



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 22, 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.franklin.tn.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

Vice Chair Michael Orr called the meeting to order at 7:01 pm.

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

Commissioners Absent: Roger Lindsey, Scott Harrison

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklin.tn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 25, 2023 FMPC Minutes.

Sponsors:**Attachments:** 1. DRAFT2 May 25, 2023 FMPC Minutes

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Marcia Allen to Approve the Minutes from the May 25, 2023, meeting. The motion carried 6-0-1. Commissioner Nick Mann Abstained.

ANNOUNCEMENTS

Vice Chair Michael Orr asked if staff had any announcements.

Ms. Wright announced that there will be a community meeting on Monday, June 26, 2023, at the Factory in Liberty Hall from 5-7 pm. The meeting will be held to discuss the Factory District update for Envision Franklin. Comments and feedback from the public are welcome.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Vice Chair Michael Orr asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Items 3-12 And 20-22 On The Consent Agenda.

Sponsors:**Attachments:** None

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Nick Mann to approve items 3-12 and 20-22 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Gateway Community Church Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady**Attachments:** None

The item was Approved on Consent Agenda.

4. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady**Attachments:** None

The item was Approved on Consent Agenda.

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage, Landscaping, Sidewalks And Streets Improvements To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady**Attachments:** None

The item was Approved on Consent Agenda.

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Parish Presbyterian Church Subdivision, Site Plan (Multi-Purpose Building); Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

13. 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, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:

1. Location Map
2. Applicant Resubmittal Package
3. Resolution 2023-010

Staff Presentation: Teresa Anderson. Ms. Anderson stated that the applicant requested deferral of this item to the April 27, 2023 FMPC meeting and again to the June 22, 2023 FMPC meeting. This application is to amend the Envision Franklin Design Concepts Map for a 3.96-acre parcel located at 4315 S Carothers Road. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border. The property currently has the Mixed Residential Design Concept and is part of the Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial with a Special Consideration for land use and building scale based on feedback from the surrounding neighborhood over multiple community meetings with the applicant. The Special Consideration reads as follows: Given the proximity to the Lockwood Glen Neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.

Due to how the site would have to be accessed through a residential street and that the proposal doesn't meet the fourth and fifth criteria to amend Envision Franklin, staff recommends Disapproval of Resolution 2023-010.

Vice Chair Michael Orr asked if anyone from the public would like to comment on this item.

Christopher Edwards, 9002 Wenlock Lane, Franklin. During the public comment period, Mr. Edwards, the president of the Lockwood Glen Homeowners Association, recommended deferring the decision until traffic concerns could be addressed.

Applicant: Greg Gamble. Mr. Gamble, provided a presentation and discussed the collaborative efforts made with the neighborhood, including multiple meetings to gain feedback. Community meetings were held to gather input on the proposed plan amendment. Feedback from the community emphasized the exclusion of certain uses, such as a funeral home, and a focus on small local businesses. Special considerations were developed based on the proximity to Lockwood Glen and the desire to maintain neighborhood scale and architectural character. The applicant acknowledged staff concerns about access to South Carothers Road and proposed further discussions on connectivity options.

Commissioner Jimmy Franks noted that not many revisions have been granted to the Envision Franklin plan since its adoption in 2017.

Vice Chair Michael Orr asked for a motion from the Commissioners before any further discussion.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore to Defer Resolution 2023-010 to the July 27, 2023 FMPC Meeting.

Commissioner Mann stated that he likes the plan for the proposed uses but stated that access to Lockwood Glen via South Carothers Parkway is a critical component of the project.

Vice Chair Michael Orr stated that he's not thrilled about access to the parcel via the neighborhood.

Mr. Gamble stated that the preference, based on feedback from the neighborhood meetings, is a pedestrian connection only, but more conversations with city staff would be necessary to address the issue.

Commissioner Allen stated that one of the original conditions of approval was there would not be access to Carothers Parkway. Ms. Allen noted that discussions should begin with this original condition of approval.

There being no further discussion, Vice Chair Michael Orr asked the Commissioners to vote by roll call for the deferral of Resolution 2023-2010 to the July 27, 2023 FMPC meeting.

The motion carried 7-0.

14. **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, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:

1. Applicant Resubmittal Package
2. Location Map
3. 2023-11 RES_Neighborhood Commercial West_Combined_Law approved

Staff Presentation: Teresa Anderson. Ms. Anderson stated that this application is to amend the Envision Franklin Design Concepts Map for four parcels located at 3453, 3465, 3485, 3513, and 3515 Carothers Parkway. The applicant requested to defer this item to the April 27, 2023 FMPC meeting and again to the June 22, 2023 FMPC meeting. The subject properties are bound by I-65 to the west and Carothers Parkway to the east. A site plan has been approved for a gas station, a day care, and retail uses for the property located at 4309 Carothers Parkway which is immediately south of one of the subject parcels. The properties currently have the Mixed Residential Design Concept, and the applicant is requesting the parcels receive the Neighborhood Commercial Design Concept with a Special Consideration for land use and building scale. The Special Consideration reads as follows: This commercial node should provide services to the growing residential corridor while being designed within the neighborhood scale. The neighborhood scale in this location should include building heights with a maximum of 2.5 stories and should allow both flat and gable roof styles. Recommended uses should include restaurants, office, retail, daycare, and personal services offices, which emphasize local, small businesses. Gas stations, and drive-in quick service restaurants are inappropriate for this area. The Planned District is the appropriate zoning district to implement this vision.

The size of the four parcels is 10.07 acres with each lot having one single family home. With the changes in the area, including a traffic signal at Carothers Parkway and South Carothers Parkway, along with the applicant's neighborhood meetings to draft the special consideration, staff recommends approval of Resolution 2023-11.

Vice Chair Michael Orr asked if anyone from the public would like to comment on this item.

Dennis Carothers, 3465 Carothers Parkway, Franklin. Mr. Carothers stated that the area has changed over the years and expressed support for neighborhood commercial development that would support small businesses such as restaurants, offices, and retail space.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that the areas just south of the shaded lots are zoned Neighborhood Commercial with an approved site plan for those properties. Through the neighborhood meetings, the team was able to provide citizens with timely information about approved site plans. There are a lot of offsite improvements coming, including the extension of the Milcrofton waterline, traffic signals and new turn lanes at the intersection to accommodate increased traffic.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Marcia Allen to Approve Resolution 2023-011.

