



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 28, 2021

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 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: 925 6996 3850; Password: 126393. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may email comments to planningintake@franklinton.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 12:00 PM (noon) on the day before the meeting.
- Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklinton>

1. Consideration Of Resolution 2020-285, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On January 28, 2021, 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:

Amy Diaz-Barriga, Emily Wright

Attachments:

1. 2020-285 RES Declaring Need for Electronic Meeting_FMPC_01.28.21.Law Approved

Commissioner Lindsey asked for a motion to approve Resolution 2020-285.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Resolution 2020-285.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Resolution 2020-285, Item 1, by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

Commissioner Lindsey read the following announcement:

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:

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- Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.

Commissioner Lindsey introduced Commissioner Nick Mann. He is the new appointee to the Franklin Municipal Planning Commission (FMPC). Commissioner Mann has significant legal experience with nearly all aspects of land-use planning. He currently serves as lead legal counsel for Bridgestone Retail Operations. Commissioner Mann has lived in Middle Tennessee for over 8 years and is looking forward to giving back to this community.

CALL TO ORDER

Commissioner Lindsey called the Planning Commission meeting to order at 7:04 PM.

Board Members Present: Roger Lindsey, Nick Mann, Ann Petersen, Marcia Allen, Jenny Szilagyi, Michael Orr, Scott Harrison, Jimmy Franks, Alma McLemore, Alderman Ann Petersen

Board Members Absent: none

APPROVAL OF MINUTES

2. Consideration Of Approval Of The December 10, 2020 Minutes

Sponsors:

Attachments:

1. DRAFT FMPC Minutes December 2020

Commissioner Lindsey asked for a motion to approve the Minutes from the December 10, 2020 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 2, by Commissioner Scott Harrison
second by Alderman Ann Petersen;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

VOTE FOR CHAIR & VICE-CHAIR

Commissioner Harrison moved, seconded by Commissioner Allen, to elect Commissioner Lindsey as Chair for a one-year term.

Commissioner Lindsey asked if there were any other nominations. There were none.

Commissioner Lindsey asked for a roll call vote.

The motion carried unanimously (8-0). Commissioner Lindsey abstained from the vote.

ACTION: Motion to elect Commissioner Lindsey as Chair, by Commissioner Scott
Harrison second by Commissioner Marcia Allen;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Alma McLemore,
Michael Orr, Jenny Szilagyi, Nick Mann

NOES: None

ABSTAIN: Roger Lindsey

Chair Lindsey asked for a motion for Vice-Chair.

Commissioner Harrison moved, seconded by Commissioner Franks, to elect Commissioner Orr as Vice-Chair for a one-year term.

Chair Lindsey asked if there were any other nominations. There were none.

Alderman Petersen moved, seconded by Commissioner Allen, for approval by acclamation.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to elect Commissioner Orr as Vice-Chair, by Commissioner Scott Harrison second by Commissioner Jimmy Franks; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann, and Roger Lindsey
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 there were any announcements.

Ms. Kelly Dannenfelser, Assistant Director of Planning and Sustainability, stated that the Berry Farms Chadwell items would not be on the agenda. Public notice was mailed prior to staff determining that the item could not be placed on the January agenda.

3. The Berry Farms Chadwell PUD Rezoning and Development Plan Revision are not on this agenda as notified to residents within 500 feet of the development by mailings that went out last week. Public Notification letters will be mailed again when this item is to be placed on an upcoming FMPC agenda.

Sponsors:

Attachments:

None

Ms. Dannenfelser made a statement regarding this item during the Announcements.

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

4. Consideration Of Approval of Items 5-12 and 19-21 On The Consent Agenda.

Sponsors:**Attachments:**

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 5-12 and 19-21.

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

Commissioner McLemore moved, seconded by Commissioner Orr, to Approve the Consent Agenda.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 4, by Commissioner Alma McLemore second by Commissioner Michael Orr;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

5. Dallas Downs PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping street trees improvements; extend the performance agreement for landscaping open space lots 26, 29, 30 and 31 and landscaping specimen tree replacement improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

6. Franklin Park Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

7. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

8. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

9. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

10. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

11. Westhaven PUD Subdivision, site plan, section 18; extend the maintenance agreement for landscaping improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

12. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); release the maintenance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

VESTED RIGHTS EXTENSION

13. Consideration Of Resolution 2020-286, A Resolution Amending The Franklin Park Subdivision, Preliminary Plat To Extend The Vested Rights, For The Property Located At The Intersection Of Interstate 65.

Sponsors:

Amy Diaz-Barriga

Attachments:

1. MAP EXHIBIT A, Pages from RES 2020-286 .Law Approved
2. RES 2020-286 Vesting Extension Three Franklin Park.Law Approved
3. EXHIBIT B PRELIMINARY PLAT Pages from RES 2020-286 .Law Approved
4. Pages from RES 2020-286 Exhibit C pages 1-7.Law Approved-5
5. Pages from RES 2020-286 Exhibit C pages 8-14.Law Approved-5
6. Pages from RES 2020-286 Exhibit C pages 15-19.Law Approved-5
7. Pages from RES 2020-286 Exhibit C pages 20-22.Law Approved-5
8. Pages from RES 2020-286 Exhibit C pages 23-30.Law Approved-5

9. Pages from RES 2020-286 Exhibit C pages 31-38.Law Approved-5
10. Pages from RES 2020-286 Exhibit C pages 39-42.Law Approved-5
11. Pages from RES 2020-286 Exhibit C pages 43-46.Law Approved-5
12. Pages from RES 2020-286 Exhibit C pages 47-57.Law Approved-5

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated the preliminary plat for the Franklin Park Subdivision was approved on December 14, 2017. The State vesting laws put a timeline on all vested plans. Because of this, this preliminary plat and the vesting have expired as of December 14, 2020. State vesting laws do allow for local government to extend the vesting if it is in the best interest of the community. She stated that this request was to extend the vested rights of the Franklin Park Subdivision for Lot 8 until June 14, 2021. This extension would allow the property owner enough time to meet the vesting requirements to move their vesting entitlements along, ultimately allowing them to build the Three Franklin Park office building. Ms. Diaz-Barriga stated that it should be noted that future development for the Franklin Park land, the new owners are looking to modify the remainder of the site. She stated that any plans brought forward would obtain a new vesting under current conditions.

Staff recommended Approval of Resolution 2020-286.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Wes McGill, Craig & Smith, representing the new owner, Northwood. The Applicant stated that Northwood recently purchased the property. He stated that they learned that the vesting for the third office building had expired. He stated that Staff was working with them to extend the vesting rights. He stated that they are currently tracking for the Conditions of Approval to be addressed through some State approvals, outside the City of Franklin, with the Tennessee Department of Transportation (TDOT). They plan to submit the address plan so they can proceed with the site preparation for the third office building. He stated that he was there to answer questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2020-286.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Approve the Resolution 2020-286, Item 13, by Commissioner Scott Harrison second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann
NOES:	None

ABSTAIN: None

14. Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), Site Plan Extension Request to April 26, 2022.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Three Franklin Park Site Plan Extension
2. 3FranklinPark_SP_Conditions of Approval_02
3. Site Plan pages 1-7
4. Site Plan pages 8-14.
5. Site Plan pages 15-19
6. Site Plan pages 20-22
7. Site Plan pages 23-30
8. Site Plan pages 31-38
9. Site Plan pages 39-42
10. Site Plan pages 43-46
11. Site Plan pages 47-57

Ms. Diaz-Barriga stated that in conjunction with the vesting rights extension, Resolution 2020-286 which was just approved by the FMPC, the site plan also needs to be extended. The site plan for the Three Franklin Park was approved by Planning Commission (9-0) on April 26, 2018. This request is to grant an additional two-year period until April 26, 2022.

Staff recommended Approval of Item 14.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Wes McGill, Craig & Smith. He stated that he was there to answer questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Item 14.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Approve the Planning Item, Item 14, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Resolution 2020-295, A Resolution Adopting A Plan Of Services For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Tuck Away PUD POS-Annex
2. RES 2020-295 Tuck Away PUD Plan of Services_with Exhibits.Law Approved
3. Plans_Tuck Away Annexation and Plan of Services_archive
4. Noncontiguous Annexation Guidelines for Staff Recommendations Lewisburg-Crossway Drive

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the 2 properties of 52 acres. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests.

The Property is located within the City of Franklin water service area with an approximately 3,000-foot extension needed to serve the property. Because of the close proximity to water lines, reclaimed water will not be required to be extended to the property. One item of note is that this property falls into the SW4 and Goose Creek drainage basins. The proximity of sewer to this particular property is closer than most parcels in the SW4 basin. Three parcels to the south were annexed into the City in 2020 since City sewer was extended to the western side of Lewisburg Pike to serve the two Williamson County Schools. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

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, Police Protection, or Sanitation.

