



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 27, 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.franklintn.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

Emily Wright called the meeting to order at 7:01 PM.

Commissioners Present: Ann Petersen, Marcia Allen, Nick Mann, Alma McLemore, Jennifer Williamson, and Scott Harrison

Commissioners Absent: Jimmy Franks, Michael Orr, and Roger Lindsey

Staff Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Melodie Brady, Chelsea Randolph, Joey Bryan, and Tia Holden

ELECTION OF CHAIR AND VICE-CHAIR

1. Election of a Chair and Vice-Chair for the June 27, 2024 FMPC meeting.

Sponsors:

Attachments: None

Mrs. Wright asked for a motion to elect a Chair and Vice Chair for the June 27, 2024, meeting.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to elect Commissioner Mann as Chair. The motion carried 6-0.

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, to elect Commissioner Williamson as Vice Chair. The motion carried 6-0.

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 Mann 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

2. Consideration Of Approval Of The May 23, 2024 FMPC Minutes.

Sponsors:

Attachments: 1. FINAL with Comments May 23 2024 FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to Approve the Minutes from the May 23, 2024, meeting. The motion carried 6-0.

ANNOUNCEMENTS

Emily Wright: Mrs. Wright commented that citizen comments for Item 33 and Item 35 were published and attached to the agenda.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-13, 15-25 And 34-35 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Alderman Petersen to remove Item 35 from the Consent Agenda.

A motion was made by Commissioner Allen, seconded by Commissioner Harrison, to Approve Items 4-13, 15-25, and 34 and remove Item 35 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

4. Arlington At West Main PUD Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Arlington At West Main PUD Subdivision, Site Plan - Landscaping Action Request
2. Arlington At West Main PUD Subdivision, Site Plan - Landscaping Inspection Punch List

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Gateway Community Church Subdivision, Site Plan; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. RE_ Gateway Community Church
2. Gateway Community Church Vesting Letter

The item was Approved on Consent Agenda.

8. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage And Landscaping Improvements To June 26, 2025; Extend The Performance Agreement For Sidewalk Improvements To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Drainage Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Oakbrook PUD Subdivision, Site Plan; Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

Attachments:

1. Oakbrook PUD Sub, SP - nonrenewal notice from bank
2. Oakbrook PUD Sub, SP - performance agreement
3. Oakbrook PUD Sub, SP - maintenance agreement
4. Oakbrook PUD Sub, SP - landscaping inspection punch list

Staff Presentation: Melodie Brady. The Oakbrook PUD Subdivision site plan was approved, with conditions, on April 15, 2020. The performance agreement was signed on June 3, 2020. The irrevocable standby letter of credit was issued on June 30, 2020. Every year, an action request is mailed to Thompson Thrift Development, Inc. (developer) giving them the opportunity to ask for the performance agreement to be released to maintenance. An action request was received on June 9, 2023, that was signed by a licensed landscape architect stating they inspected the site and are requesting a release from performance to a one-year maintenance agreement. A City inspector inspected the site and agreed with the request to release landscaping improvement from performance to a one-year maintenance agreement. On April 2, 2024, the City of Franklin received a non-renewal notice from Trustmark Bank and Financial Solutions stating that the letter of credit will expire on June 30, 2024. The City has made several attempts to contact Thompson Thrift Development, Inc., to ask them to work with Trustmark Bank and get the non-renewal notice rescinded, thereby keeping the letter of credit and maintenance agreement valid. However, staff has had no success making contact, even though several voicemails have been left for different people. A City landscaping inspector inspected the site on June 12, 2024, and found there were 4 dead trees and 40 dead grass. Calling the surety in advance of its expiration date ensures that the City can obtain the funds for the replacement of the dead landscaping material. Staff feels confident that the dollar amount that will be called on will cover the improvement.

Recommendation: Staff recommends that FMPC declare the maintenance agreement for Oakbrook PUD Subdivision to be in

default and authorize the calling of the agreement and surety for the completion of the improvement.

Citizen Comments: Greg Gamble, Landscape Architect. Mr. Gamble stated that he was not aware of the situation with Oakbrook Subdivision but noted a change in personnel at Thompson Thrift Development and would be happy to help or be a resource for a solution.

Applicant Presentation: None

Motion

Commissioner McLemore motioned to call the letter of credit for the maintenance agreement for landscaping improvements for Oakbrook PUD Subdivision, seconded by Commissioner Harrison.

Discussion

Chair Mann thanked staff for their due diligence and follow through with unfinished projects/improvements promised by developers. Chair Mann thanked Greg Gamble for his willingness to assist staff with completion of the improvements, but time is of the essence and the developer has been given ample time to respond to staff's letters.

Ms. Diaz-Barriga stated that staff would love to work with someone to complete improvements, but the letter is in the hands of the bank as the developer has been given a generous amount of time to have the work completed.

The motion carried 6-0.

15. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Simmons Ridge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Simmons Ridge SP, Section 5 - Landscaping Action Request
2. Simmons Ridge SP, section 5 - Landscaping Inspection Punch List

The item was Approved on Consent Agenda.

18. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

22. Water's Edge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

23. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure, Landscaping, Sidewalks And Streets Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

24. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts); Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Westhaven SP, sec 20 - Green Infrastructure Action Request
2. Westhaven SP, sec 20 - Green Infrastructure Inspection Punch List

The item was Approved on Consent Agenda.

25. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

26. Consideration Of Resolution 2024-34, A Resolution Amending The West Franklin Park PUD Subdivision To Extend The Vested Rights, For The Property Located North Of McEwen Drive And East Of Interstate 65, Located At 6100 And 6700 Tower Circle.

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

Attachments:

1. MAP West Franklin Park PUD, Vesting Extension Request
2. RES_2024-34_WestFranklinParkVestingExt_Combined_LawApproved
3. 7587_West Franklin Park PUD Development Plan_Vesting Extension Request_Letter (1)
4. West Franklin Park PUD Subdivision, Development Plan - Site Layout
5. Existing SIGNED RESOLUTION 2021-123 W FRANKLIN PK DEV PLAN

Staff Presentation: Chelsea Randolph. The request is to extend the vesting period for three years, from September 14, 2024, until September 14, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the West Franklin Park PUD was approved by BOMA on September 14, 2021. The plan includes 555 multifamily dwelling units, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is composed of 32.43 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 7-0. This plan is within the first three-year period and is vested until September 14, 2024. The applicant submitted a site plan for section 1, but it has not yet been approved. If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Alderman to approve Resolution 2024-34 if they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant Presentation: Gary Vogrin. Mr. Vogrin stated that currently they are tracking through site plan construction documents for presentation to FMPC. The extension request is to ensure that no deadlines are missed.

Motion

Commissioner Harrison motioned to recommend approval of Resolution 2024-34, A Resolution Amending The West Franklin Park PUD Subdivision To Extend The Vested Rights, For The Property Located North Of McEwen Drive And East Of Interstate 65, Located At 6100 And 6700 Tower Circle to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

The motion carried 6-0.

REZONINGS/DEVELOPMENT PLANS

27. Consideration Of Resolution 2024-42, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

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

Attachments:

1. MAP Aureum PUD Subdivision, Development Plan, Revision 2
2. COF 8490 Aureum PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
3. 1-6 Pages from 2024.06.06_Aureum PD Rev 2
4. 7-12 Pages from 2024.06.06_Aureum PD Rev 2-2
5. 13-16 Pages from 2024.06.06_Aureum PD Rev 2-3
6. RES_2024-42_AureumPUDSubdivisionDevPlan_Combined_LawApproved (1)

Staff Presentation: Chelsea Randolph. The proposed revision is the second revision to the development plan originally approved in 2019 for Aureum PUD Subdivision. The applicant is proposing revising the phasing order and the height of one multifamily building in the Aureum PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept and this revised Development Plan is still in keeping with Envision Franklin. The approved height for buildings within the development is detailed as one to twelve stories, with the building in question shown at 9 stories. With the proposed revision, the multifamily building at the intersection of Carothers Parkway and Ovation Parkway will be built with a proposed height of 5 stories (as opposed to 9 stories) and will be built in phase 1. There are no changes to the overall approved density, approved uses/location of those uses, or the approved development improvements. As such, the approval of this revision lies with the Planning Commission, rather than the Board of Mayor and Aldermen. The approved uses, which include attached residential, office, retail and hotel, help to further an integrated mixed-use node from I-65 to Carothers along East McEwen Drive. The design intent of this development complements the existing and planned built environment for this area. The intent of Envision Franklin is met with the conceptual massing elevations and overall site layout as presented in the Development Plan. Massing elevations are included with the development plan. Exact building elevations will be approved at the site plan level but are expected to meet Envision Franklin.

Recommendation: Staff recommends approval with conditions of Resolution 2024-42. The conditions of approval are attached to the staff report.

Citizen Comments: None

Applicant Presentation: Scotty Bernick. Mr. Bernick stated that upgrades and improvements were made, and he agrees with all staff conditions.

Motion

Commissioner Harrison motioned to approve Resolution 2024-42, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision For The Property Located South Of East McEwen Drive And West Of Carothers Parkway with staff conditions, seconded by Commissioner McLemore.

The motion carried 6-0.

28. Consideration Of Resolution 2024-47, A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road.

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

Attachments:

1. MAP Simmons Ridge PUD Subdivision, Development Plan, Revision 5
2. RES_2024-47_SimmonsRidgePUDSubdivision_Combined_LawApproved (1)
3. 8494 Simmons Ridge PUD Subdivision, Development Plan, Revision 5 Conditions of Approval_01

4. 1-6 Pages from 2024-06-06 Simmons Ridge Dev. Plan revision 5-resubmittal
5. 7-12 Pages from 2024-06-06 Simmons Ridge Dev. Plan revision 5-resubmittal-2

Staff Presentation: Chelsea Randolph. The proposed revision is the fifth revision to the development plan originally approved in 2003 for Simmons Ridge PUD Subdivision. The applicant is proposing an external local street be reduced to an alley connection in Section 14, the last section of the Simmons Ridge PUD Subdivision. It also removes the six townhouses previously shown in this section. This revision triggered a review by FMPC. Envision Franklin places this property in the Mixed Residential Design Concept and this revised Development Plan is still in keeping with Envision Franklin. There are no changes to the overall approved density or approved uses/location of those uses. As such, the approval of this revision lies with the Planning Commission, rather than the Board of Mayor and Aldermen.

