



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 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 Roger Lindsey called the meeting to order at 7:01 pm.

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

Commissioners Absent: None

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 a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning 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 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.)

Chair Roger Lindsey asked for citizen comments.

Brian McLaughlin, 2015 McAvoy Drive. Mr. McLaughlin stated that he has concerns about the zoning and street changes for Lockwood Glen. The two areas of concern are the extension of McAvoy Drive through to South Carothers Parkway and the intersection of Liebler Drive and McAvoy Drive which is the entrance into Lockwood Glen. Mr. McLaughlin's concerns include safety for children waiting for the bus along these roads and for residents who back out into traffic on Liebler Lane. Mr. McLaughlin proposes 2 additional stop signs on each side of McAvoy Drive and Liebler Lane. Secondly, Mr. McLaughlin proposes not to extend McAvoy Lane to South Carothers Parkway as this would create a racetrack type cut through to Carothers Parkway.

Scott Johnston, 2001 McAvoy Drive. Mr. Johnston stated that he has the same concerns as Mr. McLaughlin but added that the only reason to add the cut through from McAvoy to South Carothers would be to serve a business. The neighborhood consensus is to maintain green space in potential development and not to have any business development.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.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 June 22, 2023 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 June 22 2023 FMPC Minutes

A motion was made by Commissioner Ann Petersen, seconded by Commissioner Alma McLemore to Approve the Minutes from the June 22, 2023, meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Roger Lindsey asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-10 And 16-17 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to approve items 3-10 and 16-17 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Accept The Drainage Onsite Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Sidewalks And Streets Improvements To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Echelon PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Hard Bargain Mt. Hope Subdivision, Final Plat; Accept The Drainage, Streets And Sidewalks Improvements, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Accept The Access And Sidewalks Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

URBAN GROWTH BOUNDARY (UGB) RECOMMENDATIONS

11. PUBLIC HEARING: Consideration Of Resolution 2023-44, A Resolution To Recommend Changes To The Williamson County Growth Plan To The Williamson County Coordinating Committee.

Sponsors: Emily Wright, Andrew Orr

Attachments:

1. RES 2023-44 Recommend Changes to Growth Plan_Combined_Law approved (002)
2. Williamson County Growth Plan Next Steps
3. Eric Stuckey Email to BOMA
4. Growth Plan Reference Map
5. Andrew Greene Email

Staff Presentation: Andrew Orr. Mr. Orr explained that the existing growth plan was created in 2001. The plan established urban growth boundaries around 6 municipalities and 4 planned growth areas. Since this time the boundaries have not been altered. Early in 2021 Franklin, Fairview, Brentwood, Nolensville, Thompson Station, and Williamson County began working collaboratively to update the urban growth boundary. Throughout the summer of 2021, an interdepartmental team of City staff began meeting weekly to analyze the Franklin Urban Growth Boundary (UGB) by drainage basins. During these meetings, City of Franklin staff discussed infrastructure availability, extensions and needs, and costs associated with providing public services to territory within the UGB and for the territory proposed to be added.

Through a series of community meetings and a public survey, City of Franklin staff engaged the citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB, and they were given an opportunity to publicly present their unique circumstances to the BOMA. Based on these presentations and feedback from the BOMA, adjustments to the boundary were made accordingly. In total, the staff engaged the Franklin Board of Mayor and Aldermen at six different public work session meetings throughout the fall of 2021 and the spring of 2022 for their input and guidance. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen at two public joint workshops during the fall of 2021.

Mr. Orr noted at the July 11, 2023, Board of Mayor and Alderman work session, a citizen addressed the board about the City of Franklin's recommendation to remove parcels along West Harpeth Road close to the Thompson Station boarder. A-1 Home Builders presented a sewer denial request for 150 single family homes to BOMA and was approved on March 28, 2023, as noted in the tan hatched area on the UGB map. Thompson Station is recommending including the parcels in their UGB. The remaining white hatched areas on the map will be part of Williamson County. Thompson Station is also recommending adding 2 parcels further south on Columbia Pike in their UGB.

Official adoption of Resolution 2023-44 began on June 13, 2023, with a meeting of the Coordinating Committee. The next steps for the city include holding two public hearings. The FMPC will hold a public hearing at the July 27, 2023, (TONIGHT) meeting and FMPC will vote on Resolution 2023-44. Then, BOMA will also hold a public hearing and vote on Resolution 2023-44 at the August 8, 2023, meeting.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Resolution 2023-44 to the Board of Mayor and Aldermen.

