



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 11, 2025

7:00 PM

Eastern Flank Event Facility

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), Alderman Ann Petersen, Michael Orr, Alma McLemore, Jimmy Franks, Jenny Williamson, Marcia Allen, Scott Harrison, Nick Mann

Commissioners Absent: None

Staff Present: Emily Wright, Kelly Dannenfelser, Chelsea Randolph, Joey Bryan, Melodie Brady, Vernon Gerth, 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 October 23, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes October 23 2025

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to approve the Minutes from the October 23, 2025 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked Vernon Gerth, Assistant City Administrator for Community and Economic Growth, to come forward in recognition of his 18 years of service to the community and to the FMPC. Chair Lindsey stated that Mr. Gerth has been invaluable to the Commissioners over the years. His attendance at the Planning meetings and his ability to explain complex issues have been a support that will be missed. As a show of appreciation, Chair Lindsey presented a clock to Mr. Gerth with an inscription that says, "In appreciation and support of the Franklin Municipal Planning Commission, 2007-2025."

Mr. Gerth thanked the Commission for their dedication and steady leadership over the last 18 years as the City of Franklin has grown stronger. Mr. Gerth further stated that it has been a privilege to serve alongside the Planning Commissioners and the passionate city staff that truly care about the community through thoughtful decision-making. Continuing, Mr. Gerth explained that the expertise, professionalism and integrity are unmatched, and it has been a privilege to work with the Commission and city staff. Lastly, Mr. Gerth thanked the Commissioners for including staff members in matters that come before the FMPC and seeking the insights and expertise of the talented Planning staff. Mr. Gerth finished by saying that he is confident the city is in good hands and wished continued success to all in guiding Franklin's future.

Ms. Wright thanked the Commissioners for their service and wished everyone a happy holiday with their families and into the new year. As a reminder, Ms. Wright asked the Commissioners to turn on their microphones when they speak and stated the next meeting will be back at the county building.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-4, 6-9, And 13-18 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve items 3-4, 6-9 and 13-18 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Call On Letter Of Credit For Performance Agreement For Green Infrastructure Improvement; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

Sponsors: Melodie Brady

Attachments:

1. ACTION REQUESTED_ Highlands at Ladd Park section 19
2. FMPC Reminder letter 12-2025
3. Tracking for letter mailed
4. Highlandd at Ladd Park FP, sec 19 - green infrastructure inspection punch list
5. Highlands at Ladd Park FP, sec 19 - sewer inspection punch list
6. PA

Staff Presentation: Melody Brady. Ms. Brady stated that the purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning two outstanding improvements within the Highlands at Ladd Park PUD Subdivision, Section 19. Two improvements within Section 19 of the Highlands at Ladd Park Subdivision have been extended for over eight years, and at this time staff is recommending that the Planning Commission call on these Letters of Credit to allow the City to oversee the completion of these improvements.

The key factors leading staff to make this recommendation include the following:

- The final plat for Section 19 was approved with conditions on July 23, 2015.
- The performance agreement was executed on June 17, 2016, and the associated Irrevocable Standby Letter of Credit was issued on January 25, 2021.
- In accordance with City procedure, staff has annually provided action requests to Boulevard Building Group, LLC offering the option for the developer to request the release of the improvement to maintenance, request a 75% reduction in the agreement amount, or request a one-year extension.
- The sewer improvement was accepted and released to maintenance in December 2022.
- On March 6, 2024, staff contacted Matthew Beata regarding the required green infrastructure improvement. Mr. Beata responded that the work would occur in the spring and that he would contact the City to schedule an inspection; however, no further communication was received.
- On August 21, 2025, staff sent both an email and mailed letter to Mr. Beata notifying him that unless the performance agreement could be released to maintenance or the maintenance period could be released, the City would proceed with calling the letter of credit at the December 11, 2025 FMPC meeting.
- To date, the applicant has not completed the remaining improvements and has not provided any response to the City's most recent notices.
- The surety amount for green infrastructure improvement is \$83,000.00 and the amount for sewer improvement is \$8,900.00.

Given the age of the subdivision approval, the outstanding required improvements, the applicant's lack of response, and the City's obligation to ensure completion of public improvements, staff feels that continuing to extend this performance and maintenance agreement will not be in the best interests of the City or the residents of this subdivision.

