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

# City of Franklin

## Meeting Agenda

# Board of Mayor & Aldermen and Franklin Municipal Planning Commission

**Thursday, December 18, 2014** | **5:30 PM** | **City Hall Training Room**

### Joint Workshop

*Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, December 18, 2014, at 5:30 pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.*

*The typical process for discussing an item in this workshop setting is as follows:*
1. *Applicant/staff presentation, and*
2. *BOMA and FMPC comments.*

**CALL TO ORDER**

**ITEMS FOR DISCUSSION**

15-0005 (5:30 pm - 6:30 pm) Review and Discussion of the FMPC Retreat and Priorities for Calendar Year 2015.

***Sponsors:*** Planning and Sustainability Dept and Emily Hunter

***Attachments:*** FMPC 2014 Retreat Themes and Desired Outcomes

**OTHER BUSINESS**

FMPC 2014 Retreat Themes and Desired Outcomes

- **Reducing conditions on staff reports.** Some FMPC members expressed concern about the number and magnitude of conditions being placed on staff reports. Ideally, there would be no conditions; if conditions are absolutely necessary, they should be minimal in number and minor in importance.

- **Reducing clutter on staff reports.** FMPC members indicated that staff report sections related to standard processes and meeting order are repetitive and unnecessary. Staff agreed to consider changes to reduce clutter on staff reports.

- **Showing bond amounts on staff reports.** FMPC members expressed concern that surety amounts are not included on staff reports for final plats.

- **Providing exhibits with staff reports.** FMPC members indicated that pictures, maps, and other supplementary exhibits would be helpful when reviewing development plans and site plans.

- **Filming workshops.** FMPC members indicated that monthly Joint Conceptual Workshops should be filmed and placed on the Legistar site for later review. This could help FMPC members better understand the distinctions between how plans looked at the workshop stage and how those plans changed by the time of FMPC consideration.

- **Recording neighborhood meetings.** FMPC members indicated they would like to see more detailed records of neighborhood meetings. More complete accounts of these meetings should be provided to FMPC members in the future. Additionally, neighborhood meeting notes should be uploaded into Legistar and made available for FMPC members.

- **Clarifying densities.** Some FMPC members expressed concern that net density calculations based solely on removing right-of-way from gross density did not give a fully-accurate picture of residential concentration on a site. Staff agreed that natural barriers—including hillside and stream buffers—could be removed from net density calculations.

- **Lessening densities.** Some FMPC members expressed concern about the lack of lower density subdivisions in the City. Staff should work with FMPC members to look at policy initiatives that would encourage a broad range of densities and a healthy mix of lot types.

- **Encouraging compatibility.** FMPC members discussed densities and lot sizes in newly annexed areas, indicating support for developments that are compatible with existing nearby developments. FMPC members discussed looking specifically at increasing minimum lot sizes while reducing required open space in certain rural areas.

- **Revising development plans.** FMPC members agreed that major development plan revisions should come to the FMPC for review.

- **Fostering affordability.** Some FMPC members indicated their disappointment in market-rate housing developments that were presented to the FMPC and BOMA as affordable housing.

- **Updating the Land Use Plan.** FMPC members were excited about the upcoming character area updates and the infill study. Periodic reports on the progress of these initiatives should be provided to FMPC members.

- **Reimagining Murfreesboro Road.** FMPC members expressed concern about the Murfreesboro Road corridor—particularly the vacant big-box structures—and indicated support for exploring revitalization options.

- **Staying up-to-date.** FMPC members expressed support for additional training and presentations by speakers on the cutting edge of planning. Staff agreed to work on a mobile tour of infill projects in Nashville.