Chair Lindsey explained the guidelines for citizen comments. Each citizen will come up to the lectern, state his/her name and address. Each person will have two minutes to provide comments.

Janet Curtis, 3665 North Chapel Rd - Ms. Curtis requested that the Board be mindful of the rural and agricultural landscape of HWY 96, East Mays Creek Basin, and North Berry's Chapel Road when considering changes to the UGB. Currently the area is designated as Municipal Growth District 1 which although in the UGB allows for open rural and agricultural landscape. Ms. Curtis requested that the Commissioner be mindful of the open concept and of the area and consider a transitional plan of 1 acre lots and 5-10 acre further away from Franklin.

Andrew Keenan, 1539 West Harpeth Rd - Mr. Keenan explained that he lives in a unique area between Franklin and Thompson Station. People who live in this area like the open green areas with large home lots and have chosen to live in

the West Harpeth area for these reasons. Urban development and growth is not needed or wanted by most homeowners, not to mention higher taxes. The additional traffic and traffic safety are a concern as West Harpeth Road has blind hills and sharp turns.

Wayne Carden, 1553 Indian Meadows Dr. - Mr. Carden stated that he doesn't understand why a portion of a subdivision would be exempt from being included in the UGB. It makes common sense to either include all the subdivision/neighborhood or not any of it.

Dana Frick, 1527 Indian Meadows Dr. - Ms. Frick stated that although she has a Franklin address, her home is in the Thompson Station Growth Boundary which she was unaware of. Ms. Frick began educating herself and discovered that an application for a sewer denial is a step forward in moving out of the Franklin UGB (A-1 Home Builders). Ms. Frick also noted that all homeowners who are affected by changes in the UGB are required to be notified by the city.

Scott Moore, 1315 Erin Lane - Mr. Moore stated that according to the map, the Thompson Station boundary seems to be creeping closer and closer to his home off West Harpeth Road. More established less dense neighborhoods make up most of the land use in this area. Whereas Thompson Station seems to be focused on densely populated neighborhoods based on their history.

Andrew Kelley, 1305 Erin Lane - Mr. Kelley noted several developments in the West Harpeth area have doubled the number of planned homes once the land was moved into the UGB of Thompson Station. Thompson Station has a history of changing the zoning classification to accommodate high density developments for builders such as A-1 Home Builders.

Ron Lewis, 2204 Great Cliff Dr. - Mr. Lewis explained that he moved to Franklin/Williamson County because of the low density of people per square mile. Although his home resides in the county, he and his 9 other family members are proud to call Franklin home. Thompson Station clearly has different goals than Franklin regarding housing density. Mr. Lewis urged the Commissioners to keep the West Harpeth area of Franklin/Williamson County designated as 1 lot per acre.

Lauren Lewis, 1745 Masters Dr. - Ms. Lewis stated that after COVID and living in LA with 4 children, she was determined to find a rural area away from high density living to raise her family. Keystone was the perfect neighborhood that provided space for children to run and play but also allowed for close neighbors. Currently, in the mornings, it can take as long as 4 minutes to turn left out of the neighborhood. High density developments are only going to increase traffic along Columbia Pike. As of now, one can get to Target and the grocery store and home in a reasonable amount of time. Ms. Lewis asked the Commissioners to preserve the quietness of Franklin and the rural environment for the people who have moved to the area for those very reasons.

Kathy Webber, 1900 Springcroft - Ms. Webber stated that she has been a part of the long-range planning since 2000 and appreciated Mr. Orr's staff keeping everyone well informed about meetings throughout the process. Ms. Webber asks for a presentation to be made to the Committee on planning to consider that each municipality UGB be zoned in a transitional fashion to but up against the county land. Ms. Webber also stated that at many of the meetings regarding the UGB the citizen comments all focused on continuation of low-density areas.

There being no more citizen speakers, Chair Lindsey declared the public hearing closed and asked for a motion from the Board.

Commissioner Orr motioned to approve Resolution 2023-44 to the Board of Mayor and Alderman, seconded by Commissioner Harrison.

Discussion:

Commissioner Mann asked why two parcels would be left on an island and not included in the UGB of a municipality like the remaining area beside it, speaking to the white hatched area on the map.

Mr. Orr explained that those two parcels were not requested by the City of Thompson Station to be part of their UGB.

Chair Lindsey asked if there was a way for the City of Franklin to include the parcels in the UGB.

