



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, September 23,
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.franklin.tn.gov/planning.

The typical process for discussing an item is as follows:

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

Applicants are encouraged to 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@franklin.tn.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

Vice-Chair Orr called the meeting to order at 7:00 pm.

Board Members Present: Nick Mann, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Michael Orr, Jimmy Franks and Jenny Williamson

Board Members Absent: Roger Lindsey and Scott Harrison

Vice-Chair Orr read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of the August 26, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT FMPC Minutes August 2021 Combined

Vice-Chair Orr asked for a motion to approve the Minutes from the August 26, 2021 meeting.

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

Vice-Chair Orr asked for a roll call vote.

The motion passed unanimously.

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

Motion Passed 7-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, 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

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the rezoning and development plan for Emeline Acres PUD Subdivision had been voluntarily deferred from this FMPC agenda. These items will send a new public notice, as required, when it is again placed on an FMPC agenda.

Ms. Kelly Dannenfelser, Assistant Director of Planning & Sustainability, stated the following: Last fall, the Board of Mayor and Aldermen (BOMA) authorized City staff and the OHM consultant team to work on a preliminary master plan for a new city hall, which will replace the current old Shopping Mall City Hall on its prominent location on the Public Square in downtown Franklin. This included significant public outreach this spring. We are proud to announce that the preliminary master plan and Round I community engagement results have been released on the website: www.complete-the-square.com.

The preliminary master plan is the culmination of the feedback from department interviews, the functional space needs staff working group, city employees, city boards and commissions, and the community-at-large. The consultant team will present the plan and engagement results at the September 28th Board of Mayor and Aldermen (BOMA) work session.

Over the next few months, staff and a consultant team will be engaging the community for Round II

feedback to further gauge the design direction. This includes a second survey and several public meetings, including a Special DRC Meeting on October 4th, a Virtual Family Room Chat (public meeting) on October 5th, and a Joint Conceptual Workshop on December 9th. The Round II results and plan are scheduled to return to the BOMA in February 2022 for approval. Check out www.complete-the-square.com website to see the master plan, a short video overview, and take the survey.

Also, Ms. Dannenfelser stated that TAPA is holding its Planning Commission training on November 5th, from 8am-12pm to provide the 4 hours of state-required training for Planning Commissioners. We'll send out the registration details when we receive them. The training will be virtual and free.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked for citizen comments. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-6 On The Consent Agenda.

Sponsors:

Attachments:

None

Vice-Chair Orr stated that the vote for the Consent Agenda would include Items 3-6.

Vice-Chair Orr asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Williamson, to approve the Consent Agenda to include Items 3-6 .

Vice-Chair Orr called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 2, by Commissioner Alma McLemore second by Commissioner Jenny Williamson;
Motion Passed 7-0

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

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Franklin Park PUD Subdivision, Site Plan (Apartments); Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement To September 22, 2022.
(CONSENT AGENDA)

Sponsors:

Amy
Diaz-
Barriga
None

Attachments:

This item was approved on the Consent Agenda.

4. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Landscaping Improvements To September 22, 2022. (CONSENT AGENDA)

Sponsors:

Amy Diaz-Barriga

Attachments:

None

This item was approved on the Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

5. South Park Subdivision, Site Plan, Lot 17, Creating 33,500 Square Feet Of Institutional Space, On 4.57 Acres, Located At 143 Southeast Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP South Park Sub SP Lot 17
2. 7614 South Park Sub SP Lot 17_Conditions of Approval_01
3. 7614 South Park Sub Lot 17 Site Plan_Part1
4. 7614 South Park Sub Lot 17 Site Plan_Part2
5. 7614 South Park Sub Lot 17 Site Plan_Part3

This item was approved on the Consent Agenda.

6. Villages at Southbrooke PUD Subdivision, Final Plat, Section 1, Creating 38 Single-Family And Attached Residential Lots, And 5 Open Space Lots, On 41.92 Acres, Located East of Lewisburg Pike and South Of Stream Valley Boulevard. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Villages at Southbrooke FP Sec 1
2. 7577 Village Southbrooke PUD FP Sec 1_Conditions of Approval_01
3. 18-1022 Villages at Southbrooke - Section 1 - Final Plat

This item was approved on the Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

7. Consideration Of Ordinance 2021-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.

Sponsors:

Emily Wright, Kelly Dannenfelser

Attachments:

1. 2021-21 ZONING ORDINANCE AMENDMENT_with Maps_Law Approved
2. ZO Presentation FMPC 9 23 2021
3. Public Input-- refuse area screening requirements - EnviroBIN
4. Public Input FFO RE_ Zoning Map

Ms. Kelly Dannenfelser, Assistant Director of Planning & Sustainability, stated that the annual Zoning Ordinance update is before the Commission for a recommendation to BOMA. She stated that a number of topics were discussed at the August 2021 Joint Conceptual Workshop. These updates included:

- 1. Setbacks for platted subdivisions where setbacks are not shown;**
- 2. Encroachments into rear yard setbacks for appurtenances like screened porches;**
- 3. Change to the preliminary Historic Zoning Commission recommendations to include rezoning for certain areas overlay districts which may be impactful to historic resources;**
- 4. Text-to-table formatting changes because we are finding they are more user friendly;**
- 5. Permitted use changes;**

6. and a handful of rezonings.

