



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, September 25,
2025

7:00 PM

Williamson County
Auditorium

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: Marcia Allen, Scott Harrison, Roger Lindsey(Chair), Michael Orr, Ann Petersen, Jimmy Franks, Alma McLemore, Jenny Williamson

Commissioners Absent: Nick Mann

Staff Members Present: Amy Diaz-Barriga, Emily Wright, Joel Aguilera, Eric Conner, Shauna Billingsley

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 Roger 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 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 August 28, 2025 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC minutes August 28 2025

A motion was made by Commissioner McLemore, seconded by Commissioner Orr to approve the Minutes from the August 28, 2025 meeting. The motion carried by a vote of 7-0 (Commissioner Harrison abstained).

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The 2026 FMPC Deadlines And Schedules Calendar.

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

Attachments: 1. Draft FMPC Meetings and Deadlines Schedule 2026

Chair Lindsey asked for any comments. There were none. With no discussion, Commissioner Allen motioned to approve the 2026 FMPC Deadlines and Schedule Calendar, seconded by Commissioner Williamson. The motion carried by a vote of 8-0.

ANNOUNCEMENTS

Ms. Wright reminded the Commissioners about the Urban Planning Workshop that will take place from 8am-12pm, October 1, 2025, at the Eastern Flank Battlefield Event Center. Also, Tuesday, October 14, from 7am-10am at Bicentennial Park the Planning Department will host "Pastries with a Planner."

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-8 And Item 12 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner McLemore to approve items 4-8 and 12 as presented on the Consent Agenda. The motion carried by a vote of 8-0.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Action request - 9-2025 sidewalks
2. Inspection punch list

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REVIEW OF CONCURRENCE

9. Consideration Of Resolution 2025-52, As Amended, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

- Attachments:**
1. MAP Ovation PUD Subdivision, Rezoning and Development Plan
 2. RES_2025-52_OvationPUDSubDevPlan_Combined_LawApproved04
 3. COF 8849 Ovation PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
 4. OVERALL DEVELOPMENT PLAN Ovation PUD Subdivision
 5. MOS REQUEST EXHIBIT Ovation PUD Subdivision 5
 6. 33-40 Pages from 2025-07-03 Ovation DP Rev 2-5
 7. 41-18 Pages from 2025-07-03 Ovation DP Rev 2-6
 8. 49-56 Pages from 2025-07-03 Ovation DP Rev 2-7
 9. 57-64 Pages from 2025-07-03 Ovation DP Rev 2-8
 10. 65-67 Pages from 2025-07-03 Ovation DP Rev 2-9
 11. 1-8 Pages from 2025-07-08 Ovation DP Rev2
 12. 9-16 Pages from 2025-07-08 Ovation DP Rev2
 13. 17-24 Pages from 2025-07-03 Ovation DP Rev 2-3
 14. 25-32 Pages from 2025-07-03 Ovation DP Rev 2-4
 15. 2025-07-02_Ovation Shared Parking Study_Revised_FINAL
 16. Applicant Presentation

17. STAFF EXHIBIT - Ovation PUD Subdivision MOS Reference Sheet PH

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga explained that at the BOMA Public Hearing for this item one of the Alderman noted concerns about the height of Building V. A condition of approval was added to reduce the height of building V from 6-10 stories to 5-8 stories. Building V is the last building along Carothers Parkway before the topography begins to rise. The reduction in height will blend and be more contextual with the surroundings. Because an additional condition of approval has been added, the item comes back to the FMPC to be concurred with.

Chair Lindsey explained that the FMPC is charged with concurrence of the building height of Building V.

MOTION

Commissioner Harrison motioned to concur with the additional condition of approval to reduce the height of building V from 6-10 stories to 5-8 stories for Resolution 2025-52, seconded by Commissioner Orr. There being no discussion, the motion carried by a vote of 8-0.

