



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 24, 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: Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, and Jennifer Williamson

Commissioners Absent: Jimmy Franks and Marcia Allen

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

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

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 27, 2025, FMPC Minutes

Sponsors:

Attachments: 1. FINAL March 27 2025 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore, to Approve the Minutes from the March 27, 2025, meeting. The motion carried 7-0.

ANNOUNCEMENTS

Ms. Diaz-Barriga. The Williamson County Growth Plan was finalized in late 2024 and an Envision Franklin amendment will be brought before the Planning Commission at the June 26th meeting for the territory that was added to the Franklin UGB. Long Range planning staff will hold open office hours and be available from 8-5 at Eastern Flank on Monday, April 28th to meet with property owners and interested citizens impacted by the UGB Update. The meeting is targeted towards the Goose Creek property owners east of I-65. Please stop by if you would like to discuss with staff. No appointment necessary. If there are questions, please reach out to Eric Conner in Planning.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-14 And Items 20-22 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner McLemore, to Approve Items 3-14 and 20-22 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); 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.

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Andover Park PUD Subdivision, Final Plat; 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.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; 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.

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Action request - 4-2025 drainage
2. Centennial Business Park FP, lot 9, rev 8 - inspection punch list

The item was Approved on Consent Agenda.

9. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Cool Springs East SP, sec 36, rev 1, lot 702 - green infrastructure inspection punch list
2. Cool Springs East SP, sec 36, rev 1, lot 702 - streets inspection punch list
3. Cool Springs East SP, sec 36, rev 1, lot 702 - drainage inspection punch list

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. October Park PUD Subdivision, Site Plan; 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. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; 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.

14. Wynfield Village Subdivision, Site Plan, Extend The Performance Agreement For ITS Element, Landscaping And Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

15. Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee.

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

Attachments:

1. HARLIN PUD Annex MAP
2. 2025-04-03 Harlin Annexation Sheets Compressed
3. RES_2025-24_HarlinPUDPOS_Combined_LawApproved03
4. Applicant Presentation

Staff: Joseph Bryan. The applicant is requesting a Plan of Services for property located at 1247 Hillview Lane. Resolution 2025-24 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2025-25. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 311.21 acres. The property is noncontinuous to City limits but is within the southern portion of the Franklin

Urban Growth Boundary (UGB).

The property includes one parcel, and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-24.

Public Comments:

Berry Sullivan, 1117 Incinerator Road. Mr. Sullivan is a lifelong resident of Franklin and Williamson County and stated that the area is very rural with limited infrastructure. After reading through the proposed plan, Mr. Sullivan stated that he believes the project will be a positive step for the area, especially the improvements to Henpeck Lane and Coleman Road. Mr. Sullivan stated that he is in support of the project.

Jay Palm, 510 Vintage Green Lane. Mr. Palm noted his concerns regarding the preservation of the tree-lined Hillview Lane. Many people enjoy walking and taking in the natural beauty.

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that his concerns pertain to the increase in traffic and the disregard for preservation of the tree canopy as Hillview Lane will be used as the primary entrance. As the narrow road exists, heavy trucks and equipment cannot get through without damaging trees. Neighbors have been told that even though a "Plan of Services" has been initiated, nothing more than a study of the area would be done. Now, a request to amend Envision Franklin is going to be requested. Mr. Dodson stated that residents of the Hillview Lane area are faced with what they were told would never happen.

Emily Magid, 1208 Hillview Lane. Ms. Magid urged the Commissioners not to consider Hillview Lane as a primary entrance but as an emergency exit only. Developers have identified other roads that could serve as the main entrance. Hillview Lane is designated as a Heritage Road, to preserve its historical significance, as it has stood for more than 100 years.

Gene Lovell, 1175 Hillview Lane. Mr. Lovell stated that his two main concerns are the increased traffic and the preservation of Hillview Lane. The existing traffic conditions cannot accommodate vehicle traffic for the proposed number of homes and down Columbia Pike there is another subdivision of 197 home4s. At certain times of the day, traffic along Columbia Pike is at a standstill.

Olaf Isele, 1801 Shadow Green. Mr. Isele urged the FMPC to plan and plan for the worst-case scenario relating to traffic concerns and then allow development to take place. Mr. Isele spoke for a neighbor who couldn't attend by reading statements that suggested the Board consider the loyalty of Franklin residents who have lived here for years and who moved to the area because of the natural beauty of Hillview Lane. The economic well-being of the city is important, but it must be done creatively and wisely.

Applicant: Greg Gamble, Gamble Design Collaborative and Adam Ballash, developer Boyle Investments.

Adam Ballash. Mr. Ballash stated that Boyle Investment Company is the owner and developer of the Harlin property. Boyle Investment is a local company that shares the same goals and objectives as the City of Franklin, as members of the community. The goal is to help Franklin grow in areas where infrastructure can support new projects. Boyle is pleased to work with the Harlin family, whose commitment and dedication to the City of Franklin can be seen across the city. Whether it's the Park at Harlinsdale, the Harlin student center at BGA or the Registry in downtown Franklin, originally owned by Barbara Harlin, the spirit of preservation and hospitality is a Harlin family tradition. Boyle works closely with staff and fully agrees and supports staff's recommendation to deliver infrastructure first to the Harlin property.

