



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 25, 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.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.

CALL TO ORDER

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

Commissioners Present: Jennifer Williamson, Scott Harrison, Michael Orr, Ann Petersen, Marcia Allen, Roger Lindsey

Commissioners Absent: Jimmy Franks, Nick Mann, Alma McLemore

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 27, 2023 FMPC Minutes.

Sponsors:

- Attachments: 1. DRAFT4 April 27, 2023 FMPC Minutes

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Ann Petersen to Approve the Minutes from the April 27, 2023, 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.

Ms. Wright announced that there will be a special joint conceptual workshop of FMPC and BOMA on June 12, 2023, from 11:30 am to 4 pm in the Training Room of City Hall. The agenda, which was published in the paper, will include topics about Envision Franklin Updates along with other special topics.

Ms. Wright also announced that a special Community Meeting will be held on June 26, 2023, to discuss the Factory District recommendations. The Community Meeting will be held in Liberty Hall in the Factory from 5-7 pm.

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 3-8 And 13-17 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to approve items 3-8 and 13-17 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

3. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Drainage Improvement To May 23, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Hard Bargain Mt. Hope Subdivision, Final Plat; Extend The Performance Agreement For Sidewalks Improvement to May 23, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); Extend The Performance Agreement For Multipurpose Trail Improvement To May 23, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Drainage Improvement To May 23, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Preserve At Echo Estates PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Section 2 Buffers Improvement To May 23, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2023-22, An Ordinance To Rezone 2.906 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 61.3/3,362) District For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard. (101 Cool Springs Boulevard PUD Subdivision)

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

Attachments:

1. MAP 101 Cool Springs Boulevard PUD, Rezoning and Development Plan
2. ORD 2023-22 An Ordinance to Rezone 2.906 Acres of 101 Cool Springs Boulevard from RC-6 District to Planned District_Combined_Law
3. 8158 101 Cool Springs Rezoning Request
4. 101 Cool Spring TIS - 20223-05-04 COF

Staff:

Chelsea Randolph. Ms. Randolph stated that the applicant is requesting deferral of the rezoning request and the development plan to the June 2023 FMPC meeting and that staff was in support of the request.

Chair Lindsey stated that the item had been publicly noticed, so if anyone from the public would like to speak to this item they may do so at this time.

There being no public input, Chair Lindsey asked for any applicant's presentation.

Applicant:

Jeff Rosiak. Mr. Rosiak stated that they are requesting a deferral and that he would be happy to answer any questions.

Chair Lindsey asked the Commissioners for a motion.

Commissioner Orr moved to defer Resolution 2023-22 to the June 22nd, 2023, FMPC Meeting, seconded by Commissioner Harrison.

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

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to defer Ordinance 2023-22 to the June 22, 2023 FMPC Meeting. The motion Passed 6-0.

10. Consideration Of Resolution 2023-42, A Resolution Approving A Development Plan For 101 Cool Springs Boulevard PUD Subdivision, For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard.

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

Attachments:

1. MAP 101 Cool Springs Boulevard PUD, Rezoning and Development Plan
2. RES 2023-42 101 Cool Springs Boulevard PUD Subdivision_Combined_Law approved
3. 8157 101 Cool Springs Boulevard PUD Subdivision, Development Plan Conditions of Approval_01
4. 2023-5-4_101 Cool Springs Boulevard PUD Subdivision Development Plan
5. 101 Cool Spring TIS - 20223-05-04 COF

Chair Roger Lindsey stated this item is being requested for deferral until the June FMPC meeting.

Chair Roger Lindsey asked if anyone from the public would like to comment on this item. There being no public input, Chair Lindsey asked the Commissioners for a motion.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Michael Orr to Defer Item 10 until June 22, 2023. The motion carried 6-0.

11. Consideration Of Ordinance 2023-15, An Ordinance To Rezone 7.2 Acres From Residential 4 (R4) To Planned (PD 38.19/3,000) District For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike (Middle Eight PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. MAP Middle Eight PUD
2. ORD 2023-15 An Ordinance to Rezone 7.2 Acres Located at 209 Old Liberty Pike from Residential 4 to Planned District_Combined_Law Approved 05.17.23
3. COF 8155 The Middle 8 Rezoning Plan
4. Citizen Comment emails combined part 1 of 2
5. Citizen Comment emails combined part 2 of 2

Staff:

Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant is requesting to rezone from R4 to Planned (PD 38.19/3,000) District to accommodate the proposed Middle Eight PUD Subdivision. The development has 275 residential units and 3,000 square feet of commercial space. Envision Franklin places this property in the Multifamily Design Concept. Primary uses include multifamily, with single-family and attached residential units as secondary uses. The design team brought forth an Envision Franklin Plan Amendment to the Planning Commission on March 23, 2023, in which they proposed Special Consideration language specific to this site that allowed for the consideration of additional height when underground parking is provided, as well as a small amount of commercial space when it is a use that supports the surrounding community. The Planning Commission approved this requested amendment to Envision Franklin. The Planned District zoning district with proposed entitlements meets the recommendations of Envision Franklin. Ms. Diaz-Barriga finished by stating that staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-15.

