



## City of Franklin

109 3<sup>rd</sup> Ave S  
Franklin, TN 37064  
(615) 791-3217

## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, January 22, 2026

7:00 PM

Williamson County  
Auditorium

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*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.franklinton.gov/planning](http://www.franklinton.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 p.m.

Commissioners Present: Roger Lindsey; Chair, Alma McLemore, Alderman Anne Petersen, Michael Orr, Nick Mann, Jenny Williamson, Scott Harrison

Commissioners Absent: Marcia Allen, Jimmy Franks

Staff Present: Amy Diaz-Barriga, Joey Bryan, Chelsea Randolph, 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 or by emailing [PlanningIntake@FranklinTN.gov](mailto: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 December 11, 2025 FMPC Minutes.

**Sponsors:**

**Attachments:** 1. Draft FMPC Minutes December 11 2025

A motion was made by Commissioner Orr, seconded by Commissioner Mann to the Approve the Minutes from the December 11, 2025 meeting. The motion carried 7-0

**VOTE FOR CHAIR & VICE CHAIR**

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

**Sponsors:**

**Attachments:** None

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to elect Roger Lindsey as Chair. The motion carried 7-0.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to elect Michael Orr as Vice Chair. The motion carried 7-0.

**ANNOUNCEMENTS**

Chair Lindsey stated that the sound system can be challenging as Ms. Diaz-Barriga must turn on the microphone for each person to speak. To have an accurate record of the meetings, Chair Lindsey asked the Commissioners to wait to be recognized before making a motion.

**CONSENT AGENDA**

3. Consideration Of Approval Of Items 4-8, 10, 11, 13-18, 24, And 25 On The Consent Agenda.

**Sponsors:**

**Attachments:** None

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison to approve items 4-8, 10, 11, 13-18, 24, and 25 as presented on the Consent Agenda. The motion carried 7-0.

**SITE PLAN SURETIES**

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Amelia Park action request  
2. Amelia Park inspection punch list

The item was Approved on Consent Agenda.

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Accept the Landscaping Phase 2 Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Berry Farms SP, sec 4, rev 1 - action request  
2. Berry Farms SP, sec 4, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1 And Landscaping Phase 3 Improvements To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

8. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

9. Dallas Downs Subdivision, Site Plan, Section 3; Call On Letter Of Credit For Performance Agreement For Landscaping Specimen Tree Replacement Improvement.

**Sponsors:** Melodie Brady

**Attachments:**

1. PA
2. Reminder letter 1-2026
3. Dallas Downs - inspection punch list

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that Dallas Downs Subdivision, site plan, section 3, landscaping specimen tree replacement improvement has been extended for over ten years, and at this time staff is recommending that the Planning Commission call on this Letter 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 site plan for Dallas Downs Subdivision, site plan, section 3 was approved with conditions in December 10, 2010.
- The performance agreement was executed on August 16, 2013, and the associated Irrevocable Standby Letter of Credit was issued on August 16, 2013.
- In accordance with City procedure, staff has annually provided action requests to Paul Pratt, Jr. with Kendall Hall Developers, LLC, offering the option for the developer to request the release of the improvements to maintenance, request a reduction in the agreement amount, or request a one-year maintenance extension.
- On November 3, 2025, staff notified Paul Pratt, Jr. via letter that unless the performance agreement could be released to a maintenance agreement, the City would proceed with calling the letter of credit at the January 22, 2026, FMPC meeting.
- On December 4, 2025, staff inspected the site and found deficiencies as listed on the attached inspection report.
- The surety amount for landscaping specimen tree replacement improvement is \$17,000.00.

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

**RECOMMENDATION:**

Staff recommend that the FMPC declare the performance agreement to be in default and authorize the calling of the agreement and surety, for the completion of the improvement under the supervision of the City.

Public Comment : None

Applicant: None

**MOTION**

Commissioner Harrison motioned to authorize the calling of the agreement and surety for the Dallas Downs Subdivision, Site Plan, Section 3, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

10. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 28, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Highlands at Ladd Park sec 17, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

12. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

**Sponsors:** Melodie Brady

**Attachments:** 1. PA  
2. Reminder letter 1-2026  
3. Longview - inspection punch list

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that Longview Subdivision, site plan, lots 11 and 12 (Universal Storage) has been extended for over ten 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 lots 11 and 12 (Universal Storage) was approved with conditions on April 15, 2015.
- The performance agreement was executed on November 10, 2015, and the associated Irrevocable Standby Letter of Credit was issued on November 5, 2015.
- In accordance with City procedure, staff has annually provided action requests to A.J. Ross with Franklin Columbia Avenue Self Storage, LLC, offering the option for the developer to request the release of the improvement to maintenance, request a one-time reduction in the agreement amount, or request a one-year extension.
- An action request for a one-time reduction was received on April 9, 2019, and was granted changing the surety amount for landscaping improvement from \$55,000.00 to \$42,000.00.
- On November 3, 2025, staff mailed a letter to Mr. Ross notifying him that unless the performance agreement could be released to maintenance agreement, the City would proceed with calling the letter of credit at the

January 22, 2026, 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.
- On December 4, 2025, staff inspected the site and found deficiencies as listed on the attached inspection report.
- The surety amount for landscaping improvement is \$42,000.00.