Recommendation: Staff recommends approval with conditions of Resolution 2024-47. The conditions of approval are attached to the staff report.

Citizen Comments: None

Applicant Presentation: Matt Huff. Mr. Huff stated that the only change is the removal of the six townhomes which will now be designated for stormwater.

Motion

Commissioner Harrison motioned to approve Of Resolution 2024-47, A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road with staff conditions, seconded by Commissioner McLemore.

Discussion

Chair Mann asked to see the proposed change on the map.

Mr. Huff stated that more space was needed to accommodate stormwater resulting in six townhomes being removed from the original proposal. The alley road behind the single-family homes will not be removed.

The motion carried 6-0.

29. Consideration Of Ordinance 2024-21, An Ordinance To Rezone 44.53 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road.

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

Attachments:

1. MAP Creekside, Rezoning
2. ORD_2024-21_Creekside Rez_Combined_LawApproved
3. Creekside Rezoning - submittal 001

Staff Presentation: Joey Bryan. The applicant is requesting to rezone 44.53 acres located South of Mack Hatcher Memorial Parkway and East of Franklin Road from Estate Residential (ER) District to Civic Institutional (CI) District. The property is owned by the City of Franklin and will be utilized for public parkland. Both the previous version of Envision Franklin and the recently updated Envision Franklin plan place this property in design concepts that promote the preservation of the rural character of the area, limiting development and promoting the extension of trails and the preservation of natural features. The proposed rezoning meets the recommendations of Envision Franklin and helps to maintain the rural character of this historic corridor.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-21.

Citizen Comments: None

Applicant: None

Motion

Commissioner Harrison motioned to recommend approval of Ordinance 2024-21, An Ordinance To Rezone 44.53 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road to the Board of Mayor and Alderman, seconded by Commissioner McLeMore

The motion carried 6-0.

REVIEW OF CONCURRENCE

30. Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision)

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Rezoning and Development Plan
2. RES_2024-08_GooseCreekBypassPUDDP_LawApproved04_Combined_As Amen_34236_1
3. 8381 Goose Creek Cypass PUD_DP_Conditions of Approval_01
4. 1-7 Goose Creek Bypass Development Plan
5. 8 to 14 Goose Creek Bypass
6. 15-21 Goose Creek Bypass
7. Envision Franklin Letter, 4881-8081-8338, 1

Staff Presentation: Joey Bryan. On April 9, 2024, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 8-0, and added an additional condition. The additional condition stated: Developer shall add 100% evergreen landscape screening and fencing to the transitional buffer for the residential properties on Goose Creek Drive. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the condition.

Recommendation: Staff recommends that the Planning Commission concur with the additional condition of approval.

Citizen Comments: None

Applicant Presentation: Greg Gamble. Mr. Gamble was present to answer questions regarding the item.

Motion

Commissioner Harrison motioned to concur with the additional condition for Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision), seconded by Commissioner McLeMore.

The motion carried 6-0.

31. Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road

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

Attachments:

1. MAP The Preserve at Sheridan PUD Subdivision, Rezoning and Development Plan
2. RES_2024-07_PreserveatSheridanPUDDP_AsAmended_Combined_LawApproved03

3. 8383 Preserve at Sheridan PUD_DP_Conditions of Approval_01
4. 1-6 pages The Preserve at Sheridan DP
5. 7-12 pages The Preserve at Sheridan DP
6. Slopes Exhibit MOS
7. 2024.02.01 - Sheridan_Franklin Request for Modification of Standards

Staff Presentation: Joey Bryan. On May 28th, 2024, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 7-0, and added additional conditions. The additional conditions stated: Lots 1 and 3 to front Rolling Rock Drive, remove any streetlights, multi-use paths, and sidewalks along South Berry's Chapel Road from the plans, and remove Condition of Approval #31 for an emergency access connection to Echo Lane from the plans. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the conditions.

Recommendation: Staff recommends that the Planning Commissioner concur with the additional conditions of approval.

Citizen Comments: None

Applicant Presentation: Josh Lee. Available to answer any questions.

Motion

Commissioner Harrison motioned to concur with the additional conditions of approval for Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road, seconded by Commissioner McLemore.

Commissioner Allen strongly opposes the removal of condition (#31) – an emergency access connection to Echo Lane. The City of Franklin Fire Chief attended two Planning meetings expressing the importance of an emergency access connection through Echo Lane. Safety is the responsibility of the City of Franklin. Commissioner Allen asked Alderman Petersen if she could provide BOMA's rationale for removal of condition #31. For these reasons, Commissioner Allen cannot support the motion to concur with the additional conditions of approval.

