



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 27, 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: Alma McLemore, Jennifer Williamson, Roger Lindsey, Ann Petersen, Michael Orr, Nick Mann, Marcia Allen, Scott Harrison

Commissioners Absent: Jimmy Franks

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 23, 2023 FMPC Minutes.

Sponsors:

- Attachments:** 1. DRAFT FMPC Minutes of March 23 2023

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Minutes from the March 23, 2023, meeting. The motion carried 8-0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments.

Paul Lebovitz, 102 Winslow Road. Mr. Lebovitz suggested that adjustments have been made to Envision Franklin to meet the needs of the Middle Eight development. The idea that the Middle Eight development will meet affordable housing needs is not accurate. Mr. Lebovitz requested additional neighborhood meetings to be conducted in person and to include residents within 1000 feet of the development. Mr. Lebovitz stated that the taller 5-6 story buildings of the Middle Eight will be a negative to the downtown Franklin culture as the multi-level buildings don't fit into the historical context of the area. The buildings of Middle Eight will tower over the single-family homes adjacent to the

property and the Factory tower will appear secondary to the Middle Eight residential buildings.

Thomas Bell, 177 Lancaster Drive. Mr. Bell stated that he has concerns about the proposed height of the Middle Eight buildings and about the request to increase the height of the buildings. More information is needed regarding the specific heights of each story to have an accurate view of the overall building height. Additional in-person meetings are needed as many people are concerned about the heights of the buildings.

Lillian Stewart, 201 Lewisburg Ave. Ms. Stewart stressed the importance of the gateways into the city of Franklin and the national recognition the city enjoys due to the community character. Years ago, the City of Franklin chose to create a land use plan based on the community's character. Ms. Stewart stated that she has other concerns, including the density of the Middle Eight development and its impact on parking, traffic congestion and the stress on the city and county schools.

Mike Reinfeld, 119 Jamison Station Lane. Mr. Reinfeldt stated that the Middle Eight buildings are too high, creating too much density for the area and too much stress on the infrastructure. According to Mr. Reinfeldt, this development will be 600 feet from downtown Franklin.

ANNOUNCEMENTS

Chair Lindsey welcomed Boy Scout Troop 137, his son's former Troop, to the FMPC meeting. The Troop members are working on their Citizenship badge and will observe the meeting this evening.

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 3-14, 20-21, And 23-27 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to approve items 3-14, 20-21, and 23-27 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Cardel Village PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Forrest Crossing Subdivision, Final Plat, Section 1, Revision 11 (Rachel Springs Business Village); Release The Maintenance Agreement For Drainage Improvement On The Referenced Final Plat. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Hard Bargain Development Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. McEwen Place Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure, ITS Elements, Landscaping And Sidewalks Improvements To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

15. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

Attachments:

1. Location Map
2. RES 2023-10 Envision Franklin_S Carothers Road_Law approved
3. Applicant Submittal Part 1
4. Applicant Submittal Part 2

Staff Presentation: Teresa Anderson. Ms. Anderson stated that this application is to amend the Envision Franklin Design Concepts Map for a 3.96-acre parcel located at 4315 S. Carothers Road. The property currently has the Mixed Residential Design Concept and is part of Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border into Robinson Lake. The staff shared concerns that the property would have to be compatible with the

Lockwood Glen neighborhood due to the proximity of single-family uses. The applicant has requested to defer this item to the June 22, 2023 meeting.

Chair Roger Lindsey asked if anyone from the public would like to comment on this item. There was none.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that a neighborhood meeting of 60 people from five neighborhoods resulted in several ideas that will be discussed. The team will be working closely with staff specifically on special considerations that restrict land use and design concepts. Mr. Gamble stated that the community meeting went well, and his team will be working on a proposal for the FMPC June meeting.

Chair Lindsey asked for a motion from the Board.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Michael Orr to Defer Item 15 to the June 22, 2023, FMPC meeting. The motion carried 8-0.

16. **PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605, 02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.**

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson

- Attachments:**
1. Location Map
 2. RES 2023-11 Envision Franklin_Carothers Parkway_Law approved
 3. Applicant Submittal Package Part 1
 4. Applicant Submittal Package Part 2

Chair Roger Lindsey stated this item runs with item 15 and the applicant has requested deferral, therefore we won't go through staff presentation.

