



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, April 22, 2021

6:00 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop 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. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Pursuant to the bylaws, this meeting does not provide for public comment; therefore, viewing only options will be provided. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Limited viewing will be available in the lobby of City Hall for up to ten persons to watch the live video. Masks are required in City Hall. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklinton>

CALL TO ORDER

1. Consideration Of Resolution 2021-83, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On April 22, 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: Kelly Dannenfelser, Amy Diaz-Barriga

NEW BUSINESS

2. (6:00 - 6:45 PM) Update on property owner engagement in the West Harpeth Area.

OTHER BUSINESS

ADJOURN

RESOLUTION 2021-83

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON APRIL 22, 2021, AND CONDUCT THEIR 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

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, Executive Order No. 65, Executive Order No. 71, and Executive Order No. 78 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the April 22, 2021, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for April 22, 2021, at 6:00 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklintn.gov/Home/Components/Calendar/Event/11050/1092>

IT IS SO RESOLVED AND DONE on this 22nd day of April, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

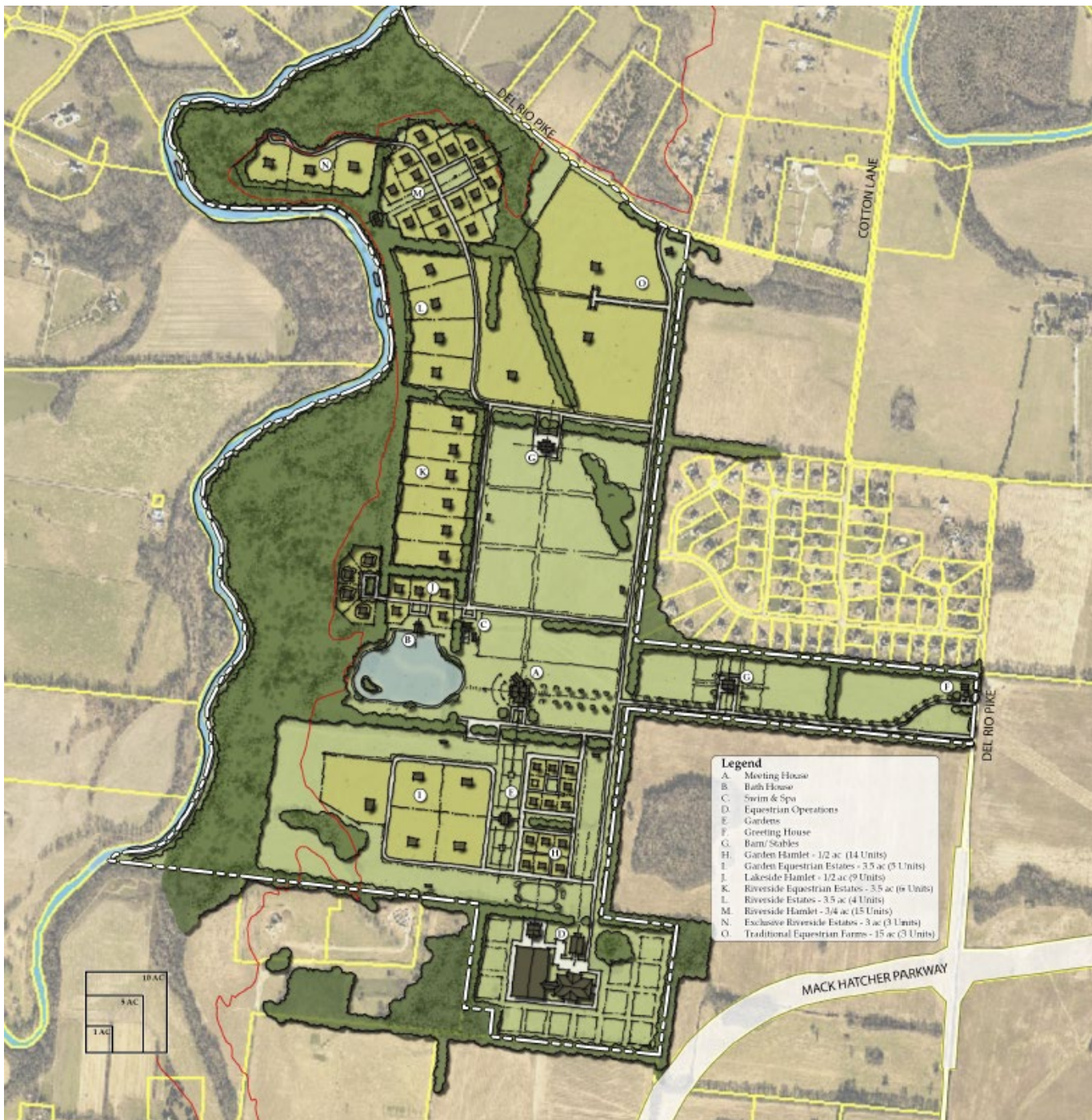
By: _____
Emily Wright
FMPC Secretary

By: _____
Roger Lindsay
FMPC Chair

Approved as to Form By:
Shauna R. Billingsley, City Attorney

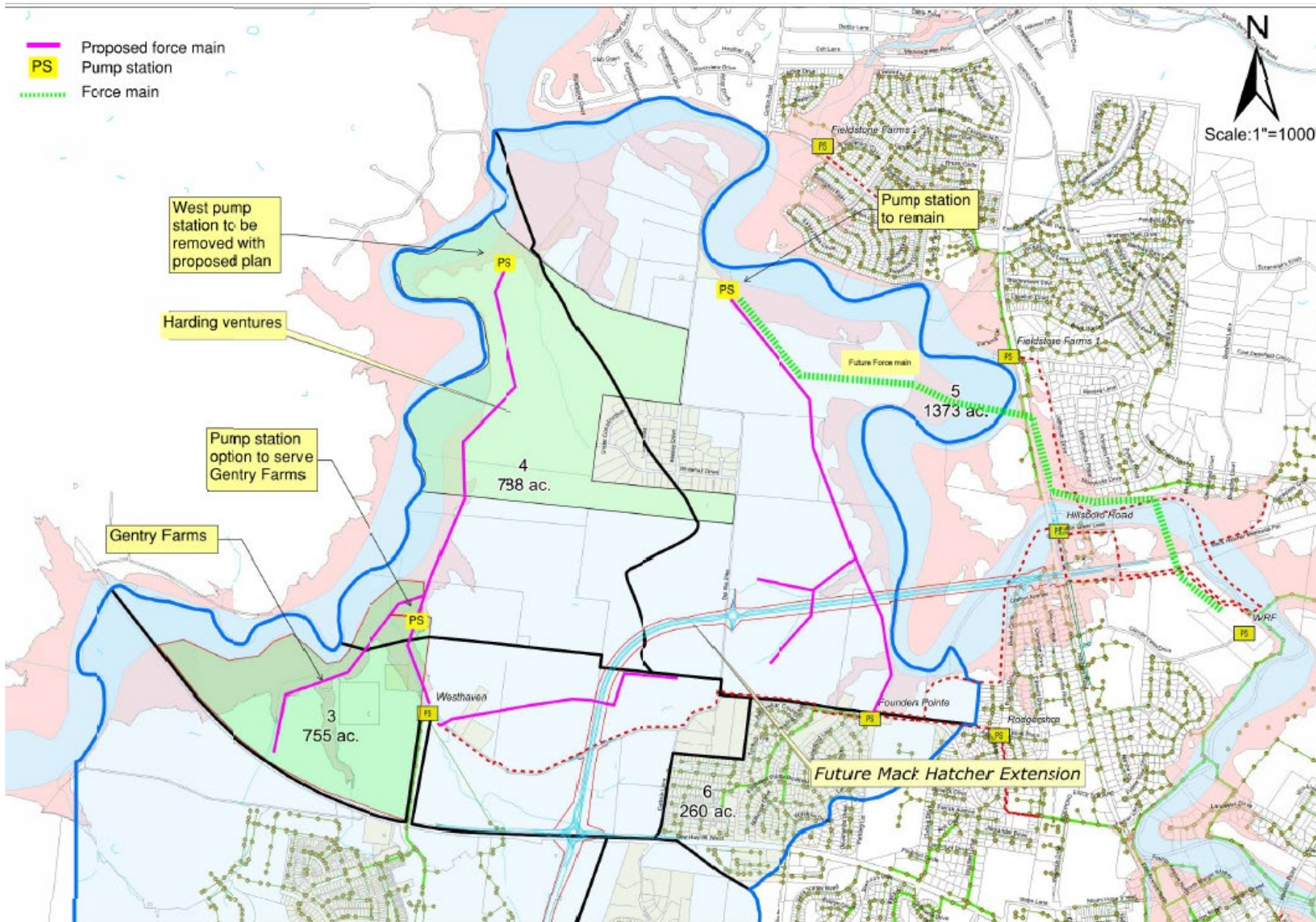
Harding Ventures Property

- Submitted Conceptual Plan
- Decides to develop low-density, equestrian development in County
- Submits sewer availability denial request to BOMA
- If BOMA approves denial request, then staff responds with Connect Franklin amendment and Sewer Basin Plan amendment



