



## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, June 25, 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, Scott Harrison, Marcia Allen, Jimmy Franks, Nick Mann, Alma McLemore, Jenny Williamson, Alderman Ann Petersen

Commissioners Absent: Roger Lindsey

Staff Present: Emily Wright, Amy Diaz-Barriga, Shauna Billingsley, Chelsea Randolph, Joey Bryan, Max Baker, Jimmy Wiseman

**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 May 28, 2026, FMPC Minutes.

**Sponsors:**

**Attachments:** 1. FMPC May 28 2026 Meeting Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Mann to the Approve the Minutes from the May 28, 2026 FMPC meeting. The motion carried 8-0.

## ANNOUNCEMENTS

Ms. Wright announced that item 21 on the agenda should come before item 20 as the rezoning request should be heard before the development plan. A motion is not required to make this change, as confirmed by Ms. Billingsley. Also, Ms. Wright explained that inadvertently, item 27 was included as part of the consent agenda. However, the agenda was corrected and republished online with the correct consent agenda items as 3-15 and 26 only.

## CONSENT AGENDA

2. Consideration Of Approval Of Items 3-15 And Item 26 On The Consent Agenda.

**Sponsors:**

**Attachments:** None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3-15 and item 26 as presented on the Consent Agenda. The motion carried 8-0.

## SITE PLAN SURETIES

3. Bushnell Farm PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase 2 Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

4. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

5. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Green infrastructure inspection punch list  
2. Action request 6-2026 green infrastructure

The item was Approved on Consent Agenda.

7. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 24, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

8. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

9. Riverbluff PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

10. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping (Retail) Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

11. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Drainage action request  
2. Inspection punch list

The item was Approved on Consent Agenda.

13. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

14. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

The item was Approved on Consent Agenda.

15. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Accept The Sidewalks And Streets Improvements, Release The Performance Agreement; Extend The Performance Agreement For Green Infrastructure And Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** 1. Inspection punch list streets  
2. Inspection punch list sidewalks

The item was Approved on Consent Agenda.

## PLANS OF SERVICES/ANNEXATIONS

16. Consideration Of Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee.

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

**Attachments:** 1. MAP Clovercroft Road, Annexation and Plan of Service  
2. RES\_2026-48\_POSPoplarsRsvPUD\_Combined\_LawApproved  
3. 4086 Clovercroft PUD Subdivision  
4. Applicant Presentation

Staff: Chelsea Randolph, Ms. Randolph stated that Resolution 2026-48 is a City of Franklin drafted plan of services for properties being considered as part of the proposed request for annexation, Resolution 2026-47.

The Plan of Services outlines how infrastructure will need to be provided to serve the property of 22.78 acres. The property is continuous to the City limits but is within the eastern portion of the Franklin Urban Growth Boundary (UGB). This property is in the Watson Branch Drainage Basin and is identified as a short-term capability area in the City's Annexation Analysis. The properties lie within the Milcrofton Utility District and would need to follow their guidance on extending water infrastructure. The proposed development is adjacent to the existing City of Franklin limits. Novara Subdivision lies west of the subject property. If the Novara development moves forward and extends sanitary sewer, the applicant's sanitary sewer extension requirements may be decreased. The sanitary sewer must extend across subject property for future sewer continuation. This property includes future roadways listed on the Major Thoroughfare Plan, including Clovercroft Road. The 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. The student projections from Williamson County are 10 elementary, 6 middle, and 4 high school students at completion and there are no concerns regarding the proposed development.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-48.

**Citizen Comments:**

Janet Curtis, North Chapel Road. Ms. Curtis urged the commission to reject this proposal as it is reckless and will make the existing problems worse. Schools zoned for this area are at capacity or near capacity with Poplar Farms, Colletta Park and Novara developments not completed yet. Traffic is a concern, especially at the roundabout in McKays Mill with traffic gridlock at certain times during the day. It is dangerous and a nightmare to navigate through. Ms. Curtis noted that homes with zero lot lines will allow children and pets to trespass on private property violating the rights of long time property owners and neighbors. Lastly, Ms. Curtis summed up her opinion by stating that children deserve less crowded schools, families deserve safer roads and neighbors deserve privacy. This development brings zero value to the City of Franklin and encouraged the commission to vote against this resolution.

Greg Lawrence, Williamson County Commissioner 4<sup>th</sup> District. Mr. Lawrence stated that he met with City of Franklin officials earlier to discuss solutions for Clovercroft Road with the result being the creation of a task force with the County to study Clovercroft Road and the entire 96 east corridor. Mr. Lawrence urged the commission to postpone approval of this item until an established timeline for completion of all developments is available and the funding mechanisms that will pay for development is determined.

