



## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, March 27, 2025

7:00 PM

Williamson County  
Auditorium

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*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](http://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 7:04 PM.

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

Commissioners Absent: None

Staff Present: Emily Wright, Amy Diaz-Barriga, Shauna Billingsley, Chelsea Randolph, Jimmy Wiseman, Joseph Bryan, and Tia Holden

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

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing [planningintake@franklintn.gov](mailto: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 February 27, 2025, FMPC Minutes

**Sponsors:**

**Attachments:** 1. FINAL February 27 2025 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner Orr to Approve the Minutes from the February 27, 2025 meeting. The motion carried 8-0 (Commissioner Harrison abstained).

## ANNOUNCEMENTS

Ms. Wright addressed the Commissioners, kindly reminding them to request recognition before speaking, ensuring that the microphones were properly activated.

## CONSENT AGENDA

2. Consideration Of Approval Of Items 3-12, Item 20, And Item 23 On The Consent Agenda

**Sponsors:**

**Attachments:** None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve Items 3-12, Item 20, and Item 23 as presented on the Consent Agenda. The motion carried 9-0.

## SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

5. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Streets Improvements To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

6. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements to March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

7. Chickasaw PUD Subdivision, Final Plat; Extend The Performance Agreement For Access And Sidewalks Improvements To September 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

8. Creekstone Commons PUD Subdivision, Site Plan, Section 1, Revision 1, Lot 2 (Venture Office Building); Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Creekstone Commons - green infrastructure inspection punch list

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 26, 2026; Extend The Performance Agreement For Streets Improvement To September 25, 2025; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

### PLANS OF SERVICES/ANNEXATIONS

13. Consideration Of Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee.

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

**Attachments:**

1. MAP 4356 S. Carothers Road, Annexation and Plan of Service Request
2. RES\_2025-12\_4356SCarothersRdPOS\_Combined\_LawApproved
3. 4356 S Carothers Road, Annexation Request and Plan of Service\_Exhibit1
4. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. The applicant is requesting a Plan of Services for a property located at 4356 South Carothers Road. Resolution 2025-12 is a City of Franklin drafted Plan of Services for property being considered as part of the proposed request for annexation, Resolution 2025-11. The property is located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The property is located within the Goose Creek Basin service area. This basin is identified as a short-term annexation capability area due to its proximity to existing city limits, future land uses, and existing and planned investments in infrastructure. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. No additional personnel or equipment will be necessary for either Fire or Police Protection, but the Sanitation & Environmental Services Department requires additional personnel and equipment to serve the annexation soon as this area is experiencing rapid growth. The Plan of Services and Annexation request includes one parcel. However, the rezoning and development plan includes an existing PUD (Colletta Park) which is already within the City limits.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-12.

Citizen Comments: None

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff noted, referring to the current and proposed map, that the area to the north remains unchanged. The plan calls for a minimum 80-foot tree buffer with large lots along the entire western edge of the property, like the areas along Cross Creek Drive. Also, part of the original development plan and the Williamson County Highway Commission's decision to approve emergency access to northern connections at Stanford Drive and a twelve-foot pedestrian path to Beacon Drive on the eastern side has not changed. Mr. Huff read the condition of approval included as part of the original plan. Due to this condition, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access road. The addition of the five-acre property between the southern end of Colletta Park Road and Carothers Road provides the second point of access as required by the special condition. The southern end of Colletta Park where the new connection would be located will be in alignment with the mixed residential policy of Envision Franklin. This mixed residential area has developed at a higher density than the single-family residential areas to the north. Given the redesign of the southern end of Colletta Park, there is a more natural and gradual transition of densities (.84 per acre/north to 4.59 units per acre/south). The revision increases the size of Colletta Park to 204.8 acres and a new total unit count of 259 homes and a second access point as required with the special condition of approval.

#### Motion

Commissioner Franks motioned to recommend approval of Resolution 2025-12, A Resolution Adopting A Plan Of Services

For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion carried 9-0.