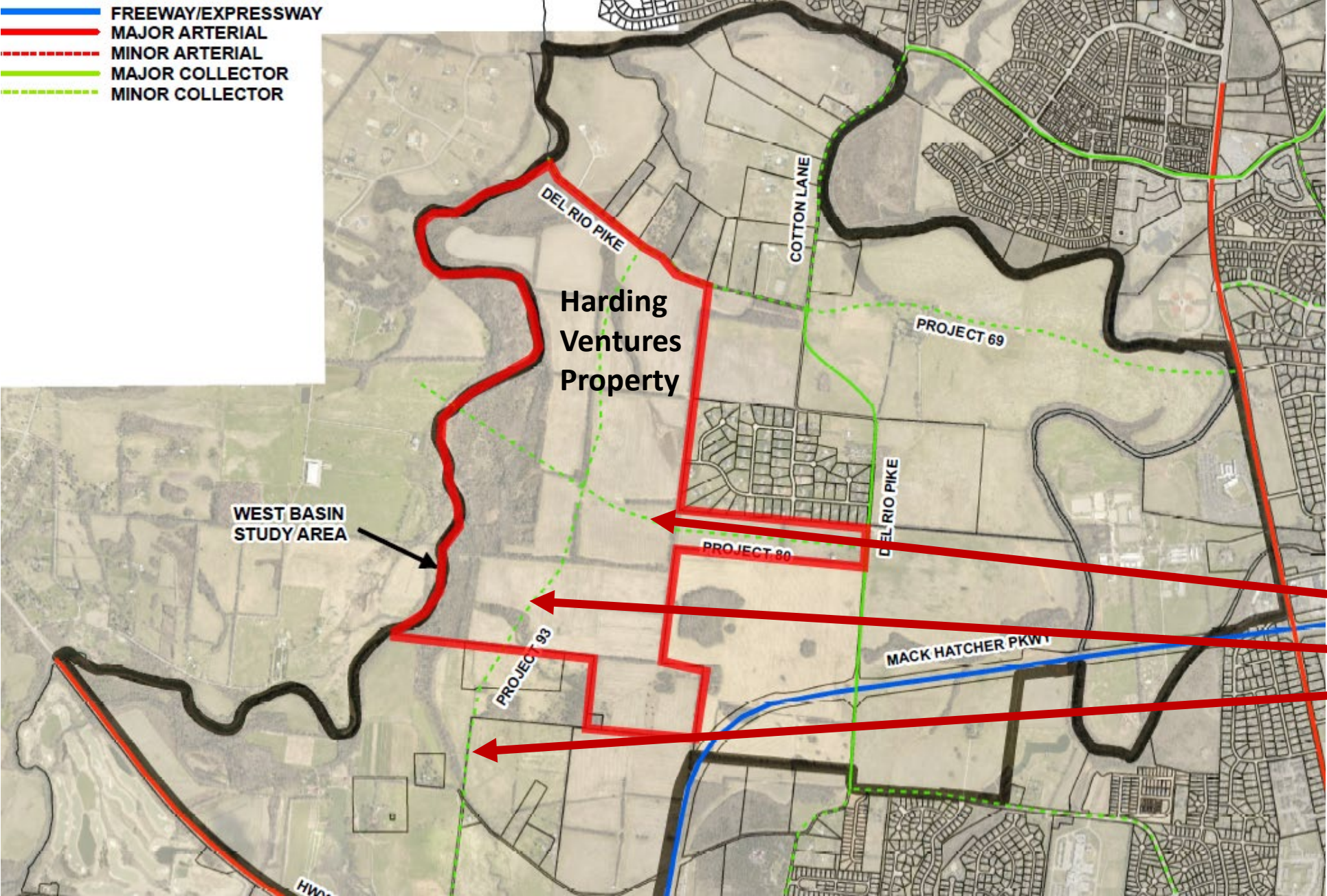
West Basin Plan Update

If Harding Ventures develops in the County, the West Drainage Basin Plan will need to be updated to remove proposed pump station from property.



Connect Franklin Amendment

