



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 27, 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 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.
- 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 are accepted until 12:00 PM (noon) on the day before the meeting.
- Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom if social distancing can be met, or wait in the lobby. Staff will ensure that those speakers waiting in the lobby are called in when their item is being discussed.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of the April 22, 2021 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning

Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

Although public notices were mailed for the Brownland Farm Rezoning and Development Plan, and the Christ Community Church PUD Development Plan revision, these items were removed from the agenda due to incomplete submittals. When these items are again placed on an FMPC agenda, a new public notice will be mailed.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3, 4, And 6 On The Consent Agenda.

SITE PLAN SURETIES

3. Silver Grace PUD Subdivision, Site Plan, Section 1; Release The Maintenance Agreement For Landscaping Phase B And Landscaping Phase C Improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

4. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To May 26, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

5. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

Sponsors: Emily Wright, Andrew Orr, Eric Conner

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Lockwood Glen PUD Subdivision, Final Plat, Section 17, Creating 49 Residential Lots, Two Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 11.77 Acres, Located Near The Intersection Of Braidwood Lane And Halswelle Drive. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

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- 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:989 9601 9303 ; Password: 854623. 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>

CALL TO ORDER

Chair Lindsey called the Planning Commission meeting to order at 7:02 PM.

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

1. Consideration Of Resolution 2021-84, A Resolution Declaring That The Franklin Municipal Planning

Commission 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

Attachments: 1. 2021-84 RES Declaring Need for Electronic Meeting_FMPC_04.22.21.Law Approved

Chair Lindsey asked for a motion to approve Resolution 2021-84.

Chair Lindsey asked for citizen comments. There were none.

Commissioner McLemore moved, seconded by Commissioner Mann, to approve Resolution 2021-84.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Resolution 2021-84, Item 1, by Commissioner Alma McLemore second by Commissioner Nick Mann;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

Chair Lindsey read the following announcement:

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- Call in to the conference meeting 1-312-626-6799; Meeting ID: 98996019303; Password: 854623. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public could email comments to planningintake@franklinTN.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments were 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.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The March 25, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. Draft FMPC Minutes March 2021 with Attachments

Chair Lindsey asked for a motion to approve the Minutes from the March 25, 2021 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

Commissioner Ann Petersen;

Motion Passed 9-0

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

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 Executive Order which has allowed virtual meetings to be conducted has not been extended after April 30th by Governor Lee. The Planning Commission for May is expected to be in person. The City will follow the CDC guidelines to ensure a safe in-person experience.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

3. Consideration Of Approval Of Items 4, 5, And 14 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 4, 5, and 14.

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

Commissioner Harrison moved, seconded by Commissioner McLemore, 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 3, 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, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

4. Westhaven PUD Subdivision, Site Plan, Section 15, Resubdivision Of Lot 4032 (Live-Work Units); Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

Sponsors:

Paula

Kortas

Attachments:

None

This Item was approved on the Consent Agenda.

5. Westhaven PUD Subdivision, Site Plan, Section 27; Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This Item was approved on the Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

6. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

Sponsors:

Kelly Dannenfelser, Andrew Orr, Eric Conner

Attachments:

1. Area Map
2. Resolution 2021-26
3. Buckley Property Treemont Letter
4. City Of Brentwood Letter to City of Franklin re Buckley Property
5. Staff Report
6. Deferral Request

Mr. Andrew Orr, Long Range Planning Supervisor, stated that the Buckley property is located north of Lynnwood Way, along Sawyer Road. It borders rural properties in the County and low density residential in the City of Brentwood. The proposed plan amendment would change the design concept from Conservation Subdivision to Multi-family Residential. Introducing Multi-family uses in this undeveloped corner of the city limits would create an abrupt change in massing, scale, and density, and not provide an adequate transition to the surrounding properties. When comparing this proposal against the plan amendment criteria established by Envision Franklin, the staff does not believe that a change is warranted and believes that single-family residential should remain the primary use of the site, with a supporting mix of duplexes and big houses as Envision Franklin recommends.

Mr. Orr stated that another major concern is the limited access. Sawyer Road is an unimproved county road and the viability of the second access point onto Lynnwood Way has not been determined. Either way, the limited access does not lend itself well to high density residential uses.

The applicant requested a deferral to the May 27, 2021 Planning Commission meeting. The staff did not think additional time will affect the recommendation on a request to change the design concept to Multi-family Residential.

Staff is recommended disapproval of Resolution 2021-26.

Mr. Orr stated that they did receive some additional correspondence that Kelly Dannenfelser would speak on.

Ms. Dannenfelser stated that Staff had received two letters in opposition to this item. One letter is from the City Manager for the City of Brentwood, Mr. Kirk Bednar. This letter has been included in the packet information for the FMPC Commissioners. The second letter is from the Tremont HOA. Both letters support the current Envision Franklin policy. These letters will be included in the minutes.

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 deferral of this item to the May 27, 2021 Planning Commission meeting. Mr. Gamble stated that at the last Joint Conceptual Workshop, the Board of Mayor and Aldermen (BOMA) and FMPC Commissioners asked for lower density. He stated that they are contemplating a new development plan. They are interested in the new Zoning Ordinance category for Continuum of Care for Senior Living. This use is not considered Institutional Envision Franklin.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to defer the item to the May 27, 2021 Planning Commission meeting.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked if these changes had been discussed with Staff.

Mr. Gamble stated that they have additional submittals before the next Planning Commission meeting. He stated that they will be in discussions with Staff.

Mr. Orr stated that, if they seek to do a Senior Assistant Living facility in a Multi-Family form, a change in design concept from Conservation Subdivision to Multi-Family would still be needed. He stated that they have not discussed this at length with the DRT Committee, but it is unlikely this would change the Staff recommendation.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-3). Alderman Petersen, Commissioner Allen, and Chair Lindsey voted against the motion.

ACTION:	Motion to Defer the Resolution 2021-26 to the May 27, 2021 Planning Commission Meeting, Item 6, by Commissioner Jimmy Franks second by Commissioner Scott Harrison; Motion Passed 6-3
AYES:	Jimmy Franks, Scott Harrison, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann
NOES:	Ann Petersen, Marcia Allen, Roger Lindsey
ABSTAIN:	None

VESTED RIGHTS/SITE PLAN EXTENSION

7. Consideration Of A Six-Month Extension Of The Township PUD Subdivision, Site Plan, Section 2, To November 28, 2021.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga

Attachments:

1. MAP Township Site Plan extension request
2. Eatherly Letter to Cty of Franklin-Extension Request site plan 7216 Harmony House
3. Pages 1-8 from 7216 - Township, Sec 2 - Approved Full Set_archive
4. Pages 9-16 from 7216 - Township, Sec 2 - Approved Full Set_archive-2
5. Pages 17-24 from 7216 - Township, Sec 2 - Approved Full Set_archive-3
6. Pages 25-32 from 7216 - Township, Sec 2 - Approved Full Set_archive-4
7. Pages 33-40 from 7216 - Township, Sec 2 - Approved Full Set_archive
8. COF 7216 Township, SP, Sec 2 Conditions of Approval_01

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the owner of the property is requesting the first of two allowable site plan extensions for the Township Site Plan Section 2 site plan. The PUD was vested on February 24, 2015 under the 9-24-2014 Zoning Ordinance. The Site Plan for section 2 is currently set to expire on May 28, 2021. The owner has cited two reasons for the extension request: 1) because the completion of Section 1 took longer than expected, and 2) there has been some changes in project management. If the six-month extension is approved, the applicant will have until November 28, 2021 to obtain approval of a Building Permit. The owner has one other opportunity to request a second six-month extension.

Staff recommended Approval of Item 7.

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

The Applicant was not present.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Item 7.

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 Item 7, 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, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

ANNEXATIONS AND PLANS OF SERVICES

8. Consideration Of Resolution 2021-70, A Resolution Adopting A Plan Of Services For The Annexation Of Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, By The City Of Franklin, Tennessee.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Southvale PUD POS-Annex
2. RES 2021-70_Southvale PUD_POS_with Exhibits.Law Approved
3. ANNEX Survey - Lewisburg Pk PUD - Pre App

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the eight properties consisting of approximately 244 acres.

The Property is located within the City of Franklin water service area. Because of this distance, reclaimed water will not be required to be extended to the property. The properties are located within the Goose Creek Basin and the Hillsboro, Burwood, and Thompson Station Utility District service area.

Access to the property shall be provided from Lewisburg Pike. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation and Environmental Services.

Staff recommended Approval of Resolution 2021-70 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. Mr. Gamble stated that they did not have a presentation for the Plan of Services.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-70 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 of Resolution 2021-70, Item 8, 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, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

9. Consideration Of Resolution 2021-71, A Resolution To Annex Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, Consisting Of 244.08 Acres, Located West Of Lewisburg Pike And South Of Goose Creek Bypass And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Southvale PUD POS-Annex
2. RES 2021-71_Southvale PUD_Annexation_with Exhibits.Law Approved
3. ANNEX Survey - Lewisburg Pk PUD - Pre App

Mr. Bryan stated that this property falls into the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study.

The subject properties requesting annexation are within the Conservation Subdivision 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 and attached residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Staff recommended Approval of Resolution 2021-71 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 . Mr. Gamble stated that there was not a presentation for the Annexation request.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-71 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked for the map to be shown.

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 of Resolution 2021-71, Item 9, by Commissioner Alma McLemore second by Commissioner Jimmy Franks;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2021-08, An Ordinance To Zone 244.08 Acres To Planned (PD 2.09) District, Scenic Corridor Overlay (SCO) District, Hillside Hillcrest Overlay (HHO) District, For Property Located West Of Lewisburg Pike And South Of Goose Creek Bypass, (Southvale PUD Subdivision).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Southvale PUD Zon-DP
2. ORD 2021-08_Southvale PUD_Zone_with Exhibits.Law Approved 2
3. Southvale PUD Survey_Part1
4. Southvale PUD Survey_Part2

Mr. Bryan stated that the applicant is requesting to zone approximately 244 acres as Planned (PD 2.09) District to accommodate the proposed Southvale PUD Subdivision. Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The applicant is proposing 512 total dwelling units through a variety of single-family, duplex, and multiplex building types for a density of 2.09 dwelling units per acre. The associated development plan also preserves the recommended 50 percent open space.

Staff recommended Approval of Ordinance 2021-08 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. Mr. Gamble is representing Ford Classic Homes. He stated that the original intent of the annexation request and development plan for this property was to be tied to the Southbrooke PUD. The Southbrooke PUD was approved in February, 2020 which included both the north and south side of Stream Valley. The single family area to the north is called "The Meadows" and "The Villages" is to the south of Stream Valley. The overall area of this proposed development plan is 244 acres. Approximately 150 acres (61%) is being set aside as open space, most of which is located in the HHO. They are proposing 169 single family detached homes, 31 duplex buildings, and 60 multiplex buildings. This number has been reduced since the Joint Conceptual Workshop. The total number of homes will be 512. This includes a mixed income neighborhood, multi-generational homes, which will complement the growing commercial for the Berry Farms area. They are proposing a mixture of architecture, including single family detached homes. They are contemplating multiplex buildings fronting Lewisburg Pike. This Master Plan takes in mind the future widening of Lewisburg Pike. The multiplex buildings will have a setback of 80 feet from the future right of way line on Lewisburg Pike. They have three proposed phases. The north phase includes single family homes and multiplex buildings. They are proposing that the multiplex buildings be grouped in sets of 3, 4, or 5. The single family homes are alley loaded from behind. There are two access points from Lewisburg Pike. The third area to the south, will consist of duplexes, single family and multi-family homes. There will be a start for a collector road that will extend to Goose Creek Bypass in the future.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-08 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 of Ordinance 2021-08, Item 10, by Commissioner Jimmy Franks 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 Williamson, Nick Mann

NOES: None

ABSTAIN: None

11. Consideration Of Resolution 2021-72, A Resolution Approving A Development Plan For Southvale PUD Subdivision, For Eight Properties Located West Of Lewisburg Pike And South Of Goose Creek Bypass.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Southvale PUD Zon-DP
2. RES 2021-72_Southvale PUD_DP._with Exhibits.Law Approved
3. 7495 Southvale PUD_DP_Conditions of Approval_01
4. Southvale PUD Development Plan Sheet
5. 04-01 Southvale DP Resubmittal Set_Part1
6. 04-01 Southvale DP Resubmittal Set_Part2
7. 04-01 Southvale DP Resubmittal Set_Part3
8. 04-01 Southvale DP Resubmittal Set_Part4
9. 04-01 Southvale DP Resubmittal Set_Part5

Mr. Bryan stated that the proposed Southvale PUD Subdivision plan proposes 512 dwelling units on 332 lots consisting of single-family, duplex, and multiplex building types with both three and four dwelling units per building. The plan further breaks down to 196 single-family lots and 136 attached residential lots.

The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision Design Concept by maintaining 50 percent open space and preserving the hillsides and establishing deep setbacks along Lewisburg Pike.

The plan has a total of 13.78 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

Mr. Bryan stated that a few years ago, a study was conducted to determine the number of lots that could be below the 40 ft. threshold.

The new development is within close proximity to a property that is on the National Register of Historic Places and the architecture directly across from the property should be particularly sensitive to the local historic resource.