Alderman Petersen stated that there is emergency access through the BGA campus. Emergency access through Echo Lane would require a bridge over the wetland area, creating concerns about property values for homeowners. Alderman Petersen also noted that several roads in this area are governed by Williamson County.

Commissioner Williamson agreed with Commissioner Allen regarding safety concerns and connectivity, especially considering potential future development in the area. Long term planning along with emergency access focusing on saving lives needs to be a priority.

Chair Mann asked staff for clarification regarding concurrence of all the additional conditions of approval verses partial concurrence of the additional conditions.

Ms. Billingsley explained that the FMPC may concur with all or part of the additional conditions of approval. Any additional conditions not agreed upon by FMPC would be sent back to BOMA for discussion about why the FMPC did not concur.

Commissioner Allen stated that she concurs with all the additional conditions of approval other than the removal to require emergency access to Echo Lane.

Amendment to the Main Motion

Commissioner Allen amended the motion to concur with all additional conditions of approval for Resolution 2024-07 (As Amended) by not concurring with the removal of condition #31 and to keep it as a condition of approval (#31) requiring emergency access connection to Echo Lane, seconded by Commissioner Williamson.

Discussion

Ms. Billingsley asked Commissioner Allen to confirm, for the record, that her intent is to remove additional condition of

approval, as stated in section eight, for Resolution 2024-07 (As Amended) and to maintain condition 31 (requiring an emergency access connection to Echo Lane), as a condition of approval.

Commissioner Allen confirmed that this is correct.

The motion to amend carried 4-2 (Alderman Petersen and Commissioner Harrison voting against).

Main Motion, As Amended

The motion as amended carried 6-0.

32. Consideration of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike

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

Attachments:

1. MAP Tuck Away PUD Subdivision, Rezoning and Development Plan
2. RES_2024-09_TuckAwayPUD_Combined_LawApproved02_As Amended
3. 8389 Tuck Away PUD _DP_Rev 1_Conditions of Approval_01
4. 1-7 pages Tuck Away DP Rev 1
5. 8-14 pages Tuck Away DP Rev 1
6. 15-21 pages Tuck Away DP Rev 1
7. 22-28 pages Tuck Away DP Rev 1
8. Citizen Comment 01
9. Citizen Comment 02

Staff Presentation: Joey Bryan. On April 23rd, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 6-2, and added an additional condition of approval. The additional condition stated: Amend the natural screening of the buffer to be 100% evergreen. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the condition.

Recommendation: Staff recommends that the Planning Commission concur with the additional condition of approval.

Citizen Comments: None

Applicant Presentation: Greg Gamble. Mr. Gamble stated that an evergreen buffer was requested by BOMA.

Motion

Commissioner Harrison motioned to concur with the additional condition of approval for Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike, seconded by Commissioner McLemore.

Discussion

Commissioner Williamson asked staff if a variety of evergreen species would be required to avoid loss of a single species, resulting in the loss of the natural buffer.

Ms. Wright noted that typically a mix of deciduous and evergreen species are required to avoid loss of a single tree type.

The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Franklin Ridge Subdivision, Preliminary Plat, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 28.26 Acres, Located at 565 Jordan Road.

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

Attachments:

1. MAP Franklin Ridge Sub PP
2. 8466 Franklin Ridge Sub PP_Conditions of Approval_01
3. 1-5 Pages from 2024-06-06 Franklin Ridge Subdivision - Preliminary Plat Resubmittal
4. 6-10 Pages from 2024-06-06 Franklin Ridge Subdivision - Preliminary Plat Resubmittal-2
5. Citizen Comment - Item 33

Staff presentation: Joey Bryan. The property is zoned R-2. The proposed layout meets the requirements for Residential Two or R-2 with all lots being at least 15,000 square feet in size and having a minimum lot width of 75 feet. The plan does require a section of Jordan Road to be abandoned with local traffic being routed through the proposed subdivision. The disposal of Right-Of-Way for this section of Jordan Road was approved by the Board of Mayor and Aldermen at their May 28th, 2024, meeting.

Recommendation: Staff recommends approval of the Franklin Ridge Subdivision Preliminary Plat, with conditions.

Citizen Comments:

Frank Limpus, 614 Gleneagle Lane. Mr. Limpus stated that he originally had traffic concerns regarding Franklin Ridge, but the revised plan to keep Jordan Road open along with a three-way stop at the intersection of Gleneagle Lane and Jordan Road reduced his concerns. Mr. Limpus also noted that keeping Jordan Road open allows emergency access connectivity via Liberty Pike.

Eric Spindler, 613 Gleneagle Lane. Mr. Spindler stated that he represents the Eagle's Glen HOA Board and residents of Eagle's Glen. Homeowners' concerns about increased traffic and connectivity have been expressed to city officials, Alderman Bev Burger and Greg Gamble, Land Planner and Landscape Architect for Franklin Ridge subdivision. To help alleviate traffic fears and provide connectivity to the residents of Eagle's Glen, Mr. Spindler requested that Jordan Road remain open, a three-way stop at the intersection Jordan Road and Gleneagle Lane, and a Right In/Right Out at the intersection of Jordan Road and Liberty Pike.