ENVISION FRANKLIN PLAN AMENDMENTS

10. *PUBLIC HEARING: Consideration of Resolution 2025-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The Limits Of The Conservation Design Concept For Property Located At 354 Franklin Road, Known As Map 063 Parcel 02800.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Joel Aguilera

- Attachments:**
1. 354 Franklin Rd Location Map
 2. 09-24 - Applicant Presentation 354 Franklin Road
 3. 09-04 354 Franklin Road - EFA Resubmittal
 4. RES_2025-74_LawApproved_10.1.25
 5. RES_2025-74_LawApprove_9.16.25

Staff: Mr. Aguilera stated that the request is to specifically amend the limits of the Conservation Design Concept on the subject property. The property is currently assigned to the Rural Reserve Design Concept, with significant portions of the property designated as the Conservation Design Concept due to the existence of floodplain on the property around Spencer Creek and predominantly due to the elevation and slopes from Ropers Knob, and Shute's Knob. These high points played significant roles during the Civil War and Ropers Knob is listed on the National Register of Historic Places. Of the total 202.29 acres, approximately 122.2 acres of the site are currently within the Conservation Design Concept. Should the limits of the Conservation area be amended, approximately 113.68 acres of the site would then be within the Conservation Design Concept which is a net reduction of 8.52 acres designated for conservation. The Conservation Design Concept contemplates as little encroachment as possible to protect sensitive lands and environmental features. These may include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The Conservation Design Concept for this site dates back to a citywide analysis conducted when the Hillside Hillcrest Overlay Zoning District (HHO) was first established in 2008. The intent behind creating the HHO was to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, as well as limiting development to ensure viewsheds were largely preserved from major corridors. The subject property is located prominently in Central Franklin, between Franklin Road and Cool Springs Boulevard, and adjoins Roper's Knob which is planned to be a future City park. The subject property also contains the Rural Reserve Design Concept which supports single-family residential uses on a minimum one-half acre lot for new developments, accessory dwellings, and potentially institutional uses. New developments within the Rural Reserve Design Concept should preserve at least 50% of the site as permanent open space. The purpose of this request is to amend the limits of the Conservation Design Concept in four different areas of the site:

Area A: Approximately 1.40 acres. Located on the southwest portion of the property, just north of Ash Drive.
Area B: Approximately 7.05 acres. Located along the western portion of the property, close to Franklin Road.
Area C: Approximately 1.01 acres. On the eastern portion of the property facing Mack Hatcher Parkway.
Area D: Approximately 2.48 acres. Located along the eastern portion of the property, at the intersection at Mack Hatcher Parkway and Cool Springs Boulevard which was The area proposed was cleared of trees during the widening of Mack Hatcher Parkway as well as more recently when Mallory Valley performed water line improvements in their easement which exists in this area.

If approved, the applicant could apply for a rezoning to revise the Hillside Hillcrest Overlay Zoning District (HHO) to match any newly revised boundaries of the Conservation Design Concept for this site. Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the 5 specific criteria. The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

Criteria #1. The applicant states that there have been significant changes to the property, as the property owner has commissioned several detailed site analyses to provide a more refined understanding of the site's physical characteristics. The analysis and visuals provided state that the proposed adjustment to the Conservation limits is necessary and would better align with the principles set forth in Envision Franklin. Although the detailed analyses conducted for this review appear correct, and within reason, staff still has some concerns with the justification for removing the Conservation Design Concept in some areas, specifically in area C, where the forested area exists and should be preserved. Due to the amount of deforestation done on site under previous ownership at Area B and at Area D in preparation for the driveway access at Cool Springs Boulevard to meet Engineering standards, staff does not want to continue any further deforestation in highly visible locations as part of the viewshed of the hill designated on the National Register of Historic Places. Additionally, because there is no conceptual layout or building information, staff does not know how impactful future development may be from this boundary change to other viewsheds along Franklin Road and natural areas. As there continues to be significant tree loss on the site due to the invasive emerald ash borer and to work being done in the waterline easements on-site, preservation of the trees at these sensitive locations, like in Area C, should be prioritized as tree canopy was part of the consideration for the original HHO boundary study.

