



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 12, 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

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

Commissioners Present: Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, and Ann Petersen

Commissioners Absent: Marcia Allen and Jennifer Williamson

Staff Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Melodie Brady, Tia Holden, Jimmy Wiseman, Andrew Orr, Eric Conner, Chelsea Randolph, and Joseph Bryan

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 October 24, 2024, FMPC Meeting Minutes.

Sponsors:

Attachments: 1. FINAL October 24 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore to Approve the Minutes from the October 24, 2024 meeting. The motion carried 7-0.

2. Consideration Of Approval Of The December 2, 2024, Special FMPC Meeting Minutes.

Sponsors:

Attachments: 1. FINAL December 2 2024 Special FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Alderman Petersen to Approve the Minutes from the December 2, 2024, meeting. The motion carried 6-0 (Commissioner Orr abstained).

ANNOUNCEMENTS

Emily Wright. There will be a preservation plan update in 2025 with a steering committee. If any commissioners are interested in serving on the committee, please let her know. Additionally, FMPC meetings will be held at the Williamson County Auditorium starting in February 2025.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-10, 13-14, 25-29, And 36-39 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Approve items 4-10, 13-14, 25-29, and 36-39 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Berry Farms Town Center FP, sec 4 - action request
2. Berry Farms Town Center FP, sec 4 - inspection punch list

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage); Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Carothers Crossing East SP, lot 5 - action request
2. Carothers Crossing East SP, lot 5 - inspection punch list

The item was Approved on Consent Agenda.

7. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Carothers Crossing East SP, lot 1 - action request
2. Carothers Crossing East SP, lot 1 - inspection punch list

The item was Approved on Consent Agenda.

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025; Accept The Streets Private Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement; Reduce The Performance Agreement For Drainage Improvement By 75% To \$79,750.00 And Extend To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Centennial Business Park FP, lot 9, rev 8 - action request
2. Centennial Business Park FP, lot 9, rev 8 - inspection punch list

The item was Approved on Consent Agenda.

9. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Creekstone Commons FP, sec 1, rev 2 - action request

2. Creekstone Commons FP, sec 1, rev 2 - inspection punch list

The item was Approved on Consent Agenda.

11. Echelon PUD Subdivision, Site Plan, Sections 1-3; Call On Letter Of Credit For Performance Agreement For Landscaping Buffers Improvement; Call On Letter Of Credit For Maintenance Agreement For Landscaping Open Space Improvement.

Sponsors: Melodie Brady

Attachments:

1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter
3. Echelon SP, sec 1-3 inspection punch list

Staff Presentation: Melodie Brady. On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not able to complete the remaining work in the Echelon PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still \$55,000.00 of improvements unfinished in the Echelon PUD Subdivision, Site Plan, Sections 1-3, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment, and the sureties associated with this site plan are represented by Letter of Credit # TFTS-909883.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Echelon PUD Subdivision, Site Plan, Sections 1-3 to be in default and authorize the calling of the agreements and surety for the completion of the improvements.

Public Comment: None

Applicant: None

Motion

Commissioner McLemore motioned to declare the performance and maintenance agreement for Echelon PUD Subdivision, Site Plan, Sections 1-3 to be in default and authorize the calling of the agreements and surety for the completion of the improvements, seconded by Commissioner Harrison.

Commissioner Mann asked staff if there will be enough to cover the \$55,000.

Ms. Brady stated that she is not sure if there will be enough money because it has been a while since the inspectors have been out to Echelon. Engineering may be able to adjust the plan to allow the landscaping buffer and open space improvements to be completed.

Chair Lindsey stated that the Echelon expiration date is at the end of this year creating the urgency of making the decision to call the letter of credit now.

Mr. Gerth explained that as a response to developers' failure to follow through with performance agreements, discussions with the Development Services Advisory Committee have been ongoing about the best way to ensure the city has enough money to complete developer responsibilities in situations of default.

Commissioner Mann expressed his disappointment in developers who default on their responsibilities and applauded staff on following through with calling the letter of credit on performance agreements.

The motion carried 7-0.

12. Echelon PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Performance Agreement For Drainage Improvement; Call On Letter Of Credit For Maintenance Agreement For Green infrastructure Improvement.