Franklin Alderman Bev Burger. Alderman Burger stated that she is speaking in support of Eagle's Glen HOA and the residents of Eagle's Glen. There is an opportunity to provide connectivity without an increase in pass-through traffic to McEwen Drive. Alderman Burger expressed the importance of creating a Right In/Right Out at the intersection of Jordan Road and Liberty Pike for traffic safety reasons.

Jimmy Wiseman made a clarification regarding the current plan by stating that the plan does not show the gate removed on Jordan Road allowing through traffic. The gates on Jordan Road exist because of a Board action. Therefore, a Board action would be required to remove the gate. Also, a condition of approval would need to be added changing the intersection of Jordan Road and Liberty Pike to a Right In/Right Out. Staff supports this idea and recommends a discussion with BOMA about traffic improvements.

Lou Flatt, 253 Circle View Drive. Mr. Flatt stated that he supports keeping Jordan Road closed because of traffic concerns.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that neighbors of Eagle's Glen asked the team to explore a three way stop at the intersection of Jordan Road and Gleneagle Lane and a Right In/Right Out at the intersection of Jordan Road and Liberty Pike. The preliminary plat proposes creating 34 single family residential lots. If approved, the next step is the site plan, which requires a survey and collaboration with city staff and city engineering to have a better understanding of a three-way intersection and the Right In/Right Out. At this point, the team will present the site plan to BOMA for approval and back to FMPC for site plan approval.

Motion

Commissioner Allen motioned to approve Franklin Ridge Subdivision, Preliminary Plat, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 28.26 Acres, Located at 565 Jordan Road with conditions, seconded by Commissioner Harrison.

Discussion

Commissioner Williamson stated that she would like to see the gates on Jordan Road removed to allow for connectivity rather than routing traffic through the quiet neighborhoods. The Right In/Right Out concept is much needed for traffic improvement and traffic safety.

Chair Mann asked if staff could confirm at what point the application would come before the FMPC.

Mr. Wiseman stated that removal of the gates on Jordan Road would be determined by BOMA, then any changes to connectivity will require road improvements (Right In/Right Out) which would need to be reflected in construction plans as part of the site plan. If this discussion happens before the site plan returns to the FMPC, then FMPC would see those road improvements.

The motion carried 6-0.

34. Goose Creek Bypass PUD Subdivision, Site Plan, Developing 4,000 Square Feet Of Commercial Space, On 17.98 Acres, Located At 1951 Double Double Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Goose Creek Bypass PUD SP
 2. 8502 Goose Creek Bypass PUD SP_Conditions of Approval_01
 3. 1-8 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal
 4. 9-16 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-2
 5. 17-25 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-3
 6. 25-32 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-4
 7. 33-40 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-5
 8. 41-48 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-6
 9. 49-56 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-7
 10. 57-64 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-8
 11. 65-72 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-9
 12. 73-80 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-10
 13. 81-86 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-11

The item was Approved on Consent Agenda.

35. The Middle Eight PUD Subdivision, Site Plan, Developing 6 Single Family Residential Lots, 15 Attached Residential Lots, 222 Multifamily Units, And 3,000 Square Feet Of Commercial Space, On 7.12 Acres, Located At 209 Old Liberty Pike. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Middle Eight PUD SP
 2. 8438 Middle Eight PUD SP_Conditions of Approval_01
 3. 1-10 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-5
 4. 11-20 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-6
 5. 21- 30 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-7
 6. 31-40 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-8
 7. 41-50 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-9
 8. 51-60 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-10
 9. 61-70 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-11
 10. 71-80 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-12
 11. 81-86 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-13
 12. Citizen Comments - Item 35

Staff Presentation: Joey Bryan. The site plan is for the construction of 6 single family residential units, 15 attached residential units, 222 multifamily units, and 4,000 square feet of commercial space for the Middle Eight PUD Subdivision. The property is zoned Planned District and comprises 7.12 acres. The development plan for the Middle Eight PUD

Subdivision was approved by the Board of Mayor and Aldermen on August 8th, 2023. This site plan requires approval by the Franklin Municipal Planning Commission due to the property's partial location within the Historic Preservation Overlay (HPO).

Mr. Bryan stated that public input had been received regarding additional conditions of approval and surveys. Specifically, an archaeological survey has been requested by community members. However, BOMA chose not to add any additional conditions of approval related to the archaeological survey. Procedurally, a typical request for an archaeological survey should be requested during the development plan. When the development plan was approved, the Middle Eight became vested under the regulations and conditions in place at the time of approval. The proposed site plan, for the Middle Eight approved development plan, is approval of construction documents that staff have thoroughly reviewed ensuring the plan meets the city's technical requirements.

Recommendation: Staff recommends approval of the Middle Eight PUD Subdivision Site Plan, with conditions.

Citizen Comments:

Tiffany White, 20 Daniels Drive. Ms. White stated that she is opposed to the Middle Eight along with many of her immediate neighbors. The Middle Eight will set a dangerous precedent for all future developments in Franklin. The changes and exceptions allowed for the Middle Eight will be cited by builders as a rationale for taller and more dense buildings. Ms. White noted her concerns about how regulations are not enforced and how easily they are changed. Responsible development is needed and the Middle Eight is not responsible. Ms. White called for modifications of the development reducing density and rejection of the parking variance request. More true green space is needed to better frame this gateway into Franklin.