Chair Lindsey explained the procedures for the public comment regarding this item. Chair Lindsey asked each person to come forward to the lectern, state his or her first/last name and address. Each person will have 2 minutes to state his or her concerns regarding this item. Ms. Diaz-Barriga will time each person. Once the bell rings, please wrap up your comments.

Public Comment:

Miles Johnson, 107 Harlinsdale Ct. Mr. Johnson stated that he is in full support of the Middle Eight development. Mr. Johnson explained that after meeting with developers about his adjacent property concerns, he found the developers to be open, honest, and considerate of his specific issues. Because of the development density, Mr. Johnson believes that traffic

will not be a concern as many of the Middle Eight residents will be able to leave their cars and walk or bike ride to their destinations.

Donna Doss, 324 Liberty Pike. Ms. Doss stated that there are many reasons she doesn't support the Middle Eight development. One specific reason is the precedence a development such as Middle Eight will create. Developers from all over the country will attempt to develop small office/studio apartment buildings appealing to those who otherwise would not be able to afford to live in the area. Ms. Doss explained that she fears approval of the Middle Eight development will be the beginning of the end to our quaint small-town Franklin.

Mike Reinfeldt, 119 Jamison Station Lane. Mr. Reinfeldt stated that he is the president of Jamison Station HOA and is in opposition to the Middle Eight development because the development is too high and too dense resulting in more traffic and more flooding. Franklin's brand is one of charm, grace, history, and understatement. The Middle Eight development doesn't match any of these descriptions. Mr. Reinfeldt mentioned the unintended and unexpected consequences of the Middle Eight development. For example, Jamison Station could become a gated community to cut down on the pass-through traffic if this development is approved. The result directly conflicts with the culture and environment of the Factory District.

Thomas Bell, 177 Lancaster Dr. Mr. Bell stated that no one can deny the beauty of the development, but it's too high and too dense for the location. Mr. Bell believes that the development is in direct conflict with the historical guidelines and Envision Franklin. Mr. Bell noted that the community survey resulted in agreement of 2-3 levels as the max height for buildings in the historical overlay. The survey results are from the community, not just the adjacent neighborhoods and property of the Middle Eight development. Mr. Bell asked the Commission to consider a scaled down version of the development that includes 2-3 levels instead of 5-6 levels.

Tom Williams, 213 Old Liberty Pike. Mr. Williams stated that he is opposed to the Middle Eight project because of the traffic concerns. The Middle Eight residents will not be able to make a left turn easily onto Liberty Pike to reach Franklin Road. Mr. Williams explained that the logical route to reach Franklin Road would be to make a right out of the Middle Eight development then a right onto Old Liberty Pike. Old Liberty Pike is a narrow road that many people walk along (no sidewalks) and park their cars. Mr. Williams asked the Commission to consider the potential traffic issues in the area.

John Rossello, 2405 Adair Ct. Mr. Rossello stated that he moved to Franklin a year ago after an extensive year of online real estate search and stands against the Middle Eight project. He moved to Franklin because of the charm and character and purchased a home adjacent to the Eastern Flank battlefield. Mr. Rossello explained that he moved his mother to Franklin because of the lower density and traffic. Mr. Rossello finished by explaining from his experience that mass development brings a lower quality of life, and he does not support the Middle Eight development.

Elizabeth Crockett, 166 Franklin Rd. Ms. Crockett stated that she is not in favor of the Middle Eight project because of the densely packed residential large buildings that are planned. Ms. Crockett invited the Commissioners to visit her neighborhood to see the walkability, charm, and uncongested space that she and her neighbors enjoy. Development of two large buildings as the Middle Eight proposes will change the historic neighborhood forever.

Craig Morrison, 320 Liberty Pike. Mr. Morrison stated that he supports the Middle Eight development because the project addresses the need for more affordable/accessible living space in downtown Franklin. The need continues to increase and citizens must be open to different housing options in the city core. When compared to similar developments in the area, Middle Eight is appropriate as it allows for a balance of green space while accommodating residential choices. Mr. Morrison stated that he has faith in the city staff to make appropriate decisions regarding storm water and other infrastructure related decisions on the Middle Eight that will conform to the expectations of the project. Mr. Morrison finished by stating that it is an exciting time of transformation in this area of Franklin, and he encouraged the Commissioners to approve the Middle Eight project.

