



## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, May 28, 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**

Vice Chair Michael Orr called the meeting to order at 7:00 PM.

Commissioners Present: Vice Chair Michael Orr, Alma McLemore, Alderman Ann Petersen, Jimmy Franks, Nick Mann, Jenny Williamson, Scott Harrison, Marcia Allen

Commissioners Absent: Chair Roger Lindsey

Staff Present: Amy Diaz-Barriga, Shauna Billingsly, Joey Bryan

**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.)**

Vice Chair Michael Orr 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 April 23, 2026, FMPC Minutes.

**Sponsors:**

**Attachments:** 1. FMPC April 23 2026 Meeting Minutes

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison to Approve the April 23, 2026 FMPC Minutes. The motion carried 8-0.

**ANNOUNCEMENTS**

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

**CONSENT AGENDA**

2. Consideration Of Approval Of Items 3-6 And 8-12 On The Consent Agenda.

**Sponsors:**

**Attachments:** None

A motion was made by Commissioner Harrison, seconded by Commissioner Mann to Approve items 3-6 and 8-12 as presented on the Consent Agenda. The motion carried 8-0.

**SITE PLAN SURETIES**

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Inspection punch list

The item was Approved on Consent Agenda.

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

5. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 27, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

6. Wynfield Village Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

- Attachments:**
1. Action request 5-2026 drainage
  2. Inspection punch list

The item was Approved on Consent Agenda.

## REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike.

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

- Attachments:**
1. MAP Tuck Away PUD Subdivision, Development Plan, Revision 2
  2. RES\_2026-36\_TuckAwayPUDSubdDPRev\_Combined\_LawApproved04
  3. 9114 Tuck Away PUD SP Rev 2\_Conditions of Approval\_01
  4. 1-9 Pages from 2026-05-07 Tuck Away DP revision 2\_Resubmittal
  5. 10-18 Pages from 2026-05-07 Tuck Away DP revision 2\_Resubmittal-2
  6. 19-26 Pages from 2026-05-07 Tuck Away DP revision 2\_Resubmittal-3
  7. Applicant Presentation

Staff: Joey Bryan. Mr. Bryan stated that The applicant has submitted a revision to the Tuck Away PUD Subdivision Development Plan that includes two Modification of Standards requests for required sidewalk connections. The previous revision to the development plan permitted the development of a church campus on the property with the existing house to remain and be used as administrative office space. The PUD also has an approved MOS for the removal of the required cross-access connection to the southern parcel, and no new square footage or additional entitlements are requested with this revision. The plan remains in line with the recommendations of Envision Franklin. There is a reference in the plans to a MOS #2 request for deferral of the northern cross access connection until Phase 3 of the plan. Staff has determined that MOS #2 is no longer needed, and the applicant has requested to remove this MOS from consideration. As such, in this staff report and the accompanying resolution, MOS #3 in the plans is referred to as MOS #2 and MOS #4 in the plans is referred to as MOS #3.

### MODIFICATION OF STANDARDS

**MOS #2:** Request to allow required pedestrian connection to the front door only and to permit alternate materials, such as mulch, for the internal sidewalk. Sidewalk construction to be deferred until the installation of the sidewalk along Lewisburg Pike.

The applicant is requesting to allow the required pedestrian connection to the front door only and to permit alternate materials, such as mulch, for the internal sidewalk. Sidewalk construction to be deferred until the installation of the sidewalk along Lewisburg Pike. The zoning ordinance requires a sidewalk connection to be provided between each building's main entrance and the nearest street or internal drive. Sidewalks are defined as a "paved path for pedestrians," so any alternate material such as mulch or gravel would not be considered a sidewalk. Installation of a mulch path is not an acceptable substitute for a sidewalk, either for ADA accessibility or for compliance with City of Franklin development standards. Any deferral for construction of a required sidewalk should be understood as defined by the Zoning Ordinance. In the event a sidewalk requirement is waived, a mulch path may be installed in its place, but cannot be considered as a sidewalk for the purpose of national code compliance or City of Franklin development standards. There is also not a regulatory system or mechanism in place for deferral of construction of the sidewalk, except through the next Modification of Standard request (which staff is also recommending disapproval). Staff recommend disapproval of MOS #2.