Staff recommended Approval of Resolution 2020-295 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that he a landscape architect and land planner representing the Cross family in the application of Tuck Away. Mr. Gamble presented a PowerPoint presentation for the Commissioners. The first slides related to the Plan of Services and Annexation request. Mr. Gamble stated that did not receive any citizen comments related to the Plan of Services (POS). This property is located within the City of Franklin Urban Growth Boundary. The request is for a non-contiguous annexation. However, it is in an area of Franklin where the properties located to the north and south are already served by City services. Mr. Gamble stated that they do not believe that this annexation will create an additional burden to City services. Envision Franklin identifies this property as Single-Family Policy and promotes a mixture of lot sizes for greater diversity and the preservation of green natural features. The property is currently zoned MGA-1,

which is Municipal Growth Area 1 in Williamson County. Development in the County has different design standards. He stated that new homes would require septic tanks. The Cross family requested to be under City standards with connection to the City sewer. Mr. Gamble stated that he would present more during the Annexation and Development Plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2020-295 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Mr. Bryan noted that this motion was for the Plan of Services.

Commissioner Orr asked if part of the POS was served by the City water, why couldn't it be served by the reclaimed water system.

Mr. Jimmy Wiseman, Assistant Director of the Engineering Department, stated that it was because of the distance that would be required for it to be extended. The Ordinance requires property within 1,000 feet of the reclaimed water to extend to the property. He stated that he did not believe it was within that distance. He asked Mr. Gamble to confirm the distance.

Mr. Gamble stated that the distance was well beyond 1000 feet.

Commissioner Orr stated that they needed to verify this distance.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2020-295, Item 15, by Commissioner Scott Harrison second by Commissioner Michael Orr;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

16. Consideration Of Resolution 2020-296, A Resolution To Annex 1190 Lewisburg Pike And 2208 Crossway Drive, Consisting Of 52.0 Acres, Property Located South Of Bowman Road And West Of Lewisburg Pike And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors:

Joseph Bryan, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Tuck Away PUD POS-Annex
2. RES 2020-296 Tuck Away PUD Annex_with Exhibits.Law Approved
3. Plans_Tuck Away Annexation and Plan of Services_archive
4. Noncontiguous Annexation Guidelines for Staff Recommendations Lewisburg-Crossway Drive

Mr. Bryan stated that the property being considered for annexation is located between Bowman Road and Henpeck Lane. It is not contiguous to the City limits and is within the City's Urban Growth Boundary (UGB); however, the property helps fill an existing hole in the city limit locations to the north and south along Lewisburg Pike. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests.

The subject properties at 2208 Crossway Drive and 1190 Lewisburg Pike are within the Single Family Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Staff recommended Approval of Resolution 2020-296 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

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

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2020-296 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2020-296, Item 16, by Commissioner Scott Harrison second by Commissioner Michael Orr;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

17. Consideration of Ordinance 2020-35, An Ordinance To Zone 52.0 Acres Planned (PD 0.73) District, Hillside-Hillcrest Overlay (HHO) District And 500ft Hillside Buffer, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, 1190 Lewisburg Pike And 2208 Crossway Drive (Tuck Away PUD).

Sponsors:

Joseph Bryan, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Tuck Away PUD Zon-DP
2. ORD 2020-35 Tuck Away PUD Zoning_with Exhibits.Law Approved
3. Plans_Tuck Away Zoning Package_archive

Mr. Bryan stated that the applicant is proposing to rezone 52.0 acres to Planned (PD 0.73) District to accommodate the proposed Tuck Away PUD Subdivision. The Envision Franklin Land Use Plan places the subject parcels into the Single Family Design Concept. Envision Franklin states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." Envision Franklin also states that new development should be compatible with and help preserve the integrity of existing neighborhoods and subdivisions.

Tuck Away PUD Subdivision is a residential development consisting of 37 single-family lots on 52 acres. While the proposed density meets the intent of the single-family design concept, Staff cannot support the proposed rezoning. As designed with 37 single-family lots and only a single external outlet to Lewisburg Pike, City Staff believes the proposed density is too high for a single-connection community. Full connection was not granted by the County Highway Board. The Board approved an emergency access gate only.

A high volume, single-connection community would provide inconveniences to visitors to the subdivision, and it would create inefficiencies in services such as Sanitations Services and general deliveries. Further, the associated Development Plan does not fulfill the goals of Envision Franklin for a walkable, well-connected community. Should the Development Plan make a full connection (not emergency only) to Crossway Drive to west, or include a connection to the south (as required by the Zoning Ordinance), staff could support this rezoning at the proposed density. As an alternative, fewer houses and less density would mean less frequency of deliveries and services, and less of a need for a larger connectivity network.

Staff recommended Disapproval of Ordinance 2020-35 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that they are requesting (PD) Planned Development. The Master Plan for this PD development started with an analysis of the adjacent existing neighborhoods. He stated that this property is unique due to the existing developments that surround this property. He stated that this is 37 homes on 52 acres with a density of .73. This is consistent to the density of the adjacent properties which were developed in Williamson County. The Cross family has asked for a neighborhood plan that is compatible with the existing neighbors. Mr. Gamble stated that they had conducted many one-on-one and neighborhood meetings. The planned homes for this community will be 1.5 to 2 stories. The homes will be built with a timeless, architectural style and quality. The initial plan contemplated a mix of lot sizes with 45 homes in total. They received the following feedback from neighbors:

- Increase the lot sizes on Lewisburg Pike;
- Provide larger lots on the southern boundary;
- Remove the southern connection between lots 18 and 19 to discourage future connectivity to their neighborhoods;
- and Williamson County streets are not built to the same standard as the City of Franklin. There were concerns about missing sidewalks and maintenance of the roadways and cross traffic.

Mr. Gamble stated that their proposed development plan responds to the concerns of the neighbors. The new lot count has been reduced to 37. The lots along Lewisburg Pike will be one-acre in size. The lots along Douglas Glen will also be one-acre in size. Durham Manor has buffers of preserved open space. They have removed the roadway connection as requested by adjacent communities. Mr. Gamble stated that they believe that they comply with the compatibility requirements of Envision Franklin, as well as the requirements for the mix of lot sizes. He stated that this is unique and the Modification of Standards (MOS) which states not to connect to the South, will allow those Williamson County neighborhoods to operate without any cross traffic.

Mr. Gamble stated that in October 2020, they approached the Williamson County Highway Commission for a connection to Crossway Drive. They requested full connection, but were only allowed emergency access. This satisfies the fire code requirement for subdivisions with more than 20 homes. The Williamson County Highway Commission commented that this new road would provide an emergency connection to the neighborhoods in the County that they would not have one without this plan.

Mr. Gamble stated he was available to answer questions.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2020-35 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated that the reason that the Williamson County Highway Commission denied connectivity to the north is the very reason that many people are moving from Spring Hill. She stated that the traffic is horrible coming back from Spring Hill. She stated that she will not support this motion. She stated that Mr. Gamble does great work. However, she stated that people in neighborhoods are afraid of the connectivity. She stated that she served on the Public Safety Board for 8 years and as an alderman. She stated that people do not want the emergency access until there is a flood or emergency. However, having only one way into a subdivision affects the quality of life, including traffic. She stated that they should support connectivity. She stated this is the reason she could not support the motion.

Commissioner Harrison asked if they could go ahead and stubout into the southern part of the property.

Ms. Diaz-Barriga stated that they could discuss this issue during the Development Plan, and they were requesting a Modification of Standards relating to this issue.

Commissioner Franks stated that this is a low density, well-planned neighborhood with access to the north. He stated that the property to the north will be for sale, and there would be another access point. He stated that he supports the plan.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (7-1). Commissioner Allen voted against the motion. Alderman Petersen was absent from the vote on the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-35, Item 17, by Commissioner Jimmy Franks second by Commissioner Scott Harrison;

Motion Passed 7-1

AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

NOES: Marcia Allen

ABSTAIN: None

18. Consideration of Resolution 2020-297, A Resolution Approving A Development Plan For Tuck Away PUD Subdivision With 1 Modification Of Development Standards For External Connectivity, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

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

Attachments:

1. MAP Tuck Away PUD Zon-DP
2. RES 2020-297 Tuck Away PUD DP_with Exhibits.Law Approved
3. 7374 Tuck Away PUD DP_Conditions of Approval_01
4. Plans_Tuck Away Development Plan
5. Plans_Tuck Away Zoning Package_archive
6. Citizen Comments_Tuck Away PUD

Mr. Bryan stated that the Tuck Away PUD Subdivision is a residential development consisting of 37 single-family lots on 52 acres located south of Bowman Road and west of Lewisburg Pike. The Envision Franklin Land Use Plan places the subject parcels into the Single Family Design Concept.

Envision Franklin has a special consideration for new development along Lewisburg Pike that states, "Newly developed lots along Lewisburg Pike shall be comparable in size and width to those in existing neighborhoods on the opposite side of Lewisburg Pike." The proposed development with 37 lots has a density of 0.7 and responds to the HHO and natural features of the site. Additionally, the lots along Lewisburg are compatible with the size and width of those already existing along Lewisburg.