Jennifer Morrison, 320 Liberty Pike. Ms. Morrison explained that she has concerns that the negative reactions people have to this project are based on fear. Fear resulting from misinformation and misunderstanding of the facts of the project. Change is difficult but a new vision is needed for successful growth in downtown Franklin, one that doesn't maintain the status quo. A vision that allows for housing opportunities for a multitude of people of different ages and different walks of life. The Middle Eight development provides more accessible housing and aligns perfectly with the proposed Factory District. Ms. Morrison stated that she is grateful to the Commissioners for listening to both sides of the matter.

Heather Black, 61 Anston Park. Ms. Black stated that she is a transplant, originally from Chicago, who moved to Franklin for its charm and historical appreciation. A five to six story building built in the historical overlay doesn't reflect the historical past of the community. Ms. Black explained that more information is needed about how the Middle Eight development will affect flooding.

Paul Lebovitz, 102 Winslow Road. Mr. Lebovitz stated that zoning ordinances exist to preserve personal property and to limit development. Ideally, Mr. Lebovitz would like to see the Middle Eight buildings be no higher than Jamison Station so that the Factory viewshed is protected. Mr. Lebovitz urged the Commissioners not to allow the project to progress further toward final approval.

Peggy Driskill, 162 Franklin Road. Ms. Driskill began by reading a letter from Jessica Sowell. The letter stated that she does not oppose growth and development but stressed the need to protect the charm and historical aspect of Franklin. The letter states that the intentions of the development are positive, but there will be regrets that exceptions have been made to accommodate this project. Lastly, the letter stresses the need for sidewalks along Old Liberty Pike to accompany this development to provide safe areas for pedestrians.

Peggy Driskill, 162 Franklin Road (speaking for herself). Ms. Driskill stated that she is not in favor of the Middle Eight development. Many concerns about traffic, congestion and potential flooding exist because of the size and density of this project. Ms. Driskill also stated concerns about her property value being affected if the Middle Eight is approved by the FMPC.

Tiffany White, 20 Daniels Drive. Ms. White stated that she is a local realtor and has experience in civil engineering. Ms. White is opposed to the Middle Eight development because of its size, density, and scope of the project. Ms. White explained that her main concern revolves around parking and traffic and suggests that the Franklin parking ordinances have been ignored. Ms. White asked if Daniels Drive would be widened if this project is approved. Currently, street parking is the main source of parking which blocks one lane of traffic on Daniels Drive. Ms. White states that she is adamantly against the project and asks the Commissioners to vote no on the Middle Eight project.

Kelsey Sasser, 159 1st Ave N Apt 437. Ms. Sasser stated that she moved to Franklin two years ago after immediately falling in love with the city. Growth has been rapid in two short years, creating more and more traffic congestion. Ms. Sasser has concerns that disabled people will suffer more from the rapid development than others. If there aren't enough parking spaces available, a disabled person cannot park and is therefore unable to engage with friends in a restaurant or participate in the planned activity.

Tangie Lane, 707 Mount Hope St. Ms. Lane explained that she was born and raised in Franklin and is speaking in favor of the Middle Eight project. Ms. Lane stated that she has had the opportunity to read through the proposal documents and she believes the developers have made a wholehearted effort to make Middle Eight the best possible scenario for the City of Franklin and the community. Change is difficult, but it's inevitable and Franklin is not the same place it used to be. Ms. Lane stated that she has had family members move away from Franklin because of the changes. Lastly, Ms. Lane stated that the Middle Eight has been beautifully and thoughtfully developed while also addressing the needs of the city.

Cathy-Jo Elwood, 778 Willow Springs BLVD. Ms. Elwood stated that she owns a business in downtown Franklin and speaks in support of the Middle Eight Project. With the development of the Factory and the sidewalk construction, Middle Eight is a natural and logical next step for this area of Franklin. Affordable residential areas are needed in Franklin to attract young professionals. Lastly, Ms. Elwood asked the Commissioners to please consider these points when voting on the Middle Eight project.

Tammy Lenox, 1101 Downs Blvd #123. Ms. Lenox explained that her 4 children grew up in Franklin serving the community in different ways. Now that these kids are adults getting married and beginning their professional careers, it would be nice if Franklin had choices for affordable housing. Ms. Lenox stated that she would like the Commissioners to allow as much density as possible for the Middle Eight development so that the next generation of young people can raise their children in Franklin.

Katherine Wilson, 206 Franklin Road. Ms. Wilson stated that she is in favor of the Middle Eight development. Ms. Wilson explained that she has reviewed the Middle Eight proposal and believes the variety of residential housing options will be

beneficial to the City of Franklin by attracting young professionals and families.