Criteria #2. The applicant states that the revised boundary of the Conservation area would still preserve the historic and natural character of the area and enabling for appropriately scaled cluster development. Although no conceptual plan or information on the height, massing, and scale of a future development has been provided, the applicant accommodated staff's request to extend the proposed Conservation area in Area A to protect the existing historic stone wall and forested area, consistent with the principles of Envision of Franklin. For Area B, the new boundary line would follow the existing tree line and only incorporate the previously disturbed area. For Area C, the staff has raised concerns with the encroachment into the existing forested area. Encroachment into Area C for future development will not only impact the physical characteristics of the hill, but the staff has concerns it will negatively impact the viewshed from Mack Hatcher Parkway. At Area D, the boundary would follow the steep slopes and existing tree line, beyond the area that has been previously cleared for the Cool Springs Blvd intersection.

Criteria #3. The applicant states that the proposed amendment adheres to the principles of Envision Franklin's Conservation and Rural Reserve concepts by preserving hilltop viewsheds and minimizing disturbance. The adjustment to the Conservation boundary maintains sensitive buffers to protect the visual context of the area. However, no conceptual plan or information on the height, massing, form, or architecture of a future development has been provided for staff to assess if the future development would be compatible with the surrounding area or if the future justifies the proposed adjustments to the Conservation areas. It is difficult to understand how this proposal or any future proposal could be compatible with the surrounding area.

Criteria #4. As stated by the applicant, the proposed adjustment to the Conservation boundaries have been carefully reviewed and adjusted to preserve the important topography and visual features of the property. The applicant's approach maintains the historic landscape and avoids unnecessary encroachment into sensitive terrain. The staff recognizes that some important visual and natural features, like in Area A, have been expanded to capture those sensitive areas; however, as previously stated, in Area C, encroachment of future development into the existing forested area may significantly impact the vegetation there. If encroachment into Area C is permitted, it could affect the natural or scenic quality of the area.

Criteria #5. The applicant states that, with the proposed Conservation boundary adjustment, the change supports the long-term vision of a more connected, accessible, and livable community. The adjustment will allow for clustered development in areas that avoid environmentally sensitive areas and would encourage preservation, as well as new future amenities like trails, pedestrian connections, and open space access. However, as mentioned previously, because no additional information on conceptual development layout has been provided; it is difficult to assess how a future design will benefit or impact the quality of life of current and future residents.

A virtual neighborhood meeting was held on August 7, 2025, along with an additional in-person neighborhood meeting, August 19, 2025, hosted at Jamison Station by the applicant. At both meetings, neighbors voiced a

variety of concerns, such as whether the applicant will make additional reductions to the Conservation area on the subject property, what impacts to the neighbors could arise from any future development proposals and does this set a precedent for reducing other conservation areas throughout the city upon developers' requests, should this proposed amendment be approved. For this plan amendment request, the Planning Commission is only reviewing the applicant's request to amend the boundaries of the Conservation Design Concept on the subject property. No conceptual layout or development renderings have been submitted alongside this request. Any possible future Envision Franklin amendment request that would change the underlying Rural Reserve Design Concept should provide sufficient site layout, height, massing, scale, and architectural information to allow for a full staff review and assessment of the request that would ensure consistency with Envision Franklin and compatibility with the surrounding environment.

Recommendation:

The Staff recommends approval of Resolution 2025-74, with the condition that the Conservation Design Concept boundary not be amended for Area C.

Commissioner Allen asked staff to confirm that the 1.4 acres in area A would be protected and be included in the Conservation Design Concept. Because the staff report only mentioned that Area C was not to be included as part of the proposed amendment, Commissioner Allen stated that she wasn't clear about area A.

Mr. Aguilera stated that staff asked the applicant to include the 1.4 acres north of Ash Drive to the Conservation Design Concept based on feedback from the public. Staff is fine with areas A, B and D.

Ms. Wright reiterated that Area A would be amended to include the 1.4 acres in the Conservation Design Concept. Areas B and D would see a reduction in the Conservation Overlay and staff do not support a reduction in Area C.

Commissioner Allen asked how much Area A would be reduced.

Mr. Aguilera stated that Area A is being expanded by 1.4 acres without any changes to Area C.

Public Comment:

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she has lived on Ash Drive for 53 years and enjoys the deer and other wildlife and does not support any development. Ms. Harrison stated that she was told years ago that her family could not build on the land and she would like to know what the difference is now. Ms. Harrison stated that she disapproves of any plans to develop the land around Ash Drive.

