



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 22, 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.

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, or wait in the lobby.

CALL TO ORDER

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

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

Board Members Absent: Jenny Williamson

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 24, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT FMPC Minutes June 24 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the June 24, 2021 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 1, by Commissioner Ann Petersen
second by Commissioner Alma McLemore;

Motion Passed 7-0

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

NOES: None

ABSTAIN: Nick Mann

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, stated the Planning Commission and Board of Zoning Appeals virtual training will be held on Friday, November 5th from 8 am to noon. This will complete the requirement for continuing education. Registration information will be sent at a later date.

Ms. Wright stated that the applicant for Items 5, 6, and 7 had requested deferral to the August 26, 2021 Planning Commission meeting. She stated that, if desired, the Commission could add these items to the Consent Agenda for deferral to next month's meeting.

Ms. Wright stated that the applicant for Items 14, 15, and 16 had submitted a request to withdraw these items from the agenda. She stated that since notifications had already been mailed to the public, she would recommend leaving the items as non-consent items since there may be public comment.

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

2. Consideration Of Approval Of Items 3, 4, And 22-27 On The Consent Agenda.

Sponsors:**Attachments:**

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3,4 and 22-27.

Items 5, 6, and 7 are requested to be added to the Consent Agenda for deferral to the August 26, 2021 meeting, at the request of the applicant.

Chair Lindsey asked for a motion..

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the Consent Agenda and add Items 5,6, and 7 to the Consent Agenda for deferral to the August 26, 2021 meeting.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to approve the Consent Agenda and add Items 5-7 for deferral to the August 26th FMPC Meeting, Item 2, by Commissioner Scott Harrison second by Commissioner Michael Orr;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Franklin Park Subdivision, Site Plan, (Apartments); Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Reduce And Extend The Performance Agreement For Drainage Improvements To January 27, 2022. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

4. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Release The Maintenance Agreement for Drainage/Detention Improvements; Extend The Performance Agreement For Access And Sidewalks Improvements To July 28, 2022. (CONSENT AGENDA)

Sponsors:Paula
Kortas**Attachments:**

None

This item was approved on the Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

Attachments:

1. AERIAL 4416 Peytonsville Road
2. RES 2021-110 PLAN OF SERVICES 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

6. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. AERIAL 4416 Peytonsville Road
2. RES 2021-111 ANNEXATION 4416 PEYTONSVILLE ROAD_with Exhibit_Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

7. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

Attachments:

1. AERIAL 4416 Peytonsville Road
2. ORD 2021-22__ZONING 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

This item was deferred until the August 26, 2021 Planning Commission Meeting.

8. Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 4325 Long Ln Annex
2. RES 2021-117 4325 Long Lane_POS_with Exhibits_Law Approved
3. 4325 Long Lane Vicinity Map

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.01 acres.

The Property is located within the Milcrofton water service area and within the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommended Approval of Resolution 2021-117 to the Board of Mayor and Aldermen (BOMA).

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, at this time, there is not a Master Plan. He stated that his client is interested in being annexed into the Small Area Plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-117 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-117, Item 8, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

9. Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. MAP 4325 Long Ln Annex
2. RES 2021-118 4325 Long Lane_Annexation_with Exhibits_Law Approved
3. 4325 Long Lane Vicinity Map

Mr. Bryan, Principal Planner, stated that the property is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Long Lane. This property falls into the Goose Creek drainage basin.

The property is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. No development plan or site plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-118 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.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-118 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked for the map showing the entire vicinity 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 the Resolution 2021-118, Item 9, by Commissioner Scott Harrison second by Commissioner Marcia Allen;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

10. Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.

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

Attachments:

1. MAP 4325 Long Ln Zone
2. ORD 2021-24 4325 Long Lane_Zone Ord_with Exhibit.Law Approved
3. 4325 Long Ln Survey

Mr. Bryan, Principal Planner, stated the applicant is requesting to zone the property at 4325 Long Lane Estate Residential (ER), should the Plan of Services, RES 2021-117, and Annexation, RES 2021-118, be approved by BOMA. Envision Franklin places this parcel into the Regional Commerce Design District. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and meets the recommendations of Envision Franklin. No corresponding site plan or development plan for the property has been submitted at this time.

Staff recommended Approval of Ordinance 2021-24 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.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-24 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-24, Item 10, by Commissioner Alma McLemore second by Commissioner Michael Orr;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

11. Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 4432 Pratt Lane Annex
2. RES 2021-119_4432 PRATT LN_POS_with Exhibits_Law Approved 2.pdf
3. 4432 Pratt Lane Vicinity Map
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated that the City had received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezonings and development plans.

Staff recommended Approval of Resolution 2021-119 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 plan for the property at this time. However, the property owner is interested in being annexed into the Small Area Plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Mann, to recommend Approval of Resolution 2021-119 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-119, Item 11, by Commissioner Scott Harrison second by Commissioner Nick Mann;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

12. Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP 4432 Pratt Lane Annex
2. RES 2021-120_4432 PRATT LN_ANNEXATION_with Exhibits_Law Approved 2
3. 4432 Pratt Lane Vicinity Map
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated the City has received annexation requests for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

The property at 4432 Pratt Lane is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

Staff recommended Approval of Resolution 2021-120 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.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-120 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-120, Item 12, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

13. Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.