Mr. Orr explained that the two parcels were included in the A1 Home Builder's request for sewer denial which BOMA approved on March 28, 2023.

Ms. Wright explained that part of the rationale for denial of sewer services for this area was that according to the water and sewer department, the timeline for realistically providing sewer service for this area is beyond the 20-year horizon that is established by state legislation for planning purposes.

Commissioner Franks suggested that the properties may be surrendered to the county or Thompson Station since Franklin cannot provide the sewer services to the area.

Ms. Wright stated that each municipality and the county will have two public hearings on proposed changes to the UGB. Once the meetings have concluded, the coordinating committee will schedule two additional hearings on the proposed changes.

Commissioner Mann stated that it doesn't seem to be fair to hold onto a parcel of land when we, the City of Franklin, can't provide the services required to develop the land. In other words, the land shouldn't be held hostage.

Commissioner Allen added that the denial of sewer services is not a roundabout way to say, "we encourage high density development." The City of Franklin cannot provide sewer services in a reasonable amount of time for these parcels. The city doesn't have control of what Thompson Station may or may not propose for the area if the parcels are moved to the UGB of Thompson Station.

Chair Lindsey stated that a proper motion has been made by Commissioner Orr and seconded by Commissioner Harrison and there being no further discussion, asked the Commissioners vote by roll call.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-44 by Commissioner Michael Orr, seconded by Commissioner Scott Harrison; Motion Passed 9-0
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	None
ABSTAIN:	None

ENVISION FRANKLIN PLAN AMENDMENTS

12. 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 And Add A Special Consideration.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:

1. Location Map
2. Resubmittal Package
3. RESOLUTION 2023-10 Neighborhood Commercial East_Law approved

Staff Presentation: Teresa Anderson. Ms. Anderson confirmed that the correct number is Resolution 2023-010 and not Resolution 2023-10. 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 applicant requested to defer this item to the April 27, 2023, FMPC meeting, then to the June 22, 2023 FMPC meeting, and again to this July 27, 2023 meeting. 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 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 proposed 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. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. 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.

This parcel sits at the corner of an arterial street and a collector road, which is planned to be signalized following the approval of a gas station and other commercial uses on the west side of Carothers Parkway. A condition of approval for the Lockwood Glen development plan was that access to the corner property is to be through Lockwood Glen via McAvoy Drive with the addition of a bridge over the stream and that no access shall be permitted from either South Carothers Road or Carothers Parkway. This was also under the assumption that any development on that parcel would be single-family residences. Vehicular and pedestrian access to the site should be evaluated and determined during the Development Plan Revision when a specific use(s) of a specific size has been identified so the traffic impact can be determined. Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the future rezoning and Site Plan process to ensure the development meets all requirements.

RECOMMENDATION:

Staff recommends approval of Resolution of 2023-010.

Chair Lindsey asked for the citizens who would like to comment on the item to come forward.

Christopher Edwards, 9002 Wenlock Ln - Mr. Edwards stated that he is the Lockwood Glen HOA president. The HOA has significant concerns about traffic and safety and how South Carothers will connect to McAvoy Drive. Once McAvoy Drive is connected to South Carothers, this will provide a cut through Lockwood Glen to Carothers Parkway. Mr. Edwards suggested that the property should not be rezoned to Neighborhood Commercial until more information is provided about how South Carothers would connect to McAvoy Drive.

Scott Johnston, 2001 McAvoy Dr. - Mr. Johnston has concerns about the noise and light pollution that commercial development would bring. He and many of his neighbors do not want McAvoy to become a thru street along with the increase in traffic nor the light and noise pollution a commercial development will bring.

Jessica Moore, 3992 Dewar Dr - Ms. Moore explained that they were told that only single-family homes would be developed behind their house as she has young children. Neighborhood Commercial sounds like an ice cream shop but in all actuality, it opens the door for other commercial developments that will increase foot traffic and vehicular traffic in the neighborhood.

There being no more citizen speakers, Chair Lindsey declared the public hearing closed and asked for a motion. Prior to a motion being made, Chair Lindsey acknowledged the applicant.

Applicant: Greg Gamble representing the applicant, Crescent Homes - Mr. Gamble explained that Crescent Homes currently builds single family homes in Lockwood Glen. Crescent Homes saw an opportunity to bring in commercial development to the neighborhood and through neighborhood meetings gathered input from about what type of commercial development they would like to see. In the approved site plan, there was no intention to include McAvoy Drive as a cut through between South Carothers and Carothers Parkway. Crescent Homes proposes a pedestrian connection. An automotive connection would require a modification of standards to be approved by FMPC. The city staff worked carefully to help craft language specifically for the special consideration of a driveway connector through the corner property to South Carothers. This would be considered a low-density connection. Mr. Gamble noted that these specifics would be addressed during the development plan, which would include more neighborhood meetings.