Sponsors: Melodie Brady

Attachments:

1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter
3. MA - green inf

Staff Presentation: Melodie Brady. On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not able to complete the remaining work in the Echelon PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still \$41,600.00 of improvements unfinished in the Echelon PUD Subdivision, Final Plat, Section 3, staff feels it is imperative to call the remaining sureties. The \$41,600.00 is the total of \$17,100 associated with the maintenance agreement for the green infrastructure improvement and \$24,500 associated with the remaining amount on the performance agreement for the drainage improvement, after it was previously approved for a reduction. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment, and the sureties associated with this final plat are represented by Letter of Credit # TFTS-903407.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Echelon PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreements and surety for the completion of the improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Harrison motioned to declare Echelon PUD Subdivision in default and authorize calling the letter of credit and surety agreements for Final Plat, Section 3 For Performance Agreement For Drainage Improvement and For Maintenance Agreement For Green infrastructure Improvement, seconded by Commissioner Orr.

The motion carried 7-0.

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 11, 2025; 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.

14. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Maintenance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

Attachments:

1. PA

2. Echelon and Lockwood Glen Subd Applicant Letter

Ms. Wright commented that Staff recommendation is the same through Item 22 and asked the Chair if only the amount to be called could be stated.

Chair Lindsey said he agreed to only have the amount stated for the remaining sureties.

Staff Presentation: Melodie Brady. The amount of \$14,700 is needed to complete the drainage improvements for Lockwood Glen PUD, Final Plat, Section 3.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Orr motioned to declare Lockwood Glen PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

16. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Call On Letter Of Credit For Maintenance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

Attachments:

1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$26,400 is needed to complete the maintenance agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 4.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 4 to be in default and authorize the calling of the agreements and surety for the completion of maintenance agreement for drainage and green infrastructure improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Harrison motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 4 to be in default and authorize the calling of the agreements and surety for the completion of maintenance agreement for drainage and green infrastructure improvements, seconded by Commissioner Orr.

The motion carried 7-0.

17. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

- Attachments:**
1. PA
 2. Echelon and Lockwood Glen Sub
 3. Lockwood Glen FP, sec 5 inspection punch list

Staff Presentation: Melodie Brady. The amount of \$42,750 is needed to complete the maintenance agreement for drainage improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 5.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 5 to be in default and authorize the calling of the agreements and surety for the completion of the performance agreement for drainage improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Orr motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 5 to be in default and authorize the calling of the agreements and surety for the completion of the performance agreement for drainage improvements, seconded by Commissioner McLemore.

The motion carried 7-0.

18. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

- Attachments:**
1. PA
 2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$20,750 is needed to complete the maintenance agreement for drainage improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 6.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 6 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Mann motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 6 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements, seconded by Commissioner Orr.

The motion carried 7-0.

19. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

- Attachments:**
1. PA
 2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$69,750 is needed to complete the maintenance agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 7.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 7 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Mann motioned to declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 7 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

20. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

Attachments:

1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$66,000 is needed to complete the agreement for landscaping improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 8.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 8 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for landscaping improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Orr motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 8 to be in default and authorize the calling of the agreements and surety for the completion of landscaping improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

21. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

Attachments:

1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$136,500 is needed to complete the agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 8.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen

PUD Subdivision, Final Plat, Section 8 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements.

Public Comment: None

Applicant: None

Motion

Commissioner Orr motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 8 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

22. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

Attachments: 1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of \$156,00 is needed to complete the performance agreement for (mass grading) drainage improvements for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage improvements (mass grading).

Public Comment: None

Applicant: None

Motion

Commissioner Franks motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Site Plan, Section 8-11 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements (mass grading), seconded by Commissioner Harrison.

The motion carried 7-0.

23. Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel); Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

Attachments: 1. Nonrenewal LOC 55109629
2. PA
3. Standard at Cool Springs SP, rev 1, lot 1 inspection punch list

Staff Presentation: Melodie Brady. Since the publication of the agenda, inspectors have visited the property and examined the landscaping improvements at the Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel) and the improvements have passed inspection.

Recommendation: Staff recommends releasing the letter of credit for maintenance and landscaping improvements for the Standard At Cool Springs Subdivision, because the improvements have been inspected and passed.