RECOMMENDATION:

Staff recommend that the FMPC declare the performance agreement and maintenance agreement to be in default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City.

Public Comments: None

MOTION

Commissioner Orr motioned to declare the performance agreement and maintenance agreement to be in

default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City, seconded by Commissioner McLemore.

Commissioner Mann thanked staff for their persistence in keeping developers accountable for expected maintenance and improvements in accordance with the development plans that the Commission spends many hours reviewing and approving.

The motion carried 9-0.

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Resource Centre PUD Subdivision, Final Plat; Accept The Traffic Signal And Warrant Study Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Resource Centre FP - action request
2. Resource Centre FP - inspection punch list

The item was Approved on Consent Agenda.

9. Water's Edge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Water's Edge FP, sec 2 - action request
2. Water's Edge FP, sec 2 - inspection punch list

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

10. Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike.

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

Attachments:

1. MAP The Madison Rez-DP
2. RES_2025-93_TheMadisonPUDVestExt_Combined_LawApproved02
3. 2025.10.13 - The Madison Franklin Extension of Vesting Rights Request

4. THE MADISON PUD DEVELOPMENT PLANS

Staff Presentation: Joey Bryan. Mr. Bryan stated that the request is to extend the vesting period by 36 months, from March 10, 2026, until March 10, 2029, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the Madison PUD was approved by BOMA on March 10, 2020. The plan includes the existing Madison multifamily complex and proposes the demolition of one existing building and the construction of three additional multifamily buildings. The proposed development increases the unit count by 64 units, to a total of 254 units. The project had two Modifications of Standards both dealing with the class C buffer, one on the western property line and one on the eastern property line with both being approved by BOMA unanimously. A previous 3-year vesting extension was granted in July 2022, and a site plan was approved in December 2023, however no building permits have been secured for the site. The applicant is committed to constructing these additional units once financing has been secured. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. The site layout and locations of buildings and parking lots within the existing development limit the location of new buildings and parking lots. All new buildings would be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking, while promoting the pedestrian experience in both aesthetics and safety, limits parking placement for the required spaces needed. It is unknown if the same density could be met under current development standards, and allowable density would be highly dependent upon a new design for the site that complies with the Zoning Ordinance. However, since the site is already an existing development, application of the frontage standards to only the new buildings may require changes that are easily accommodated in a new plan. Alternatively, if development was allowed to continue under its current plans, the proposed building and parking placements would be consistent with the 17 other buildings on the site. Staff would continue to support full access to Brink Place for better connectivity for the area, and any condition to reduce full connectivity would have to be granted by the BOMA. A Modification of Standards for Buffer requirements would likely not be required along the entire perimeter of the development and would be limited to where new development was adjacent to existing single-family lots. Based on the current layout, the requirements for Transition Zones would not limit development potential. Lastly, stormwater drainage issues would still need to be resolved, and would need to comply with the current BMP manual.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approve Resolution 2025-93 should they determine that the continuation of vested rights is in the best interest of the community.

Public Comments: None

Applicant: Not Present

MOTION

Commissioner Harrison motioned to recommend approval of Resolution 2025-93 to the Board of Mayor and Aldermen, seconded by Commissioner Franks.

Commissioner Mann (mic off) stated that it appears the necessary permits and community preparation have not been completed and asked why they were not completed.

Mr. Bryan explained the site plan was approved by city staff for development and at that point developers are waiting for financing to come through. The developer communicated with staff that financing is the last hurdle and they are hoping to break ground next year.

Commissioner Mann (mic off) stated that the request was from the applicant, but the applicant is not here.

Commissioner McLemore (mic off) noted that this project was approved just before COVID which created financial delays for many developments.

Commissioner Mann noted that he could not support the motion for a blanket extension without the applicant being present to answer questions.

Commissioner Franks asked Mr. Bryan to pull up the project to view the application for reference. Mr. Bryan explained that the development is located along Del Rio Pike. The applicant plans to demolish one of the existing buildings, build three new buildings and renovate the parking area and add open space.

Commissioner Franks asked what the result would be if the extension was not granted for the development.