Staff recommended Approval, with Conditions, of Resolution 2021-72 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. Mr. Gamble stated that there are new guidelines regarding Conservation Subdivision and lot size. The plan has been revised to follow those guidelines. Special consideration will be given to the design of the homes directly across the street from the Historic Sugar Hill property. The homes will be spaced further apart along Lewisburg Pike. They are looking to have an organic rhythm of architecture. Southvale will have a separate HOA from Southbrooke, however, they will share some amenities. Approximately 125 acres of open space will be shared with Southbrooke. There are two accesses from Lewisburg Pike. There will be a pool, a garden site, club house, and trails. The club house will include an event room and fitness center. This proposed PUD is in 3 phases. The first phase is in the middle due to the sewer lines already being constructed. The second phase is to the north. The Meadows sewer line will need to tie into the Berry Farms Chadwell development. Phase three will require a future sewer line that will tie into Stream Valley. Six turn lanes are proposed at the intersection of Goose Creek Parkway and Lewisburg Pike. There will be a new traffic signal installed with Phase 1. This signal will be located at Stream Valley's main entrance.

Several left and right turn lanes will be added along Lewisburg Pike.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, to recommend Approval, with Conditions, of Resolution 2021-72 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann asked about the cul-de-sac across from the historic property.

Mr. Gamble explained the requirements.

Ms. Diaz-Barriga stated that the cul-de-sac had been removed from the plan in the latest revision. Now, the houses with side facades are facing Lewisburg Pike.

Chair Lindsey asked if the street still existed, but without the cul-de-sac.

Mr. Gamble confirmed that the cul-de-sac had been removed from the developed plan, but the street still exist.

Commissioner Williamson asked if the park will be private.

Mr. Gamble stated that the park will be private and maintained by the Home Owner's Association.

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, with Conditions, to the Board of Mayor and Aldermen the Resolution 2021-72, Item 11, by Commissioner Alma McLemore second by Commissioner Scott Harrison;

Motion Passed 9-0

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

NOES: None

ABSTAIN: None

12. Consideration of Ordinance 2021-09, An Ordinance To Rezone 28.91 Acres From Agricultural (AG) District To Neighborhood Commercial (NC) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Barrett Prop Rez
2. ORD 2021-09 Barret Prop-Goose Creek Rez.with Exhibits.Law Approved
3. 2021-04-01 Barrett Property-Goose Creek Resubmittal

Mr. Bryan stated that the applicant is requesting to rezone 28.91 acres from Agricultural to Neighborhood Commercial for the property located South of Goose Creek Bypass and East of Goose Creek Drive. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept. Envision Franklin state that property within the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability." Envision Franklin further states that new "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

The following Project Considerations are included:

Any development of this property shall require the realignment of Goose Creek Drive to line up with the signalized intersection of Goose Creek Bypass and Captain Freeman Parkway. A traffic impact analysis shall be submitted as a part of a development plan or site plan for the property to determine necessary onsite and offsite improvements. In absence of a proposed development plan or site plan, availability of public utilities cannot be assessed and is not granted with the rezoning. Any development of this property beyond the current agricultural use will require approval of water and sewer availability, with all necessary upgrades and extensions of public infrastructure to extend services to the property, as determined by the utility providers, being the responsibility of the developer.

Staff recommended Approval of Ordinance 2021-09 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Brian Davis, 115 Gosling Drive in Goose Creek Estates, commented on the item. Mr. Davis represents the neighbors whose homes (20) border the property. He requested that the item be deferred for 30 to 60 days so that the Applicant could meet with the neighbors to discuss concerns and conditions that they would like to work out. Mr. Davis stated that they would like to discuss setbacks, lighting, loading docks, dumpster locations, and buffers.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the property is currently zoned Agriculture. Envision Franklin shows that the Land Use Plan is Neighborhood Commercial. The owners are requesting to rezone the property to align the property with Envision Franklin. There is not a Master Plan at this time. Mr. Gamble stated that they will be happy to meet with neighbors during the design process. Neighborhood Commercial allows for two story building heights. There will be landscape buffers required per the new Zoning Ordinance. He stated that they understand the concern about the access from Goose Creek Estates.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-09 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that Neighborhood Commercial was for key intersections. She stated that she did not see this as a key intersection. She stated that the BOMA had approved the Chadwell PUD along the east side of this property. She stated that she was unsure how Neighborhood Commercial would work with the Chadwell PUD.

Ms. Dannenfelser stated that this property had been designated as Commercial site since the 2004 Land Use Plan was adopted. It precedes what Envision Franklin states about commercial locations.

Alderman Petersen asked how to access this property. She stated that she was unsure how the highway would be accessed. She was also concerned that the entrance to Goose Creek Estates would have to be moved.

Mr. Gamble showed where the signalized intersections would be located. He stated there is a way to connect Goose Creek Estates to a signalized intersection for traffic flow. He discussed the details for the connections to Chadwell PUD.

Alderman Petersen asked about Chadwell PUD. She stated that it looks like the eastern area will be detention ponds, recreation or open space. She asked about the connection to Berry Farms.

Mr. Gamble confirmed that the two locations were signalized at this time. He stated that there will be three signalized intersections.

Alderman Petersen asked about the plans for the entrance to Goose Creek Estates.

Mr. Gamble stated that this plan would have to come back before the Planning Commission when a site plan is designed. He stated that there will be buffers and landscape.

Commissioner McLemore asked about the opportunity for neighborhood meetings.

Mr. Gamble stated that neighborhood meetings were not required, but they planned to have them.

Alderman Petersen asked about the placing of public notice signs. She did not see any signs.

Mr. Bryan stated that he had placed a sign one week prior to the meeting, but it was removed. He then replaced it with two signs.

Ms. Dannenfelser clarified the Zoning Ordinance requirement for public notice by mail. The notices must be post marked 15 days prior to the meeting.

Commissioner McLemore asked about the requirements for public notice signs.

Ms. Dannenfelser stated that public notice signs were not required for rezonings. However, the City places them approximately one week before the meetings, as a courtesy.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (8-1). Alderman Petersen voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-09, Item 12, by Commissioner Jimmy Franks second by Commissioner Alma McLemore;

Motion Passed 8-1

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

NOES: Ann Petersen

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Morton Subdivision, Preliminary Plat (207 Fairground Street), Creating 3 Attached Residential Lots For Two Duplexes (4 Dwelling Units) And 1 Open Space Lot, On 0.39 Acres, Located West of Columbia Avenue and South Of Fairground Street, At 207 Fairground Street.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Morton Sub_PP
2. 7489 Morton Sub Conditions of Approval_02-207 Fairground St
3. 207 Fairground Street Subdivision, Preliminary Plat - submittal 003

Mr. Bryan stated that the purpose of this preliminary plat is to subdivide the existing single-family residential lot into three attached residential lots and one open space lot. The applicant is proposing two duplexes for a total of four dwelling units. One duplex will be divided by floor horizontally, so this duplex will be contained on one lot. The other duplex will be split vertically, creating a lot for each half of the duplex. The property is zoned Mixed Residential (MR), which supports the proposed attached residential lots. The architecture for future development must meet the requirements in the Transitional Features Chapter of the Zoning Ordinance.

Staff recommended Approval, with Conditions, of Item 13.

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

The Applicant was represented by Mr. Adam Ballash. The Applicant stated that he agreed with Staff's recommendations. He did not have a presentation.

Alderman Petersen asked if the site plan would come to the Planning Commission or just to Staff.

Ms. Diaz-Barriga stated that the site plan would just go before Staff. She also pulled up page four for the Commissioners to review. Some of the Commissioners were not able to open the page in their packet.

Ms. Diaz-Barriga explained the details and layout of the plan, as shown on page four.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, to recommend Approval, with Conditions, of Item 13.

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, with Conditions, Item 13, by Commissioner Marcia Allen 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 Williamson, Nick Mann
NOES: None
ABSTAIN: None

14. Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1, Creating 7 Non-Residential Lots, On 199.026 Acres, Located At The Intersection Of Boyd Mill Pike And Stone Water Boulevard. (CONSENT AGENDA)

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP 7502 Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1 (Golf Course)t
 2. CONDITIONS OF APPROVAL 7502 Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1 (Golf Club)
 3. PLAT 7502 Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1 (Golf Club)

This Item was approved on the Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

15. Consideration of Ordinance 2021-07, An Ordinance To Amend Chapter 23 Of The Zoning Ordinance Of The City of Franklin To Redefine Substantial Damage And Substantial Improvement Related To Cumulative Timeframe And Market Value For Properties Located In The Floodplain.

Sponsors: Tom Marsh, Alex Brown, Shanna McCoy

- Attachments:**
1. Proposed amendments to Chapter 23 of the Zoning
 2. 2021-07 Ordinance Amendment_Floodplain.Law Approved

Ms. Shanna McCoy, Zoning and Floodplain Administrator, stated that staff is presenting an amendment that most are familiar with after discussing this for about 6 months.

Ordinance 2021-07 would amend the cumulative time frame for substantial damage/substantial improvement from 10 years down to 5 years and would allow for the use of independent appraisals as well as the County's assessment + 15%, to

determine market values.

Staff will continue discussions on freeboard and parking in the floodway at a later date, but tonight's proposed amendment only addresses the cumulative time frame and independent appraisals.

If approved by the Commission and BOMA, the ordinance would go into effect on 1-1-2022.

Staff recommended Approval of Ordinance 2021-07 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Alderman Petersen, to recommend Approval Ordinance 2021-07 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey stated that he could not support this item. He stated that independent professional appraisals would be a positive move. He stated this was advocated by FEMA, and the City of Franklin should do this. However, he stated that the move for reduction from the 10 year to 5 year cumulative time frame still offers the opportunity to invest up to 50% of the value of a property every 5 years without bringing a noncompliant structure into compliance with the Floodplain Ordinance. He stated this would reduce the risk and cost of flood insurance. He stated that he supports the motion to use professional appraisers, but not the reduction in cumulative time frame.

Commissioner Allen asked for clarification about Chair Lindsey's concerns for the reduction in cumulative time frame.

Chair Lindsey stated that when a structure suffers damage in the floodplain (including tornado or fire damage), the damages are cumulatively added up to determine if the damages are 50% or more of the value of the home. If the value is 50% or more, the structure has to be brought into compliance with the Floodplain Ordinance. This may include flood vents or elevating the property. Chair Lindsey discussed some areas of Franklin which recently experienced flooding.

Commissioner Orr asked why Staff was recommending changing the cumulative time frame from 10 years to 5 years.

Ms. McCoy stated that when the City of Franklin was in the process of adopting the new Ordinance (2019), these changes were put into place. The previous Ordinance did not have these stipulations. Many citizens expressed concern that they would not be able to invest into their properties with the 10 year time frame. Many meetings were held with citizens, Staff, Aldermen, and Commissioners to discuss these topics. The citizens expressed support for the 5 year time frame.

Commissioner Orr asked if the 10 year time frame provided more protection for the homeowners over the 5 year time frame.

Chair Lindsey confirmed this. He discussed the requirements in Nashville, Memphis and other cities.

Alderman Petersen stated that a home that had a fire, but did not flood, had to spend their own money to elevate the home. The City of Franklin is partnering with the Corp of Engineers to pay a major portion of the cost for some homeowners to elevate their homes. She stated that very few homes have been demolished to due to flooding.

Commissioner Williamson, Chair Lindsey, Commissioner McLemore, Commissioner Mann and Alderman Petersen discussed the "buyout" program in Nashville for homes in the floodplain.

Commissioner Harrison, Commissioner Williamson, Commissioner McLemore, and Chair Lindsey discussed the real estate requirements for disclosing homes in the floodplain.

Chair Lindsey discussed recent flood levels in the Nashville area.

Commissioner Orr and Commissioner Williamson stated that they would not support Item 15 because of the reduction in time frame.

Ms. Dannenfeler stated that there seemed to be support for part of the Ordinance. She asked if the Commissioners wanted to amend the motion.

Commissioner McLemore and Commissioner Allen stated that they could support amending the Ordinance.

Chair Lindsey stated that the other part of the Ordinance included using a professional appraiser.

Ms. Dannenfeler stated that they could amend the original motion to remove the section about the Substantial Improvement.

Commissioner Harrison moved, seconded by Commissioner McLemore, to amend the main motion to remove the portion to Redefine the Substantial Damage and Substantial Improvement Timeframe.

Chair Lindsey asked for a vote on the motion to amend the main motion to remove the portion to Redefine the Substantial Damage and Substantial Improvement Timeframe from Ordinance 2021-07.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Amend the Main Motion to remove the portion to Redefine the Substantial Damage and Substantial Improvement Timeframe from Ordinance 2021-07, Item 15, 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, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval of the Main Motion, as amended, to the Board of Mayor and Aldermen, Item 15, 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, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

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 Orr moved, seconded by Commissioner Harrison, to adjourn.

Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

ACTION: Motion to Adjourn by Commissioner Harrison second by Commissioner McLemore;
Motion Passed 9-0

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

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 8:47 PM.