In regards to connectivity, Envision Franklin states, "If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments." Section 9.5.1 of the Zoning Ordinance additionally requires that new developments provide street connections in every direction

from the property. As proposed, the development does not create a well-connected street system to surrounding neighborhoods. The Williamson County Highway Board denied full access to the northwestern connection at Crossway Drive, allowing for an emergency access gate only, and the applicant is requesting to eliminate the southern connection through a Modification of Standards (MOS).

As designed with 37 single-family lots, City Staff believes that the proposed density is too high for a single-connection community. While the northern connection could be approved as a full connection point in the future, that option is not guaranteed. As a result, it heavily limits traffic flow and does not provide a long term solution for how services, such as sanitation trucks and package delivery, effectively serve and turn around within the neighborhood. As presented, the last houses on the street will have burden of having trucks turn around in their driveway for the foreseeable future. Their plan only proposes a temporary turn-around, which by City Street Standards must be removed within three years. The applicant has also requested that this be a gated community, which goes against the street standards and zoning requirements as only private roads can be gated and all new residential lots must front on public roads.

With fewer houses and less density, there would be less frequency of deliveries and services, and less of a need for a larger connectivity network. However, staff would prefer full connections be created in all directions, which would allow us to support this increased density.

Mr. Bryan stated that there was a Modification of Standards (MOS) request. MOS #1 request to remove external street stub connections to southern boundary.

Section 9.5.1(B) of the Franklin Zoning Ordinance states, "Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site." Due to the emergency access only gate at the northern connection point, the elimination of the southern connection would leave 37 lots to be served by a single external connection to Lewisburg Pike.

Staff recommended disapproval of MOS #1.

Staff recommended disapproval of Resolution 2020-297 to the Board of Mayor and Aldermen. Mr. Bryan stated that staff recommended disapproval of the Tuck Away PUD Subdivision due to the lack of connectivity, for the lack of a long-term solution for deliveries and services, and for its request for a gated community.

Chair Lindsey asked if there were any citizen comments.

Mr. Bryan stated that two citizen comments were received by email. These comments were available to view as an attachment. The comments will be added to the minutes.

Mr. Wiseman stated, concerning the connectivity to the south of the property, there is an approximately 19 acre parcel that is undeveloped. Without the connection, it would force any future development through the County's roadways that exist today. It would not give any future development the option to go north but would be forced through the County subdivision.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that it was both his understanding, and Mr. Cross' understanding, that the notes for a gated subdivision had been removed from the Development Plan. This note was left on the Development Plan in error. He stated that it was no longer their intention to have a gated subdivision. He stated that they understand the rules and requirements with the lots being on public streets.

Mr. Bryan stated that the notes referencing gates were found on several pages. He stated that this was a Condition of Approval and stated that these references could be removed.

Mr. Gamble stated if the Conditions of Approval were approved, they would remove the references for gates. Mr. Gamble stated at their first neighborhood meeting, they had 45 residents from the Williamson County neighborhoods attend. The main consensus was to remove the road located to the south. This was almost unanimous. There were other concerns such as lot sizes. Mr. Gamble stated that they were doing their best to respond the County neighbor's concerns. He stated that the road to the south was included in the first Master Plan presented to the neighbors. The concerns included the type of roads that would be connected to, the lack of curb and gutter sidewalks, and amount of traffic on the streets. Mr. Gamble stated that they are showing two connections. The first connection is at Crossway Drive and the second is located at an undeveloped location. Mr. Gamble stated that he was happy to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval, with Conditions, of Resolution 2020-297 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion to approve MOS 1. MOS 1 request to remove external street stub connections to southern boundary.

Commissioner Allen moved, seconded by Chair Lindsey, to disapprove MOS 1.

Commissioner Allen stated that she moved for disapproval per staff recommendation.

Chair Lindsey asked for any discussion on the motion.

Commissioner Franks stated that the south connection was pre-determined by the two existing neighborhoods. He stated that it was intended by the County to include the undeveloped land by virtue of the two streets tying in from the east and west. Commissioner Franks stated that since the full connection from the north had been denied by the County, they had intended for the property to be accessed from the east and west. He stated that the neighbors were now in support of the plan since the applicant had conceded not to include a connection from the south. He stated that several concessions had been made and the request for MOS 1 should be approved.

Commissioner Allen stated that if the developer wanted the subdivision built to County standards, they should not have applied for annexation into the City. She stated that if the County was allowed to set the rules and standards for the subdivision, it should be developed in the County. She stated that she would like to have recast her vote. She stated that with the annexation into the City, the County should not set the standards for the ingress and egress into the subdivision. She stated that this Commission is tasked

with making the decisions for the subdivisions within the City. She stated that while it is important to listen to the citizen concerns, the Commission is not there to please the citizens on everything. She stated that staff had just read what the Zoning Ordinance required. She stated that if they wanted to let the County make the decisions for connectivity, the subdivision should remain in the County.

Commissioner Franks stated that if the subdivision remained in the County, there would be no access to the City sewer. He stated that this property has the entitlements and there is not a better piece of property to utilize the City services. Commissioner Franks stated that he respectfully disagreed with the motion.

Commissioner Orr stated that the connection to the south would be a connection to nowhere. He stated that they should not put a burden on the applicant to have to do it.

Chair Lindsey asked if there was any further discussion.

There being no further discussion, Chair Lindsey asked for a vote on the motion to disapprove MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to disapprove MOS 1 failed by the following vote (1-7). Commissioner Szilagyi, Commissioner Franks, Commissioner Harrison, Chair Lindsey, Commissioner McLemore, Commissioner Orr, and Commissioner Mann voted against the motion to disapprove MOS 1. Alderman Petersen was absent from the vote.

ACTION: Motion to disapprove MOS 1 by Commissioner Marcia Allen second by Chair Roger Lindsey;

Motion Failed 1-7

AYES: Marcia Allen

NOES: Jenny Szilagyi, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann

ABSTAIN: None

Chair Lindsey asked for a motion for MOS 1.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve MOS 1.

Chair Lindsey asked for any discussion on the motion to approve MOS 1.

Commissioner Harrison asked for a Point of Order. He asked to confirm that MOS 1 was to remove connections to the southern boundary.

Chair Lindsey stated that MOS 1 was to remove external street stub connections to southern boundary.

Chair Lindsey asked for a vote on the motion to approve MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to approve MOS 1 carried by the following vote (7-1). Commissioner Allen voted against the motion. Alderman Petersen was absent from the vote.

ACTION: Motion to Approve MOS 1 by Commissioner Scott Harrison second by Commissioner Michael Orr;
Motion Passed 7-1
AYES: Jenny Szilagyi Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES: Marcia Allen
ABSTAIN: None

Chair Lindsey asked for any discussion on the main motion, as amended.

Commissioner Mann requested confirmation that the staff comments included that there would not be a gate.

Mr. Bryan stated that a Condition of Approval was for the removal of the references for a gate.

Ms. Diaz-Barriga stated that there were several Conditions of Approval. She stated that the applicant was in agreement with all of the Conditions of Approval.

Chair Lindsey asked for a vote on the main motion, as amended.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-2). Commissioner Allen and Commissioner Szilagyi voted against the motion. Alderman Petersen was absent from the vote.

ACTION: Motion to Recommend Approval, with Conditions, to the Board of Mayor and Aldermen of the Resolution 2020-297, as amended, Item 18, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
Motion Passed 6-2
AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES: Marcia Allen, Jenny Szilagyi
ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Lockwood Glen PUD Subdivision, Final Plat, Section 12, Creating 11 Single Family Residential Lots And One Open Space Lot, On 3.64 acres, Located Near The Intersection Of Halswelle Drive And Braidwood Lane. (CONSENT AGENDA)

Sponsors:

Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7429 Lockwood Glen, Section 12 FP
2. Final Plat 7429 Lockwood Glen, Section 12 FP
3. 7429 Conditions of Approval_01

This item was approved on the Consent Agenda.

20. Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Lot For An Amenity Center, On 2.09 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors:

Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7431 Simmons Ridge, Section 15 FP
2. Final Plat 7431 Simmons Ridge, Section 15
3. 7431 Conditions of Approval_01

This item was approved on the Consent Agenda.

21. Williamson County Animal Care Center, Site Plan, Revision 1 (Archives Building), Constructing A 20,000 Square Foot Archives Facility, On 17.54 Acres, Located Near The Intersection Of Old Charlotte Pike And Carlisle Lane. (CONSENT AGENDA)

Sponsors:

Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7383 Williamson County Animal Care (Archives Bldg) SP
2. 7383 Conditions of Approval_01
3. Full Site Plan Set 7383 Williamson County Animal Care Center Archives
4. Site Plan 7383 Williamson County Animal Care Center Archives
5. Elevations 7383 Williamson County Animal Care Center Archives

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Harrison moved, seconded by Commissioner Orr, to adjourn.

Chair Lindsey asked for a vote on the motion.

The motion carried unanimously. Alderman Petersen was absent from the vote.