Mr. Bryan explained that the project would lose its entitlements and must start over with the process.

Commissioner Franks stated that given the economy, interest rates and inflation over the last few years and with the hopes of valuations going back down on affordable housing, the Commission needs to support the project.

Commissioner McLemore agreed with Mr. Franks and asked how long the extension would last.

Mr. Bryan stated that the request is for a 3 year extension with a ten year maximum.

Ms. Wright noted that if the project got close to the final deadline, the developer could request a future extension of that deadline as it is not known what the future may hold.

The motion carried by a vote of 8-1 with Commissioner Mann voting against.

REZONINGS/DEVELOPMENT PLANS

11. Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike.

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

Attachments:

1. MAP 1211 and 1217 Liberty Pike, Rezoning
2. ORD_2025-51_LibertyPikeRezone_Combined_LawApproved
3. 2025-11-06 1211&1217 Liberty Pike Rezone Plans
4. Appendix E Interstate Corridor Building Heights (Envision Franklin)
5. Citizen Comments Rezoning 1211 1217 Liberty Pike

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the subject properties are two separate lots, are currently vacant and have been specifically zoned as General Office (GO) District for many years. General Office District allows for a transition from intensive commercial uses along the I-65 corridor to adjacent single-family residential uses. Envision Franklin places both lots within the Regional Commerce Design Concept. Envision Franklin's height map recommends a maximum height of three stories for the property at 1217 Liberty Pike to help transition away from the Liberty Pike and Carothers Parkway intersection to the residential areas to the south. This request would not accommodate the recommendations of Envision Franklin for this property. Envision Franklin allows for six stories in height for 1211 Liberty Pike, assuming all the zoning requirements can be met. Envision Franklin could support the rezoning of 1211 Liberty Pike due to the guidance of the height map. Due to the request for rezoning only partially meeting the intent of Envision Franklin staff can't support the rezoning request for 1211 and 1217 Liberty Pike.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Ordinance 2025-51.

Citizen Comments:

Lane Finch, 701 Langford Ct. Ms. Finch stated that her family moved specifically to this neighborhood for the quiet and peaceful surroundings as the road is a dead end. Ms. Finch expressed her concerns about rezoning 1211 and 1217 Liberty Pike to RC, because there is a strong possibility that the dead end would connect to Liberty Pike making the neighborhood a cut through from Liberty Pike to Highway 96. The rezoning would create high traffic along with noise and light pollution for the quiet neighborhood.

Jay Rae, 704 Langford Ct. Mr. Rae stated that his property is located south of the property in question. Currently, trees block and filter noise and light pollution from Carothers and Liberty Pike. Development would

destroy property values according to Mr. Rae, and there are significant drainage issues from the subject property that affect his property and others in the neighborhood. Clear cutting the trees on the subject property for the powerlines will increase the drainage issues and expense to homeowners in the Breckenridge Subdivision.

David Stewart, 700 Langford Court. Mr. Stewart stated that whether development occurs under the current zoning district or the RC district, the environmental impact will be the same. Mr. Stewart noted that under the RC district, landscaping requirements are half of the requirements under the current zone, which worsens the impact to the land. Lastly, Mr. Stewart thanked the Commission for allowing time for county residents to state their opinions as it shows the City of Franklin is looking out for preservation and boundaries of other folks.

Applicant: Adam Crunk, Crunk Engineering, representing the property owner. Mr. Crunk began by outlining a brief history of the property. Over the last 15 years three site plans have been submitted for office building development, none of which resulted in final construction for various reasons. Since COVID 19, there have not been any submittals for this property due to the properties main permitted use is for office buildings. Due to the economic conditions and the lack of development activity, the owner is proposing to rezone the property to Regional Commerce (RC) which is a supported use in Envision Franklin. The owner is considering the possibility of a retail area or between Liberty Pike and the large electrical lines that bisect the property and in the rear of the property, south of the powerlines, a senior living facility, additional retail or medical office use. Mr. Crunk stated that considering the transitional buffer requirements in place under the current zoning code, the feasibility of a four story building, with the proximity of the power lines, would be difficult, if not impossible. Mr. Crunk went on to say that the transitional buffer would be 25 feet of undisturbed trees, another 50 ft before a building could be built and at that point the tallest structure could only be about 40 feet which could only be a three story building, and the building would be less than 150 feet away from the power lines. Mr. Crunk explained that a few years ago, rezoning was attempted by subdividing the property (one parcel north of the electrical lines and the other parcels south of the electrical lines), and to rezone at that time, the property had to be replatted with the new boundary line. Sewer requirements were encountered from the sewer department allowing the plat only if a fully engineered, approved, and bonded sewer report proving that a gravity sewer was available to the property. Mr. Crunk explained that even though there was an approved site plan in 2017 showing proof of a gravity sewer, the project was unsuccessful and became a burden too high for the property owner to continue. Lastly, Mr. Crunk stated that the request is to rezone the property to RC 4 to permit the best uses for development of this property within recommendations of Envision Franklin.