-  FREEWAY/EXPRESSWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR

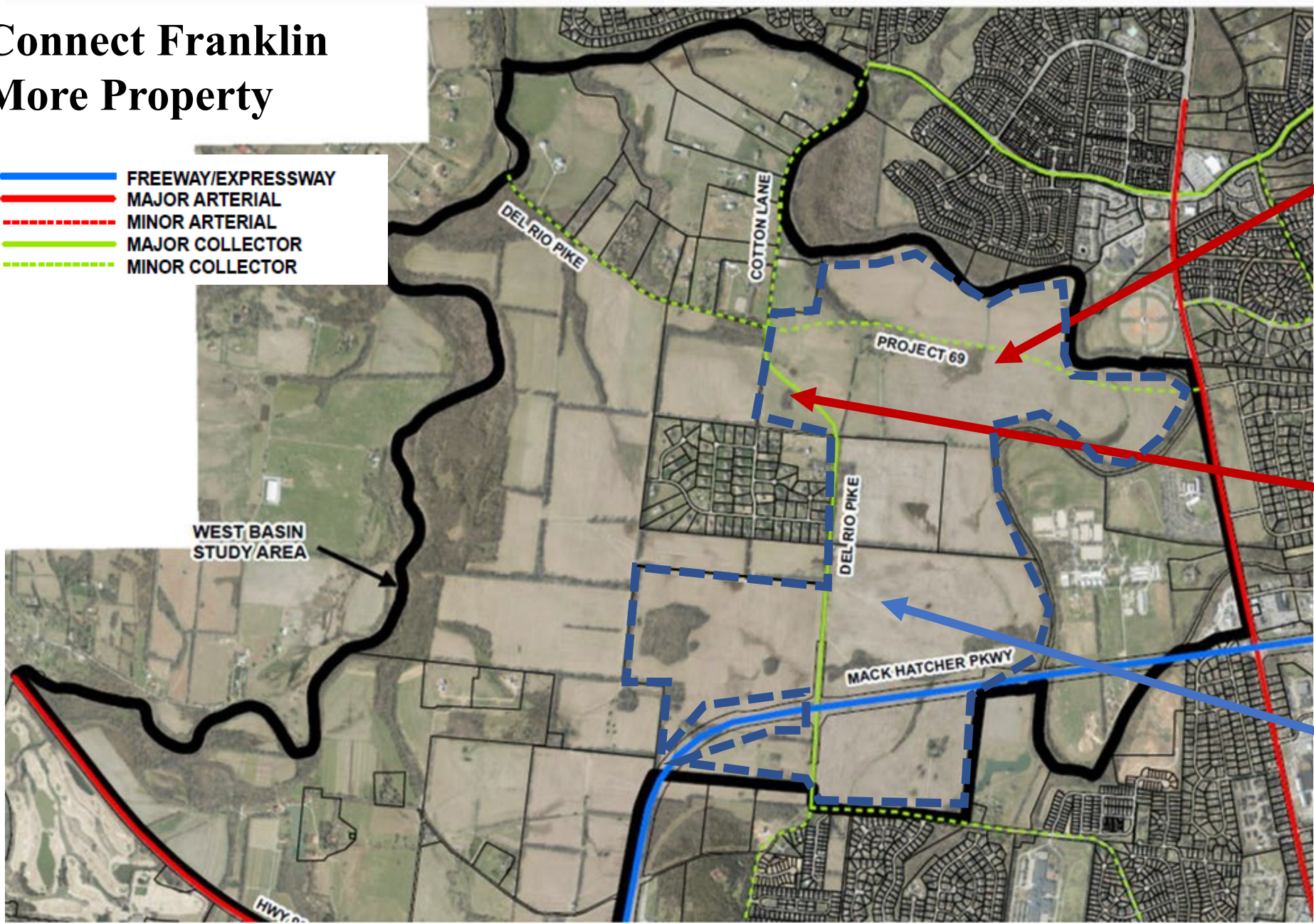


Connect Franklin updates include removal of collector streets from Gentry, Campbell, Harding Ventures properties by resolution (BOMA first then FMPC);