Public Comment: None

Applicant: None

Motion

Commissioner McLemore motioned to approve the release the letter of credit for maintenance and landscaping improvements for the Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel), seconded by Commissioner Orr.

The motion carried 7-0.

24. Standard At Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1); Call On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement.

Sponsors: Melodie Brady

Attachments:

1. Nonrenewal LOC 55109630
2. PA
3. Standard at Cool Springs FP, rev 3, resub of lot 1 inspection punch list

Staff Presentation: Melodie Brady. The inspectors have accessed and approved the agreement for maintenance and green infrastructure improvements for the Standard at Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1).

Recommendation: Staff recommends releasing the On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement for the Standard at Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1).

Public Comment: None

Applicant: None

Motion

Commissioner Harrison motioned to approve the release of the Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement for the Standard at Cool Springs Subdivision, Final Plat, Revision 3(Resub Of Lot 1), seconded by Commissioner McLemore.

The motion carried 7-0.

25. Schaefer Equestrian Center Subdivision, Site Plan; Accept The Performance Agreement For Drainage And Green Infrastructure Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Schaefer Equestrian Center, SP - action request
2. Schafer Equestrian Center SP - drainage inspection punch list
3. Schafer Equestrian Center SP - green infrastructure inspection punch list

The item was Approved on Consent Agenda.

26. Travel Centers Of America Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Travel Centers of America SP - action request
2. Travel Centers of America SP - inspection punch list

The item was Approved on Consent Agenda.

27. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Westhaven FP, sec 27, rev 1 - action request
2. Westhaven FP, sec 27, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

28. Westhaven PUD Subdivision, Final Plat, Section 40; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Westhaven FP, sec 40 - action request
2. Westhaven FP, sec 40 - inspection punch list

The item was Approved on Consent Agenda.

29. Wynfield Village Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Wynfield Village SP - action request
2. Wynfield Village SP - inspection punch list

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

30. PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept (Withdrawn by Applicant).

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Request to Withdraw
2. Location Map
3. 354 Franklin Road - Initial Submittal
4. RES_2024-80_354FranklinRd_Combined_LawApproved

Staff Presentation: Andrew Orr. The applicant has requested withdrawal of the item. It was originally deferred at the September 2024 FMPC meeting. However, notice of the public hearing was published prior to the applicants request for withdrawal.

Recommendation: Staff recommends holding the public hearing for the item and recommends the Board move to withdraw Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept.

Public Comment

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she is pleased with the item withdrawal and hopes that the land is never developed.

Herschel Bailey, 322 Ash Drive. The beautiful landscaping and natural beauty of the area should not be disturbed as the area is home to deer and turkey. The family supports maintaining the natural area and is against development of the land.

Applicant: None

Motion

Commissioner Harrison motioned to withdraw Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept, seconded by Commissioner McLemore.

The motion carried 7-0.

31. **PUBLIC HEARING: Consideration Of Resolution 2024-95, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Property Located East Of Five Mile Creek, South Of Five Mile Crossing, North Of Goose Creek Bypass, And West Of Interstate 65" Special Consideration For The Regional Commerce Design Concept.**

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

Attachments:

1. RES_2024-95
2. Applicant Submittal
3. MAP 2408 goose creek Envision Franklin Plan Amendment,

Staff Presentation: Eric Conner. This application is to amend Envision Franklin to create a new Special Consideration within the Regional Commerce Design Concept for an area defined as the "Property Located East of Five Mile Creek, South of Five Mile Crossing, North of Goose Creek Bypass, and West of Interstate 65". The Special Consideration, as proposed by the applicant, states that standalone multifamily residential development is appropriate in the identified area and that the maximum height for standalone multifamily residential uses in that location should be six stories. Envision Franklin states that the Multifamily Residential use is appropriate in the Regional Commerce Design Concept with mixed-use development and should be vertically mixed with ground floor commercial and upper story residential. "Additionally single-use multifamily development is not contemplated in this Design Concept and should be reserved for the Multifamily Residential Design Concept." Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for five criteria. The five criteria are outlined along with staff in Civic Clerk.

Applicant responses are included in the application submittal documents, also in Civic Clerk.

Recommendation: Staff does not believe that three of the five criteria can be met and therefore recommend disapproval of Resolution 2024-95.