Chair Roger Lindsey asked if anyone from the public would like to comment on this item. There was none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Defer Item 16 to the June 22, 2023, FMPC Meeting. The motion carried 8-0.

VESTED RIGHTS/SITE PLAN EXTENSION

17. **Consideration Of Resolution 2023-23: A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.**

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

- Attachments:**
1. MAP East Works District PUD
 2. 2023-23 RES Eastworks PUD Vesting Extension_Combined_Law approved
 3. Approved Development Plan - East Works District PUD
 4. ORIGINAL STAFF REPORT 7239 - East Works District PUD
 5. Entitlement Extension Request - East Works District PUD

Staff Presentation: Chelsea Randolph. The request is to extend the vesting period for two years, from July 14, 2023, until July 14, 2025, to allow the applicant to secure any necessary permits and commence site preparation.

The development plan for the East Works District PUD was approved by BOMA on July 14, 2020. The plans included a mix of hotel, restaurant, retail, office, and multifamily uses. The project had seven Modifications of Standards, detailed in the staff report, and approved by BOMA. Buildings ranged from one to twelve stories, and a communal gathering space further emphasized the pedestrian-oriented design in addition to the smaller pockets of green space to the interior and around the perimeter of the property. Staff recommended approval, with conditions, of the Development Plan.

This plan is within the first three-year period and is vested until July 14, 2023. The applicant has recently submitted a site plan for the first section of the development, which was approved on the March 2023 Administrative Agenda. In addition, two site plans have been submitted to conduct offsite roadway improvements on Carothers Parkway at Mayfield Drive, which are currently under review by staff.

If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic capacity in the area could have changed, impacting the level of service on adjacent roadways and consequently, the required offsite improvements.

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-23 if they determine that the continuation of vested rights is in the best interest of the community.

Chair Roger Lindsey asked if there was anyone from the public that wished to speak on this item. There were none.

Applicant. Dirk Melton. Mr. Melton stated that 100% of the plans and final pricing for the project are completed. Mr. Melton explained the project is ready for permitting and with approval of the vesting rights extension from the Board, the project is ready to move forward.

Chair Lindsey asked for a motion from the Board.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Nick Mann to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-23. The motion carried 8-0.

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision)

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

Attachments:

1. MAP Vintage at Watson Glen PUD Subdivision_UPDATED
2. ORD 2023-10 Vintage at Watson Glen PUD_Combined_Law approved (2)
3. 2023-03-02 Vintage at Watson Glen Rezoning

Staff Presentation: Chelsea Randolph. The development plan has been submitted concurrently and the Planned Development district is an appropriate base zone. Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Neighborhood Mixed-Use Design Concept allows for institutional uses (clinic and rehabilitation center) as well as local commercial uses (indoor animal services, personal services, restaurant, retail, day care, and showroom).

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-10, an ordinance to rezone 21.24 acres from Planned (PD 11.35/12,320) District to Planned (PD 11.35/17,320) District (Vintage At Watson Glen PUD Subdivision).

Chair Roger Lindsey asked if there was anyone from the public that wished to speak on this item.

Rich Buckner, 411 Valleyview Drive. Mr. Buckner provided the Board with a signed petition. Mr. Buckner stated that he is president of the Franklin Alliance of HOA in Ward #3. Originally, the creators planned to develop the wooded site for a neighborhood restaurant. Now developers have said that there aren't any groups interested in the site for potential restaurants. Mr. Buckner stated that there are 600 homes within walking distance and 2500 homes within 2 miles of the

location. In closing, Mr. Buckner explained that the Franklin Alliance of HOA, Ward #3 is in support of restaurant offices located on the second floor, but not in support of the other suggested tenants for the property.

Michael Lerche, 413 Valley View Drive. Mr. Lerche stated that he agreed with everything Mr. Buckner had to say. The concerns stated by Mr. Lerche included approval of the additional 5,000 square feet. If negotiations for a restaurant cannot be secured, rezoning requests will be likely in the future. Mr. Lerche explained that he doesn't agree with approval of the additional 5,000 square feet because of precedence that would be set if, again, the area is requested to be rezoned. Mr. Lerche finished by stating that he would prefer not to go through this process again.