14. Consideration Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

**Attachments:**

1. MAP 4356 S. Carothers Road, Annexation and Plan of Service Request
2. RES\_2025-11\_4356SCarothersRdAnnex\_Combined\_LawApproved
3. 4356 S Carothers Road, Annexation Request and Plan of Service\_Exhibit1

Staff: Chelsea Randolph. The property being considered for annexation is located east of South Carothers Road and south of Murfreesboro Road. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). The subject properties requesting annexation are within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into townhome residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-11.

Citizen Comments:

Janet Curtis, 3665 North Chapel Road. Ms. Curtis stated as a county resident and as the city annexes property into the city limits, she has concerns about her taxes going up. Considering the 550-home development of Poplar Farms, Creekside, and Trinity Elementary are nearing capacity. "Where will these kids go to school?" The addition of 60 homes on 5 acres will only contribute to the city's two most problematic intersections, Highway 96 and Royal Oaks and I-65 and Highway 96. Ms. Curtis urged the city to step back and consider whether the infrastructure in this area can handle more development. Ms. Curtis ended by stating that she doesn't want to absorb the cost of the new development.

Susan Caplen, 1991 Beacon Hill Road. Ms. Caplen stated that she would like to know the timelines for each phase of the project as she lives north of the development area. A few months ago, adjacent residents were told construction would begin anywhere from eighteen months to three years. Currently, there are bulldozers and other heavy machinery generating noise and dirt. Ms. Caplen stated that she understands development will happen but would like to understand what and when development will begin.

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff stated that he cannot state the timelines but will meet with Ms. Caplen to answer her questions.

#### **Motion**

Commissioner Harrison motioned to recommend approval of Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB) to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Commissioner Allen asked staff to weigh in on traffic improvements in this area, including Highway 96 & Royal Oaks and I-65 and Highway 96.

Mr. Wiseman stated that city staff pressed TDOT to study this corridor more intensively for possible improvements from a restriping perspective. By restriping so that there are three eastbound through lanes and four westbound through lanes, improvements for pm travel times goes from 1800 seconds down to 600 seconds. With this significant improvement, the city plans to move forward with restriping this corridor when the median is added to the west side of I-65.

Chair Lindsey asked if the city or TDOT would be responsible for the restriping.

Mr. Wiseman stated that the city would handle the restriping with assistance from a consultant. TDOT needed proof that an improvement would occur, and the city provided that.

Commissioner Williamson asked if there was a projected start time for the project.

Mr. Wiseman stated that the city is planning to begin the work and improvements this summer.

The motion carried 9-0.

## REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road. (Colletta Park PUD Subdivision)

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

**Attachments:**

1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 1
2. ORD\_2025-03\_CollettaParkPUDRez\_Combined\_LawApproved04 (2)
3. 2025-03-06 Colletta Park Rezoning Set -Resubmittal
4. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. The applicant is requesting a zone change from Planned (PD 1.0) District to Planned (PD 1.26) District. A separate Resolution 2025-13 accompanies this rezoning for the corresponding Development Plan. Envision Franklin recommends the Single-Family Residential Design Concept for most of the project within the city limits, and a smaller portion of the existing Development Plan, along with the proposed annexed parcel of 4356 South Carothers Road, recommends the Mixed Residential Design Concept. Envision Franklin's Single Family Residential design concept states, "The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." The plan as proposed incorporates the recommendations and guiding principles of the Single-Family Residential design concept by providing 5 different lot sizes within the plan to provide the range of single-family homes as suggested within Envision Franklin. The newly added parcel (4356 South Carothers Road) lies within the Mixed Residential design concept, which states, "The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The plan is proposing townhomes on this parcel to add to the existing single-family development. They are achieving a transition by providing open spaces between the newly proposed townhomes and the adjacent neighborhoods. Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The accompanying Development Plan along with the proposed rezoning meets the intent of Envision Franklin.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-03.