Commissioner Petersen noted that this resolution includes the “special consideration” for the Envision Franklin amendment.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to approve Resolution 2023-11.

The motion carried 7-0.

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

15. Consideration Of Resolution 2023-49, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. RES 2023-49 4436 Pratt Lane POS_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, and Zoning

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located South of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane). A map of the property is attached. The plan of services outlines how the City will serve the property should it be annexed and gives any considerations for future development. The property is served by the Milcrofton Water District. Development of the property will require extension of the sanitary sewer main. Access to the property shall be provided from Pratt Lane. As the property develops, street improvements may be required. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezoning and development plans.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-49.

Vice Chair Michael Orr asked if anyone from the public wished to comment on this item. There were none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jennifer Williamson to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-49.

Commissioner Mann stated that he supports the annexation of this property as the surrounding property on the west and east sides are already annexed.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to recommend approval of Resolution 2023-49.

The motion carried 7-0.

16. Consideration Of Resolution 2023-48, A Resolution Requesting A Referendum For The Annexation Of Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. RES 2023-48 4436 Pratt Lane Referendum_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, and Rezoning
5. October 2023 Referendum Election Timeline

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located south of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane). A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 24, 2023 in conjunction with the City Of Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request. The subject property is within close proximity to other parcels that were annexed into the City Limits over the last several years, and partially fills in a "donut hole" created by past annexations.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-48.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Jimmy Franks to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-48. The motion carried 7-0.

17. **Consideration Of Ordinance 2023-24, An Ordinance To Zone 5 Acres Estate Residential (ER) District, For The Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, At 4436 Pratt Lane.**

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

Attachments:

1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. ORD 2023-24 4436 Pratt Lane Zoning_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, Rezoning

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the applicant is requesting to zone the property located South of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane) to Estate Residential (ER), should the Plan of Services, RES 2023-49, and Annexation, RES 2023-48, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development 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 2023-24.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Alma McLemore to Recommend Approval to the Board of Mayor and Aldermen Ordinance 2023-24. The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

18. 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 - 2023-05-04 COF

Staff Presentation: Chelsea Randolph and Jimmy Wiseman. Ms. Randolph stated that the applicant requested deferral at the May 25, 2023 FMPC meeting for consideration at the June 22, 2023 FMPC, and the rezoning request/submittal package has not changed. The applicant is requesting to rezone the property from Regional Commerce 6 (RC-6) District to Planned District (PD 61.3/3,362) to accommodate the proposed development plan for 101 Cool Springs Boulevard. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multi-family residential, although the amount of activated ground-floor commercial use is very minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept. With that said, a better mixture of uses, as allowed within the existing RC6 zoning district, could help facilitate an improvement in projected traffic flow by dispersing traffic onto Cool Springs Boulevard at different peak times of day. While the proportion of multi-family to commercial space is consistent with approved projects adjacent to this property, the transportation infrastructure does not support the proposed mixture of uses, which is predominantly multifamily residential with peak traffic volumes projected at similar times of day. Envision Franklin directs growth in areas where existing or planned infrastructure can support the proposed uses, and the uses proposed with this development plan place so much strain on the existing transportation infrastructure that minimum traffic requirements cannot be met. (See below for more detailed information.) The 101 Cool Springs Development has submitted their final version of the Traffic Impact Analysis (TIA), in accordance with City of Franklin TIA guidelines. There were study intersections that did not meet our overall Level of Service D and individual movements that had delays worse than Level of Service E, thus, there are intersections and movements that did not meet City standards. Mitigation was not recommended for the Cool Springs at McEwen intersection, which shows the greatest amount of excessive delay in this study. This intersection fails to an overall Level of Service F with this development. The added vehicular trips of this and adjacent developments in this area further increase traffic along Cool Springs Boulevard, and this area in general. The intersection of Cool Springs Boulevard @ Mallory Lane and Mallory Lane @ McEwen were outside the study area. Any development in this area increases traffic at these intersections, as discussed during the Optima development, adding to existing excessive vehicle delays. It should be noted that the current TIA guidelines are being discussed with the Board, and the TIA requirements are anticipated to be adjusted because of these discussions. It is unknown at this time if those adjustments would bring the affected intersections of this development into meeting the future TIA standards.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Ordinance 2023-22.

Mr. Wiseman stated that since the opening of NW Mack Hatcher there has been a 15% increase in traffic on Cool Springs Boulevard. With the approval of multifamily developments in the Cool Springs corridor, the current standards are not being met and, in some areas, there may not be mitigation options available for improvements. Mr. Wiseman noted that in the upcoming weeks and months, the city staff will be having discussions with BOMA about the Cool Springs traffic corridor to consider anticipated/projected traffic patterns and acceptable standards for the future of the dense urban environment. Mr. Wiseman stated that at this point, the standards are not being met. Therefore, the reason for the disapproval recommendation to the Board of Mayor and Alderman.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Applicant: Greg Gamble. Mr. Gamble provided handouts to accompany his presentation. Mr. Gamble explained that the area is currently zoned Regional Commerce. Resolution 2023-22 requests rezoning to a PD District. The goal was to design a building that would reflect the context of the surroundings. There are several multifamily buildings in the Cool Springs area that have been approved. The proposed building is adjacent to a 50,000 square foot medical office space which fits within the context of mixed-use development. The new master plan proposes a building that completely encompasses the amenities on the first-floor residential living level. There would be two levels of parking underneath the building. In the previous plan, gabled roofs were proposed, but those have been replaced with flat roofs that are compatible with the architecture in the Cool Springs area. Mr. Gamble referred to the proposed building elevations and explained that the proposed building provides a better transition between the Haven building and Roper's Knob. Mr. Gamble provided a table of approved developments in the Cool Springs area that are both residential and commercial, anticipating an increase in jobs in the Cool Springs and Berry Farms areas, ultimately increasing the need for multifamily rental homes. Mr. Gamble discussed the reasons for the failure to meet the standards regarding traffic and asked the Board to consider approval to the Board of Mayor and Alderman to further discuss the traffic issues.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks for approval of Ordinance 2023-22. The motion failed for lack of a second.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Nick Mann to Recommend Disapproval to the Board of Mayor and Aldermen Ordinance 2023-22.

