



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 23, 2024

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 attend 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.

CALL TO ORDER

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

Commissioners Present: Michael Orr, Alderman Ann Petersen, Marcia Allen, Roger Lindsey, Jimmy Franks, Nick Mann, Alma McLemore, Jennifer Williamson, and Scott Harrison

Commissioners Absent: None

Staff Members Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Andrew Orr, Melodie Brady, and Tia Holden

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 25, 2024, FMPC Minutes.

Sponsors:

Attachments: 1. FINAL April 25 2024 FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison to Approve the Minutes from the April 25, 2024, meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-4, 6, 8-10, And 12-14 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Approve items 3-4, 6, 8-10, and 12-14 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Lot 203 (Twice Daily Convenience Store); Extend The Maintenance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Drainage Improvement to May 22, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Franklin Commons South Subdivision, Site Plan, Section 4, Revision 2, Lot 8 (Building Addition); Call Letter Of Credit For Performance Agreement For Landscaping, Streets Private, Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

Attachments: 1. Franklin Commons South - Notice of Non-extension LOC

2. Franklin Commons South SP, sec 4, rev 2, lot 8 COF 7449 - performance agreement

Staff Presentation: Melodie Brady. The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning the Notice of Non-Extension for letter of credit for Franklin Commons South Subdivision, Site Plan, Section 4, Revision 2, Lot 8 (Building Addition) from US Bank. Franklin Commons South Subdivision, Site Plan, Section 4, Revision 2, Lot 8 (Building Addition) was approved, with conditions, on February 17, 2021. The performance agreement was signed on July 13, 2021. The irrevocable standby letter of credit was issued on July 14, 2021, in the amount of \$132,000.00. While construction on the site has commenced, the improvements have not been reduced or released to maintenance. The City of Franklin received a Notice of Non-Extension on March 21, 2024, stating the letter of credit will expire on May 27, 2024, with no further extensions. The City of Franklin notified Pedigo-Franklin Properties, L.P. via email on March 25, 2024, asking for them to contact the bank immediately and instruct them to rescind the non-extension notice, thereby restoring the required autorenewal clause. Mr. Pedigo did respond to the email stating "I will". On April 29, 2024, The City of Franklin contacted Mr. Pedigo stating that the bank has not sent the updated letter of credit to rescind the non-extension notice. On April 30, 2024, The City of Franklin received an email from Lina Terry, Vice President Business Banking Relationship Manager for US Bank stating that the rescind non-extension notice would be processed, and the City would receive it before May 13, 2024. On May 10, 2024, The City of Franklin received an email from Lina Terry stating that the rescind non-extension notice may not be received by May 13, 2024. Due to the expiration date of the letter of credit (May 27, 2024), the FMPC meeting schedule (May 23, 2024), and our deadline for publishing the meeting agenda packet (May 15, 2024), staff is currently recommending calling the letter of credit for the improvements listed below. If staff receives the updated letter of credit to rescind the non-extension notice by the FMPC meeting date, staff will update the recommendation accordingly. Improvements on this performance agreement are landscaping for \$4,000.00, streets private for \$25,000.00, drainage for \$19,000.00 and green infrastructure for \$84,000.00. The amount for the improvements should cover the cost to complete the project.

Recommendation: Ms. Brady stated that staff received the updated letter of credit to rescind the non-extension notice on May 20, 2024. Staff's recommendation is to deny calling the letter of agreement and surety for the original agreed upon improvements for the Franklin Commons South Subdivision (Site Plan, Section 4, Revision 2, Lot 8 (Building Addition) from US Bank).

Citizen Comments: None

Applicant Presentation: None

Motion

Commissioner Franks motioned to approve staff's recommendation to deny calling the letter of agreement and surety for the Franklin Commons South Subdivision (Site Plan, Section 4, Revision 2, Lot 8 (Building Addition) from US Bank), seconded by Commissioner McLemore.

Discussion: None

The motion carried 9-0.

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To May 22, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); Call Surety Posted By Cashier's Check For The Performance Agreement For The Multipurpose Trail Improvement.