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

Attachments:

1. MAP 4432 Pratt Lane Annex
2. ORD 2021-25_4432 PRATT LN_ZONE ORD_with Exhibits_Law Approved
3. 4432 Pratt Ln Rezoning Request-6.10.2021
4. October 2021 Election Timeline

Mr. Bryan, Principal Planner, stated that the applicant is requesting to zone the property at 4432 Pratt Lane Estate Residential (ER), should the Plan of Services, RES 2021-119, and Annexation, RES 2021-120, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

Staff recommended Approval of Ordinance 2021-25 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.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-25 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-25, Item 13, by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

14. Consideration Of Resolution 2021-114, A Resolution Adopting A Plan Of Services For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berrys Chapel Road, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Cal Turner Jr. Properties
2. RES 2021-114 PLAN OF SERVICES CAL TURNER JR. PROPERTIES_with Exhibit A_Law Approved.pdf
3. October 2021 Election Timeline
4. Fieldstone Parkway Exhibit
5. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Resolution 2021-114.

1. Mr. Mark Plotkin, 158 Carphilly Circle - Opposed. Mr. Plotkin stated that he was concerned about the extension of Fieldstone Parkway. He stated that he would like to see the extension of Fieldstone Parkway removed from the Thoroughfare Plan.
2. Mr. Sam Whittier, 238 Heathstone Circle - Opposed. Mr. Whittier stated that he was concerned about

traffic and noise from the extension of Fieldstone Parkway and flooding issues from development. He stated he would like to see the extension of Fieldstone Parkway removed from the Thoroughfare Plan.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he represented the previous owner. He stated that the property was sold earlier in July. The new owner of the property asked that this application be withdrawn and is not interested in annexing the property at this time.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to withdraw Resolution 2021-114 from the agenda.

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 Withdrawn the Resolution 2021-114, Item 14, by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

15. Consideration Of Resolution 2021-115, A Resolution Requesting A Referendum For The Annexation Of Three Properties, Located East Of Hillsboro Road And South Of South Berrys Chapel Road, And Outside Of The Northern Portion Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

- Attachments:**
1. MAP Cal Turner Jr. Properties
 2. RES 2021- 115 ANNEXATION WITH REFERENDUM CAL TURNER JR. PROPERTIES_with Exhibit A_Law Approved.pdf
 3. SURVEY Annexation and POS - Cal Turner Jr., Properties
 4. October 2021 Election Timeline
 5. Fieldstone Parkway Exhibit
 6. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Allen, to withdraw Resolution 2021-115 from the agenda.

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 Withdrawn the Resolution 2021-115, Item 15, by Commissioner Michael Orr second by Commissioner Marcia Allen;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

16. Consideration Of Ordinance 2021-23, An Ordinance To Zone 60.18 Acres Estate Residential (ER) District, For Three Properties Located East Of Hillsboro Road And South Of South Berrys Chapel Road.

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

Attachments:

1. MAP Cal Turner Jr. Properties
2. ORD 2021-23 ZONING ASSOCIATED WITH REFERENDUM ANNEXATION CAL TURNER, JR_with Exhibit A_Law Approved
3. SURVEY Annexation and POS - Cal Turner Jr., Properties
4. October 2021 Election Timeline
5. Request for Withdrawal 7.19.2021

Chair Lindsey stated that this Item had been noted for withdrawal.

Ms. Chelsea Randolph, Principal Planner, stated that there was no presentation since the applicant had requested withdrawal from the agenda.

Chair Lindsey asked if there were any citizen comments.

The following citizen spoke concerning Ordinance 2021-23:

Mr. Cossy Pachares, 144 Carphilly Circle - Opposed. Mr. Pachares requested a motion to permanently remove Fieldstone Parkway extension from the Long Range Thoroughfare Plan.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that this would require a separate

Resolution brought forward at another time.

Ms. Randolph stated, for clarification, the staff report outlines that the building of Fieldstone Parkway is required, not with annexation, but with development.

Chair Lindsey stated that Mr. Pachares could speak with his Alderman about this request. He stated that there was a process for this type of request.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to withdraw Ordinance 2021-23 from the agenda.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated the request to remove the Fieldstone Parkway extension from the Thoroughfare Plan would probably not happen. She stated that as development happens, there is a commitment to continuity. She stated that he should talk to his alderman.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Withdrawn the Ordinance 2021-23, Item 16, by Commissioner Scott Harrison second by Commissioner Jimmy Franks; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

17. Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.

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

Attachments:

1. MAP Ropers Knob HHO Rez
2. ORD 2021-29 ROPERS KNOB HHO_with Exhibits_Law Approved.pdf
3. 2021-07-01 Ropers Knob Rezoning Sheets
4. Proposed HHO Overlay Surveyed line

Mr. Joseph Bryan, Principal Planner, stated that the HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities,

aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay.

The subject property consists of approximately 202 acres and is located east of Franklin Road and south of Mack Hatcher within the vicinity of Roper's Knob. The proposed HHO line fails to protect the existing tree line, particularly on the eastern portion of the property, and does not meet the intent and purpose of the HHO. It was apparent to staff, while on the site visit, that the base of the hill fell along the existing tree line. Staff believes that moving the HHO beyond the tree line would allow for the potential of the tree line to be removed, and for development to be built at a height that would begin to block the viewshed of this natural resource. Additionally, by locating the HHO line closer to the steeper grade, new development would further disrupt the viewshed of Roper's Knob and the surrounding area. Therefore, Staff does not support the proposed re-structuring of the HHO line for this property.