Roger Lindsey, Chair

Date

RESOLUTION 2021-84

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION 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

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 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 OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for April 22, 2021, at 7:00 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission 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/11051/1092>

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

ATTEST:

By:

Kelly Dannenfels
Emily Wright
FMPC Secretary (acting)

CITY OF FRANKLIN, TENNESSEE:

By:

Roger D. Lindsay
Roger Lindsay
FMPC Chair

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

Kirk Bednar
CITY MANAGER

Jay Evans
ASST. CITY MANAGER



BRENTWOOD

CITY MANAGER'S OFFICE

April 13, 2021

Emily Hunter Wright
Planning and Sustainability Director
City of Franklin
109 3rd Avenue South
Franklin TN 37064

Dear Ms. Wright,

I am writing to express the City of Brentwood's concern regarding the proposed Envision Franklin Land Use Plan Amendment request for the Buckley Property located north of Lynnwood Way off Sawyer Road. We believe the current Envision Franklin Conservation and Conservation Subdivision design concepts are the appropriate concepts for this unique property.

A plan amendment that would allow for a multi-family development of up to 400 units is simply not compatible with the design concepts of the surrounding area and would certainly cause an abrupt change in massing, form, and architecture to this natural valley. The separation created by Lynnwood Way between this property and the denser development in Gateway Village is the appropriate beginning of a transition to lower density, detached single family residential development.

The applicant points to the ongoing widening of Franklin Road as a significant change since the adoption of Envision Franklin that necessitates the proposed amendment. The widening of Franklin Road is intended to address existing congestion and future growth in traffic based on current planning and zoning allowances. Accepting the argument that the widening of Franklin Road now allows for additional density where it is not currently planned will only leave both Franklin and Brentwood perpetually behind in planning for infrastructure improvements.

The applicant's presentation makes no mention of the infrastructure impacts on schools. The area in question is currently zoned for Scales Elementary, Brentwood Middle, and Brentwood High. Williamson County Schools recently completed an expansion of Scales Elementary, is in the midst of the last phase of renovations at Brentwood High and is beginning the planning for a complete rebuild of Brentwood Middle. We feel confident that the school district's future enrollment projections for these schools and

the associated renovation and expansion projects would not have contemplated the additional students from up to 400 multi-family units on this property.

We appreciate consideration of these concerns and respectfully request that Envision Franklin's original concepts for this property be continued.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Bednar", with a long horizontal flourish extending to the right.

Kirk Bednar
City Manager

Cc: Mayor Ken Moore
Eric Stuckey, City Administrator



Please follow-up

February 22, 2021

Mayor Ken Moore
City of Franklin
109 3rd Avenue S, #103
Franklin, TN 37064

Re: Proposed Zoning Policy Change

Dear Mayor Moore:

My name is Jessy Williams and I am the Property Manager for the Treemont Homeowners Association and the 22 property owners therein. I am contacting you at the direction of the Treemont HOA Board of Directors. Recently they were notified that the City of Franklin was considering a policy change relating to the zoning of a nearby property and their request to allow for Multi-Family housing. After careful thought and consideration, the Directors wish to formally notify of their objection to such amendment of policy. Their position, and the collective position of the remaining Treemont property owners, is that our community, and those surrounding us, is almost exclusively, Single-Family properties. The number of units will significantly add traffic congestion to an intersection that already backs up to Treemont Estates on a single lane road during busy commute times. Arguably such a change would adversely affect the character of our neighborhood, its property values, and potentially the overall enjoyment of our homes and common area. Lastly, there has been no indication or renderings provided that would illustrate the quality and appearance of the proposed Multi-Family units, and whether rentals will be permitted or not.

Thank you in advance for your consideration. Please keep us posted directly on the status of this policy change request.

Sincerely,

Jessy Williams
Property Manager
Email: jessy@wmco.net



File #: 21-02073

DATE: May 17, 2021

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Approval Of Items 3, 4, And 6 On The Consent Agenda.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends



File #: 21-01796

DATE: May 17, 2021
TO: Franklin Municipal Planning Commission
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

PURPOSE:

Project Information

COF Project Number: 7472
Applicant: Greg Gamble, Gamble Design Collaborative

BACKGROUND/STAFF COMMENTS:

The FMPC voted to defer the item at the March 25, 2021 meeting due to missing the 30-day public notice requirement to the April 22, 2021 FMPC meeting. On April 8, 2021, the applicant requested a deferral from the April 22, 2021 FMPC meeting to the May 27, 2021 FMPC meeting.

The application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses (up to four units per building), duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses.

Envision Franklin states that an applicant-requested Plan Amendment 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 an attachment to this item in Civic Clerk.

The staff responses to these criteria are below.

- 1) The staff does not believe there have been significant changes to the subject property or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Design Concept change to Multifamily Residential.
- 2) The proposal is not consistent with the overall intent of Envision Franklin. The staff has concerns about the potential density on this site in a Multifamily Residential design concept, given the limited access and proximity to low density residential uses on the edge of the city and UGB. The Plan calls for a transition to lower density uses along this northern border with the City of Brentwood and Williamson County.
- 3) Multifamily or assisted living uses in this area would cause an abrupt change from the surrounding area, as it is surrounded by low-density single-family homes; however, the developable area is located in a valley, therefore impacts to the viewshed from Lynnwood Way are unknown at this time.
- 4) The proposed amendment would not necessarily adversely affect the health and safety of residents and the Conservation areas would remain preserved.
- 5) The proposed amendment would not likely result in significant quality of life improvements to the residents of Franklin that the current Design Concept could not provide.

A virtual neighborhood meeting was held on February 10, 2021. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. The applicant has recently expressed an intent to pursue assisted living and senior independent living for this site. The submittal shows two large multistory buildings with duplex cottages and single-family cottages along the perimeter of the site. A change to the Multifamily Design Concept is still being requested and needed to pursue this vision. The staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site, this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with the Franklin Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be

construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

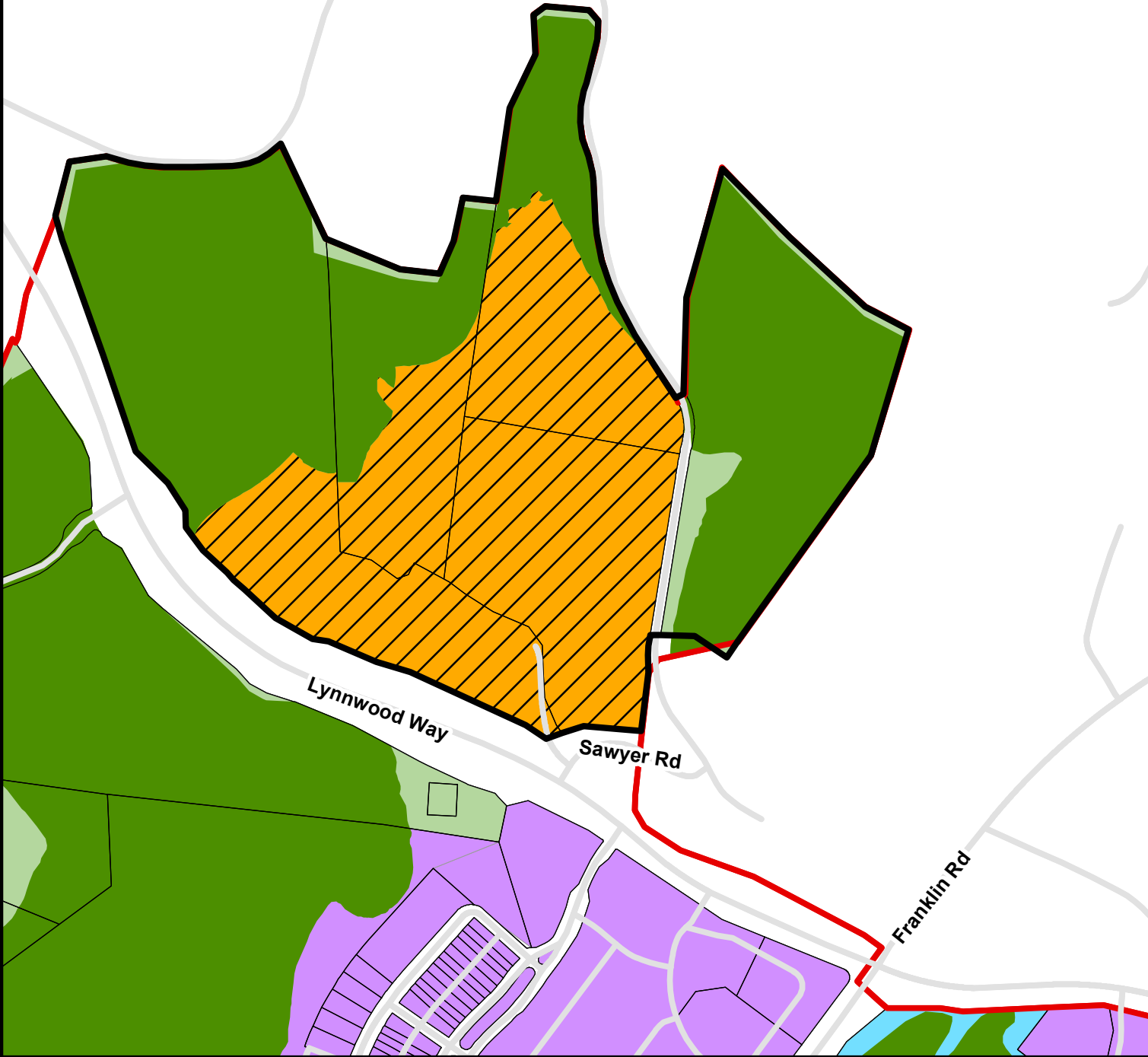
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends disapproval of Resolution 2021-26.

RESOLUTION 2021-26
 BUCKLEY PROPERTY
 FMPC 3/25/2021



Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2021-26

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED BETWEEN SAWYER ROAD AND LYNNWOOD WAY, KNOWN AS MAP 036 PARCELS 04000, 04100, 04200, AND 04803 TO CHANGE THE DESIGN CONCEPT FROM CONSERVATION SUBDIVISION TO MULTIFAMILY RESIDENTIAL.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located on the northwest corner of Sawyer Road and Lynnwood Way, from Conservation Subdivision to Multifamily Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on April 22, 2021, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

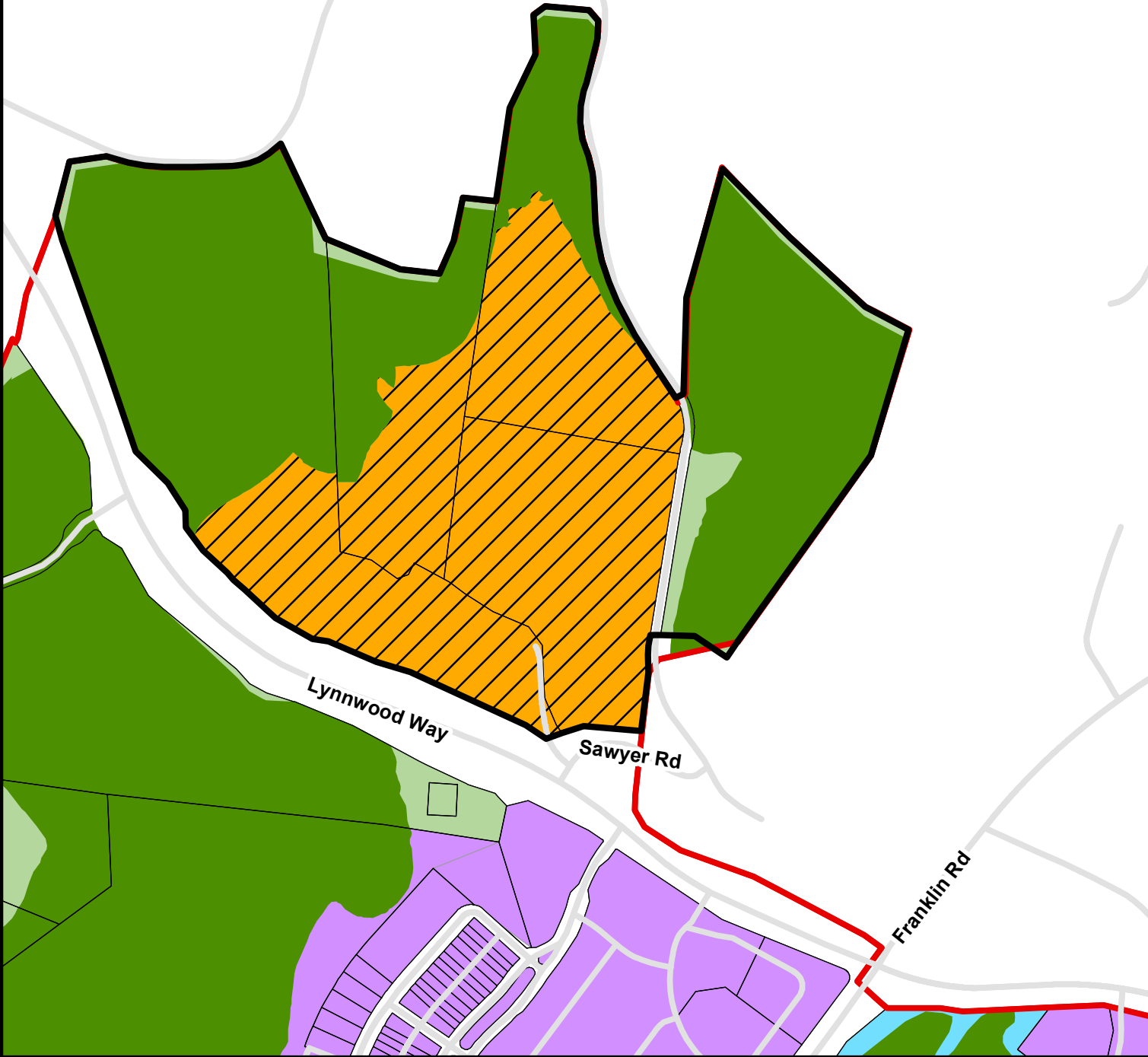
By: _____
Roger Lindsay
Chair

By: _____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 4/22/2021



Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary



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Please follow-up

February 22, 2021

Mayor Ken Moore
City of Franklin
109 3rd Avenue S, #103
Franklin, TN 37064

Re: Proposed Zoning Policy Change

Dear Mayor Moore:

My name is Jessy Williams and I am the Property Manager for the Treemont Homeowners Association and the 22 property owners therein. I am contacting you at the direction of the Treemont HOA Board of Directors. Recently they were notified that the City of Franklin was considering a policy change relating to the zoning of a nearby property and their request to allow for Multi-Family housing. After careful thought and consideration, the Directors wish to formally notify of their objection to such amendment of policy. Their position, and the collective position of the remaining Treemont property owners, is that our community, and those surrounding us, is almost exclusively, Single-Family properties. The number of units will significantly add traffic congestion to an intersection that already backs up to Treemont Estates on a single lane road during busy commute times. Arguably such a change would adversely affect the character of our neighborhood, its property values, and potentially the overall enjoyment of our homes and common area. Lastly, there has been no indication or renderings provided that would illustrate the quality and appearance of the proposed Multi-Family units, and whether rentals will be permitted or not.