Buzz Brainard, 320 Liberty Pike #202. Mr. Brainard stated that he is in favor of the Middle Eight development and welcomes it to his neighborhood. Mr. Brainard stated that he has read through the proposal and sees the vision of the developers. The Middle Eight development will support the shops and restaurants at the Factory and is a natural next step for this area of Franklin.

Kristi McClelland, 103 Meridian Ct. Ms. McClelland stated that she is a professor at a local Bible College and a teaching pastor at a local church and has lived in Franklin for 27 years. Ms. McClelland explained that she comes in contact with students and younger members of the church who are desperate to be able to afford housing in Franklin. After reading the proposal and speaking with the Middle Eight developers, Ms. McClelland stated that the extra height of the proposed Middle Eight buildings accommodates square footage for the smaller residential units. The creativity and ingenuity of the developers provide accessible housing for a variety of socio-economic levels. Lastly, Ms. McClelland stated that the developers are willing to take an economic hit to develop affordable residential housing that Franklin desperately needs.

Laura Piraino, 106 Church St. Ms. Piraino stated that she and her husband live in the Brownstones in downtown Franklin. The Brownstones don't have a backyard, but Ms. Piraino explained that she and her husband have found their neighborhood/community in the downtown area by walking nightly, talking to tourists, and shopping in the shops. Ms. Piraino stated that it is the people who make Franklin such an alluring destination with the polite, friendly, and charming attitudes of the residents. The higher housing costs create an exclusivity in Franklin, but with more affordable housing the Middle Eight development will create, more people will be able to enjoy and experience Franklin. For these reasons, Ms. Piraino stated that she is in full support of the Middle Eight development.

Dennis Norvet, 159 North 1st St. Mr. Norvet stated that he has lived in Franklin since 1991 and has owned a home on Fair Street, but now lives in the Harpeth Square Apartments. Mr. Norvet explained that he is in full support of the Middle Eight development and cannot think of better people or better stewards of the land than Toby and Amanda.

Xander Morrison, 159 1st Ave N #247. Mr. Morrison explained that he fell in love with Franklin while in college and made a goal to move to Franklin after college. Mr. Morrison stated that many of his friends who work and go to church in Franklin cannot afford to live in the city. Mr. Morrison is in full support of the Middle Eight because of the affordable housing.

Mike Tanner, 111 Lewisburg Ave. Mr. Tanner stated that he and his wife are in favor of the Middle Eight because it provides an attainable housing choice for young families. The Middle Eight development also offers choices for those who may want to downsize without going into debt.

Meg Blackney, 120 Lucinda Ct. Ms. Blackney stated that she owns a clothing boutique in downtown Franklin. Ideally, she would like to be able to hire employees who are a simple bike ride away instead of commuters from Murfreesboro or Nolensville. Ms. Blackney stated that she supports the Middle Eight project as it supports the goals of the Factory redevelopment.

Susan Smallwood, 103 Harlinsdale Ct. Ms. Smallwood encouraged everyone who is undecided or unsure about the Middle Eight project to talk to the local professionals regarding flooding, storm water and parking. Ms. Smallwood stated that she is in favor of the Middle Eight development.

Darlene Dyson, 512 Ardmore Place. Ms. Dyson stated that she is in favor of the Middle Eight project so that her children can afford to live and enjoy all the amenities that Franklin has to offer. The development team have created a beautiful project that will complement the Factory.

Benton Smothers, representing The Factory at 230 Franklin Rd. Mr. Smothers explained that there are 50 local businesses that have already or will make their home at the Factory. The Middle Eight project will balance and support the Factory redevelopment. Mr. Smothers stated that the city planning staff and the developers have created a plan that is appropriate for the commercially zoned area without overshadowing the Factory. The Middle Eight project will attract young families and young professionals by providing attainable and affordable housing for Franklin.

Brooke Tanner, 2195 Hartland Rd. Ms. Tanner stated that Franklin is still the charming, friendly, and supportive city it has always been. Change is difficult and the landscape may look different in Franklin, but the people are the same helpful and

supportive group they've always been. Ms. Tanner stated that she experienced this kindness and support firsthand when going through a difficult time.

Dr. Jim Lancaster, 2195 Hartland Rd. Dr. Lancaster explained that he had lived in middle Tennessee for 25 years and moved to Franklin because of its real small-town feel. Dr. Lancaster urged support for the project because of its attainable housing for real people and real families.

Lisa Alexander 160 Lancaster Dr. Ms. Alexander stated that she represents a large group of people who are requesting that the height of the Middle Eight buildings be reduced so that the building is more complementary to the Factory. Ms. Alexander asked those whom she is representing to stand up while she spoke. Ms. Alexander also requested that a new parking study be conducted, and that additional parking be provided for adjacent neighbors of the Middle Eight project. Ms. Alexander explained that the collective group began as a group that completely opposed the Middle Eight project but has evolved into a group requesting a few changes. Lastly, Ms. Alexander stated that the group is in discussions about becoming the North Franklin Neighborhood Association.