Applicant: Greg Gamble, Gamble Design Collaborative. Mr. Gamble explained that this proposal is a request for an Envision Franklin plan amendment not a rezoning request. The applicant would like the Commission to consider how the rules for the HHO are applied to these specific areas. If adopted, the applicant would likely follow up with a rezoning proposal but the purpose of this request is more about guidance in determining where the HHO lines are and where they should be located by applying the rules consistently. Mr. Gamble referred to handouts showing the existing HHO lines and the proposed HHO lines and discussed the rationale for changes to Areas A, B, C and D. The guiding principles of Envision Franklin for the HHO include consideration of the tree canopy, viewshed and steepness of the slope. For Area A, Mr. Gamble explained that the proposed HHO revision follows the existing stacked stone wall at the tree line. The existing HHO line for Area C does not conform to any topographic line and runs cross country and by applying the 14 % and greater slopes as a guide, this area better follows the base of the hill. Moving the HHO line accounts for existing trees and the scenic corridor overlay. Regarding Area D using the 14 % and greater slopes as a guide, the proposed HHO line better follows the base of the hill and does not hinder the existing tree canopy of the site. Mr. Gamble referred to a cross section of the Franklin Road viewshed line of sight of the proposed revision and explained that the existing elevated railroad prevents views of any existing structures. Any future structures would be out of the viewshed of cars driving along Franklin Road. Lastly, Mr. Gamble narrated a video showing the viewsheds along Mack Hatcher and Franklin Road.

Commissioner McLemore asked Mr. Gamble what the impact would be on the residents living along Ash Drive.

Mr. Gamble referred to the illustration of Area A in the presentation documents pointing out the existing conservation overlay compared to the pink area indicating an extension of the conservation overlay. For some residents along Ash Drive there will be an extension of 300-325 feet of preserved area.

Commissioner Franks stated that previously the proposal included an extension of the conservation line to the

west allowing for open space.

Mr. Gamble stated that the extension of the conservation area (Area A) to include the historic stone wall was not part of the proposal during the Joint Conceptual Workshop.

Commissioner Allen stated that the additional area included in the proposal for Area A allows for more protected space and buffer.

Mr. Gamble noted that by adding the additional area into Envision Franklin makes it an enforceable buffer.

Commissioner McLemore agreed and stated that this helps and increases the protected areas for residents along Ash Drive.

MOTION

Commissioner Harrison motioned to approve Resolution 2025-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The Limits Of The Conservation Design Concept For Property Located At 354 Franklin Road, excluding Area C per staff recommendation, seconded by Commissioner Allen. There being no further discussion, the motion carried by a vote of 8-0.

11. *PUBLIC HEARING: Consideration Of Resolution 2025-70, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Columbia Avenue Between Five Points To Fowlkes Street" Special Consideration Of The Neighborhood Mixed-Use Design Concept For A Development At The Northwest Corner Of Columbia Avenue And Fowlkes Street, Known As The HG Hill Property

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

Attachments:

1. Hill Center Presentation
2. Hill Center Additional Rendering
3. Applicant Justification Letter
4. RES_2025-70_EnvisionFranklinHGhill

Staff: Eric Conner. Mr. Conner stated that this application is to amend the "Columbia Avenue between Five Points to Fowlkes Street" Special Consideration of the Neighborhood Mixed-Use Design Concept in association with future development located at 926 Columbia Pike, commonly known as the HG Hill site. The 5.7 acre site is zoned Central Commercial (CC) District and located within the Columbia Avenue Overlay District, specifically within the Urban Commercial Development Sub-District 1 (CAO1).