Sponsors: Melodie Brady

Attachments:

1. Lincoln Square Sub SP, rev 1, lots 6-8 COF 2708 - email to applicant with letter
2. Lincoln Square Sub SP, rev 1, lots 6-8 COF 2708 - letter to applicant
3. Lincoln Square Sub SP, rev 1, lots 6-8 COF 2708 - performance agreement

Staff Presentation: Melodie Brady. The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning failure to complete improvements related to Lincoln Square Subdivision, Revision 1, Lots 6-8 (Aspen Grove Office Park Phase III Building 4). Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4) was approved, with conditions on July 25, 2013. The performance agreement for the multipurpose trail improvement was signed on November 25, 2013. The cashier's check was received on November 25, 2013. Every year, an action request was mailed to Corey Craig, Aspen Grove Office Partners (developer) giving them the opportunity to ask for the performance agreement to be reduced or released to maintenance. The City will be working on a project that is close to the work that was obligated to be completed, near the intersection of Aspen Grove Drive and Jordan Road. If the developer were to choose to finally complete the work prior to the City starting their project, the City would end up having to remove the recently installed trail improvement work. Instead, the City would like to call the surety, and incorporate the remaining improvement work into the City project. The applicant was sent a letter stating that the surety will be called and incorporate the money assigned to this improvement into our project, reassigning the completion of the multipurpose trail to the City. It is the staff's estimation that the amount of the surety will cover the work to be completed.

Recommendation: Staff recommends that FMPC declares the performance agreement for the Lincoln Square Subdivision, Revision 1, Lot 6-8 to be in default and authorize the calling of the agreement and cashier's check for the completion of the improvement.

Citizen Comments: None

Applicant Presentation: None

Motion

Commissioner Harrison motioned to call the surety posted by cashier's check for the performance agreement for the multipurpose trail improvement for the Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4), seconded by Commissioner Orr.

Discussion: None

The motion carried 8-1 (Commissioner Franks voting against).

8. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Drainage Improvement To May 22, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Natures Landing Subdivision, Site Plan, Revision 1; Reduce The Performance Agreement For Landscaping Improvement By 50% To \$63,500.00 And Extend To May 22, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 22, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Church Of The City Subdivision, Final Plat, Creating One Lot And Dedicating Right-Of-Way And Easements, On 44.37 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Mack Hatcher Memorial Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP Church of the City Subdivision, Final Plat
2. Final Plat
3. Conditions of Approval

Staff Presentation: Ms. Wright stated that staff recommends approval with conditions and explained that staff was notified the day the agenda was published by Williamson County that the subdivision name, "Church of the City," would not be approved. The FMPC requires a subdivision name to accompany the final plat approval. Since then, Williamson County notified staff that the subdivision name would be approved. Staff amended the recommendation to approve with conditions the Church Of The City Subdivision, Final Plat, Creating One Lot And Dedicating Right-Of-Way And Easements, On 44.37 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Mack Hatcher Memorial Parkway.

Citizen Comments: None

Applicant Presentation: JC Elder. Mr. Elder stated that he would be happy to answer questions.

Motion

Commissioner Harrison motioned to approve the Church Of The City Subdivision, Final Plat, Creating One Lot And Dedicating Right-Of-Way And Easements, On 44.37 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Mack Hatcher Memorial Parkway, seconded by Commissioner Allen.

Discussion: None

The motion with conditions carried 9-0.

12. Hard Bargain II PUD Subdivision, Final Plat, Creating 2 Single Family Residential Lots, On 0.33 Acres, Located At 958 Glass Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Hard Bargain II PUD Subdivision, Final Plat
2. 324479-SV02-PLAT_20240502
3. 8435 Hard Bargain II PUD FP_Conditions of Approval_01

The item was Approved on Consent Agenda.

13. Liberty Park Subdivision, Site Plan (Expansion 2023), Rehabilitating The Existing Parking Lots, Dog Park, Disc Golf Trailhead And Adding Two New Public Restrooms, Batting Cages, Cricket Fields, And A

Farmer's Market, On 84.60 Acres, Located Southwest Of The Intersection of Cool Springs Boulevard And E. McEwen Drive, At 2080 Turning Wheel Lane. (CONSENT AGENDA)

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

Attachments:

1. MAP Liberty Park Subdivision, Site Plan
2. Liberty Park Subdivision, Site Plan - Overall Site Layout
3. 8449 Liberty Park Subdivision, Site Plan (Expansion 2023) Conditions of Approval_01
4. 1-8 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024
5. 9-16 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-2
6. 17-24 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-3
7. 25-32 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-4
8. 33-40 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-5
9. 41-48 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-6
10. 49-56 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-7
11. 57-64 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-8
12. 65-69 Pages from 19231-1_Liberty_Park_CD_Set_04.18.2024-9

The item was Approved on Consent Agenda.

14. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Creating 79 Single-Family Lots, 3 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On Acres 21.889, Located At The Intersection Of Townsend Boulevard And Bolton Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 2
2. 8463 Westhaven PUD Subdivision, Final Plat, Section Jewell 2 Conditions of Approval_01
3. 20-1478 Westhaven - Jewell Phase 2 - Final Plat - CLIENT 2024-05-02

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

15. Consideration Of Resolution 2023-73, A Resolution By The Franklin Municipal Planning Commission To Adopt A Comprehensive Update To Envision Franklin.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Envision Franklin Comprehensive Update Slides
2. Resolution 2023-73 Envision Franklin Adoption Res and Plan
3. Figure 4.1 Design Concepts Map
4. Public Comments from 3.12.24 BOMA WS
5. Public Comments From 3.26.24 BOMA WS
6. Alderman Brown Email
7. Citizen Email Comments Resolution 2023-73
8. Citizen Comment MayesCreekBasin2024Study20240518110238

Staff Presentation: Andrew Orr. Envision Franklin serves as the City's general plan and provides a framework for making land-use decisions and ensuring high quality development within the city limits and the Urban Growth Boundary (UGB). Within the plan, the nine guiding principles and the twenty design concepts provide an outline for future land use designations. Each design concept is mapped with desired land uses, building form, site design, transportation, and special considerations for locations in and around Franklin. A robust public outreach effort was conducted throughout 2023 resulting in the release of the Public Draft on September 7, 2023. Open house meetings were held on September 21st at the Franklin City Hall and the staff reported the results and solicited feedback on a variety of topics at the October 26, 2023, and December 14, 2023, Joint Conceptual Workshops. Based upon feedback received at those meetings, changes have been

incorporated into the Adoption Draft. All comments received by the deadline were combined and made available to the public in Civic Clerk. Tonight's Public Hearing will punctuate the public outreach regarding the proposed update to Envision Franklin.

Overall, the major changes to Envision Franklin include the following:

1. The creation of a Factory District for the area around the Factory at Franklin.
2. The transformation of the Conservation Subdivision Design Concept into three new ones: Rural Reserve, Neighborhood Green, and Village Green.
3. The creation of the Farmstead Residential as a future land use in the Neighborhood Green and Village Green Design Concepts.
4. The conversion of approximately 600 acres along Highway 96 East in the Mayes Creek Basin from Development Reserve to Village Green.
5. The Brownland Farm and Christ Community Church sites were changed from Conservation Subdivision to Civic and Recreation to support a sports complex with a Special Consideration to support commercial uses related to a sports complex.
6. Parcels in the Goose Creek Basin that were recently annexed into the City received design concepts and special considerations.
7. A new Housing Choices Guiding Principle has been included to reflect the importance and timeliness of housing related issues.

Mr. Orr noted that this concept request was made early in the update process by two main property owners. Also, the mapping changes have been shown as part of the public draft.

The adoption schedule for the parcels within the Franklin city limits and the existing UGB.

- BOMA Work Session, March 12, 2024
- BOMA Meeting, March 26, 2024 (6-1 Recommendation to Approve)
- FMPC Meeting, May 26, 2024, Adoption Vote

Recommendation: Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2023-73.

Citizen Comments:

James Anderson, 3795 North Chapel Road. Mr. Anderson stated that he, along with many others, moved to the Franklin area because of the rural atmosphere, an oasis within the city. For many years, property owners have adhered to the development recommendations set forth by the city. Mr. Anderson stated that he doesn't understand how a developer can get special consideration about changes that will change the context of Franklin forever. He also noted that during high traffic times at the intersection of Highway 96 East and Wilson Pike wait times of up to 20 minutes to turn right or left. If the proposed changes are approved, Franklin will see a complete change to its rural character.

Peg Raciti, 4917 Nuthatch Lane. Ms. Raciti thanked the Commissioners for their work on behalf of the citizens of Franklin and stated that she strongly opposes the high-density development along Highway 96 East. The Mayes Creek basin is not a good candidate for development due to the lack of infrastructure along with the flood concerns along Trinity Road. Two property owners should not be able to add a new design concept where infrastructure is clearly not in place.