Kelsey Sasser, Blazer Road. Ms. Sasser stated her concerns about existing traffic, parking, and flooding issues. The Middle Eight will put more strain on these issues. More discussions are needed regarding the blasting safety for the underground parking. Ms. Sasser noted that most people did not know about the Middle Eight until the development plan was already approved.

Bari Beasley, 112 Bridge Street. Ms. Beasley stated that a harmful precedent will be set that undermines the historical preservation ordinances of Franklin if the Middle Eight development moves forward. Two considerations are requested by the Heritage Foundation. First, the architectural character of the buildings needs to be reassessed. Secondly, reconsideration of an archaeological survey to remove and safeguard historical items found on the property should be studied further. The Heritage Foundation advocates for Williamson County and with development of this nature, the downtown core will have a lasting impact altering the historic fabric of Franklin.

Anna Marcum, 112 Bridge Street. Ms. Marcum stated as a preservationist she must speak out regarding the harmful precedence the Middle Eight development will create for future development in Franklin. Essentially, the door will be open for more developments similar in size, height, and density as the Middle Eight. Ms. Marcum asked the FMPC to urge the developer to consider the additional conditions of approval including reconsideration of the architectural character of the development and reconsideration of a standard archaeological survey.

Mike Reinfeldt, Jamison Station Townhomes. Mr. Reinfeldt noted his concerns about parking capacity at the Middle Eight and at the Factory. Flooding is an ongoing issue with the potential for increased flooding in the future.

Applicant Presentation: Yates Bateman. Mr. Bateman stated that the team has worked closely with BOMA, FMPC, HZC, and city staff to create a project that will positively impact Franklin. The team has gone above and beyond or exceeded city guidelines and codes and agree with the conditions of approval.

Motion

Commissioner Harrison motioned to approve The Middle Eight PUD Subdivision, Site Plan, Developing 6 Single Family Residential Lots, 15 Attached Residential Lots, 222 Multifamily Units, And 3,000 Square Feet Of Commercial Space, On 7.12 Acres, Located At 209 Old Liberty Pike with staff conditions, seconded by Commissioner McLemore.

Discussion

Alderman Petersen expressed her concerns about flooding with all the impervious surfaces that will cover the Middle Eight development along with the underground parking spaces. Regarding the archaeological survey and the historical portion of the Middle Eight development, Alderman Petersen presented her research about a retreat that took place on December 17,

1864, along Franklin Road and the Nashville/Decatur railroad, eventually sweeping into Harlinsdale. The Truett House was the general's headquarters, making it very likely the retreat went from Old Liberty Pike onto Franklin Road and into Harlinsdale farm. The historical marker located symbolizing the retreat was on the back of another historical marker. Alderman Petersen stated that she feels strongly about moving forward with the archaeological survey because this area saw military action. If there is a way to make time for an archaeological survey, it's important that we allow this to happen.

Ms. Wright reviewed the criteria required for site plan approval. If the proposal meets the applicable zoning and overlay districts, if the proposal is consistent with the ordinances, standards and related codes enforced by the city and the proposal meets all the requirements and conditions of any other applicable developmental approval such as a development plan or associated modification of standards, the proposal should be approved. Staff believes that all the criteria for approval have been met. Therefore, approval is recommended. As Mr. Bryan stated in the staff report, the appropriate time for an archaeological survey would have been at the development plan stage.

Chair Mann noted that at this stage of the process, having the certificate of appropriateness from the HZC and approval of the development plan with no additional conditions from BOMA, it is not an appropriate time to add further conditions. From experience, an archaeological survey is not a typical due diligence a developer completes. It is the developer's choice to complete the survey on his own, which might be a good idea, but that would still be his choice. The conditions discussed in the Heritage Foundation letter to FMPC are appropriate conditions at the development plan level, not at the site plan level. It's important for the public to have a clear understanding of when and how decisions are made for proposed new development.

Commissioner Allen agreed with Chair Mann and stated that legally the Board is required to approve the site plan because the criteria for approval have been met.

Commissioner Petersen asked if there is any possibility that an archaeological survey could be completed.

Ms. Wright explained that conditions related to city ordinance and standards that are already adopted can be made but outside technical requirements, it's not typical to add conditions at this stage.

Commissioner Harrison called the vote.

The motion carried 5-1 (Alderman Petersen voting against).

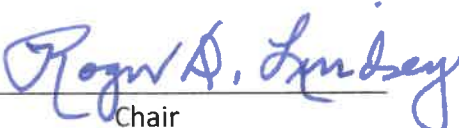
ANY OTHER BUSINESS

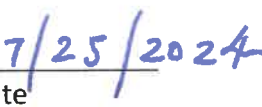
Chair Mann asked if there was any further business. There was none.