Public Comment: None

Applicant: Jeff Roziack, Greg Gamble. Mr. Roziack stated that the narrowly defined parcel is most appropriate for multifamily and had the recent commencement of the adjacent storage facility been able to be considered for mixed use in conjunction with the proposed parcel, multifamily use would have been appropriate under the RC design concept. The team believes that multifamily use is appropriate because of the restricted access to Goose Creek Bypass, available pedestrian infrastructure and close access to Berry Farms Town Center and office space. Mr. Roziack stated that they are confident that the ground floor can be activated through the availability of amenities, community space and sidewalks. Connectivity to businesses and restaurants for vehicle access and pedestrian bikes allows traffic to stay within the area and off the main roads. This parcel, with its restricted access and limited vehicle access to Goose Creek Bypass make it a viable option for a multifamily development rather than a commercial development. The special consideration would allow continuation of the already established pattern of development and provide consistency with a mix of stand-alone multifamily residential and

commercial development. A stand-alone multifamily residential encourages walkability and diversity in housing, meeting the goals of Envision Franklin. The team believes that without approval of the special consideration, this property will likely stay undeveloped. With approval of the special consideration, multifamily residential provides diversity in housing while meeting many of the residential goals of Envision Franklin.

Motion

Commissioner Franks motioned to approve Resolution 2024-95, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Property Located East Of Five Mile Creek, South Of Five Mile Crossing, North Of Goose Creek Bypass, And West Of Interstate 65" Special Consideration For The Regional Commerce Design Concept, seconded by Commissioner Harrison.

Commissioner Franks asked if the multifamily units would be for rental or purchase.

Mr. Roziack stated that the units will likely be for rental.

Commissioner Mann asked why the request wasn't simply for an amendment to Envision Franklin for Multifamily use.

Mr. Conner explained that rather than change the design concept then request a special consideration, it would be easier to adopt an Envision Franklin plan amendment with a special consideration.

Commissioner Harrison stated that a commercial building would not be viable in this location due to the lack of a direct access to Goose Creek Bypass.

Commissioner Mann asked that considering the impact on the community, how many multifamily units are being considered?

Mr. Roziack explained that the exact number had not been decided but around 200 multifamily units are being considered.

Ms. Diaz-Barriga explained that there is a square footage requirement for RC 6 and it is likely that parking plan will dictate the number of multifamily units.

Mr. Gamble noted that the number of units would be 170 which will require a development plan requiring the details of the project to be presented to FMPC.

Commissioner Mann stated that he can support the resolution moving to the next stage, but he is cautious about considering the total number of units for the multifamily development.

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

32. Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway.

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

Attachments:

1. MAP Southwest Corner of the Intersection of Franklin Road and Mack Hatcher Memorial Parkway Subdivison, Rezoning Exhibit.
2. ORD_2024-42_RezFranklinMacHatcher_Combined_LawApproved
3. 20241107 - 370 Franklin Road Subdivison
4. Public Comment received by mail

Staff Presentation: Chelsea Randolph. Institutional (CI) District. The Envision Franklin Land Use Plan places the subject parcel into the Rural Reserve Design Concept. The Rural Reserve Design Concept allows for institutional uses with a special consideration that states, "New Institutional uses and the expansion of existing institutions may be appropriate if the

location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master-planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development." The requested rezoning does align with the goals and recommendations of Envision Franklin as the site is along Franklin Road, which is a major arterial and at an intersection, Mack Hatcher Memorial Parkway and Franklin Road. Envision Franklin also promotes the preservation of 50% of the site in permanent open space, particularly in natural features such as scenic viewsheds. While rezoning to Civic Institutional (CI) District will not guarantee this specific minimum amount of open space is preserved with a proposed site design, the site is encumbered by Scenic Corridor Overlay (SCO) along both Franklin Road and Mack Hatcher, thereby preserving large contiguous portions of scenic viewshed. If the rezoning request to Civic Institutional (CI) District is approved, the following uses would be allowed by-right through the site plan process, with approval by the Planning Commission: Cemeteries, Charitable, Fraternal, or Social Organizations Clinics Continuum of Care Facilities, with additional use regulations Educational Facilities Entrepreneurship/Innovation Centers Essential Services Group Homes Hospitals Museums Places of Public Assembly Rehabilitation Centers.