Citizen Comments: None

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff did not have any additional information to add but stated he would be happy to answer questions.

### **Motion**

Commissioner Harrison motioned to recommend approval of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road (Colletta Park PUD Subdivision) to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Discussion: None

The motion carried 9-0.

16. Consideration Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road.

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

- Attachments:**
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 1
  2. RES\_2025-13\_CollettaParkPUDDevPlan\_Combined\_LawApproved04
  3. COF 8691 Colletta Park PUD Subdivision, Development Plan, Revision 1 Conditions of Approval\_01
  4. DEVELOPMENT PLAN Colletta Park PUD Development Plan, Revision 1
  5. 1-6 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set
  6. 7-12 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-2
  7. 13-18 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-3
  8. 19-24 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-4
  9. 25-30 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-5
  10. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The proposed revision is to add a parcel along South Carothers addressed as 4356 South Carothers Road. This parcel is the subject of the associated annexation and plan of service. The applicant has proposed a subdivision of single-family residential homes of varying lot sizes as well as townhome units. The applicant is exceeding the required open space and tree save calculations on the plan. The accompanying rezoning along with this proposed development plan meets the intent of Envision Franklin. Ms. Randolph made a note of the history about vesting rights of this project. Colletta Park PUD was approved on December 12, 2017, with two modifications of standards (SWCO-3 Standards and Cul-de-sac length). The applicant requested a vesting extension in 2021, which was granted, and then again in 2023, which was again granted. This development plan is not requesting to establish new vesting but requesting to keep their current vesting for the entirety of the development, including the addition of 4356 South Carothers Road.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-13, with conditions.

Citizen Comments:

Rick Combs, 504 Biltmore Court. Mr. Combs stated that as a resident of Cross Creek, his concerns revolve around the quality of life in Franklin with respect to traffic and water availability. It appears the city considers new developments individually without regard to the cumulative effects of additional traffic and water supply demands. Allowing existing developments to become denser is not encouraging for the quality of life in Franklin.

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff did not have any additional information to add but stated he would be happy to answer questions.

**Motion**

Commissioner Franks motioned to recommend approval of Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road with conditions to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Commissioner Mann stated, regarding traffic concerns, that he can support the project because it is an addition of 60 homes on top of what was already approved, along with a developer who is willing to help the city with road improvements. To consider the entire project for approval would be a different consideration. Greater improvements would be necessary before moving forward. Commissioner Mann stated that he shares the same traffic concerns and, after hearing the most recent development report about the stacking of projects with some projects not even coming out of the ground yet, a

higher level of consideration will be given to these concerns.

The motion carried 9-0.

17. Consideration Of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road. (Cook PUD Subdivision)

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

**Attachments:**

1. MAP Cook PUD Subdivision, Rezoning and Development Plan
2. 8709 Cook PUD Subdivision, Rezoning DRT Corrections Notice\_01
3. REZONING Cook PUD Subdivision, Rezoning Sheet Set

Staff: Chelsea Randolph. The applicant has submitted a rezoning request for the .89 acres located east of Jordan Road and north of Murfreesboro Road at 903 Murfreesboro Road. The applicant is requesting to rezone from General Office (GO) District to Planned (PD 6,900) District to accommodate the proposed Cook PUD Subdivision which houses the non-profit business, Show Hope. The development shows an existing 6,900-square-foot building of nonresidential space and there are no proposed changes to the site with the associated development plan, only a modification of standard for signage. The development is within the Regional Commerce design concept and this design concept states, "Regional Commerce 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." The existing development establishes the transition that Envision Franklin refers to between higher-intensity uses and residential, meeting the guiding principles of the design concept of Envision Franklin for this area.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-05.

Citizen Comments: None

Applicant: Greg Gamble, representing Show Hope. Show Hope is a nonprofit organization that focuses on the foundation and support for families who adopt. The proposal involves a request for rezoning and a development plan addressing the halo sign on the building that is not permitted by the zoning ordinance. Included in the development plan is a modification of standards to maintain the halo sign on the building. The halo sign, when lit, will be a white light equipped with a dimmer to reduce the brightness, if necessary.

