



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, May 22, 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

Acting Chair Michael Orr called the meeting to order at 07:00 PM

Board Members Present: Scott Harrison, Michael Orr, Ann Petersen, Marcia Allen, Jimmy Franks, Alma McLemore, Jenny Williamson

Board Members Absent: Nick Mann, Roger Lindsey

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 Orr 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 April 24, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. FINAL April 24 2025 FMPC Minutes

A motion was made by Commissioner Scott Harrison, seconded by Commissioner McLemore to approve the Minutes from the April 24, 2025, meeting. The motion carried 7-0.

ANNOUNCEMENTS

Chair Michael Orr asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-7 And 10-12 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3 through 7 and 10 through 12 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Drainage Improvement To May 28, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Natures Landing Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 28, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

8. Consideration Of Resolution 2025-37, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.

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

- Attachments:**
1. MAP East Works District PUD
 2. RES_2025-37_EastworksPUDVestingExt_Combined_LawApproved
 3. Entitlement Extension Request - East Works District PUD(4.24.25)
 4. Approved Development Plan - East Works District PUD
 5. ORIGINAL STAFF REPORT 7239 - East Works District PUD

Staff Presentation: Chelsea Randolph. The request is to extend the vesting period by 18 months, from July 14, 2025, until January 14, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the East Works District PUD was approved by BOMA on July 14, 2020. The plans include a mix of hotel, restaurant, retail, office, and multifamily uses. Overall, it was approved for 1,615 units, 9 town homes, 1,000,000 square feet of existing and proposed nonresidential space, including 605 hotel rooms. The project had seven Modifications of Standards including six signage MOS and 1 building type MOS. Buildings range from one to twelve stories, and a communal gathering space further emphasizes the pedestrian-oriented design in addition to the smaller pockets of green space to the interior and around the perimeter of the property. Staff recommended approval, with conditions, of the Development Plan.

This plan has requested and received a vesting extension for the first three-year period and their vesting was extended to July 14, 2025. The applicant submitted a site plan for the first section of the development, which was approved on the August 2023 Administrative Agenda. In addition, two site plans have been submitted to conduct offsite roadway improvements on Carothers Parkway at Mayfield Drive, which were approved on the February 2023 Administrative Agenda. 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 differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor and could be incorporated into the design without major changes to the plan. The sewer capacity for this project has been accounted for in Water Management models. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. Traffic volumes in the area have increased, negatively impacting the level of service on adjacent roadways and consequently, the required offsite improvements. Additionally, the Board of Mayor and Alderman have approved an increase in the road impact fees since the approval of this development to better support the City's ability to pay for much-needed infrastructure.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2025-37 if they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant Presentation: Kyle McGavin. Mr. McGavin thanked Ms. Randolph for the accurate summary and stated that he

would be glad to answer any questions. Mr. McGavin also noted that there were unfortunate delays the additional eighteen months would allow time for the project to commence.

MOTION

Commissioner Harrison motioned to recommend approval of Resolution 2025-37, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway to the Board of Mayor and Aldermen, seconded by Commissioner Franks.

Discussion : None

The motion carries 7-0.

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court.

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

Attachments:

1. MAP 408 Century Ct-WilCo Jail, Rezoning
2. ORD_2025-10_408CenturyCtRez_Combined_LawApproved
3. COF 8772 WCJSP_Rezoning Plan_20250430

Staff Presentation: Joseph Bryan. Mr. Bryan explained that there was a mistake in the public notice for this item (incorrect address). Staff requests the item be deferred to the June 26, 2025, FMPC meeting so that the public can be properly notified.

Applicant: None

Citizen Comments: None

MOTION

Commissioner Harrison motioned to defer Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court to the June 26, 2025, FMPC meeting, seconded by Commissioner Allen.

Discussion: None

The motion carries 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. EW Subdivision, Final Plat, Creating 2 Lots, On 7.95 Acres, Located On Columbia Avenue, Between Werthan Circle And Beasley Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP EW Subdivision, Final Plat
2. 2025-0014_FINAL-PLAT_REV_050125
3. Conditions of Approval

The item was Approved on Consent Agenda.

11. Southvale PUD Subdivision, Final Plat, Section 3, Creating 35 Residential Lots And 4 Open Space Lots, Revising Existing MTE Easements, And Dedicating Right Of Way, On 54.445 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 3
 2. 18-1022 Southvale - Section 3 - Final Plat - CLIENT 2025-05-01
 3. Conditions of Approval

The item was Approved on Consent Agenda.

12. Battle Ground Park Land Company Addition Subdivision, Final Plat, Revision 6, Resubdivision Of Lots 35 And 36, Creating 1 Single Family Residential Lot And Modifying Lot Lines On 1 Single Family Residential Lot, On 0.43 Acres, Located At 102 Battle Avenue And 1334 Columbia Avenue. (CONSENT AGENDA)

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

- Attachments:**
1. STEVENVADEN-8515-SUBD-C
 2. MAP Battle Ground Park Land Company Addition Subdivision, Final Plat, Revision 6

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

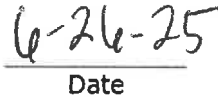
Chair Orr asked if there was any further business. There was none.

ADJOURN

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

There being no further business, the meeting adjourned at 07:11 PM p.m.


 Chair


 Date