Commissioner Allen explained that the Commissioners should make a recommendation about a proposal based on the merits of the plan and not pass the decision-making or "kick the can" to BOMA. Ms. Allen went on to say that she cannot support a project that has a failing grade for traffic standards but also complemented the applicant on the scope and details of the application.

Commissioner Williamson stated that even though the design of the project is sensitive to the context of the Cool Springs area, it seems that this project is the straw that broke the camel's back regarding traffic standard failure. Ms. Williamson stated that she also believes that a precedent will be set if projects with failing traffic standards are recommended for approval.

Vice Chair Michael Orr asked the staff if they had enough time to review the new documents presented by Mr. Gamble.

Mr. Gamble noted that he had discussed the project with the City of Franklin engineering and long-range planning departments.

Commissioner McLemore stated that she could not support the plan as it stands with a failing traffic standard of level F. Ms. McLemore thanked Mr. Gamble for the report provided to the Board regarding the future employment and housing needs of the Cool Spring corridor.

Commissioner Mann stated that he likes the proposal outside of the traffic standard failure. Several developments have been approved, like Ordinance 2023-22, but those developments were approved prior to the traffic study showing a failure of traffic standards.

Commissioner Franks noted that another section in Westhaven was approved for development, but this proposal, Ordinance 2023-22, is being penalized for some of the same traffic issues that West Franklin is experiencing and will experience in the future. Mr. Franks also stated that we, the Board, are denying the type of development that would support the Cool Springs economy, specifically housing. If we want people to bike or walk to work, we must provide the type of affordable housing development that will support these ideas and make it possible.

Ms. Randolph stated for clarification that the staff is supportive of development but as the property is currently zoned.

Mr. Wiseman stated that Mr. Gamble was correct when he stated that there is no way around traffic failure on Cool Spring Blvd. and McEwen. The staff analyzes the proposals based on the current standards, but if those standards change, then the proposal could potentially be seen in a different context.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to disapprove Resolution 2023-22.

The motion carried 6-1. (Commissioner Jimmy Franks not in favor)

19. **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. Pages 1-10 from 101 Cool Springs Boulevard PUD Subdivision Development Plan-3
5. Pages 11-14 from 101 Cool Springs Boulevard PUD Subdivision Development Plan-5
6. 101 Cool Spring TIS - 20223-05-04 COF

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the 101 Cool Springs Boulevard PUD Subdivision is approximately 3 acres in size and is located east of Mack Hatcher Memorial Parkway and north of Cool Springs Boulevard on a property addressed as 101 Cool Springs Boulevard. The proposed development consists of 178 multi-family units and 3,362 SF of commercial space.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Resolution 2023-42 because the development plan is contingent on the rezoning approval along with the previously mentioned reasons.

Vice Chair Michael Orr asked if anyone from the public wished to comment on this item. There were none.

Applicant: Greg Gamble. Mr. Gamble did not have any additional details to add but stated he could answer any questions.

Commissioner Jimmy Franks motioned for approval of Ordinance 2023-42. The motion failed for lack of a second.

A motion was made by Commissioner Marcia Allen, seconded by Alderman Ann Petersen to Recommend Disapproval to the Board of Mayor and Aldermen Resolution 2023-42. The motion carried 6-1. (Commissioner Jimmy Franks voted against the motion)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. **Parish Presbyterian Church Subdivision, Final Plat, Creating One Lot, And Dedicating Right-Of-Way And Easements, On 13.81 Acres, Located At 4150 Clovercroft Road. (CONSENT AGENDA)**

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

Attachments:

1. MAP Parish Presbyterian Church Subdivision, Final Plat
2. Parish Presbyterian Church Subdivision, Final Plat_Conditions of Approval
3. PLAT Parish Presbyterian Church Subdivision, Final Plat

The item was Approved on Consent Agenda.

21. **Westhaven PUD Subdivision, Final Plat, Section 63, Creating 63 Single-Family Lots, 2 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 16.789 Acres, Located Near The Intersection Of Eliot Road And Congress Drive. (CONSENT AGENDA)**

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 63
2. 8190 Westhaven PUD Subdivision, Final Plat, Section 63 Conditions of Approval_01
3. PLAT Westhaven PUD Subdivision, Final Plat, Section 63

The item was Approved on Consent Agenda.

22. Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Revision 1, Creating One Lot And Revising Easements, On 61.695 Acres, Located Near The Intersection Of Boyd Mille Pike And Golf Club Lane, at 4000 Golf Club Lane. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club
2. 8073 Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Rev. 1 Conditions of Approval_01
3. PLAT Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Revision 1

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

Vice Chair Michael Orr asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

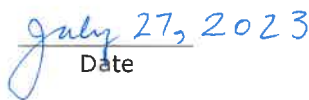
Vice Chair Michael Orr asked if there was any further business. There was none.