**Motion**

Commissioner Allen motioned to recommend approval of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Discussion: None

The motion carried 9-0.

18. Consideration Of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road.

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

**Attachments:**

1. MAP Cook PUD Subdivision, Rezoning and Development Plan
2. RES\_2025-23\_CookPUDDevPlan\_Combined\_LawApproved
3. 8710 Cook PUD Subdivision, Development Plan (Show Hope) DRT Corrections Notice\_01

## 4. DEVELOPMENT PLAN Cook PUD Subdivision, Development Plan Sheet Set

Staff: Chelsea Randolph. The applicant has submitted a development plan for the Cook PUD Subdivision, which includes one 6,900-square-foot building that houses the non-profit business, Show Hope. The proposed development plan does not contemplate any changes to the existing structure or site. The applicant has requested a development plan and the associated zoning to request a modification of standards to allow for the existing halo sign. The existing development establishes the transition that Envision Franklin refers to between higher intensity uses and residential meeting the guiding principles of the design concept of Envision Franklin for this area. The site exceeds the parking requirement and does not meet the minimum standards to require open space.

Modification of Standards: There is 1 Modification of Standards request for this plan.

1. MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building. Chapter 15.1.6 of the zoning ordinance states, "Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. "The lighting source should not flash, move, change color, be overly bright, or create a nuisance." The applicant is requesting to allow the existing halo sign to remain. Halo lighting has been requested in other developments and was approved by BOMA most recently with the Goose Creek Bypass PUD Subdivision (In-N-Out). Staff finds that halo signage, with some regulations, is generally appropriate in many areas of Franklin. As such, staff is exploring a Zoning Ordinance Amendment to permit and regulate halo signage. This topic is planned to be on an upcoming Joint Conceptual Workshop agenda for discussion. Staff recommends approval MOS #1 to the Board of Mayor and Alderman.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-23, with conditions.

Citizen Comments: None

Applicant: Greg Gamble, representing Show Hope. Mr. Gamble stated that his client agrees with staff conditions of approval and is happy to answer any questions.

**Motion (Main)**

Commissioner Williamson motioned to recommend approval of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road with conditions to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

**Motion (Modification of Standards) MOS #1:** Request to allow halo lighting for a wall sign on the elevation of the existing building.

Commissioner Allen motioned to recommend approval of (Modification of Standards) MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion for MOS 1 carried 9-0.

The main motion with MOS 1 carried 9-0.

19. Consideration Of Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive.

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

- Attachments:**
1. MAP Huffines Ridge PUD Subdivision, Development Plan, Revision 2
  2. RES\_2025-22\_HuffinesRidgePUDevPlan\_Combined\_LawApproved
  3. COF 8708 Huffines Ridge PUD Subdivision, Development Plan, Revision 2 Conditions of Approval\_01
  4. OVERALL DEVELOPMENT PLAN Huffines Ridge PUD Subdivision, Revision 2
  5. 1-6 Pages from 2025-03-06 Huffines Ridge - DP Revision 2 - Technical Sheets
  6. 7-12 Pages from 2025-03-06 Huffines Ridge - DP Revision 2 - Technical Sheets-2

Staff: Chelsea Randolph. The applicant has submitted a development plan for the Huffines Ridge PUD Subdivision located at 1343 Huffines Ridge Drive. The applicant is proposing a reduction in the height of the commercial and office uses from a 6-story to a 3-story maximum. The proposed revision also includes a reduction of commercial square footage from 150,000 square-feet to 47,000 square-feet with the removal of hotel as a use. The development plan is vested in the July 1, 2018, zoning ordinance. The proposed plan attempts to meet our ordinance today and exceeds the requirements of its vested ordinance. The multifamily portion of the plan has been completed, and a parking utilization study was submitted to provide support for a reduction in the overall parking requirements on the basis of the reduction in nonresidential square footage, removal of hotel, and that the completed multifamily is able to meet their parking requirements independent of the nonresidential development. Per Chapter 2.4.2(11)(b), this development plan only requires a Planning Commission level review and action. In addition, since the proposed changes are reductions to what was originally entitled, they do not need a rezoning.

