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

City of Franklin

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 23, 2020	7:00 PM	Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

Applicants are encouraged to come to 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799; Meeting ID: 991 9500 9639; Password: 568074. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • The public may email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 5:00 PM on the day before the meeting. • Limited viewing will be available in the lobby of City Hall to watch the live video (face masks required). • City YouTube: https://www.youtube.com/user/CityOfFranklin • City Facebook Live: https://www.facebook.com/CityOfFranklin • City website: https://www.franklintn.gov/franklin-tv

CALL TO ORDER

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

Board Members Present: Michael Orr, Jenny Szilagyi, Mike Hathaway, Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks

Board Members Absent: Scott Harrison

1. Consideration Of Resolution 2020-128, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On July 23, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors:	Emily Hunter, Amy Diaz-Barriga
Attachments:	1. 2020-128 RES Declaring Need for Electronic Meeting_FMPC_07.23.20.Law Approved

Chair Hathaway asked if there were any public comments for Item 1. There were none.

Chair Hathaway asked for a motion for Item 1.

Commissioner McLemore moved, seconded by Commissioner Lindsey, to Approve the Resolution.

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

The motion passed unanimously.

ACTION:	**Motion to Approve Resolution 2020-128, Item 1, by Commissioner McLemore, second by Commissioner Lindsey ;**
	Motion Passed 8-0
AYES:	**Jimmy Franks, Ann Petersen, Marcia Allen, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

Chair Hathaway read the following statement:

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

• Watch the meeting on FranklinTV or the City of Franklin website;

• Watch the live stream through the City of Franklin Facebook and YouTube accounts;

• Call in to the conference meeting at 1-312-626-6799. The Meeting ID is 991 9500 9639 and the

Password is 568074;

• Emailed comments were accepted until 5 PM yesterday. These email comments have been provided in full to the Commission and included in the minutes but will not be read aloud in their entirety during the meeting;

• Limited viewing is available in the lobby of City Hall to watch the live video, and face masks are required in City Hall.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The June 25, 2020 FMPC Minutes.

Sponsors:

Attachments: 1. Final DRAFT FMPC Minutes June 2020 with attachments

Chair Hathaway asked for a motion to approve the Minutes from the June 25, 2020 meeting.

Commissioner Orr moved, seconded by Alderman Petersen, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 2, by Commissioner Michael Orr, second by Alderman Ann Petersen;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

The Chair asked if Staff had any announcements.

Ms. Emily Hunter Wright, Director of Planning and Sustainability, stated that Ms. Dianna Tomlin, Principal Planner, would be leaving the City of Franklin to accept a position with the City of Nolensville. Ms. Wright wished Ms. Tomlin well. She stated that the Commissioners could reach out to Ms. Wright, Ms. Amy Diaz-Barriga, or Mr. Joseph Bryan if they had any questions.

Ms. Wright also stated that Governor's Executive Order had been extended and the Planning Commission meeting on August 27, 2020 would be virtual.

Chair Hathaway wished Ms. Tomlin well.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

3. Consideration Of Items 4 and 12-16 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Hathaway stated that the vote for the Consent Agenda would include Items 4 and 12-16.

Chair Hathaway asked for a motion for the Approval of the Consent Agenda.

Commissioner Franks moved, seconded by Commissioner Allen, to Approve the Consent Agenda.

Chair Hathaway called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 3, by Commissioner Jimmy Franks, second by Commissioner Marcia Allen;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

4. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements to July 22, 2021; extend the maintenance agreement for drainage/detention improvements to July 22, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

ANNEXATIONS AND PLANS OF SERVICES

5. Consideration of Resolution 2020-116, A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP UGB South-Exhibit A
2. RES 2020-116 PLAN OF SERVICES SE PROPERTIES PEYTONSVILLE-LONG LN ANNEX_with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln

Mr. Joseph Bryan, Principal Planner, stated that the City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the April 28, 2020 Board of Mayor and Aldermen (BOMA) Work Session. BOMA will vote on September 8, 2020 at a public hearing on whether to request a referendum for annexation of the 9 properties. Should the referendum occur, the election is proposed to be held on November 3, 2020 in conjunction with the State General Election. Resolution 2020-116 is a City of Franklin drafted plan of services for the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115. The Plan of Services outlines how infrastructure will need to be provided to serve the 9 properties of approximately 340 acres, should the BOMA decide to hold a referendum and should the referendum pass. This Plan of Services is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation. Water is located within the Milcrofton Utility District. Water availability, adequate fire flow and pressure must be approved prior to development on any of the parcels. The extension of reclaimed water infrastructure will be required to be extended to serve any property pending jurisdiction of this area for reclaimed water. The property is within the Goose Creek and Mayes Creek Sewer Basins. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property. These mains and interceptors shall be sized according to the expected demands of development in these basins as determined by a sanitary sewer study. Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation.

Staff recommended approval of Resolution 2020-116 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he had filed the application for the residents. He stated he was available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend approval to the

Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Commissioner Lindsey asked if there were nine separate applicants and if each applicant would be individually responsible for their share of the cost for the services.

Ms. Wright stated that the application was filed as one joint application by all nine property owners. She stated that at the time a development plan is submitted, this would be evaluated. This is because when most of the Plan of Services addresses extension of utilities at the time a development is moving forward through the approval process unless it is approved.

Alderman Petersen stated that she appreciated the archive map that was included in the packet.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-116, Item 5, by Commissioner Jimmy Franks, second by Commissioner Alma McLemore;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

6. Consideration Of Resolution 2020-115, A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP UGB South-Exhibit A
2. RES 2020-115 REFERENDUM PEYTONSVILLE-LONG LANE ANNEX_with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln
5. Growth Priorities Special BOMA Work Session May 1 2018

Mr. Bryan stated that in May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from 2018 is attached for reference.

The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the UGB. A map of properties is attached. Annexation for the subject properties cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on November 3, 2020 in conjunction with the State General Election for the annexation of these 9 properties.

Staff recommended approval of Resolution 2020-115 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he had filed the application for the residents. He stated he was available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Szilagyi, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that this was a motion to recommend approval to the Board of Mayor and Aldermen. Chair Hathaway confirmed this statement.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-115, Item 6, by Commissioner Marcia Allen second by Commissioner Jenny Szilagyi;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Ordinance 2020-20, An Ordinance To Zone 340 Acres Estate Residential (ER) District, For Several Properties Located South Of Long Lane And East Of Interstate 65.

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

Attachments:
1. MAP UGB South-Exhibit A_With Zoning
2. ORD 2020-20 Ordinance to Zone Annexed Area-Peytonsville-Long Ln.with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln

Mr. Bryan stated that the Ordinance 2020-20 would zone the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115, to Estate Residential (ER), should the Board of Mayor and Aldermen (BOMA) decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Ordinance to Zone to ER is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

The parcels identified within this request are not identified within Envision Franklin, as they are outside the Urban Growth Boundary (UGB). As the decision to annex these parcels is regulated by a proposed referendum, Resolution 2020-115, it is appropriate to prepare a zoning district for the parcels should the referendum for annexation pass. Staff feels that the zoning district assigned to these parcels should be as close to their current entitlements of the County zoning as possible.

The current zoning within the County is Rural Development-1 (RD-1). RD-1 protects the rural character of Williamson County east of I-65 but also allows for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. In comparison, Estate Residential provides for very low density detached residential development on large lots, but also permits agricultural uses.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation. Future rezoning requests should then comply with the amended Envision Franklin.

The following are Project Considerations:

RD-1 allows a maximum gross density of 1 dwelling unit per acre, and a minimum lot size of 43,560 square feet (1 acre). Estate Residential allows for a maximum gross density of 1 dwelling unit per 2 acres, and a minimum lot size of 45,000 square feet. Rezoning of the property to a higher intensity can be considered once Envision Franklin is amended and once a master plan for the properties is proposed to the City.