Staff recommended Disapproval of Ordinance 2021-29 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Ordinance 2021-29:

1. Mr. Alan Simms, 119 Lewisburg Ave - Opposed. Mr. Simms agreed with Staff's recommendation.
2. Ms. Elaine Harrison, 322 Ash Drive - Opposed. Ms. Harrison was concerned about her property's proximity to the proposed line adjustment. Mr. Bryan showed a map showing the proposed line and the proximity to Ms. Harrison's property. It was shown that Ms. Harrison's property would not be within the proposed boundary adjustment area. Ms. Harrison stated that her family had lived at the property for over 50 years. She stated that her family was told by the City that they could not build behind their property. She also introduced several neighbors from Ash Drive who were opposed to the boundary adjustment.
3. Mr. Hershell Bailey, 322 Ash Drive - Opposed. He stated that Ms. Harrison was his mother. He was concerned about the wildlife, traffic and destruction that this may bring to the neighborhood. He asked if this Ordinance, if disapproval was recommended, could come back again. Mr. Bryan explained that the Planning Commission would make a recommendation to the Board of Mayor and Aldermen (BOMA), but BOMA would make the final decision. Mr. Bailey asked for further clarification about the line adjustment. Ms. Amy Diaz-Barriga and Ms. Wright explained the motion. Ms. Wright stated that the proposed line is the Hillside Hillcrest Overlay. She explained that this protects this district. She stated that the applicant is requesting to move the boundary which could allow for development potential. Ms. Wright stated that, at this time, the development plan is not known. This plan would come at a future date, if the line is adjusted.

The Applicant was represented by Mr. Greg Gamble and Mr. Matt Huff, Gamble Design Collaborative. Mr. Huff gave copies of the presentation to the Commission. This will be added to the record. Mr. Huff gave details about the purpose of the Hillside Hillcrest Overlay (HHO). He presented a map showing the topography. He detailed current man made areas such as the existing football field, berm, and buildings which are located on the western side of the site. The east side of the HHO becomes more of a straight line. Aerial pictures and several photos of the property were shown in the presentation. An aerial view showing where the new boundary would be located was shown. Mr. Huff stated that, per the slopes, the new proposed line makes more sense. He also discussed the tree canopies and the protected areas. He showed potential tree areas which could be removed, which is only 2% of the site. In summary, they are

asking for 14 acres to be removed from the HHO which would include the man made slopes and buildings and areas not visible from Franklin Road or Mack Hatcher Parkway.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Disapproval of Ordinance 2021-29 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Franks stated that he had visited the site. He stated that the line adjustment which would back up to Ash Drive is not reasonable. He stated that this adjustment could also remove the tree canopy.

Mr. Huff stated that these were not trees that they were proposing to remove. He stated that these trees would be necessary for a buffer on a proposed development plan.

Commissioner Franks stated that, as it stands, he cannot support this item.

Commissioner Allen stated that there are overlays and districts in place for a reason. She stated that developers need to work with these districts and parameters. She stated that the views need to be protected. For this reason, she would recommend disapproval.

Commissioner Harrison stated that developer needed to work within the current parameters and protect the homes on Ash Drive. For this reason, he would recommend disapproval.

Commissioner Orr stated that he did not have a problem reworking the map and that there would need to be a buffer backing up to Ash Drive. He stated that the Ash Drive area should be taken out.

Commissioner Mann stated that he did not like the possible removal of some of the trees.

Chair Lindsey stated that the majority of citizens want to see this area preserved. He stated that any decision for development would have to be palatable for the Planning Commission and the citizens of Franklin. He stated that the challenge is to create something that respects Ropers Knob. He stated this will be a great challenge.

Commissioner McLemore stated that the residents of Ash Drive need to be protected.

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 Disapproval to the Board of Mayor and Aldermen the Ordinance 2021-29, Item 17, by Commissioner Marcia Allen second by Commissioner Alma McLemore;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

Ms. Wright added that, if the Applicant chooses to move forward with the request, it would proceed to the BOMA Worksession on August 10th and the Public Hearing on September 14th.

18. Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).

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

Attachments:

1. MAP Emeline Acres PUD
2. ORD 2021-28 EMELINE ACRES PUD REZ_with Exhibits_Law Approved.pdf
3. Emeline Acres Rezoning Survey
4. Citizen Comment 06.22.2021
5. HZC Disapproval Recommendation for Emeline Acres PUD Subdivision 7.22.21

Mr. Joseph Bryan, Principal Planner, stated that the rezoning request is being requested to accommodate the proposed Emeline Acres PUD Subdivision. Envision Franklin places these parcels into the Conservation Subdivision Design Concept, which states, "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."

The Emeline Acres PUD development plan does not meet the recommendations and guiding principles of Envision Franklin, therefore the proposed entitlements associated with the rezoning are not appropriate for the subject property. Additionally, the plan as submitted will not meet be able to meet the proposed density. Lots 11-15 as designed along Mack Hatcher do not meet frontage requirements and will need to be removed. Because of that, and because the likelihood that these lots could not be absorbed elsewhere in the plan, the proposed density is also unreasonable.

Staff recommended Disapproval of Ordinance 2021-28 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Ordinance 2021-28.