Recommendation: Staff recommends that the Planning Commission approve Huffines Ridge PUD Subdivision, Revision 2, with conditions.

Citizen Comments: None

Applicant: Jeff Rosiak. Mr. Rosiak stated he would be happy to answer any questions.

**Motion**

Commissioner Harrison motioned to approve Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive with conditions, seconded by Commissioner McLemore.

Discussion: None

The motion carried 9-0.

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

20. Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, Creating 1 New Lot, And Dedicating A Sewer Easement, On 9.53 Acres, Located At 801 Crescent Centre Drive And 840 Crescent Centre Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP Cool Springs East Subdivision, Final Plat, Section 17, Revision 2
  2. COF 8693 Cool Springs East Subdivision, Final Plat, Section 17, Revision 2 Conditions of Approval\_01
  3. COF8693\_Cool Springs East Subdivison\_Final Plat\_Section 17, Revision 2

The item was Approved on Consent Agenda.

21. Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South.

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

- Attachments:**
1. MAP Franklin City Hall, Site Plan
  2. 8705 Franklin City Hall SP\_Conditions of Approval\_01
  3. 1-8 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal
  4. 9-16 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-2
  5. 17-24 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-3
  6. 25-32 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-4
  7. 33-40 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-5
  8. 41-48 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-6
  9. 49-56 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-7
  10. 57-64 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-8
  11. 65-72 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-9
  12. 73-80 Pages from 2025\_03\_06\_FCH\_SitePlanResubmittal-10
  13. COA 109 3rd Ave. S. Demolition and New Construction (Principal, Accessory) and Site, COF#8684, 1.13.25

Staff: Joseph Bryan. The applicant has submitted a site plan for a new building located at 109 3rd Avenue South that will feature 103,156 square feet of office space and 4,444 square feet of commercial space. The plan also includes subterranean parking and a public park. The property is zoned Downtown District (DD) and consists of 4.27 acres. The new building will serve as the new Franklin City Hall and replace the former facility. The DD Zoning District permits both civic and commercial uses. The property is within the Historic Preservation Overlay and the applicant has received a Certificate of Appropriateness from the Historic Zoning Commission for the design of the building.

Recommendation: Staff recommends approval, with conditions, of the Franklin City Hall Site Plan.

Citizen Comments: None

Applicant: Anna Ruth Kimbro. Ms. Kimbro stated that the scope of the project expands well beyond the city hall building and includes a three-story City Hall building on the square with enhanced meeting rooms and several small commercial tenants along Third Avenue South. Also, an underground parking garage with parking spaces for 200 cars, an enlarged plaza on the square and expanded and improved public restrooms to serve the area along with new handicap accessibility for the site. Lastly, a one-acre public park on the corner of Church and Third Avenue South. Included in the project is streetscape improvements on both sides of Third Avenue South and much needed infrastructure replacement and upgrades. The project has received a certificate of appropriateness from the Historic Zoning Commission, meets the requirements of the zoning ordinances and is ready for site plan approval.

#### **Motion**

Commissioner Orr motioned to approve the Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South with conditions, seconded by Commissioner McLemore.

Alderman Petersen stated that many years ago there were problems with the water table levels in downtown and asked if anyone had information on the water levels.

Ms. Kimbro stated that an initial geotechnical study was completed and there are currently ongoing geotechnical studies for water recharge rate. The project will have under slab drainage to alleviate any upheaval and any subsurface flooding issues.

Alderman Petersen explained that the bank building had a below grade level that had problems with water leaks. Eventually, the underground level of the building was closed due to ongoing water leaks and damage.