Chris Lockard, 312 Valley View. Mr. Lockard stated that he is the current HOA president of Creekstone and represents the neighborhood adjacent to the subject property. Mr. Lockard explained that they are in full support of a walkable family neighborhood restaurant along with the additional 5,000 square feet of office space to help attract a restaurant. The development appears to be changing the land use to include clinics, retail space, day cares and other commercial spaces that Creekstone along with the HOA Alliance for Ward #3 are opposed to.

Lee Anderson, 412 Chatsworth Court. Mr. Anderson stated that he is the past president of the Preserve at Forrest Crossing HOA and he represents 53 residences and their concerns over development of this property. The first concern Mr. Anderson discussed was the amount of money spent to adopt Envision Franklin as a guide for the future development of the city. Why spend this amount of money on a long-term plan if every time a developer requests a rezoning change because of one difficulty or another, it's granted? Secondly, with over 17,000 cars traveling along Royal Oaks, how hard are the developers searching for a potential restaurant tenant? Mr. Anderson explained that his neighbors are not opposed to the additional office space for the restaurant but are opposed to any other type of commercial use of the land.

Applicant: Greg Gamble. Mr. Gamble explained that currently there is a full-service restaurant and a quick-service local family restaurant interested in the property. The restaurant industry has changed in the last few years and the owners have spent two years seeking restaurateurs for the location. During this time, the owners were contacted by a veterinarian about an indoor animal clinic and a small rehab clinic which fall under the approvable uses for a PUD. Mr. Gamble noted that it is the desire of the owners to develop the area to be used for a full-service restaurant. With approval from FMPC and BOMA, the additional 5,000 square feet space will accommodate the full service and quick service restaurant. Mr. Gamble concluded by saying that additional uses could be a condition of approval which would require review and approval from the Planning Commission.

Chair Lindsey asked the Board for a motion.

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Michael Orr, to recommend approval of the additional 5,000 square feet but not including the additional uses stated to the Board of Mayor and Aldermen.

Ms. Billingsly explained that this item only required approval or denial of the 5,000 additional square feet requested by the applicant.

Ms. Wright confirmed that the current item, Consideration of Ordinance 2023-10, includes the additional 5,000 square feet Planned (PD 11.35/12,320) District to Planned (PD 11.35/17,320) District and the next item on the agenda would include discussion of the additional uses of the property.

Commissioner Mann asked Mr. Gamble what exactly had been approved so far.

Mr. Gamble stated that the Quick Service restaurant was planned and approved.

Chair Lindsey asked Alderman Petersen what she would like her motion to be.

Alderman Petersen moved to recommend approval of the additional 5,000 square feet, seconded by Commissioner Orr.

There being no discussion, Chair Lindsey proceeded with a roll call vote.

The motion Passed 8-0.

19. Consideration Of Resolution 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

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

Attachments:

1. MAP Vintage at Watson Glen PUD Subdivision_UPDATED
2. RES 2023-17 Vintage at Watson Glen PUD_Combined_Law approved (2)
3. CONDITIONS OF APPROVAL 8102 Vintage at Watson Glen PUD Subdivision, Development Plan, Revision 1
4. 1-5 Pages from 2023-03-02 Vintage at Watson Glen Development Plan, Revision 1 - Resubmittal
5. 6-9 Pages from 2023-03-02 Vintage at Watson Glen Development Plan, Revision 1 - Resubmittal-2

Staff Presentation: Chelsea Randolph. Vintage at Watson Glen's proposed revision consists of additional allowable uses as discussed and an additional 5,000 square feet of office space as a second story to an existing approved building. Envision Franklin places this property within the Neighborhood Mixed-Use Design Concept and, as stated for the rezoning, this design concept allows for institutional uses as well as local commercial uses. Staff has received and reviewed the parking analysis and the applicant has addressed how the proposed additional 5,000 square feet would be adequately parked.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-17, a Resolution approving a revision to a development plan for Vintage At Watson Glen PUD Subdivision, with conditions.

Chair Roger Lindsey asked if there was anyone from the public that wished to speak on this item.

Rich Buckner, 411 Valley View Drive. Mr. Buckner stated that he speaks against the additional uses proposed by the developer.

Lisa Smith, 437 Valley View Drive. Ms. Smith stated that she opposes the additional uses, as originally denied.

Calen Weiss, 201 Creekstone Boulevard. Mr. Weiss stated that his neighborhood would be most impacted by noise and traffic if the additional uses are approved by the Planning Commission. Mr. Weiss explained that the change would affect their quality of life. Mr. Weiss also noted that originally the developers presented one plan but in all actuality the plan appears to be something very different.