Greg Gamble. Mr. Gamble referred to a map of the area. Looking at the map, the large area of 311 acres located in Franklin's UGB and in the Village Green Design Concept of Envision Franklin, is the proposed development area. One of the first steps in designing a development for the Village Green concept is identification of all the areas of land to be preserved and designated as part of the required 70% open/green space (equating to 217 acres). The Village Green concept would

also include clustered villages with a small development footprint made up of mixed-use buildings and diversity in housing. Farren Way is planned as the first phase of development, will be the primary access road for the entire development via Coleman Road and be built to City of Franklin standard. As Farren Way enters the city of Franklin, there is a small cluster of homes as you enter the village. The village will offer a diversity of housing, small-scale retail, a general store and neighborhood amenities. To the north, Hillview Lane will enter where townhomes and condo flats are intermingled with small mixed-use buildings and terminate at the Grand Lawn. The Grand Lawn will be anchored by an 80-room boutique inn and cottage. Three roads will be extended to the property line for future connectivity to the north via Incinerator Road, and to the east and west. Homes planned for Harlin include large estate homes on lots over two acres in size along the edges of the village and homes within the village are on smaller lots that are between 70 and 100ft in width.

Village green is a perfect description of what Boyle had envisioned for Harlin. An authentic village should look and feel like it has been built overtime with a diversity of architectural homes and sizes and design. It should have open spaces that are central gathering places. The architectural character of homes within Harlin is intended to include time-tested, authentic Tennessee vernacular styles with high style height, style of detailing, and welcoming street forms. Nature trails are planned to widen through the trees, over the ridge tops and back to sidewalks. These trails are part of the parkland dedication agreement with the City of Franklin and will be accessible to the public. Road improvements to be completed in the first phase for the project include the addition of turn lanes to Coleman Road for Farren Way. The intersection of Columbia Pike and Coleman Road and Henpeck Lane and Columbia Pike will have two synchronized traffic signals before the 51st home is built. These improvements will be built to the City of Franklin standards and provide significant improvements. Boyle will be constructing the Mack Hatcher Parkway and Columbia Pike intersection to its full-plan design, with two entering lanes and four exiting lanes. TDOT organized a local context-sensitive design study committee for this segment of Mack Hatcher. The committee recommended the Hillview Lane tree tunnel be preserved by being converted to a multi-use path which Boyle supports fully.

Motion

Commissioner Orr recommended approval of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane to the Board of Mayor and Aldermen, seconded by Commissioner Mann.

The motion carried 7-0.

16. Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. HARLIN PUD Annex MAP
2. RES_2025-25_HarlinPUDAnnex_Combined_LawApproved02
3. 2025-04-03 Harlin Annexation Sheets Compressed
4. Applicant Presentation

Staff: Joseph Bryan. The property being considered for annexation is located west of Hillview Lane and north of Coleman Road. It is noncontiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). The subject property requesting annexation is within the Village green Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into a mixed-use neighborhood with a variety of housing options, commercial space and a hotel. The plan also includes 220 acres of open space. A zoning (ORD 2025-06) and development plan (RES 2025-26) 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 2025-25.

Public Comments:

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that he fails to see how Franklin citizens will benefit from another residential development that will further impact the existing traffic congestion. The intersections in this area of town are all failing because of the lack of infrastructure. Mr. Dodson is also concerned that Hillview Lane will be used as a construction

entrance as there isn't wording in the plan documents that says otherwise.

Applicant: Greg Gamble, Gamble Design Collaborative representing the applicant.

Motion

Commissioner Orr motioned to approve a recommendation to the Board and Mayor of Aldermen, Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB), seconded by Commissioner McLemore.

The motion carried 7-0.

17. Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision).

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

Attachments:

1. MAP Harlin PUD Subdivision, Rezoning and Development Plan
2. ORD_2025-06_HarlinPUDRez_Combined_LawApproved
3. 1-5 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed
4. 6-10 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-2
5. 11-15 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-3
6. 16-20 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-4
7. Applicant Presentation

Staff: Joseph Bryan. The applicant is requesting to zone the property at 1247 Hillview Lane Planned (PD 0.78/32,000/80), should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 311.21 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space." Desirable natural features should be identified first and set aside as part of the required 70 percent open space. For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as secondary use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan" and has a maximum of 80 keys. The accompanying development plan proposes 242 residential units in a variety of housing types, 32,000 square feet of nonresidential space, and 80 hotel keys. The zoning as proposed is consistent with the recommendations of Envision Franklin. The applicant is also requesting to modify the Hillside Hillcrest Overlay (HHO) line on the property as part of this zoning request. The applicant has supplied visuals of the proposed HHO boundaries against the existing contours and treelines of the property. The existing boundaries derive from a combination of protecting steep slopes, existing tree canopy, and the bases of existing hillsides. The proposed revision to the HHO line southwest of the creek is minimal and maintains the same form of the existing boundary, adjusting to steep slope data in the area. The HHO revision on the southern property line follows that same slope criteria and preserves more of the hillside than the existing boundary. Based on the rationale and existing conditions of the property, Staff is supportive of the proposed HHO boundary revisions.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-06.