The applicant amended their request based upon feedback received from Joint Conceptual Workshop and has removed a request for a 4th story internal to the site for the proposed hotel and included a minimum of 10 feet setback for a 3rd story along Columbia Avenue. Originally the proposal included three changes to the special consideration and now there are two considerations. Currently the requested changes would allow for a 3-story multi-use structure along Columbia Avenue, requiring that the third story is setback a minimum of 10 feet from the front of the lower floors. Currently, the Special Consideration for this area states that structures have a maximum height of two stories along Columbia Avenue. Secondly, the height allowance along Plaza Street adjacent to the Police Station is proposed to be amended to 3 stories up from 2 which is currently allowed for neighborhood mixed use buildings within the Mack Hatcher loop. Staff have reviewed each request independently and staff believe additional height requested along Columbia Avenue does not meet the necessary criteria but the requested change for Plaza Street is appropriate and meets the necessary criteria. Despite the applicants amending their request based on feedback from the Commission, staff still have concerns about the conceptual height along Columbia Avenue. The submitted materials show varied first floor heights to maintain a consistent roof line through the topography changes of the site. Materials show that the first-floor height on the north side of the building show 29.10" in height which is less than 6 feet below the 2-story height maximum including the COA2 overlay directly located south of the property (which has a max height including roof of 35 feet). Staff feel that the large variation causes a portion of the structure which is 53' tall to be too large and the massing is disproportionate to the scale of the existing structures that exist today. Mr. Conner noted that the applicant intends to develop the site under the current zoning ordinances and will not return with a development plan. As noted in 20.12.2.C of the zoning ordinance, site plans must be submitted to the Planning Commission for final approval. Any change to a special consideration of Envision Franklin will lead to an amendment of the zoning ordinance for CAO1 sub district to match the changes to Envision Franklin.

Recommendation:

To clarify staff's recommendations, Mr. Conner explained approval of the Resolution as is would amend the special consideration to language provided by the applicant at the re-submittal. However, staff are recommending disapproval of the Resolution 2025-70 and have provided amended language supporting the inclusion of the additional height along Plaza Street only. Lastly, Mr. Conner noted that staff have not received any public comments on this resolution.

Commissioner McLemore stated that a development plan would not follow this resolution.

Mr. Conner confirmed that a development plan will not follow this resolution because the area is being developed using the base zoning requirements with no rezoning to a PD.

Ms. Wright clarified by stating that the current application, as submitted, would not require a development plan. If changes were made to the submittal by the applicant, there could be a PD request in the future.

Citizen Comments:

Bob Bass, 107 Everbright. Mr. Bass stated that he lives within 3 blocks of this property and because of the elevation drop from south to north, from the Carter House to the Hill property, the mechanical equipment of a single-story retail building will be visible. Mr. Bass stated that he supports the 3-story residential concept as the project would be more aesthetically pleasing and more affordable for the developer.

Peter Shea, 813 Evan Street. Mr. Shea stated that he admires the distinctive character that the city has been able to maintain over the years and wants to do everything he can to encourage its preservation. Regarding the HG Hill property, special consideration should be given to the development of this prominent location in Franklin. The Envision Franklin plan is the blueprint that should be followed, and it would be a mistake to revise the language in the plan to allow three stories to be built on Columbia. The property should serve as a transition to the Carter House and should be more consistently aligned with Envision Franklin.

Tracy Ayers, 4018 Blossom Trail. Ms. Ayers stated that she is a long-time Franklin resident and a long-time commercial real estate lender. Looking at the proposed plan, a single story of residential above first floor retail is not financially feasible. Ms. Ayers stated that she would hate to see the city miss out on an attractive and appropriate plan for this space because the developer could not afford to develop the site with only a single story of residential. Ms. Ayers finished by stating she supports the application as submitted.

Coleman Aycock, 5012 Captain Freeman Parkway. Mr. Aycock stated that he is in favor of the development of the Hill property and believes the space is as important and impactful as the development of the Factory, the Harpeth Hotel, and the Margin District development. Three stories can be found along Main Street and because the third level will be stepped back like the Margin District is appropriate for the area. The design and the quality of the proposed development including the third-floor residential space will be a missed opportunity for the city if Franklin does not approve the proposed plan.

Steve Bacon, 201 Polk Place. Mr. Bacon stated that he supports the proposed project and considering the surrounding buildings including the Police Station and the Lotz House, what is proposed is appropriate in height and scale. This space has been empty and bleak for so many years, it seems the design and plan proposed by a local owner and developer would be something the city would take advantage of. When Harpeth Square was developed, the third floor was necessary financially even though the HZC didn't want to approve the additional height.

