



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 14, 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 07:02 PM

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

Board Members 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 Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklinton.gov by noon on the day prior to the meeting. Comments will be submitted for the record.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 26, 2023 FMPC Minutes.

Sponsors:

- Attachments:**
1. FINAL October 26 2023 FMPC Minutes
 2. Item#26 Applicant Handout

Chair Lindsey asked for a motion to approve the Minutes from the October 26, 2023, FMPC meeting.

Commissioner Harrison moved, seconded by Commissioner McLemore, to Approve the Minutes.

Chair Lindsey asked for a roll call vote. The motion carried 9-0.

ANNOUNCEMENTS

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

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-9 And 11-13 On The Consent Agenda.

Sponsors:

- Attachments:** None

Chair Lindsey called for a motion to approve the Consent Agenda items 3-9 and 11-13.

Commissioner Harrison moved, seconded by Commissioner Orr, to Approve items 3-9 and 11-13 on the Consent Agenda.

Chair Lindsey asked for a roll call vote. The motion carried 9-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Sidewalk Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To June 27, 2024. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvement To December 12, 2024. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Echelon PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Highland At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement to December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

10. Consideration Of Resolution 2023-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A Special Consideration For Properties Located On The "East Side Of Columbia Avenue Between Ninth Avenue and Blackburn Street" for the Neighborhood Mixed-Use Design Concept.

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

Attachments:

1. Location Map
2. Applicant Submittal
3. Resolution 2023-074
4. Heritage Foundation Letter

Staff: Teresa Anderson. This application request is to add a new Special Consideration to the Neighborhood Mixed-Use Design Concept called "East side of Columbia Avenue Between Ninth Avenue and Blackburn Street". The Special Consideration includes four parcels along Columbia Avenue, starting with the Handy Hardware site and stretching to the

Branch Building Group Building. The property currently falls into the “Columbia Avenue between Five Points to Fowlkes Street” Neighborhood Mixed-Use Special Consideration and the Columbia Avenue Overlay district. The applicant is requesting the current Special Consideration, which allows a maximum height of two stories, to be removed for these properties and replaced with the proposed language to only apply to the four parcels between Ninth Avenue and Blackburn Street on the east side of Columbia Avenue. The proposed Special Consideration reads as follows:

“New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.” The Applicant is also requesting the removal of Figure 4.3 Conceptual Plan - Columbia Avenue between Five Points and Fowlkes Street, which shows which buildings should be preserved along Columbia Avenue.

1. Since the adoption of Envision Franklin in 2017, there have not been major changes to the built environment along Columbia Ave. The corridor had already seen some redevelopment by 2016, including the TMA building (two stories), the Synergy Bank buildings (two stories on Columbia Ave and three stories on 9th), the Police Headquarters (two stories on Columbia with an exposed lower level on 9th Ave), and the AutoZone building (one story). In 2016, the Columbia Avenue Overlay District was updated, and the height maximum was a point of discussion during the public process. Due to the low-scale nature of the corridor between Five Points and Fowlkes Street, including the historic Handy Hardware building, as well as the historic buildings and National Historic Landmark (the Carter House south of Fowlkes Street, the building height maximum was reduced to two stories with a provision for the largest parcel, the HG Hill Property, that may have three-story buildings internal to the site since the topography falls away from Columbia Avenue. With this application, the developer has acquired multiple adjoining small, shallow parcels along Columbia Avenue and seeks to take a master-planned approach.
2. The proposal is generally consistent with the intent of the Plan, but the staff has concerns about building height exceeding three stories because it would be taller than the maximum height recommendation for the Main Street design concept and because of the precedent it may set for the Columbia Avenue corridor with continued redevelopment pressures.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. At more than three stories, this development would be the tallest on Columbia Avenue and, across four parcels, could create an abrupt change in massing and scale, especially to those properties on Cummins Street. The staff believes a building height of two stories with a recessed third story is more appropriate due to the prevailing building heights of existing buildings, the low-scale residential character along Cummins Street, and the desired vision of the corridor based upon previous community outreach.
4. This proposal should not negatively impact the health or safety of residents, outside of construction-related disturbances.
5. Amending Envision Franklin for these properties could improve the quality of life for residents by activating this part of Columbia Avenue with a vibrant mixed-use project in a walkable area. A virtual neighborhood meeting was held on October 5th, 2023. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. The meeting was attended by nearby residents along Cummins Street who were mainly concerned with parking and extra traffic.

