



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, October 23, 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 pm.

Commissioners Present: Roger Lindsey(Chair), Scott Harrison, Alma McLemore, Alderman Ann Peterson, Michael Orr, Jimmy Franks, Jenny Williamson, Marcia Allen, Nick Mann

Commissioners Absent: none

Staff Members Present: Amy Diaz-Barriga, Emily Wright, Kelly Dannenfelser, Chelsea Randolph, Bill Squires

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 September 25, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes September 25 2025

A motion was made by Commissioner Allen, seconded by Commissioner McLemore to approve the Minutes from the September 25, 2025 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Ms. Wright reminded the Board that there will not be a November FMPC meeting and the December Meeting will be held on December 11, 2025.

CONSENT AGENDA

2. Consideration Of Approval Of Item 3-19 And 21-24 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen to approve items 3-19 and 21-24 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Phase B Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Stormwater Drainage/Detention Area 2 Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Highlands at Ladd Park sec 17, rev 1 - punch list
2. Highlands at Ladd Park sec 17, rev 1 - action request sidewalks

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda..

16. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 22, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Simmons Ridge FP, sec 1 - punch list
2. Simmons Ridge FP, sec 1 - action request drainage

The item was Approved on Consent Agenda.

17. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Simmons Ridge FP, sec 2 - punch list

2. Simmons Ridge FP, sec 2 - action request green infrastructure

The item was Approved on Consent Agenda.

18. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement to April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle.

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

- Attachments:**
1. MAP West Franklin Park PUD Subdivision, Development Plan, Revision 1
 2. RES_2025-84_WFranklinParkPUDevPlan_Combined_LawApproved02
 3. COF 8932 West Franklin Park PUD Subdivision, Development Plan, Revision 1 Conditions of Approval
 4. DEVELOPMENT PLAN West Franklin Park PUD Subdivision, Development Plan, Revision 1
 5. DEVELOPMENT PLAN SET West Franklin Park PUD Subdivision, Development Plan, Revision 1

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the proposed West Franklin Park PUD Subdivision is a development consisting of 32.43 acres located north of McEwen Drive and east of Interstate 65, addressed as 6100 and 6700 Tower Circle. The proposed revision has one request for a modification of standards for parking with no other new requests. This modification of standards request is to align with the current zoning ordinance's parking minimums but maintain their vesting regarding all other development standards. The development plan does include minor revisions to match the approved site plan (COF #8525). The parking reductions requested only impact the parking garages at the lowest levels, which does not impact the site layout, on-street parking, or exterior architecture of the plan. There are no proposed changes to the plan's approved 555 multifamily dwelling units or 320,116 commercial square feet, so there is no associated rezoning.

MODIFICATION OF STANDARD:

There is one modification of standards request for this plan.

MOS #1: Requesting a modification of standards requests a modification in base parking rates to align with the parking rates matching the approved January 1, 2025, Franklin Zoning Ordinance. The reduction of parking rates can be supported with no changes to the design included with the development plan.

The minimum parking requirements of the project's vested zoning ordinance (December 8, 2020) are in chapter 10.1.6 (Minimum Parking) and they require, "1.5 parking stalls for studio and 1- bedroom multifamily units, 2.5 parking stalls for 2-bedroom multifamily units, 3 parking stalls for 3-bedroom multifamily units, and

4 parking stalls per 1,000 SF of office space." The modification of standards is to apply the current zoning ordinance (January 1, 2025) parking minimums in chapter 10.2.3 (Minimum Parking) which require, "1.25 parking stalls for studio and 1-bedroom multifamily units, 2.25 parking stalls for 2-bedroom and 3-bedroom multifamily units, and 3 parking stalls per 1,000 SF of office space." The parking reduction of 384 stalls only impact the parking garages at the lowest levels. This request aligns with the current zoning ordinance and is consistent with Envision Franklin. Staff recommend approval of MOS #1.

RECOMMENDATION:

Staff recommends that Resolution 2025-84 be recommended to the Board of Mayor and Aldermen for approval with conditions.

Citizen Comments: None

Applicant Presentation: Gary Vogrin, Kiser & Vogrin Design. Mr. Vogrin stated that he agrees with staff's recommendation and conditions and asked the Board for a favorable recommendation.

MOTION (Main Motion)

Commissioner Harrison motioned to provide a favorable recommendation to the Board of Mayor and Aldermen for Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle, seconded by Commissioner Franks.