MOTION #1

Commissioner Franks motioned to recommend approval to BOMA, Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike, seconded by Commissioner Harrison.

Commissioner Allen stated that staff recommended disapproval of the request as Envision Franklin guidelines recommend up to three stories for 1217 Liberty Pike and up to six stories for 2011 Liberty Pike.

Ms. Randolph stated that the request is to rezone both properties to accommodate structures up to four stories on both parcels.

Commissioner Allen pointed out that based on the recommendations of Envision Franklin, the property at 1217 Liberty Pike is eliminated even though 1217 is three times as large as the 1211 property.

Ms. Randolph explained that the request was made for both properties and based on the height map guidelines in Envision Franklin, the property at 1217 can accommodate a building no taller than three stories. The property located at 1211, according to the height map, can support a six story building because the 1211 property is considered a transition to RC 6 which is a denser usage area. The application was reviewed based on the entire request, both properties collectively, and was not recommended for approval because both properties were included in the request.

Commissioner Allen stated that the point she was trying to make is that 1217 is the larger parcel by three times.

Commissioner Mann stated that he does not see a compelling reason to go against staff recommendations, at least at this point. With more information from the applicant about what would potentially be proposed in the locations, a better understanding and decision can be made regarding rezoning. Mr. Mann stated that he cannot support giving, in a sense, a blank slate to the applicant without a better understanding of what the future will hold for the properties.

Alderman Petersen noted that so much of the property at 1217 Liberty Pike is adjacent to county residential areas making it difficult to consider.

Commissioner Williamson also noted her concerns about the residential area adjacent to 1217 and stated that given more information about how the property may develop, the Commission would be better equipped to consider rezoning. Ms. Williamson explained that there are several great uses in RC 4 that could be successful in this location and provide more of a transition to residential areas. Lastly, Ms. Williamson stated that it would be best to stick with staff's recommendations on this matter.

Commissioner Harrison asked staff if the main issue for disapproval is that the height and density of both parcels would increase and asked if the existing height overlay restrictions supersede the issue.

Ms. Randolph explained that the properties are currently zoned GO which allow for 3 stories. If rezoned, staff would consult Envision Franklin and Envision Franklin does allow the potential for staff to support six stories in height for the smaller property. If the applicant's request to rezone both properties for RC 4 was approved, the applicant would be able to build a four story structure on each parcel.

Ms. Randolph reiterated that the zoning request is for Regional Commerce 4 and would not be used as residential space. At this point, staff does not know the intent of what the applicant might propose.

Chair Lindsey stated that right now the applicant could build a six story building, correct?

Ms. Randolph stated that no, the applicant is permitted to build a three story building on each parcel because the properties are zoned General Office. The reason a six story building came into the conversation is the applicant requested to rezone both sites and information was given to the Board for both sites. As the zoning ordinance exists today for both properties 1211 and 1217, the applicant could build two three story buildings. Discussion regarding six stories comes from Envision Franklin (RC4) and what staff may consider and does not come into play unless the applicant is ready to develop the properties.

Chair Lindsey stated that if approval was granted for the application, the parcels would be rezoned to RC 4 and permitted to build two four story buildings.

Ms. Randolph stated that was correct.

Alderman Petersen mentioned concerns about drainage.

Ms. Randolph stated that drainage is not something that is evaluated at this level of the process, but should the application be approved to be rezoned or if the properties remain zoned GO, and the applicant submits a site plan, at that time, drainage would be evaluated. Until a site plan is submitted, staff cannot provide information regarding drainage for the subject properties.