Public Comments:

Angie Lovell, 1175 Hillview Lane. Ms. Lovell stated that Village Green is a wonderful concept, but the hills and slopes naturally preserve this land and will continue to do so if the area continues to be zoned estate residential. Traffic is another concern and the most important issue for Franklin as a whole. Given the current traffic along with the addition of Garnet/Garrett Farms and the proposed Harlin Farm, traffic should be one of the most important considerations.

Applicant: Greg Gamble, Gamble Design Collaborative representing the applicant.

Motion

Commissioner Orr motioned to approve a recommendation to BOMA for Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision), seconded by Commissioner Williamson.

Commissioner Mann stated that he met with the applicant to discuss the proposal and specifically understand the traffic improvements. The proposal is a wonderful plan, and the traffic improvements will decrease the traffic congestion in the area. The traffic study completed for this project was for the intersection of Mack Hatcher and Columbia Pike and the intersection of Coleman Road and Columbia Pike. Commissioner Mann directed his question to staff. Along with those improvements, what are the improvements for the quadrant of Mack Hatcher, a two-lane road, from Columbia Pike to Lewisburg Pike and onto Highway 96 and the timing of those improvements? Until improvements are made to that corridor, Commissioner Mann stated that the area is not ready for more development. Does staff agree with the results of the traffic study for the Harlin proposal? It seems like 40-50 estimated cars a day, considering the number of homes proposed, seems low.

Mr. Wiseman stated that staff agree with the traffic study as it was reviewed by staff and the city's third-party consultant and completed by the applicant's consultant. The additional 40 trips a day referred to the peak traffic times, not the total trips per day. Mr. Wiseman explained that the off-site improvements occurring before residents occupy homes include the extension of Mack Hatcher around Hillview Lane, improvements to Columbia Pike/Coleman Road, improvements to Columbia Pike/Henpeck Lane and all improvements will happen sooner than they normally would. For Columbia Pike, the city is 18 months into right of way acquisition on the widening of the road from the intersection of Columbia Pike and Mack Hatcher to Downs Boulevard. Then, another 18 months and then 2-3 years of construction. Regarding the Southeast Mack Hatcher project, a \$100 million project that is currently on the 2032 TDOT plan, but the city is actively working with TDOT to provide funds for the project to encourage TDOT to begin the project sooner. As of now, there is no horizon on the project.

Commissioner Mann stated that he struggles with having an applicant who is willing to complete off-site road improvements, but with so much more infrastructure work needed in the southeast quadrant, it doesn't seem fair to hold up the applicant. Outside the Mack Hatcher/Columbia Pike intersection improvements, the remainder of the southeast quadrant will fail. Commissioner Mann suggested that BOMA consider the timing carefully for this project and how the Mack Hatcher expansion could affect the southeast quadrant.

Commissioner Williamson asked if the number of approved developments could increase or improve the likelihood of TDOT prioritizing the Mack Hatcher expansion.

Mr. Wiseman stated that it's a complicated process as cities all over Tennessee are competing for state money. Franklin and Middle TN are one of the top-growing areas in the state, and we're highly motivated to do what we can to move improvements to the top of TDOT's list. Mr. Holzen and city staff are currently working with Region 3 of TDOT to move the project forward.

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

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

Attachments:

1. MAP Harlin PUD Subdivision, Rezoning and Development Plan
2. 8704 Harlin PUD DP_Conditions of Approval_01
3. RES_2025-26_HarlinPUDDP_Combined_LawApproved
4. 1-8 Pages from 2025-04-03 - Harlin Development Plan Sheets
5. 9-16 Pages from 2025-04-03 - Harlin Development Plan Sheets-2
6. 17-24 Pages from 2025-04-03 - Harlin Development Plan Sheets-3
7. 25-32 Pages from 2025-04-03 - Harlin Development Plan Sheets-4

8. 33-40 Pages from 2025-04-03 - Harlin Development Plan Sheets-5
9. 41-48 Pages from 2025-04-03 - Harlin Development Plan Sheets-6
10. 49-56 Pages from 2025-04-03 - Harlin Development Plan Sheets-7
11. 57-64 Pages from 2025-04-03 - Harlin Development Plan Sheets-8
12. 65-72 Pages from 2025-04-03 - Harlin Development Plan Sheets-9
13. 73-80 Pages from 2025-04-03 - Harlin Development Plan Sheets-10
14. 81-88 Pages from 2025-04-03 - Harlin Development Plan Sheets-11
15. 89-96 Pages from 2025-04-03 - Harlin Development Plan Sheets-12
16. 97-104 Pages from 2025-04-03 - Harlin Development Plan Sheets-13
17. 105-112 Pages from 2025-04-03 - Harlin Development Plan Sheets-14
18. 113-119 Pages from 2025-04-03 - Harlin Development Plan Sheets-15
19. Applicant Presentation