A public comment was mailed to staff regarding this item, and it was included in the documents in Civic Clerk.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-42.

Public Comment:

Darr Houck, 120 Aldersgate Way. Mr. Houck stated that he is the controller for Franklin First United Methodist Church. The church takes the position that the current zoning is the most appropriate given the constraints of the site. The church is not opposed to rezoning to CI but a traffic impact study would be necessary.

Roderick Heller, 1344 Franklin Road. Mr. Heller stated that he is the managing partner of Franklin Preservation Partners, owners of the 13 acres under discussion. Franklin Preservation Partners came about to preserve open green space for the last undeveloped corridor into Franklin. The context of this request includes a series of agreements between the City of Franklin, Franklin Preservation Partners (FPP) and Franklin First United Methodist Church. Those agreements, taking place in 2022 and 2023, included the sale of 44 acres from FPP to the city including the Creekside property. After the sale of the 13 acres to the city, the city would trade the 13 acres to the church in return for 33 acres adjacent to property owned by Friends of Franklin Parks. Franklin Preservation Partners and the city understood that the agreements were accepted. For reasons still not understood the church decided not to move forward with the agreements leaving FPP in an uncertain position. Since then, the city has acquired the 44 acres that will be fully preserved and protected. FPP would prefer not to sell the property so that six homes could be developed but instead sell the property to a small church that would protect the property as much as it would have if the original agreements had been honored. If the rezoning request is approved the original objective of Franklin Preservation Partners will be achieved by preserving 56 of the original 62 acres. Mr. Heller ended by stating that he is hopeful that this body will help achieve the goal of preserving and maintaining open green space for this entrance into Franklin.

Bob Ravener, 221 3rd Avenue South. Mr. Ravener, also a member of Franklin Preservation Partners, stated that he had hoped the land would be preserved under the original agreements. Rezoning to CI and the sale of the land to a church provides a viable alternative that also preserves the open space. Mr. Ravener stated that he is hopeful that FMPC will approve the request.

Applicant: Greg Gamble. Mr. Gamble stated that he is working with the Belonging Church that is a small boutique church with a small congregation. Six acres of the site lies in the 150-foot scenic corridor buffer making the developable land area seven acres which is a perfect size for this small church. The property, accessible by Daniel McMahon Lane, lies in the 100-year floodplain making the site less conducive for single family homes and more appropriate for Civic Institutional zoning.

Motion

Commissioner Franks motioned recommend approval to BOMA, Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway, seconded by Commissioner Harrison.

Commissioner Mann asked for further explanation about where the church would be located on the site.

Mr. Gamble explained that the most likely location will be close to the corner of Mack Hatcher and Franklin Road with the parking lot adjacent to the Methodist church. Additionally, a site plan will be submitted which will include a traffic impact study.

Ms. Wright clarified that although the building site will be close to intersection of Mack Hatcher and Franklin Road, it is required to be setback behind the scenic corridor.

Commissioner Harrison asked if there will be any other access to the site from Mack Hatcher or Franklin Road with a signalized entrance.

Mr. Gamble stated that TDOT has granted emergency access entrances in the past, but the routine everyday entrance will be Daniel McMahon Lane.

Mr. Wiseman stated that there would not be a signalized entrance as it is too close to the intersection of Mack Hatcher and Franklin Road and would be disruptive to traffic.

The motion carried 7-0.

33. Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision).

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

Attachments:

1. ORD_2024-22_GalleriaComplexPUDRez_Combined_LawApproved04
2. MAP Cool Springs Galleria PUD Subdivision Rev 3, Rezoning and Development Plan
3. 11.26.24 0073 Rezoning Plan-C1.0

Staff Presentation: Joseph Bryan. The property consists of 86.52 acres, and the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120) that corresponds to the accompanying development plan revision for the Cool Springs Galleria PUD Subdivision. The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms. Envision Franklin places this property in the Regional Commerce Design Concept. The rezoning request with the proposed entitlements are in keeping with the recommendations of Envision Franklin for redevelopment within the Regional Commerce area.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-22.