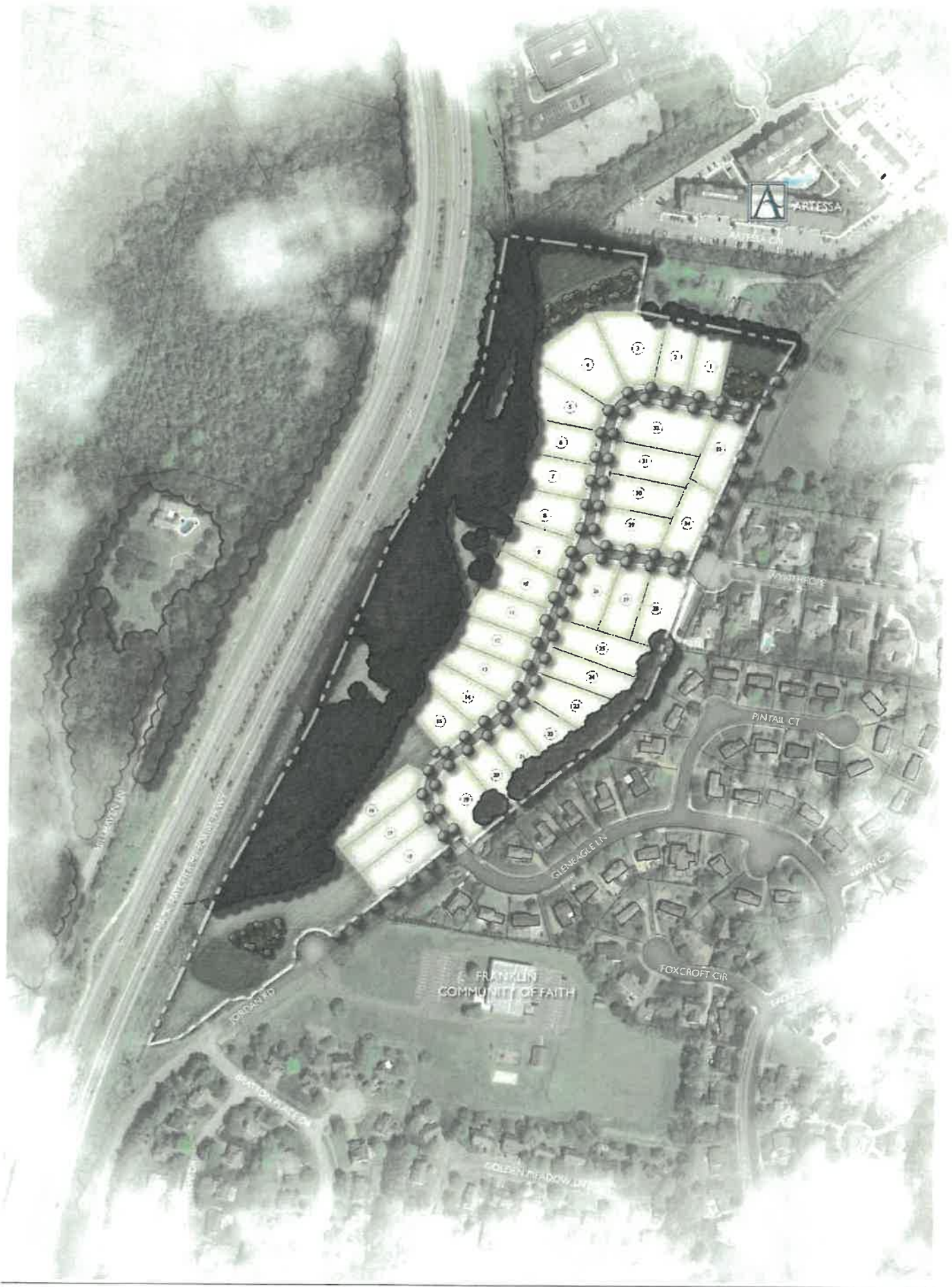
ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Adjourn. The motion carried 6-0.

There being no further business, the meeting adjourned at 8:23 PM.