Thank you in advance for your consideration. Please keep us posted directly on the status of this policy change request.

Sincerely,

Jessy Williams
Property Manager
Email: jessy@wmco.net



BRENTWOOD

CITY MANAGER'S OFFICE

April 13, 2021

Emily Hunter Wright
Planning and Sustainability Director
City of Franklin
109 3rd Avenue South
Franklin TN 37064

Dear Ms. Wright,

I am writing to express the City of Brentwood's concern regarding the proposed Envision Franklin Land Use Plan Amendment request for the Buckley Property located north of Lynnwood Way off Sawyer Road. We believe the current Envision Franklin Conservation and Conservation Subdivision design concepts are the appropriate concepts for this unique property.

A plan amendment that would allow for a multi-family development of up to 400 units is simply not compatible with the design concepts of the surrounding area and would certainly cause an abrupt change in massing, form, and architecture to this natural valley. The separation created by Lynnwood Way between this property and the denser development in Gateway Village is the appropriate beginning of a transition to lower density, detached single family residential development.

The applicant points to the ongoing widening of Franklin Road as a significant change since the adoption of Envision Franklin that necessitates the proposed amendment. The widening of Franklin Road is intended to address existing congestion and future growth in traffic based on current planning and zoning allowances. Accepting the argument that the widening of Franklin Road now allows for additional density where it is not currently planned will only leave both Franklin and Brentwood perpetually behind in planning for infrastructure improvements.

The applicant's presentation makes no mention of the infrastructure impacts on schools. The area in question is currently zoned for Scales Elementary, Brentwood Middle, and Brentwood High. Williamson County Schools recently completed an expansion of Scales Elementary, is in the midst of the last phase of renovations at Brentwood High and is beginning the planning for a complete rebuild of Brentwood Middle. We feel confident that the school district's future enrollment projections for these schools and

the associated renovation and expansion projects would not have contemplated the additional students from up to 400 multi-family units on this property.

We appreciate consideration of these concerns and respectfully request that Envision Franklin's original concepts for this property be continued.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Bednar", with a long horizontal flourish extending to the right.

Kirk Bednar
City Manager

Cc: Mayor Ken Moore
Eric Stuckey, City Administrator

DATE: April 14, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Kelly Dannenfelser, Acting Director of Planning and Sustainability

Subject

Consideration Of Resolution 2021-26: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road and Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision to Multifamily Residential. (PUBLIC HEARING)

Project Information

COF Project Number: 7472

Applicant: Greg Gamble (Gamble Design Collaborative)

Background/Staff Comments

This application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses, duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses as secondary uses.

Envision Franklin states that an applicant-requested Plan Amendment 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

FMPC 4/22/2021

- 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 an attachment to this item in Civic Clerk.

The staff responses to these criteria are below.

- 1) The staff does not believe there have been significant changes to the subject property or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Design Concept change to Multifamily Residential.
- 2) The proposal is not consistent with the overall intent of Envision Franklin. The staff has concerns about the potential density on this site in a Multifamily Residential design concept, given the limited access and proximity to low density residential uses on the edge of the city and UGB. The Plan calls for a transition to lower density uses along this northern border with the City of Brentwood and Williamson County.
- 3) Multifamily Residential development in this area would cause an abrupt change from the surrounding area, as it is surrounded by low-density single-family homes; however, the developable area is located in a valley, therefore impacts to the viewshed from Lynnwood Way are unknown at this time.
- 4) The proposed amendment would not necessarily adversely affect the health and safety of residents and the Conservation areas would remain preserved.
- 5) The proposed amendment would not likely result in significant quality of life improvements to the residents of Franklin that the current Design Concept could not provide.

A virtual neighborhood meeting was held on February 10, 2021. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. Without city-wide study, the staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site,

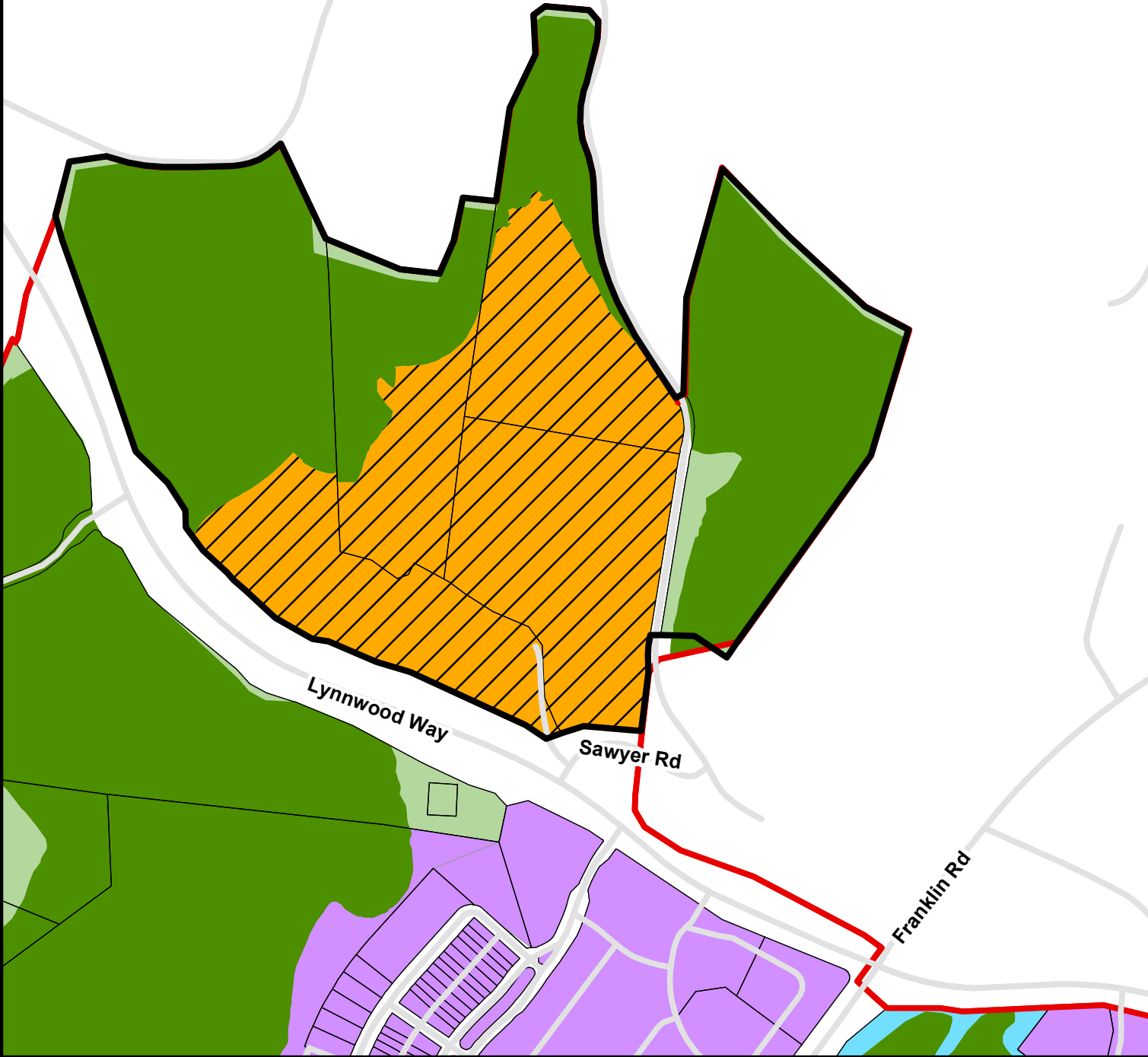
this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

Recommendation

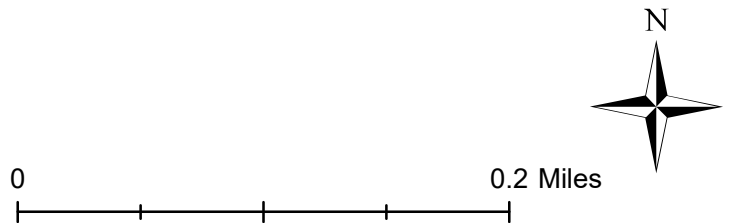
Staff recommends disapproval of Resolution 2021-26

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 4/22/2021



Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

From: [Greg Gamble](#)
To: [Amy Diaz-Barriga](#); [Andrew Orr](#)
Cc: [Austin Pennington](#); [Jordan Clark](#); [al buckley](#)
Subject: Buckley
Date: Thursday, April 8, 2021 1:18:27 PM

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.

Amy and Andrew,

My client is requesting deferral of the Buckley Envision Franklin Amendment one month to the May 27th Planning Commission meeting to evaluate the master plan. We understand that this is not a vote on the Master Plan, however, there is concern from the Planning Commissioners on the ultimate plan for the property.

Thank you,

Greg Gamble



615.975.5765

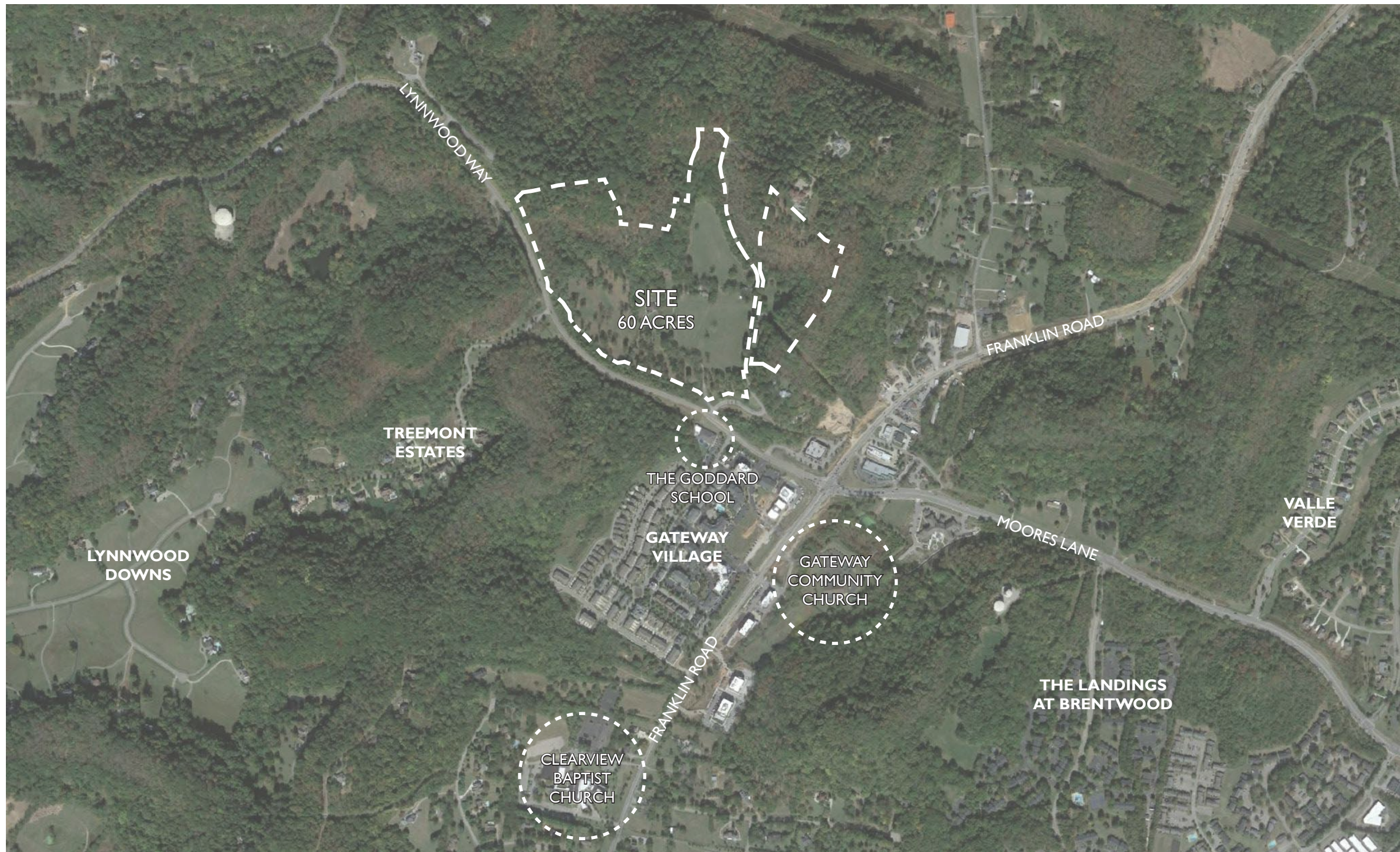
324 Liberty Pike, Suite 145

Franklin, TN 37064

Buckley Property

Envision Franklin Amendment
March 6, 2021





Land Owners:
 Buckley Albert William Jr
 Buckley & Company
 IRA Innovations LLC FBO Albert W Buckley Jr IRA