ACTION:

Motion to Adjourn, by Commissioner Scott Harrison second by Commissioner Michael Orr;

Motion Passed 8-0

AYES:

Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

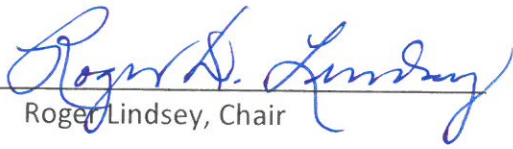
NOES:

None

ABSTAIN:

None

There being no further business, the meeting adjourned at 8:11 PM.


Roger Lindsey, Chair

2/25/2021
Date

-----Original Message-----

From: Michael Loscalzo <mloscalzo@msn.com>

Sent: Sunday, January 24, 2021 10:29 AM

To: Planning Intake <planningintake@franklintn.gov>

Subject: proposed Development plan and Rezoning located at Map 105, Parcel 02801 and Map 106, Parcel 00800 at 2208 Crossway Drive and 1190 Lewisburg Pike.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Planning Commission:

As a neighbor I am strongly against the current plan for the proposed Development plan and Rezoning located at Map 105, Parcel 02801 and Map 106, Parcel 00800 at 2208 Crossway Drive and 1190 Lewisburg Pike.

The proposed Development Plan is in no way keeping with the actual Franklin Envision Zoning plan. Nor does not keep with the spirit of the Envision Zoning plan.

The Envision Zoning team was aware that a designation of at least one acre per home requirement would result in developments in which most homes would have to be on more than one acre. If the Envision Zoning plan wanted to use a "on average one home per acre" rule it would have written the zoning plan in such a way. It didn't and so this plan is very far from meeting the plan's requirement. The idea of the majority of the homes in this development being on far less than one acre is a strong rejection by the developer of accepting the Zoning rules or the will of the citizens of Franklin. Just on this one point this plan should be summarily rejected.

This one developer should not be allowed to undo or overturn all the work of the citizens of Franklin in regard to the Envision Zoning plan.

In summary, as a close neighbor I am not against the development of the parcels but am strongly against the current proposal of Parcel 02802 and Parcel 00800 as they do not meet the current Zoning nor come close to meeting the spirit of the Envision Zoning plan.

Sincerely,

Michael M. Loscalzo, MD
2462 Durham Manor Drive
Franklin TN 37064
727 631 7494

From: phyllis thompson <phyllisgt2@att.net>
Sent: Tuesday, January 26, 2021 10:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gamble Design Collaborative

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I want the Cross family to be successful in their venture to develop their property. If done correctly, it has the potential to bring value to the surrounding property. I'm praying it will be a beautiful addition that seamlessly blends into the surrounding properties, not one that appears alien to its neighbors. Plan a design for the road frontage that is worthy of million + dollar homes and the beauty of the current hillside.

Below are two concerns that have previously been communicated to Greg Gamble regarding the development of the Cross Family Farm as it relates to Windsor Park. I'm praying these concerns have been brought to the Planning Commission's attention and will be addressed appropriately before final approval.

Entrance to new subdivision:

The proposal appears to include an entrance that directly fronts/joins the Windsor Park entrance. If so, what accommodation is being made for a turn lane or red light to handle the additional traffic and already limited vision for pull out from our neighborhood that would not infringe upon or take property from the Windsor Park entrance. I would not be in favor of any proposal that takes land from Windsor Park to accommodate a widened turning space. I would expect Cross farm to give way on land needed for a widened turn space.

My notes from one of our neighborhood Zoom meetings indicated that the county had to "stub" all surrounding neighborhoods, but I'm having trouble seeing that on the Master Plan - into Oakwood and Douglas Glen. I am truly concerned about there being only one outlet in the proposal, which is directly across from Windsor Park's entrance. Our entrance services not only our neighborhood but is also used by the two neighborhoods built behind us. It is already difficult enough to make a safe entry onto Lewisburg Pike during peak hours without jockeying for competing positions directly across from us.

Being as close to the entrance to the neighborhood as I am, I'm probably in a unique position to speak to the wrecks that happen right around our entrance. I've attended to people who's car ended up behind the house between me and Lewisburg Pike. I've heard the sound of crunching metal more times than I care to remember. And as I noted in the "chat" comments, one not too distance wreck took out the brick entrance to the current driveway of the Cross Farm. The blind spots and speed of traffic coming off the hill heading south truly need addressing as the entrance to Windsor Park is in somewhat of a blind curve already. **Case in point - the most recent accident occurred within the last 2 weeks - right at the front of the Winsdor Park entrance.**

Water Run-Off:

Our neighbors that front Lewisbug Pike along with myself already suffer from significant run-off from the Cross farm hill - to the tune of rivers of water spilling down the hill, across the highway and through our property. We have twice in the last year had "holes" open up in the drainage run near our street that the city believed was due to excessive run-off and build-up. I see you have two storm water ponds sketched at the entrance to the proposed subdivision. What assurances will be offered that these will be

sufficient? Who is responsible for damage sustained during the building process when the rivers of mud and water flow through my property? Who is responsible for failure of the storm water ponds when the build-out is complete? The EF document states scenic vistas should be preserved to include rolling hills and development restricted on hillsides along with site disturbance minimized for natural topography. Surely, you understand this concern.

However, I'd still like to know to whom I should address my concerns either when construction begins and run-off increases or even after development is complete and run-off continues to be a problem. How do I measure the increase in the amount of water that's leaving the property and to whom do I take my concerns at that point?

I very much appreciate where you were able to draw on the map to demonstrate the direction of water flow coming from the hill. I did not; however, hear any others discuss any current problems that Windsor Park seems to suffer from in heavy rain. Their concerns were for future run-off. I'd love for you to keep the City of Franklin and the State of TN apprised not only of future concerns but also of those that affect us now as they develop a workable and sufficient stormwater plan. I have videos of rivers of water running through my property in heavy rain if you need them.

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Thank you for your time and consideration in addressing these issues.