1. Mr. Bob Ravener, 221 3rd Ave South - Opposed. His concerns include the density of the proposed plan. He stated that Envision Franklin is a well thought out document, and this property should not be rezoned.
2. Mr. Alan Simms, 119 Lewisburg Ave - Opposed. He stated that he agreed with Commissioner Allen that the developers need to work within the current zoning.
3. Mr. Miles Johnson, 107 Harlinsdale Court - Opposed. He stated that they did not want another Iron Horse development.
4. Mr. Roderick Heller, 1344 Carnton Lane - Opposed. Mr. Heller stated Franklin is known for its historical preservation, and this rezoning could undo this. He stated that the viewshed and this property need to be protected. He would like to see this property follow the preservation plan of Eastern Flank and

Harlinsdale.

5. Mr. Brian Smallwood, 103 Harlinsdale Court - Opposed. He asked that the zoning stay the same.

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin. Ms. Rudowsky asked to combine the rezoning and development plan presentation. She stated that they had worked with the Church and City Aldermen to develop the current plan. The community would feature walking and biking trails, recreational center and pool. She stated that the homes will surround a central green space area. There will be just over 50% open space as required by Envision Franklin. Also, they are including a 150 ft. scenic corridor along Franklin Road and Mack Hatcher Parkway as required. This will include fence, trees, trails, and landscaping. They intend, along with the City of Franklin Parks, to extend the trail to Harlinsdale Manor along Spencer Creek. They intend to protect the existing tree lines adjacent to Mack Hatcher and Franklin Road. In addition, they intend to preserve Creekside Manor as a community building. They are proposing 33 multiplex units with 4 units each and 34 single family homes. They are addressing the size of single family units with larger lot widths. They understand that the single family homes would need to be approved by the Historic Zoning Commission. The current plan shows a variety of multiplex plans. Ms. Rudowsky stated that they are in agreement with staff conditions with the exception of conditions 20, 25 and 88. Condition 20 concerns Envision Franklin and 25 concerns the lot widths. Ms. Rudowsky stated that they plan to protect the historic integrity of the site. The new plan proposes lots that are no smaller than 50 ft. and up to 85 ft. wide. There are several areas with open space along Franklin Road. She then addressed comment 88. This comment states that the longest length of a mews alley is 800 linear feet. Due to several site constraints along the western tract, they are requesting a Modification of Standards as stated in Item 19.

Mr. Bryan clarified that the conditions that the Applicant was referring to are addressed with the development plan in Item 19.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Disapproval of Ordinance 2021-28 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated Envision Franklin was appropriate for this site. She agreed with the Staff recommendation.

Commissioner Mann stated that he is also on the Historic Zoning Commission and is concerned about the density of this plan. He stated that he will recommend disapproval.

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 Disapproval to the Board of Mayor and Aldermen the

Ordinance 2021-28, Item 18, by Commissioner Marcia Allen second by
Commissioner Alma McLemore;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma
McLemore, Michael Orr, Nick Mann
NOES: None
ABSTAIN: None

19. Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road.

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

Attachments:

1. MAP Emeline Acres PUD
2. RES 2021-124 EMELINE ACRES PUD DP_with Exhibits_Law Approved.pdf
3. 7579 Emeline Acres PUD DP_Conditions of Approval_01
4. Emeline Acres PUD Development Plan Sheet
5. Emeline Acres Development Plan Re-submittal_Part1
6. Emeline Acres Development Plan Re-submittal_Part2
7. Emeline Acres Development Plan Re-submittal_Part3
8. Citizen Comment 06.22.2021
9. HZC Disapproval Recommendation for Emeline Acres PUD Subdivision 7.22.21
10. context lot width Harlinsdale Manor area
11. context lot width Old Liberty to Factory

Mr. Joseph Bryan, Principal Planner, stated that the proposed development consist of 33 single-family lots and 32 multiplex buildings with 4 units per building, for a total of 161 dwelling units. The subject property consists of approximately 61 acres and is located within the Conservation Design Concept as defined by Envision Franklin. Envision Franklin states that new development within Conservation Subdivision, "should preserve a minimum of 50 percent open space".

Envision Franklin gives special consideration for new development in the area around the Franklin Road-Mack Hatcher intersection and identifies Franklin Road as the last rural gateway into Downtown Franklin. It also serves as the entrance to the Franklin Road Historic District that exemplifies the transition from rural to urban settlement through historic resources that are listed on National Register of Historic Places. As such, Envision Franklin recommends that Big House, or multiplexes, and Farmstead Compound concepts may be appropriate in addition to single-family residential and that, "the form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. The height of new buildings should be no taller than those nearby historic resources."

The plan as proposed provides narrower lots that are incongruous to the rural nature of this area, with smaller lot widths leading to building forms that accentuate height over width. There are no lots narrower than 56' that currently face this section of Franklin Road. Additionally, the longest run of existing lots in a row is 7, and in these areas lots are a combination of lots under 100' wide and over 100' wide. No lot being proposed with this plan that fronts Franklin Road are wider than 100'. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina.

On June 14, 2021, the Historic Zoning Commission gave a preliminary recommendation of disapproval based on their findings that, "The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact. The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor." A full summary of their recommendation of disapproval is included as an exhibit.

The four lots facing Mack Hatcher, Lots 11-14, do not meet frontage requirements as all new single family and multiplex buildings must front onto a public road, and these lots as designed front onto a mews alley. These lots must be removed and if they cannot be reworked into the overall layout, the applicant will need to reduce the number of multiplex buildings in order to maintain single-family housing as the primary use, per Envision Franklin.

It is the professional opinion of City Staff that the proposed locations for the emergency access lanes, particularly on the eastern side of Franklin Road, will require extensive grading and retaining walls, which is in conflict with the Envision Franklin statement that "Grading that dramatically alters site vegetation and topography should be prohibited. Development should use the existing, natural topography and minimize grading to the maximum extent practicable."

