



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, September 26,
2024

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 PM.

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

Board Members Absent: Nick Mann

Staff Present: Joey Bryan, Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Tia Holden, Eric Conner, Andrew Orr, and Jimmy Wiseman

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 planningintake@franklintn.gov before noon on the day before 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 August 22, 2024 FMPC Minutes

Sponsors:

Attachments: 1. FINAL August 22 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore, to Approve the Minutes from the August 22, 2024, meeting. The motion carried 6-0 (Commissioner Lindsey and Commissioner Harrison abstained).

ANNOUNCEMENTS

Ms. Wright mentioned that registration for the Vision City conference is open. Attendees should register using the link provided in the staff email. Currently, there is no charge, and payment will be worked out with Franklin city administration.

ANNUAL CALENDAR

2. Consideration Of Approval Of The 2025 FMPC Deadlines And Schedules Calendar

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments: 1. Watermark draft PUBLIC FMPC Meetings and Deadlines Schedule 2025

A motion was made by Commissioner Allen, seconded by Commissioner Orr, to Approve the 2025 FMPC Deadlines and Schedules Calendar. The motion carried 8-0.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-12 And 17-19 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve Items 4-12 and 17-19 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Revision 1, Lot 195; Extend The Maintenance Agreement For Landscaping Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Private Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks and Streets Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard

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

Attachments:

1. MAP Haven at Cool Springs PUD Vesting Ext
2. RES_2024-81_HavenCoolSpringsPUDVestingExt_Combined__LawApproved
3. Exhibit A_COF 7666 Haven at Cool Springs DP One Stop 220117 DP Sheet
4. 7666_Haven at Cool Springs_Vesting Extension_Request Letter

Staff: Joey Bryan. The request is to extend the vesting period for two years, December 14, 2024, until December 14, 2026, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the Haven at Cool Springs PUD was approved by BOMA on December 14, 2021. The plan includes 39.44 DUA and 8,595 square feet of nonresidential space for a site that is composed of 7.53 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. This plan is within the first three-year period and is vested until December 14, 2024. The applicant has an approved site plan for the property, but it has not yet pulled any permits for the site. In reviewing the plan against the current City regulations, the current plan generally complies with today's Zoning Ordinance. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan. Additionally, this specific property has a shared responsibility with those at 201 and 101 Cool Springs Boulevard for constructing the fourth leg of the Windcross Court and Cool Springs Boulevard intersection, as well as providing cross-connection between these two parcels. These improvements and cross-connections would need to be shown in any new plan for this property. The development plan does not comply with today's Envision Franklin, adopted in May 2024. Today's Envision Franklin still places this property in Regional Commerce but limits the height on this stretch of Cool Springs Boulevard to only four stories, as per Appendix E, Interstate Corridor Building Heights. The current plan is approved for 6 stories. In comparison, the approved project to the east, at 201 Cool Springs Boulevard, has a maximum height of four stories (70 feet). While the building height of 6 stories complies with today's Zoning Ordinance, staff is preparing a Zoning Ordinance and Map amendment to rezone properties in this area that are currently zoned RC-6 to a newly proposed RC-4 zoning district, as directed by the FMPC and BOMA at a recent Joint Conceptual Workshop. While this change does not directly affect this property as it is zoned PD, it does affect nearby properties.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-81 if it is determined that it is in the best interest of the community.

Public Comment: None

Applicant: Katie Garrett. Ms. Garret stated that she would be happy to answer questions and noted that the owner of the property is present.

Motion

Commissioner McLeMore motioned to recommend approval of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion carried 8-0.

ENVISION FRANKLIN PLAN AMENDMENTS

14. **PUBLIC HEARING:** Consideration Of Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Ln, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

Attachments:

1. Location Map
2. 1-6 Pages from 2024-09-05 Harlin EFA - Resubmittal Application
3. 7-12 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-2
4. 13-18 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-3
5. 19-24 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-4
6. 25-30 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-5
7. RESOLUTION 2024-77