Tony Brandy, 24 Daniels Drive. Mr. Brandy stated his concerns about the precedent that will be set if approval is given to the Middle Eight project for higher building height. The next developer will push the height limits of the Middle Eight buildings and so on and so forth. Mr. Brandy talked about how ordinary citizens abide by the ordinances and laws of the city. He asked the Commissioners at what point do the development groups have to follow the rules instead of requesting changes for each element that doesn't fit into their plan?

Applicant: Gary Vogrin, Kiser Vogrin Designs. Mr. Vogrin stated that he is proud of this development plan and how it meets the intent of the design guidelines along with Envision Franklin guidelines by incorporating diversity in housing, walkability, streetscape, open space, and transition of use. The process has been a lengthy one in which the team has attended HZC meetings, Design Review team meetings, held neighborhood meetings and answered questions in an effort to be forthcoming and honest about the development. Mr. Vogrin thanked the city staff members and the Commission for allowing this time to discuss the project.

Chair Lindsey asked the Commissioners for a motion.

Commissioner Harrison motioned for approval of Resolution 2023-15 to the Board of Mayor and Alderman, seconded by Commissioner Orr.

Discussion:

Commissioner Petersen stated that there isn't a comparable building with a similar density to Middle Eight anywhere within a mile of downtown Franklin. The building is too high and too dense for the downtown area. Ms. Petersen also stated that the impervious area covers most of the ground area, leaving very little pervious areas. Neighbors behind the subject property on Old Liberty Pike struggle with storm water run-off and flooding. Commissioner Petersen stated that considering the storm water run-off and flooding issues that haven't been solved, the Middle Eight development is too overwhelming for this area of Franklin.

Commissioner Harrison stated that to reduce car trips and encourage walkability, there has to be denser housing in the downtown areas to accommodate people so that they can walk or bike ride.

Commissioner Allen stated her concerns about parking, especially the request for a reduction in parking. Speaking from experience, Ms. Allen stated that she would not recommend a reduction in parking. Another concern is the storm water run-off for this area and how the Middle Eight will affect flooding. Lastly, Ms. Allen cautioned people about considering the Middle Eight project as affordable housing. Affordable housing for one person is completely different to what another person may consider affordable housing.

Commissioner Williamson stated that she sees the higher density of Middle Eight development as a positive as it will provide support to the Factory. Businesses in the Factory may struggle during the week and to make the redevelopment of the Factory a success, the Middle Eight project would provide support to the Factory during the off hours.

Commissioner Petersen pointed out that the Middle Eight project would have 38 housing units per acre.

Mr. Vogrin stated that the density of Harpeth Square, a 3-4 story building in downtown Franklin, without the hotel is higher than the Middle Eight density with 3% of open space.

Regarding landscape surface, Mr. Vogrin explained that the Middle Eight project is 10% above the recommended ratio. The city of Franklin requires 20%, so the project has a total of 30% green space. The city of Franklin engineers provided a very thorough report detailing storm water run-off. Mr. Vogrin addressed the parking concerns by explaining the comparable parking study that was conducted in Franklin at other multi-family buildings. The findings showed that in the evenings there are several empty spots available.

Mr. Vogrin stated that the Middle Eight plan has 43% open space with most of the parking residing underground.

Chair Lindsey asked for more information about the dog park and cautioned the developers about the pollution run-off from the dog park. Chair Lindsey also thanked the citizens for their consideration and respect for each other. Each person had compelling reasons why they were for or against the project. Chair Lindsey also pointed out that the Commission has been providing feedback on the height and massing of the plan for months, and asked for clarification on the height of the tallest building.

Mr. Vogrin stated that the requested height of the building is 57.'

Commissioner Allen asked staff for the height of Jamison Station.

Amy Diaz-Barriga responded that staff had not yet completed a survey on the height of that building, but that the application shows it at 54'-6".

Commissioner Lindsay voiced his concern about overflow parking on side streets.