Staff: Joseph Bryan. The applicant has submitted a development plan for the Harlin PUD Subdivision that includes 242 residential units, 32,000 square feet of nonresidential space, and 80 hotel keys. The buildings range from 1 to 3 stories in height. Envision Franklin places this parcel in the Village Green Design Concept. The plan includes a variety of housing types, including single family, townhouse, duplex, and small-scale multifamily with a maximum of 12 units per building. Also included are more than 200 acres of open space and a variety of both active and passive uses of this preserved area. For Village Green, Envision Franklin also recommends that, "Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height." The plan proposes what they are calling North and South Villages that offers a tight cluster of commercial options adjacent to public gathering spaces that create unique live-work-play experiences. The height, scale, and mass of the proposed villages are in keeping with the vision of Village Green. The hotel complex is in the central part of the development and meets the recommendations for this special consideration for the property. Due to the location and state of the existing road network, the development will be capped at 30 residential units until two connections are constructed and accepted by the Franklin Fire Department. The development will then be capped at 50 units until the roadway improvements to Columbia Avenue, Henpeck Lane, and Coleman Road are completed and accepted by both the City and TDOT. The plan also includes an extension of Mack Hatcher and a rerouting of Hillview Lane to preserve the treelined section at the eastern end of Hillview.

Modifications of Standards:

There are fifteen Modification of Standards requests in this plan that address building elements, open spaces, signage, parking, and sidewalks. The following is the list of MOS requests included in the application and staff recommendations for each, should the development plan be approved.

MOS #1: Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.

- For alley loaded garages, Chapter 6 of the Zoning Ordinance requires at least 22 feet from a mews right-of-way, when facing a mews, the rear façade shall have a pedestrian door. Staff have several concerns about this MOS request, with the primary concern centering on emergency access. The mews alley serves as the only fire apparatus and emergency services access route to Lots 87-91. Allowing structures (garages) to be built just 5 feet from this critical accessway significantly increases the risk of obstruction. A 5-foot setback effectively creates a small parking pad directly adjacent to the mews alley. Experience shows this configuration strongly encourages residents or guests to park vehicles partially or wholly within the mews ROW, especially if the mews is perceived as wider than necessary. The standard 22-foot mews width and the 22-foot garage setback are intentionally designed to discourage such parking and maintain absolutely clear passage. If the mews alley become blocked for any reason, particularly by illegally parked vehicles facilitated by these minimal setbacks, our ability to access homes during a fire or medical emergency is severely compromised or eliminated entirely. The fact that these lots front of public street does not mitigate this risk, as the access is required for effective emergency operations.

Staff recommends disapproval of MOS #1.

MOS #2: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the House building type.

- Section 6.3 of the Zoning Ordinance requires that the front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the townhouse building type.

- Section 6.3 of the Zoning Ordinance requires that the front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #3.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

- Section 6.6 of the Zoning Ordinance requires townhouses to have a minimum 18-inch foundation above grade at the front facade. To meet ADA requirements for any worker or potential visitor with mobility issues, Staff supports the MOS request.

Staff recommends approval of MOS #4.

MOS #5: Request to allow for two ground floor units to be ganged off a shared entry and not require a direct individual ground floor entrance. Three to four ground floor units on the street-facing façade require a minimum of two entries, either shared or to an individual unit.

- Section 6.8 of the Zoning Ordinance requires multifamily buildings with facades along a street or internal drives to have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units. Due to the small-scale nature of the multifamily buildings in the development, and the limited number of units on the ground floor, Staff can support the request. However, per Condition 103, the applicant must revise the language to "allow for a maximum of two ground floor units on the street facing façade to be ganged off a shared entry and not require individual entrances," to remove redundant language and clarify the maximum number of entrances on the street fronting facade.

Staff recommends approval with conditions of MOS #5.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

- Section 6.9 of the Zoning Ordinance requires that the building shall be parallel to the frontage. Because the request is limited to Lot 23 and the curvature of the road the lot fronts onto, Staff can support this MOS request.

Staff recommends approval of MOS #6.

MOS #7: Request to change maximum glazing for upper floors to 85%.

- Section 6.9 of the Zoning Ordinance requires that the upper floors of commercial/mixed-use buildings shall have 20-65% glazing. The applicant's request to increase the maximum to 85% allows for more creative building design and a variety of tenant options.

Staff recommends approval of MOS #7.

MOS #8: Request to remove the transom requirement above storefront display windows.

- Section 6.9.1 of the Zoning Ordinance requires storefronts to have transoms above ground floor windows. The applicant has provided several examples of storefronts in historic downtown Franklin that do not have transoms above the storefront windows. With this added context and historical precedence, Staff is supportive of this request.

Staff recommends approval of MOS #8.

MOS #9: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

- Section 9.7.1 of the Zoning Ordinance requires that sidewalks and curbs be required on both sides of public and private streets and internal drives. The applicant has made this request to allow for a more rural pattern of development. The MOS limits the request to those paths that are shown on Sheets C2.16, C4.30 and C4.31. Due to the limited nature of the request and the applicant's desire to create a rural setting that is still pedestrian-friendly, Staff can support this request.

