



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, February 23, 2023

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.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 pm.

Commissioners Present: Jimmy Franks, Alma McLemore, Jenny Williamson, Nick Mann, Michael Orr, Ann Petersen, Roger Lindsey, Marcia Allen

Commissioners Absent: Scott Harrison

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 26, 2023 FMPC Minutes.

Sponsors:

- Attachments:** 1. DRAFT2 FMPC Minutes of January 26, 2023

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Michael Orr to Approve the Minutes from the January 26, 2023, 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.

Ms. Wright stated that the first general community wide outreach session, regarding the Envision Franklin update, will be March 22, 2023, at Columbia State Community College from noon- 1 pm and at 5 pm. The outreach session will include stations on various topics that will give the public opportunities to provide

feedback. Ms. Wright stated that the more participation from the community the better quality of feedback to amend the plan that reflects the community's values.

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 3-5 and 9-14 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen to approve items 3-5 and 9-14 on the consent agenda, seconded by Commissioner McLemore.

Commissioner Petersen amended the motion to remove items 9, 10 and 12 from the consent agenda, seconded by Commissioner Orr. The motion carried 8-0.

Chair Lindsey stated that the consent agenda has been modified to include items 3-5 and items 11, 13 and 14.

SITE PLAN SURETIES

3. Echelon PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

6. Consideration Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Liberty Property, Annexation
2. Liberty Pike Property Annexation Exhibit
3. RES 2023-05_Liberty Pike Property POS_Combined_Law approved (2)

Staff Presentation: Chelsea Randolph stated that the applicant is requesting a Plan of Services for the property located off of Liberty Pike, Map-Parcel number 79-05303. Resolution 2023-05 is a City of Franklin drafted Plan of Services for the property being considered as part of the proposed request for annexation, Resolution 2023-04. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.06 acres. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will be required to extend the sanitary sewer greater than 1,000-feet to provide service to the property. Access to the property shall be provided from Liberty Pike and further study of the type and location of access shall be looked at with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards. Unless waived by the Franklin Engineering Department, the owner of the property shall be required to submit a traffic impact study for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of a site plan. Required street improvements shall be determined as part of any site plan. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-05.

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

Applicant Presentation: Aaron Krinkly. Mr. Krinkly did not have any additional information to add.

A motion was made by Commissioner McLemore to recommend approval of Resolution 2023-05 to the Board of Mayor and Alderman, seconded by Commissioner Williamson.

There being no discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

7. Consideration Of Resolution 2023-04 , A Resolution To Annex A Property On Liberty Pike, Consisting Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. MAP Liberty Property, Annexation
2. Liberty Pike Property Annexation Exhibit
3. RES 2023-04_Liberty Pike Property_Annexation_Combined_Law approv_11307_1

Staff Presentation: Chelsea Randolph. The property being considered for annexation is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property was not included in the growth area study from 2018 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north, east, and west, but would be adjacent to Liberty Pike to the south and the County across Liberty Pike. The subject property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. No additional plan for further development of the property has been submitted at this time. The applicant intends to subdivide the property into two single-family residential lots. A zoning for the subject property is also included on this agenda.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-04.

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

Chair Lindsey asked the applicant if he had any further information to add, Mr. Krinkly said he did not.

A motion was made by Commissioner Franks to recommend approval of Resolution 2023-04 to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

There being no discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

8. Consideration Of Ordinance 2023-04, An Ordinance To Zone 7.06 Acres Estate Residential (ER) District And Hillside/Hillcrest Overlay (HHO) District, For The Property Located North Of Liberty Pike And West Of Turning Wheel Lane.

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

Attachments:

1. MAP Liberty Property, Annexation
2. Liberty Pike Property Annexation Exhibit
3. ORD 2023-04_Liberty Pike Property Zoning_Combined_Law approved

Staff Presentation: Chelsea Randolph. The applicant for the property off Liberty Pike (Map-Parcel 79-05303) has submitted an annexation application (considered on this agenda) without a zoning request. A zoning district must be assigned to any annexed property, and shall be established by aligning with the requirements of Chapter 20.4.4 which references Chapter 20.2, which states that, "When a property is annexed, a zoning district shall be established per one of the following:

1. The property shall be zoned AG or ER, depending on the acreage.
2. Any property subject to a recorded subdivision shall be zoned to the district that most closely resembles the existing development in terms of uses and lot sizes. If such district is PD, final plats on record in the Williamson County Register's office shall serve as the development plan; or
3. If the applicant wishes to establish a different zoning district, a rezoning application must be submitted concurrently with the annexation application."