ADJOURN

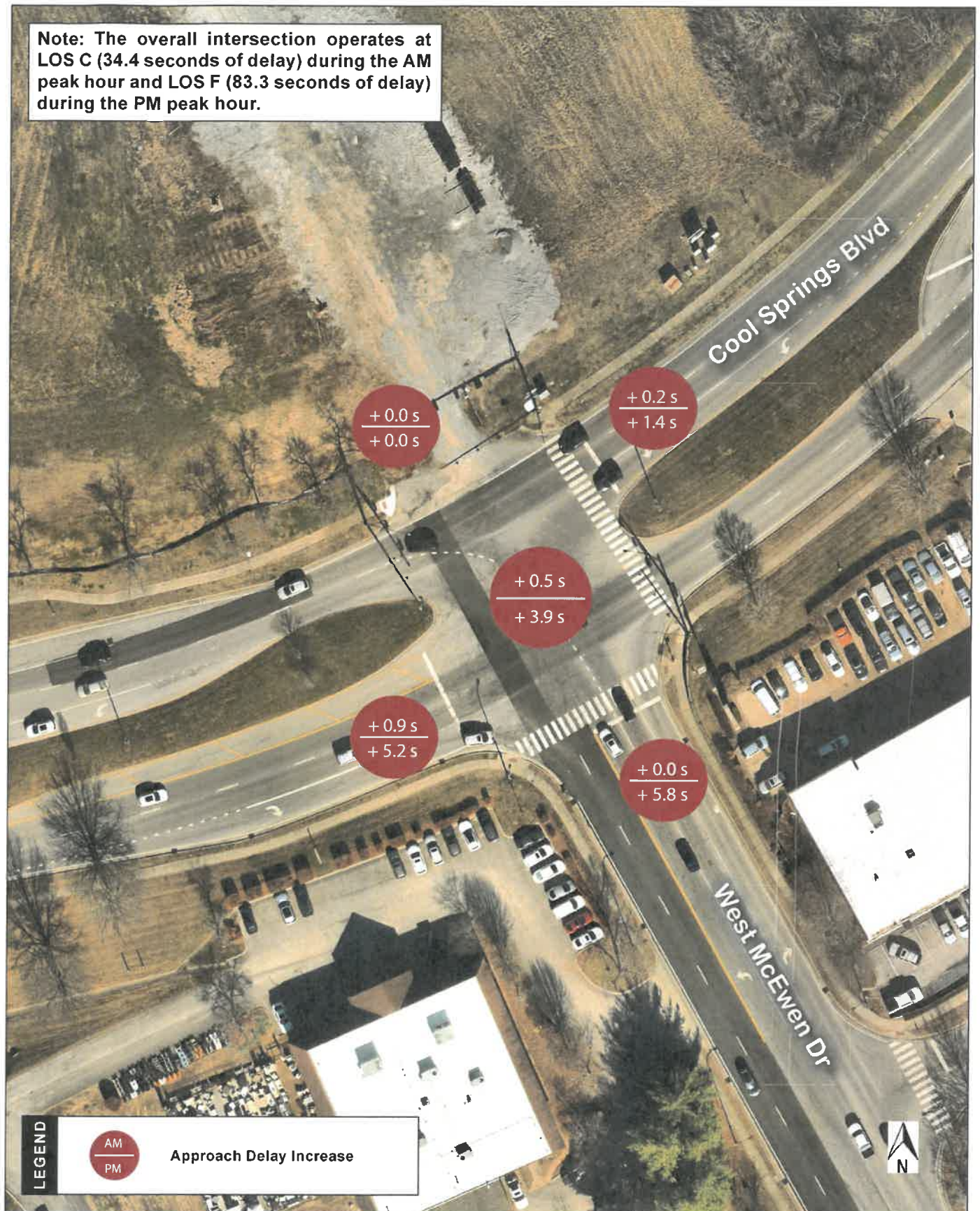
A motion was made by Commissioner Marcia Allen, seconded by Commissioner Jimmy Franks, to adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 08:06 p.m.


Chair


Date

Note: The overall intersection operates at LOS C (34.4 seconds of delay) during the AM peak hour and LOS F (83.3 seconds of delay) during the PM peak hour.