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

**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.

Citizen Comments: None

Applicant: None

**MOTION**

Commissioner Harrison motioned to authorize the calling of the agreements and sureties for Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage), seconded by Commissioner Orr. The motion carried by a vote of 7-0.

13. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

14. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:**

1. Rizer Point SP, sec 1 - action request
2. Rizer Point SP, sec 1 - inspection punch list

The item was Approved on Consent Agenda.

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

16. Water's Edge PUD Subdivision, Site Plan, Section 4; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

- Attachments:**
1. Water's Edge SP, sec 4 - action request (street trees)
  2. Water's Edge SP, sec 4 - action request (bioteten ponds)
  3. Water's Edge SP, sec 4 - inspection punch list (street trees)
  4. Water's Edge SP, sec 4 - inspection punch list (bioreten ponds)

The item was Approved on Consent Agenda.

17. Water's Edge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

- Attachments:**
1. Water's Edge SP, sec 5 - action request (street trees)
  2. Water's Edge SP, sec 5 - action request (bioteten ponds)
  3. Water's Edge SP, sec 5 - inspection punch list (bioreten ponds)
  4. Water's Edge SP, sec 5 - inspection punch list (street trees)

The item was Approved on Consent Agenda.

18. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 28, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

## VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2025-107, A Resolution Amending The Gateway Village PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Lynnwood Way And West Of Franklin Road, Located At 120 Davenport Boulevard.

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

- Attachments:**
1. MAP Gateway Village PUD Vesting Ext 2
  2. Gateway Village PUD DP Sheets
  3. RES\_2025-107\_GatewayVillagePUD\_VestExt\_Combined\_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan explained that the request is to extend the vesting period for 24 months, April 10, 2026, until April 10, 2028, to allow the applicant to secure any necessary permits and commence site preparation. The revised development plan for the Gateway Village PUD was approved by BOMA on October 11, 2021. The plan includes 6.75 DUA and 144,258 square feet of nonresidential space for a site that is composed of 60.50 acres. The revision was specifically submitted to request the addition of six residential units to their last remaining mixed-use building. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. A previous 3-year extension was granted by the Board of Mayor and Aldermen in October 2024. The applicant submitted a site plan for Lot 134, but it has not yet pulled any permits for the site. 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 (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen that they approve Resolution 2025-107 should they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comment: None

Applicant: Jim Lukens. Mr. Lukens stated that the intention is to develop the property as planned. More time is needed to pull together the financing and to pull permits. The property is the last one in Gateway Village and Mr. Lucans stated that everyone would like to see it finished out.

**MOTION**

Commissioner Harrison motioned to recommend approval to BOMA of the continuation of vested rights for The Gateway Village PUD Subdivision Located South Of Lynnwood Way And West Of Franklin Road, Located At 120 Davenport Boulevard, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

Chair Langley stated that the next three items are related.

**PLANS OF SERVICES/ANNEXATIONS/ZONINGS**

20. Consideration Of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee.

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

**Attachments:**

1. MAP Ingram Propety Annex
2. Ingram Annexation Sheets
3. RES\_2025-105\_IngramPOS\_Combined\_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that the Plan of Services outlines how infrastructure will need to be provided to serve the property of 79.89 acres. The property is contiguous to City limits and 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 long-term annexation capability area due to needed sewer improvements as well as an overall lack of existing road network. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements. 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 2025-105.

**Public Comment:**

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that there is not a good way for the city to provide service to this property as there is no road or street access. Mr. Dodson expressed his concerns about the city not having true intentions to provide services to this property but rather as an avenue for the adjacent property owner to get his property annexed into the city. Mr. Dodson stated that it is illegal to annex property into the city limits without providing basic services such as police, fire, and sewer.