**Remove
Collectors
(93 & 80)**

Connect Franklin More Property

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



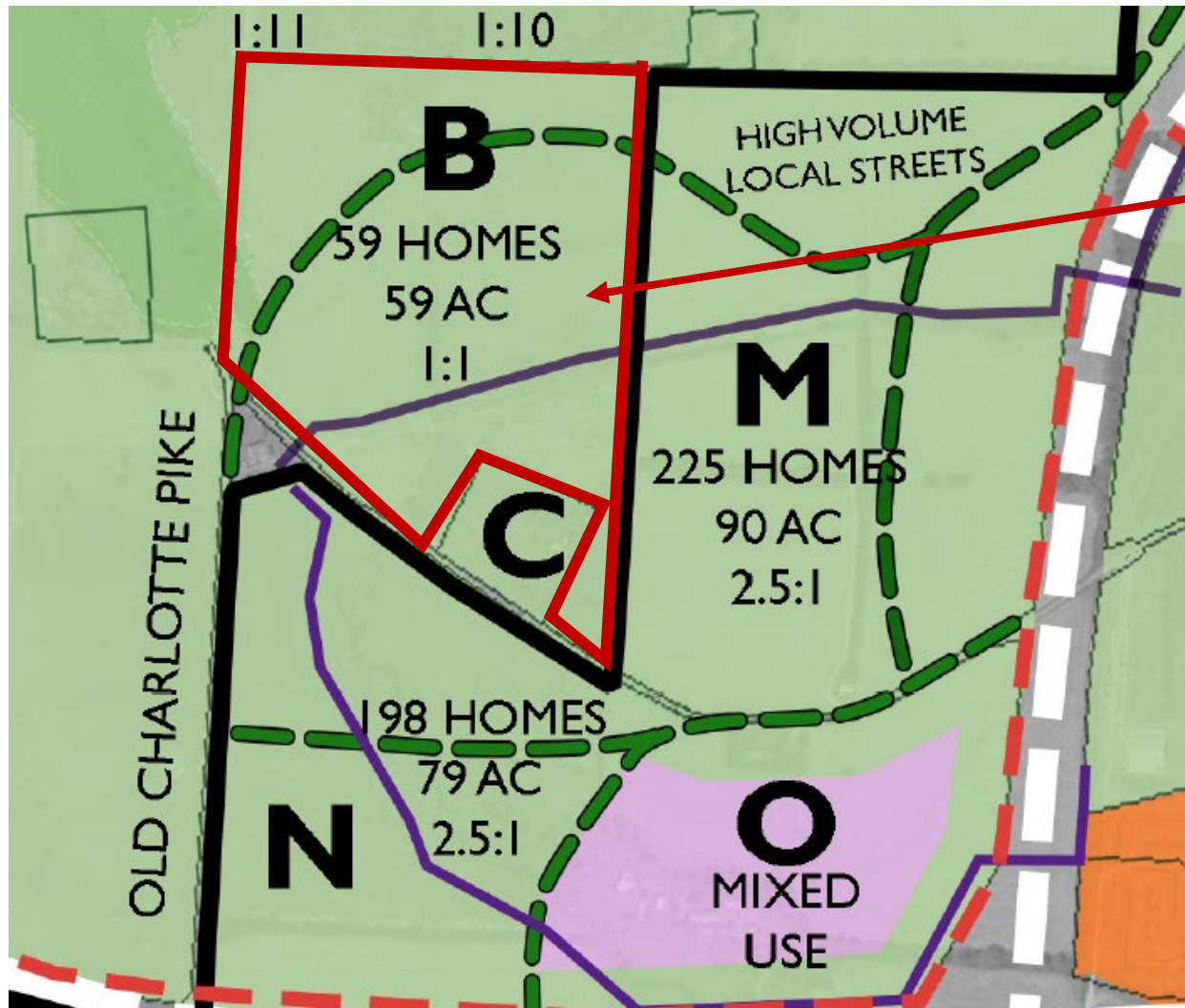
The staff recommends leaving east/west collector (69) shown on Connect Franklin, with a note that it would be development-driven

Ms. More is interested in commercial uses at this location and disagrees with the realignment, which is conceptual in nature.