LEGEND



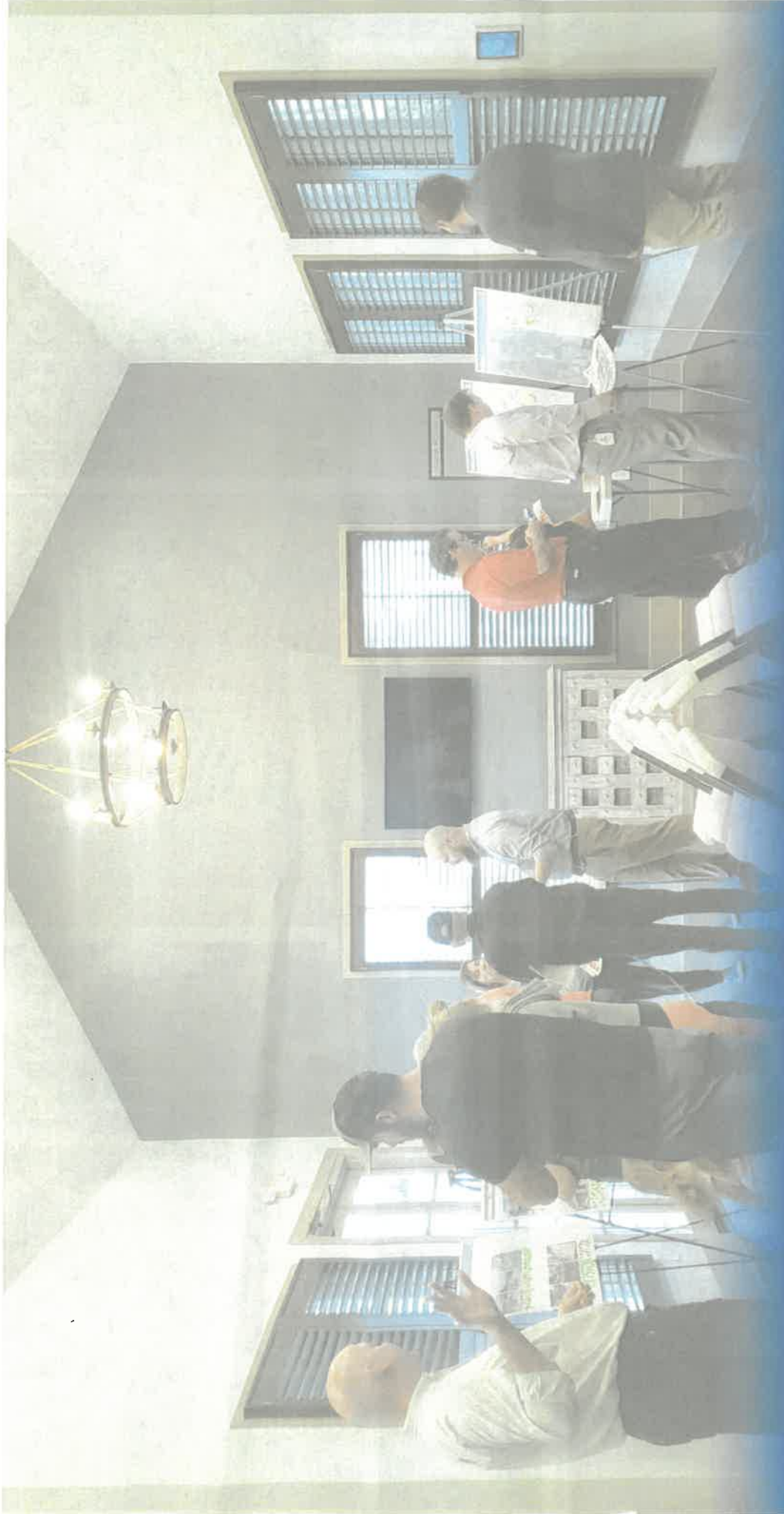
Approach Delay Increase

Kimley»Horn

Cools Springs Boulevard at
West McEwen Drive

Change in Delay
Exhibit

Figure 1



Carothers Neighborhood Commercial - West

COMMUNITY ENGAGEMENT





Carothers Neighborhood Commercial - West ENVISION FRANKLIN AMENDMENT



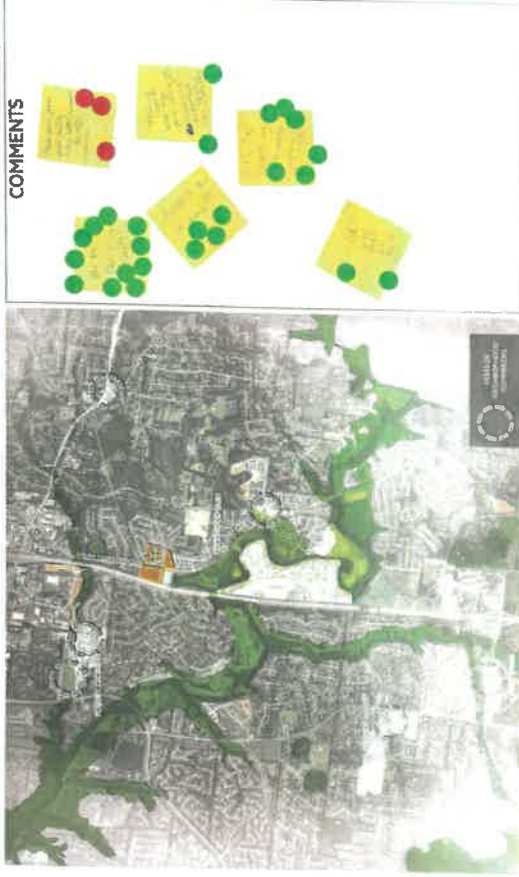
APRIL 4TH NEIGHBORHOOD WORKSHOP

Existing Conditions



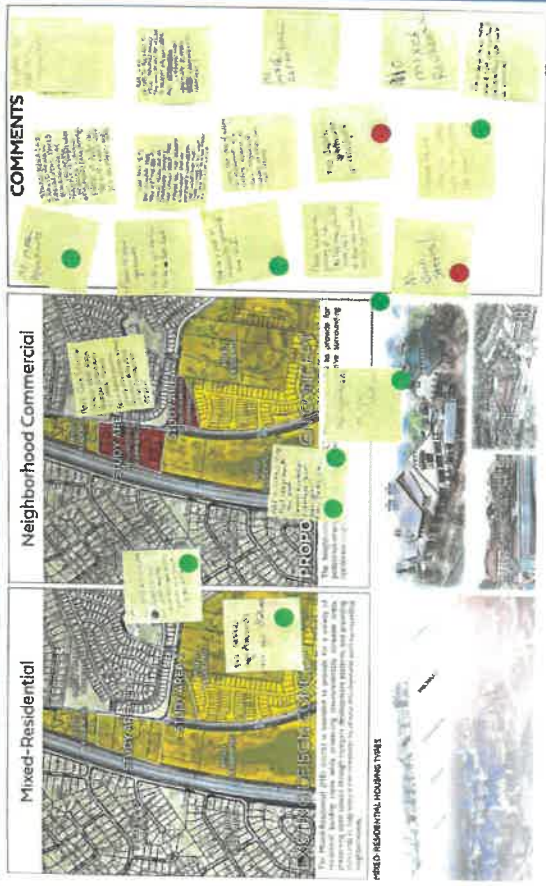
COMMENTS

Park System



COMMENTS

Envision Franklin Design Concepts



Mixed-Residential

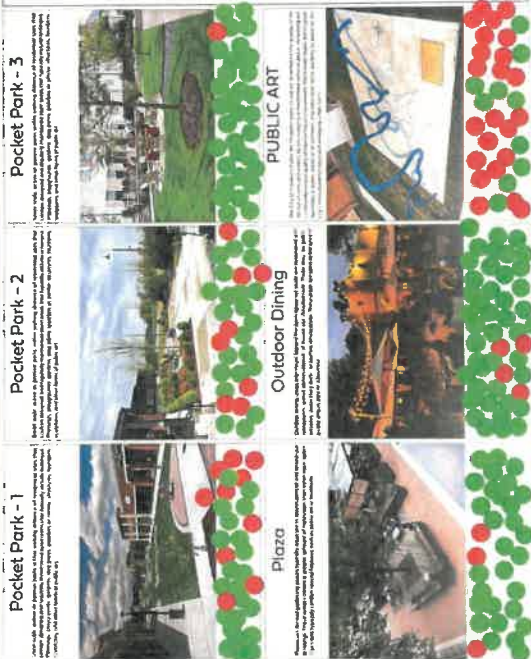
Neighborhood Commercial

COMMENTS

COMMUNITY FEEDBACK

Outdoor Spaces