Commissioner Petersen stated that on page 10 of the resubmittal plan there is no traffic connection to McAvoy other than a

proposed commercial driveway.

Mr. Gamble stated that only through a modification of standards could any changes be made to the zoning ordinance. Mr. Wright explained that since there is an existing approved development plan any changes would need to go through the process.

Commissioner Allen interjected that we are not at that point in the process.

Commissioner Petersen asked if an amendment could be added to Envision Franklin to further state that McAvoy Drive would not be considered a through street.

Ms. Wright stated that since there is an existing development plan, no changes could be made to the single-family designation that's approved today without proposing a new development plan that would come before the Commission in the future.

Commissioner Mann motioned for approval of Resolution 2023-010, seconded by Commissioner Franks.

Commissioner Allen stated that FMPC along with developers, from the beginning of a development, need to make citizens aware of the potential for street connectivity through their neighborhoods.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call.

ACTION:	Motion to Approve Resolution 2023-010 by Commissioner Nick Mann second by Commissioner Jimmy Franks; Motion Passed 8-1
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Jennifer Williamson
NOES:	Ann Petersen
ABSTAIN:	None

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

Attachments:

1. MAP Westhaven PUD Subdivision Development Plan Revision 6
2. 8217 Westhaven PUD Subdivision, Development Plan, Revision 6 Conditions of Approval_01
3. RES 2023-51 Westhaven PUD Subdivision, Development Plan_Combined_18859_1
4. DEVELOPMENT PLAN COF 8217 Westhaven PUD Subdivision, Development Plan, Revision 6

Staff Presentation: Chelsea Randolph. Chelsea Randolph. Ms. Randolph stated that the purpose of this proposed revision of the Westhaven Development Plan is to increase the height allowance to 5-stories for the proposed independent living facility located in the Jewell property area and remove the road connection from the Jewell property area to New Highway 96 West. The request to allow for 5 stories would better align with what is allowed within the Westhaven Pattern Book. The request to remove the road connection to New Highway 96 West is to accommodate a stream and a wetland on the north side of the property. The city would not support roadway construction impacts to these features and the Traffic Impact Analysis had very minimal trips projected at this connection. The Developer has provided a memo update to the TIA and there were no significant impacts to the original recommendations. There are no proposed changes to the total number of dwelling units or to the commercial square footage. This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. Westhaven PUD Subdivision, Development Plan, Revision 5 was approved by BOMA in October 2020.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-51.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Ben Crenshaw

Mr. Crenshaw stated that Ms. Randolph's report was complete and accurate, and he would be happy to answer any questions.

Chair Lindsey asked for a motion from the Board.

Commissioner Harrison moved for approval to recommend Resolution 2023-51 to BOMA, seconded by Commissioner McLemore.

Commissioner Allen stated that five stories seem high for the rural entrance to Franklin on Highway 96 West.

Ms. Diaz-Barriga explained that Westhaven was divided into transects in the original approved development plan in 2003. The transects range from transect 5, which is a very urban and dense to transect 1 which is very rural. Westhaven is exercising their pattern book of options and the tools available through the approved development plan. The development plan from 2020 referenced two buildings of four stories each, so that's why this is moving through the process along with the removal of the external access.

Chair Lindsey stated that the external access was directly to New Highway 96 West and now the request centers around access off Boyd Mill.

Mr. Crenshaw clarified by stating that there had always been three access points to the property. The request is to remove the connection to New Highway 96 West to accommodate the aquatic resources in the buffer zone. As staff mentioned, according to the TIA, the connection is not a valuable connection anyway.

Chair Lindsey followed up by stating that mowing should not take place down to the water line like it has in the past.

Mr. Crenshaw stated that yes, the buffers will be protected in the most appropriate way.

Commissioner Mann asked Mr. Crenshaw what prompted the change from four story buildings to five story buildings.