Lastly, the street layout as designed, specifically the secondary connection for the cul-de-sac, would require additional access easements from the church property that have not yet been granted. The number of residential units allowed on the cul-de-sac will be affected if this access easement cannot be obtained.

The following Modification of Standards is proposed:

MOS #1:

The applicant is requesting one Modification of Standards to increase the maximum lengths of a mews alley from 800' to 965'. The Zoning Ordinance was recently updated to include the mews as an alley alternative with a maximum length of 800' to break up block lengths. The applicant will need to remove these lots and adjust the mews and street network accordingly.

Staff recommended Disapproval of MOS #1.

Staff recommended Disapproval of Resolution 2021-124 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Resolution 2021-124:

1. Mr. Alan Simms, 119 Lewisburg Ave - Opposed.
2. Ms. Julie Fuller, 905 Caleb Court - Opposed. Ms. Fuller is the Chairperson for the Board of Trustees for Franklin First United Methodist Church. She shared their concerns about how the development would affect the church property which includes property becoming a public right of way and cut through traffic.
3. Mr. Rod Heller, 1344 Carnton Lane - Opposed. Mr. Heller suggested establishing a Public/Private Partnership to purchase this property for a City park like Harlinsdale.
4. Mr. Bob Ravener, 221 3rd Ave South - Opposed. He stated that this gateway into Franklin should be

protected.

The Applicant was represented by Mr. Christian Dial, Capital Investment Group. The Applicant stated that he was available for any additional questions. He stated that they had been working very hard since last fall. He stated that they are trying to accommodate Envision Franklin for this property and maintain the viewshed.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Orr, to recommend Disapproval of Resolution 2021-124 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann stated that this development is not appropriate for this property. He wants to see stronger support from the Historic Zoning Commission.

Chair Lindsey asked for a motion for Modification of Standards 1.

Commissioner Allen moved, seconded by Commissioner Harrison, to disapprove MOS 1.

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

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

Chair Lindsey asked for a roll call vote.

The motion to disapprove MOS 1 carried unanimously.

ACTION:	Motion to Disapprove MOS 1 by Commissioner Allen second by Commissioner Harrison; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Nick Mann
NOES:	None
ABSTAIN:	None

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

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

Chair Lindsey asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION: Motion to Recommend Disapproval to the Board of Mayor and Aldermen the Resolution 2021-124, Item 19, by Commissioner Nick Mann second by Commissioner Michael Orr;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

20. Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision)

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

Attachments:

1. MAP 7585 West Franklin Park PUD Subdivision
2. ORD 2021-27 WEST FRANKLIN PARK PUD, REZONING_with Exhibits_Law Approved
3. REZONING PLAN 7585 West Franklin Park PUD Subdivision

Ms. Chelsea Randolph, Principal Planner, stated that the applicant is requesting to rezone 32.43 acres from Regional Commerce 12 (RC12) District to Planned (PD 17.11/320,116) District. Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states that parcels within this concept should be "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City". Envision Franklin supports the proposed PD zoning for this parcel and the proposed uses shown within the associated development plan, Resolution 2021-123.

Staff recommended Approval of Ordinance 2021-27 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin. Ms. Rudowsky stated showed the current Master Plan for the remaining buildable acreage at Franklin Park. The intent is to re-envision the plan to allow for a mix of uses that better energizes the existing amenities such as walkability, along with future commercial and residential buildings on the site. They are not requesting and changes to the existing Franklin Park I and II office buildings. They are requesting 280 residential units in Block A. These buildings will be four to five stories high with structured parking. Two hundred residential units are proposed for Block B. These buildings would also be four to five stories high with structured parking. Lot C would be a four to five story mixed use building with 75 units for sale and 5000 sq. ft. ground floor commercial. Block D would be the Franklin Park III office building. In total, this plan includes 331,000 sq. ft. of office space, 555 residential units, and 20,000 sq. ft of commercial space. Ms. Rudowsky showed several artist renderings of the proposed plan.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to recommend Approval of Ordinance 2021-27 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey asked about the layout of the plan. He asked if there was sufficient space between the building and the amphitheater.

Mr. Mike Hathaway, 906 Studio Architects, stated that they intend to be respectful of the existing layout. He stated that this would create a 24-hour community.

Commissioner Franks asked if the units would be for sale or for rent.

Mr. Hathaway stated that the intent was to have for sale units.

Commissioner Franks stated that he would not support this plan if they planned to change it in the future.

Mr. Jeff Furman, the owner of Franklin Park, stated that the 75 units in the front building would be for sale units.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-27, Item 20, by Commissioner Scott Harrison second by Commissioner Marcia Allen;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

21. Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle.

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

Attachments:

1. MAP 7587 West Franklin Park PUD Subdivision, Development Plan
2. RES 2021-123 WEST FRANKLIN PARK PUD DEVELOPMENT PLAN_with Exhibits_Law Approved
3. CONDITIONS OF APPROVAL 7587 West Franklin Park PUD Subdivision, Development Plan
4. Development Plan Site Layout
5. Conceptual Elevations
6. Development Plan pages 1-11
7. Development Plan Pages 9-23

Ms. Chelsea Randolph, Principal Planner, stated that the proposed West Franklin Park PUD Subdivision is a development consisting of approximately 32.43 acres located north Of McEwen Drive and east of

Interstate 65, addressed as 6100 and 6700 Tower Circle. The applicant is proposing approximately 555 dwelling units consisting of rent and for sale multifamily, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is comprised of 32.43 acres. The properties were originally part of a unified site plan that has partially developed. The change from primarily commercial to primarily residential prompted the request for a zoning change to Planned Development and the requirement of a development plan.

Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision Franklin. It nearly eliminates surface area parking lots by constructing buildings with internal parking garages and meets all parking requirements within the zoning ordinance. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

Envision Franklin also states that "New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

The focus on multi-family development on this site allows for a cohesive development of urban living. There are a variety of ground floor retail options along with proposed office space that could serve as potential work spaces for residents. In addition, connections to exiting multi-use trail will enhance the walkability of the proposed plan. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes ten open spaces that vary by type. These types range from pocket park and greenway to plaza and outdoor dining area. Neighborhood amenities such as a pool area for residents are also proposed.

Staff recommended Approval, with Conditions, of Resolution 2021-23 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Ms. Katie Rudowsky, Kiser-Vogrin.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend Approval, with Conditions, of Resolution 2021-23 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann asked if there would be retail on the first floor.

Ms. Hathaway stated that Building E and the residential "for sale" unit building would each have retail or restaurant activity on the first floor.

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 2021-123, Item 21, by Commissioner Jimmy Franks second by Commissioner Alma McLemore;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5, Creating 2 Commercial Lots And 2 Open Space Lots, On 35 Acres, Located South of McBride Lane and East of Reams Fleming Boulevard. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BFRM FP Rev 5
2. 7581 BFRF FP_Rev5_Conditions of Approval_01
3. 7581 Berry Farms WA 19-1385 Plat Lot 1-Set

This item was approved on the Consent Agenda.

23. Eastworks PUD Subdivision, Final Plat (Formerly Cool Springs East Subdivision, Section 1, Lot 5), Creating 2 Commercial Lots, On 49.97 Acres, Located At 9009 Carothers Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Eastworks PUD FP
2. 7549 Eastworks PUD FP_Conditions of Approval_01
3. Eastworks Subdivision-plat

This item was approved on the Consent Agenda.

24. The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1, Creating 41 Lots And 5 Open Space Lots, On 14.086 Acres, Located North Of The Intersection Of Del Rio Pike And Hillsboro Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP The Fields at Reese Farms PUD Subdivision, Final Plat, Section 1
2. CONDITIONS OF APPROVAL 7584 The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1
3. PLAT 7584 The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1

This item was approved on the Consent Agenda.

25. Waters Edge PUD Subdivision, Final Plat, Section 6, Creating 72 Lots And 4 Open Space Lots, On 18.497 Acres, Located Southwest Of The Intersection Of Carothers Parkway and Mainstream Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Waters Edge PUD Subdivision, Final Plat, Section 6
2. CONDITIONS OF APPROVAL 7543 Waters Edge PUD Subdivision, Final Plat, Section 6
Conditions of Approval_01
3. PLAT 7543 Waters Edge PUD Subdivision, Final Plat, Section 6

This item was approved on the Consent Agenda.

26. Westhaven PUD Subdivision, Final Plat, Section 56, Creating 12 Lots, On 3.99 Acres, Located At South Of The Intersection Cheltenham Avenue And Nelson Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 56
2. CONDITIONS OF APPROVAL 7592 Westhaven PUD Subdivision, Final Plat, Section 56
3. PLAT 7592 Westhaven PUD Subdivision, Final Plat, Section 56

This item was approved on the Consent Agenda.

27. Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension), Creating 2 Open Space Lots And Dedicate Public Right-Of-Way And Create Public Easements, On 1.258 Acres, Located At South Of Townsend Boulevard And Highway 96. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension)
2. CONDITIONS OF APPROVAL 7594 Westhaven PUD Subdivision, Final Plat (Townsend Blvd Extension)
3. PLAT 7594 Westhaven PUD Subdivision, Final Plat (Townsend Blvd Extension)

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

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

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

There being no further business, the meeting adjourned at 8:58 p.m.

ACTION: Motion to Adjourn by Commissioner Nick Mann second by Commissioner Michael Orr;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

Chair

Date

354 FRANKLIN ROAD HHO REZONING

FRANKLIN MUNICIPAL PLANNING
COMMISSION MEETING

JULY 22, 2021

Land Owners:

Cumberland & Western Resources LLC
Owner Representative: Greg Betterton

Design Team:

Gamble Design Collaborative





EXISTING HHO

4.4 HHO—Hillside Hillcrest
Overlay District

4.4.1 Purpose

The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.



TOPOGRAPHY

- The existing HHO seems to follow the guidelines of the zoning ordinance in some places, but not in others