Applicant: Mike Hathaway. Mr. Hathaway stated that he believes this project is an extension of historic downtown Franklin with the design process being very intentional and respectful of the character of Franklin. HG Hill has the reputation of developing areas very well with the same purpose for this space along Columbia Avenue. Mr. Hathaway thanked staff for their support for the Plaza Street building and stated that he is excited about the commercial transition to the neighborhood areas behind the development. The team received great feedback from the Joint Conceptual Workshop, and several adjustments have been made. The Columbia Avenue building frontage was adjusted to a two story with a recessed third story with additional insets on each end of the building to help with the transition of scale. The recessed third story provides the same look as the Margin District Building and is very similar to Harpeth Square at the northern part of downtown Franklin. The third story creates the much-needed residential space in downtown Franklin and makes the project viable financially for the developer. Lastly, Mr. Hathaway explained that this is 50-100-year decision as the goal is to create a beautiful development that is appropriate for Franklin for many years to come.

Commissioner Allen stated that most of the discussion was centered around Columbia Avenue, but the development should be equally beautiful for the residents who live on the other side of the building. The experience should be nice regarding lighting and other aesthetics.

Mr. Hathaway stated that he absolutely agreed with Commissioner Allen.

MOTION

Commissioner Franks motioned to approve Resolution 2025-70, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Columbia Avenue Between Five Points To Fowlkes Street" Special Consideration Of The Neighborhood Mixed-Use Design Concept For A Development At The Northwest Corner Of Columbia Avenue And Fowlkes Street, Known As The HG Hill Property as submitted, seconded by Commissioner Harrison.

Commissioner Allen stated that staff recommended re-wording the request which Mr. Hathaway touched on by stating that the third level fronting Columbia Avenue will be stepped back and is financially necessary to make the project viable.

Mr. Hathaway explained that the perception along Columbia Avenue is a two-story building as the third story is stepped back.

Commissioner Allen stated that she typically would not go against staff recommendation but in this instance, she supports the resolution as submitted.

Chair Lindsey asked Mr. Hathaway if there were additional setbacks for the building along Columbia.

Mr. Hathaway stated that the main building will be setback from the road to allow for outdoor restaurant seating and pedestrian walking space. The goal is to have enough comfortable space to accommodate an active streetscape.

Chair Lindsey noted the importance of an appropriate transition to the historical sites adjacent to the property.

Commissioner McLemore stated that she appreciates the consideration of the historic Natchez Street neighborhood that was established after the Civil War.

Commissioner Williamson stated that her main concern was building height, but with the stepback of the third story along Columbia Pike and the open corners, the transition to the adjacent areas is softened. Also, Commissioner Williamson noted that the building height and number of stories is appropriate along Plaza Street.

Commissioner Allen clarified her statements earlier by noting that, because the third story of the Columbia Street building is stepped back, is the reason she is going against staff's recommendation, not because the plan wouldn't be financially viable for the developer.

Commissioner Orr stated that the applicant took the feedback from the Joint Conceptional Workshop and created a plan based on what was asked by the JCW. The 10-foot stepback of the Columbia Avenue building and the reduced height of the hotel are appropriate, and Commissioner Orr stated that he doesn't have a problem supporting the resolution.

There being no further discussion, the motion carried by a vote of 8-0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Willis E. Henson Subdivision, Final Plat, Revision 2, Subdividing One Lot Into 2 Lots And Dedicating A Cross Access Easement, On 5.79 Acres, Located At 1268 Lewisburg Pike. (CONSENT AGENDA)

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

Attachments:

1. MAP Willis E. Henson Subdivision, Final Plat, Revision 2
2. COF 8909_FinalPlat-WillisEHenson-Revision2-Lot1_2025-0904
3. Conditions of Approval_Willis E. Henson Subdivision, Final Plat, Revision 2

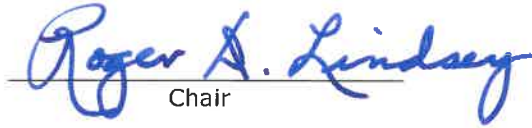
The item was Approved on Consent Agenda.

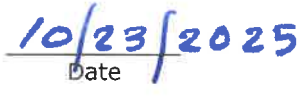
ANY OTHER BUSINESS

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

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Allen. The motion carried by a vote of 8-0 and the meeting adjourned at 08:10 p.m.


Chair


Date