Janet Curtis, North Chapel Road. Ms. Curtis questioned the validity of the request for annexation without a current development plan for the property. Ms. Curtis asked about the next steps and timelines for service implementation or if the service implementation timeline open ended? Ms. Curtis asked about the city's justification for the annexation other than providing connectivity to the noncontiguous Harlin property. Ms. Curtis suggested the city lacks real commitment to the execution of a service plan for this property and instead is providing an avenue for the Harlin project to move forward. Ms. Curtis finished up by stating that the request for annexation appears to be arbitrary with a halfhearted commitment to a plan of services.

Jeff Goodspeed, North Stagecoach Drive. Mr. Goodspeed stated that this request sends up serious red flags and feels like it is a coordinated effort to find a way to push the Harlin project through without the full scrutiny it deserves. Annexing the Ingram property would make the Harlin property contiguous, eliminating the need for an interlocal agreement mandated by the state for noncontiguous property. Mr. Goodspeed explained that if this annexation is approved, a precedent will be set that will allow unchecked developer driven growth and will undermine legislative protections against rapid growth. Mr. Goodspeed urged the Commissioners to reject the request to annex this property without full transparency and county city involvement and agreement.

Applicant: Greg Gamble, representing the Ingram family. Mr. Gamble explained that the Ingram family already owns 218 acres annexed in the city of Franklin in the same area as the subject property of 79.5 acres. For estate planning purposes, the Ingram family would like to have the land in one jurisdiction.

#### **MOTION**

Commissioner Orr motioned to recommend approval of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee to the Board of Mayor and Aldermen, seconded by Commissioner Williamson.

Commissioner Williamson stated that it makes sense to request the 79 acres be annexed into the city so that all the property is under one jurisdiction.

Commissioner McLemore stated that she thought at one time a referendum was required and asked staff about the timeline for the plan of services.

Ms. Billingsley stated that fire and police service would be immediate along with solid waste services.

Commissioner Mann stated that staff would not recommend approval of a resolution that would be illegal and would not put the city in a questionable position.

Ms. Billingsley stated that if someone's property is annexed and not at their request and the property owners don't receive services, the property owner can request to be de-annexed. There is a whole body of law that addresses plan of services. Ms. Billingsley stated that requirements include periodical updates from planning staff regarding the implementation of services. Also, agricultural property owners may request annexation into the city without needing sewer services at that time but may request sewer services in the future.

There being no further discussion, the motion carried by a vote of 7-0.

21. Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And 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. MAP Ingram Property Annex
2. Ingram Annexation Sheets
3. RES\_2025-106\_IngramPropAnnex\_Combined\_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that the property being considered for annexation is located south of Hillview Lane and west of Columbia Pike. It is contiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Development Reserve Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the current agricultural use on the property.

#### **RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-106.

#### **Citizen Comments:**

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that it is not physically possible to provide fire services,

police or waste management because roads do not currently exist. Mr. Dodson further stated that state law requires city services be available to the property that is being considered for annexation.

Janet Curtis, North Chapel Road. Ms. Curtis stated that state law requires, before annexation, a plan of services be adopted in a reasonable timeframe that is timing and fact specific. Because a proposed project does not exist for this property with water access being available from adjacent properties state law requirements are not met, according to Ms. Curtis. Annexation of the proposed property lacks independent justification for annexation of the 80 acre farm with no plans for future development. Guidance from several agencies, even for lower impact parcels, recommend having specific defensible plans with a solid commitment from the municipality to provide services without dependence on private development infrastructure. Ms. Curtis stated that anything other than following state requirements invites serious legal risk to the city.

Applicant: Greg Gamble. Mr. Gamble stated that this annexation request is being made by the property owner to consolidate two parcels of land into one. Consolidation of property cannot take place unless both properties are in one jurisdiction. The owner wishes to merge the properties so that they are in the jurisdiction of the city of Franklin.

Commissioner McLemore asked if the 79 acre property was recently acquired by the property owner.

Mr. Gamble stated that the 79 acres was not recently acquired and clarified that water service would be supplied by HB & TS utility district.

#### **MOTION**

Commissioner Mann motioned to recommend approval of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Commissioner Mann asked staff if there was a downside to annexation of the proposed property.

Ms. Diaz-Barriga stated that staff would have indicated any negative aspects of annexation in the staff report.

Ms. Billingsley explained that most arguments regarding annexation come from property owners who are forced into annexation. Laws relating to annexation changed about 5 years ago to allow any property owner to request to be annexed into a municipality. The city then decides if the property will be annexed, but a municipality cannot go out and seek property to be annexed into the city.

There being no further discussion, the motion carried by a vote of 7-0.