**MOS #3:** Request to defer construction of the required sidewalk along Lewisburg Pike by such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first. The applicant is requesting to defer construction of the required sidewalk along Lewisburg Pike until such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first. Sidewalk construction along the frontage of developing properties is intended to be met by the developing property owner at the time of their development except in limited circumstances where fees-in-lieu may be applied. The Franklin Zoning Ordinance states that fees-in-lieu of a required public sidewalks may occur only when "the timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully funded street widening, streetscape project, or other capital improvement project." Lewisburg Pike along the frontage of this property does not meet this

criteria. Additionally, it is not clear when the 10-year clock is intended to start, or by what mechanism the City would compel the developer to submit plans for and commence construction of the required sidewalk prior to the suggested deadline. If MOS #3 is approved, construction of the sidewalk along the Lewisburg Pike frontage will require the approval of a revised site plan prior to construction. Staff recommends disapproval of MOS #3

Because staff is recommending disapproval of both MOS requests as written, we are recommending disapproval of the overall development plan revision.

Citizen Comments: None

Applicant: Greg Gamble, representing Fellowship Bible Church. Mr. Gamble stated that MOS #1 has been approved previously, MOS #2 has been withdrawn from the application, with MOS #3 being renamed as MOS #2.

#### MOS #3

Skipping MOS #2 for now, Mr. Gamble stated that MOS #3 is a request to defer construction of the required sidewalk along Lewisburg Pike until such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first. Mr. Gamble explained that staff is concerned about the mechanism by which the request would be enforced. Jimmy Weisman suggested that the FMPC could make a condition of approval that this MOS would go to BOMA with a development agreement which would act as a tool to enforce MOS #2. The city would set a date as to when the sidewalk must be installed.

#### MOS#2

Mr. Gamble stated that there is a requirement to construct a sidewalk alongside the entrance drive that would tie back to the sidewalk along Lewisburg Pike, once it is widened and the sidewalk built. Regarding staff comments about ADA accessibility, the sidewalk connecting the church campus to Lewisburg Pike is not required to be ADA accessible. ADA accessibility is required from the ADA parking area to the front entrance door. Some neighborhood streets in Franklin have a 10% slope, the sidewalks will also have a 10% slope. Mr. Gamble further explained that anything greater than a 5% slope, for ADA accessibility, must have a ramp. Thinking about the distance and topography (7-8% grade) from Lewisburg Pike to the church entrance, several ramps and landings would be required to meet ADA accessibility requirements. The positioning of the church and office building is by design so that when entering the church property, it feels like a natural park setting. Creating mulch trails along the entrance road along with other areas will help create a park-like environment. Mr. Gamble also stated that building a concrete sidewalk now would not connect to anything on Lewisburg Pike, but in the future, the MOS request acknowledges what would be required when Lewisburg is widened. The church's goal is to establish a natural park environment and not to get around ADA requirements or pedestrian connectivity. Mr. Gamble pointed out the several accessible routes around the church building that can be accommodated but a sidewalk to Lewisburg Pike does not need to be that connection.

### **MAIN MOTION**

Commissioner Harrison motioned to recommend approval to BOMA Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike, seconded by Commissioner Franks.

Commissioner Allen stated that the entire request involves MOS #2 & MOS #3.

Ms. Diaz-Barriga stated that a recommendation for the development plan revision is required as it is a resolution but there are no other changes to the plan. The MOS's are a component of the resolution and essentially Commissioner Allen is correct.

Commissioner Allen stated that staff is recommending disapproval of both MOS's.

Ms. Diaz-Barriga stated that staff recommended disapproval of the two MOS's but there is nothing else about the plan that changed otherwise and why staff recommended disapproval. If BOMA disapproves of the plan revision, it would revert to the previously approved plan.

Commissioner Allen explained that she wanted to confirm that the Commission was considering the two Modification of Standards and nothing else as the applicant has an approved plan.

### **MOTION #1 (MOS #2)**

MOS #2: Request to allow the required pedestrian connection to the front door only and to permit alternate materials, such as mulch, for the internal sidewalk. Sidewalk construction to be deferred until the installation

of the sidewalk along Lewisburg Pike.

Commissioner Franks motioned to recommend approval of MOS #2 For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike to BOMA, seconded by Commissioner McLemore. (*motion withdrawn*)

Commissioner Allen stated that she cannot support this motion because the original development plan approval included paved sidewalks and even if sidewalks are required by law there should be paved access for people with accessibility needs. Ms. Allen noted that paved sidewalks were a part of the previous approval and should be included in the development plan.

Commissioner Mann asked Mr. Gamble to point out the areas for the proposed alternative pedestrian path.

Mr. Gamble stated that all the blue area indicated on the map are concrete paths connecting the buildings and to the parking area. The request is to not construct a paved walkway from the buildings along the entrance drive to Lewisburg Pike. A mulch path connection could be constructed across the field (noted on the site map) and possibly in a circular route through the field where church attendees can walk.