MOTION (Modification of Standards)

Commissioner Harrison motioned to recommend approval of the Request for a modification of standards in base parking rates to align with the parking rates matching the approved January 1, 2025, Franklin Zoning Ordinance, seconded by Commissioner Orr. The motion carried by a vote of 9-0.

There being no further discussion, the main motion carried by a vote of 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. Christ Fellowship Church Subdivision, Site Plan, Developing 2,645 Square Feet Of Institutional Space, On 1.96 Acres, Located At 104 Chestnut Lane. (CONSENT AGENDA)

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

Attachments:

1. MAP Christ Fellowship Church Subdivision, Site Plan
2. 8914 Christ Fellowship Church Sub SP_Conditions of Approval_01
3. 8914 - Christ Fellowship Church - Site Plan 10022025

The item was Approved on Consent Agenda.

22. Colletta Park PUD Subdivision, Final Plat, Section 1, Creating 36 Residential Lots And 7 Open Space Lots And Dedicating Right Of Way And Easements, On 43.05 Acres, Located At S. Carothers Road And Copley Road (CONSENT AGENDA).

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

Attachments:

1. MAP Colletta Park PUD Subdivision, Final Plat, Section 1
2. Conditions of Approval_Colletta Park PUD Subdivision, Final Plat, Section 1
3. Final Plat_Colletta Park PUD Subdivision, Section 1

The item was Approved on Consent Agenda.

23. Tuck Away PUD Subdivision, Final Plat, Creating 1 Nonresidential Lot, On 25.64 Acres, Located At 1190 Lewisburg Pike. (CONSENT AGENDA)

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

Attachments:

1. MAP Tuck Away PUD Subdivision, Final Plat
2. 25-2453 Lewisburg Pike (Tuck Away) - Final Plat - CLIENT 2025-10-02
3. 8928 Tuck Away PUD FP_Conditions of Approval_01

The item was Approved on Consent Agenda.

24. Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913), Creating 1 Single-Family Lot, On .322 Acres, Located Near The Intersection Of Eliot Road And Conar Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1
2. FINAL PLAT COF 8931 Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913)
3. COF 8931 Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 Conditions of Approval_01

The item was Approved on Consent Agenda.

MASTER PLANS OF CITY-OWNED PROPERTY

25. Consideration Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.

Sponsors: Lisa Clayton, Heather Eusebio

Attachments:

1. RES_2025-69_CreeksideMasterPlan_Combined_LawApproved
2. 20250723 - Creekside Property Master Plan

Staff Presentation: Emily Wright. Ms. Wright explained that this is a City application as presented at the Joint Conceptual workshop the month prior, and they are requesting approval of this Parks plan.

Citizen Comments: None.

MOTION

Commissioner Allen motioned to provide a favorable recommendation to the Board of Mayor and Alderman for Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property, seconded by Commissioner McLemore. The motion carried by a vote of 9-0.

ZONING ORDINANCE TEXT AMENDMENTS

26. Consideration Of Ordinance 2025-25, AS AMENDED, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane To The Historic Preservation Overlay District.

Sponsors: Emily Wright, Kelly Dannenfesler

Attachments:

1. ORD_2025-25_AmendZO_Combined_LawApproved04
2. FMPC 2025 08 28 ZO Update Presentation

Staff Presentation: Kelly Dannenfesler. Ms. Dannenfesler stated that at the August FMPC meeting, a favorable recommendation was provided to BOMA for ordinance 2025-25. The Board of Mayor and Aldermen included an amendment that will require a recommendation from the Planning Commission back to BOMA. That

amendment from BOMA is to not include the 54 acre utility district of city owned property (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) in the HPO at this time. The required recommendation can be made through a main motion to BOMA. Ms. Dannenfelsler stated that the Commissioners also have a sheet of potential amendments written in motion form should the Commissioners choose to include the potential amendments.