FRANKLIN ROAD SIDE

- Open fields, barns and man made slope are all within the current HHO

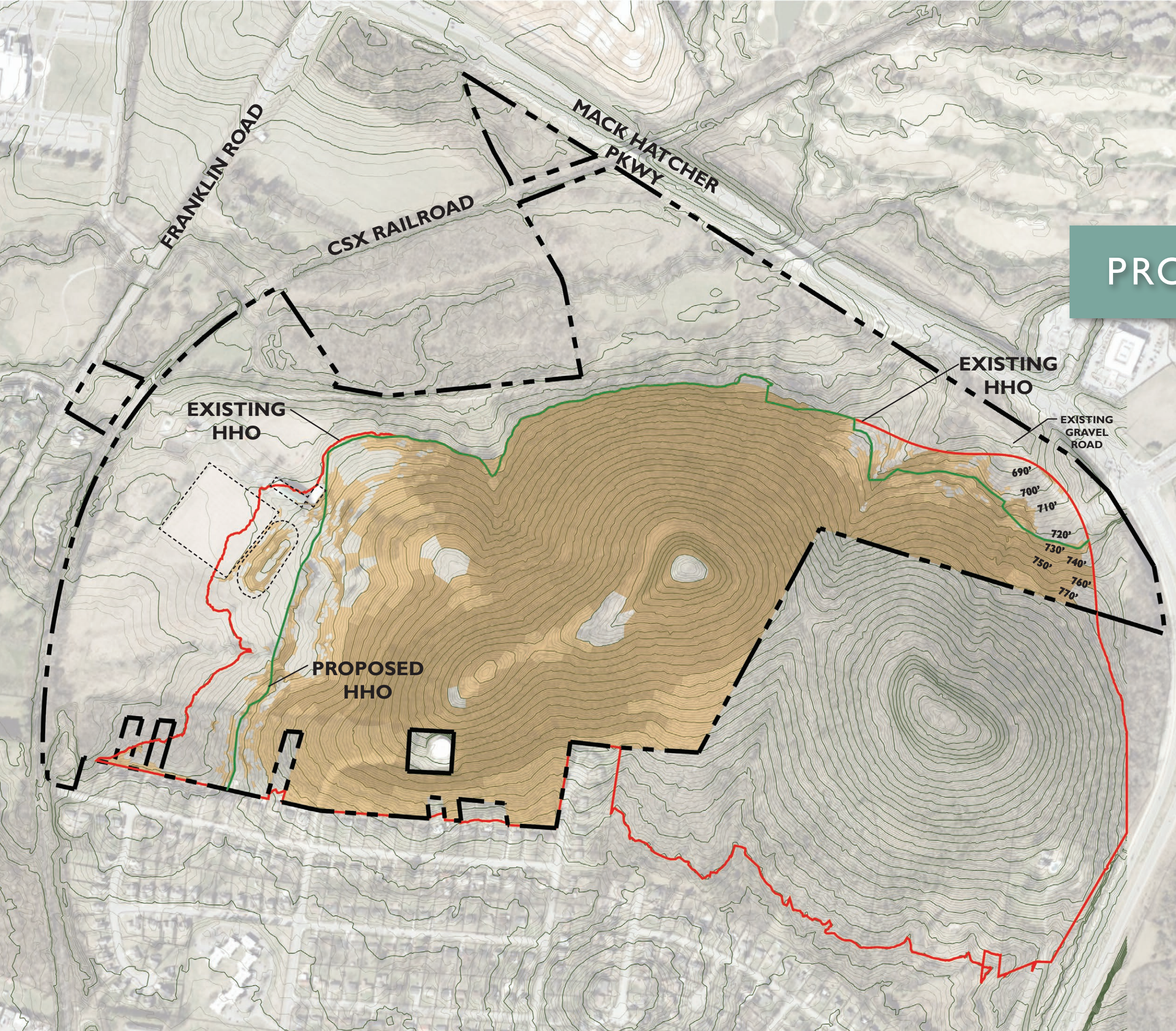


FRANKLIN ROAD STREET VIEW



MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line



PROPOSED HHO

MACK HATCHER SIDE

- Gravel Road and associated grading within the existing HHO





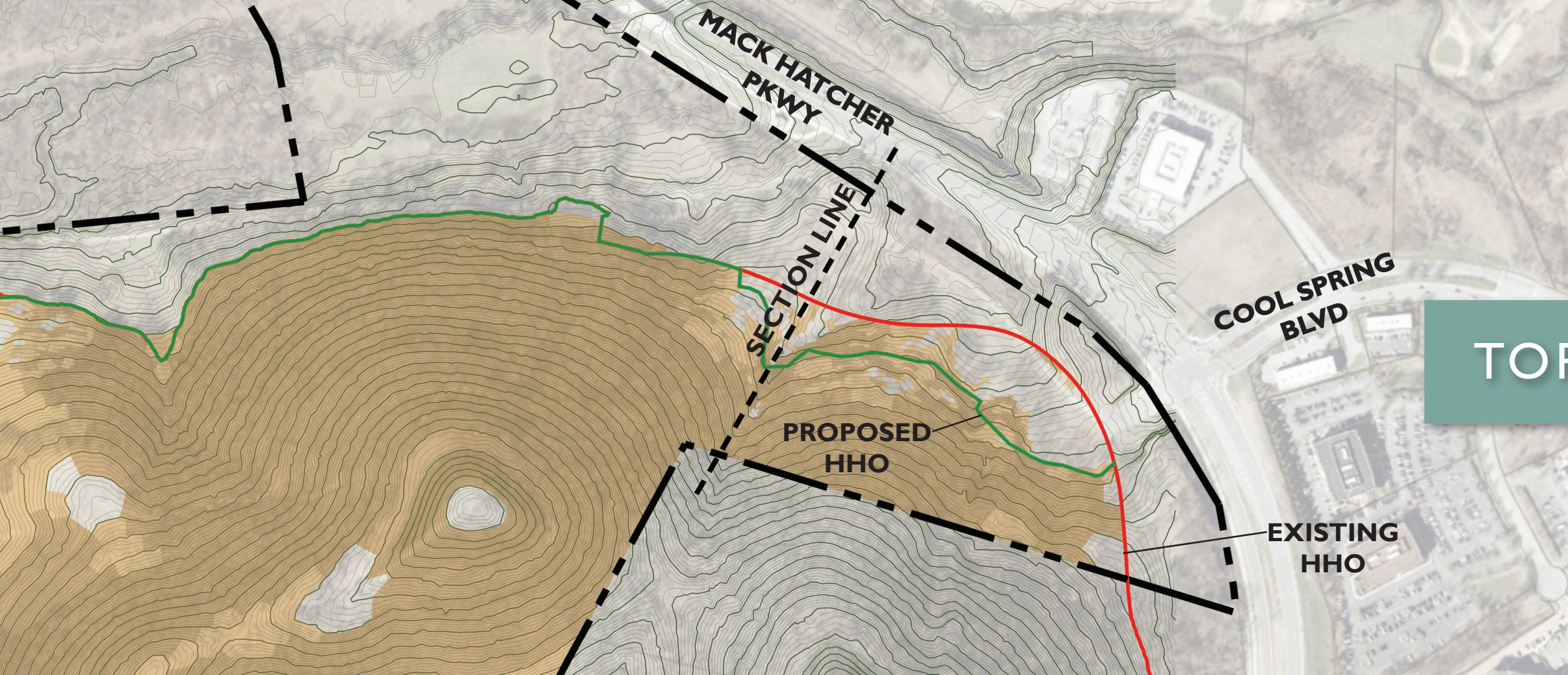
MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line