Staff: Eric Conner. This application is to amend the Envision Franklin Design Concepts Map for shown parcel located at 1247 Hillview Lane, located west of Columbia Pike, south of the future Mack Hatcher southwestern extension, and at the terminus of Hillview Lane. The property currently has the Development Reserve Design Concept with portions of the site marked for Conservation due to large hillsides. The applicant is requesting that the parcel receive the newly created Village Green Design Concept while keeping the established Conservation Design Concept. The applicant intends to develop the site with a master-planned approach consisting of single-family homes, townhomes, cottage court homes, small-scale multifamily, a central commercial 'main street' node, and a hospitality area/ inn including supporting uses and indoor/ outdoor event venue aspects with an included Special Consideration. A portion of this Special Consideration would allow for townhomes and small-scale multifamily uses within the 'main street' area to be three stories, one-half story taller than the allowed maximum in Village Green for these uses. An additional portion of the proposed Special Consideration would allow for hospitality uses (and the hospitality's supporting uses to accommodate events and meetings) to be allowed within Village Green as Secondary Uses. The proposed Special Consideration would allow for a total of up to 80 hotel keys between a 'boutique hotel/inn' and four-room-maximum 'stand-alone cottages' and states that they are only appropriate if they are sized appropriately and the building massing keeps with the location and design of the development.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment.
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable.
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture.
4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk.

Staff believes that the overall criteria have been met. Staff additionally have concerns about potential traffic patterns caused by hospitality use (with event and meeting use aspects) and the impact of these traffic patterns to nearby residents. Ideally, hospitality uses would be appropriate as a secondary use if the development had access to an arterial or collector street. However, this site is situated without such access. At this stage, a traffic impact analysis is not required as part of the Envision Franklin plan amendment. Should the project move forward to the development plan stage, a TIA would be required. Nearby neighbors have been active throughout this process and have concerns about the increased traffic and the effects the development would have on the existing tree-lined and tree canopy along Hillview Lane. The applicant has been working to establish a primary entrance on the south side at Coleman Lane and a secondary entrance on the northwest side at Lula Lane.

Recommendation: Staff recommends Approval of Resolution 2024-77, with the condition that the Special Consideration language be amended to include the following statement: Hospitality uses are appropriate as a secondary use if the Traffic Impact Analysis provided with the proposed development plan shows minimal traffic impacts to the surrounding road network.

Public Comment:

Bari Beasley, Heritage Foundation President. Ms. Beasley expressed concern about the preservation of the scenic Hillview Lane and its tree lined/tree tunnel roadway. She encouraged the developers to work carefully with the city and with property owners to protect this scenic area of Williamson County.

Anna Marcum, Director of Marketing, Heritage Foundation. Ms. Marcum stated that a change to the Village Green design concept for the Harlin property is the most preservation-minded option. Preservation of Hillview Lane with its scenic winding curves and tree tunnel should be central to development considerations.

Sam Harper, 1220 Lula Lane. Mr. Harper requested that developers not route traffic through Lula Lane.

Emily Magid, 1208 Hillview Lane. Ms. Magid requested that the developers only use Hillview Lane as an emergency access route. Hillview Lane is a designated Heritage road with its charming rural character along with its history and nature at its best. The peace and tranquility will be affected for those who live along Hillview. Ms. Magid encouraged the developers to keep Hillview Lane as it stood for over one hundred years.

Lisa Stutz, 1802 Shadow Green Drive. Ms. Stutz stated that her main concern is the increased traffic and the safety concerns resulting from more traffic. Hillview and Shadow Green cannot support construction traffic and traffic from three hundred new home sites.

Olaf Isele, 1801 Shadow Green Drive. Mr. Isele applauded the adoption of Envision Franklin as a guiding source for land usage and the city's efforts to manage growth and development through these long-term goals. Mr. Isele stated that vast construction traffic will be required to create a new village and will disturb the rural country scenic roads in this area of Franklin.

Gene Lovell, 1175 Hillview Lane. Mr. Lovell along expressed his gratitude to the Commission and to the City of Franklin for their management of growth in Franklin. Mr. Lovell read a recent memorandum, expressing Hillview residents' deepest concern, stating that the plan would circumvent Hillview Lane as to not disturb the quiet tree-lined country road that neighbors have grown to love and that contributes to their quality of life. Mr. Lovell stated that as the resolution moves through the planning process, residents will continue to express the desire that Hillview Lane be protected from construction traffic and the traffic from residents of three hundred plus homes.

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that he did not agree with the criteria that significant changes have occurred that warrant a change in zoning requirements. A reduction in the UGB does not justify a need to rezone an area so that mass development can occur. Mr. Dodson also stated that he agrees with previous neighbors' concerns about traffic congestion.