**More Property
817 Acres**

Campbell Property

Annexation and Development Plan

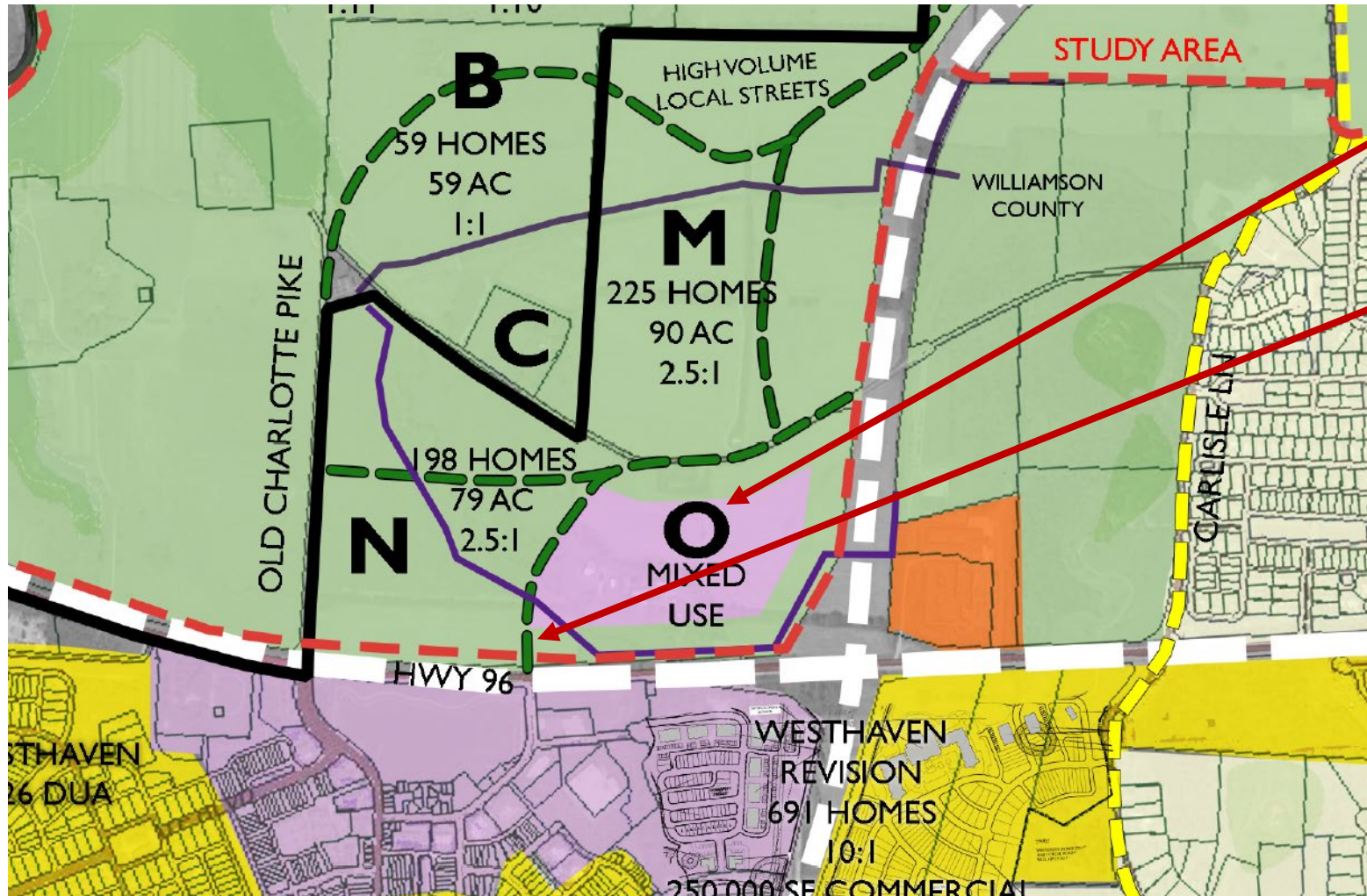


Campbell Property submits annexation and development plan after approval of Connect Franklin and Sewer Basin amendments