There being no further discussion, Chair Lindsey asked for a roll call vote on the motion to approve Resolution 2023-15.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2023-15, by Commissioner Scott Harrison, seconded by Commissioner Michael Orr;
Motion Passed 4-2

AYES: Scott Harrison, Roger Lindsey, Michael Orr, Jennifer Williamson

NOES: Marcia Allen, Ann Petersen

ABSTAIN: None

12. Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga

- Attachments:**
1. MAP Middle Eight PUD
 2. Conditions of Approval_01 Middle Eight COF 8154
 3. RES 2023-30 A Resolution Approving A Development Plan for Middle_16146_1
 4. 1-5 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23
 5. 6-10 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-2
 6. 11-15 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-3
 7. 16-20 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-4
 8. 21-25 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-5
 9. 26-30 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-6
 10. 31-35 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-7
 11. 36-39 Pages from COF 8154 The Middle Eight Development Plan Resubmittal 05.04.23-8
 12. Parking Study - The Middle Eight - Updated
 13. Citizen Comment emails combined part 1 of 2
 14. Citizen Comment emails combined part 2 of 2

Staff:

Amy Diaz-Barriga: Staff have been meeting with the property owner about development on this site since July of 2022. We have given feedback on the design over the last year, to work towards a plan that meets all the City's development standards. The design team has taken the staff's guidance into consideration and made many changes to the plan over the course of a year. In a few instances, the development team decided to pursue alternate standards prior to submitting this development plan. Below, staff has outlined topics where concern has been voiced regarding the proposed development plan. In general, the plan proposes 254 multifamily dwelling units, 6 single family homes, 12 duplex dwelling units (6 structures), and 3 townhomes. Lastly, it does provide a small amount of retail (3,000 sq ft) in the form of a restaurant, as a use that can support the surrounding community.

Previous Approvals: On February 13, 2023, the development team presented their plan to the Historic Zoning Commission and received a preliminary recommendation for approval on the height, scale, massing, and layout of the structures as it related to the limits of the Historic Preservation Overlay (HPO). It should be noted that the southern facades of the two multifamily buildings, and the single-family and duplex structures south of Foster Lane are outside of the HPO and are not a part of the Historic Zoning Commission's jurisdiction, so the HZC did not consider those facades or buildings in their recommendation. The design team then brought forth an Envision Franklin Plan Amendment to the Planning Commission on March 23, 2023, in which they proposed Special Consideration language specific to this site. The Planning Commission voted to approve the additional specifications.

Building Height: In reviewing the recommendations of Envision Franklin, staff find that the proposed development plan complies with the Multifamily Residential Design Concept. It addresses the design guidelines of the general topics, including providing duplexes, townhomes, and single-family structures along the periphery of the proposed development, and providing a mix of public open spaces. It is also consistent with the language of the special consideration. It provides additional height by proposing underground parking. The height is shown in relation to Jamison Station in the Development Plan, but staff has found that varying technologies and estimating methodologies yield different heights of Jamison Station. The Design Team has consistently stated in previous meetings that the Middle Eight building closest to Jamison Station will be no taller than 2'-6" from Jamison Station's height. Therefore, in the absence of a detailed, surveyed measurement, staff has included a condition of approval that at time of site plan, the heights will be verified and that building plans will ensure that the new construction is no more than 2'-6", measuring from top of parapet to top of parapet. To further ensure that this height comparison is maintained, staff have also included a condition of approval that prior to above-ground construction commencing, an as-built survey will be completed to document the top of foundation elevation. Staff would also like to note that while the Zoning Ordinance and Envision Franklin address transitions between buildings adjacent to new development, it does not speak to proper transitions within a proposed development. There is a three-story change between the north side and south side of Foster Lane, and a significant change in mass between the multifamily buildings and the single-family and duplex units.

Liberty Pike: Regarding other Envision Franklin updates being pursued separately from this development, the Liberty Pike Streetscape improvements are something being investigated through the Factory District Design Concept proposal with the Envision Franklin Update. The decision of whether to create a unique cross-section for Liberty Pike within the boundary of the Factory District has not yet been determined, nor has it been determined whether additional Right-of Way would be needed to achieve an updated cross section. The property owners have confirmed that they wish to include any streetscape elements into their proposal, once decided, and so staff has included a condition of approval (#41 Offsite Improvements) that requires the Middle Eight to incorporate Liberty Pike Streetscape elements into their plans during the site plan approval process.

Parking: Along with the documents just described, the Development Plan also generally conforms to all other regulatory development standard documents; in those instances where the plan currently does not fully comply, staff has provided a list of conditions of approval for the FMPC and BOMA to adopt as part of their vote. The plan does include a shared parking study, to justify the amount of parking provided on site. The plan provides each single-family, duplex, and townhome unit with a two-car garage. The additional third space required for the three-bedroom duplex and townhome units is provided through parallel (on-street) parking adjacent to the properties, along the south side of Foster Lane. Also, a parking study provided by the applicant shows how the difference in peak use time between the multifamily and restaurant uses can provide a parking reduction of 32 spaces. This reduction, along with the proposed reduced parking counts proposed in the Modification of Standards (MOS), account for the required parking for the multifamily and restaurant uses being met by the underground parking structure and the parallel (on-street) parking spaces along the north side of Foster Drive.