The criteria for the zoning, since the applicant did not request a specific zone and the property is not part of a recorded subdivision, leaves only two choices for the zoning, AG or ER. Staff finds that Estate Residential (ER) is the most appropriate of the two options, should the Plan of Services, RES 2023-05, and Annexation, RES 2023-04, be approved by BOMA, due to the property's assigned Design Concept of Mixed-Family Residential and that the existing development surrounding the subject property is primarily residential in nature. The Envision Franklin Mixed Residential Design Concept states, "The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods." The proposed zoning of Estate Residential (ER) is also appropriate for the applicant's desire to create two single-family residential lots. No site plan for the property has been submitted at this time.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-04.

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

Chair Lindsey asked the applicant if he had any further information to add, Mr. Krinkly said he did not.

A motion was made by Commissioner Allen to recommend approval of Ordinance 2023-04 to the Board of Mayor and Alderman, seconded by Commissioner Orr.

There being no discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 And Section K2, Revision 2 (ROW Dedication), Dedicating Right Of Way And Creating 27 Open Space Lots, On 3.729 Acres, Located South Of The Intersection Of Lexington Parkway And Fieldstone Parkway. (CONSENT AGENDA)

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

Attachments:

1. MAP Fieldstone Farms, Sections K1 and K2, Final Plat
2. CONDITIONS OF APPROVAL Fieldstone Farms, Sections K1 and K2, Final Plat
3. FINAL PLAT Fieldstone Farms, Sections K1 and K2, Final Plat

This item was removed from the Consent Agenda.

the back of each curb and doesn't include sidewalks within the Fieldstone Farms PUD Subdivision. Any remainder areas between the back-of-curb and the residential lot boundaries which may exist will be placed in an open space lot(s) outside the ROW dedication area, with maintenance responsibility for these open space lot(s) remaining with the property owner or HOA. This is inclusive of both landscape islands and medians which exist within the roadway area, as well as sidewalks and landscape strips between back of curb and the residential lot lines. The proposed plat is to establish both the right-of-way and open spaces authorized within Resolution 2021-160.

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 and Section K2, Revision 2. The conditions of approval are attached in the Commissioner's Agenda packet.

Chair Lindsey asked if there was anyone from the public that would like to speak, there was none.

Ms. Randolph stated that the applicant is the Fieldstone Farms HOA. Originally this item was on the consent agenda. Ms. Randolph stated that she wasn't sure if a representative of the HOA planned to attend.

Alderman Petersen stated that plat was very unusual and asked for additional information.

Mr. Wiseman stated that at one time the roads were privately maintained. The roadway section was dedicated so that the city could maintain the roads. The open space, however, has some specific landscaping for the development and the HOA planned to maintain those as open space.

Chair Lindsey stated that various sections of Fieldstone Farms were developed over time and a few of the neighborhoods had privately maintained streets.

Mr. Wiseman explained that this is a perfect example of why the public ROW is now required by the City for new developments.

A motion was made by Alderman Petersen to approve Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 And Section K2, Revision 2 (ROW Dedication), Dedicating Right Of Way And Creating 27 Open Space Lots, On 3.729 Acres, Located South Of The Intersection Of Lexington Parkway And Fieldstone Parkway with staff conditions, seconded by Commissioner McLemore.

There being no further discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

10. Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2, Creating One Open Space Lot, On 2.699 Acres, Located North Of The Intersection Of Bexley Park Drive And Fieldstone Parkway.
(CONSENT AGENDA)

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

Attachments:

1. MAP Fieldstone Farms PUD Subdivision, Section V, Revision 2, Final Plat
2. CONDITIONS OF APPROVAL Fieldstone Farms PUD Subdivision, Section V, Revision 2, Final Plat
3. FINAL PLAT Fieldstone Farms PUD Subdivision, Section V, Revision 2, Final Plat

This item was removed from the Consent Agenda.