Staff recommended approval of Ordinance 2020-20 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens commented:

1. Mr. Robert Cullen, Opposed to Rezoning of Oak Meadow Properties. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed to Rezoning of Oak Meadow Properties. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

Ms. Wright stated that these comments were for Items 8 and 9, not the current item. These comments

will be added to the record for each of these items.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was available to answer questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-20, Item 7, by Commissioner Alma McLemore, second by Commissioner Michael Orr;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

8. Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision).

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-10 ORD_ 7246 VIntage Watson Glen RZ_with Exhibits.Law Approved
3. COF 7246 SURVEY
4. citizen email 07.14.2020

Ms. Dianna Tomlin, Principal Planner, stated that this rezoning came before the May 28, 2020 meeting of the Franklin Municipal Planning Commission but had failed to properly notify residents of the surrounding area, per the Zoning Ordinance requirements. It was placed on an agenda for the Board of Mayor and Aldermen who voted unanimously to return it to the Franklin Municipal Planning Commission and have the applicant send the appropriate, required notification.

The applicant is requesting to rezone the property from Regional Commercial (RC-6) and General Office (GO) to Planned District (PD 11.35/12,320) to accommodate the proposed development plan for

Vintage at Watson Glen. The development plan has been submitted concurrently.

Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept. The Planned Development district is an appropriate base zone for this Design Concept.

Staff recommended approval of Ordinance 2020-10 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The following citizen comments which were intended for Items 8 and 9 were given during Item 7.

1. Mr. Robert Cullen, Opposed. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He apologized for this oversight and stated that they notified Staff as soon as they found out.

Mr. Gamble stated that this was a joint venture between Bob Goodall, TDK, and Warner Bass. Mr. Gamble stated that this was one of the last phases of the Watson Glen Subdivision which was started in the early 1990's. Envision Franklin identifies this area as Neighborhood Mixed-Use. It is an area in transition between Regional Commerce to the north and Single-Family Policy to the south. Mr. Gamble referred to the Envision Franklin map showing the Regional Commerce area. These are transitional areas between the Regional Commercial and the adjacent Single-Family Residential.

The proposed Master Plan is a Mixed-Use Development complimentary to the existing development along Oak Meadow and Royal Oaks. Mr. Gamble stated that they had submitted a plan for the Riverside Extension to the Planning Staff and Engineering Staff. This is under review and they would like to start construction as soon as it is approved.

The portion plan which they are requesting rezoning on includes two one-story restaurants totaling 7900 square feet at the intersection of Royal Oaks and Oak Meadow.

Mr. Gamble stated that Somerby is predominantly four stories. The proposed office buildings will transition the building height to the south. The parking areas will be located behind the buildings and are screened from view behind the buildings. Mr. Gamble stated that there will be preservation of trees within the proposed 10.6 acre park along Watson's Branch. The park will be open to the public. There will be a public access easement.

Mr. Gamble stated that they had reduced the number of apartments to 241. There is approximately 9500 square feet of non-residential at ground level. The buildings closest to Oak Meadow are planned with uses such as office space, fitness and the resident's club. The office space area may be leased by any small business. Residences located on the ground floor will have stoops or porches with direct access to the sidewalks along Oak Meadow. The sidewalks are inter-connected throughout the Master Plan and will provide connection to the park and commercial businesses.

Mr. Gamble stated that they understood that this development will have an impact on traffic flow on Royal Oaks and Murfreesboro Road. He stated that the proposed arterial road impact fees estimated at $850,000 will be used to make improvements to the intersection at Royal Oaks and address signal

timing on Murfreesboro Road. There will be an additional $900,000 of arterial impact fees that will be generated by the office area. There are multiple improvements that are required for the arterial road from Royal Oaks to Interstate 65. The Mixed-Use Development will be responsible for 100% of the improvements that are tied to capacity.