COMMENTS

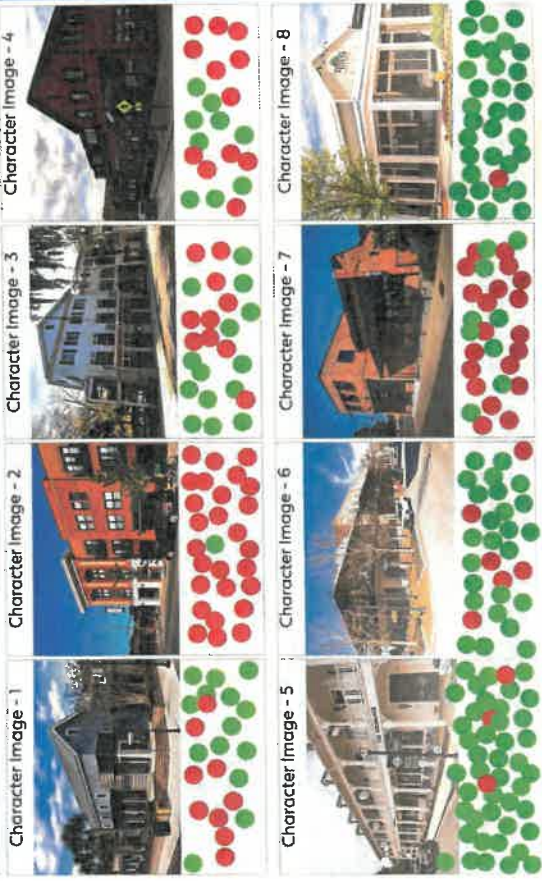


OUTDOOR SPACES	YES	NO
POCKET PARK 1	22	10
POCKET PARK 2	22	8
POCKET PARK 3	32	1
PLAZA	29	3
OUTDOOR DINING	43	4
PUBLIC ART	10	23
TOTAL	158	49

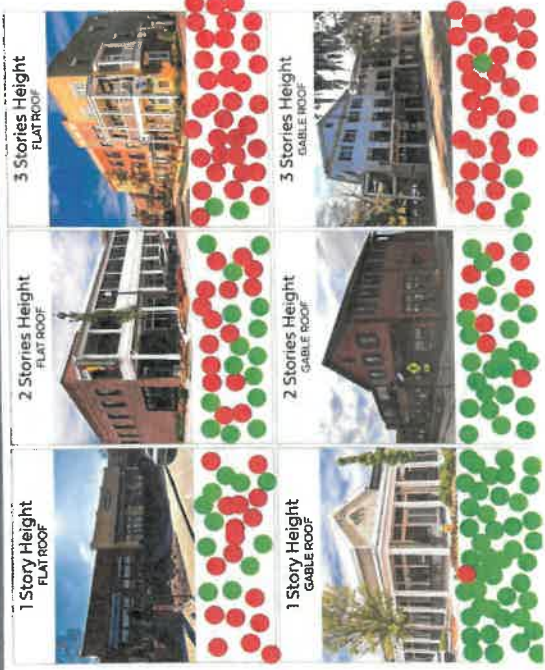
ARCHITECTURE - CHARACTER	YES	NO
CHARACTER IMAGE 1	14	9
CHARACTER IMAGE 2	1	27
CHARACTER IMAGE 3	14	10
CHARACTER IMAGE 4	9	12
CHARACTER IMAGE 5	43	3
CHARACTER IMAGE 6	25	6
CHARACTER IMAGE 7	9	20
CHARACTER IMAGE 8	33	1
TOTAL	148	88

ARCHITECTURE - BUILDING HEIGHT	YES	NO
1 STORY [FLAT]	11	17
2 STORY [FLAT]	15	15
3 STORY [FLAT]	2	35
1 STORY [GABLE]	44	1
2 STORY [GABLE]	25	8
3 STORY [GABLE]	4	32
TOTAL	101	108