Mr. Koellein stated that all areas surrounding the buildings are ADA compliant including connecting sidewalks from the parking area to the buildings. The MOS request is for areas not required to be ADA approved including the walkway (1500 linear feet) from Lewisburg Pike to the church buildings which includes a massive slope.

Commissioner Mann stated that he can support MOS #3 but the language in MOS #2 permits alternative material such as mulch in lieu of concrete sidewalks. Mr. Mann suggested an amendment to the MOS #2 request to remove the "in lieu" of a paved sidewalk.

Commissioner Orr stated that the last sentence of MOS #2 states that sidewalk construction to be deferred until the installation of the sidewalk along Lewisburg Pike. Eventually, the walkway along the entrance drive from Lewisburg Pike to the church building will be paved. Commissioner Orr asked Mr. Gamble to explain the request again to clear up any confusion.

Mr. Gamble stated that the zoning ordinance requires a sidewalk from the back building all along the entrance drive to Lewisburg Pike. The proposal includes that a mulch path not be required to be installed until Lewisburg Pike is widened.

Mr. Koellein explained that the idea came up when discussing how to handle the sidewalks. Feedback from staff and aldermen was the inclusion of a mulch path. Mr. Koellein stated that the church is fine not creating a mulch path if that is what the Commission recommends.

Commissioner Mann explained that his main concern is the appearance that mulch is replacing the paved sidewalk.

Mr. Bryan stated that the applicant is asking to utilize alternate materials for a sidewalk and once Lewisburg Pike is improved, sidewalks will be installed. Also, Mr. Bryan explained that the city does not classify mulch or gravel as a sidewalk. A sidewalk must be paved with concrete. Even if MOS #2 is recommended to BOMA, it would still not meet the city standards and not meet the definition of a required sidewalk. Further, Mr. Bryan explained that the applicant is free to do mulch paths and gravel paths as they wish but would not meet the requirements for internal and external connectivity.

Commissioner Williamson stated that most sidewalks in Tennessee will never be ADA compliant because of the slopes. Even if the walkway from the street to the church buildings was paved, it would likely not be technically ADA accessible. Looking at this request long term, it makes sense as sidewalks will be installed eventually, but the timeline for Lewisburg Pike improvements is longer than the Commission would like to see. Commissioner Williamson explained that thinking long term, sidewalks will be installed, although it could be 10 years from now.

Commissioner Orr stated that the Commission should revisit what MOS #2 says.

Ms. Diaz-Barriga stated that if the Commission recommends approval of MOS #2 to the Board of Mayor and Aldermen, the applicant will be allowed to use alternative pedestrian path materials until the sidewalk along Lewisburg Pike is built.

Commissioner Allen suggested that, as a compromise between the Commission and the church could be to recommend approval to BOMA the new internal sidewalk location with its construction to be completed in tandem with the improvements to Lewisburg Pike. Commissioner Allen's concern is that the path along the access road will forever be a mulch path.

Commissioner Williamson thanked everyone for clarifying what the request actually says and stated that with a mulch path it would be difficult to push a lot of wheeled vehicles.

Mr. Gamble stated that his client would agree to the removal of the word mulch and agree to delaying the sidewalk installation to the time when the Lewisburg Pike sidewalk is constructed.

The motion on the floor is withdrawn - *Commissioner Franks motioned to recommend approval of MOS #2 For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike to BOMA, seconded by Commissioner McLemore.*

Commissioner Allen suggested a motion to amend the original language of MOS #2 so that the new sidewalk location as proposed is approved and that the sidewalk construction take place at the same time as the Lewisburg Pike improvements.

Commissioner Franks stated that as far as a mulch path is concerned, the applicant can put a mulch walking trail anywhere they like, and they don't need the FMPC approval. Also, Commissioner Franks noted that the location of the sidewalk has already been approved and asked why would the location change when it's already approved.

Ms. Diaz-Barriga stated that she would reiterate the proposed motion and pointed out it does not have a second yet. The motion with the following amendments, as proposed by Commissioner Allen, for MOS #2 includes that the material for the sidewalk must be concrete, the new sidewalk location permitted as shown on the plan for the sidewalk location, and construction of the sidewalk be required to be installed at the time that the sidewalk along Lewisburg Pike is installed.

### **MOTION #2 (MOS #2)**

Commissioner Allen recommended approval of MOS #2 amended with the following language; to require the sidewalk material to be concrete and to run parallel to the access road and for construction of the sidewalk to take place at the time that the sidewalk along Lewisburg Pike is installed to BOMA, seconded by Commissioner Harrison.

Commissioner Franks asked why the Commission would approve a concrete sidewalk out in the middle of nowhere when all they want to do is add a mulch path. The Commission is already ok with delaying the sidewalk construction along Lewisburg Pike. Mr.