Karen Smith, 4343 North Chapel Road. Ms. Smith quoted a Joanie Mitchell song relevant to the situation. "They've paved paradise and put up a parking lot." The Village Green design concept, in essence, is putting up a parking lot. The Commissioners can ensure Franklin continues to be a paradise with large lots, single family homes, community gardens, equestrian stables, horse trails, and other rural characteristics. Ms. Smith asked the Commissioners to vote no to the Village Green design concept.

Lynda Artemov, 1804 Warren Hollow Road. Ms. Artemov stated that she escaped California to live in a rural country atmosphere and didn't realize she would need to defend this environment every few months. Ms. Artemov stated that everyone she knows is against the Village Green concept.

Dean White, 2055 Wilson Pike. Mr. White stated that there is a misunderstanding among the public about what the Village Green concept includes. He explained that it appears to be responsible development and is cautiously supportive of the Village Green concept.

Jeff Goodspeed, 3408 Stagecoach Drive. With experience in public safety, Mr. Goodspeed strongly expressed his concerns about public and fire safety for the Highway 96 East corridor. Currently, the public safety shortfalls due to poor planning are inadequate. To pass the Village Green design concept that would add additional people and families would further increase this deficit.

Tracy Goodspeed, 3408 Stagecoach Drive. As a retired educational administrator, Ms. Goodspeed expressed her concerns regarding the impact the Village Green concept would have on schools and ultimately, the quality of education for children. Currently, Williamson County schools have a shortage of teachers, resource officers, and bus drivers, among others. If Village Green is approved, schools are monumentally affected.

Brian Harriman, 4253 North Chapel Road. Mr. Harriman stated that he grew up in a town that no longer exists because of votes like tonight's vote regarding land use. Williamson County has a unique ecosystem that must be ongoing to sustain itself. The large lot estate concept would better maintain the rural environment that most people are in favor of. "There's no going back once the gates open to high density development."

Greg Gamble, 716 Hampton Cove. Mr. Gamble represents two special considerations included in the Envision Franklin update. A special consideration from the Community Housing Project, for mixed residential design concept, is being requested for the area located between I-65 and Carothers Parkway and north of Upland Drive. The special condition would address affordability for the aging population and the special needs population. The Community Housing Project would like to refurbish an existing assisted living facility to meet affordable housing needs and the special populations previously noted. Part of the policy statement would include a statement restricting demolition of the structure to turnaround and rebuild an apartment complex. Secondly, a special consideration is being requested by two local non-profit organizations, Grace Works, and Christ Community Church, to change the design concept from Conservation Subdivision to Civic and Recreation. This would allow Christ Community Church to share existing infrastructure with Grace Works on their campus. Because Christ Community Church has a development plan, any changes to the plan would be required to follow the approval process beginning with the FMPC.

Valencia Breckinridge, 3108 St. Stephens Way. Ms. Breckinridge requests approval of the special consideration to allow Grace Works to share Christ Community's Campus. She thanked Vice Mayor Brown for his assistance with the language of the request.

Wayne Weaver, 129 West Fowlkes Street. As CEO of Community Housing Partnership, Mr. Weaver stated that he receives calls weekly from a senior citizen, or a parent of a special needs individual looking for affordable independent housing. With only 45 rental units available in the city, many are put on a waiting list or turned away. CHP had an opportunity to purchase the vacant building on Carothers Parkway with plans to renovate the interior of the building (addition of kitchens). There would also be space for offices as CHP will manage the building. From CHP's perspective, this is an urgent need for affordable housing for the aging and special-needs population.

Alderman Patrick Baggett, 422 Murfreesboro Road. Alderman Baggett stated that he is speaking on behalf of Alderman Jason Potts and his work with Community Housing Project in addressing housing affordability. Alderman Baggett stated that he also supports this special consideration brought forward by CHP, and he supports the special consideration to allow Grace Works to share the Christ Community Church campus. Lastly, Alderman Baggett reminded the Board and citizens that after a year and a half of work on Envision Franklin updates, the "solve" for the Conservation Subdivision design concept was more specific designations of Rural Reserve, Neighborhood Green and Village Green. These new designations are not West Haven 2.0, they allow for 70 percent open space.

