



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 8, 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.franklintn.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@franklintn.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 7:01 PM.

Commissioners Present: Alma McLemore, Scott Harrison, Jenny Williamson, Roger Lindsey, Ann Petersen, Marcia Allen

Commissioners Absent: Nick Mann, Michael Orr, Jimmy Franks

APPROVAL OF MINUTES

1. Consideration Of Approval Of the October 27, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 Minutes of October 27, 2022

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Alma McLemore to Approve the Minutes from the October 27, 2022, meeting. The motion carried 6-0

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. There were none.

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 Items 3-9, 12 And 13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-9, 12 and 13 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To December 14, 2023; Accept The Drainage Offsite Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalk Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

5. Carawood Subdivision, Final Plat; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

6. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 14, 2023; Accept The Drainage And Sewer Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

8. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish a One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2022-39, An Ordinance To Rezone 29.45 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive (Novara PUD Subdivision).

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

Attachments:

1. NovaraPUDSubdivisionMAP
2. ORD 2022-39 7976 Novara PUD Subdivision Rezone_Combined_Law approved
3. 2022-11-03 Novara PUD Rezoning Sheets
4. 4080 Clovercroft Road_Citizen Comments

Staff Presentation: Chelsea Randolph. The applicant is requesting to zone approximately 30 acres of property from Estate Residential (ER) to Planned District (PD 2.61) to accommodate the proposed development plan for Novara PUD Subdivision. The Development Plan has been submitted concurrently as the Chair stated.

Envision Franklin places this property in the Mixed Residential Design Concept. The Mixed Residential Design Concept allows for several uses, but the proposed PUD is only requesting single-family residences. The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing lot sizes on the periphery that match those of adjacent neighborhoods, walkability within the proposed neighborhood, and natural amenities. The proposed development plan is to maintain a natural area off Clovercroft Road. The proposed zoning is appropriate for this Design Concept.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-39.

Chair Lindsey asked if there was anyone from the public that wished to speak? There were none.

Applicant: Matt Huff, Gamble Design Collaborative. Mr. Huff is representing Clovercroft Holdings, LLC. Mr. Huff stated Clovercroft Holdings is a joint venture between Arnold Homes and Province Builders and they specialize in single-family homes. Envision Franklin identifies this property as Mixed-Residential. That would allow townhomes, duplexes, and four-unit big-house condos. We are only proposing single-family homes, which matches the adjacent neighborhoods. Mr. Huff explained that since the Joint Conceptual Workshop, we have made some minor geometric changes, but the plan has remained largely the same. There are 77 total single-family lots proposed and there is a provided pedestrian connection from the cul-de-sac at the north end of the property to the McKays Mill Village center. All proposed boundary lots are 65-feet in width, compared to the adjacent lots that are predominately 53-feet in width. There is an existing 20-foot landscape buffer along the McKays Mill property line which will be continued up the boundary wherever adjacent to existing homes. Lastly, the entire corner of Oxford Glen and Clovercroft is being preserved as open space and planned intentionally as a public park. Mr. Huff is happy to answer any questions that may come up.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Recommend Approval to the Board of Mayor and Aldermen Item 10. The motion carried 6-0.

11. Consideration Of Resolution 2022-65, A Resolution Approving A Development Plan For Novara PUD Subdivision, For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive, At 4080 Clovercroft Road.

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

Attachments:

1. NovaraPUDSubdivisionMAP
2. 7967 Novara PUD Subdivision, Development Plan Conditions of Approval_01
3. RES 2022-65 7976 Novara PUD Subdivision_Combined_Law approved
4. 1-7 Pages from 2022-11-03 Novara PUD Sheet Set
5. 8 -14 Pages from 2022-11-03 Novara PUD Sheet Set-2
6. 15-21 Pages from 2022-11-03 Novara PUD Sheet Set-3
7. 21-28 Pages from 2022-11-03 Novara PUD Sheet Set-4
8. 4080 Clovercroft Road_Citizen Comments

Staff presentation. Chelsea Randolph. The proposed Novara PUD Subdivision is a development consisting of approximately 30 acres located south of Liberty Pike and east of Oxford Glen Drive on a property that is currently addressed as 4080 Clovercroft Road. The plan consists of 77 residential dwelling units with two lot sizes throughout the development.

The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing approximately 8 acres of open space which includes natural areas, walking trails and community amenity area areas, contributing to the quality of life for future residents.

The proposed development is comprised of a mix of 65-foot lots that are a minimum of 8,440 square feet and 40-foot lots that are a minimum of 4,800 feet. The lot sizes on the periphery match those of the adjacent neighborhoods. The elevations included in the proposed development plan implement the recommendations of Envision Franklin by providing conceptual elevations that provide a mix of architectural styles and building materials.

As a project consideration, the proposed development shows the main access road through an open space that is owned by the McKays Mill HOA. The McKays Mill PUD Subdivision HOA has submitted an owner affidavit providing verification that they are aware that the Novara development is being proposed but the HOA has not granted the necessary right-of-way through their open space. The HOA has currently only granted easement access and, per condition of approval number 43, dedication will be required with site plan approval.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-65 with conditions.

Chair Lindsey asked if anyone from the public would like to speak. There was none.

Applicant: Matt Huff, Gamble Collaborative Designs. Mr. Huff is happy to answer any questions.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jenny Williamson to Recommend Approval with Conditions to the Board of Mayor and Aldermen Item 11. The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Tavistock Subdivision Final Plat, Creating 6 Single-Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

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

Attachments:

1. MAPTavistock Subdivision
2. 8000 Tavistock Subdivision, Final Plat Conditions of Approval_01
3. Tavistock Subdivision-plat

The item was Approved on the Consent Agenda.

13. Waters Edge PUD Subdivision, Final Plat, Section 7, Creating 45 Single-Family Residential Lots, 24 Townhome Residential Lots, 4 Open Space Lots, Dedicating Right-Of-Way, And Revising Open Space Lot 520, On 75.12 Acres, Located West Of The Intersection Of Carothers Parkway And Scouting Drive.
(CONSENT AGENDA)

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

Attachments:

1. MAPWatersEdgePUDSubdivision
2. 7998 Waters Edge PUD Subdivision, Final Plat, Section 7 Conditions of Approval_01
3. 1-3 Pages from Waters-Edge-Ph7-Rev1-BinderSet-SS
4. 4-6 Pages from Waters-Edge-Ph7-Rev1-BinderSet-SS-2

The item was Approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

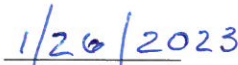
Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

Commissioner Marcia Allen moved to adjourn, seconded by Commissioner Alma McLemore. The motion carried 6-0.

There being no further business, the meeting adjourned at 07:15 pm.


Chair


Date