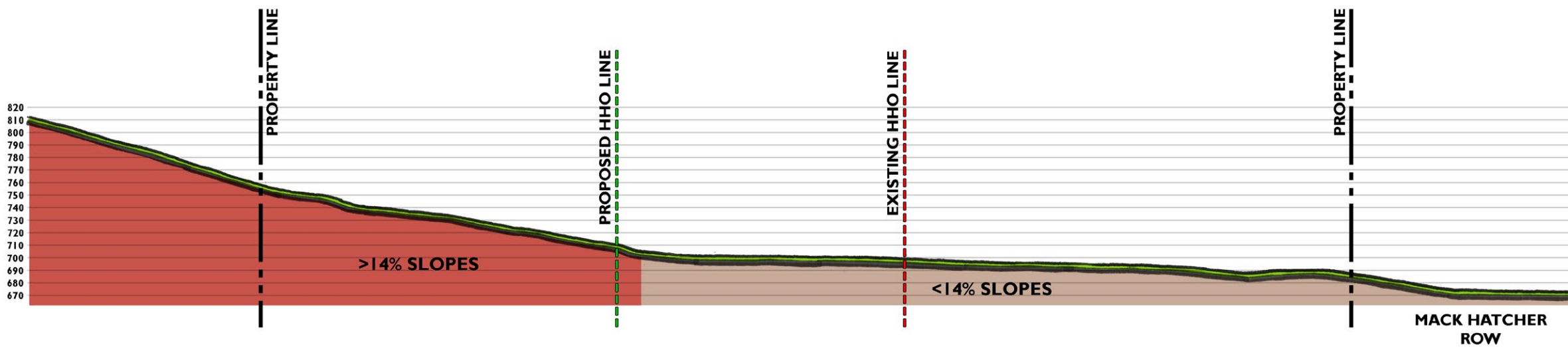
MACK HATCHER SIDE

- Actual tree line flagged to create proposed HHO Line



TOPOGRAPHY

- Proposed HHO more in line with actual existing conditions.
- Steep slopes, tree line, and viewsheds all taken into account





TREE CANOPY

- Only 2% of the existing tree canopy on the site could be potentially affected by the proposed HHO line. The rest would be protected by steep slopes within the 500' HHO Buffer



SUMMARY

HHO AREA CHART

Existing: 111.87 AC

Removed: 14.22 AC

Proposed: 97.65 AC

REZONING JUSTIFICATION

- Open fields, barns and man made slope no longer within the HHO boundary
- Removed areas of HHO fall below sight lines of Mack Hatcher Pkwy and Franklin Road
- 98% of existing tree canopy within the current HHO would still be protected

From: [John Vaughn](#)
To: [Planning Intake](#)
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 AM

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.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN

Attachment Items 18 &19

IRON HORSE

KEY:

-  SINGLE FAMILY LOTS
-  MULTIPLEX (4 UNITS EACH)
-  CREEKSID ESTATE
-  SPRING HOUSE
-  EXISTING DRIVEWAY
-  VILLAGE GREEN/AMENITY COMMUNITY GARDENS
-  TREES TO REMAIN

DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL ONLY AND FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING CAN CHANGE AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR NOTIFICATION AND SHOULD NOT BE RELIED UPON AS A FINAL REPRESENTATION OF THE FINAL BUILT PROJECT.







SF-5 Elevation
Option 1

SF-5 Elevation
Option 2



SF-6 Elevation
Option 1

SF-6 Elevation
Option 2

NISSAN HEADQUARTERS

EXISTING
CAMERON APARTMENTS

CAROTHERS PARKWAY

BUILDING TYPOLOGY

	PROPOSED RESIDENTIAL
	PROPOSED MIXED-USE
	PROPOSED OFFICE
	PARKING

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EXISTING
FRANKLIN PARK 2

EXISTING
FRANKLIN PARK 1

MCEWEN DRIVE

Overall Master Plan FRANKLIN PARK FRANKLIN, WILLIAMSON COUNTY, TN



RENDERING
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