Kelly Hare, 1713 Shadow Green Drive. Ms. Hare explained that people walk their dogs and children play in this beautiful area of Franklin without concern for their safety. Development of three hundred homes, a hotel, and an event venue will change the landscape of this rural area forever. Strangers coming and going will change how people go about their daily lives in these family-oriented neighborhoods. Traffic congestion along Columbia Avenue is already an issue and adding construction traffic will create more problems for those who live in the area.

Abby Coutant, 1801 Shadow Green Drive. Ms. Coutant echoed the same concerns that previous citizens mentioned and added concerns about the proposed road running through her neighborhood. Ms. Coutant encouraged the Commissioners to consider the people who had already committed to Franklin.

Blair Garnier, 1159 Hillview Lane. Mr. Garnier stated that he is not against development but suggested not allowing profit motives to destroy the quality of life for those who live along Hillview Lane. Hillview is a small country lane that cannot support traffic of three hundred residents coming in and out. To widen the road to the 48 feet discussed by the developer, bull dozing will be required destroying the tree tunnel. Lastly, Mr. Garnier asked the Commissioners to keep development off Hillview Lane.

Michael Bubser, 1184 Lula Lane. Mr. Bubser provided the viewpoint from the Lula Lane side of the proposed development. Over the last nine years, development off Lula Lane has caused many traffic problems and currently, two trucks cannot pass at the same time. After reading the proposed plan, one of the planned access roads runs through Mr. Bubser's property. Mr. Bubser stated that he has an equestrian business that would be adversely affected by the proposed development.

Jody Thompson 1155 Hillview Lane. Mr. Thompson stated that in the 34 years he has lived on Hillview Lane, he has fought to preserve the history of Hillview Lane and Winstead Hill. The city designated Hillview Lane as a Heritage Road not only because of the tree tunnel but for the history it represents. Mr. Thompson noted that he never thought the city would consider development in this area because of the closeness of the Civil War Battlefield. Mr. Thompson finished by stating that Hillview Lane cannot survive the proposed development and asked the Commissioners to carefully consider the consequences of development.

Applicant: Adam Balish. Mr. Balish explained that 20 years ago the Harlin family worked with the City of Franklin to preserve 198 acres north of downtown Franklin. The Harlin's along with Boyle Investment have another opportunity to preserve another two hundred acres by designating the Harlin property as Village Green with tonight's vote strictly about land use policy. Additional properties have been acquired along Colman Road and Incinerator Road that will serve as the primary entrance to the development. The team is looking forward to collaborating with neighbors, the Heritage Foundation, and the City of Franklin to create a plan that addresses the infrastructure issues and the concerns of the community. Currently, the property is zoned for one unit per 1 acre in the county with future development as a certainty. The vote for a Village Green designation will ensure that protective measures are in place that preserve open space, the hillside, and the scenic roadways.

Greg Gamble. The Village Green design concept captures exactly why the zoning ordinance should be changed. The Village Green concept provides for a variety of home types with a focus on open space and identification of natural features. It also provides for a unique living experience in a village community built around the open space and natural features with residential and commercial space clustered around the features. During the Joint Conceptional Workshop, property access concerns were expressed along with concerns about preserving Hillview Lane. Coleman Road has been designated as the main entrance to the property and would be the only construction entrance during development. A traffic impact analysis (TIA) will be required along with a review by a third party. Mr. Gamble stated that Village Green is the correct land usage designation for protection of open space and natural features for the Harlin property, whether it is developed next year or in ten years. Mr. Gamble stated that the team agrees with all staff conditions.

Reading from the application documents, Mr. Gamble presented the Village Green (Special Consideration):

A neighborhood village may consist of designated areas for commercial uses established in a "Main Street" form and/or at significant intersecting streets within the neighborhood. Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height. All proposed buildings will have the proposed heights indicated on the Development Plan, prior to approval. Civic uses may also be appropriate in the neighborhood village. Hospitality uses are appropriate as a Secondary Use within Village Green if sized

appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan. A boutique hotel may include traditional hotel suites and rooms within an inn or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. A boutique hotel is assumed to be a mixed-use building(s) that may also include accessory uses such as: a café, restaurant, retail, meeting space, health/wellness, indoor/ outdoor wedding venue and other accessory uses. These accessory uses could be within the inn building itself or as standalone buildings. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.

Motion

Commissioner Orr motioned to approve with conditions Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Lane, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept, seconded by Commissioner Franks.