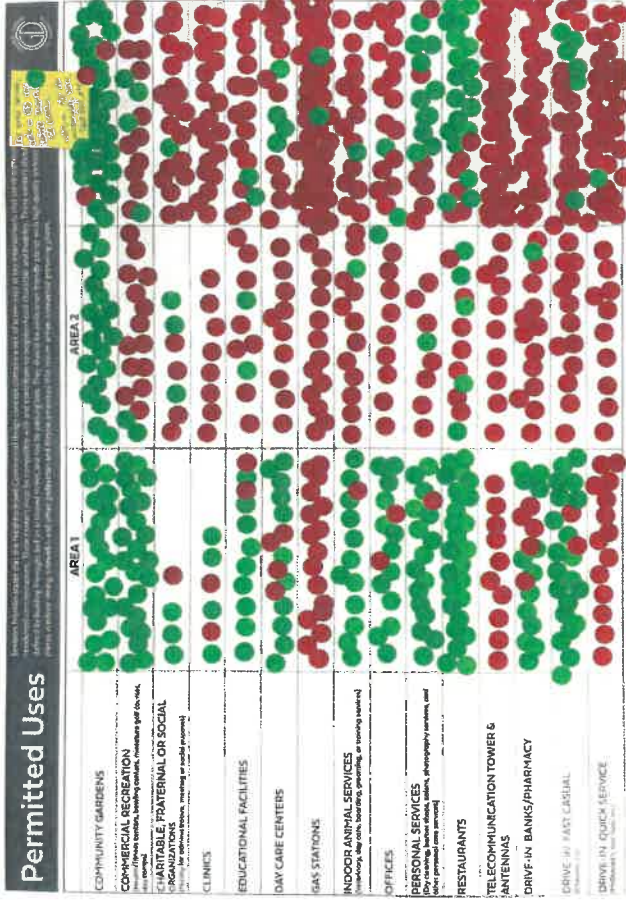
Architecture - Character



Architecture - Building Height

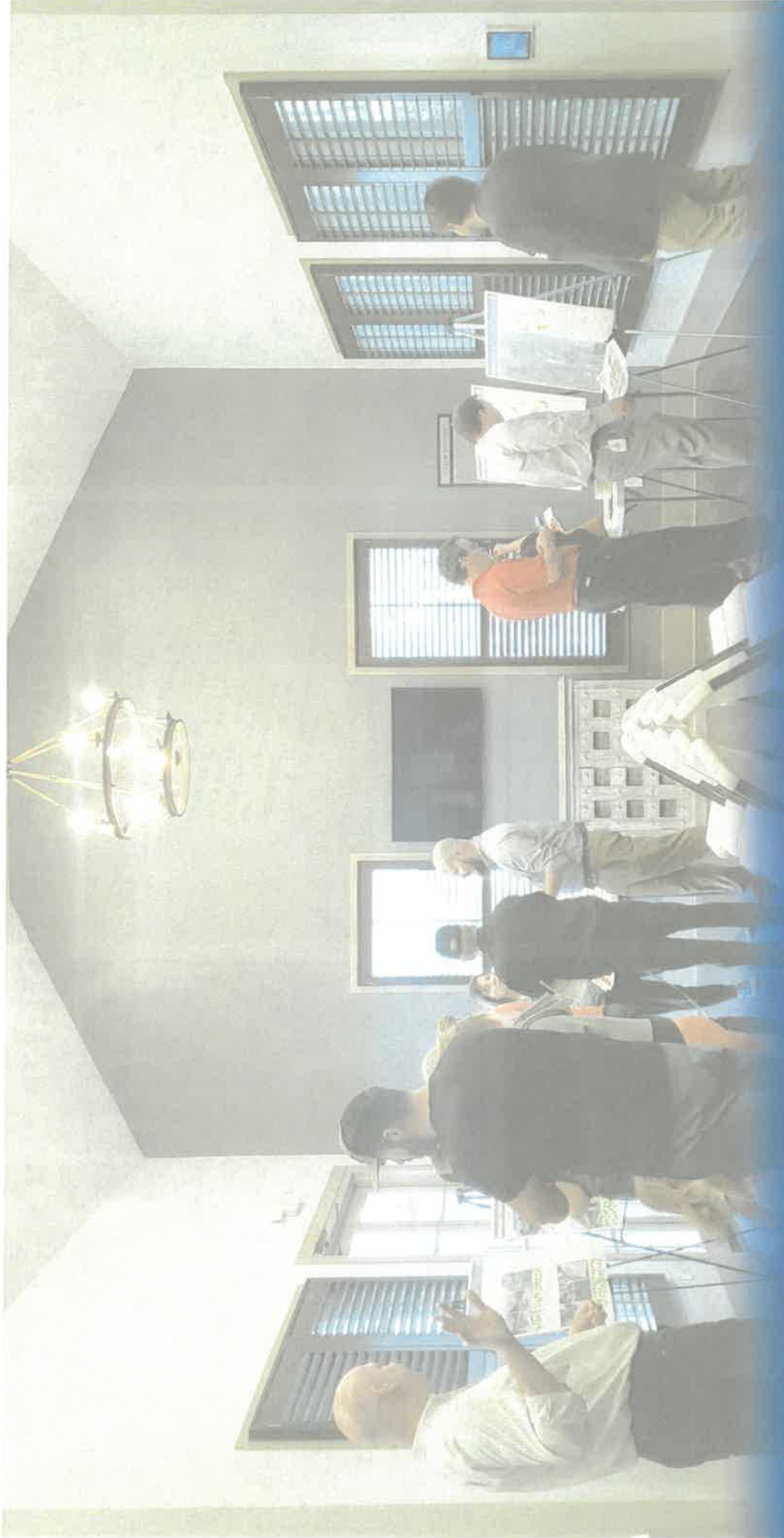


COMMUNITY FEEDBACK



PERMITTED USES	AREA 2		BOTH		COMBINED	
	YES	NO	YES	NO	YES	NO
COMMUNITY GARDENS	19	0	29	2	48	2
RESTAURANTS	5	7	19	6	24	13
PERSONAL SERVICES	1	7	11	7	12	14
DRIVE-IN: FAST CASUAL	1	13	6	18	7	31
COMMERCIAL RECREATION	2	14	4	12	6	26
EDUCATIONAL FACILITIES	3	4	1	20	4	24
DAY CARE CENTERS	2	8	2	14	4	22
OFFICES	0	10	4	12	4	22
GAS STATIONS	1	9	2	16	3	25
INDOOR ANIMAL SERVICES	0	13	2	42	2	55
DRIVE-IN: BANKS/PHARMACY	1	12	1	15	2	27
DRIVE-IN: QUICK SERVICE	1	13	0	24	1	37
CLINICS	0	10	1	29	1	39
TELECOM TOWER & ANTENNAS	0	8	0	20	0	28
TOTAL	36	138	82	268	118	406