Mr. Crenshaw stated that the change to five stories will only be to one of the buildings. In 2020, Southern Land designated a placeholder building that would eventually serve as an independent living facility, because time was needed to become educated about age restricted living. Since that time, through education, the group realized that the original layout was not what it needed to be. The total number of units requested originally was 135-150. Now, it's increased to 208 units and instead of one building, the site plan has been broken down into three buildings because it fits the character of the neighborhood. The five-story building is at the end of Boyd Mill with a much better scale/planning and in line with the rest of Westhaven. The site plan will be forth coming in the next few months. Parking will primarily be housed under the building. To answer the question, there are more units from 150 to 208 without any additional requests for residential entitlements for this side of the property. (Total units: 414)

Commissioner Mann stated that it sounds like the traffic impact will be negligible.

Commissioner Petersen noted that really the five-story building will back up to Mack Hatcher and will be far away from Highway 96.

Mr. Crenshaw noted the 300-foot buffer from the south side of Highway 96 and 150 feet away from Mack Hatcher because of the TVA electrical lines.

Commissioner Mann noted the importance of being conscious and planning for the traffic concerns that will impact these areas in the future.

Chair Langley asked Mr. Crenshaw how the area may or may not be impacted by the floodplain. FEMA has rigorous requirements relative to underground parking for a residential structure.

Mr. Crenshaw explained that there are no concerns regarding floodplain. The building under discussion is the five-story building closest to Mack Hatcher when looking at the new plan. The other two buildings flanking the five-story building will be four story buildings. The next buildings, closer to Boyd Mill, are the 3 story condominiums and then a transition to 2 story condominiums. Mr. Crenshaw explained that a lot of attention has been given to the transitions so that there are no abrupt changes from a scale perspective.

There being no further discussion on Resolution 2023-51, Chair Lindsey asked for the Commissioners to vote by

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-51 by Commissioner Scott Harrison second by Commissioner Alma McLemore; Motion Passed 8-1
AYES:	Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson
NOES:	Marcia Allen
ABSTAIN:	None

14. Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision).

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

Attachments:

1. MAP 611 Mt Hope PUD
2. ORD 2023-29 611 Mt Hope PUD Rez_Combined_Law approved
3. 611 Mt Hope PUD Rezoning Package

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the applicant has submitted a development plan for the property at 611 Mt. Hope Street. The property consists of 0.10 acres. The PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-29.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Matthew Piper and Derrick Solomon. Mr. Piper stated that he would be glad to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved for approval to recommend Resolution 2023-29 to BOMA, seconded by Commissioner Orr.

There being no further discussion on Resolution 2023-29, Chair Lindsey asked for the Commissioners to vote by roll call.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen Ordinance 2023-29 by Commissioner Scott Harrison second by Commissioner Michael Orr;
Motion Passed 9-0

AYES: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson

NOES: None

ABSTAIN: None

15. Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street.

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

Attachments:

1. MAP 611 Mt Hope PUD
2. RES 2023-50 611 Mt Hope PUD DP_Combined_Law approved
3. 8210 611 Mt Hope PUD DP_Conditions of Approval_01
4. Development Plans - Stamped - 07-06-2023

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin. The applicant has included two Modifications of Standards requests. However, after further review, staff has determined that the second MOS request for building height is not necessary and that what is being proposed meets Envision Franklin as well as the Zoning Ordinance.

MODIFICATIONS OF STANDARDS: The applicant has submitted a Modifications of Standards request for a reduction in required parking for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. Due to the limited space on the property, and the availability of on-street parking nearby, the request can be supported.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS (for Resolution 2023-50) and for Resolution 2023-50 with conditions.

There being no citizen comments, Chair Lindsey asks for the applicant to come forward.

Applicant: Derrick Solomon, Hard Bargain Association. Mr. Solomon had no additional comments to add.

Chair Lindsey stated that the normal procedure when a modification of standards is requested is a main motion will be entertained which will not be voted on until the MOS has been addressed. The MOS will require another motion, then the Commissioners will vote on the main motion.

Commissioner Franks moved for approval to recommend Resolution 2023-50 to BOMA, seconded by Commissioner Harrison.

Chair Lindsey explained that the applicant has submitted a Modifications of Standards request for a reduction in required parking for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. The request can be supported.

Commissioner Allen moved for approval of the MOS for Resolution 2023-50 to BOMA, seconded by Commissioner

McLemore.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote for approval of the MOS of Resolution 2023-50 by roll call.

Vote: 9-0.

Motion for MOS passes.

There being no further discussion on the main motion, Chair Lindsey asked for the Commissioners to vote for approval for the Main Motion /Resolution 2023-50 to BOMA by roll call.