Chris Lockard, HOA Creekstone. Mr. Lockard stated that his neighborhood is opposed to the collective list of uses but could be open to other uses of the property.

Applicant: Greg Gamble. Mr. Gamble stated he would be happy to answer any questions.

Commissioner Mann stated that he believes the degree of uses are too extensive, but hopefully, the development will move forward with the restaurants.

Commissioner Orr stated that the selling point for this project was the development of a full-service restaurant.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Michael Orr to Approve Resolution 2023-17. The motion Passed 7-1. (Commissioner Harrison voted no)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Carothers Crossing West PUD Subdivision, Final Plat, Revision 5 (Lot 4), Creating Two Non-Residential Lots, On 1.418 acres, Located At 5041 and 5043 Carothers Parkway. (CONSENT AGENDA)

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

Attachments:

1. MAP Carothers Crossing West PUD Subdivision, Final Plat, Revision 5

2. CONDITIONS OF APPROVAL 8128 Carothers Crossing West PUD Subdivision, Final Plat, Revision 5, Lot 4
3. FINAL PLAT 8128 Carothers Crossing West PUD Subdivision, Final Plat, Revision 5, Lot 4

The item was Approved on Consent Agenda.

21. Franklin Grove Subdivision, Site Plan, Developing 1,536 Square Feet Of Institutional Space And Site Improvements, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Franklin Grove Subdivision, Site Plan
2. 8122 Franklin Grove Sub SP_Conditions of Approval_01
3. ONE PAGE SITE PLAN FRANKLIN GROVE
4. 1-5 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL
5. 6-10 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-2
6. 11-15 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-3
7. 16-20 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-4
8. 21-25 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-5
9. 26-30 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-6
10. 31-35 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-7
11. 36-40 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-8
12. 41-45 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-9
13. 46-50 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-10
14. 51-55 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-11
15. 56-60 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-12
16. 61-65 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-13
17. 66-70 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-14
18. 71-75 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-15
19. 76-78 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-16
20. 79-81 Pages from 2023.04.06 FGEG FULL SITE PLAN RESUBMITTAL-17

The item was Approved on Consent Agenda.

22. Poteat Place North Subdivision, Preliminary Plat, Creating 3 Single Family Residential Lots And One Open Space Lot, On 2.17 Acres, Located At The Intersection Of Hillsboro Road And Poteat Place.

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

Attachments:

1. MAP Poteat Place North Subdivision, Preliminary Plat
2. 8126 Poteat Place North Sub PP_Conditions of Approval_01
3. Poteat Place North Preliminary Plat 4-6-23

Staff Presentation: Amy Diaz-Barriga. The applicant is proposing to subdivide the property located at the northeast corner of Hillsboro Road and Poteat Place into three single-family residential lots and one open space lot. The property is zoned R-2 and each proposed lot meets the lot standards for the R-2 District, including a minimum of 15,000 square foot lot size.

Staff made a condition of approval to accurately reflect the FFO line on the preliminary plat. The submitted plans erroneously label the 500-year floodplain as the 100-year floodplain on the southwestern portion of the property. Neither the adopted FEMA flood maps nor the FEMA maps currently moving through the approval process show 100-year floodplain limits on this property.

Staff recommends approval with conditions of the Poteat Place North Subdivision Preliminary Plat. The conditions of approval are attached.

Chair Roger Lindsey asked if anyone from the public wished to speak on this item.

David Lawbaugh, 206 Revere Lane. Mr. Lawbaugh stated that he is the co-president of the Monticello HOA. Mr. Lawbaugh expressed concerns about the three lot sizes, the driveway access and the exterior designs of the home and how the homes will represent the Monticello neighborhood. Lawbaugh also noted his concern for the neighborhood property values and how the three smaller lots will affect home values.

Applicant: Jennifer Speich, Land Solutions Company, LLC. Ms. Speich stated that the lots are zoned R2 and meet the guidelines for lot sizing. Ms. Speich stated that she would be glad to answer any questions to clear up any concerns. Ms. Speich explained that they are requesting approval of a preliminary plat and, if approved, the next step would be submittal of the site plan which may answer Mr. Lawbaugh's questions.

Chair Lindsey asked the Board for a motion.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Approve with Conditions Item 22.