Potential Amendments

1. An amendment to increase the maximum building height for the HG Hill site on Columbia Avenue to three stories with the third story being stepped back. The amendment is needed so that the Columbia Avenue Overlay subdistrict 1 of the zoning ordinance matches the Envision Franklin recommendations that have been previously approved.
2. Vape Shops: Ms. Dannenfelsler explained that the next series of potential amendments relate to the regulation of vape shops as discussed earlier in the Joint Conceptual Workshop, should the Planning Commission choose to regulate vape shops. The information provides the definition of a vape shop along with two potential amendments listed below the definition.
 1. An amendment to regulate vape shops similar to adult-oriented establishments limiting the shops to heavy industrial districts and creating a 500-foot distance requirement from churches, schools and daycares. Ms. Dannenfelsler explained that this is the most restrictive option as it limits the vape shops to areas along Columbia Avenue zoned as heavy industrial districts.
 2. The second potential amendment would allow vape shops everywhere retail is permitted, including downtown, public square, and our regional commerce areas along I-65. A spatial distance requirement of 1000 feet from schools, churches, and daycares, etc. would be required.

Citizen Comments: None

MOTION (Main)

Commissioner Franks motioned to recommend approval to BOMA, Ordinance 2025-25, AS AMENDED, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane To The Historic Preservation Overlay District, seconded by Commissioner Orr.

Amendment #1 (HG Hill Site)

Commissioner McLemore amended the motion based on recent plan amendment approval at the August 2025, FMPC meeting, to the Columbia Avenue Overlay district, CAO1, paragraph 4.7.4. Dimensional Standards, Building height. The following language will be added to the building height table: buildings along the west side of Columbia Avenue, south of Plaza Street and north of West Fowlkes Street may be up to 3 stories when the 3rd story is stepped back 10 feet from the lower stories, seconded by Commissioner Franks. The amendment carried by a vote of 9-0.

Amendment #2 (Definition of Vape Shop)

Commissioner Mann amended the motion to include the definition for "Vape Shops" to Section 23.4, Defined Terms in the Zoning Ordinance and proposes a store that A: receives 50% of gross sales from, or B: A store that devotes at least 25% of its floor area to the display, sale, distribution, delivery, offering, furnishing, or marketing of products intended for recreational/ non-prescription use including but not limited to cigarettes, smokeless tobacco, pipe tobacco, vapes, products made from cannabinoid derivative plants (e.g., CBD or THC products), or other nicotine or cannabinoid delivery devices, components, products, liquid nicotine or cannabinoids, or liquid nicotine or cannabinoid containers., seconded by Commissioner Orr. The amendment carried by a vote of 9-0.

Amendment #3 (Vape Shop Regulation)

Commissioner Petersen amended the motion to include; Section 5.1, Principal Uses, to allow Vape Shops as a Permitted Use with Additional Use Regulations only in the Heavy Industrial District. The Additional Use Regulations are as follows:

Vape shops shall not be permitted on any lot within 500 feet of any lot containing the following:

- a. Any use in the civic and institutional use classification or property zoned CI;
- b. Any dwelling or residential lot;

- c. Any use in the recreation use classification;
 - d. A day care center;
 - e. A funeral home;
 - f. A packaged liquor store; or
 - g. Another vape shop.
2. A vape shop lawfully operating as a conforming use shall not be rendered a nonconforming use by the location subsequent to the commencement of operations of said establishment, of a use listed above., seconded by Commissioner Franks.

Commissioner McLemore stated that there are already enough vape shops with 11+ locations, and she would not support the motion.

There being no additional discussion, the motion to amend carried by a vote of 8-1 with Commissioner McLemore voting against.

Amendment #4 (Floodplain Substantial Damages/Substantial Improvements)

Commissioner Allen amended the motion to keep the timeframe at one year and strike five years for Substantial Damages/Substantial Improvements for cumulative timeframes for the floodplain, seconded by Commissioner Orr.

Commissioner Allen stated that extensive discussions with pertinent information came before FMPC. One piece of information was that the state will be adjusting their timeframes and, at that time, FMPC voted to keep the timeframe at 5 years. BOMA voted to reverse the recommendation and keep the timeframe at one year. Commissioner Allen explained that it is important enough for BOMA to have a second look at the timeframe and have adequate time for a proper discussion.

The amendment carried by a vote of 9-0.

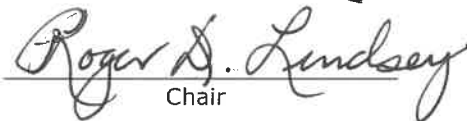
There being no further discussion, the Main Motion as Amended carried by a vote of 9-0.

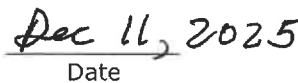
ANY OTHER BUSINESS

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 9-0 and the meeting adjourned at 7:34 pm.


Chair


Date