Israel Holliday, 2000 Cain Hollow Court. Mr. Holliday asked the Commissioners to vote against the Village Green design concept. Mr. Holliday noted his concerns about traffic as 543 accidents have occurred along Highway 96 East in the last three years, equating to 14 accidents a month. Regarding the 70 percent open space recommendation for the Village Green designation, Mr. Holliday pointed out that a large percentage of the space is in the floodplain and is undevelopable.

Cheryl Hughes, 1752 Burke Hollow Road. Regarding the Smith property in the Mayes Creek area and the Village Green designation, Ms. Hughes suggested that better city to county transition should be considered. The Village Green concept doesn't provide the appropriate blending from working farms and estate residential to higher density residential. According to the public comments from the 2017 survey concerning land use, over 100 comments, in summary, stated "we love the rural feel and open space with retail areas less than 15 minutes away." The Village Green concept is not a rural feel, especially as it is the edge of the UGB. Ms. Hughes stated that the Triune area, the crossing of two major roads, would make a better node for retail development as it would decrease retail traffic into Franklin. Ms. Hughes finished by thanking the Commissioner for their work on behalf of citizens.

John Morss, 4419 Russem Lane. Mr. Morss stated that East Franklin and East Williamson County is farm country with some subdivisions. The Village Green concept is the opposite of a rural environment and Mr. Morss believes that if the new changes to Envision Franklin are approved, the farm and rural atmosphere of East Franklin will forever be changed.

Kris Morss, 4419 Russem Lane. Ms. Morss thanked the Board for the opportunity to speak and for their service to the community. Ms. Morss stated that the infrastructure in the Mayes Creek area is not in place to support the Village Green design concept as alignment of North Chapel Road and Trinity Lane will not begin until 2040. Ms. Morss also stated her concerns about frequent updates to Envision Franklin and the zoning ordinances, at the request of builders. "Will the plan potentially change any time a developer requests a change in a design concept?"

Rick Canada, 4349 North Chapel Road. Mr. Canada stated that although he doesn't have the ability to vote in Franklin elections, Franklin city officials hold the power over his quality of life and property value of his home, regarding the Envision Franklin update of the Mayes Creek Basin area. Secondly, Mr. Canada stated his concerns about traffic and noted that infrastructure must come first before residential development. Specifically, the interchange of I-65 and Murfreesboro Road/Highway 96 which is outdated and in much need of improvements.

John Williams, 1041 John Williams Road. Mr. Williams stated that he has watched the growth and development of Franklin over the years, as a farming family for six generations, in East Franklin. When McKay's Mill was built, Mr. Williams noted that he said and told the Planning Commission that it's too much density that ultimately led to an increase in taxes for road improvements. The focus appears to be on growth and development instead of quality of life and privacy that citizens are asking for.

Jeff Eslick, 4300 North Chapel Road. Mr. Eslick stated that he was born and raised in Williamson County and has seen positive and negative development over the years. Mr. Eslick urged the Board to vote, "no," to the proposed Village Green design concept update. The schools will be overcrowded, traffic will continue to be an issue, and taxes will undoubtedly be increased. Mr. Eslick stated that more development upstream affects his property, specifically, regarding flooding.

Jack Davidson, 4115 Trinity Road. Mr. Davidson noted his traffic concerns surrounding the proposed 600-acre Village Green development. The main arterial roads include Highway 96, Wilson Pike, and Clovercroft, all of which have seen a significant traffic increase since 2020. Clovercroft road improvements are projected to be completed by 2030, according to city of Franklin documents with updates to Wilson Pike beyond 2030. Mr. Davidson urged the FMPC to vote no to the proposed Village Green design concept update.

Josh Denton, 1072 Lewisburg Pike. Mr. Denton stated that he represents Mr. Weiss and Mr. Bowman and a group of concerned citizens regarding the South Berry's Chapel Road corridor. The group would like to propose a special condition for Large Lot Residential design concept to include two acre lots, minimum setback, and fencing. The special condition will further detail the requirements and characteristics for South Berry's Chapel as outlined in Envision Franklin.

Tom Weiss, 2189 South Berry Chapel Road. Mr. Weiss also supports the special condition as outlined by Mr. Denton. The special condition will protect the rural feel and viewsheds of South Berry's Chapel Road. The special condition will protect the road as it can be dangerous at certain points.