Chair Lindsey reminded the Commissioners that the current motion is for approval of the rezoning request and to vote appropriately on the motion.

The motion failed by a vote of 1-8 with Commissioners Lindsey, Orr, Mann, Allen, McLemore, Williamson, Harrison and Alderman Petersen voting against.

MOTION #2

Commissioner Harrison motioned to recommend disapproval to BOMA, Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike, seconded by Commissioner Harrison, seconded by Commissioner Allen.

The motion carried by a vote of 9-0.

12. Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane.

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

Attachments:

1. MAP 4325 Long Lane Rezoning
2. ORD_2025-50_4325LongLnRez_Combined_LawApproved
3. 4325 Long Lane Rezoning Request
4. Combined Citizen Comments 4325 Long Lane Rezone

Staff Presentation: Joey Bryan. Mr. Bryan explained that the applicant is requesting to rezone the property at 4325 Long Lane from Estate Residential (ER) District to Office Residential (OR) District. The property consists of 7.01 acres. It is the applicant's intent to utilize the existing building as office and administration space for the neighboring Refuge Center complex. Envision Franklin places this property in the Regional Commerce Design Concept. Regional Commerce supports a variety of uses including retail, office, restaurant, hotel and institutional, with higher, more intense uses being located closer to the Interstate-65 corridor. Envision Franklin supports the proposed rezoning as it supports the office use and requires minimal changes to the existing site. Any further development or additional uses on the property may require a new rezoning to a district that would support those changes.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-50.

Citizen Comments:

John Sehring, 779 Fontwell Lane. Mr. Sehring stated that residents of Ladd Park were not notified about the rezoning request for this property until a letter was received, two days ago, addressed to the HOA property manager. Mr. Sehring stated that the track of land is for residential purposes and after extensive research, he could not find any indication that the property was purchased by the Refuge Center. Mr. Sehring expressed his concerns about the property being proposed for rezoning without an identified use, but should the property be rezoned, traffic is a concern along with property values. Also concerning to Mr. Sehring is that more information is not available and how it will be developed. Lastly, Mr. Sehring stated that he spoke to several of his neighbors and it appears residents were not notified.

Applicant: Greg Gamble, representing the property owner, Keith Baker. Mr. Gamble stated that the request before the Commission is to rezone the 7 acre property from Estate Residential District to Office Residential District. The building type permitted by Envision Franklin for Office Residential is a home/house, one that looks and feels like a house. Mr. Gamble referenced the ariel view of the 4900 square foot home and explained that sewer service is provided by a septic tank. Also, Mr. Gamble stated that in talking with water and sewer department, the home could be leased as office space if there is not an expansion of square footage. Office space of 4900 square feet uses less water services than a single family home. The 7 acre property is too small to subdivide, and the owner is not proposing any sort of expansion or any additional principal structures which are not allowed according to Envision Franklin guidelines. The options for the owner include renting/leasing the home for residential use or preferred by the owner, leasing the home as office space. Mr. Gamble stated that he contacted the HOA president of Ladd Park to schedule a residential meeting, but he was told "no, a meeting would not be necessary." Mr. Gamble explained that multiple neighbors surrounding the property had contacted him, after receiving his notification letter with his cell phone number, to see what was going on with the subject property. Mr. Gamble apologized to Mr. Sehring about not receiving a notification letter. Mr. Gamble stated he would be happy to answer questions.

MOTION

Commissioner McLemore motioned to recommend approval to BOMA, Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane, seconded by Commissioner Harrison.

Commissioner McLemore (mic off) mentioned concerns about citizens who may not have been notified.

Ms. Wright explained that notification is sent to property owners who live within 500 feet of the border of the subject property. Signs are also posted on the property to notify the public of potential rezoning requests.

Alderman Petersen noted that the Planning Commission received several letters from the public. Mr. Gamble explained that public notifications are required to be submitted to Planning Staff, with a notarized affidavit, stating that letters were sent to everyone on the list provided by staff. City staff provides the list of property owners who should be notified. Mr. Gamble restated that several neighbors contacted him after receiving the notification letter and as a result, he has built relationships with those neighbors and confidently knows the letters were received.