Commissioner Petersen asked what is the minimum lot size for R2?

Ms. Diaz-Barriga stated it is 15,000 square feet.

The motion carried 8-0.

23. Rolling Hills Community Church Subdivision, Final Plat, Creating 2 Nonresidential Lots And Dedicating Right-Of-Way, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

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

Attachments:

1. MAP Rolling Hills Community Church Subdivision, Final Plat
2. Final Plat Electronic Submittal 04-06-23 Revisions
3. 8142 Rolling Hills Comm Church Sub FP_Conditions of Approval_01

The item was Approved on Consent Agenda.

24. Southeast Municipal Complex Subdivision, Site Plan, Developing 16,845 Square Feet Of Recreational Space, On 173 Acres, Located East Of Interstate 65 And West Of Carothers Parkway. (CONSENT AGENDA)

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

Attachments:

1. MAP Southeast Municipal Complex Subdivision, Site Plan
2. CONDITIONS OF APPROVAL 8134 Southeast Municipal Complex Subdivision, Site Plan
3. SITE LAYOUT ONE SHEET
4. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 1
5. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 2
6. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 3
7. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 4
8. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 5
9. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 6
10. 8134 Southeast Municipal Complex Subdivision, Site Plan, Part 7

The item was Approved on Consent Agenda.

25. Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP Waters Edge PUD Subdivision, Section 4, Revision 3 Final Plat
2. ADVISORY CONDITIONS OF APPROVAL 8135 Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3
3. FINAL PLAT 8135 Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3

The item was Approved on Consent Agenda.

26. WCS Transportation Complex, Site Plan, Buildings F & C, Developing 4,624 Square Feet Of Institutional Space, On 15.07 Acres, Located At 1771 West Main Street. (CONSENT AGENDA)

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

Attachments:

1. MAP WCS Transportation Complex, Site Plan
2. 8127 WCS Trans Complex SP_Conditions of Approval_01
3. 1-5 Pages from WCS Transportation - F and C Building - Site Plans
4. 6-10 Pages from WCS Transportation - F and C Building - Site Plans-2
5. 11-15 Pages from WCS Transportation - F and C Building - Site Plans-3
6. 16-21 Pages from WCS Transportation - F and C Building - Site Plans-4

The item was Approved on Consent Agenda.

27. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 8 Single-Family Lots, 46 Townhome Lots, 6 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 40 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8136 Westhaven PUD Subdivision, Final Plat, Section Jewell 1
3. FINAL PLAT 8136 Westhaven PUD Subdivision, Final Plat, Section Jewell 1

The item was Approved on Consent Agenda.

STREET NAME CHANGE REQUESTS

28. Consideration Of Resolution 2023-13, A Resolution To Change The Street Name Of Sallie Lane To Sara Avalyn Berry Lane In The Berry Farms Subdivision In The City Of Franklin.

Sponsors: Shanna McCoy, Lori Jarosz

Attachments:

1. 2023-13 RES_Change Street Name in Berry Farms_Law approved
2. 501 Sallie Lane
3. 501 Sallie Lane 2

Staff Presentation: Shanna McCoy. On November 10th, 2022, staff was contacted by Sara Avalyn and Tim Swain requesting the street name of Sallie Lane be changed to Sara Avalyn Berry Lane in the Berry Farms Subdivision. Mrs. Swain, formerly Sara Avalyn Berry, was raised on 3rd Ave South, in the City of Franklin, Tennessee. In her early teens, the Berry family moved to what is now known as Berry Farms PUD Subdivision. Mrs. (Berry)Swain became the heir of the Berry Farms Historic Home at 244 Old Peytonsville Road and the 600 associated acres after the death of her father and brother, Tyler Berry, Jr. and Tyler Berry III.

In 2016, the street name of Sallie Lane was assigned during the site plan approval process for the Twice Daily convenience store. However, Twice Daily's is not addressed from Sallie Lane. There is only one property that will be impacted by the name change. Edley's BBQ at 501 Sallie Lane, which is still under construction, will be the sole property impacted. The ownership of the property has provided a written agreement with the change as it would not have any financial impact on

the change. The Berry Farms Property Owner's Association has agreed to take on the financial responsibility for production and installation of the new street signage. The Swain's are responsible for the \$220 charge for street name changes per the City of Franklin Municipal Code. There will be no financial impact on the City of Franklin.

