



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, July 23, 2026

6:00 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

NEW BUSINESS

1. (6:00 - 6:30 PM) Discussion Of A Development Plan Revision proposing One Modification Of Standards (Performance Bonds), With No Other Changes To Layout Or Entitlements, South Of New Hwy 96 And West And East Of Mack Hatcher Parkway (Westhaven PUD).

OTHER BUSINESS

ADJOURN

SOUTHERN LAND COMPANY

Westhaven PUD – Development Plan Revision 7

Modification of Standards Request

Joint Commission Workshop • City of Franklin

PURPOSE

of the Request

- Modify Section 21.2.2A of the Franklin Zoning Ordinance as applied to the Westhaven PUD
- Allow a Surety Bond in lieu of an Irrevocable Standby Letter of Credit
- No other changes to the approved Development Plan are proposed

ZONING ORDINANCE REFERENCE

21.2.2A

Financial Security for Public Improvements

CURRENT

vs. Proposed

CURRENT STANDARD

- Irrevocable Standby Letter of Credit

Section 21.2.2A of the Franklin Zoning Ordinance currently requires this single form of financial security for public improvements in the Westhaven PUD.

PROPOSED MODIFICATION

- Surety Bond or Letter of Credit

The City maintains financial security while providing the applicant flexibility in how that security is delivered.

BENEFITS

to the City

- Maintains performance security
- Surety companies specialize in municipal bonding
- No reduction in protection
- Supports timely completion of public improvements
- Aligns with current ordinance

***“No reduction in the City’s
protection.”***

BENEFITS

to the Development

- Preserves working capital
- Improves cash flow
- Supports continued infrastructure investment

Avoids Tying Up
Capital in Letters of Credit

Preserves
Working Capital

Reduces
Financing Costs

Improves
Cash Flow

FINDINGS

of the Modification

The Modification of Standards satisfies the required findings under the Franklin Zoning Ordinance:

Maintains security while improving project delivery.

02

Unique to the long-term, phased nature of the Westhaven PUD

01

Enhances the development by allowing specialized municipal surety providers

03

Consistent with Envision Franklin

NO CHANGES

to the Development

This request does NOT change:

- Land use
- Density
- Road network
- Utilities
- Stormwater
- Open space
- Environmental commitments

**Only the form of financial security is
being modified.**

REQUESTED *ACTION*

Approve the Modification of Standards to allow Surety Bonds in lieu of Irrevocable Standby Letters of Credit for the Westhaven PUD.

Maintains City Protection • Provides Financial Flexibility • Supports Continued Investment