The motion carried by a vote of 8-1 with Alderman Petersen voting against.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Academy Park II Subdivision, Final Plat, Creating 1 Civic Institutional Lot, On 1.28 Acres, Located At 1308 Academy Street. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford
Attachments: 1. MAP Academy Park II Subdivision, Final Plat
 2. Conditions of Approval_Academy Park II Subdivision, Final Plat
 3. Academy Park II Subdivision_Final Plat_11062025

The item was Approved on Consent Agenda.

14. Century Industrial Park Subdivision, Site Plan, Developing 255,543 Square Feet Of Civic Space, On 11.53 Acres, Located At 408 Century Court. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments: 1. MAP Century Industrial Park Subdivision, Site Plan
 2. 8939 Century Industrial Park Sub SP_WilCo Justice Center_Conditions of Approval_01
 3. 1-6 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106
 4. 6-12 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-2
 5. 13-18 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-3
 6. 19 24 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-4
 7. 25 30 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-5
 8. 31 36 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-6
 9. 37 42 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-7
 10. 43 46 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-8

The item was Approved on Consent Agenda.

15. Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13, Consolidating Lots And Parcels Into 1 Civic Lot And Establishing Easements, On 26.25 Acres, Located At 408 Century Court. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments: 1. MAP Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13
 2. 8929 Century Industrial Park Sub FP Sec 1 Rev 9 Lot 13_Conditions of Approval_01
 3. COF#8939_Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13

The item was Approved on Consent Agenda.

16. Galleria Commercial Complex Subdivision, Final Plat, Revision 41, Creating 1 Commercial Lot On 5.34 Acres, Located At 1800 Galleria Boulevard. (CONSENT AGENDA)

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

Attachments:

1. MAP Galleria Commercial Complex Subdivision, Final Plat, Revision 41
2. 8964 Galleria Commercial Complex Sub FP Rev 41_Conditions of Approval_01
3. Galleria Commercial Complex Subdivision Rev 41 Final Plat

The item was Approved on Consent Agenda.

17. Margin District Subdivision, Final Plat, Creating 1 Mixed-Use Lot, On 2.02 Acres, Located At 314 Cummins Street And 713, 717, 735, 805, 811, And 813 Columbia Avenue. (CONSENT AGENDA)

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

Attachments:

1. MAP Margin District Subdivision, Final Plat
2. 8963 Margin District Sub FP_Conditions of Approval_01
3. 20081_MarginDistrictFinalPlat_2025-11-06

The item was Approved on Consent Agenda.

18. Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion), Adding 16,000 Square Feet Of Civic And Institutional Space To An Existing Building, On 16.43 Acres, Located At 2010 And 2012 Quail Hollow Circle. (CONSENT AGENDA)

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

Attachments:

1. MAP Quail Hollow Business Park, Site Plan, Section 2, Lot 7
2. COF 8967 Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling HiConditions of Approval_01
3. 1-7 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion
4. 8-14 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-2
5. 15-21 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-3
6. 22-28 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-4
7. 29-35 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-5
8. 36-38 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-6

The item was Approved on Consent Agenda.

SUBDIVISION REGULATIONS TEXT AMENDMENTS

19. Consideration Of Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. RES_2025-89_SubRegsUpdate_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that updates proposed by staff touch on two different topics—changes in vested rights legislation and surveyor requirements related to monument placement. The updates proposed by staff touch on two different topics—changes in vested rights legislation and surveyor requirements related to monument placement. For the first topic, the changes proposed respond to recent changes to State Law regarding the timing of vesting entitlement. Preliminary Plats are considered a "Preliminary Development Plan" that obtains vested rights, and so Section 4.2.9 has been updated to reflect the language of State Law, and matches the proposed changes in the Zoning Ordinance. Addressing Surveyor requirements related to monument placement, it was brought to staff's attention that there are some instances when the monuments identifying new property corners are not always set at the time of plat recording, and that the current language of the Surveyor signature block does not reflect this condition. Staff researched the topic, specifically the Rules of the Tennessee Board of Examiners for Land Surveyors Standards of Practice. Staff found that Section 0820-03-.07 requires that plats clearly note whether monuments were