Citizen Concerns: It should be noted that citizens have voiced their concerns about this development at several recent public meetings, including Board of Mayor and Aldermen meetings, Planning Commission meetings, and Historic Zoning Commission meetings. Staff collect written comments via email and provide them to the FMPC and BOMA in one single PDF attached to this agenda item. Concerns that have been voiced in the past related to the scale and height of the proposed multifamily buildings and the additional traffic this number of new units would generate, but others may be brought forward in the public hearings for this development plan.

MODIFICATIONS OF STANDARDS The applicant is requesting one Modification of Standards, from Parking Table 10.6, specific to parking requirements for multifamily uses. The request includes a reduction for studio and 1-bedroom units from 1.5 spaces per unit to 1.02 spaces for unit, a reduction for 2-bedroom units from 2.5 spaces per unit to 1.89 spaces per unit, and a reduction for 3-bedroom units from 3.0 spaces per unit to 2.76 spaces per unit. This request, if granted, reduces the number of spaces provided for multifamily use from 529 spaces to 407 spaces, for a reduction of 122 spaces. The applicant has cited nationally recognized Parking Study publications and used only factors that were applicable to our city when analyzing alternate standards. They also gathered parking utilization rates from seven existing multifamily developments in Franklin, to ensure that the national numbers were consistent with the local environment. Staff have verified the parking data from the national publications and can support the reduction as proposed. Staff recommends approval of MOS #1 (Parking).

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-30, with conditions.

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with all staff comments other than 91 and 92 relating to building number 2, which is the multi-family building that is adjacent to Jamison Station. Mr. Vogrin asked that this two conditions of approval be removed. At this conceptual stage, it would be difficult to pinpoint the exact height within inches. Building number 2 would not exceed a maximum height of 57 feet.

Public Comment:

Ed Ossi, 118 Lancaster. Mr. Ossi stated that he is a trained geologist, and he would like to know how deep the underground parking garage will go. Mr. Ossi explained that the water table in this area is around 625 feet.

Yates Bateman of Fulmer Engineering, Civil Engineer for the development team. The parking garage will not go any deeper than 640 feet and one inch, which is 15 inches above the water table.

To conclude the Applicant's presentation, Mr. Vogrin reiterated that the applicant is requesting the removal of conditions #91 and 92, and that the maximum height of the building is 57 feet.

Ms. Wright stated that staff comment 91 is based on the preliminary recommendation from the Historic Zoning Commission and any changes to the height would need to be reviewed and approved by the HZC before proceeding to the next stage. The staff review of the minutes, video and proposal documents shows the measurements as Jamison Station at 54'6" and the adjacent Middle Eight building #2 would be 57 feet.

Chair Lindsay asked for a motion.

Commissioner Harrison motioned to recommend approval of Resolution 2023-30 to the Board of Mayor and Alderman with conditions, seconded by Commissioner Orr.

Chair Lindsey stated that when a request for a modification of standards is requested, the MOS will be voted on prior to the main motion. The applicant is requesting one Modification of Standards, from Parking Table 10.6, specific to parking requirements for multifamily uses. The request includes a reduction for studio and 1-bedroom units from 1.5 spaces per unit to 1.02 spaces for unit, a reduction for 2-bedroom units from 2.5 spaces per unit to 1.89 spaces per unit, and a reduction for 3-bedroom units from 3.0 spaces per unit to 2.76 spaces per unit. This request, if granted, reduces the number of spaces provided for multifamily use from 529 spaces to 407 spaces, for a reduction of 122 spaces.

Commissioner Harrison motioned to approve the modification of standards, seconded by Commissioner Williamson.

Commissioner Allen explained that she could not support the MOS for a reduction of 122 parking spaces based on parking reduction mistakes made in the past.

Commissioner Petersen asked if the garage would be gated.

Mr. Antunovich stated that access to the parking garage for retail shopping would be monitored by an attendant.

Ms. Diaz-Barriga asked Mr. Antunovich for more details on how the retail and restaurant parking would flow throughout the day.

Mr. Antunovich stated that residents would have a key fob to gain access to the garage but that retail customers could use garage parking via the parking attendant. There are 33 spaces designated as visitor or guest parking spaces in the parking garage. Some of those spaces are inside of the gate but are accessible via the parking attendant.

Commissioner Orr asked Mr. Vogrin if the restaurant/café would be open to the public.

Mr. Vogrin stated that the café would be open to the public but would mainly be a benefit and convenience for the residents of the Middle Eight.

Commissioner Williamson asked Mr. Vogrin how the aboveground parking spaces will be controlled for the residents.

Mr. Vogrin stated that the developers have consulted with a parking specialist who will advise on how to control use of the parking spaces.

Commissioner Petersen asked for confirmation that the 3-bedroom units will not have a designated 3rd parking space.