Design Team:
 Gamble Design Collaborative

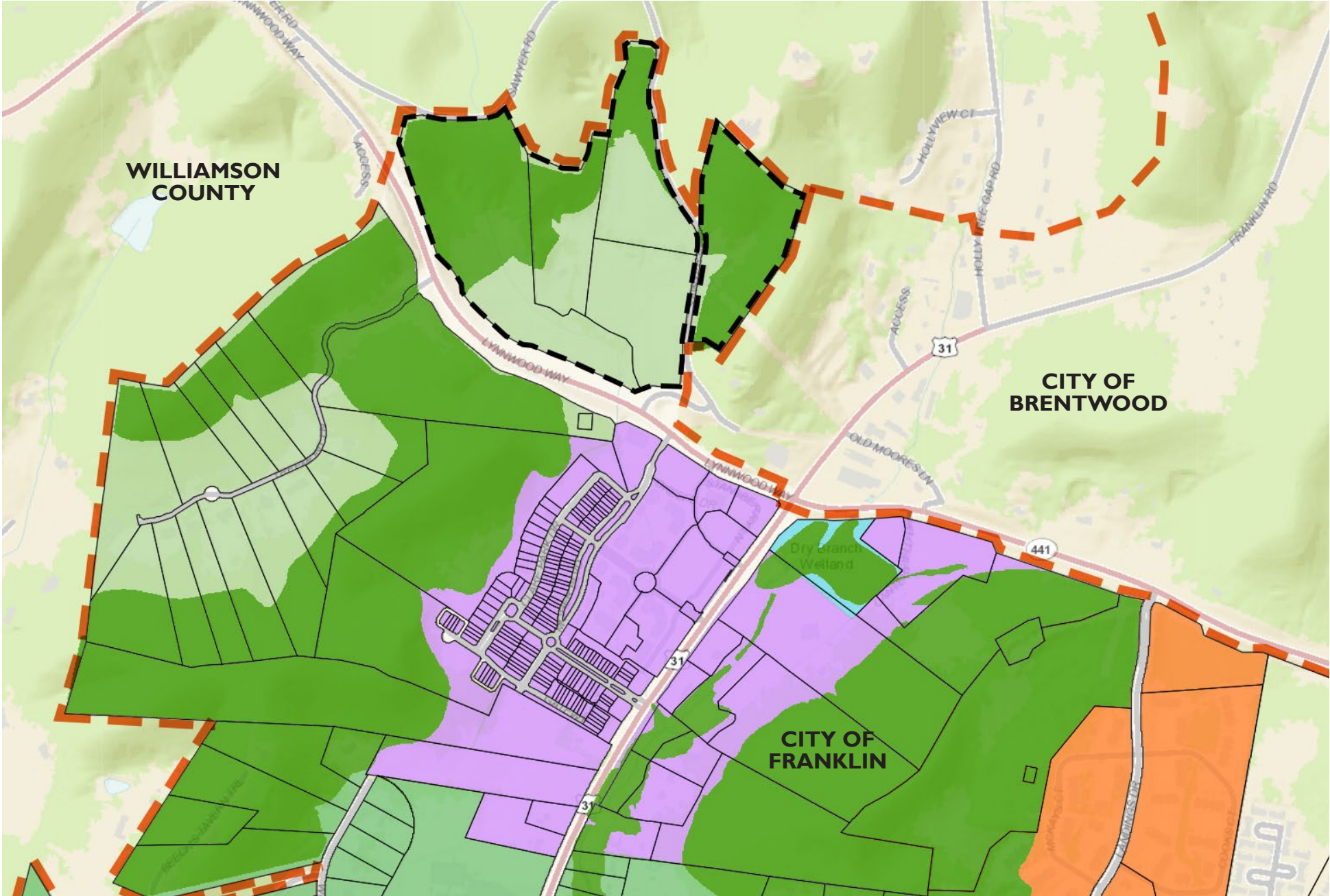


Buckley Property

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Existing



Existing Design Concept

- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

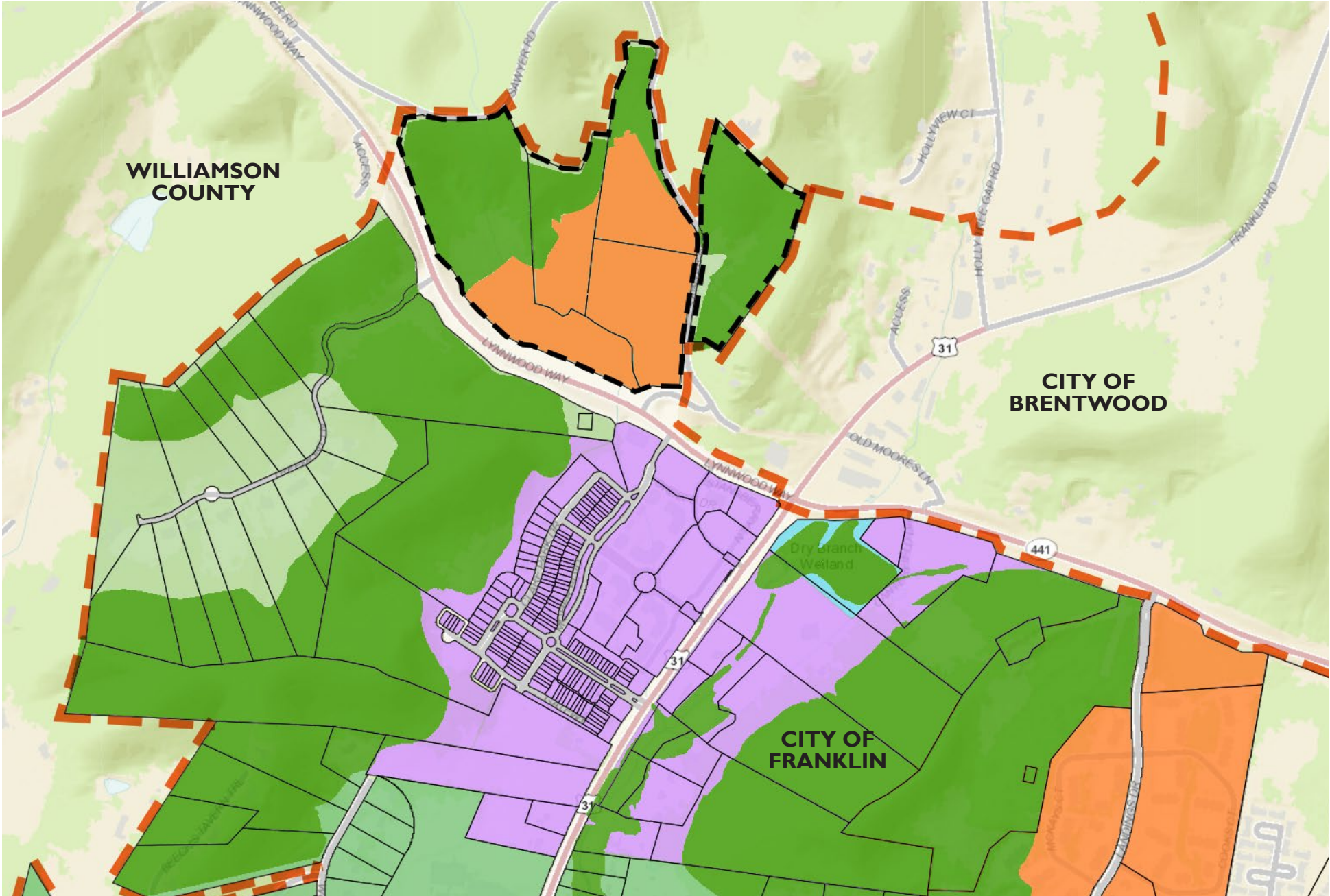
38.65 AC of Conservation Policy (66%)
20 AC of Conservation Subdivision Policy (34%)

Current Policy: Conservation Subdivision

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

Proposed



Proposed Design Concept

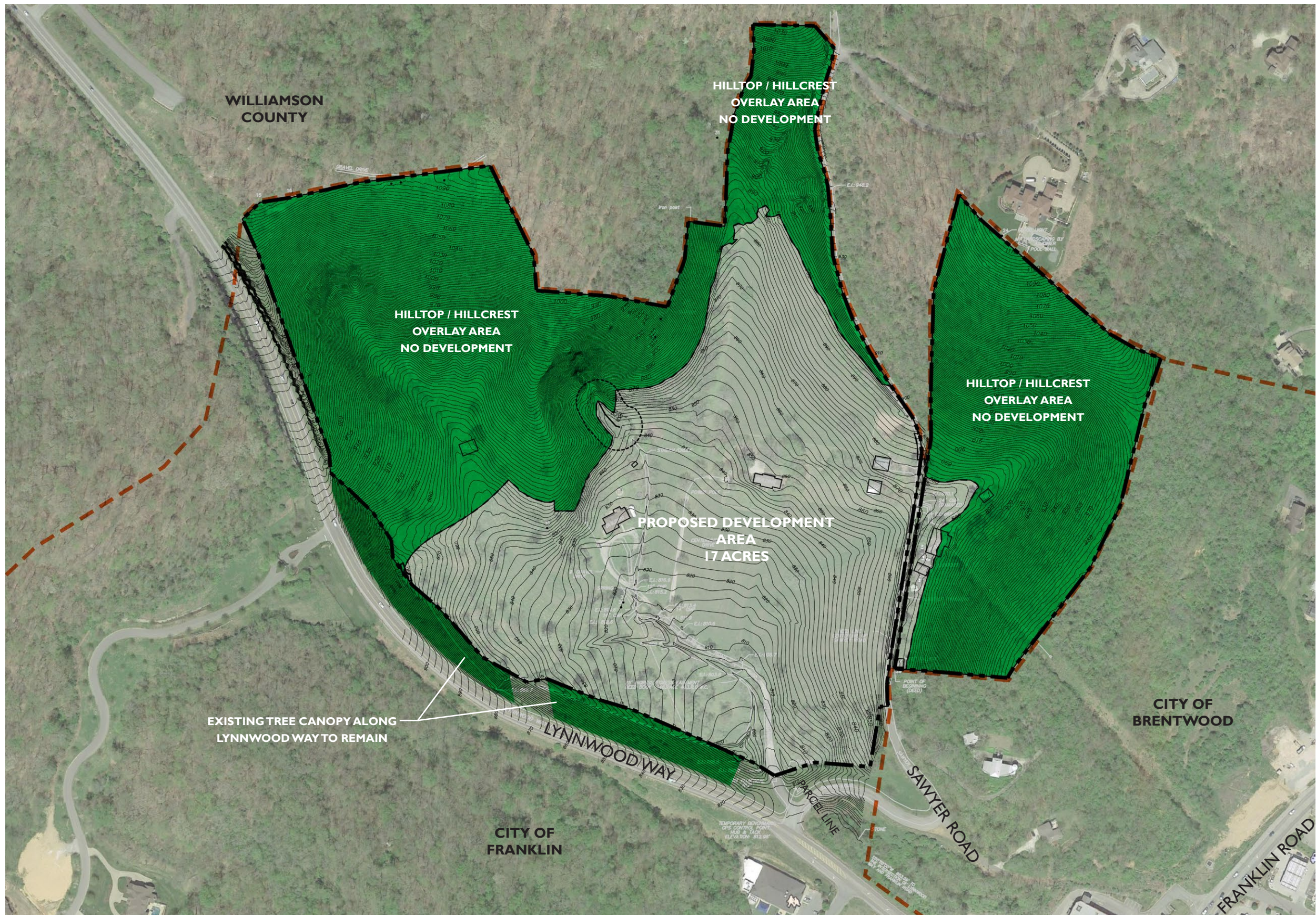
- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

Permitted Building Types:

- Assisted Living
- Multifamily Residential
- Accessory Dwellings
- Big Houses
- Duplexes
- Institutional
- Recreation
- Single Family Residential
- Townhomes

Proposed Policy: Multifamily Residential

These areas provide for a range of housing types that offer both for sale and for rent options across a range of price points. Multifamily residential includes apartments, condominiums, stacked flats, assisted living facilities, and is encouraged to be mixed with big houses, duplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.