Discussion

Commissioner Williamson expressed her concerns about the sufficiency of a single entrance from Coleman Road for emergencies and the traffic impact on other surrounding roads. Ms. Williamson liked the consideration of light pollution by the developers.

Commissioner McLemore stated that she cannot support a plan amendment or development that will have a negative effect on Hillview Lane.

Commissioner Allen stated that she cannot support the Village Green concept for this property and suggested consideration of Rural Reserve instead. The narrowness of Hillview Lane and the surrounding roads does not allow for hundreds of cars in and out daily. Ms. Allen also noted safety concerns of emergency vehicles and their ability to arrive at the destination in a reasonable time.

Alderman Petersen stated that she cannot support a single entrance from Coleman Road. Fire and other emergency vehicles would need an alternative access road. Alderman Petersen suggested connections from Incinerator Road as an optional entrance.

Commissioner Franks stated that he supports the Village Green policy change as it preserves the land better than one unit per acre under county regulations. Mr. Franks noted that Coleman Road would serve as the main entrance and the only construction entrance during development of the property. The planning process is lengthy for developers to navigate through, including the TIA and engineering requirements. If the results show that a three-lane road is necessary for Hillview Lane, that cannot be supported.

Mr. Wiseman stated that discussions have been ongoing with developers about potential options but until the results of the TIA are reported, it is difficult to decide about roadway connectivity.

Chair Lindsey asked how the alignment of Mack Hatcher extension would affect the Harlin property.

Mr. Wiseman stated that Mack Hatcher would run north of the Harlin property. Hillview Lane will be designated by the state as a scenic trail or similar designation. Plans for this portion of Mack Hatcher are preliminary as an environmental study has not been completed yet.

Commissioner Orr stated that Village Green is an appropriate land use designation for the Harlin farm.

Chair Lindsey stated his concerns about the appropriateness of an 80 key boutique hotel as an option for the beautiful farmland. Chair Lindsey noted the similarity to Spencer Creek where the trees were preserved along the connection between Mack Hatcher and Hillsboro Road.

The motion carried 7-1 (Commissioner Allen voting against).

15. **PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To**

Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Location Map
2. 354 Franklin Road - Initial Submittal
3. RES_2024-80_354FranklinRd_Combined_LawApproved

Staff: Andrew Orr. This application is for the property located at 354 Franklin Road, bordered by Mack Hatcher Parkway to the north and Franklin Road to the west. The applicant did not resubmit the plan amendment request by the City's Resubmittal deadline for the September 26, 2024, FMPC meeting with the intent to defer consideration of the plan until December; however, the Williamson Herald had already published notice of the public hearing to meet the 30-day public notice state law requirement. The applicant's Initial Submittal application is included as an attachment since no new information was provided at the Resubmittal deadline. The staff is requesting this item be deferred to the December 12, 2024, FMPC meeting.

Public Comment:

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she is against the proposed Envision Franklin Plan Amendment. Ms. Harrison stated that she has lived on Ash Drive for 52 years and had been denied permission by the City of Franklin to build on the property. It is not fair to allow those with no attachment to Franklin to develop this area.

Hershel Bary, 322 Ash Drive. Mr. Bary stated that growth is good and that he loves being a resident of Franklin with deep roots as his grandparents were residents of Franklin. Increased traffic is a concern about the proposed Envision Franklin amendment along with the endangerment to the wildlife. Development associated with a Village Green designation will take away the tree canopy that provides privacy for property owners along Ash Drive. There are several older residents in the area that will be affected by potential development. Mr. Bary asked that the Commissioners be protective of the Ash Drive residents and carefully consider these concerns.

Applicant: Greg Gamble. Mr. Gamble stated that he is requesting deferral to the December FMPC meeting to allow time to gather additional information.

Motion

Commissioner McLemore motioned to defer Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept to the December 12, 2024, FMPC meeting, seconded by Commissioner Orr.

The motion carried 8-0.

16. PUBLIC HEARING: Consideration Of Resolution 2024-78, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 318 Franklin Road, Known As Map 063 Parcel 03300 To Add A Special Consideration To The Factory District Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Location Map
2. 1-6 Pages from 2024-09-05 EFA - 318 Franklin Resubmittal
3. 7-12 Pages from 2024-09-05 EFA - 318 Franklin Resubmittal-2
4. Harpeth Industrial Vision Lines 8_30
5. Resolution 2024-78

Staff: Andrew Orr. This application proposes a new Special Consideration for the property located north and east of Morningside Drive within the Factory District Design Concept at 318 Franklin Road. The middle portion of the site is encumbered by the Conservation design concept. The applicant is requesting a mixed-use building with the ground floor

accommodating commercial use and the upper floor use as residential. The application does not meet the first criteria for review of Envision Franklin, as there have not been significant changes since the May adoption of Envision Franklin.