Staff recommends approval with conditions of MOS #9.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

- Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. Certain uses have a reduced minimum within the Central Franklin Overlay due to the shared parking nature and overall reduction of trips for those traveling to the downtown area. The applicant is creating a similar environment in the north and south villages and, because of the shared parking nature of the development, Staff can support this request.

Staff recommends approval of MOS #10.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off-street parking stalls per residential unit.

- Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. For multifamily, the City requires 1.25 spaces per studio unit, 1.25 spaces per 1-bedroom unit, and 2.25 spaces per 2+-bedroom unit. The applicant is requesting to modify these requirements to 2 off-street space per unit, regardless of number of bedrooms. Because those required spaces are off-street and less than 10 parking spaces would be affected, Staff can support this request.

Staff recommends approval of MOS #11.

MOS #12: Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.

- Section 11.5 of the Zoning Ordinance dictates that stormwater management features shall not be counted as open space. The applicant is requesting to allow such features to occupy up to 85% of the neighborhood amenity. After review, Staff is supportive of the request with the modified language that stormwater management features only occupy a maximum of 60% of the neighborhood amenity. Additionally, the open space must have pedestrian and public activation around the entirety of the stormwater feature to properly activate for public use.

MOS #13: Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159.

- Section 11.6 of the Zoning Ordinance dictates that stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity. After reviewing the request, Staff can support this MOS provided that the applicant provides the illustration in Condition 161 to show how Lot 159 will provide public and pedestrian activation around the entirety of the stormwater feature.

Staff recommends approval with conditions of MOS #13.

MOS #14: Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.

- Section 11.6 of the Zoning Ordinance requires Pocket Park to offer four of the five following features: A. Seating elements, B. Canopies or gazebos to shield pedestrians, C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters, D. Fountains, sculptures, or art, and E. Playgrounds. Staff have reviewed the request and understand the applicant's desire to offer different and unique features within the various pocket parks. However, some of the requested features are redundant to what is already allowed within pocket parks. Staff support this MOS provided that the applicant modifies the language and removes references to informational signage and all features listed in the proposed Section F as they are redundant to those listed in Section C.

Staff recommends approval with conditions of MOS #14.

MOS #15: Requesting to allow for irregularly shaped signage.

- Section 15.1.3 of the Zoning Ordinance states, "signs shall not be irregularly shaped." Irregularly shaped signs have been approved with previous MOS requests, so Staff can support this request.

Staff recommends approval of MOS #15

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve with conditions Resolution 2025-26.

Public Comment: None

Applicant: Greg Gamble, Gamble Design Collective representing the applicant. Mr. Gamble thanked staff for working closely with him on the MOS. Regarding modifications 1-3 (staff recommends disapproval), Mr. Gamble stated that they are requesting either a 5-foot setback or a 22-foot setback for this area because the lot can be served off the alley and the street that is in front and if approved, fire sprinklers for the homes fronting to open space will be installed. MOS 2 and 3 are the same request, other than one is for a single-family house type and the other for a townhome to allow a decorative door surround that follows Georgian/Federal style architecture.

Main Motion

Commissioner Orr motioned to recommend approval to BOMA with conditions, Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane, seconded by Commissioner Harrison.

Commissioner Mann asked the applicant to discuss the phasing process of the project. Also, to build the 51st home, the intersection of Columbia/Henpeck and Columbia/Coleman with the synchronized signal must be completed, right?

Mr. Ballash explained that typically certain codes are set by the Fire Department regarding how many homes can be completed with one entry into the development (30 homes for this project). In this project there are updated recommendations due to traffic that say off-site improvements must be submitted during the first phase of the project and the team agrees with the recommendations. One of the neighbors spoke about a concern about a gate on Coleman Road. The gate refers to a safety concern that Coleman Road will only be open if it is completed. Water and electric infrastructure will be fed from Coleman Road requiring the road to be completed. Mr. Ballash noted that Columbia/Henpeck and Columbia/Coleman with the synchronized signal would be completed prior to the 51st home and the Mack Hatcher/Columbia Pike intersection must be completed prior to the first home being built.

Commissioner Williamson asked Mr. Ballash if Hillview Lane would be used as a construction entrance.

Mr. Ballash stated that in meetings with neighbors, Coleman Road has always been the intended construction entrance. Also, part of the reason the Mack Hatcher/Columbia Pike intersection must be completed prior to the first home, is to avoid any vertical construction activity.

Commissioner McLemore asked Mr. Ballash about the portion of Hillview Lane that would be turned into a multi-use trail.

Mr. Ballash explained that the portion affectionately known as the tree tunnel is the area that runs parallel to Mack Hatcher and will connect to Winstead Hill. Mr. Ballash stated that he met with the Heritage Foundation to discuss interpretive signage that will tell the history of the area.

Motions (Modification of Standards)

MOS #1. Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews, the rear façade or property line shall have either a pedestrian door, a 4-foot clear path to the principal building, or gate.

Commissioner McLemore motioned to deny MOS #1, seconded by Commissioner Williamson.