Franks also stated that to force the applicant to put a concrete path in an area that's off the hillside versus a mulch path where the location is more of a walking trail.

Commissioner Orr asked Mr. Franks if he would like to amend the motion to restrict the location of the concrete sidewalk to be parallel to the driveway and to be completed when Lewisburg Pike is improved.

Commissioner Allen stated that her motion is giving the applicant what they've asked for.

Mr. Gamble stated that he would be fine with the concrete sidewalk running parallel along the access road to the church building and for the sidewalk to be completed when Lewisburg Pike is improved.

With no further discussion, the motion carried by a vote of 8-0.

MOS #3: Request to defer construction of the required sidewalk along Lewisburg Pike by such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first.

### **MOTION (MOS #3)**

Commissioner Mann motioned to recommend approval to BOMA MOS #3 with the condition that they enter into a development agreement for the sidewalk installation, seconded by Commissioner McLemore.

Commissioner Allen stated that the applicant mentioned a specific date because of the concern about

monitoring the sidewalk completion.

Commissioner Orr stated that the development agreement stated in the motion covers the date.

With no further discussion, the motion to recommend approval of MOS #3 carried by a vote of 8-0.

The main motion, as amended, carried by a vote of 8-0.

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

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Lot 1001, Revision 1, Creating 3 Lots, On 3.92 Acres, Located South Of Rural Plains Circle And West Of Berry Farms Crossing. (CONSENT AGENDA)

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

**Attachments:**

1. MAP Berry Farms, Final Plat, Sec 10, Lot 1001, Rev 1
2. 9113 BFTC PUD FP Sec 10 Lo 1001 Rev 1\_Conditions of Approval\_01
3. BERRY FARMS TOWN CENTER PUD SUB, FINAL PLAT, SEC. 10, LOT 1001, REV 1- CLIENT (SIGNED) 2026-05-07 (COF9113)

The item was Approved on Consent Agenda.

9. First Franklin United Methodist Church PUD Subdivision, Site Plan, Revision 2, Developing 6,490 Square Feet Of Civic Space, On 104.09 Acres, Located At 110 Aldersgate Way. (CONSENT AGENDA)

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

**Attachments:**

1. MAP First Franklin United Methodist Church PUD Subdivision, Site Plan, Revision 2
2. 9046 FFUMC PUD SP Rev 2\_Conditions of Approval\_01
3. 1-6 Pages from NS\_FFUMC EMS Bldg\_PC PLANS\_05072026
4. 7-14 Pages from NS\_FFUMC EMS Bldg\_PC PLANS\_05072026-2
5. 13-18 Pages from NS\_FFUMC EMS Bldg\_PC PLANS\_05072026-3
6. 19-24 Pages from NS\_FFUMC EMS Bldg\_PC PLANS\_05072026-4
7. 25-29 Pages from NS\_FFUMC EMS Bldg\_PC PLANS\_05072026-5

The item was Approved on Consent Agenda.

10. Franklin Ridge Subdivision, Final Plat, Section 2, Creating 20 Single Family Residential Lots, And 1 Open Space Lots, Establishing Easements And Abandoning Right Of Way, On 9.43 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

**Attachments:**

1. MAP Franklin Ridge Subdivision, Final Plat, Section 2
2. 9112 Franklin Ridge Sub FP Sec 2\_Conditions of Approval\_01
3. 118665004 sec2

The item was Approved on Consent Agenda.

11. Southgate Subdivision, Final Plat, Revision 4, Lot 14, Creating 2 Commercial Lots, On 5.7 Acres, Located At 115 Carr Avenue. (CONSENT AGENDA)

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

**Attachments:**

1. MAP Southgate Subdivision, Final Plat, Lot 14, Revision 4
2. 24-0919 Final Plat 20260417
3. 9075 Southgate Sub FP Rev 4 Lot 14\_Conditions of Approval\_01

The item was Approved on Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section 70, Creating 23 Residential Lots, Revising 2 Open Space Lots, And Establishing Easements, On 53.06 Acres, Located Between Boyd Mill Pike And Kathryn Avenue. (CONSENT AGENDA)

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

**Attachments:**

1. MAP Westhaven PUD Subdivision, Final Plat, Section 70
2. 26039-V01 WESTHAVEN SEC 70 FINAL PLAT\_draft 20260506
3. Conditions of Approval\_Westhaven PUD Subdivision, Final Plat, Section 70

The item was Approved on Consent Agenda.

### **ANY OTHER BUSINESS**

Vice Chair Michael 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 meeting. The motion carried with all in favor and the meeting adjourned at 7:38 PM.

  
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Chair

  
\_\_\_\_\_  
Date