Project Considerations:

The four parcels considered have a depth of only about half of a typical standard block dimension, meaning the development envelope and required parking will be more difficult to achieve, so the applicant is seeking to provide underground parking. The project also includes the historic Handy Hardware building which will be preserved as part of the project. All other buildings are proposed to be demolished. The staff generally agrees that through careful architectural design, a recessed third story could be appropriate. However, the staff has concerns about building heights exceeding three stories due to the existing low-scale character of Columbia Avenue, the low-scale residential uses along Cummins Street, and the public outreach that occurred in 2016 which informed the current policy. The staff recognizes that the shallowness of the parcels combined with the City's parking requirements for their proposed uses, makes it challenging to redevelop properties at this location. If the plan amendment is successful, the staff will initiate a zoning text amendment to the Columbia Avenue Overlay related to building height. 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 a future process to ensure the development meets all requirements.

Recommendations:

Staff recommends approval, with the condition that the applicant's proposed language for the amendment reflect two stories with a recessed third.

Public (not necessarily in speaking order):

Bari Beasley, 3043 Old Hillsboro Road. Ms. Beasley stated that she is the current president and CEO of the Heritage Foundation. The Heritage Foundation has eagerly participated in the updating process of Envision Franklin and believes that these safeguards will preserve and maintain the historic heritage of Franklin for the future. After talking with staff and reviewing the proposed updates, the Heritage Foundation sent a letter to the Planning Commission offering their perspective on several proposed updates that are of concern. As an advocacy group for all of Williamson County, the Foundation strives to have open dialog with city officials, developers, and property owners. The Heritage Foundation encourages the Commission to listen to the community about preserving historic places and gateways, green spaces, and heritage corridors to ensure vibrancy and viability for all who live here now and in the future.

Julian Bibb, 918 Fair Street. Mr. Bibb explained that living and working in downtown Franklin, he's had the opportunity to watch the streetscape development over the years. The proposed project is like an extension of streetscape improvements we've seen recently. Preservation of Handy Hardware, addition of underground parking, retail, and restaurants are all improvements needed in this part of Franklin. The enrichment of Columbia Avenue will only enhance the experience leading to the Carter House area with its soon-to-be new Visitors Center. Mr. Bibb urged the Commissioner to vote favorably on this application.

Bob Ravener, 221 3rd Ave South. To continue the viability and sustainability of Franklin, smart growth is required much like what the developers are proposing. The developer proposes to preserve Handy Hardware, which doesn't fall into the historical overlay and doesn't require preservation, but also incorporate smart growth for the city's economy. As an extension of downtown, the proposed application allows for a true mixed-use or living work area that will encourage more walkability. The developers appear to have bent over backwards to accommodate the city's requests. Smart growth in a city requires a developer who will do what's best for the city along with what's best for the city's economy.

Jim Roberts, 1327 Adams Street. Mr. Roberts spoke in support of the project, noting the focus on the preservation of Handy Hardware, street improvements along Cummins Street (enhancing walkability), and parking requirements at 100 % or more than required by the city. The area along Columbia Avenue from Handy Hardware down to Fowlkes Street does not fall into the historical overlay, meaning preservation is not required, and it's unusual for a developer to ask that a building be rehabilitated. The height of the proposed building is one foot shorter than the Police Station, and along with the 10-foot setback of the uppermost level will read similarly to other projects approved in downtown Franklin. Mr. Roberts urged the commissioners to vote in support of the applicant's request.

Margie Tirey, 2211 Oakbranch Circle. Ms. Tirey stated that she owns properties at 600 & 601 Church Street and 417 Cummins Street. Preservation of Handy Hardware is a positive component of the application, but Ms. Tirey has concerns about the blasting that would be required for an underground parking garage as her buildings are made of cement block and brick and are very close to the proposed building. Ms. Tirey explained that she is in support of the project other than the underground parking. Ms. Tirey would like to see other parking solutions for this area.

Gale Haddock, 213 Lewisburg Ave. Ms. Haddock explained that she is also representing her mother, who owns the home on the corner of Church Street and Fifth Avenue South (201 Fifth Avenue South). Ms. Haddock stated that the height of the proposed building impinges on the adjacent residential areas in a negative manner. Secondly, existing traffic issues on South Margin Street paired with new traffic congestion generated from this project will further inhibit the flow of traffic. Thirdly, Ms. Haddock stated that the location of the project is not appropriate as the Carter House historic area is more of a quiet, dignified setting not suited for entertainment and traffic congestion. Lastly, Ms. Haddock noted that an underground parking garage may create more drainage issues, especially along Fifth Avenue South.