Commissioner Orr asked for more details about why staff recommended disapproval.

Andy King, City of Franklin Deputy Chief/Fire Marshall. Mr. King stated that a mews alley was set up for when you have green space and the only road frontage to serve the home would be from the rear, requiring a wider than normal alley. The concern is that, since the width is much larger with the five-foot pad, it opens up the possibility for cars to want to park there and overhang but not completely block the path. The mews alley is the only access to a section of buildings. Also, with large combustible homes with detached alley-loaded garages, those garages are not typically protected by fire sprinklers because there is no heat. The garages will be built five feet from the primary road, which is not a typical setup. Lot number 87 is a multifamily structure that can only be served by a much smaller mews alley. Staff's intent of having a mews alley option was not this type of scenario.

Commissioner Orr asked if having additional sprinklers installed would ease fire concerns.

Mr. King stated that if the developer chooses the traditional alley option, they are required to sprinkle those anyway. There isn't a wet pipe economical sprinkler system to protect the garages.

Commissioner Mann asked Mr. Ballash if the garages would have a sprinkler system.

Mr. Ballash stated that if it was necessary as a condition of approval, they would be glad to install a sprinkler system.

Mr. King stated that a sprinkler system solves half of the problem because you're still faced with high-density housing that is served only by the mews alley. There are long-term worries with or without the sprinkler system for the garages, with a lot of people using the mews alley as their primary drive. Many factors were considered in recommending a disapproval of the MOS.

Commissioner Williamson stated that even the possibility of life-saving services being unable to get where they're needed is a good reason to deny the MOS.

The motion to deny MOS #1 carried 7-0.

MOS #2: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the House building type.

Commissioner Mann motioned to approve MOS #2, seconded by Commissioner McLemore.

Commissioner Mann stated that the Federal style has unique architectural features that typically don't include a porch, stoop or balcony.

Commissioner Williamson stated that throughout Franklin there are historical and non-historical precedents for homes without a front covered area. If every home in Franklin had the same type of stoop, there could be an unintentional cookie cutter feel instead of seeing a variety of architecture.

Alderman Petersen also noted along the same lines that Georgian/Federal architecture does not call for a front stoop. Many homes in Franklin do not have a front covered area and Alderman Petersen stated that she's glad to see this MOS.

The motion carried 7-0.

MOS #3: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the townhouse building type.

Commissioner Mann motioned to approve MOS#3, seconded by Commissioner Harrison.

Commissioner Mann stated that, for the same reasons as MOS#2, he supports approval of the MOS.

The motion carried 7-0.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

Commissioner McLemore motioned to approve MOS#4, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #5: Request to allow for two ground floor units to be ganged off a shared entry and not require a direct individual ground floor entrance. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.

Commissioner Orr motioned to approve MOS#5 with conditions, seconded by Commissioner Harrison.

The motion carried 7-0.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

Commissioner Harrison motioned to approve MOS#6, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #7: Request to change maximum glazing for upper floors to 85%.

Commissioner Harrison motioned to approve MOS#7, seconded by Commissioner Williamson.

The motion carried 7-0.

MOS #8: Request to remove the transom requirement above storefront display windows.

Commissioner McLemore motioned to approve MOS#8, seconded by Commissioner Harrison.

The motion carried 7-0.

MOS #9: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Commissioner Mann motioned to approve MOS#9 with conditions, seconded by Commissioner McLemore.

The motion carried 7-0.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

Commissioner Mann motioned to approve MOS#10, seconded by Commissioner McLemore.

The motion carried 7-0.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit

Commissioner Mann motioned to approve MOS#11, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #12: Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.

Commissioner Harrison motioned to approve MOS#12 with conditions, seconded by Commissioner Mann.

The motion carried 7-0.

MOS #13: Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159.

Commissioner Williamson motioned to approve MOS#13 with conditions, seconded by Commissioner Mann.

The motion carried 7-0.

MOS #14: Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.

Commissioner Mann motioned to approve MOS#14 with conditions, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #15: Requesting to allow for irregularly shaped signage.

Commissioner Mann motioned to approve MOS#15, seconded by Commissioner McLemore.

The motion carried 7-0.

Main Motion

Chair Lindsey stated that the main motion is to recommend approval to BOMA with conditions including Modifications 1-15.

Commissioner Orr motioned to recommend approval to BOMA with conditions, Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane, seconded by Commissioner Harrison.

Commissioner Mann recommended that BOMA add another condition of approval that stipulates the road improvements at the intersection of Henpeck Lane and Columbia Pike be fully completed prior to commencing construction. Commissioner Mann explained that he is concerned that because of traffic issues along Columbia Pike, construction traffic will enter the Harlin development via Hillview Lane.

Commissioner McLemore stated that she would like to see Hillview Lane be accessible to the residents and is in favor of the project other than the plans for Hillview Lane.

The main motion carried 6-1 (Commissioner McLemore voting against).

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road.