Peace,
Phyllis Thompson



TUCK AWAY

DEVELOPMENT PLAN

PLANNING COMMISSION
January 28, 2021

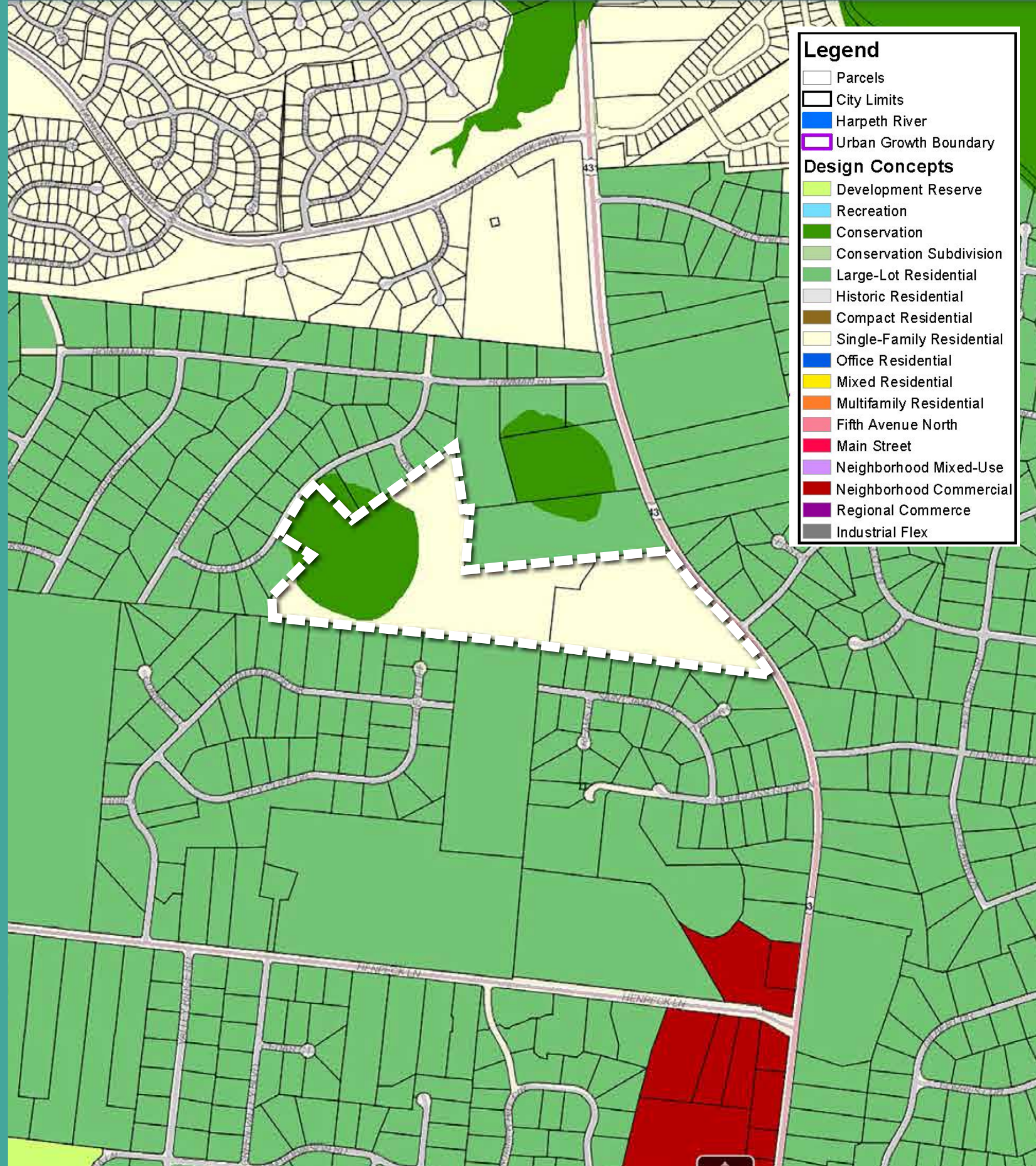
CITY OF FRANKLIN LIMITS

TUCK AWAY
DEVELOPMENT PLAN



**PROPERTIES RECENTLY
ANNEXED INTO CITY OF
FRANKLIN**

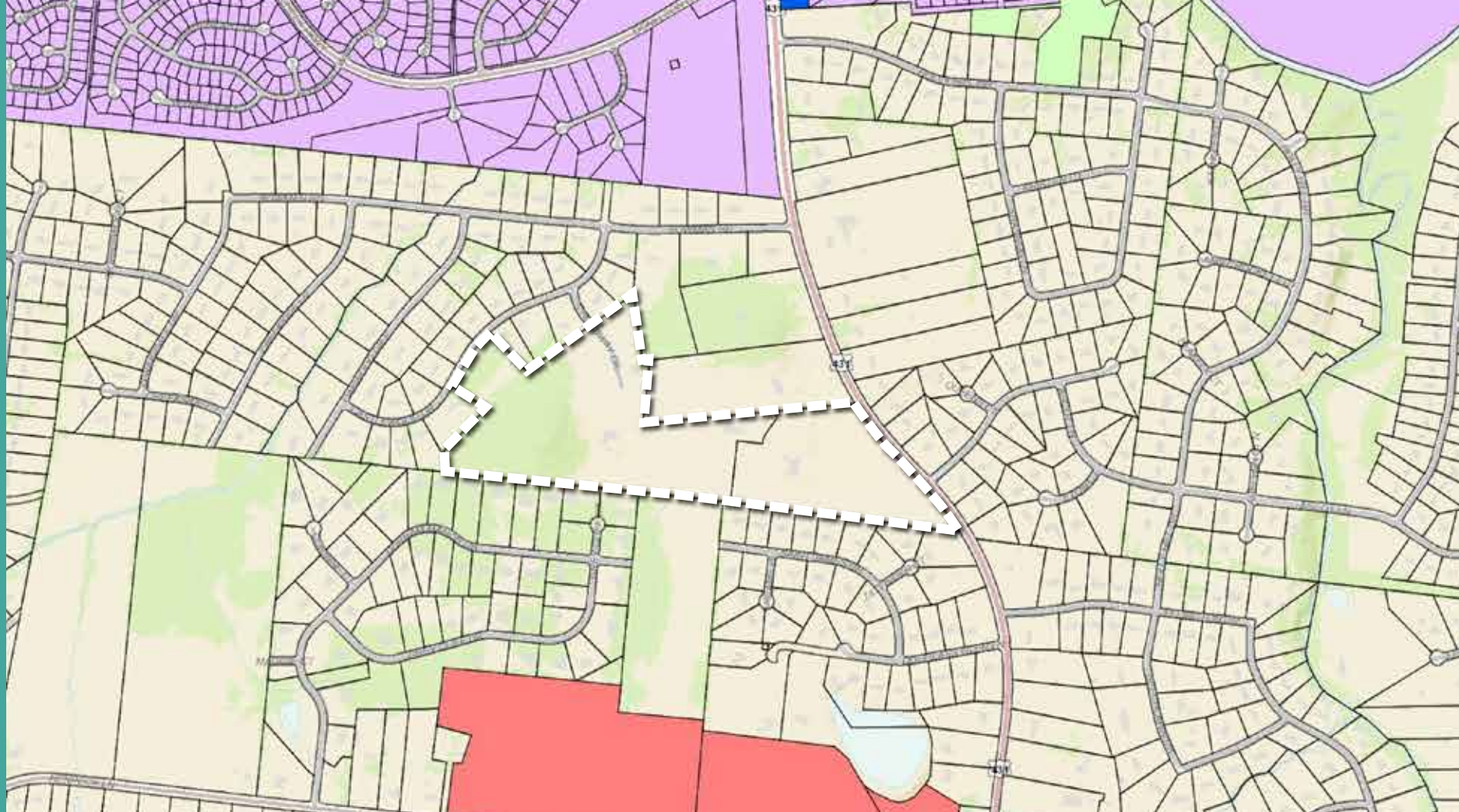
LOCATION MAP



ENVISION FRANKLIN

SINGLE-FAMILY RESIDENTIAL:

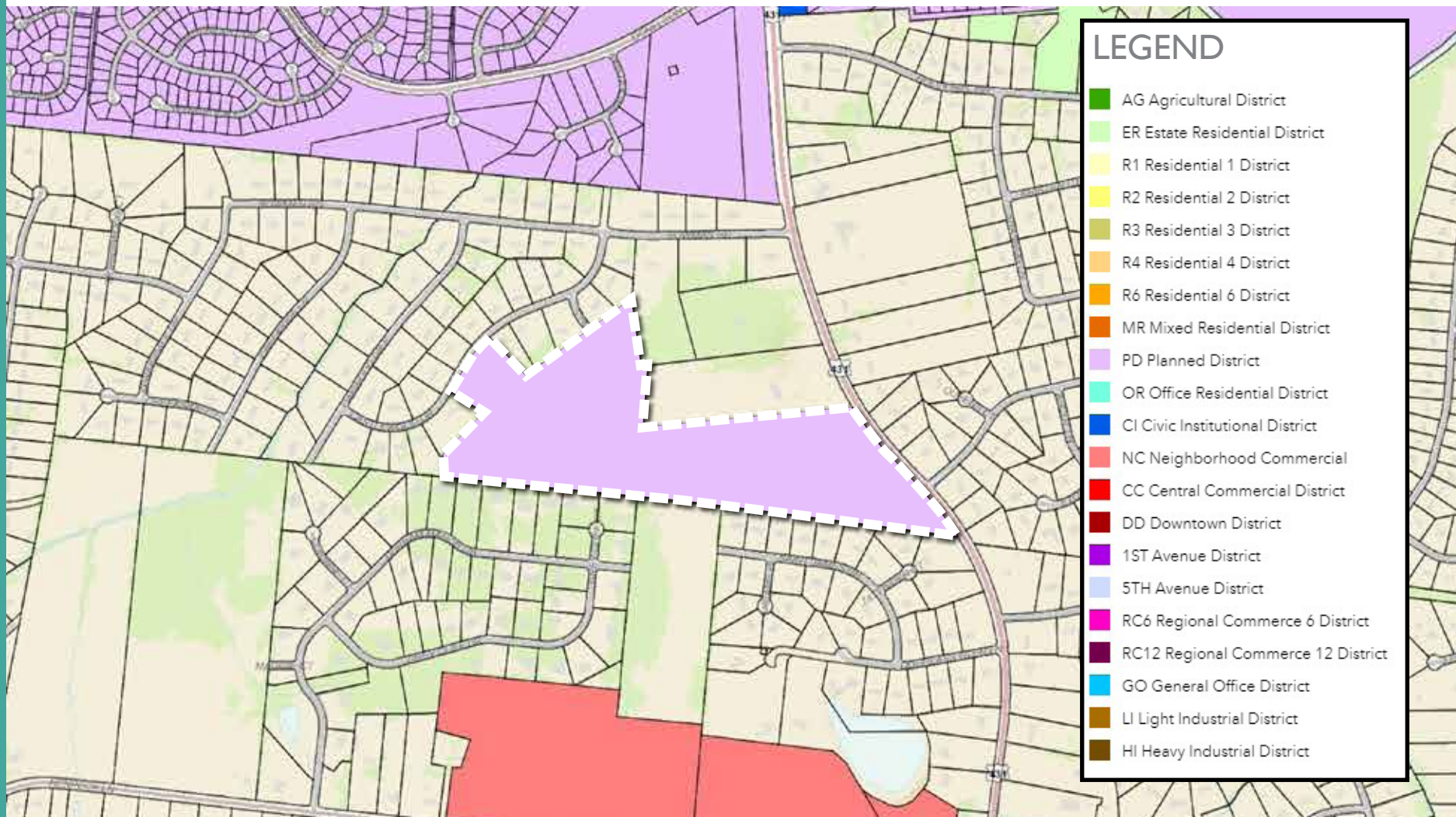
- RANGE OF SINGLE-FAMILY DWELLING AND LOT SIZES
- TRANSITION FROM EXISTING DEVELOPMENT PATTERNS IN ADJACENT NEIGHBORHOODS
- WALKABLE, WELL CONNECTED STREET SYSTEMS
- DESIGNED AROUND NATURAL FEATURES