Ms. Kimbro stated that should a flood event ever happen there is a redundant pump system that could accommodate any flooding issues. The building has been over designed to address any water problems.

Commissioner Franks asked where the water would be pumped to if a flood event occurred.

Ms. Kimbro explained that the water would be pumped into the storm water drainage system. Also, on the site, is a storm water detention area along with a water cistern collection system as an alternative water collection method.

The motion carried 9-0.

22. Margin District Subdivision, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street.

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

- Attachments:**
1. MAP Margin District Subdivision, Site Plan
  2. 8584 Margin District Sub SP\_Conditions of Approval\_01
  3. 1-8 Pages from Margin District\_Site Plan Civil Plans\_3-6-25
  4. 9-16 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-2
  5. 17-24 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-3
  6. 25-32 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-4
  7. 33-40 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-5
  8. 41-48 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-6
  9. 49-56 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-7
  10. 57-64 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-8
  11. 65-72 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-9
  12. 73-80 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-10
  13. 81-88 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-11
  14. 89-96 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-12
  15. 97-104 Pages from Margin District\_Site Plan Civil Plans\_3-6-25-13
  16. 105-106 Pages from Margin District\_Site Plan Civil Plans\_3-6-25
  17. Margin District\_Site Plan Arch Elevations\_3-6-25

Staff: Joseph Bryan. The applicant has submitted a site plan for a new development that consists of six buildings with 25 residential units and 117,060 square feet of nonresidential space. The property consists of 2.02 acres and is within the Central Commercial Zoning District. The property is also within the Columbia Avenue Overlay 1- Urban Commercial Development Sub-District (CAO1). The CAO1 District extends from Five Points to Fowlkes Street. For new construction at this location, buildings may be up to three-and-one-half stories when the upper one-and-one-half story is stepped back at least ten feet from the first and second stories. The upper one-half story may have either a pitched or flat roof. The plan as presented meets these height requirements. The work on the site generally meets City development standards, and staff have provided conditions of approval for where the project will need to make revisions prior to obtaining City approval for permitting purposes. Some of the required work will also be reviewed and approved through utility/grading-specific plans approved by the Engineering department that will not be reviewed by the Planning Commission, which will be required to be approved prior to major work in the surrounding area.

Recommendation: Staff recommends approval, with conditions, of the Margin District Subdivision Site Plan.

Citizen Comments: None

Applicant: Adam Sieger. Mr. Sieger stated that they agree with staff comments and conditions and would be happy to answer any questions.

**Motion**

Commissioner Harrison motioned to approve the Margin District Subdivision, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street with conditions, seconded by Commissioner Orr.

Discussion: None

The motion carried 9-0.

23. Westhaven PUD Subdivision, Final Plat, Section 66, Creating 26 Residential Lots And 1 Open Space Lot, Dedicating Public Right Of Way, And Dedicating Easements, On 19.56 Acres, Located South Of New Highway 96 West And West Of Drummond Street. (CONSENT AGENDA).

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

**Attachments:**

1. MAP Westhaven PUD Subdivision, Final Plat, Section 66
2. COF8713\_Westhaven PUD Subdivision\_Final Plat\_Section 66
3. Conditions of Approval\_Westhaven PUD Subdivision\_Final Plat\_Section 66

The item was Approved on Consent Agenda.

#### **NON-AGENDA ITEMS**

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

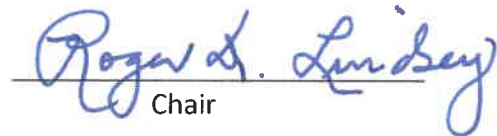
#### **ANY OTHER BUSINESS**

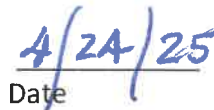
Chair Lindsey asked if there was any further business. There was none.

#### **ADJOURN**

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

There being no further business, the meeting adjourned at 8:00 PM.

  
Chair

  
Date