Public Comment: None

Applicant: Scotty Bernick. Mr. Bernick began by stating that the mall is healthy, but CBL wanted to take a proactive approach by looking at redevelopment around the country to ensure continued economic strength of the mall. The scope of the project has expanded from a single phase to multiphases of mixed-use development. The goal is to enhance, support and do no harm to the Galleria. As the Galleria is a unique site, a Planned Development rezoning is necessary to implement the multiphase project. The current zoning, RC 12, caps multifamily housing based on square footage with limitations of minimum and maximum setback ranges. The PD rezoning is consistent with Regional Commerce design concept. Approval of the rezoning request along with the accompanying development plan will meet the goals of Envision Franklin.

John Michelle. Mr. Michelle stated that CBL has been involved with the Cool Springs Galleria since its beginning in 1991 and is committed to the long-term success of the mall and community. Modernizing the campus while sustaining and complementing existing development is the goal of redevelopment.

Motion

Commissioner Franks motioned recommend approval to BOMA, Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of

Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision), seconded by Commissioner Harrison.

Commissioner Mann stated that he likes and is in favor of the plan. Focusing on the north side of the mall first is a good idea as parking issues exist on the south side of the mall.

Commissioner Harrison and Alderman Petersen reminded the Board that this item is consideration of rezoning.

The motion carried 7-0.

34. Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard.

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

Attachments:

1. RES_2024-70_GalleriaComplexPUDDP_Combined_LawApproved03
2. MAP Cool Springs Galleria PUD Subdivision Rev 3, Rezoning and Development Plan
3. COF 8504 Conditions of Approval_02
4. 1-9 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans
5. 10-18 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans-2
6. 19-27 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans-3

Staff Presentation: Joseph Bryan The applicant has submitted a revision to the Cool Springs Galleria PUD Subdivision development plan for the property located west of Interstate 65 and south of Bakers Bridge Road at 1800 Galleria Boulevard. The property consists of 86.52 acres. With this development plan revision, the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120). The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms. Envision Franklin places this property in the Regional Commerce Design Concept. Areas within Regional Commerce contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play. Development should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots. The plan proposes new development in the existing surface-parking lots providing 84,555 square feet. of new restaurant and retail space as well as 600 multifamily units. For new multifamily residential uses, Envision Franklin recommends that the entire first floor facing the street should have commercial spaces with residential on upper levels. In locations where commercial use on the first floor is not viable due to topographical or environmental constraints or lack of visibility from a major street, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to an internal drive. The buildings range in height from 1 to 8 stories, including an 8-story hotel with 120 keys. The new construction offers retail and amenity space on the ground floor with multifamily residential units on the upper floors. Envision Franklin recommends that buildings, where feasible, should be sited or designed to create public spaces, such as plazas, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks. While this project meets the minimum recommended policies of Envision Franklin for the Regional Commerce Design Concept, the proposed plan does not demonstrate the larger Guiding Principle of Exceptional Design in terms of integrating high quality design of buildings, public spaces, streets, pedestrian facilities, and landscaping in order to enhance the public realm and create exceptional places for people. The amount of usable open space provided is still minimal. Additional open space in the form of a large plaza or green with amenities could help make this a distinctive destination and contribute to the activation of the property. Staff acknowledges that retrofitting existing development sites to create new, special places for people is a challenge, and since the policies of the Regional Commerce Design Concept have ultimately been met with this revised development plan, staff recommends approval with conditions.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-70, with conditions.

Public Comment: None

Applicant: Scotty Bernick. The revised development plan incorporated feedback and suggestions from the Joint Conceptual Workshop. The single-story buildings in the NW corner have been eliminated to focus more on vertical development. Inclusion of a pedestrian corridor to facilitate connections to businesses and restaurants have been added. The plan purposefully focuses on building height and stair stepping of buildings from 5 stories to 8 stories. Infrastructure improvements will be made to three major intersections into the mall campus. The team agrees with all staff conditions.

Motion

Commissioner Mann motioned to recommend approval to BOMA Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard, seconded by Commissioner Harrison.

Commissioner McLemore stated that she is pleased and excited about the plan as it will be nice to see redevelopment of the vacant parking lots. Ms. McLemore asked about the timeframe of the project.

Mr. Michelle stated that the intention is to begin immediately on the first phase. Regarding the future phases of the project, there is no definitive timeline as work depends on future agreements and future tenants.