EXISTING SITE:
Total of 58.65 AC

Existing roadway connection to Sawyer Road and Lynnwood Way

Northern boundary protected by Hilltop Hillside Overlay (HHO) and the HHO Buffer



MASTER PLAN DESIGN:

Proposed Development Area: 14.82 Acres
(25% of the site)

Proposed Preservation Area: 43.83 Acres
(75% of the site)

Development area at the center of the site
with minimal impact to environmental
features

Two points of access to Lynnwood Way



Buckley Property
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee



INDEPENDENT LIVING COTTAGE



INDEPENDENT LIVING DUPLEX



ASSISTED LIVING



BUCKLEY
PROPERTY



VIEW EAST
COMING FROM FRANKLIN ROAD

Google Earth
© 2021 Google





20.3.9 Approval Criteria

Recommendations and final action on a plan amendment shall be based on consideration of the following criteria:

The proposal is consistent with the overall intent of Envision Franklin;

Master plan to be designed with the development clustered on 15 acres located centrally on the site, while over 43 acres of the site is proposed to be left in a natural state.

The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

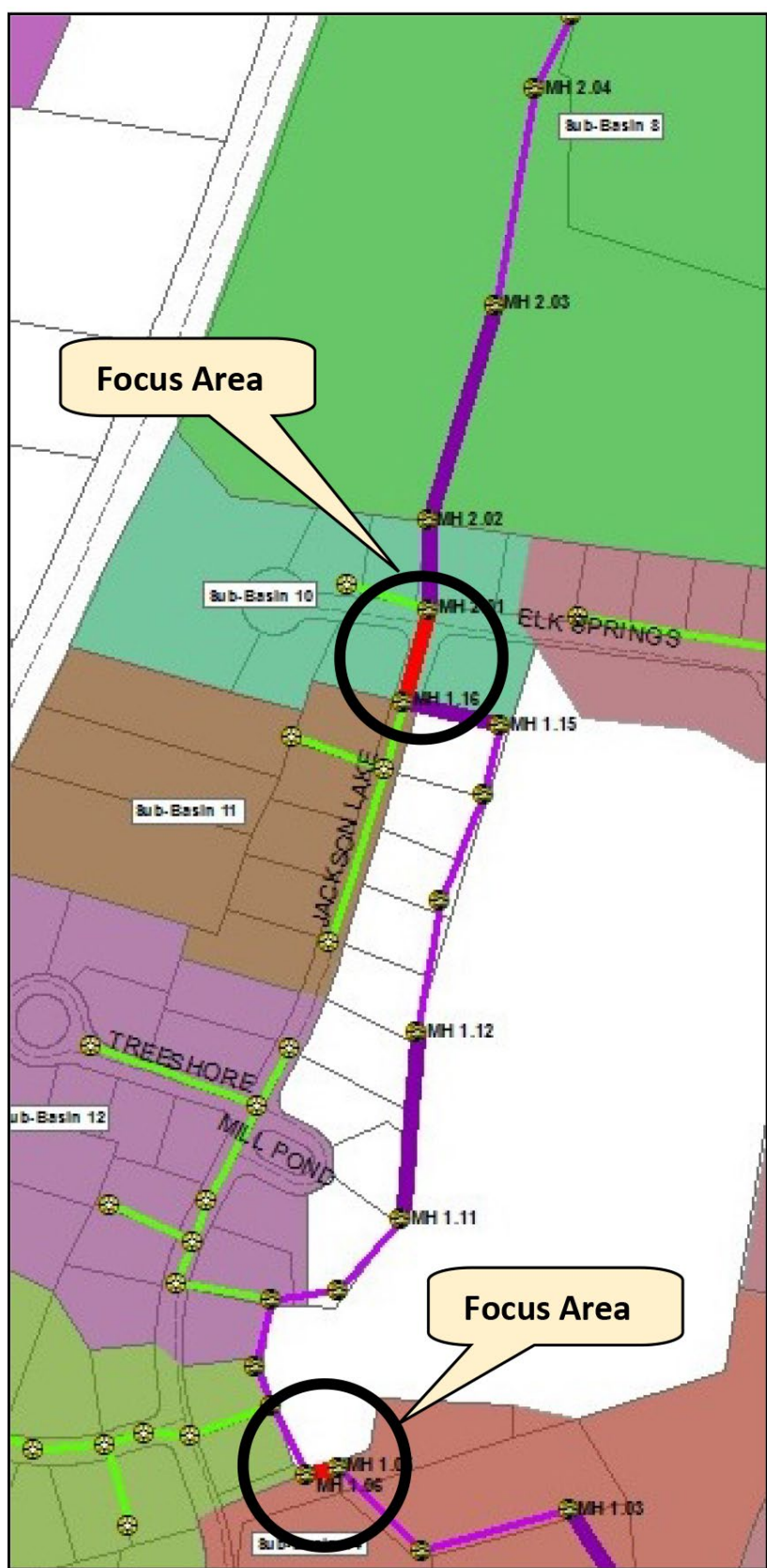
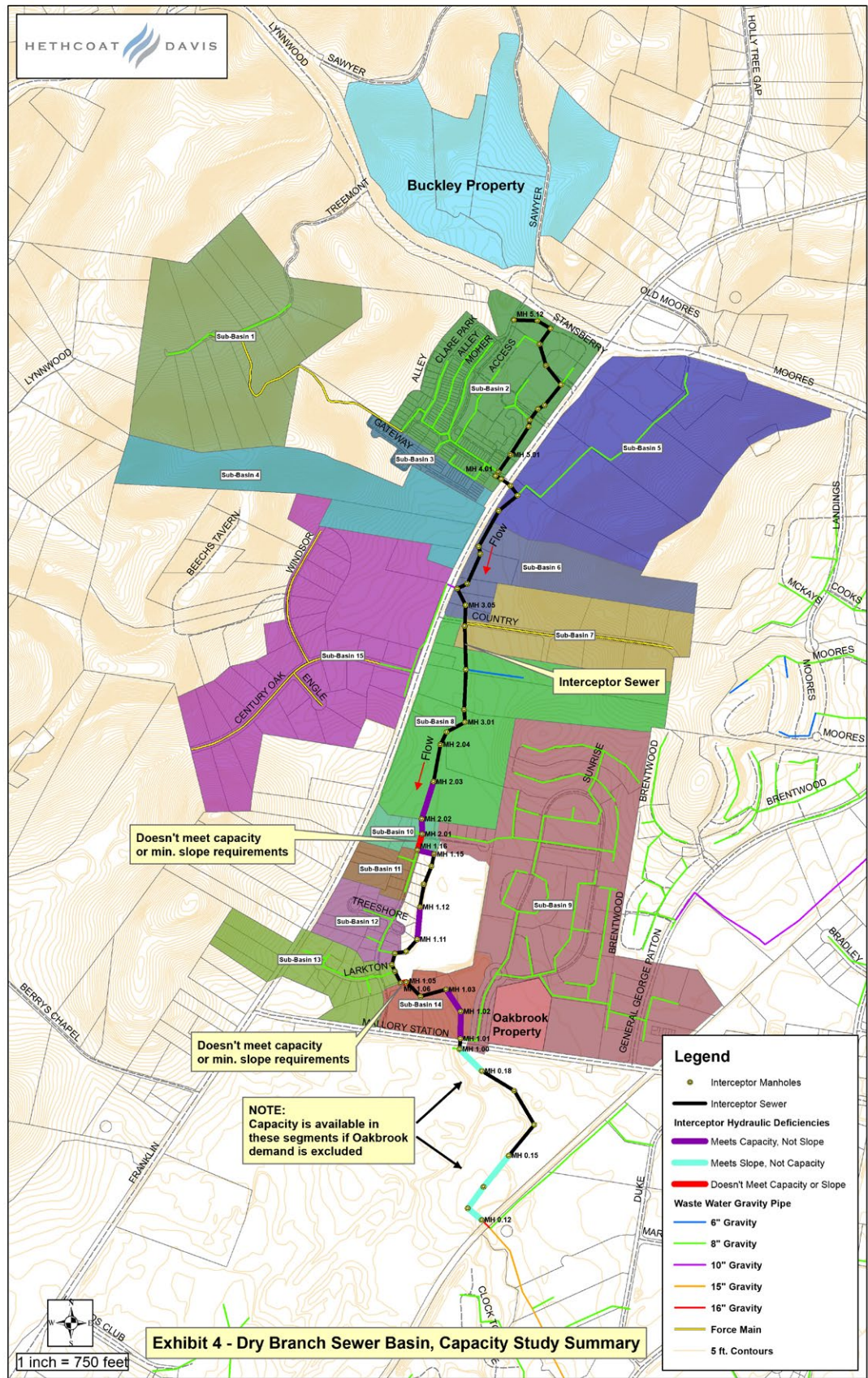
The property is located 1000 feet from the commercial intersection of Lynnwood Way and Franklin road. It is also across the street from Gateway Village which is identified as Neighborhood Mixed-Use. Gateway Village is home to a variety of uses including office, retail, restaurants, and several different housing types. The Multi-family policy, specifically for the purpose of assisted living provides an ideal transition of development intensity.

The proposal does not adversely affect the health, safety, and welfare of the public;

The unique topography of the site provides an opportunity for significant land area conservation, while concealing a valley with development potential. Also, given the proposed use, there will be minimal added daily trips.

Substantial improvements in the quality of life for Franklin citizens will be achieved.

There is a strong market for assisted living at a higher level of quality in the Franklin area. In order to live in a facility like this today, one would have to move north to somewhere like Belle Meade. This proposal would provide the opportunity for these residents to stay closer to the place they've always called home.



20.3.9 Approval Criteria

Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:

One of the major changes that has occurred is the widening of Franklin Road. Greater traffic capacity opens up the potential for higher density development in the surrounding areas.

Another significant change occurred with a study of the Dry Branch Sewer Basin done by Hethcoat & Davis, inc. The study determined that with the rehabilitation of two segments within Sub Basin 10 and Sub Basin 14, the Buckley Property sewer capacity would be increased significantly.





File #: 21-02068

DATE: May 13, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 17, Creating 49 Residential Lots, Two Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 11.77 Acres, Located Near The Intersection Of Braidwood Lane And Halswelle Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7528
Applicant: Clay Wallace, ELI LLC
Owner: Ted Terry, Lockwood Section 9 & 12, LLC

BACKGROUND/STAFF COMMENTS:

This final plat creates 27 townhome lots, 15 cottage home lots, six manor lots, one garden lot, two open space lots, and reserves/dedicates right-of-way within the Lockwood Glen PUD Subdivision. The corresponding site plan was approved on the month of March's Administrative agenda, and both the final plat and the site plan are consistent with the development plan, which was approved on August 13, 2019.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

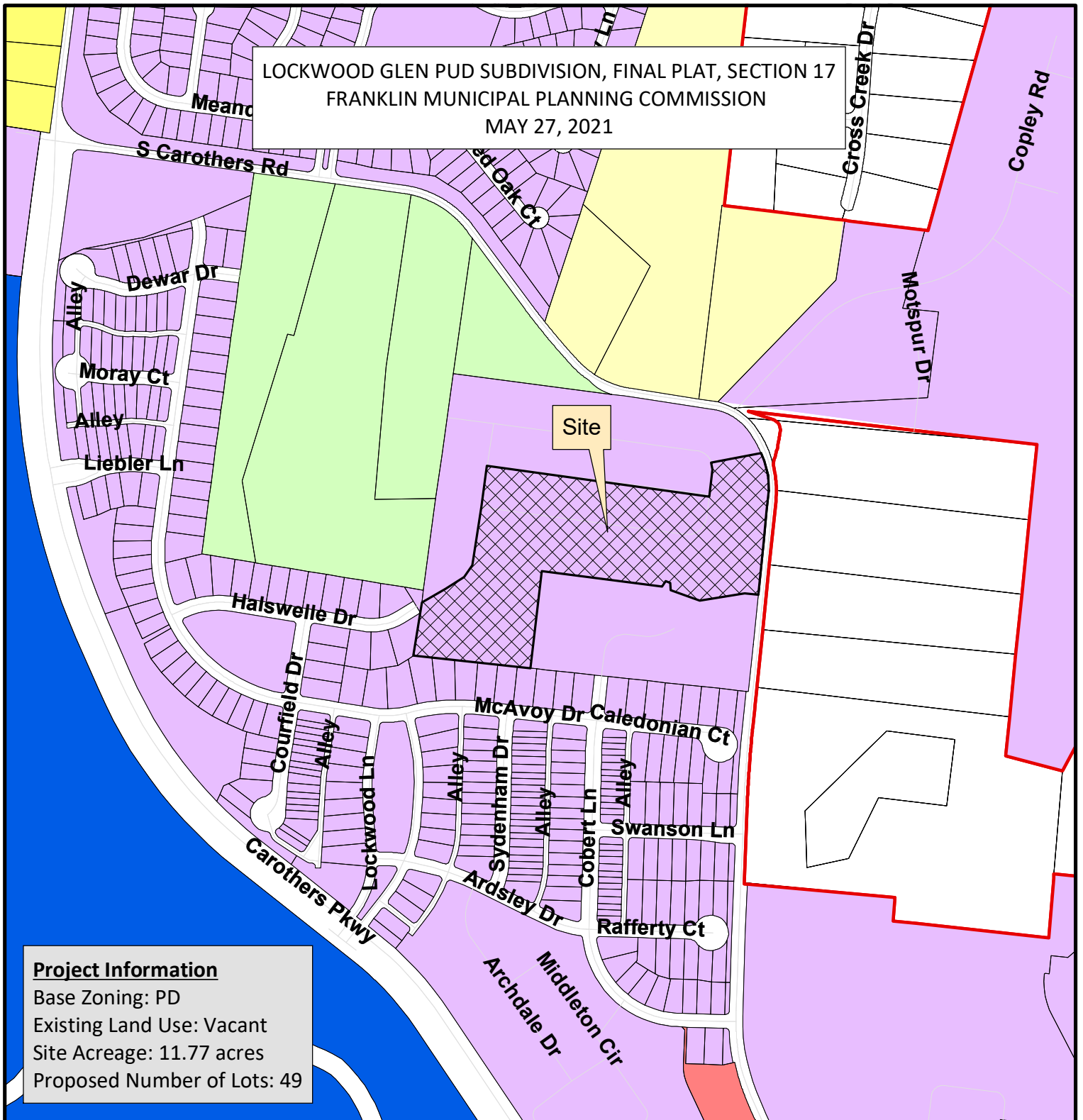
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Lockwood Glen PUD Subdivision, Final Plat, Section 17 with conditions.

