reuse of the Factory Campus, staff can support the request. Additionally, the HZC recommended this MOS favorably with the condition that no additional wall signs other than signs #50 and #62 should extend above the roofline or sit on the roof line. Staff recommends approval of MOS #9 with the same conditions for sign #50 and #62.

10) A request for a MOS to allow wall signs measuring 350 square feet on the historic water tower.

Ordinance section 15.15 states that a wall sign measures 1 square foot per linear foot of the building façade. Additionally, the HZC recommended this MOS favorably with the condition that the sign referenced in the MOS follows the number, sizing, and location presented in the sign plan. Staff recommends approval of MOS #10 with the stated conditions.

11) A request for a MOS to allow additional site entrance signs.

Ordinance section 15.7 states that a maximum of 2 development entrance signs are permitted. Additionally, the HZC recommended this MOS favorably with the condition that the sign referenced in the MOS follows the number, sizing, and location presented in the sign plan. Due to the adaptive reuse of the Factory Campus along with the stated conditions, staff recommends approval of MOS #11.

Mr. Bryan summarized the Consideration of Resolution 2022-59, a revised development plan with 11 MOS.

Modification of Standards 1-3 were recommended for disapproval.

Modification of Standards 4-7 were recommended for approval, with conditions.

Modification of Standards 8 was recommended for disapproval.

Modification of Standards 9-11 were recommended for approval with conditions.

Chair Lindsey asked for public comment on the item. There was none.

Applicant Presentation: Greg Gamble.

Mr. Gamble stated the following plans for the Factory Campus:

- Pedestrian connections to the Factory Campus from Franklin Road.

- Removal of perpendicular parking spaces along the side of Maffiozo's

- New sidewalks

- Landscaping

- Entrance along Liberty Pike closest to Franklin Road will be a "right in", "right out" (only)

- New entrance (future plan) directly across from Daniels Drive

Mr. Gamble explained/discussed the reasoning behind the MOS requests 1-3 & 7. Mr. Gamble stated that the identified areas for the four refuse locations (2 areas along Liberty Pike and 2 areas along the north side of the campus) were chosen out of necessity as restaurants are expected to be positioned throughout the Factory buildings. Up until 2019, the dumpsters were out in the open without any screening or landscaping. As part of the commitment to the tenants, Holladay Properties will manage the trash pickup and clean up. Mr. Gamble stated that the proposed wall/screen height is proposed to be 9 feet surrounding the refuse locations. The wall/screen along with the landscaping proposed will conceal the dumpster/recycle containers. The MOS requests 1 & 2 are essential in accommodating the needs of such a large site, as well as, accommodating the needs of the tenants.

The MOS request #3 provides more cross access specificity and provides a framework for future development without limiting cross access traffic. Mr. Gamble stated that regarding MOS #7, there is a missing sentence/condition that pertains to the size of the projecting signs in the alley area. The alley area would be the only area where 6.5 projecting

signs would be permitted.

Chair Lindsey asked for a main motion.

Commissioner Harrison moved to approve a recommendation of Resolution 2022-59 to BOMA, seconded by Commissioner Orr.

Commissioner Harrison moved to approve MOS #1, seconded by Commissioner Mann.

Commissioner Harrison stated that the property is unique and will require compromise.

Commissioner Orr has concerns about dumping trash and recycling near the roadway and the sidewalk.

Commissioner Allen agreed and stated that there should be a way to house the refuse areas away from the public.

Chair Lindsey asked about disposal of frying oil waste.

Mr. Smothers stated that there is an area behind Jameson Hall to dispose of cooking waste. Mr. Smothers also noted that the first question potential tenants ask is "how far the trash and recycling dumpsters are."

Commissioner Mann stated that he can support MOS #1 & #2 for practical reasons and understands the constraints of providing reasonable access to trash receptacles.

Commissioner Allen stated her concerns about the smell and does not support the request for MOS #1 & #2.

Chair Lindsey pointed out that if the refuse areas are not located throughout the Factory Campus, you are faced with a row of 12 large dumpsters located at the back of the site. The smell and clean-up required for these types of large containers is also an issue to consider.

There being no further discussion, Chair Lindsey asked for a roll call vote.

ACTION:	Motion to Approve MOS 1 by Commissioner Scott Harrison seconded by Commissioner Nick Mann; Motion Passed 6-2
AYES:	Jimmy Franks, Scott Harrison, Alma McLemore, Nick Mann, Ann Petersen, Roger Lindsey
NOES:	Marcia Allen, Michael Orr
ABSTAIN:	None

Commissioner Harrison moved to approve MOS #2, seconded by Commissioner Mann.

There being no discussion, Chair Lindsey asked for a roll call vote.