- CONSERVATION
- LARGE LOT RESIDENTIAL
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- SEWER LINES
- COLLECTOR ROAD
- LOCAL STREET - HIGH VOLUME

Envision Franklin Amendment

Short Farm Applicant Amendment



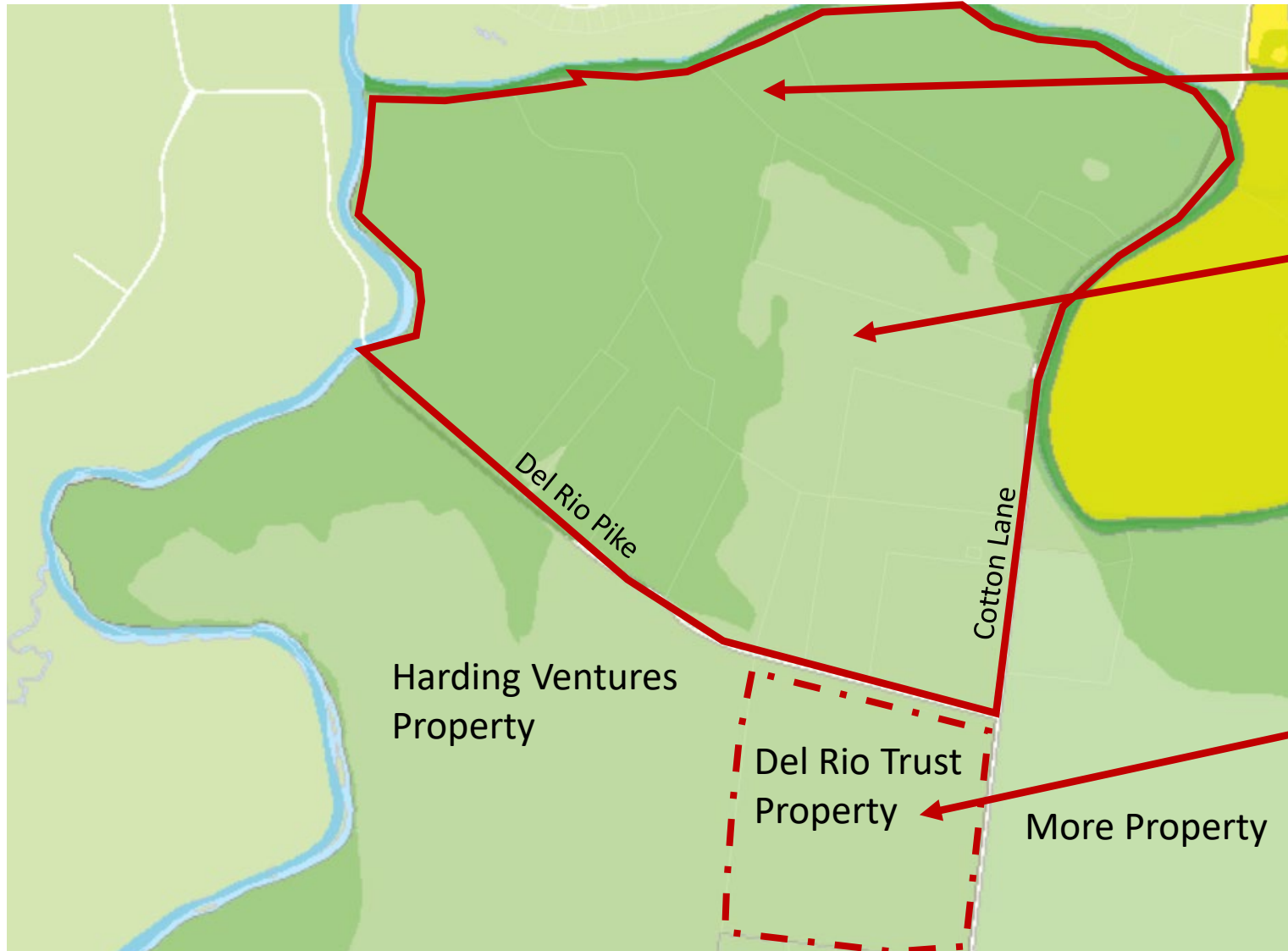
Applicant would submit Envision Franklin amendment request from Conservation Subdivision to Neighborhood Mixed-Use for O totaling 22 acres.