Ken Moore, 725 W Main St. Mayor Moore explained that the City of Franklin, over the last 15 plus years, invested \$36 million in the new Police Station and \$20 million in streetscape/ infrastructure improvements along Columbia Avenue with the goal of encouraging economic development. Although there has been some development in this area, the city has not experienced the economic progress desired in this part of Franklin. The potential impact the proposed project could have on the city's economy is tremendous. This project will not only preserve Handy Hardware but allow for more mixed-use

development that will expand the vitality of downtown. Pairing this project along with the fully funded Carter House Visitor Center will attract locals and tourists alike. Lastly, Mayor Moore applauded the developer's conceptual design and vision of the project and stated that he gladly supports approval of the project.

Jason Potts, 615 Watson Branch Drive. Alderman Potts began by thanking the Commissioners for their countless hours of work and leadership on behalf of the City of Franklin and its citizens. Alderman Potts stated that he is pleased to see that historic preservation is a significant part of the discussions and is excited to see the proposed plans for the preservation of Handy Hardware, a cornerstone in the community.

Applicant: Devin McLendon. Mr. McLendon stated that the entire project team is present to answer any questions, and he thanked community members that participated and engaged with the project team during the neighborhood meetings. Mr. McLendon stated that they are asking for approval of the amendment to Envision Franklin to establish a special consideration for properties located on the "east side of Columbia Avenue between Ninth Avenue and Blackburn Street" for the neighborhood's mixed-use design concept. The request is specific to the number of stories allowed, which "we" are requesting three and a half stories be allowed at the same height as a three-story building. The proposed residential third story contributes to a true mixed-use (live, work, play) concept, ultimately reducing traffic. To reduce the appearance of the third story and in keeping with Envision Franklin goals, the team proposes stepping back or recessing the third story. The setback allows the building to read as a two-story while also providing a transition buffer to the residential homes on Cummins and Evans Street. The residential third story space will include a "loft" as part of the living area that will be included in the overall height of a three-story building. This extra square footage is critical to the project to offset the cost and provides affordability for preserving Handy Hardware. Without the resources from the additional square footage the half story provides, it wouldn't be possible to rehabilitate/preserve Handy Hardware, which has been a primary goal of the project for three years. The team believes that the proposed project provides consistency to the existing Columbia Avenue corridor when considering the Police Station and the Bank. The best way to save Handy Hardware was to incorporate preservation into a larger project while meeting the goals of Envision Franklin, and the team feels like this has been accomplished.

Commissioner Franks motioned to approve Resolution 2023-74, a plan amendment to Envision Franklin, seconded by Commissioner McLemore.

Commissioner Williamson stated that the applicant has a very good architectural solution for what is trying to be achieved. Although the building is proposed to be three and a half stories, the applicant has created an architectural plan that creates residential space without the outside appearance of a fourth story. The biggest concern revolved around a four-story building being built along Columbia Pike is the size and height, but it appears the applicant has created a design that will allow the character and charm of downtown to extend to the Columbia Pike corridor.

Commissioner Allen asked staff for confirmation on whether the Commission is voting on 3 stories, as recommended by staff, or 3.5 stories as presented by the applicant. "Does staff's recommendation change since the applicant is requesting 3.5 stories instead of 3?"

Ms. Wright explained that the initial submittal did not include the level of detail as presented by the applicant. Staff based their analysis on the height of the Police Station compared to the proposed building. The new information presented tonight by the applicant was not considered as part of the staff's recommendation.

Commissioner Allen thanked staff for the clarification and stated that she loves the project and will support the project moving forward.

Commissioner Harrison stated that, based on building height, the building is a 3-story building. The half story will be compensated for internally by creating a mezzanine level or loft level.

Applicant. Mr. McLendon stated that internally, the configuration will work within the allotted height of a 3-story building. With help from staff and following the zoning ordinance definition of a half story, it was determined that the only way to create the residential space needed was to define part of the internal area as a half story. The intent is to build a half story within each residential space.

Ms. Wright confirmed that zoning ordinance defines a half story as a loft or mezzanine level.

Commissioner Orr asked the applicant about potential windows that may be on the half story and their visibility to the public.

Mr. McLendon explained that because of the step back of the 3rd level, it would be difficult to see the windows unless you are a block and half away from Columbia Pike. The stepback of the third level will allow for window expression without being seen as the focus of the building.

Mr. McLendon noted that the building window expression would be a configuration of windows for 2 stories, possibly including transoms. At this stage of the process, there are still several design concepts to explore.