Commissioner Orr asked about the addition to the JC Penny building and the purpose for the addition.

Mr. Michelle stated that it is an opportunity to add an addition to create a larger footprint of the building.

Commissioner Mann stated that the multiphase approach will be beneficial allowing changes to be made based on the results of each phase.

Mr. Michelle noted that it allows for meaningful reinvestment and redevelopment for long term success. Staff's support on this idea is appreciated.

Alderman Petersen noted that so many malls haven't survived over the years and the Galleria has survived, is tremendous.

Commissioner Harrison complemented CBL on the management over the years and the ability to adapt to changes keeping the success of the mall sustainable.

Mr. Michelle thanked the city of Franklin and the partnership that has allowed the Galleria to be successful over the years.

The motion carried 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

35. Gant Ridge Subdivision, Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road.

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

Attachments:

1. MAP Gant Ridge Subdivision, Preliminary Plat
2. 8625 Gant Ridge Sub PP_Conditions of Approval_01
3. COF #8625_Jordan Reserve_Preliminary Plat_Plat_20241107
4. FMPC Item 35

Staff Presentation: Joseph Bryan. The applicant has submitted a preliminary plat for the property located at 580 Jordan Road. The property consists of 6.57 acres and is located within the R2 Zoning District. The plan proposes 9 single-family residential lots and one open space lot, with 5 lots fronting onto Jordan Road and 4 lots fronting onto Firestone Drive. All lot sizes and dimensions meet the R2 District standards for new residential development. Mr. Bryan noted that the applicant requested deferral of the item this afternoon.

Public Comment:

Jimmie Tullis, 604 Jordan Road. Mr. Tullis stated that he lives adjacent to 580 Jordan Road and has concerns about the stormwater runoff as it has been an ongoing problem. Mr. Tullis has been working with an attorney and the developers on an agreement to install an underground storm drain. Mr. Tullis is also concerned about how this will affect his property including the driveway, fence and rock wall. Mr. Tullis noted that staff answered many questions and suggested attending upcoming engineering meetings regarding this project.

Applicant: John Newman. Mr. Newman explained that they are requesting deferral to the January 2025 FMPC meeting so that the concerns brought forward by Mr. Tullis can be addressed.

Motion

Commissioner Harrison motioned to defer the item to the January 23, 2025, FMPC meeting, seconded by Commissioner McLemore.

The motion carried 7-0.

36. Hamilton PUD Subdivision, Final Plat, Creating 58 Residential Lots, 3 Open Space Lots, Dedicating Right-Of-Way, Vacating Tract Lines, And Creating Easements On 58.62 Acres, Located North Of Charlotte Pike E And West Of Mack Hatcher Memorial Parkway, At 841 Old Charlotte Pike E. (CONSENT AGENDA)

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

Attachments:

1. MAP Hamilton PUD Subdivision, Final Plat
2. COF 8628 Hamilton PUD Subdivision, Final Plat Conditions of Approval
3. COF Hamilton PUD Subdivision, Final Plat 11-4-2024

The item was Approved on Consent Agenda.

37. Natchez And Granbury Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 0.095 Acres, Located At 409 Natchez Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Natchez and Granbury Subdivision, Final Plat
2. 8903 Natchez and Granbury Sub FP_Conditions of Approval_01
3. 326899-SV01-PLAT-241101

The item was Approved on Consent Agenda.

38. Poteat Place South Subdivision, Final Plat, Creating 4 Single Family Residential Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Poteat Place South Subdivision, Final Plat
2. Poteat Place South-Final Plat_Rev3a_BinderSet-SS
3. Conditions of Approval

The item was Approved on Consent Agenda.

39. West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP West Franklin Park PUD Subdivision, Final Plat
2. COF 8629 West Franklin Park PUD Subdivision, Final Plat (Franklin Park SubdConditions of Approval
3. 21-1774 West Franklin Park - Final Plat - CLIENT 2024-11-07

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

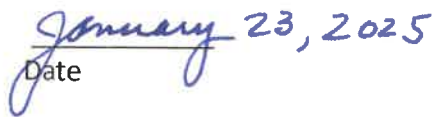
Chair Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison, to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 8:48 PM.


Chair


Date