EXISTING ZONING

CURRENTLY IN COUNTY:

Municipal Growth Area District (MGA-I)



LEGEND

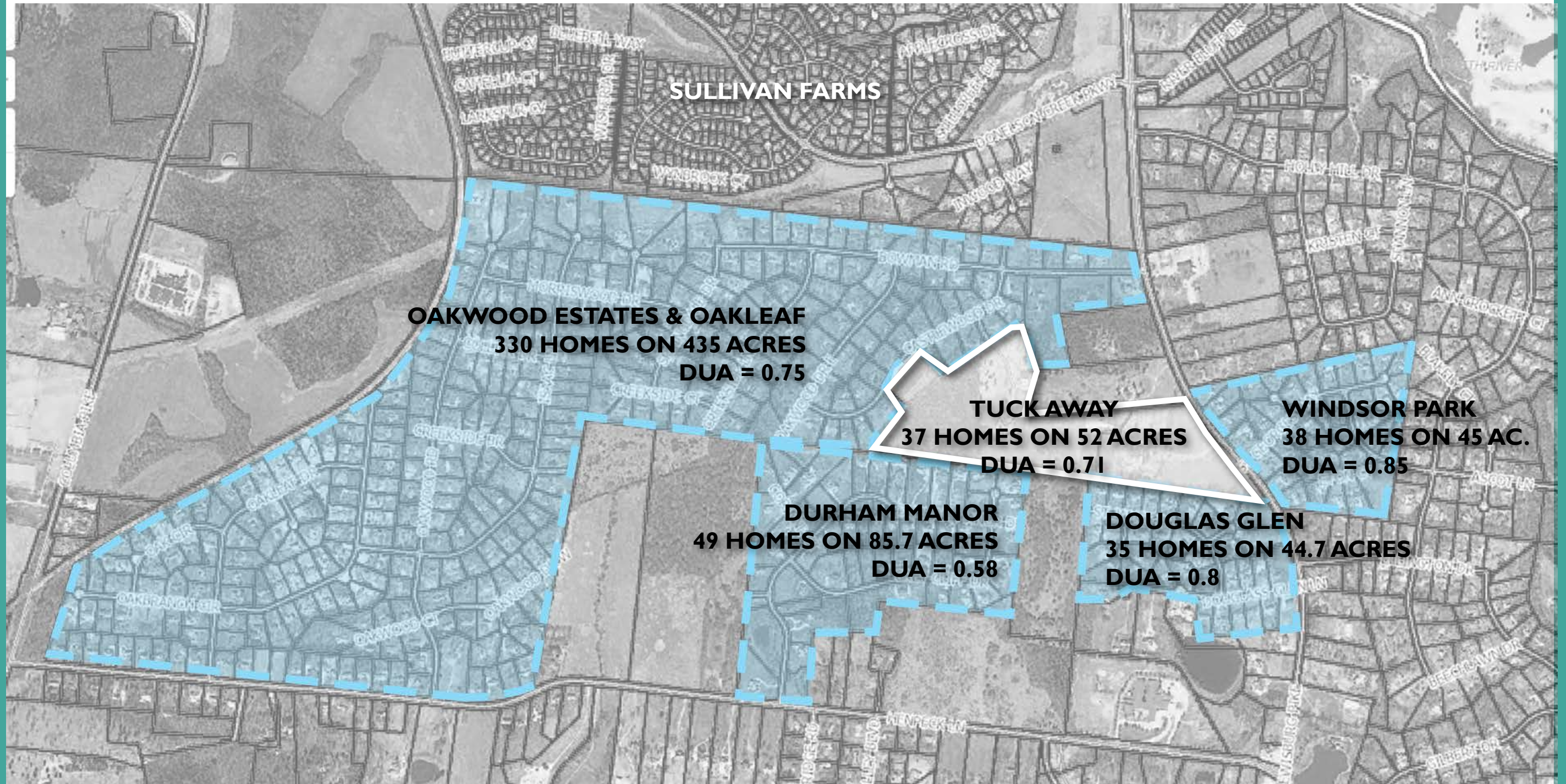
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

PROPOSED ZONING

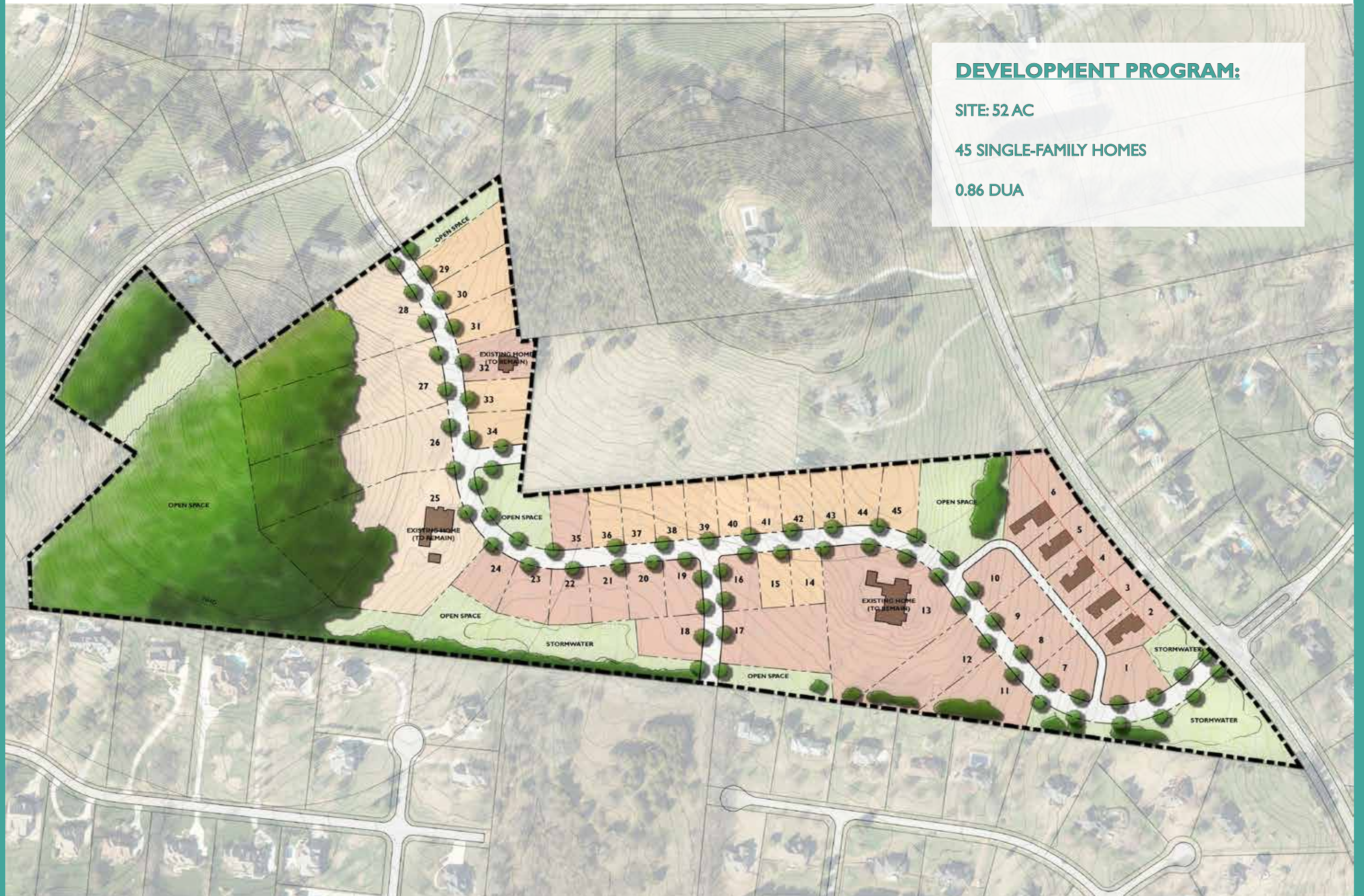
PLANNED DISTRICT (PD):