Commissioners Orr and Williamson both stressed the importance of window design and how the building will “read” according to the shape, size, and location of the windows. “Please don’t design windows so that the building appears to be four stories.”

Mr. McLendon explained that if approval is received this evening, they should and hope to be back in the spring with the project plan.

Mr. Wright noted that should the application receive approval tonight, a text amendment to the zoning ordinance will be needed prior to submittal of a project plan. Staff is currently working on the amendment and, if approved, will come before the Commission at the January Joint workshop.

Commissioner Orr asked for more clarification about how traffic will flow if Margin Street is closed, and Ninth Street is extended.

Mr. Wiseman stated that a scoping meeting had taken place and discussions were ongoing about whether the roadwork would be integrated into the Handy Hardware project or if the city would complete the road upgrades. If the resolution is passed tonight and a development plan submitted, a traffic study would begin with the results of the traffic study being presented at the Joint Conceptional Workshop. At that time, staff will provide results of the TIA and recommendations on moving forward with road updates.

Commissioner Mann noted his concerns about flooding in this area of town, and if the resolution is approved and a site plan submitted, he would like for the Commission to carefully discuss and consider the effects development will have on residents adjacent to the project. Regarding building height, the subject building appears to be slightly shorter than the bank building.

Commissioner McLemore echoed the neighborhood concerns about blasting in the area.

Mr. McLendon explained that the most important concerns received from community feedback revolve around the length of time that the building would be under construction. There are two ways to excavate the area, one being hoe ramming and the other a concentrated boom. Hoe ramming is constant pounding for weeks or months, whereas a blasting would involve a strong blast with a period of debris clearing. The team is open to a hybrid solution for excavation, and it’s understood that an enormous amount of consideration will be required before blasting can occur.

Mr. Wiseman stated that all blasting permits are handled by the state fire marshal along with the blasting survey that will be sent to neighboring businesses or residents.

Chair Lindsey asked how many levels of subgrade parking are being considered.

Mr. McLendon stated that part of the commitment to neighbors and the city is to provide at least 100% parking availability for the project. The team is considering two or possibly three levels of subgrade parking.

Chair Lindsey said an important part of the project to consider is building massing and density and if it fits into the existing area’s context. Regarding flooding, Chair Lindsey noted that he has been involved with a structure in downtown Nashville that routinely blocks off their 4th level of subgrade parking to avoid cars being flooded. Drainage will be an important consideration for this project.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote on the motion to approve resolution 2023-74 (plan amendment to Envision Franklin) as presented by roll call vote. The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

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

Attachments:

1. MAP 4309 S. Carothers Road Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8319 4309 S. Carothers Road Subdivision, Final Plat
3. FINAL PLAT 8219 4309 S. Carothers Road Subdivision, Final Plat

This item was approved on the Consent Agenda.

12. The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Lot, On 20.0 Acres, Located At 801 Del Rio Pike. (CONSENT AGENDA)

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

Attachments:

1. MAP The Madison at Franklin PUD Subdivision Final Plat
2. 8316 Madison at Franklin PUD FP_Conditions of Approval_01
3. 2023.11.02_Madison at Franklin (Final Plat)

This item was approved on the Consent Agenda.

13. The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

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

Attachments:

1. MAP The Madison at Franklin PUD Subdivision, Site Plan
2. 8315 Madison at Franklin PUD SP_Conditions of Approval_01
3. 1-6 Pages from 2023.11.02_Madison at Franklin- Site Plans
4. 7-12 Pages from 2023.11.02_Madison at Franklin- Site Plans-2
5. 13-18 Pages from 2023.11.02_Madison at Franklin- Site Plans-3
6. 19-24 Pages from 2023.11.02_Madison at Franklin- Site Plans-4
7. 25-30 Pages from 2023.11.02_Madison at Franklin- Site Plans-5
8. 31-36 Pages from 2023.11.02_Madison at Franklin- Site Plans-6
9. 37-42 Pages from 2023.11.02_Madison at Franklin- Site Plans-7
10. 43-44 Pages from 2023.11.02_Madison at Franklin- Site Plans-8

This item was approved on the Consent Agenda.

14. Silagi Subdivision, Preliminary Plat, Creating 12 Residential Lots And 5 Open Space Lots, On Approximately 4.54 Acres, Located Along Liberty Pike, West Of Mack Hatcher Memorial Parkway.