found or set, and then outlines the size, material, and identification detailing for the monument, and Section 0820-03-.08 further regulates the marking of property corners. However, nowhere in these rules defines the timing of when those pins must be set. As discussed at the Joint Conceptual Workshop, the timing of pin placement is pertinent to the selling of a lot. Land is transferred by deed, and a plat is a tool that can be used as a reference when creating the legal description of a lot for a deed, but a plat is not the document which transfers ownership of land. It is the responsibility of the creator of the deed to ensure that the legal description being created matches the site conditions, including locating all monuments to be referenced. Therefore, addressing the timing of the monument placement can give those involved in land transfer a clearer sense of what to expect when investigating site conditions.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2025-89.

Citizen Comments: None

MOTION

Commissioner Harrison motioned to approve Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations, seconded by Commissioner Allen.

The motion carried by a vote of 9-0.

Chair Lindsey commended the planning commissioners who raised the question about timing of setting a corner point and further recognized staff going as far as the Tennessee Board of Examiners for Land Surveyors to research how to appropriately address the issue.

ZONING ORDINANCE TEXT AMENDMENTS

20. 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 Overlay Districts, 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. FMPC 2025 12 11 ZO Update Amendment Presentation
 2. ORD_2025-25_AmendZO_Combined_LawApproved07
 3. BOMA WS 2025 11 11 ZO Update Amendments Presentation
 4. FMPC 2025 08 28 ZO Update Presentation

Staff Presentation: Kelly Dannenfesler. Ms. Dannenfesler explained that because one amendment was made at the second reading at the BOMA meeting, state law requires any change to the zoning ordinance must receive a planning commission recommendation. The amendment is a small one dealing with the CAO1, Columbia Avenue Overlay Subdistrict, only. It is the HG Hill plan amendment that came through the September Planning Commission and came back in October so that the zoning could match the new heights as established by Envision Franklin. A motion to amend the amendment was made at the second reading to allow for up to three stories or allow it to be eligible for up to three stories, with a development plan approval. This means that the process would change if an applicant wanted to build three stories, it would go through the development plan approval process with the PD district and the rationale given was that this is a very important corridor. It is adjacent to a National Historic Landmark property and very historic in nature. The development plan process allows more public input because a neighborhood meeting is associated with the development plan. There is more flexibility in the design process as it moves through the process with more chances for additional review. This type of requirement has been used before from 2008 to 2019 with the central Franklin area overlay. Ms. Dannenfesler explained that similarly Harpeth Square came through as a kind of block redevelopment.

Commissioner Harrison asked for a simplified version of the change.

Commissioner McLemore asked for a summary of the difference between what BOMA proposes and what is requested from the FMPC and what has already been approved.

Ms. Dannenfelser referred to her PowerPoint presentation and stated that at the 2nd reading on November 11, the BOMA further amended the ordinance for CAO1, Columbia Avenue Overlay Subdistrict to allow the building height to be eligible, through development plan approval, for three stories with a 10 foot step back on the third story.

Commissioner Williamson recused herself from this item.

Ms. Dannenfelser explained that the amendment BOMA added put additional language that said building height could be eligible through a development plan approval for the three stories with a ten foot step-back on the third story.

Commissioner McLemore noted that she thought the FMPC already included additional language to the zoning ordinance update specific to this topic.

Commissioner Allen asked staff, considering what the amendment will change, which body would grant approval (FMPC, BOMA or staff). The amendment is saying that the submittal must be heard by several bodies before approval is granted.

Ms. Dannenfelser explained that it depends on what uses are brought forward by the applicant will determine whether the plan goes before the planning commission or whether it is administratively approved. The applicant's request is what determines the path of approval.

Ms. Billingsley suggested creating a motion before more discussion about the amended ordinance.