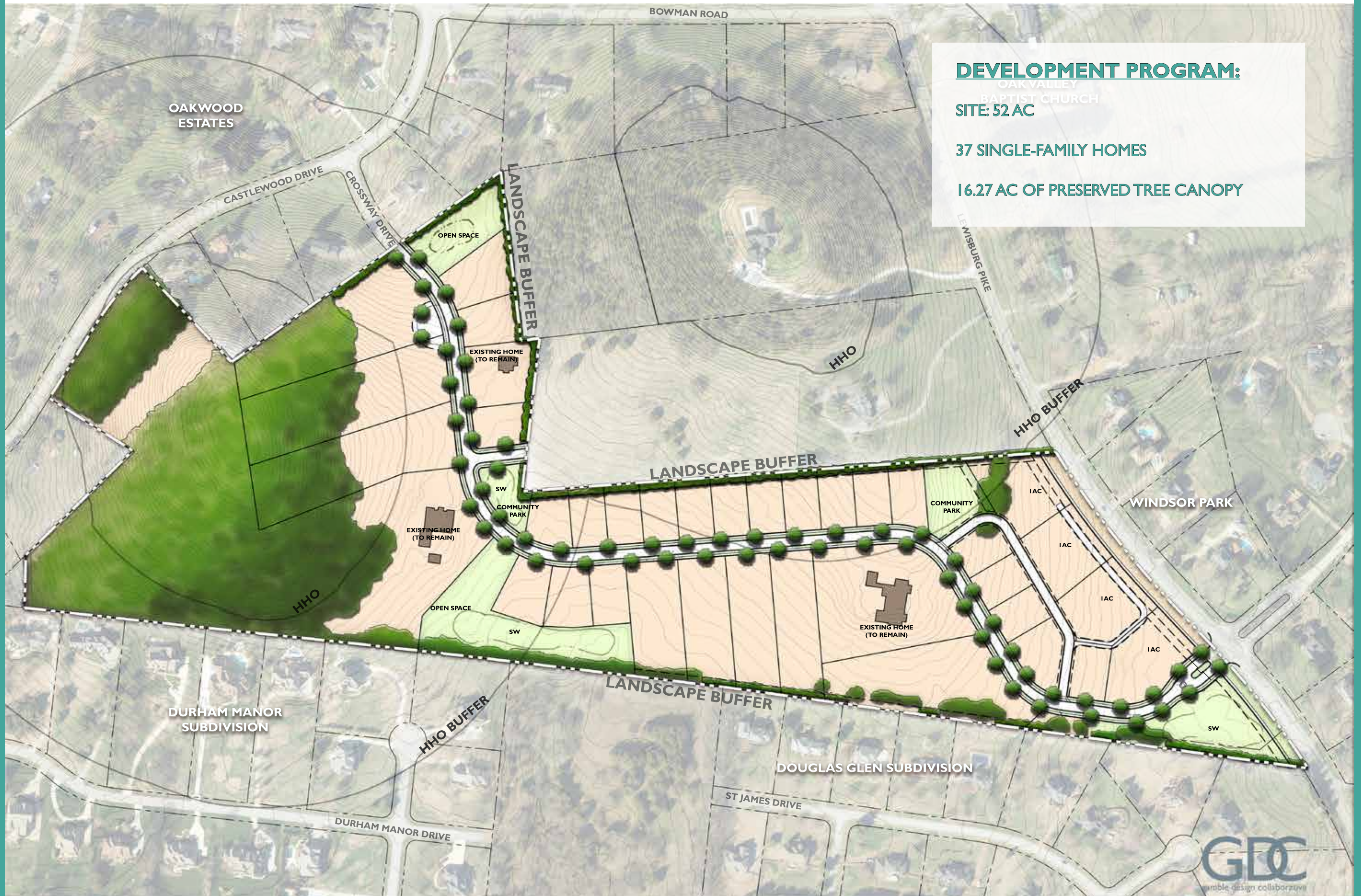
THE PD DISTRICT IS INTENDED TO:

- A. ALLOW FOR THE REVIEW AND APPROVAL OF A DEVELOPMENT PLAN THAT ESTABLISHES THE ENTITLEMENTS FOR A PROPERTY, INCLUDING A CUSTOMIZED COMBINATION OF PERMITTED USES, BUILDING TYPES, FRONTAGE TYPES, SETBACKS, AND ANY MODIFICATIONS OF STANDARDS IN ACCORDANCE WITH SECTION 20.8, DEVELOPMENT PLAN;
- B. ALLOW FOR THE IMPLEMENTATION OF ENVISION FRANKLIN GUIDING PRINCIPLES AND DESIGN CONCEPTS; AND
- C. UTILIZE THE PLANNED UNIT DEVELOPMENT PROCESS IN ACCORDANCE WITH STATE LAW. (COF ZO)











PREVIOUS PROGRAM:

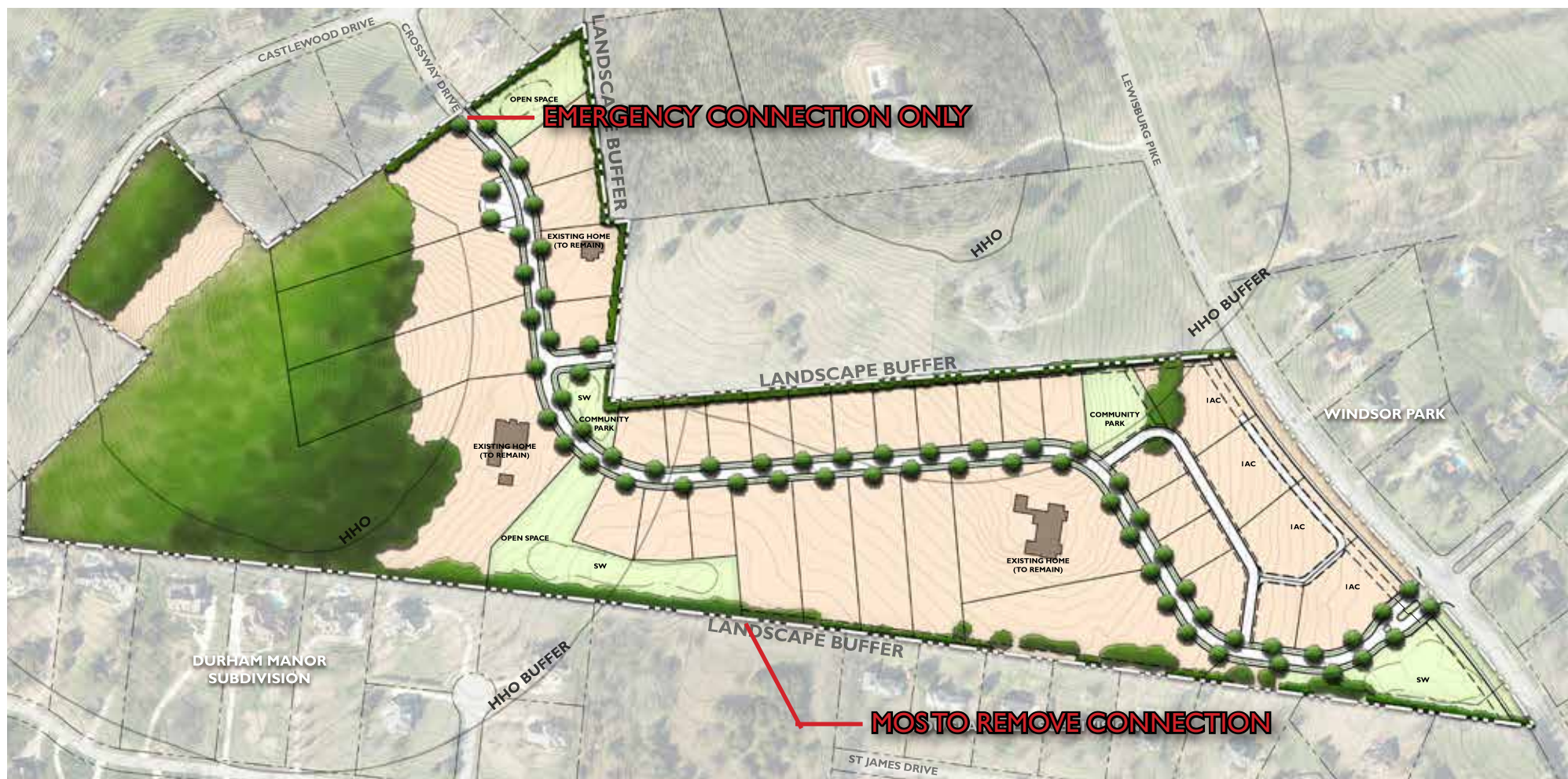
SITE: 52 AC

45 SINGLE-FAMILY HOMES

0.86 DUA

CONNECTIONS SHOWN TO NORTH AND TO SOUTH

- NEIGHBORS VEHEMENTLY OPPOSES FULL CONNECTION TO THE NORTH OR ANY CONNECTION TO THE SOUTH
- COUNTY HIGHWAY COMMISSION DENIED FULL CONNECTION TO THE NORTH OR ANY CONNECTION TO THE SOUTH



DEVELOPMENT PROGRAM:

- SITE: 52 AC
- 37 SINGLE-FAMILY HOMES
- 0.71 DUA
- 16.27 AC OF PRESERVED TREE CANOPY
- 1 ACRE LOT ABUTTING LEWISBURH PIKE
- 1 ACRE TRANSITION LOTS
- EMERGENCY CONNECTION PROVIDED TO THE NORTH
- 1 REQUESTED MODIFICATION TO STANDARDS TO REMOVE CONNECTION TO THE SOUTH

MODIFICATION OF STANDARDS:

SECTION 9.5.1(B) EXTERNAL CONNECTIVITY.