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

- Attachments:**
1. MAP Magnolia Green Subdivision, Preliminary Plat
 2. 8730 Magnolia Green Sub PP_Conditions of Approval_01
 3. 1-9 Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal
 4. 10-18 Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal-2
 5. Final Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal-3
 6. Applicant Presentation
 7. Item 19 Citizen Comments

Staff: Joseph Bryan The applicant has submitted a preliminary plat for the Magnolia Green Subdivision that consists of 59 single-family residential lots and 8 open-space lots. The property is zoned R2 and consists of 69.0 acres. The R2 district is intended to provide for single-family residential with lot sizes of at least 15,000 square feet, designed with walkable, well-connected street systems, and designed around natural features as accessible community amenities. All proposed lots meet the standards of the R2 Zoning District, and the site layout provides substantial open space of the property.

Recommendation: Staff recommends that the Franklin Municipal Planning Commission approve the Magnolia Green Subdivision, Preliminary Plat, with conditions.

Andy King, City of Franklin Fire Marshall: Mr. King stated that he would address the critical need for an emergency access point between the existing Charleton Green and the proposed Magnolia Green development. As a condition of approval, the Fire Department is recommending a dedicated emergency access connection for public safety reasons. Charleton Green, an established neighborhood of 70 homes and condos for almost 40 years, is served by one point of ingress and egress via Water Crest Drive. This single access point is a significant vulnerability should Water Crest Drive become impassable delaying emergency services. The COF has adopted recommendations from the International Fire Code as part of Franklin's Safety Standards that say two separate fire apparatus access roads are necessary for developments exceeding 30 dwelling units. Franklin's city Municipal Code chapter 7225, Subdivision Regulations, says that when dealing with fire lanes, it is the Fire Department's role and responsibility to ensure adequate emergency access routes, even when involving private property. The Fire Department is asking the Magnolia Green developers to construct a 10-foot-wide emergency only access path, providing a critical lifeline against unforeseen events, on their property leading up to the Charleton Green property line, as a condition of approval. This path would be secured by a gate controlled and accessed only by emergency personnel during an actual emergency. Emergency access would not be for public use, provides the necessary secondary access and has minimal impact on either neighborhood.

Citizen Comments:

Gwen King, 107 Wren Court. Ms. King stated that Mr. Green's farm deserves more than the minimum standards that the plat shows with homes being proposed in a straight line and lack meaningful green space. Privacy will be lost due to the proximity of homes to the existing Charleton Green neighborhood. Ms. King explained that the Envision Franklin principles are reflected all over Franklin in past developments and respectfully asks the Planning Commission to require Magnolia Green to adhere more closely to these principles.

John Thompson, 109 Wren Court. Mr. Thompson stated that the fire access road/path would be on his property and asked that the fire access could be removed from the plan. Contractor trucks and lawn service trucks and trailers routinely park in the alley, making it not suitable as an access road. Mr. Thompson also noted his concerns about being on the edge of the floodplain and the ability of a fire truck to make a three-point turn.

David Burns, 109 Easton Court. Mr. Burns noted that Franklin is known for its thoughtful preservation of history and high development standards. Homes designed in a straight line do not reflect or blend in with Charleton Green. Mr. Burns urged developers to continue designing neighborhoods to the high standards Franklin has established.

Carolyn Savage, 103 Tarragon Court. Ms. Savage stated her concerns about the elevation of the proposed project. Ms. Savage explained that her home is at a lower grade, and she has concerns about a two-story home being built only 12 feet from her property line. Ms. Savage asked the Commissioners to slow down the process so that there is time to get questions answered.

Mary Pearce, 103 Woodview Court. Ms. Pearce stated that she attended the neighborhood meeting and there was no discussion about the need for an emergency access road. Although Envision Franklin says that development should be inspired by Charleton Green, no rezoning was required, so even though the words are there, it doesn't mean it's true. Sturbridge, Yorktown, Ewingville and others only have a single access road into the subdivisions. Ms. Pearce requested the Commissioners not take this opportunity to construct an emergency access road, otherwise many will lose their privacy and be faced with a view of the access road and the activity it invites.

Harris Pearce, 103 Woodview Court. Mr. Pearce stated that his property abuts the Green property and is in opposition to the construction of an emergency access road. Currently, Mr. Pearce explained that his view is a tree-lined view of the land. If the access road is required, it will run through his private property and the view will be of pavement. There hasn't been an instance in 50 years that homes in Charleton Green haven't been assessable. Mr. Pearce finished by asking if an access road had ever been constructed on private property.

Susan Williams, 105 Ashlawn Court. Ms. Williams asked the Board to reject the Magnolia Green plat as it stands to allow more time for Charleton Green residents to consider the implications for their neighborhood. As one of the last undeveloped land areas in Franklin, Ms. Williams suggested more creative designs for home placement and more imaginative designs that are consistent with surrounding neighborhoods. The developers have designed open spaces in areas where homes can't be built because of the floodplain making the open space on each end of the proposed project.

Reina Reddish, 127 Deejay Drive. Ms. Reddish stated her concerns about the updated floodplain map and asked if the developer considered the revisions that bring floodwaters closer to the proposed property. Without as much green space to absorb the floodwater, Ms. Reddish has concerns about her neighborhood of Henley. Ms. Reddish requested preservation of the tree line between Henley and Magnolia Green. Also, Ms. Reddish mentioned the low water pressure in the area and whether the engineers needed to address the issue.