Ms. Dannenfelser gave a PowerPoint presentation. She stated that at the Joint Conceptual Workshop last month, they talked about:

Photography

- Add Photography Services as a permitted home occupation, limited to one on-site client at a time.
- May occur outdoors on lots of two acres or more, or on smaller lots when the area used for photography services is completely screened from off-site. No activities shall take place within any required setbacks.

Rezonings

1. FFO District 100-Year Floodplain - This will update the Zoning Ordinance to match the floodplain boundaries adopted by FEMA.
2. Williamson Medical Center from C1 to RC12
3. McLemore House Museum from R6 to CI/HPO
4. Merrill-Williams House from R6 to CI/HPO
5. The 5 Stones Church from CC to OR

Ms. Dannenfelser stated that the next steps will be:

- October 12 - BOMA Work Session & 1st Reading
- November 23 - BOMA 2nd Reading & Public Hearing
- December 14 - BOMA 3rd and Final Reading
- January 1, 2022 - Effective Date

Staff recommended Approval of Ordinance 2021-21 to the Board of Mayor and Aldermen.

Vice-Chair Orr asked if there were any citizen comments.

Ms. Misty Westebbe, 3234 Boyd Mill Ave - In Favor Of. Ms. Westebbe owns a photography studio at their home and is in support of this update. She stated that it is a peaceful and private location for people to come to.

Vice-Chair Orr asked if home photography would be included in this motion vote.

Ms. Dannenfelser stated that home photography was included in the Ordinance.

Vice-Chair Orr asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-21 to the Board of Mayor and Aldermen.

Vice-Chair Orr asked for any discussion on the motion.

Commissioner Mann asked if "photography" was defined in the Zoning Ordinance.

Ms. Dannenfelser stated that "photography" is not defined in the Zoning Ordinance. She stated that if

there was a question, they would refer to a dictionary of national acceptance. She stated that it is typically taking photos and a photography studio. It does not include videography.

Vice-Chair Orr asked for a vote on the motion.

Vice-Chair Orr asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-21, Item 7, by Commissioner Marcia Allen second by Commissioner Alma McLemore;

Motion Passed 7-0

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

NOES: None

ABSTAIN: None

8. Consideration Of Resolution 2021-140, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Kelly Dannenfelser, Victoria Hensley

Attachments:

1. RESOLUTION 2021-140 Sub Regs Update_Law Approved
2. FMPC Sub Regs Presentation 9 23 2021

Ms. Victoria Hensley, Planner, stated that the Subdivision Regulations went through a major update with the Zoning Ordinance update in 2019. This is a minor clean-up amendment of the Subdivision Regulations for FMPC consideration. The Subdivision Regulations regulate the subdivision of land into two or more lots. The FMPC's role is to maintain the Regulations and keep them up-to-date and working well.

These updates were discussed at the August 2021 Joint Conceptual Workshop. The staff has identified three minor updates needed:

1. Remove the Vesting Section for final plats;
2. Adding language regarding side lots lines previously left out in the 2019 update for clarity of side lot lines;
- 3 And address filing of instruments at the Williamson County Office of Register of Deeds that create parcels in the City.

Staff recommended Approval of Item 8.

Vice-Chair Orr asked if there were any citizen comments. There were none.

Ms. Dannenfelser stated that this item is the Planning Commission's document. The Planning Commission will be voting to approve Resolution 2021-140 which will allow the changes in the Subdivision Regulations.

Vice-Chair Orr asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 8.

Vice-Chair Orr asked for any discussion on the motion.

There being none, Vice-Chair Orr asked for a vote on the motion.

Vice-Chair Orr asked for a roll call vote.

The motion carried unanimously

ACTION: Motion to Approve Item 8 by Commissioner Marcia Allen second by
Commissioner Alma McLemore;
Motion Passed 7-0

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

NOES: None

ABSTAIN: None

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Commissioner McLemore stated that, at the Joint Conceptual Workshop, she wanted to thank the City Staff for their work with the rezoning of the McLemore House. The rezoning will allow for its correct use, and also to the 264 Natchez for its future use as a heritage center.

ADJOURN

Commissioner Allen moved, seconded by Commissioner Franks, to Adjourn.

Vice-Chair Orr called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn, by Commissioner Allen, second by Commissioner Jimmy
Franks;
Motion Passed 7-0

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

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:17 p.m.

Regan S. Lindsay 10/28/2021