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

Attachments:

1. MAP Silagi Subdivision, Preliminary Plat
2. Conditions of Approval
3. 8274_Preliminary Plat_Silagi Subdivision
4. citizen comment Silagi Preliminary Plat

Staff: Amy Diaz-Barriga. The applicant is requesting approval of a preliminary plat to subdivide the 4.54-acre property located along Liberty Pike into 12 residential lots and 5 open space lots, as well as proposed dedication of right-of-way. The 12 residential lots include 4 Multiplex lots, and 8 Duplex lots. The property is zoned MR Mixed Residential, and each proposed lot meets the lot standards for the MR District. The preliminary plat, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance and Subdivision Regulations. Staff recommends approval with conditions of Silagi Subdivision, Preliminary Plat.

Public Comment

John Power, 1289 Buckingham Circle. Mr. Power stated that he is opposed to the development of the subdivision on such a small piece of land. The proposed development would be better suited elsewhere in Franklin. Mr. Power is concerned about congestion and devaluation of his property if this project is allowed to move forward.

Millicent Branch, 1288 Buckingham Circle. Ms. Branch stated her concerns revolve around the potential increase in traffic congestion around the school and during Factory Events. The possibility of drainage issues and the loss of wildlife habitat are also concerns that should be considered.

Tim Gill, 1282 Buckingham Circle. Mr. Gill expressed his concerns about drainage and downstream stormwater infrastructure. The loss of the tree canopy is a concern. The safety of children walking from Liberty Elementary paired with the increased traffic is another matter the Board should consider.

Applicant: Christopher Wood. Mr. Wood stated that they do not take exception to any staff conditions and requests approval of the preliminary plat.

Commissioner Franks motioned to approve the Silagi Subdivision/Preliminary Plat with staff conditions, seconded by Commissioner Harrison.

Commissioner Allen stated that she cannot support the preliminary plat in this location. The corner of Liberty Pike and Mack Hatcher is congested as it is now and to create 32 dwelling units on 4.5 acres will only add to traffic and safety concerns.

Commissioner Mann expressed his concerns about the number of dwelling units proposed and asked staff if a traffic study will be conducted.

Ms. Diaz-Barriga explained that the number of units proposed meets the base zoning requirements. The duplexes placed along the border of the proposed subdivision adjacent to the single-family homes meet the zoning guidelines along with the multi-plex buildings that are interior to the design. Staff are bound by the base districts' requirements and if a project meets those requirements, approval should be recommended.

Mr. Wiseman stated that the base triggers for a standard traffic study which are 100 peak hour trips or 1000 daily trips, were not met. At this time, a traffic study was not warranted, but as more development occurs around the Factory, the Liberty Pike corridor will be studied again and again.

Commissioner Allen and McLemore noted their concerns about traffic in this area even though a traffic study wasn't triggered.

Commissioner McLemore asked the applicant about the price range of the 32 dwelling units proposed. As discussed in the Joint Conceptional Workshop meeting, affordable housing is a continual concern.

Adam Balash. The project itself mimics duplexes like those on Fairground Street which are in the range of \$500,000-\$600,000 which is in keeping with 120-125% of the workforce median income for this area. A traffic study was completed outside of any requirements by the city that concluded that 12 cars would be added to peak traffic times at the Mack Hatcher and Liberty Pike intersection. This is a nominal number of cars when considering 1200 additional cars would be needed to initiate road improvements. Mr. Balash applauded Commissioner McLemore and the rest of the Board on their emphasis on workforce housing.

Commissioner Mann and McLemore thanked Mr. Balash for the information on the parking study.

Chair Lindsey asked if all 32 units will be for sale or rental. As mentioned in a previous item, the Board must determine if the massing and density of the project fits within the confines of the property and if they are suitable to the existing context of the neighborhood.

Commissioner Williamson also expressed her concerns about the density of this project. Commissioner Williamson stated, for the record, that her maiden name was Silagi but she has no family relationship to this project.

There being no further discussion, Chair Lindsey asked the Commissioner to vote on the motion to approve a preliminary plat/ Silagi Subdivision with staff conditions by roll call vote. The motion carried 8-1 (Commissioner Allen notion against).

ANY OTHER BUSINESS

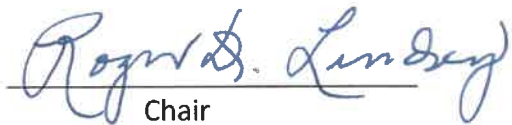
Chair Lindsey asked if there was any further business. There was none.

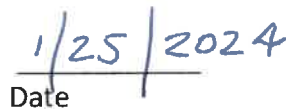
ADJOURN

Chair Lindsey asked for a motion to Adjourn.

Commissioner Allen motioned, seconded by Commissioner Harrison, to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 08:21 PM p.m.


Chair


Date