Lyn Knopf, 107 Ashlawn Court. Ms. Knopf stated that hearing the developer of the Harlin Farm speak about his concerns for Franklin and the accommodation being made to address those concerns shows that he is a local person invested in what's best for Franklin. The developer of Magnolia Green is not local and doesn't understand the special nature of the Green farm and the character of Franklin. Ms. Knopf urged the Commission to delay approving the proposal until Charleton Green residents have had time to consider and understand the proposal.

Applicant: Greg Gamble, Gamble Design Collective representing Toll Brothers. Mr. Gamble noted that the proposed property is zoned R2 and the request is for approval of the preliminary plat. The applicant is not requesting a zoning change or any modification of standards. There are three points of connection to the proposed preliminary plat. The first is Highway 96, which aligns with Ralston, the second is Welsh Lane and the third is at Pershing Street. Regarding the

emergency access road, Toll Brothers is willing to pay for the improvements to construct an emergency access road. The development has the connectivity needed. Of the proposed lots, the Green family will maintain a lot and intended to be a Boy Scout Farm and is located adjacent to the southern boundary of Henley. Ralston is designed to continue straight headed due east toward Lewisburg Pike, stopping at the floodplain line. The applicant is dedicating 52 feet of right of way width all the way to Lewisburg Pike for a future connection if the city chooses to do so. The team has been very intentional about proposing a plan that avoids the 100-year floodplain. The density of Magnolia Green is proposed to be .83 homes per acre compared to Henley at 1.85 homes per acre and Charleton Green at 1.38 homes per acre. Each lot is 100 feet wide with a 20 ft. front yard setback and a 40 ft. rear yard setback for lots adjacent to neighbors of Henley and Charlton Green with a minimum of 20 ft between homes. The existing tree lines between Henley and Charlton Green will be preserved. The homes will have side loading garages or a garage at the rear of the property. Mr. Gamble explained the emergency connection as a 12 ft. wide path with a 20 ft. easement different from a full-size street. Proposing asphalt on the Charlton Green side is not part of the proposal. It will remain as it is today. The emergency connection will have a four-rail wooden gate that says, "Fire Access Only."

Alderman Petersen stated that photo #4 shows a driveway back to the garages along with a concrete culvert that is used for stormwater. Alderman Petersen explained that she's not sure a large emergency vehicle could get down the driveway.

Motion

Commissioner Mann motioned to approve Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road with conditions, seconded by Commissioner Orr.

Alderman Petersen motioned to Amend the main motion by removing the emergency access from the approval, seconded by Commissioner Orr.

Commissioner Williamson noted the importance of connectivity, especially in an emergency. Commissioner Williamson asked for more information about the easement, visibility of the emergency access and about the unpaved connection.

Mr. King explained that this is an opportunity to do a better job of planning as many of the neighborhoods along Highway 96 are dead ends with only one entrance. The emergency access connection is for the benefit of the residents. Mr. King recommended leaving the easement in the proposal and discussing technical concerns about the connection to Charlston Green. These are not unusual concerns and can be resolved.

Chair Lindsey asked Mr. Gamble about the connections to the east and if those have easements.

Mr. Gamble noted that those are existing roads.

Motion to Amend

The motion to amend carried 4-3 (Commissioners Lindsey, Mann and Williams voting against).

Main Motion

The main motion as amended, removing the emergency access, carried 6-2 (Commissioners Mann and Williams voting against).

20. Medcore Medical Building Subdivision, Final Plat, Revision 2, Creating 1 New Lot, Extending An Access Easement, And Creating A Water Quality Easement, On 7.8 Acres, Located At 1000 Physicians Way. (CONSENT AGENDA)

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

Attachments:

1. MAP Medcore Medical Building Subdivision, Final Plat, Revision 2
2. COF 8734 Medcore Medical Building Subdivision, Final Plat, Revision 2 Conditions of Approval_01
3. COF #8734_2025-04-03_Medcore Medical Building Subdivision, Final Plat, Revision 2_Final Plat

The item was Approved on Consent Agenda.

21. Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), Creating 16 New Residential Lots And 1 Open Space Lot, On 5.61 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

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

Attachments:

1. MAP Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38)
2. 18-1022 Southvale - Section 1, Revision - Final Plat - CLIENT 2025-04-03
3. Conditions of Approval_Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots

The item was Approved on Consent Agenda.

22. Southvale PUD Subdivision, Final Plat, Section 2, Creating 43 Residential Lots And 5 Open Space Lots And Dedicating Right Of Way, On 33.042 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

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

Attachments:

1. MAP Southvale PUD Subdivision, Final Plat, Section 2
2. 18-1022 Southvale - Section 2 - Final Plat - CLIENT 2025-04-03
3. Conditions of Approval_Southvale PUD Subdivision, Final Plat, Section 2

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

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

There being no further business, the meeting adjourned at 9:44 PM.



Chair

5/22/25
Date