Recommendation: Staff recommends disapproval of Resolution 2024-78, primarily because significant changes have not occurred since the adoption of the Plan, per review criteria #1. However, if the FMPC seeks to approve this amendment request, the staff recommends including the following statements as part of the Special Consideration to ensure the site is developed contextually. The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should correspond to the Infill Character Map (in Appendix D of Envision Franklin and as shown on Page 6 of the Applicant's submittal packet).

Public Comment: None

Applicant: Greg Gamble. Mr. Gamble stated that the focus is on preservation of the hilltop. The request is not to change the policy of the property but to add a special consideration to the property. The residential edge along the railroad track makes for an awkward transition. The owner would like to create commercial and residential space like Jamison Station with commercial space on the lower level and residential space on the upper level. As the goals of the Factory have changed regarding small boutique tenants and the commercial spaces in Jamison Station filled, the proposed special consideration would meet the goals of the Factory district. The proposed consideration would allow for place making, unique identity, walkability, and boutique retail space all compatible with small neighborhood scale and the existing design concept of the area. Mr. Gamble presented a video showing the location of the buildings in relationship to the Factory and surrounding area as well as presented a plan for connectivity. The video provided a perspective from a car driving by showing that the buildings could not be seen because of the hill. Mr. Gamble stated that they are in complete agreement with staff's recommended language that *The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should correspond to the Infill Character Map.*

Mr. Gamble stated that more details on connectivity would come forward at the site plan stage.

Alderman Petersen thanked Mr. Gamble for the video perspective showing the buildings would not be seen by the public when driving by in a car.

Motion

Commissioner McLeMore motioned to approve with staff conditions Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept, seconded by Commissioner Harrison.

Alderman Petersen asked if special language regarding the history of the property should be considered.

Ms. Wright stated that staff provided recommended language for the historical aspect of the property.

Commissioner Allen stated that seeing the video, from a car driving perspective, provided enough information to see that the viewshed was being honored.

Commissioner Williamson noted that the Factory character and goals have changed, and this special consideration provides an opportunity for small scale unique commercial tenants to thrive. The Factory district is appropriate for a mixed-use development. Connectivity to the Factory is also an important part of the proposed development and future development.

Chair Lindsey stated that hearing the proposed connectivity plan incorporating the Factory was an essential element in consideration of the resolution.

Commissioner Franks stated that connectivity is needed immediately.

The motion carried 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. Battle Ground Park Addition Subdivision, Final Plat, Revision 5, (Resubdivision Of Lots 11 And 12), Modifying Lot Lines And Creating 1 Single Family Residential Lot, On 1.04 Acres, Located At 1318 Academy Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Battle Ground Park Addition Subdivision, Final Plat, Revision 5
2. 8582 Battle Ground Park Add Sub FP Rev 5_Conditions of Approval_01
3. 24-0412 FINAL PLAT 20240904

The item was Approved on Consent Agenda.

18. Franklin Ridge Subdivision, Site Plan, Section 1, Creating 14 Single Family Residential Lots And 3 Open Space Lots, On 11.19 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Franklin Ridge Subdivision, Site Plan, Section 1
2. 8549 Franklin Ridge Sub SP Sec 1_Conditions of Approval_01
3. 1-8 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans
4. 9-16 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-2
5. 17-24 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-3
6. 25-32 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-4
7. 33-40 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-5
8. 41-48 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-6
9. 49-58 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-7

The item was Approved on Consent Agenda.

19. Westhaven PUD Subdivision, Final Plat, Section 65, Creating 39 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 11.947 Acres, Located At The Intersection Of Jewell Avenue And Championship Boulevard. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 65
2. 8580 Westhaven PUD Subdivision, Final Plat, Section 65 Conditions of Approval_01
3. FINAL PLAT COF 8580 Westhaven PUD Subdivision, Final Plat, Section 65

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

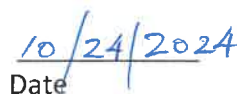
Chair Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 8:35 PM.


Chair


Date 10/24/2024