Mr. Gamble stated that their traffic analysis and studies included, not only the restaurants and offices in the Mixed-Use area, but the proposed offices located behind Home Depot. All 100% of the traffic impact was included in the traffic study. There is a safety consideration that they had been asked to study by City Staff and the third party Traffic Engineer. That study includes considering construction of a five-foot median to go from Royal Oaks to Interstate-65. Mr. Gamble stated that, within this stretch of road, there were 105 traffic accidents from 2017-2019. He stated that this was almost four times the State average for four lanes or more. This safety consideration will require more analysis. They are meeting with area businesses to discuss inter-connectivity and safety considerations. They are looking at secondary accesses from Royal Oaks and from a road further to the north. Several intersections were studied prior to COVID 19 and while schools were still in session. Mr. Gamble stated that the previous proposal for the apartments did not include road improvements in the traffic study. The traffic study stated that the roads were sufficient. Mr. Gamble stated that this is not the case. Mr. Gamble stated that this proposal is an excellent example of how development can make improvements for growth, making the roads better than they are now. Mr. Gamble stated that without the proposed improvements, the intersections will be in worse condition within five years.

The proposed road improvements include improving the timing of the signals. Also they are proposing a third right turn lane from Royal Oaks to Murfreesboro Road. The turn lanes would be extended to 1200 feet. The intersections at Rand Place and Riverside Drive are failing intersections. They propose to remove the median cut at Rand Place and provide a left turn only at Riverside Drive. These improvements would result in a level of service intersection and a reduction in time delays at the intersection.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Franks, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (7-1). Commissioner Allen voted against the motion.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-10, Item 8, by Commissioner Michael Orr, second by Commissioner Jimmy Franks;** **Motion Passed 7-1**
AYES:	**Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**Marcia Allen**
ABSTAIN:	**None**

9. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-47 RES_7246 Vintage at WatsonGlen_with Exhibits.Law Approved 2
3. COF 7247 COA July
4. COF 7247 Full DP
5. COF 7247 Vintage Watson GLen DP Survey
6. COF7247 vintage Watson Glen Elevations
7. citizen email 07.14.2020

Ms. Tomlin stated that Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept. The Neighborhood Mixed-Use design concept provides a diverse mix of high activity uses with a connected and walkable layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development meets the goals of the Design Concept. It has an active commercial corner and first floor commercial in buildings one, two and three, with multi-family residential units above. The project creates a walkable character both along the sidewalk at Oak Meadow and internally from the multi-family to the restaurant area. A large natural area will be developed with trails and offer a buffer between this development and the existing neighborhood.

Existing and future transit routes were discussed on May 12 with planning staff, Franklin Transit Authority, and the developer. Based on section 10.3.1 of the Franklin Zoning Ordinance it was determined that a transit stop would not be required with this development.

Staff recommended approval of Resolution 2020-47 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Mr. Robert Cullen, 425 Valley View Drive, Opposed. Mr. Cullen stated that he was opposed because of the traffic concerns due to the Oak Meadow apartments and their proximity to the Post Office.

The following citizen comments which were intended for Items 8 and 9 were given during Item 7.

1. Mr. Robert Cullen, Opposed. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated that he was available to answer any questions. He also stated that, through this process, they had conducted eight neighborhood meetings and had received many positive comments.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (7-1). Commissioner Allen voted against the motion.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-47, Item 9, by Commissioner Jimmy Franks, second by Commissioner Michael Orr;** **Motion Passed 7-1**
AYES:	**Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**Marcia Allen**
ABSTAIN:	**None**

10. Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. 2020-07-19 Westhaven Concept Plan Rev5 Request for Deferral
2. MAP 7214 Westhaven PUD Sub, REV 5
3. ORD 2019-57 Westhaven Development Plan_with updated Exhibits.Law Approved 3
4. Survey Westhaven PUD Subdivision Rezoning Revision 5
5. Combined Citizen Response May FMPC
6. compiled emails 2 May FMPC
7. combined emails 6.25.20 June FMPC

Ms. Tomlin stated that the Applicant had asked to defer both the Ordinance 2019-57 and Resolution 2019-130 to the Planning Commission meeting on August 27, 2020. She stated the Applicant is in the process of working with the residents on the revision.