Andrew Johnston, 4422 Murfreesboro Road. Mr. Johnston stated that if the proposed high-density project in the Mayes Creek area is approved, he and a few others will be on an island in the middle of the development. Mr. Johnston urged the Board to vote no to the proposed special condition related to the Mayes Creek Basin. A similar project was denied a few years ago for the lack of infrastructure regarding roadways and sewer connections. Today, although Highway 96 is undergoing updates, there are still traffic delays on the connector roads. Mr. Johnston finished by stating that he hopes the

Commission will uphold the goals of Envision Franklin so that the rural atmosphere can continue to be enjoyed by those who choose to live there.

Janet Curtis, 3665 North Chapel Road. Ms. Curtis thanked the Commissioners for their time and service to the Franklin Community. Ms. Curtis urged the Commissioners to vote no to the special condition relating to the Mayes Creek Basin area. First, according to a survey of residents East of I-65 in 2018 (City of Franklin) and a recent survey (duplicated from the 2018 survey) asking the same questions found that, in both instances, 80 percent of the people stated that limited growth and maintenance of a rural environment were most important. In addition, the Smith Property is prone to flooding, requiring an elevation certificate, flood insurance, and much of the property lies in the floodplain. For these reasons, please vote against the special consideration update to Envision Franklin for the Mayes Creek area.

Randy Lovelace, 220 Karnes Drive. Mr. Lovelace stated that he is the lead pastor of Christ Community Church and fully supports the special consideration to allow Grace Works to become a permanent neighbor of the church. Grace Works has a commitment to our community like no other, and it would be a privilege to have their presence on the Christ Community campus.

Rodney Rose, 4013 Lynnwood Court. Mr. Rose recommended more clarification between Envision Franklin and the Zoning Ordinance regarding terminology. Specifically for the large lot residential meaning as it relates to the Zoning Ordinance classification of Estate Residential or Agricultural specifically in the South Berry's Chapel area.

There being no further public comments, Chair Lindsey declared the public hearing closed.

Chair Lindsey asked for staff input about the easiest way to proceed with a motion and potential amendments.

Ms. Wright recommended getting a main motion on the floor for discussion. Then, if the Board chooses to change or update Envision Franklin, an amendment can be created stating the change, and the Board can vote on the amendment.

Motion

Commissioner Orr motioned to approve Resolution 2023-73, A Resolution By The Franklin Municipal Planning Commission To Adopt A Comprehensive Update To Envision Franklin, seconded by Commissioner Williamson.

Commissioner Allen stated that in 2018 much discussion about infrastructure in the Mayes Creek Basin took place. Now, considering all the concerns, including floodplain issues, Rural Reserve appears to be a better land use designation than Village Green.

Amendment #1

Commissioner Allen amended the motion to change parcels designated as Village Green along Highway 96 East be changed to a Rural Reserve designation, seconded by Alderman Petersen.

Commissioner Franks stated that he can't support the amendment because Village Green equates to less than one unit per acre and if the developer chooses to develop the land through the county, the situation would be the same anyway. There are several steps or hoops to jump through before development of the land could be discussed.

Chair Lindsey stated that the purpose is to define land use, not annexation or sewer availability, and it could be decades before infrastructure is ready for any significant development.

Commissioner Harrison stated that he remembered discussions about a Mayes Creek Basin sewer study.

Ms. Wright explained that the Water Department has contracted with a group to update the study with the results forthcoming in the near future. The results of the last update indicated a significant investment would be required, whether publicly or privately funded. Regarding transportation updates, Connect Franklin has not been updated for this area.

Alderman Petersen stated that in Envision Franklin, one of the caveats for Village Green is connectivity must be provided through adjacent developments. Based on the feedback from the public, this does not seem to be a popular feature.

Commissioner McLemore stated that she could not support a change from lower density to higher density housing based on

the current overcrowding in schools and the shortage of school personnel.

Ms. Wright asked if there were any questions about the characteristics of Rural Reserve and asked if Mr. Orr could review the specifics.

Mr. Orr stated that Rural Reserve calls for 50 percent open space, single family residential design concept, and minimum half acre lot size.

Commissioner Williamson stated that the most significant difference is the residential density between Village Green and Rural Reserve with Rural Reserve being the lower in density. Also, based on what is known about the Mayes Creek Basin along with the unknown, the likelihood of a large development doesn't seem appropriate. For these reasons, Commissioner Williamson stated she is in support of the amendment to change the Village Green designation to Rural Reserve for the property located along Highway 96 East.