Mr. Vogrin stated that Commissioner Petersen was correct.

There being no further discussion regarding the modification of standards, Chair Lindsey asked for a roll call vote on the motion.

ACTION:	Motion to Recommend Approval of MOS-1 to the Board of Mayor and Aldermen, by Commissioner Scott Harrison, second by Commissioner Jennifer Williamson; Motion 4-2
AYES:	Scott Harrison, Roger Lindsay, Michael Orr, Jennifer Williamson
NOES:	Marcia Allen, Ann Petersen
ABSTAIN:	None

Chair Lindsey stated that the main motion would be voted on next.

Mr. Vogrin stated that he wanted to discuss staff comments 91 and 92 further and would like the architect to speak about the specific measurements.

Ms. Billingsly reminded the Commission that they were now in the deliberation stage and the discussion stage was over.

Ms. Diaz-Barriga read the conditions. Comment 92 states that a survey of the height Jamison Station would be necessary during the development plan stage. Comment 91 states that the height of building #2 cannot show a difference of more than 2' 6" to Jamison Station, as proposed to the Historic Zoning Commission.

Commissioner Petersen asked to view page 2 of the development plan showing the green space. Ms. Petersen asked the applicants if the area was "really" 43% green space.

Ms. Billingsly reminded the Commissioner that they were still in the deliberation stage but at the discretion of the Chair, the applicant could answer a question.

Commissioner Allen called the question and asked the Commission to vote.

Chair Lindsey asked for a roll call vote on the motion.

ACTION: Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen Resolution 2-23-3,0 by Commissioner Scott Harrison, second by Commissioner Michael Orr; Motion 4-2

AYES: Scott Harrison, Roger Lindsay, Michael Orr, Jennifer Williamson

NOES: Marcia Allen, Ann Petersen

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot 685 (Comtide Unified Development), Constructing 10,092 Square Feet Of Commercial Building, On 2.65 Acres, Located North Of Market Exchange Court And East Of Comtide Court, At 201 Comtide Court. (CONSENT AGENDA)

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

Attachments:

1. MAP Cool Springs East Subdivision, Site Plan
2. 8162 Cool Springs East Subdivision, Site Plan, Section 33, Revision 2, Lot Conditions of Approval_01
3. 1-5 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04
4. 6-10 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-2
5. 11-15 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-3
6. 16-20 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-4
7. 21-25 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-5
8. 26-30 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-6
9. 31-35 Pages from Cool Springs East Subdivision, Sec. 33, Rev 2, Lot 685 - Comtide Unified Development Resubmittal 23-05-04-7

The item was Approved on Consent Agenda.

14. 555 Franklin Road PUD Subdivision, Final Plat, Creating 1 Commercial Lot And 1 Open Space Lot, On 32.83 Acres, Located At 555 Franklin Road. (CONSENT AGENDA)

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

Attachments:

1. MAP 555 Franklin Road PUD Subdivision, Final Plat
2. 8152 555 Franklin Rd PUD FP_Conditions of Approval_01
3. 555 Franklin Rd PUD, Plat

The item was Approved on Consent Agenda.

15. Aureum PUD Subdivision, Final Plat, Section 1, Revision 1 (Lot 5), Creating Two Lots, On 15.24 Acres, Located At The Intersection Of Ovation Parkway And Aureum Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP Aureum PUD Subdivision, Final Plat, Section 1, Revision 1
2. 8159 Aureum PUD Subdivision, Final Plat, Section 1, Revision 1 (Lot 5) Conditions of Approval_01
3. Aureum PUD Subdivision Sec 1 Rev 1 lot 1 & 5 Final Plat

The item was Approved on Consent Agenda.

16. Lockwood Glen PUD Subdivision, Final Plat, Section 16, Creating 29 Lots, On 5.92 Acres, Located Between Halswelle Drive and S. Carothers Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Lockwood Glen PUD Subdivision, Final Plat, Section 16
2. Lockwood Glen PUD Subdivision, Final Plat, Section 16_Conditions of Approval
3. Lockwood Glen PUD Subdivision, Section 16, Final Plat

The item was Approved on Consent Agenda.

17. Lockwood Glen PUD Subdivision, Final Plat, Section 17, Creating 51 Lots, On 11.77 Acres, Located Between Halswelle Drive and S. Carothers Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Lockwood Glen PUD Subdivision, Final Plat, Section 17
2. Lockwood Glen PUD Subdivision, Section 17, Final Plat_Conditions of Approval
3. Lockwood Glen PUD Subdivision, Section 17, Final Plat

The item was Approved on 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

A motion was made by Commissioner Orr, seconded by Commissioner Allen, to adjourn. The motion carried 6-0.

There being no further business, the meeting adjourned at 09:19 pm.



V. Chair



Date