Staff recommended deferral of this item to the Planning Commission meeting on August 27, 2020.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. Mr. Crenshaw stated

that they were requesting to defer to the Planning Commission meeting on August 27, 2020. He stated that they are working with the citizens to reach a resolution.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to defer Ordinance 2019-57 to the Planning Commission meeting on August 27, 2020.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer Ordinance 2019-57 to the Planning Commission Meeting on August 27, 2020, Item 10, by Commissioner Marcia Allen, second by Commissioner Alma McLemore;** **Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

11. Consideration Of Resolution 2019-130, 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 Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:
1. 2020-07-19 Westhaven Concept Plan Rev5 Request for Deferral
2. MAP 7214 Westhaven PUD Sub, REV 5
3. COF RES 2019-130_7133 Westhaven Development Plan_with updated Exhibits.Law Approved 3
4. Westhaven PUD- Development-Concept Plan
5. Westhaven PUD- Development- R5 Full
6. Conditions of Approval July 2020
7. Combined Citizen Response May FMPC
8. compiled emails 2 May FMPC
9. combined 6.25.20 June FMPC

Ms. Tomlin stated that the Applicant had requested to defer Resolution 2019-130 to the Planning Commission meeting on August 27, 2020.

Staff recommended deferral of Resolution 2019-130 to the Planning Commission meeting on August 27, 2020.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner McLemore, to defer Resolution 2019-130 to the Planning Commission on August 27, 2020.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer Resolution 2019-130 to the Planning Commission Meeting on August 27, 2020, Item 11, by Commissioner Roger Lindsey, second by Commissioner Alma McLemore;** **MotionPassed8-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

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

Attachments:
1. MAP 7257 The Madison PUD SP
2. 7257 The Madison PUD SP_Conditions of Approval_01
3. The Madison at Franklin PUD Subdivision, Site Plan - submittal 004

This item was approved on the Consent Agenda.

13. TOBSchool Subdivision, Unified Site Plan, Constructing 19,500 Square Feet Commercial Use, On 3.5 Acres, Located West Of Maybrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:
1. MAP 7282 TOBSchool
2. COF 7217 COA TOBSchool Site Plan
3. COF 7217_TOBschool Full Site Plan
4. COF 7217 Survey TOBschool Site Plan
5. COF 7217 Elevations TOBschool Site Plans-2

This item was approved on the Consent Agenda.

14. TOBSchool Subdivision, Final Plat, Creating 2 Commercial Lots And Establishing Easements, On 3.5 Acres, Located West Of Maysbrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:
1. MAP 7282 TOBSchool
2. COF 7282 COA TOBSchool
3. COF 7282 Survey TOBschool FP

This item was approved on the Consent Agenda.

15. Wood Duck Court PUD Subdivision, Final Plat, (Formerly Wild Duck Realty Subdivision, Lot 6 and Franklin Commons South Subdivision, Section 4, Lots 12 and 15) Creating 1 Residential Lot And 2 Open Space Lots, On 21.05 Acres, Located South Of Rosa Helms Way And East Of Carothers Parkway. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:
1. MAP 7286 Wood Duck FP
2. COF 7286 COA Wood Duck
3. cof 7286 Survey Wood Duck Court FP

This item was approved on the Consent Agenda.

16. Woodlands Subdivision, Final Plat, Revision 10, Lot 21, Creating 1 Multi-Family Lot And 1 Open Space Lot, On 5.19 Acres, Located West Of Hatfield Drive And South Of Oak Meadow Drive, At 780 Oak Meadow Drive. (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:
1. MAP 7219 Woodlands FP
2. COF 7219 COA Woodlands
3. COF 7219 Survey Woodlands Subdivision, Final Plat

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any other business. There was none.

ADJOURN

Commissioner Orr moved, seconded by Commissioner McLemore, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

ACTION:	**Motion to Adjourn by Commissioner Orr, second by Commissioner McLemore;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

: **There being no further business, the meeting adjourned at 7:51 p.m.**

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Chair Date