Vote Amendment #1

The motion for Amendment #1 carried 6-3 (Commissioners Franks, Mann and Orr voting against).

Amendment #2

Commissioner Harrison motioned to approve a special consideration for the Mixed Residential Design Concept for the properties located between I-65 and Carothers Parkway and north of Upland Drive, existing assisted living facilities may be converted to multifamily residential units (demolition of such buildings for the purposes of construction of new multifamily residential uses is not supported), seconded by Commissioner Allen.

Commissioner Williamson stated that this is a wonderful concept for adults with disabilities as it is difficult to find places that will accept this population, and it will be an asset to the community.

Commissioners McLemore and Franks agreed with Commissioner Williamson.

Vote Amendment #2

The motion for Amendment #2 carried 9-0.

Amendment #3

Commissioner Mann motioned to amend the Civic and Recreation Design Concept with special consideration for west of Hillsboro Road and along Mack Hatcher Parkway to include supporting local philanthropic uses, including office, charitable/fraternal/social organization, and retail associated with storage and prep areas may also be appropriate when aligned with Civic Institutional and included in a master planned campus, seconded by Commissioner Harrison.

Vote Amendment #3

The motion for Amendment #3 carried 9-0.

Amendment #4

Alderman Petersen amended the motion to include a special consideration for Large Lot Residential Design Concept for the scenic corridor fronting South Berry's Chapel Road to have setbacks of at least 150 feet for new development to preserve its rural character. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. New development within the South Berry's Chapel Corridor should consist of single-family residential uses with a minimum lot size of two acres to fit contextually with the surrounding rural character of the area, seconded by Commissioner McLemore.

Ms. Wright stated that there is a proposal in the South Berry's Chapel area that came before the Planning Commission and is now before BOMA for approval that does not front South Berry's Chapel Road but sparked discussion between property owners about specific development guidelines. This special consideration is being requested from this group. Staff would apply this special consideration to any development fronting South Berry's Chapel Road.

Commissioner Mann stated that the special consideration seems very broad for all the properties fronting South Berry's Chapel Road, and he cannot support the amendment.

Commissioner Williamson stated that she agrees with the 150 feet setback, but the lot sizes are variable, making the second part of the consideration appropriate in some areas and not in others.

Alderman Petersen noted that much of the property resides in the county with much of that area being the larger lots.

Ms. Wright noted that the plan that is currently going through the approval process would not be affected by this special consideration. Any new proposal, should this special consideration be adopted, would be required to follow the new consideration.

Vote Amendment #4

The motion for Amendment #4 carried 7-2 (Commissioner Mann and Williamson voting against).

Vote Main Motion as Amended four times.

The motion as amended four times carried 9-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Allen to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 8:57 PM.



Chair



Date

Special Consideration for Mixed Residential Design Concept:

For Properties located between Interstate 65 and Carothers Parkway, and North of Upland Drive, existing assisted living facilities may be converted to multifamily residential units. Demolition of such buildings for the purposes of constructing new multifamily residential uses is not supported.

Current Special Consideration:

West of Hillsboro Road and Along Mack Hatcher Parkway	Indoor and outdoor commercial recreation uses are appropriate at this location. Supporting local commercial uses such as physical therapy, sports related training and services, related office uses, and restaurants and retail uses that support the multi-purpose sports complex are also appropriate. The Planned District is the appropriate zoning district to implement this vision.
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Special Consideration for Graceworks:

West of Hillsboro Road and Along Mack Hatcher Parkway	Indoor and outdoor commercial recreation uses are appropriate at this location. Supporting local commercial uses such as physical therapy, sports related training and services, related office uses, and restaurants and retail uses that support the multi-purpose sports complex are also appropriate. Supporting local philanthropic uses including office, charitable/fraternal/social organization, and retail associated with storage and prep areas may also be appropriate when aligned with Civic Institutional and included in a master planned campus. The Planned District is the appropriate zoning district to implement this vision.
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South Berry's
Chapel Corridor

The scenic corridor fronting South Berry's Chapel Road should have setbacks of at least 150 feet for new development in order to preserve its rural character. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. New development within the South Berry's Chapel Corridor should consist of single-family residential uses with a minimum lot size of two acres to fit contextually with the surrounding rural character of the area.

[1]

RE: Mays Creek Basin

Good evening and thank you for the opportunity to speak with you.