ACTION: Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen Resolution 2023-50 by Commissioner Jimmy Franks second by Commissioner Scott Harrison;
Motion Passed 9-0

AYES: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. DM Brown Subdivision, Final Plat, Creating One Single-Family Lot And Dedicating Easements, On Approximately .092 Acres, Located At 227 Natchez Street. (CONSENT AGENDA)

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

Attachments:

1. MAP DM Brown Subdivision, Final Plat
2. 8212 DM Brown Subdivision, Final Plat Conditions of Approval_01
3. FINAL PLAT 8212 DM Brown Subdivision, Final Plat

The item was Approved on Consent Agenda.

17. The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1, Creating 41 Residential Lots And 5 Open Space Lots, On Approximately 14.87 Acres, Located Along Del Rio Pike, West Of The Intersection Of Del Rio Pike And Reese Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP The Fields At Reese Farm PUD Subdivision, Final Plat, Section 1
2. 11318 Reese Farms - Section 1 - Final Plat - CLIENT 2023-07-06
3. Conditions of Approval_The Fields At Reese Farm, Final Plat, Section 1

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 Scott Harrison, seconded by Commissioner Michael Orr to adjourn the meeting. The motion carried 9-0.

There being no further business, the meeting adjourned at 08:27 p.m.

Roger A. Lindsey
Chair

August 24, 2023
Date

To Franklin City Planning

July 27 2023

Steve Grubb Street Department Director

Christopher Edwards President Lockwood Glen HOA

Lockwood Glen – Safety Considerations re McAvoy Drive and Liebler and McAvoy Drive extension to access South Carothers.

The following is a request for Franklin City Planning Dept to consider in the interest of safety for the residents of Lockwood Glen

Reference --- Liebler drive entrance to Lockwood Glen to McAvoy drive – picture attached.

Reference--- Franklin Consideration to extend McAvoy Drive to access South Carothers.

There are Multiple Safety Issues with the current traffic patterns along McAvoy drive.

- **Vehicles driving on McAvoy past Liebler do not have to stop and at times do not decelerate when driving past Liebler -**
- **Vehicles driving on McAvoy and turning onto Liebler also do not slow down unless they see a vehicle stopped at the stop sign – The vehicle is forced to stop quickly to prevent an accident if another vehicle is driving up Liebler .**
- **Liebler and McAvoy is the bus stop location for elementary and high school students and parents to wait for the School Bus –**
- **Liebler is the designated Construction route for cement trucks and other construction vehicles towing large equipment**
Parking on both sides of the street prevent passage and or stopping to close the mirrors (note Franklin City issued letters to owners in 2022 along liebler to park on one side of the street – but delivery vehicles at times continue to create the quick stop and double park issue.
- **Extending McAvoy Drive to access South Carothers will increase risk and safety concerns along McAvoy Drive as residents would use McAvoy as a freeway to access South Carothers and onto Carothers and 96 street.**

Recommendations for consideration by Franklin City Street Planning in the interest of Lockwood Glen Resident safety.

- 1. Do not Extend McAvoy Drive onto South Carothers as another exit from Lockwood Glen**

The residents in the new construction phase already have an access road onto South Carothers from their newly constructed Subdivision.

Once a Street light is added on Carothers near the main entrance to Lockwood Glen -- The current residents of Lockwood Glen and the residents in the new construction phase will begin using the ability to drive straight down McAvoy to avoid the traffic signal at the entrance to Lockwood Glen and make it easier for them to get on Carothers and to 96.

The increased traffic onto McAvoy and possibly Liebler which already is a bottleneck puts school children crossing the street or standing on the corner of McAvoy and Liebler at risk, and creates an increase in traffic problems on Liebler due to parked cars and vehicles driving in opposite directions.

In Addition: The many residents in McAvoy homes but particular those living in have to back down their drive way while monitoring the traffic coming both ways on McAvoy and entering McAvoy from Liebler – Depending on the speed of the vehicle approaching McAvoy – the resident backing onto McAvoy from their drive way – has a car immediately behind him even though they were not seen until they had backed onto McAvoy. The increase of traffic on McAvoy will increase the safety risk.

- 2. Recommendation for Street Planning Department consideration:**

Add two stop signs on McAvoy Drive – making the intersection to Liebler and McAvoy a three way stop.

This would cause traffic to stop before turning onto Liebler and stop either way on McAvoy rather than drive through the intersection without slowing down. This would make sure school children are not in the road and would reduce the speed on McAvoy enabling a safer street environment. Please consider this important matter.

Brian McLaughlin 2015 McAvoy Drive email bridgewatercon@sbcglobal.net