Staff Presentation: Chelsea Randolph. Resolution 2022-43 authorized the abandonment of surplus right-of-way within the

Fieldstone Farms PUD Subdivision, and the proposed plat document fulfills this authorization, to abandon right-of-way and turn this area into an open space lot to be owned and maintained by the HOA.

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2. The conditions of approval are attached to the Commissioner's Agenda packet.

Chair Lindsey asked if there was anyone from the public that would like to speak, there was none.

A motion was made by Alderman Petersen to approve Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2, Creating One Open Space Lot, On 2.699 Acres, Located North Of The Intersection Of Bexley Park Drive And Fieldstone Parkway, seconded by Commissioner McLemore.

Alderman Petersen referenced the map to point out that if Fieldstone Parkway was continued, as proposed, it would have connected to a lane that was not inside the city limits.

Chair Lindsey stated that this was nice clarification and in large developments, there are often nuances to the way the original planning was done.

There being no further discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

11. New Hope Academy Subdivision, Final Plat, Creating 1 Institutional Lot And Dedicating Easements, On 18.93 Acres, Located At 1820 Downs Boulevard. (CONSENT AGENDA)

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

Attachments:

1. MAP New Hope Academy Subdivision, Final Plat
2. 8049 New Hope Sub FP_Conditions of Approval_01
3. NHA-COF8049-F.Plat-Rev.2023-02-01

The item was Approved on Consent Agenda.

12. Rosenwald School Relocation, Site Plan, Relocating A Historic Building On The Grounds Of Franklin Grove, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Rosenwald School Relocation Site Plan
2. 8053 Rosenwald School Relocation SP_Conditions of Approval_01
3. 1-5 Pages from 2023.02.02 Lee Buckner School - Final Resubmittal 2
4. 6-10 Pages from 2023.02.02 Lee Buckner School - Final Resubmittal 2-2
5. 11-15 Pages from 2023.02.02 Lee Buckner School - Final Resubmittal 2-3
6. 16-21 Pages from 2023.02.02 Lee Buckner School - Final Resubmittal 2-4

This item was removed from the Consent Agenda.

Staff Presentation: Amy Diaz-Barriga. The applicant is requesting to relocate a historic schoolhouse from its current location to the Franklin Grove property located at 423 South Margin Street. The school is the Lee Buckner School and was part of the Rosenwald program of the early 20th century. The Heritage Foundation, owners of the schoolhouse and Franklin Grove, have limited time to relocate the building to the property so it can be stabilized, restored and turned into educational space. This relocation is part of a larger plan to transition the site from a school campus to an art museum and gardens that will be open to the public. The proposal to relocate the schoolhouse is limited to a small area on the property, and the Heritage Foundation intends to submit an additional site plan for the entirety of the property in the future. The applicant did receive a variance for encroaching into the front setback from the Board of Zoning Appeals at their November 2022 meeting, and a Certificate of Appropriateness relating to the school from the Historic Zoning Commission in October 2022.

Staff recommends approval with conditions of the Rosenwald School Relocation Site Plan. The conditions of approval are attached.

Chair Lindsey asked if there was anyone from the public that would like to speak, there was none.

Applicant Presentation: Cyril Stewart, Heritage Foundation of Williamson County. Mr. Stewart stated that he is appreciative of the staff input and help throughout the process.

A motion to approve the Rosenwald School Relocation, Site Plan, Relocating A Historic Building On The Grounds Of Franklin Grove, On 5.19 Acres, Located At 423 South Margin Street with staff conditions was made by Commissioner McLemore, seconded by Commissioner Franks.

Alderman Petersen stated that she has concerns about the public notification of the road closure time period needed to move the school to the new site at Franklin Grove.