I have been a resident of Williamson County since 1977. My wife Kris & I lived in the City of Franklin from 1989 – 2001 next to Jim Warren Park. In 2001 we moved to East Williamson County to get away from the ever-growing congestion on the west side of town.

We wanted a close to town but more rural setting to raise our 3 kids. We were willing to drive further for shopping, gas, groceries etc. We have had this setting for the last 20 years.

East Williamson County is about small rural farms and / or very large estate size lots, small churches and small communities. There are a few scattered subdivisions with large lots, like Nestledown Farms which is very close to this proposed development or Radcliffe, Rosemont, Blackhawk, Kings Chapel but for the most part once you go past Arno Road, anywhere on that side of the county it's country living.

As you can see from the pictures below this is what it looks like.



The traffic congestion along Amc Rd has grown substantially over the last 10 years from the new subdivisions and general traffic cutting through the area.

The current AREA in question is designated as Development Reserve.

This area fits the exact definition of Development Reserve from Envision Franklin.

Which is.. Quote

"The Development Reserve includes areas along the fringes of the Franklin UGB and is characterized by agricultural uses and single-family residential uses on significant acreage. Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned.

It continues with:

A suitability analysis was performed to help determine where development reserve areas are located. These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery. Until adequate infrastructure is available, the land-use recommendation is single family residential on lots of two acres or more it goes on to state "careful site design around them to preserve the character of Franklin."

The proposed new designation Village Green again (directly from the Envision Franklin Update) "intended to provide the ability to establish a wider variety of housing options", "Single-Family Residential, Duplexes, Townhouses, Farmstead Residential, Small-Scale Multifamily, Live-Work, and Institutional." "Mixed-use buildings that contain small-scale multifamily residential above first-floor commercial uses may have a maximum height of three stories." The residential lot sizes if there will be any are 6500 sf. Drastically different from the surrounding community.

NONE OF THIS EXISTS IN THIS AREA.

We feel the newly proposed "Village Green" zoning is not appropriate for the area. It doesn't meet the characteristics of the surrounding community, not even close. See the pictures below from Berry Farm, which would be a similar development.

[3]



According to the updated Envision Franklin Plan, all this is supposed to be implemented with the Connect Franklin Plan of 2021. This plan states on pages 23, 29 & 128 that the road improvements or realigning of North Chapel Rd or Trinity Rd or really any of the required infrastructure won't happen until the 2040 time frame. So, we are planning to change the designation (zoning), and let a development team place a major project like Berry Farms here, all with out the roads to support it?

The Village Green designation was NOT in the 2017-2018 Envision Franklin Plan.

The reality is The City of Franklin is reacting because a development team wants to do this. Not because the people of the area want it. Are you AS A PLANNING COMMISSION, going to change the plan every time a development team wants something that fits their needs?

Are we destined for urban sprawl?

This type of development will create Urban sprawl like Atlanta or closer to home Murfreesboro... YES Murfreesboro along 96. See the pictures below of Commercial Node / High Density area then less dense subdivision. This continues from Greshman LN to Veterans Blvd and along Veterans Blvd. It's one commercial node after another. Look at Google Earth or drive down the 5 lanes of 96.



Is that the plan for 96 from Arno Rd to Triune? Commercial Node at North Chapel? Then another one at this site, then one at Cox Lane or Wilson Pike? Basically every 2 miles a very busy intersection with lots of development.

That is not how East Williamson County, or the Mayes Creek Basin is currently defined. Its not how it should be defined in the future.

There is plenty of room within the current city limits to add density and leave this area as less developed large tract land in subdivisions or farms as currently designated.

Is it the case that every time a developer wants to buy a large farm, we are going to change the zoning to meet their needs? So, they can make a large profit? Again, This is NOT how this part of the County is defined.

What about the people who live in the area? Has anyone asked them what they want? Yes, they did. The Envision Survey in 2017-1018... 72% said keep it with large tract farms, small farms, large estate lots or subdivision with large lots. That is what is currently being built in several locations, including along Wilson Pike and Ewardian Rd. less than a mile from this area.

[5]



There is nothing like this on this side of the county. It doesn't fit. Let's say NO to changing the Envision Franklin plan at this point until the infrastructure is in place. There is plenty of room in the existing city limits to add this type of density.

Thank you

John & Kris Morss

4419 Russem LN

Franklin TN 37064