



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 23, 2025

7:00 PM

City Hall Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklin.tn.gov/planning.

The typical process for discussing an item is as follows:

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

Applicants are encouraged to 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 7:01 PM.

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

Commissioners Absent: Jimmy Franks and Jennifer Williamson

Staff Present: Amy Diaz-Barriga, Bill Squires, Joseph Bryan, Tia Holden, and Jimmy Wiseman

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 of 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 December 12, 2024, FMPC Minutes

Sponsors:

Attachments: 1. FINAL December 12 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore to Approve the Minutes from the December 12, 2024 meeting. The motion carried 7-0.

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to reelect Chair Lindsey and Vice Chair Orr. The motion carried 7-0.

ANNOUNCEMENTS

Ms. Diaz-Barriga announced this is the last meeting at City Hall. All future meetings will be at the Williamson County Auditorium located at 1320 West Main Street.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-23 And Item 26 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner Harrison, to Approve items 4-23 and item 26 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Carothers Development Property SP, lot 2 - inspection punch list

The item was Approved on Consent Agenda.

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sidewalks And Streets Improvements To July 24, 2025; Extend The Performance Agreement For Sewer Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Franklin Commons South Subdivision, Site Plan, Section 4, Lot 13 (Grahams Lighting); Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Franklin Commons South SP, sec 4, lot 13 - landscaping punch list

The item was Approved on Consent Agenda.

13. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Release The Performance Agreement For Landscaping (Building C) Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Harpeth Village - inspection punch list

The item was Approved on Consent Agenda.

14. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Seward Hall Subdivision, Final Plat; Release Performance Agreement For The Left Turn Lane And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. December 9,2024_180529084600

The item was Approved on Consent Agenda.

19. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Release Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. December 9,2024_180529084600

The item was Approved on Consent Agenda.

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Simmons Ridge FP, sec 1 - Action Request Form
2. Simmons Ridge FP, sec 1 - sidewalk punch list

The item was Approved on Consent Agenda.

21. Water's Edge PUD Subdivision, Site Plan, Section 4; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

22. Water's Edge PUD Subdivision, Site Plan, Section 5; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

23. Wynfield Villages Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

24. Consideration Of Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

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

Attachments:

1. MAP Avalon Square PUD Subdivision, Vesting Extension
2. RES_2025-05_AvalonSqPUDExtVesting_Combined_LawApproved
3. Approved Development Plan - Avalon Square PUD Subdivision
4. Original Staff Report - FMPC 12.20.18
5. Avalon Square PUD Subdivision - Extension Request Letter (2nd Request)
6. Avalon Square PUD Subdivision, Development Plan, Revision 2_Conditions of Approval_02

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the request is to extend the vesting period for two years, or until March 12, 2027, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. This project was originally approved in 2003 and amended the following year. Then, amended again in 2019 and became vested. The project was granted a three-year vesting extension to March 12, 2025, by BOMA in March 2022. Ms. Diaz-Barriga stated that the current status of the project is site work was started on this land with previous non-vested plans, but no work has started yet based on the current and vested development plan. This development has been accounted for in the sewer capacities for the area. 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 plan generally complies, and staff feels that these revisions could be incorporated without major site layout changes. A new plan would still require Modifications of Standards for wall height and materials, but like when the request came forth in 2022, staff's stance on these would likely remain the same, supporting the MOSs that were previously approved and not supporting the MOS that was ultimately denied by BOMA. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic improvements required were localized to this development, and the offsite agreement was not used in any other approved developments to account for existing conditions. Lastly, a new development plan would still need to solve the issue of extending sewer to the site ahead of any larger basin plan approved for the area or wait until a larger basin plan is in place, as per the plan's conditions of approval. Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2025-05 if they determine that the continuation of vested rights is in the best interest of the community.

Public Comments: None

Motion

Commissioner Harrison motioned to recommend a favorable approval to BOMA for Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive, seconded by Commissioner McLemore.

Discussion: None

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

25. Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass.

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

- Attachments:**
1. MAP Southvale PUD Subdivision, Development Plan, Revision 1
 2. 8663 Southvale PUD DP Rev 1_Conditions of Approval_01
 3. 1-8 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal
 4. 9-16 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-2
 5. 17-24 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-3
 6. 25-33 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-4
 7. 33-40 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-5
 8. 41-48 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-6
 9. 49-56 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-7
 10. 57-64 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-8
 11. 65-72 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-9
 12. 73-77 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-10
 13. Public Comment Item 25

Staff Presentation: Joseph Bryan. Mr. Bryan stated that the proposal includes converting the previously approved multiplex buildings into townhomes, which leads to an overall reduction in the total dwelling units from 512 to 450. The changes and proposed townhomes are located internal to the subdivision and are not located along Lewisburg Pike. The proposed revision is requested to be reviewed under the Neighborhood Green Design Concept in the current edition of Envision Franklin, which does support the townhome building type. The plan maintains its vesting as established on June 7, 2021. Any future revision to the development plan for the Southvale PUD Subdivision that proposes more than 450 dwelling units would require approval by the Board of Mayor and Aldermen. Staff recommends that the Planning Commission approve the Southvale PUD Subdivision, Development Plan, Revision 1, with conditions.

Public Comment: None

Applicant: Greg Gamble, representing Ford Classic Homes. Mr. Gamble explained that with the update to Envision Franklin and with the change from Conservation Subdivision to Neighborhood Green, the applicant would like to take advantage of the option to include townhomes as part of the development plan.

Motion

Commissioner McLemore motioned to approve, with conditions, Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass, seconded by Commissioner Orr.

Discussion: None

The motion carried 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Jimmy M. Irvin Property Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 6.59 Acres, Located At 3270 And 3244 Boyd Mill Avenue. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Jimmy M. Irvin Property Subdivision
 2. Jimmy M. Irvin Property Subdivision, Final Plat
 3. Conditions of Approval_01_Jimmy M. Irvin Property Subdivision, Final Plat

The item was Approved on Consent Agenda.

27. Jordan Reserve Subdivision (Formerly 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 Jordan Reserve Subdivision, Preliminary Plat
2. 8625 Jordan Reserve Sub PP_Conditions of Approval_02
3. COF #8625_Jordan Reserve_Preliminary Plat_Plat_20250102

Staff Presentation: Joseph Bryan. Mr. Bryan explained that 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. The Planning Commission deferred this preliminary plat at the request of the applicant at the December 12, 2024, meeting. Staff recommends approval of the Jordan Reserve Subdivision, Preliminary Plat, with conditions.

Public Comment: None

Applicant Presentation: John Newman. Mr. Newman noted that a sidewalk along the west side of Firestone Drive will be included.

Motion

Commissioner Harrison motioned to approve, with conditions, Jordan Reserve Subdivision (Formerly 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, seconded by Commissioner McLemore.

Commissioner Mann asked staff if road improvements would be required as part of the plan.

Mr. Wiseman stated that with eight lots there would be minimal impact on the network.

Ms. Diaz-Barriga noted that it was discussed that street trees are required or should remain on the portion that touches this property.

The motion carried 7-0.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items to be presented. There were none.

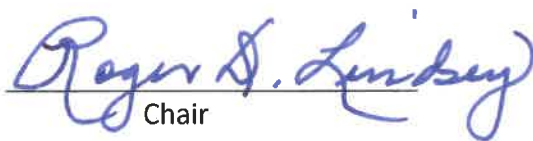
ANY OTHER BUSINESS

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

ADJOURN

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

There being no further business, the meeting adjourned at 7:18 PM.

 Chair

 Date