Mr. Stewart stated that because the road is a city and state road, permits from both the city and the state will be required, however, neither permit will accommodate moving a house in the middle of the night. There are hourly guidelines of when you can have construction traffic such as this on the roadway. The house mover advises that the best time to move the schoolhouse is between 3 am and 4 am. Discussions with the city and state will be required to modify the terms. There will be construction traffic while excavation and other site preparations are going on, but this work will be completed during normal hours all of which will be coordinated with the city. The actual move from the Springhill area will begin around midnight and work its way north. Mr. Stewart explained that the road would only be closed when the actual vehicle is there with the schoolhouse on the truck.

Mr. Wiseman explained that local traffic will be permitted and an onsite person flagging traffic will be present during the movement of the schoolhouse.

There being no further discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

13. Shawnee PUD Subdivision, Final Plat (Formerly Chickasaw PUD Subdivision, Part of Lot 2), Creating One Residential Lot For Proposed Multifamily And Townhome Development, And Creating, Modifying, And Abandoning Easements, On 2.24 Acres, Located South Of The Intersection Of Shawnee Drive And Culberson Boulevard. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP Shawnee PUD Subdivision, Final Plat
2. Conditions of Approval Shawnee PUD Subdivision
3. FINAL PLAT Shawnee PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

14. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

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

Attachments:

1. MAP Wood Duck Court PUD Subdivision, Final Plat
2. 8039 Wood Duck Court PUD Subdivision, Final Plat Conditions of Approval_01
3. FINAL PLAT Wood Duck Court PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

MEMORANDUM REVIEW

15. Consideration Of COF Contract No. 2022-0029, A Memorandum Of Understanding Between The City Of Franklin, Tennessee And Williamson County, Tennessee Concerning Application Of Building And Code Requirements For The Properties Located At 420 and 408 Century Court.

Sponsors: Shauna Billingsley, Emily Wright

Attachments: 1. 2022-0029 MOU Franklin Special Ops_Law approved (2)
2. Special Ops Exhibit

Staff Presentation: Shauna Billingsley. The County is currently progressing through multiple capital improvement projects for the construction and expansion of a new Juvenile Services Facility, Sheriff's Office, Special Operations Facility, and new adult Jail in the vicinity of Beasley Drive in Franklin, Tennessee. The County intends to construct a new Special Operations Facility ("Project") at the previous location of the Williamson County Material Recovery Facility to be located at 420 Century Court, Franklin, Tennessee ("Property"). The City's boundary dissects a small portion of the Property which the County intends to construct the new Special Operations Facility ("Facility"), resulting in a portion of the Facility being located in the City and the remaining portion in the unincorporated county. An Exhibit is attached to this item illustrating the Facility and the property line. Because the proposed public Facility will be located in both the City and the unincorporated county at the time of preconstruction and construction, the parties propose to enter into this MOU which shall set forth the parties' responsibilities concerning the application of the City's building codes and permitting approval process to be applicable through the construction of the Project. Specifically, the parties would agree that County will take action to opt out of the City's formal site plan approval process. County further agrees to meet City's standards on both sides of the Property by participating in the City's internal "DRT plan review" to the extent required by state and federal agencies, except in the event, County exercises its authority under Tenn. Code Ann. § 13-4-104. The County agrees to submit and City agrees to review with its Department Review Team, the plans and will provide comment and suggestion. County will submit the information and documentation typically requested by City for projects similar in size and nature as this Project. The parties agree that this process will not involve Franklin Municipal Planning Commission or Board of Mayor and Alderman formal approval or disapproval except in the event County exercise its authority under Tenn. Code Ann. § 13-4-104.

Ms. Wright added that the county has agreed to submit their site plan to the departmental review team for review in accordance with the zoning ordinance and for staff to make comments on the plan. The plan would not come before the FMPC for approval.

Staff recommends approval of COF Contract No. 2022-0029.

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

A motion was made by Commissioner Mann to approve COF Contract No. 2022-0029, seconded by Commissioner Allen.

Commissioner Mann stated that the most important point is that the county has agreed to adhere to the city standards. When annexation is requested and we accept, the building would be renovated to the city standards.

There being no further discussion, Chair Lindsey called for a roll call vote. The motion carried 8-0.

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

A motion was made by Commissioner Michael Orr, seconded by Commissioner Nick Mann to Adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 07:37 p.m.



Chair



Date