ACTION:	Motion to Approve MOS #2 by Commissioner Scott Harrison seconded by Commissioner Nick Mann; Motion Passed 7-1
AYES:	Jimmy Franks, Scott Harrison, Alma McLemore, Nick Mann, Michael Orr, Ann Petersen, Roger Lindsey
NOES:	Marcia Allen
ABSTAIN:	None

Commissioner Harrison moved to approve MOS #3, seconded by Commissioner McLemore.

Commissioner Harrison stated the property is being purchased by a couple of different groups, making it unnecessary to have 11 cross access points.

Commissioner Allen explained that 11 cross access points may be too many, but 3 is not enough. It is a mistake to approve only 3 access points.

Commissioner Petersen pointed out that the area under discussion is mostly industrial.

Commissioner Mann stated that based on the location of the 3 cross access points, 3 should be suitable for the needs of this area.

Mr. Bryan asked if MOS #3 included the condition that, if approved, a public access easement would be required along the northern property line.

Commissioners Harrison and Mann stated that they would not support the motion if the condition was included.

Mr. Wiseman clarified that the easement along the north property line would allow staff a better opportunity to plan for future development. Connectivity could be evaluated on a lot-by-lot process and would allow staff the freedom to choose where the connection would be. Currently, the alley functions as an alley for deliveries and other services. Although there are 11 areas where connections could occur, that doesn't mean all 11 locations will have connections. Staff has more options for connectivity if the access points are not limited to 3. The goal is to create the flow of traffic to a signal. An easement on the north property line gives flexibility in planning the connections depending on future development.

Mr. Gamble explained the parking improvements around the carousel building. If an easement is created, revision of the development plan, regarding the Carousel building, would be required.

Mr. Smothers stated that the "alley" is a private parking lot. The plan is to reduce through traffic to create safer pedestrian areas.

Chair Lindsey stated that if an apartment building is built along Harpeth Industrial Court, traffic will move through the Factory parking lots to access the traffic signal. It appears that financial risk is being assumed by the redevelopers of the Factory because development progress is stalled for one reason or the other.

Commissioner Harrison stated that his motion for approval of MOS #3 should not include the "with conditions" portion.

Commissioner Mann stated that he agrees and will support the motion.

There being no discussion, Chair Lindsey asked for a roll call vote.

ACTION:	Motion to Approve MOS #3, without conditions by Commissioner Scott Harrison seconded by Commissioner Alma McLemore; Motion Passed 7-1
AYES:	Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen
NOES:	Marcia Allen
ABSTAIN:	None

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Scott Harrison, to approve MOS #4, with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison, to approve MOS #5, with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Scott Harrison, to approve MOS #6, with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Scott Harrison, to approve MOS #7, with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

ACTION: Motion to Disapprove MOS #8 by Commissioner Marcia Allen seconded by Commissioner Ann Petersen;
Motion Passed 7-1

AYES: Marcia Allen, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen

NOES: Jimmy Franks

ABSTAIN: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to Approve MOS #9, with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jimmy Franks to approve MOS #10 with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote.

The motion carried 8-0.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to approve MOS #11 with conditions.

There being no discussion, Chair Lindsey asked for a roll call vote on the main motion.

The motion carried 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. 1624 West Main PUD Subdivision, Final Plat (Formerly Bob Rucker Subdivision, Lots 1 And 2), Consolidating 2 Commercial Lots Into 1 Commercial Lot And Establishing Easements, On 0.77 Acres, Located At 1624 And 1628 West Main Street. (CONSENT AGENDA)

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

Attachments:

1. MAP 1624 W Main PUD FP
2. 7910 1624 W Main PUD FP_Conditions of Approval_01
3. 21122_1624 W Main PUD Sub(Formerly Bob Rucker Sub Lots 1 & 2_Plat_8-3-2022 R1

The item was Approved on Consent Agenda.

16. Cool Springs East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Redeveloping The Provided Open Space On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

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

- Attachments:**
1. MAP 7882 Cool Spring East Subdivision, Site Plan, Section 28
 2. CONDITIONS OF APPROVAL 7882 Cool Springs East Subdiv., SP, Sec. 28, Rev. 2, Lots 675, 676, and 692
 3. SITE LAYOUT 7882 Cool Spring East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, & 692
 4. ELEVATIONS 7882 Cool Spring East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, & 692
 5. ENTIRE PLAN SET 7882 Cool Spring East Subdivision, Site Plan, Section 28, Revision 2, Lots 675, 676, & 692

The item was Approved on Consent Agenda.

17. Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684 (Comtide Unified Development), Constructing 71,298 Square Foot Commercial Building, On 4.023 Acres, Located South Of Bakers Bridge Avenue And West Of Market Exchange Court, At 225 Comtide Court. (CONSENT AGENDA)

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

- Attachments:**
1. MAP 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 2. CONDITIONS OF APPROVAL 7881 Cool Springs East Subdivision, Site Plan, Sec. 33, Rev. 2, Lot 684
 3. SITE LAYOUT 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 4. ELEVATIONS 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 5. Pages from 1 to 8 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 6. Pages from 9 to 16 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 7. Pages from 17 to 24 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 8. Pages from 25 to 32 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 9. Pages from 33 to 41 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684
 10. Pages from 41 to 47 7881 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 684

The item was Approved on Consent Agenda.

18. Jordan Reserve Subdivision, Preliminary Plat, Creating 12 Single Family Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way On 28.26 Acres, Located South Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 565 Jordan Road.

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

- Attachments:**
1. MAP 7919 Jordan Reserve Subdivision, Preliminary Plat
 2. 7919 Jordan Reserve Subdivision, Preliminary Plat Conditions of Approval_02
 3. PLAT 7919 Jordan Reserve Subdivision, Preliminary Plat

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the purpose of the Preliminary Plat is to subdivide the existing single family residential into 12 single lots, 3 open spaces and to dedicate right of way. The property is zoned R2 and is within 500 feet of the HHO boundary. The Preliminary Plat meets the requirements for the R2 zoning district and chapter 17 for properties within 500 feet of the HHO boundary. Each lot will consist of 2 acres and a minimum width of 150 feet. Jordan Road will continue to be blocked off to through traffic to the south. The Preliminary Plat, with conditions, meets the zoning ordinance requirements and the subdivision regulations. Ms. Randolph stated that staff recommends approval of the Jordan Reserve Preliminary Plat with conditions.

Chair Lindsey asked for public comment on the item.

Jimmie Tullis, 604 Jordan Road. Mr. Tullis is speaking in support of the Preliminary Plat. Mr. Tullis has concerns about the sidewalk and roadway.

James Flowers, 638 Gleneagle Lane. Mr. Flowers stated that he is on the Board of the Eagles Glen HOA and is speaking against the Preliminary Plat. The preference is that the area continue to be undeveloped. In the event that the Preliminary Plat is approved, the HOA would have a few reasonable requests such as the widening of Jordan Road, addition of sidewalks, and the addition of gutters.

Ann Gilliam, 633 Gleneagle Lane. Ms. Gilliam is speaking against the Preliminary Plat proposal. Ms. Gilliam asked if there had been a safety study conducted. Ms. Gilliam requests Jordan Road be closed from Glen Eagle Lane to Wynthrop subdivision.

Nancy Cross, 113 Wynthrop Way. Ms. Cross stated that she prefers the quaint undeveloped area of her neighborhood.

Catherine Rouze, 127 Wynthrop Way. Ms. Rouze stated that Jordan Road is a small and dangerous roadway. Ms. Rouze is also concerned about the animals that live in the area.

Applicant Presentation: Keith Brotherton. Mr. Brotherton stated that the dimensions of Jordan Road was discussed with staff. From lot 1 to Liberty Pike intersection, Jordan Road would be 22 ft wide with gutters and a sidewalk (west side).

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Michael Orr to Approve Item 18. The motion carried 8-0.

19. Stream Valley PUD Subdivision, Final Plat, Section 18, Creating 17 Single-Family Residential Lots, 9 Attached Residential Lots, And 3 Open Spaces, On 13.13 Acres, Located South Of Oglethorpe Drive And West Of Interstate 65. (CONSENT AGENDA)

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

Attachments:

1. MAP Stream Valley PUD FP Sec 18
2. 7918 Strem Valley PUD FP Sec 18_Conditions of Approval_01
3. Stream_Valley_Section_18_Final_Plat_Rev1_Signed_Sealed

The item was Approved on Consent Agenda.

20. Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10, And 11, Creating 35 Townhome Lots, Two Open Spaces, And Easements, On 10.39 Acres, Located North Of Murfreesboro Road And West Of Royal Oaks Boulevard. (CONSENT AGENDA)

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

Attachments:

1. DEFERRAL REQUEST 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11
2. MAP 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11
3. 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 and 11 Cond. of Approval_01
4. PLAT 7924 Williamson Square Subdivision, Final Plat, Revision 6, Lots 8, 10 & 11

The item was Deferred on Consent Agenda to the September 22, 2022 FMPC meeting.

NON-AGENDA ITEMS

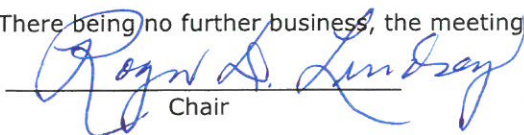
Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

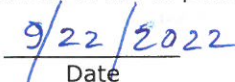
ANY OTHER BUSINESS

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

ADJOURN

There being no further business, the meeting adjourned at 09:45 p.m.


Chair


Date