Public Comment:

John Cooper, Holland and Knight. Mr. Cooper stated that he represents the HG Hill Realty Company. Mr. Cooper explained that the amendment added by BOMA will directly and solely impact the entire HG Hill project and specifically his client, HG Hill Realty Company, a well-known company operating in the area for more than 130 years. Mr. Cooper stated that HG Hill team have been working with planning staff for more than a year on this mixed use development. This Planning Commission, in September approved the amendment to the Envision Franklin plan to allow three stories with a ten foot step back on the third story. Then the next month, in October, an amendment was approved for the Columbia Avenue Overlay to include the new language that then went to the BOMA. And on November 11th, without any discussion with the property owner, an amendment was added by a motion to require that BOMA approve a development plan before consideration could be heard regarding the third story. Part of a planned development district, which is a rezoning, meaning this property would have to be rezoned to get three stories. This is a lengthy and expensive process and had the HG Hill Co. known about this requirement, could have accommodated it but at the last minute to require a development plan approved by BOMA, it is not reasonable and jeopardizes the entire project. From a development standpoint, submission of a development plan is significant. At the last BOMA meeting the rationale for this change was stated that a similar development was approved in the area and what was built was not what BOMA thought was going to be built. Mr. Cooper stated that, in his client's opinion, this should not have an impact on the HG Hill mixed use project. Mr. Cooper noted his clients' track record in the building industry in middle Tennessee as one that builds what they say they will build. As Mr. Granbury, CEO HG Hill Company stated in front of the BOMA meeting, his team has complied with every process, request, and meeting throughout the process and have received unanimous approval from the BZA and the FMPC and to be faced with a requirement to rezone the property, at the last minute, is not something that can be agreed to. Lastly, Mr. Cooper asked the Commission to recommend removal of the amendment to BOMA.

Ms. Billingsley stated that if the Commission does not want to recommend approval of the amendment to BOMA, the language used should be a motion to recommend the amendment, that requires a development plan to be submitted if the applicant chooses to build 3 stories, be rescinded to BOMA. To further clarify, Ms. Billingsley explained and reminded the Commission that the amendment to the CAO1 is the only question before the FMPC as the remaining updates to the zoning ordinance in Ordinance 2025-25 have already been approved.

MOTION

Commissioner Franks motioned to recommend that the amendment made at BOMA to Ordinance 2025-25 requiring a development plan to be submitted for the CAO1 overlay should the applicant choose to build three stories, be rescinded; all other updates included in Ordinance 2025-25 remain approved, seconded by Commissioner Allen.

Ms. Wright answered an earlier question stating that before this amendment was made and a site plan was submitted, the submittal would require review by the FMPC, not only staff because it is in the CAO1 Overlay which requires review by the FMPC.

Alderman Petersen stated that it was said at the BOMA meeting that BOMA oversees the zoning ordinances.

Commissioner Allen expressed her frustration and disagreement with Alderman Petersen’s statement and stated that she has been an Alderman and a Commissioner on the FMPC and the zoning ordinance is not strictly governed by BOMA.

Ms. Billingsley stated that BOMA has final approval regarding zoning ordinances.

Commissioner Allen explained that FMPC has certain duties and responsibilities regarding the zoning ordinance.

Commissioner Franks noted that the applicant is being treated unfairly as the applicant has complied with every requirement and meeting over the last year.

Commissioner Mann stated that he will support the motion to recommend to BOMA that the amendment be rescinded because the applicant has met every obligation required by the process and to expect compliance with more regulations that were not stipulated at the beginning, does not seem fair and not the intent of the land development process.

Commissioner Orr stated that members of the BOMA have had ample opportunity to express their concerns regarding this amendment to FMPC and have not done so. Commissioner Orr went on to say he fully supports the motion and does not have a problem rescinding the motion.

Alderman Petersen stated that another similar development down the road in the CAO1 Overlay on west side was approved by BOMA

Commissioner McLemore mentioned that the very same situation existed for the Margin District development across the street from the HG Hill property.

Ms. Wright explained that the Margin District property and those properties acquired for that project did go through the same process as the HG Hill site with each requesting an Envision Franklin amendment which was approved by this Commission in each instance. Then, an amendment to the zoning ordinance to match that was approved for the Margin District.

The motion carried by a vote of 8-0 with Commissioner Williamson recusing herself from voting.

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, Commissioner Harrison motioned to adjourn the meeting, seconded by Commissioner Mann. The motion carried by a vote of 9-0 and the meeting adjourned at 08:17 pm.

Roger A. Lindsey
Chair

January 22, 2026
Date