

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
AND CITY OF FRANKLIN
SPECIAL JOINT MEETING
OF FEBRUARY 14, 2008**

WCPC MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Robert Medaugh
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
Aaron Holmes, Planner
Jama Olsen, Planner
Kristi Earwood, Attorney
Sheila Myers, Planning Assistant

The Williamson County Regional Planning Commission and the City of Franklin held a special joint meeting Thursday, February 14, 2008, at 5:30 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Sanders were unable to attend.

Mr. Jamie Groce, City of Franklin, gave a brief presentation concerning the City of Franklin's Land Use Plan and the new Zoning Ordinance that will be effective July 1, 2008.

Mr. Groce stated the Land Use Plan that was adopted in 2004 took two years to complete. Over 100 meetings were held, breaking the UGB into 9 character areas which were studied individually with 9 separate Steering Committees that met and formulated policies for each area. At the end of this process, the 9 groups met and formulated a final UGB Land Use Plan. The following are different design concepts:

1. The Conservation Design concept is designed for the hilltops and floodplain areas. The intent is to preserve these areas, whether for environmental or aesthetic reasons. The concept is enforced with the new ordinance.
2. The Rural Design Concept tries to keep the rural character of the area intact with larger lots and lower density. There may be cluster subdivision in some areas with open space to maintain the environmental features of the area. The new ordinance includes some new design standards to reinforce this policy.
3. The Suburban / Conventional area which is what is typically found in the City of Franklin (post WWII), has larger lots and some attached units. They envision some multifamily or attached units in the future, although in some areas this would not be appropriate.
4. Traditional Neighborhood Development (TND) is pedestrian oriented, has housing diversity with varying lot sizes, and also contains quality open spaces and parks. The new ordinance has district and design standards to help reinforce this type of development area. The TND has single family homes as well as townhomes.
5. Activity Center Design Concept is where the commercial and economic generators are located such as retail and light industrial.
6. Mixed Use Design Concept will have both residential and non-residential uses, possibly even integrated in the same structure such as Jamison Station which has both office and retail on the bottom floor and contains residential units on the top floor.

7. Transit Oriented Development (TOD) could be supported at rail stops. Typically these are higher density the area is used to, but this is something to look at for the future.

The nine areas and type of development the City of Franklin would like to see in these areas are as follows, although certain areas of the Land Use Plan may need to be revisited due to changing influences such as infrastructure, roadways, etc.;

1. Berry's Chapel area developed utilizing the Rural Design Concept
2. Carnton (all City)
3. Central Franklin (all City)
4. Goose Creek area developed utilizing Rural Design Concept
5. McEwen area developed utilizing Mixed Use Development.
6. McLemore area will be developed utilizing Rural Design Concept or possibly earmarked for a TOD.
7. Seward Hall area developed utilizing Suburban / Conventional or possibly TND.
8. Southall area developed utilizing Rural Design Concept or possibly an Activity Center
9. West Harpeth area developed utilizing Rural Design Concept or TND.

Mr. Mike Matteson gave a brief presentation concerning Williamson County's Comprehensive Land Use Plan which was adopted in August of 2007. The Plan does not include the various municipalities UGB's, but it does address them from a policy and recommendation standpoint.

Mr. Matteson stated that the main themes from the public meetings were as follows:

1. Maintain rural character;
2. Infrastructure should keep up with growth;
3. Open space and resource protection; and
4. Inter-governmental cooperation.

The Goals and strategies were developed for the following categories:

1. Land Use;
2. Natural and Cultural Resources;
3. Community Facilities and Services;
4. Transportation;
5. Economic Development;
6. Housing; and
7. Inter-governmental Coordination.

Some examples of these goals include the following:

1. Focus growth around existing population centers;
2. Coordinate growth with timing of public facilities;
3. Preserve open space and rural character;
4. Alternative sewer technology should not drive land use; and
5. Coordinate land use policies with municipalities.

Mr. Matteson stated the Plan divides the County into a number of land use districts and briefly discussed a few of them such as:

1. Municipal Growth Areas;
2. 840 Center;
3. Villages; and
4. Rural Preservation / Rural Development.

Mr. Matteson stated the process for updating Williamson County's Zoning Ordinance began this week.

Questions and comments:

1. How is Williamson County deciding when to study the special area plans? Mr. Matteson indicated these will have to be prioritized based on not only need and development pressure but also based on resources. The plan calls for doing at least one this year and it will probably be on the eastern side of the County around College Grove / 840 center.
2. When updating the Major Thoroughfare Plan how much is TDOT involved in this process? Mr. Horne stated that not only does the County have to coordinate with TDOT, but we also have to coordinate with each of the six municipalities as well as the surrounding counties.
3. How can the County and City combine these two different policies for the benefit of both? Mr. Groce and Mr. Matteson offered the following: One way is how to better coordinate the land use decisions and development approvals and policies. Also by using small area plans and finding out how the County or City is impacted by growth of the other.
4. How would the two Planning Commissions jointly come together to decide the specific coordination for issues related to the UGB? Mr. Matteson stated the Comprehensive Plan states that we should have inter-governmental cooperation and having meetings such as this one, is a step towards achieving that goal. Also a Steering Committee could possibly be appointed for issues specifically dealing with the UGB.
5. Affordable housing is needed in Williamson County, how can this be best achieved? Mr. Groce indicated that there are districts in the City of Franklin's new zoning ordinance that address this issue such as higher density and smaller lot sizes. The City's new Mayor has also put together a task force to study affordable housing projects.
6. Mr. Lackey stated the Williamson County Planning Commission encourages a quicker response time from the City of Franklin for projects that are in the UGB so Staff and the Planning Commission will know the City's views on a project before it is voted on.

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There being no further business, the meeting was adjourned at approximately 6:45 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 13, 2008.

_____ CHAIRMAN JOHN LACKEY