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 17
FRANKLIN MUNICIPAL PLANNING COMMISSION
MAY 27, 2021



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Site Acreage: 11.77 acres
Proposed Number of Lots: 49

Section 17	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 125 250 500
Feet

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CONDITIONS OF APPROVAL:

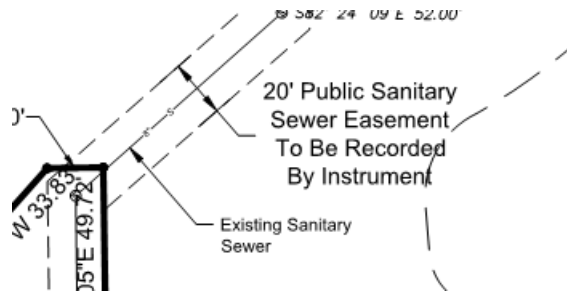
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

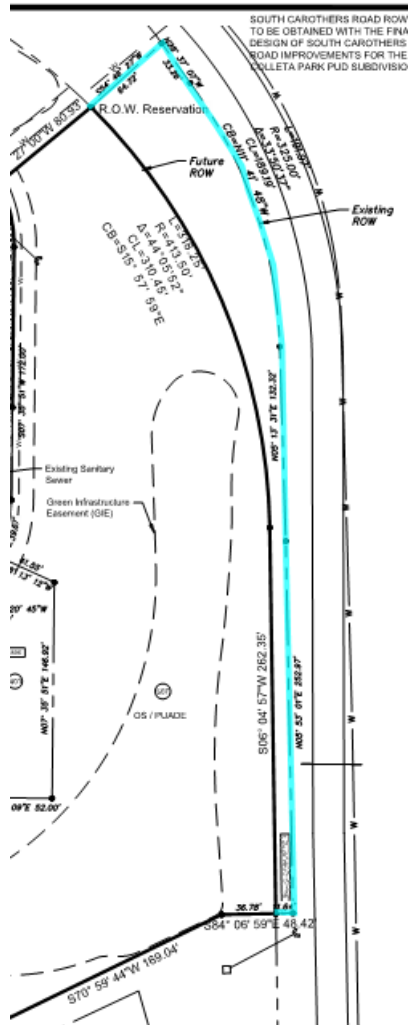
8. C. Final Plat

lance.fittro@franklinton.gov Applicant shall remove the "to be recorded by instrument" note and provide the Deed Book and Page Number of the recorded sanitary sewer easement on the plat.

**10. C. Final Plat**

lance.fittro@franklinton.gov The previous comment has not been appropriately addressed. Applicant shall make the following corrections to the plat due to the ROW Dedication now being shown as ROW Reservation (i.e. for future ROW acquisition, but presently retained by the property owner as part of the subdivision):

- The highlighted boundary below shall be emboldened as with the rest of the Section 17 boundary, as this is the present property line:



- The "Future ROW" line may remain on the plat if desired to facilitate future acquisition of this parcel, but shall be indicated with a PUDAE over the parcel as with the adjacent open space lot.
- Verify that the total area reported on the plat and site data chart reflects this future ROW parcel being retained by the developer, not removed/dedicated as previously shown:

Total area: 512,575 S.F. or 11.77 Acres

Road Data:

Acreage in new roads including alley right-of-ways 1.02 Acres

Linear footage of new roads 893 Feet

- Any notes referencing development agreements shall include reference to the development agreement and/or resolution being cited. Applicant shall be aware that placement of notes on a plat does not itself constitute a development agreement or COF financial obligation which would otherwise require approval by the BOMA.

SOUTH CAROTHERS ROAD ROW TO BE OBTAINED WITH THE FINAL DESIGN OF SOUTH CAROTHERS ROAD IMPROVEMENTS FOR THE COLLETA PARK PUD SUBDIVISION

General Issues

7. Engineering Sureties

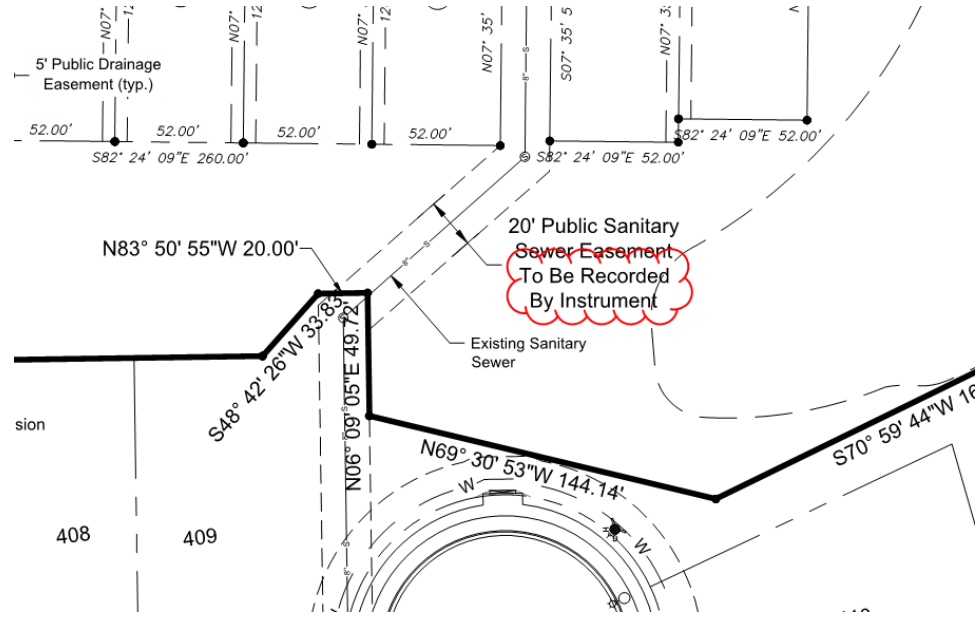
kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan **COF# 7244 (Lockwood Glen PUD Subdivision, Site Plan, Section 17, Revision 1)** shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

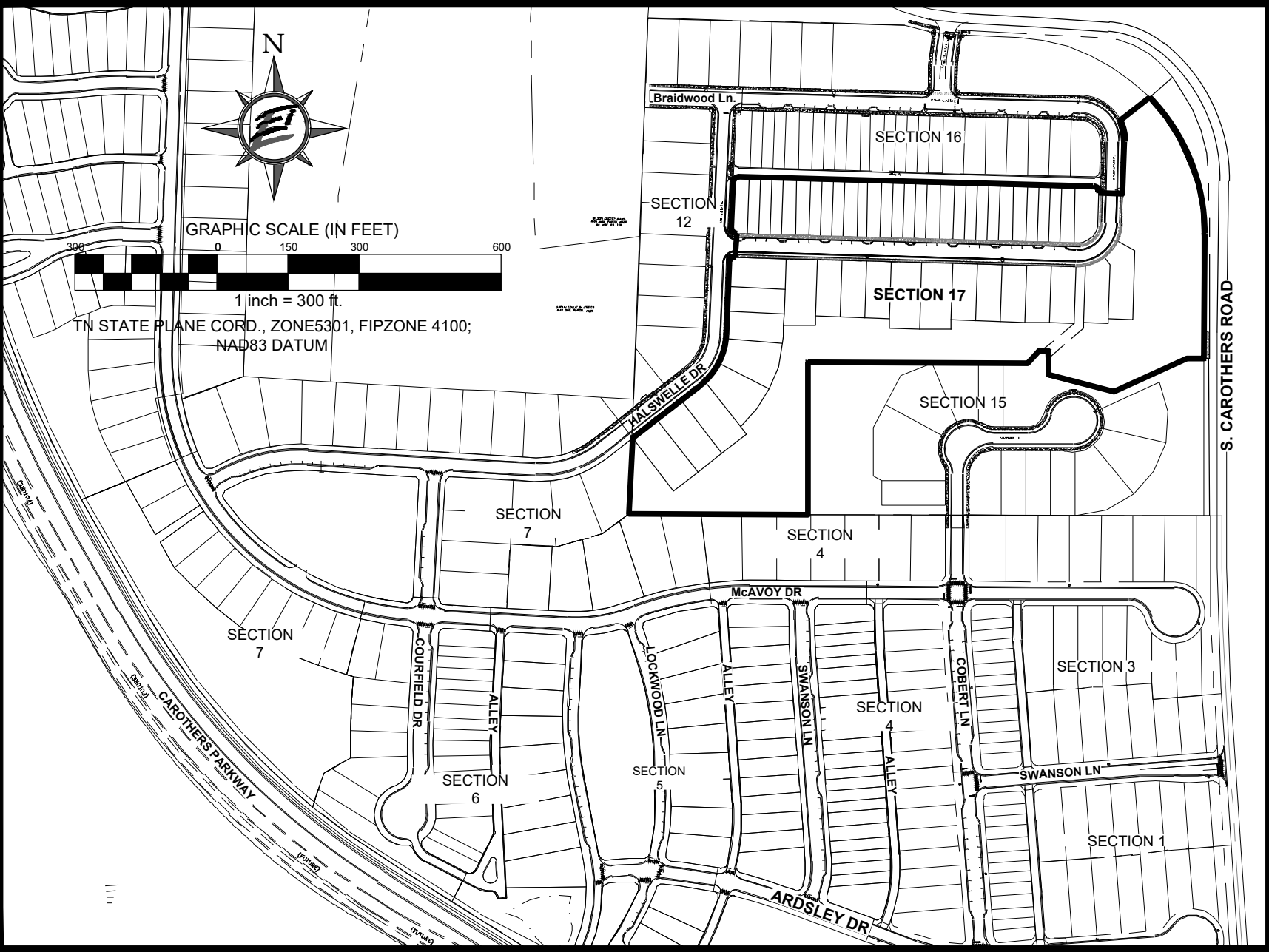
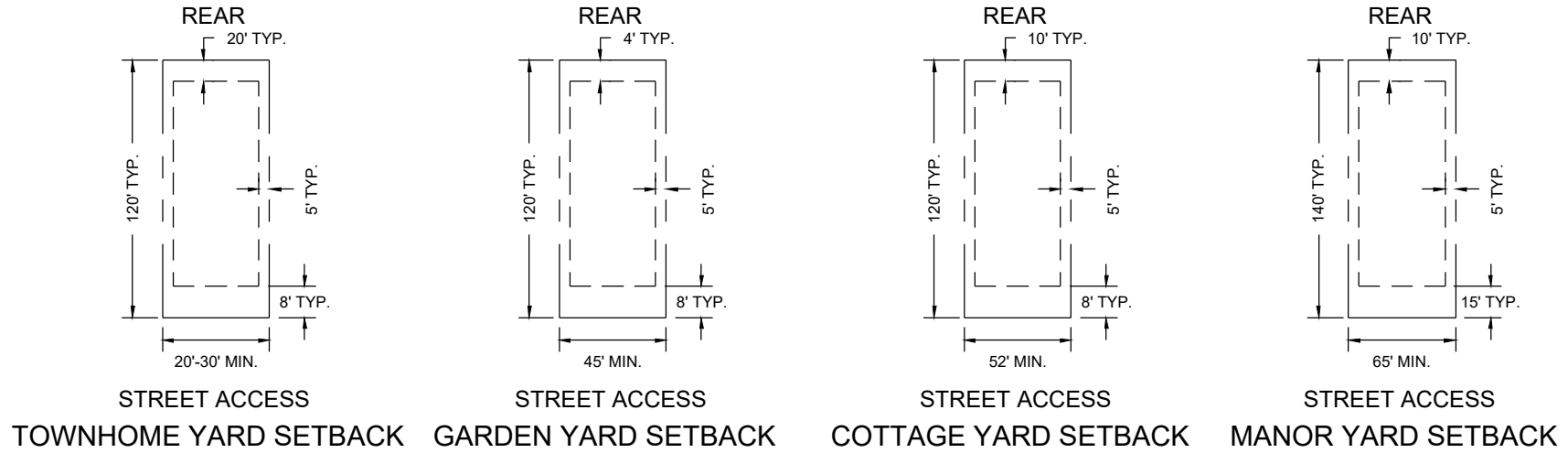
11. Sanitary Sewer Note

ben.mcneil@franklin.tn.gov The note below shall be removed the easement must be established with this plat.