The City of Franklin's Addressing Manual, Section 13 outlines the procedures for a street or subdivision name change. Upon application submittal, the request for name change is placed on the next available FMPC agenda. Upon approval by FMPC, the Building and Neighborhood Services Department shall notify all impacted property owners of the final name change and shall also notify the United States Postal Service, E-911, the Williamson County Register of Deeds and the Williamson County Elections Office.

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2023-13.

Chair Roger Lindsey asked if anyone from the public wished to speak on this item. There was none.

A motion was made by Commissioner Michael Orr, seconded by Commissioner Alma McLemore to Approve Item 28. 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

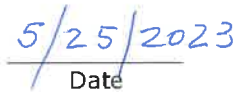
Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

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

There being no further business, the meeting adjourned at 08:04 PM.

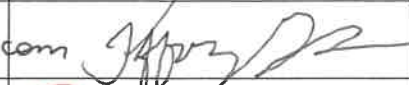
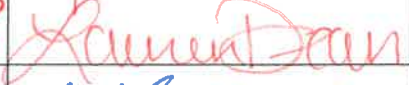
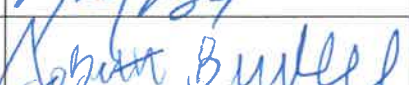
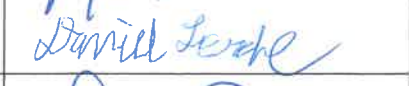

Chair


Date

Resident Petition regarding land use for Vintage at Watson Glen - 2023

The below undersigned residents of the city of Franklin, Tennessee hereby request that our representatives on the Board of Mayor and Alderman and Planning Commission please take the appropriate steps to disallow the change of use as requested at the intersection of South Royal Oaks Blvd and Oak Meadow Drive.

This property was rezoned as a PUD in 2020 specifically designated for restaurants and we wish to keep the restaurant use for this highly visible property at the gateway to our residential neighborhoods off South Royal Oaks Blvd. Our residents are not opposed to development on this property and are in favor of a proposed amendment to the PUD to allow a second-floor space above the restaurant, solely for restaurant offices. We want the proper use on this land that will be of benefit to our community, ensure public safety and positively impact our home values.

Name	Address	Email	Signature
Rich Buckner	411 Valleyview Dr	buck1947@gmail.com	
Justin Helton	806 Wadestone Trl	JUSTINMHELTON@gmail.com	
Tiffany Bird	712 Wadestone Trl	tiffanytbird@gmail.com	
Julie Cox	147 Creekstone Blvd.	juliepcox@gmail.com	
Lauren Dean	1000 Wooden Gate Dr	smith.laurenjo@gmail.com	
Abbas Yavari	1012 Wooden Gate Dr	Yavari@realtracs.com	
Sayee V Pothu	225 Creekstone	Sayeevpothu@gmail.com	
Drew Wilkerson	213 Creekstone Blvd	drew.t.wilkerson@gmail.com	
LINDA BUCKNER	411 VALLEYVIEW DR	libuckner2022@gmail.com	
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Cory Taylor	417 Valleyview Dr	Cory.Taylor@ferguson.com	
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Jobeth Burrell	409 Valleyview Dr	jobeth.burrell@gmail.com	
Jon DZL	416 VALLEYVIEW DR	Jon.DZL@GMAIL.COM	
Michael Lerche	413 Valleyview Dr	micklerche@yahoo.com	
Daniel Lerche	413 Valleyview Dr	danielerche@gmail.com	
Anne Blankenship	407 Valleyview Dr	annehenry46@yahoo.com	

Resident Petition regarding land use for Vintage at Watson Glen - 2023

The below undersigned residents of the city of Franklin, Tennessee hereby request that our representatives on the Board of Mayor and Alderman and Planning Commission please take the appropriate steps to disallow the change of use as requested at the intersection of South Royal Oaks Blvd and Oak Meadow Drive.

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[illegible]

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[illegible]

THEORY OF THE EARTH AND ITS HISTORY

The theory of the earth and its history is a branch of geology which deals with the origin and development of the earth and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features, and to determine the sequence of events which have taken place since the earth was first formed.

The theory of the earth and its history is based on the study of the earth's rocks and fossils, and on the principles of geology. It is a science which seeks to explain the processes which have shaped the earth and its features, and to determine the sequence of events which have taken place since the earth was first formed.

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