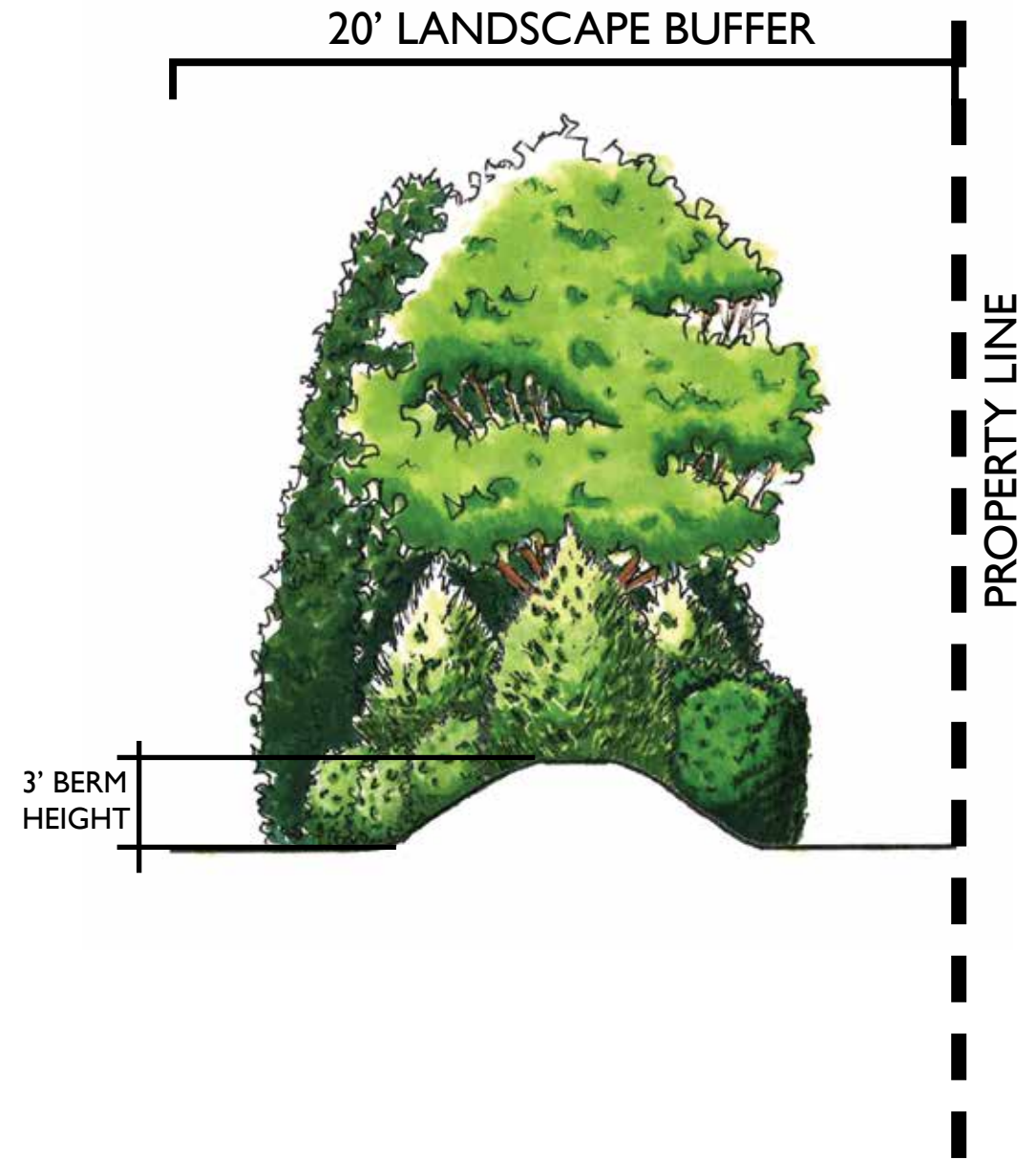
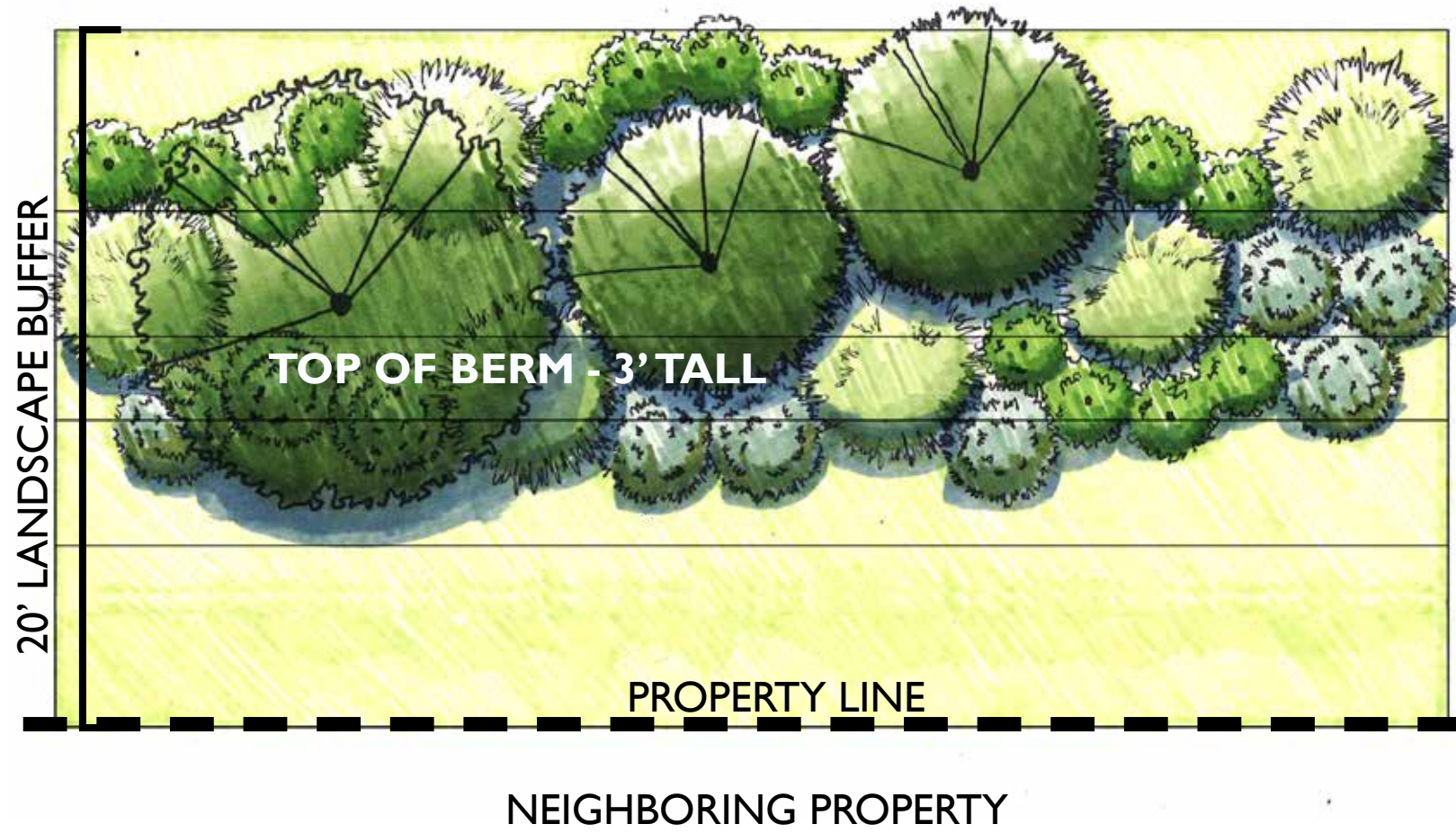
B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), Including connections to all existing streets or internal drives adjacent to the development site.

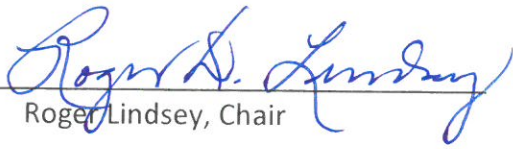
REQUEST TO REMOVE EXTERNAL STREET STUB CONNECTIONS TO SOUTHERN BOUNDARY.

This modification enhances the development by providing connections to areas that have potential to be annexed into the city of franklin. The southern boundary is bordered by established williamson county subdivisions.

This site is unique in that it surrounded by williamson county property on all sides. The concern for connectivity in all directions comes from the neighbors in the williamson county subdivision of oakwood estates as well as the williamson county highway commission. Oakwood estates, durham manor, and douglas glen subdivisions are already established neighborhoods, currently in williamson county jurisdiction that could only be annexed in the city of franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic north and south through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

Single-family policy established in envision franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood estates, durham manor, and douglas glen subdivisions are established neighborhoods, currently in williamson county jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the city of franklin and creating transition back to these neighborhoods.




Roger Lindsey, Chair

2/25/2021
Date