COMMUNITY FEEDBACK

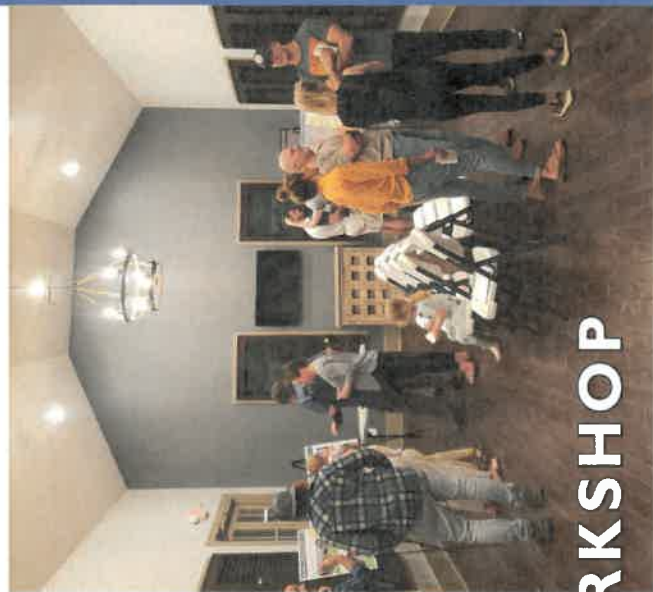


Carothers Neighborhood Commercial - East

COMMUNITY ENGAGEMENT

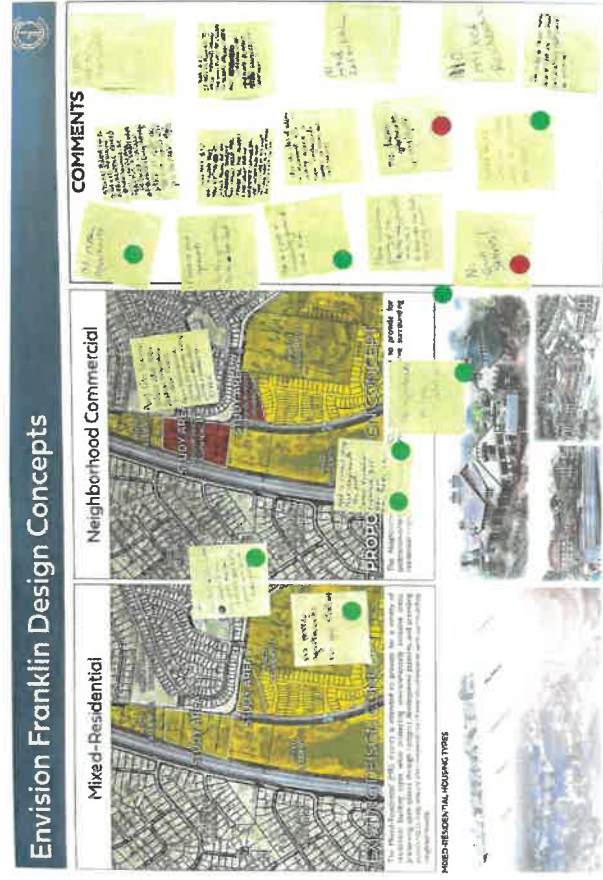


Carothers Neighborhood Commercial - East ENVISION FRANKLIN AMENDMENT



APRIL 4TH NEIGHBORHOOD WORKSHOP

COMMUNITY FEEDBACK



Outdoor Spaces

Comments: Outdoor spaces are a key component of the vision for the Carothers Neighborhood Commercial - East. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Outdoor spaces are a key component of this vision, providing a place for residents to relax, play, and socialize. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Outdoor spaces are a key component of this vision, providing a place for residents to relax, play, and socialize.

POCKET PARK - 1	POCKET PARK - 2	POCKET PARK - 3	COMMENTS
			
			

OUTDOOR SPACES	YES	NO
POCKET PARK 1	22	10
POCKET PARK 2	22	8
POCKET PARK 3	32	1
PLAZA	29	3
OUTDOOR DINING	43	4
PUBLIC ART	10	23
TOTAL	158	49

ARCHITECTURE - CHARACTER	YES	NO
CHARACTER IMAGE 1	14	9
CHARACTER IMAGE 2	1	27
CHARACTER IMAGE 3	14	10
CHARACTER IMAGE 4	9	12
CHARACTER IMAGE 5	43	3
CHARACTER IMAGE 6	25	6
CHARACTER IMAGE 7	9	20
CHARACTER IMAGE 8	33	1
TOTAL	148	88

ARCHITECTURE - BUILDING HEIGHT	YES	NO
1 STORY [FLAT]	11	17
2 STORY [FLAT]	15	15
3 STORY [FLAT]	2	35
1 STORY [GABLE]	44	1
2 STORY [GABLE]	25	8
3 STORY [GABLE]	4	32
TOTAL	101	108

Architecture - Character

Comments: Architecture is a key component of the vision for the Carothers Neighborhood Commercial - East. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Architecture is a key component of this vision, providing a place for residents to relax, play, and socialize. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Architecture is a key component of this vision, providing a place for residents to relax, play, and socialize.

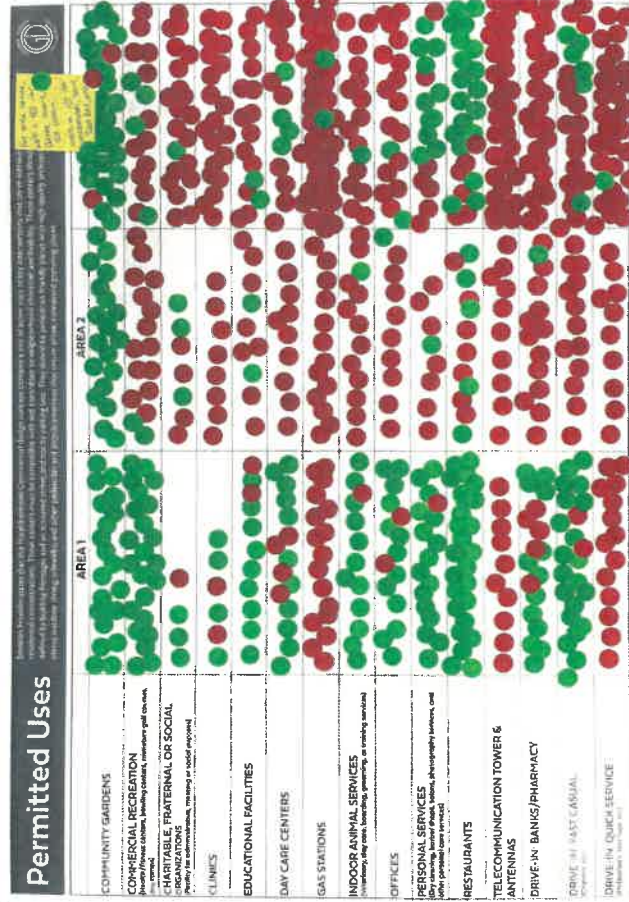
Character Image - 1	Character Image - 2	Character Image - 3	Character Image - 4
			
			

Architecture - Building Height

Comments: Building height is a key component of the vision for the Carothers Neighborhood Commercial - East. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Building height is a key component of this vision, providing a place for residents to relax, play, and socialize. The vision is to create a vibrant, walkable community with a mix of uses, including residential, commercial, and recreational. Building height is a key component of this vision, providing a place for residents to relax, play, and socialize.

1 Story Height FLAT ROOF	2 Stories Height FLAT ROOF	3 Stories Height FLAT ROOF
		
		

COMMUNITY FEEDBACK



PERMITTED USES	AREA I		BOTH		COMBINED	
	YES	NO	YES	NO	YES	NO
COMMUNITY GARDENS	20	0	29	2	49	2
RESTAURANTS	26	1	19	6	45	7
COMMERCIAL RECREATION	23	0	4	12	27	12
PERSONAL SERVICES	16	1	11	7	27	8
DRIVE-IN: FAST CASUAL	21	2	6	18	27	20
DAY CARE CENTERS	11	4	4	12	15	16
OFFICES	13	2	2	16	15	18
INDOOR ANIMAL SERVICES	12	1	1	15	13	16
DRIVE-IN: BANKS/PHARMACY	13	5	0	24	13	29
EDUCATIONAL FACILITIES	9	2	2	14	11	16
CHARITABLE/FRATERNAL/SOCIAL ORG.	3	1	1	20	4	21
CLINICS	4	2	0	20	4	22
GAS STATIONS	0	17	2	42	2	59
DRIVE-IN: QUICK SERVICE	0	14	1	29	1	43
TELECOM TOWER & ANTENNAS	0	10	0	31	0	41
TOTAL	171	62	82	268	253	330

COMMUNITY FEEDBACK