22. Consideration Of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike.

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

**Attachments:**

1. MAP Ingram Property Zoning
2. ORD\_2025-53\_IngramZon\_Combined\_LawApproved02
3. Ingram Annexation Sheets

Staff Presentation: Joey Bryan. Mr. Bryan stated that The applicant is requesting to zone the property south of Hillview Lane and west of Columbia Pike Agricultural (AG) District, should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 79.89 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Development Reserve Design Concept, which states that these areas, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned." It further states that, "These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery." The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the current use of the property. Additionally, the Hillside Hillcrest Overlay District (HHO) and 500ft HHO buffer would be applied with this zoning and further protect the character of the area.

Mr. Bryan referred to an additional map and stated that the current HHO line does not match the city's newly updated conservation line (updated during the recent County Wide UGB Update). The newly updated conservation line covers and protects more property, and staff would recommend updating the zoning ordinance so that the HHO line matches the modified conservation line.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-53.

Public Comment: None

Applicant: Greg Gamble.

**MOTION**

Commissioner Harrison motioned to recommend approval of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike with the adjustment to the HHO boundary to match the conservation line on the map for the property shown on the Envision Franklin map, to the Board of Mayor and Aldermen, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

**REZONINGS/DEVELOPMENT PLANS**

23. Consideration Of Resolution 2025-103, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

- Attachments:**
1. MAP Ovation PUD Subdivision, Dev. Plan, Revision 3
  2. RES\_2025-103\_OvationPUDDevPlan\_Combined\_LawApproved
  3. COF 9000 Ovation PUD Subdivision, Development Plan, Revision 3 Conditions of Approval\_02
  4. DEVELOPMENT PLAN COF 9000 Ovation PUD Subdivision, Revision 3
  5. FULL DEVELOPMENT PLAN COF 9000 Ovation PUD Subdivision, Revision 3

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Ovation PUD Subdivision. The proposed revision includes updates to the overall layout to the roadway design, building placement, distribution of uses, and building heights. There are no entitlement changes or modifications of standard requests. Therefore, the revision request does not include a rezoning and triggers only a Franklin Municipal Planning Commission review. The proposed update to the Development Plan realigns the internal roads to address existing topography and adjusts the scale of some of the stormwater features. Along with the internal road realignment, the parking structure parallel to Carothers Parkway is now screened by a building and no longer needs the Modification of Standards that was approved as part of revision 2. Lastly, the uses on the site (Residential, Commercial, and Hotel) have moved around, but still meet the intent of Envision Franklin and the requirements of the Zoning Ordinance. The prior conditions of approval that were not fully addressed with this revision have been included as conditions of approval for this revision.

**RECOMMENDATION:**

Staff recommend that the Planning Commission approve Resolution 2025-103, with conditions.

Citizen Comments: None

Applicant: Greg Gamble representing Highwoods Realty. Mr. Gamble referred to a side by side comparison of the original development plan and the updated development plan highlighting the revisions. Comments from Commissioners, Aldermen and staff during the Joint Conceptual Workshop have been incorporated into the revised submittal. Addressing height concerns, Mr. Gamble noted the building height change along Carothers along with adjustments to the garage elevation. The taller buildings are now internally to the site and building J is now pulled away from the stream buffer. Mr. Gamble noted that based on staff and Commissioner comments, he feels like the revised plan captures and improves the project.

**MOTION**

Commissioner Harrison motioned to recommend approval of Resolution 2025-103, A Resolution Approving A

Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway with staff conditions, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

#### **SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

24. Poplar Farms PUD Subdivision, Final Plat, Section 4, Creating 106 Residential Lots And 9 Open Space Lots, And Dedicating Right-Of-Way, On 44.57 Acres, Located At 4101 Clovercroft Road. (CONSENT AGENDA)

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

**Attachments:**

1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 4
2. Poplar\_Farms\_Sec4\_Final\_Plat\_9-4-25
3. Conditions of Approval\_Poplar Farms

The item was Approved on Consent Agenda.

25. 1051 West Main Street Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 1.16 Acres, Located At 1051 West Main Street. (CONSENT AGENDA)

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

**Attachments:**

1. MAP 1051 West Main Street Subdivision, Final Plat
2. West Main Street 1051\_Plat 010526

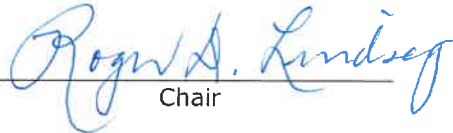
The item was Approved on Consent Agenda.

#### **ANY OTHER BUSINESS**

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

#### **ADJOURN**

There being no further business, Commissioner Harrison motioned to adjourn the meeting, seconded by Commissioner Orr. The motion carried by a vote of 7-0 and the meeting adjourned at 7:55 p.m.

  
Chair

  
Date