Site Data

Project Name:	Lockwood Glen PUD Subdivision - Section 17
COF Project #:	7528
Subdivision:	Lockwood Glen
Lot numbers:	Lots 353-401
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	PD
Applicable development standard:	NA
Acreage of site:	11.77 acres
Minimum required setback lines:	
Manor Homes (381-383, 389, 393-394)	Front: 15', Side: 5', Rear: 10', Front Porch Depth: 6' min.
Townhomes (354-380)	Front: 8', Side: 5', Rear: 20', Garage Setback to Rear: 20' (From ROW) Front Porch Depth: 6' min.
Cottage Homes (384-388, 390-392, 395-401)	Front: 8', Side: 5', Rear: 10', Front Porch Depth: 6' min.
Garden Homes (353)	Front: 8', Side: 5', Rear: 4', Garage Setback to Rear: 5' or 20' (From Curb) Front Porch Depth: 6' min.
Owners representative:	Lockwood Section 9 & 12, LLC
Address:	572 Savannah Highway Charleston, SC 29407 (843) 906-4768
Phone number:	T.Terry@crescenthomes.net
Email address:	Ted Terry
Contact name:	
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	Clay.Wallace@eli-llc.com
Contact name:	Clay Wallace
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Contact names:	Bennie Wheeler



Notes

- The purpose of this plat is to create 27 townhome lots, 15 cottage home lots, 6 manor lots, 1 garden lot, 2 open space lots, and reserve and dedicate right-of-way.
- This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187CO214 G, dated December 22, 2016.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
- Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7809, Page 470, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner _____ Date _____

Owner Information
Lockwood Section 9 & 12, LLC
572 Savannah Highway
Charleston, SC 29407

MTEMC Certificate of Approval for Recording

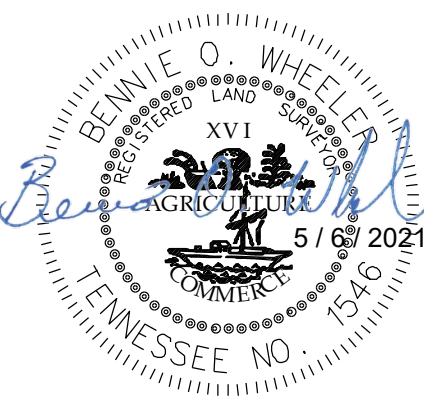
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date _____

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.



Surveyor Information
Bennie O. Wheeler, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: Bennie.Wheeler@eli-llc.com

Total area: 512,575 S.F. or 11.77 Acres

Road Data:

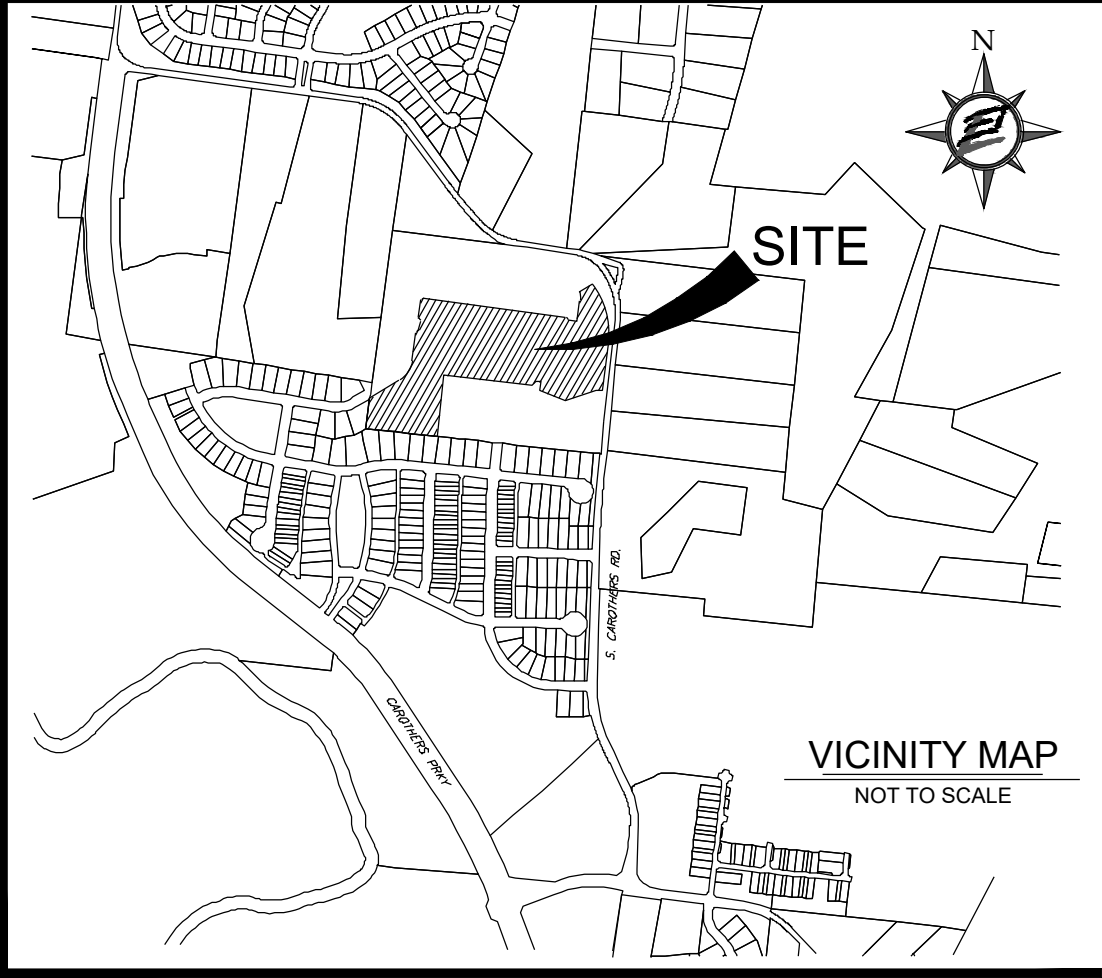
Acreage in new roads including alley right-of-ways 1.02 Acres

Linear footage of new roads 893 Feet

SOUTH CAROTHERS ROAD ROW TO BE OBTAINED WITH THE FINAL DESIGN OF SOUTH CAROTHERS ROAD IMPROVEMENTS FOR THE COLLETA PARK PUD SUBDIVISION

Deed Reference

TAX MAP 089, PART OF PARCEL 43.01
Owner: Lockwood Section 9 & 12, LLC
P/O Deed Book 7809 ,Page 470
Register's Office for Williamson County, TN



Certificate Of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 17 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Lockwood Glen PUD Subdivision - Section 17 has been installed in accordance with MUD specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Lockwood GlenPUD Subdivision - Section 17 has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

LOCKWOOD GLEN PUD SUBDIVISION FINAL PLAT SECTION 17 SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7528
DATE: January 25, 2021

REV.: May 6, 2021



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

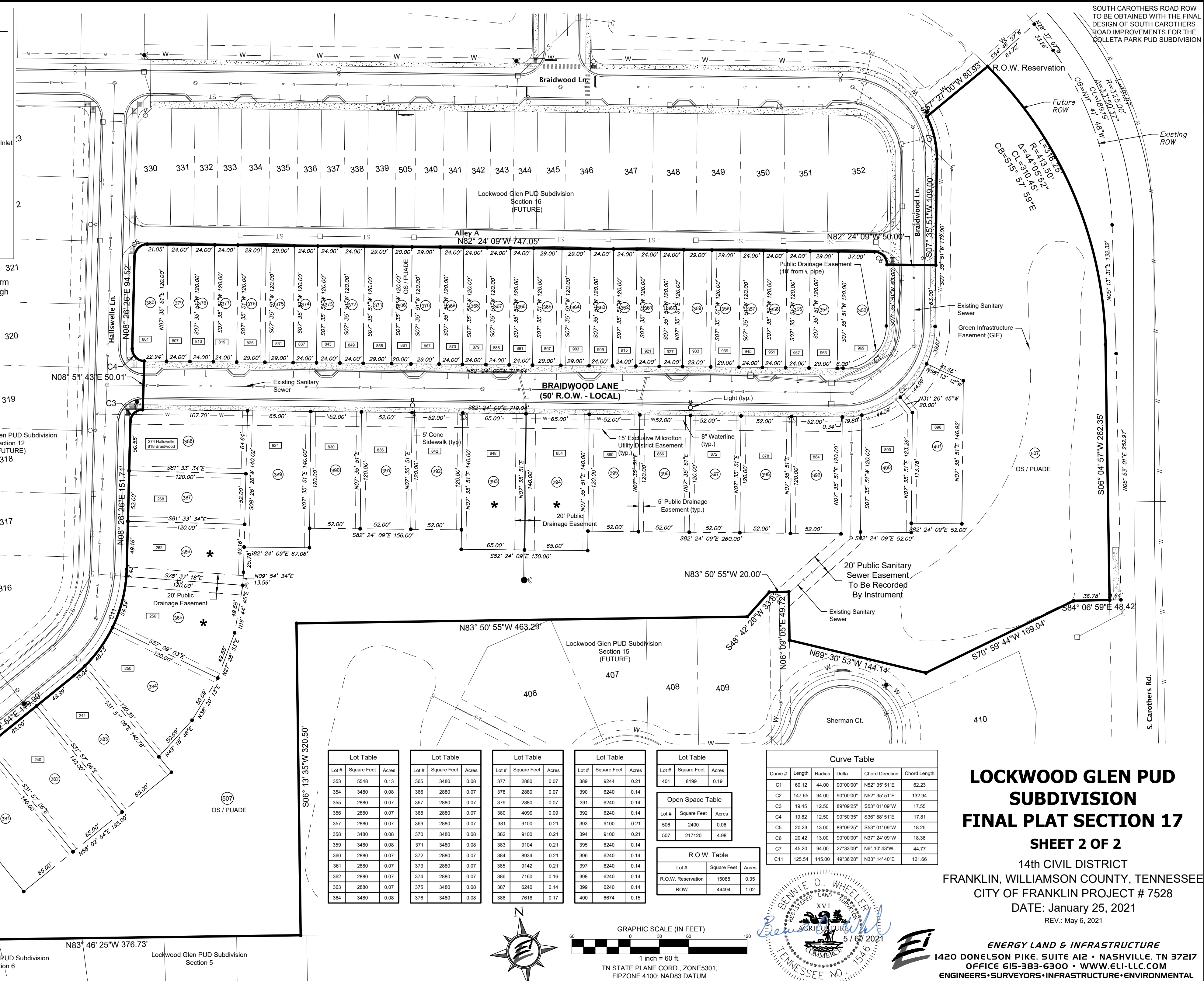
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Legend

- Fire Hydrant
- W Water Line
- SS Sewer Line
- S Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Sidewalk Ramp
- Lot Number
- Address Number
- Tree Save Canopy

* = Critical Grading Lot due to storm infrastructure / easements through lots

DUDLEY DAVIS
1, PARCEL 45.01
135, PG. 126



LOCKWOOD GLEN PUD SUBDIVISION FINAL PLAT SECTION 17 SHEET 2 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
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Lot Table		
Lot #	Square Feet	Acres
353	5548	0.13
354	3480	0.08
355	2880	0.07
356	2880	0.07
357	2880	0.07
358	3480	0.08
359	3480	0.08
360	2880	0.07
361	2880	0.07
362	2880	0.07
363	2880	0.07
364	3480	0.08

Lot Table		
Lot #	Square Feet	Acres
365	3480	0.08
366	2880	0.07
367	2880	0.07
368	2880	0.07
369	2880	0.07
370	3480	0.08
371	3480	0.08
372	2880	0.07
373	2880	0.07
374	2880	0.07
375	3480	0.08
376	3480	0.08

Lot Table		
Lot #	Square Feet	Acres
377	2880	0.07
378	2880	0.07
379	2880	0.07
380	4099	0.09
381	9100	0.21
382	9100	0.21
383	9104	0.21
384	8934	0.21
385	9142	0.21
386	7160	0.16
387	6240	0.14
388	7618	0.17

Lot Table		
Lot #	Square Feet	Acres
389	9244	0.21
390	6240	0.14
391	6240	0.14
392	6240	0.14
393	9100	0.21
394	9100	0.21
395	6240	0.14
396	6240	0.14
397	6240	0.14
398	6240	0.14
399	6240	0.14
400	6674	0.15

Lot Table		
Lot #	Square Feet	Acres
401	8199	0.19

Open Space Table		
Lot #	Square Feet	Acres
506	2400	0.06
507	217120	4.98

R.O.W. Table		
Lot #	Square Feet	Acres
R.O.W. Reservation	15088	0.35
ROW	44494	1.02

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	69.12	44.00	90°00'00"	N52° 35' 51"E
C2	147.65	94.00	90°00'00"	N52° 35' 51"E
C3	19.45	12.50	89°09'25"	S53° 01' 09"W
C4	19.82	12.50	90°50'35"	S36° 58' 51"E
C5	20.23	13.00	89°09'25"	S53° 01' 09"W
C6	20.42	13.00	90°00'00"	N37° 24' 09"W
C7	45.20	94.00	27°33'09"	N6° 10' 43"W
C11	125.54	145.00	49°36'28"	N33° 14' 40"E