Right-in/Right-out at Front Street

- CONSERVATION
- LARGE LOT RESIDENTIAL
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- SEWER LINES
- COLLECTOR ROAD
- LOCAL STREET - HIGH VOLUME

Northwest UGB (outside of city limits)

West Harpeth Basin



Conservation (floodplain)

Conservation Subdivision Policy
(approximately 100 developable acres)
Annexation would be dependent upon
development of More Property. Pump
station required.

Del Rio Trust Property
55 acres
future development of 1 unit/acre
Annexation dependent upon
development of More Property

West Harpeth Next Steps

1. Harding Ventures Property submits sewer availability denial request and BOMA approves it;
2. Connect Franklin updates including removal of collector streets from Gentry, Campbell, Harding Ventures properties by resolution (BOMA first then FMPC);
3. Sewer basin plan is updated by resolution (BOMA) to reflect removal of planned infrastructure for Harding Ventures;
 - A. Gentry Farm Implications
4. Campbell Property annexation and development plan is submitted for review after sewer is denied for Harding Ventures showing density of 1 unit/acre and local streets;
5. Short Farm submits Envision Franklin plan amendment request.

Existing Envision Franklin Policy: Conservation Subdivision			
Study Area	2,170 acres	2.5 per acre	5,425 homes

Envision Franklin Policy: Conservation Subdivision Policy			
Special Consideration:			
1	Maximum of 1 home per acre for properties adjacent to Gentry Farm along Old Charlotte Pike		
2	Maximum of 2.5 homes per acre for properties north of Mack Hatcher Parkway		
3	50% open space		
4	Duplexes and townhouses, in addition to the residential land uses supported in this design concept, are appropriate in this area as a continuation of the traditional residential development pattern found at Westhaven on the south side of New Highway 96 West. Future uses at the intersection of Del Rio Pike and Mack Hatcher Parkway may include limited local commercial and transitional office uses to support the surrounding residential neighborhoods. Development should be master planned and integrated into the design of the entire area. Transportation infrastructure is limited in this area. New development shall enhance and improve the street network. Large residential developments may not be appropriate until Mack Hatcher Parkway is constructed in this area.		
5	Properties east of Del Rio Pike and North of Whitehall will have a maximum of 1 home per acre		

A	Gentry Farm	359 acres	1 per 5 acres	72 homes	
B	Campbell Property	59 acres	1 per acre	59 homes	
C	Barkley Property	5 acres	1 per acre	5 homes	
D	Montgomery Farm	11 acres	1 per 11 acres	1 home	
E	Winn Farm	10 acres	1 per 10 acres	1 home	
F	Harding Ventures	570 acres	1 per 10 acres	57 homes	
G	Whitehall	92 acres	1 per 1.31 acres	70 homes	
H	Del Rio Trust	56 acres	1 per acre	56 homes	
I	More Farm	354 acres	1 per acre	354 homes	
J	More Farm	60 acres	1 per acre	60 homes	
K	More Property	282 acres	2.5 per acres	705 homes	
L	More Property	121 acres	2.5 per acres	303 homes	
M	Short's Property	90 acres	2.5 per acres	225 homes	
N	Short's Property	79 acres	2.5 per acres	198 homes	
Total		2,148 acres	1.01 DU/AC	2,166 homes	3,259 Reduction

Envision Franklin Policy: Neighborhood Mixed-Use				
Special Considerations:				
1 Agricultural Commercial Uses and Neighborhood Supporting Commercial are acceptable uses				
2 Multifamily Uses may be horizontally and vertically integrated.				
3 Maximum number of stories: 3				
O	Short's Property	22 acres		Mixed use
	Total	22 acres		

PROPOSED DESIGN CONCEPTS