Chair


Date



JORDAN ROAD
MASTER PLAN
 APRIL 25, 2024

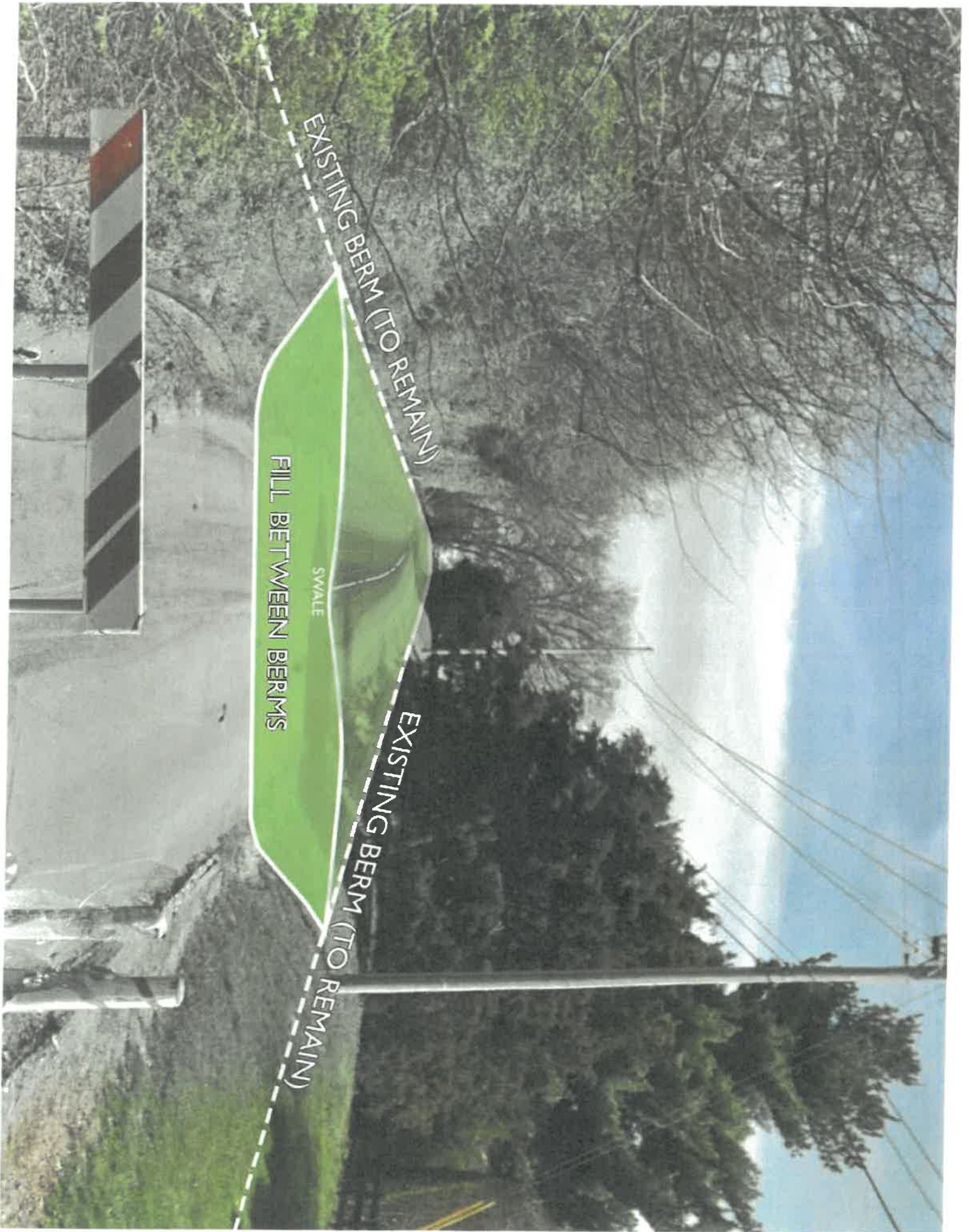
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 AMERICA'S LUXURY HOME BUILDER®





JORDAN ROAD
CONNECTION MAP - EXISTING CONDITIONS
MAY 24, 2024







JORDAN ROAD
CONNECTION MAP - PROPOSED CONDITION
MAY 24, 2024



Franklin in Williamson County, Tennessee — *The American South (East South Central)*

Retreat Action at Franklin

Inscription. On Dec 17, 1864, perhaps the largest cavalry engagement on American soil took place along Franklin Pike and the Nashville & Decatur RR sweeping across what is now Harlinsdale farm. Maj Gen James H. Wilson's US Cavalry Corps pursued Hood's retreating rear guard of Brig Gen Abraham Buford's CSA Cavalry Div. Their retreat was covered by CSA Brig Gen Randall Gibson's 13th, 16th and 19th Louisiana Infantry. E.W. Pettus' Brigade, and, posted along Franklin's Front Street, H.M. Bledsoe's Artillery Battery. On the Eastern flank, Fed. Brig Gen John H. Hammond's 1st Brigade US Cavalry, of Brig Gen Joseph Knipe's 7th US Div, advanced under heavy fire across Liberty Pike near the railroad. Capt Volney Hobson, Co E, 9th Indiana Cavalry, was reportedly killed at the Liberty Pike railroad underpass.



May 22, 2020

1. Retreat Action at Franklin Marker

Erected by Williamson County Historical Society.

Topics and series. This historical marker is listed in this topic list: [War, US Civil](#). In addition, it is included in the [Tennessee – Williamson County Historical Society](#) series list. A significant historical date for this entry is December 17, 1864.



Click or scan to see this page online

Location. 35° 55.769' N, 86° 51.491' W. Marker is in Franklin, Tennessee, in Williamson County. Marker is on Eddy Court, 0.1 miles west of Eddy Lane, on the right when traveling west. Near the Nashville & Decatur RR underpass between Old Liberty Pike and Eddy Court. [Touch for map](#). Marker is in this post office area: Franklin TN 37064, United States of America. [Touch for directions](#).

Other nearby markers. At least 8 other markers are within walking distance of this marker. [Fort Granger Federal Garrison](#) (here, next to this marker); [Rusty Mechanism](#) (approx.