Beverly Burger, City of Franklin Alderman Ward 1. Alderman Burger stated and clarified that she is chair of the CIC/capital investment committee and explained that Mr. Lawrence was invited to the meeting where it was determined that the City would look into creating a task force to address the traffic issues on Clovercroft Road. Alderman Burger stated that several years ago the City of Franklin approached the County to address the Clovercroft traffic issues without much response, but with a new administration, she is hopeful the City and County can work together toward a solution. Ms. Burger noted that with McEwen being improved and extended to four lanes along with several other proposed traffic mitigation solutions for this area, traffic issues will improve.

Applicant: Greg Gamble, Representing Landmark. Mr. Gamble stated that Landmark proposed a traffic study, although not required, which was done by Kimley Horn. Those results include several solutions and have been discussed with city engineers Paul Holzen, Jimmy Wiseman and Alderman Burger and will be presented to the Capital Investment Committee and Board of Mayor and Alderman. A three-lane section is proposed on Clovercroft Road with a greenway trail tied to the Novara development. Developers are proposing and paying for upgrades and contributing to infrastructure improvements. Approval to initiate annexation was given to the DeBoer family by the Board of Mayor and Alderman for their property consisting of 5 parcels with one having street frontage. The family agreed to accept assistance from Landmark to navigate the approval process. Landmark recommended looking at the property wholistically through a master plan.

**MOTION**

Commissioner Franks motioned to recommend approval to the Board of Mayor and Aldermen (BOMA) Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee, Seconded by Commissioner Harrison. The motion carried by a vote of 8-0.

17. Consideration Of Resolution 2026-47, A Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

**Attachments:**

1. MAP Clovercroft Road, Annexation and Plan of Service
2. RES\_2026-47\_AnnexationPoplarsRsvPUD\_Combined\_LawApproved
3. 4086 Clovercroft PUD Subdivision
4. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated his property is adjacent to Planned Districts with single-family residential uses. This property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop single-family homes. A zoning (ORD 2026-17) and development plan (RES 2026-52) for the subject property are also included on this agenda.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-47.

Citizen Comments: none

Applicant: Greg Gamble, Representing Landmark. Mr. Gamble explained (referring to map) that the development plan request is for single family homes with 3 lots designated for the DeBoer family homes to be built sometime in the future. There are 38 single family homes along the interior roadway network that connect Novara back to Clovercroft Road. The average lot square footage is just over 12,000 square feet and there is 3.9 acres of tree canopy preservation and 3 acres of open space. Road improvements include an additional lane along Clovercroft with the developer donating the final right-of-way improvement to the City of Franklin for future road improvements. Mr. Gamble noted that the closest home would be 50 feet from the right-of-way, which is consistent with other developments in the area.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)., Tennessee, Seconded by Commissioner Franks.

Commissioner Allen asked staff if connectivity would be available for the 38 single family homes and the 3 lots dedicated for DeBoer family homes.

Ms. Randolph stated that yes, each section will have connectivity through Novara.

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

**REZONINGS/DEVELOPMENT PLANS**

18. Consideration Of Ordinance 2026-17, An Ordinance To Zone 22.78 Acres To Planned (PD 1.8) District For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive. (Poplars Reserve PUD)

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

**Attachments:**

1. MAP Poplars Reserve PUD Subdivision, Rezoning and Development Plan
2. ORD\_2026-17\_PoplarsRsvPUDSubdZoning\_Combined\_LawApproved
3. REZONING Poplars Reserve PUD Subdivision, Rezoning
4. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is requesting to zone 22.78 acres to Planned (PD 1.8) District for the property located north of Clovercroft Road And East Of Oxford Glen Drive. to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places these parcels within the Mixed Residential Design concept, which states that, "The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." In addition, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows as accessible amenities." The proposed development as outlined in the Poplars Reserve PUD Development Plan (Resolution 2026-52) generally meets the intent and guiding principles of Envision Franklin.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-17.

Citizen Comments: none

Applicant: Greg Gamble. Mr. Gamble did not have additional information to provide but would be happy to answer questions.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-17, An Ordinance To Zone 22.78 Acres To Planned (PD 1.8) District For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive. (Poplars Reserve PUD), seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

19. Consideration Of Resolution 2026-52, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive.

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

- Attachments:**
1. MAP Poplars Reserve PUD Subdivision, Rezoning and Development Plan
  2. RES\_2026-52\_PoplarsRsvPUDSubdDevPlan\_Combined\_LawApproved
  3. OVERALL DEVELOPMENT PLAN SHEET Poplars Reserve PUD Subdivision
  4. COF 9139 Poplars Reserve PUD Subdivision, Development Plan Conditions of Approval\_01
  5. Pages 1-9 Poplars Reserve PUD Subdivision, Development Plan
  6. Pages 10-18 Poplars Reserve PUD Subdivision, Development Plan
  7. Pages 19-23 Poplars Reserve PUD Subdivision, Development Plan
  8. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is proposing 41 single-family lots for a site that is composed of 22.78 acres. As detailed in the associated rezoning staff report for Ordinance (2026-17), Envision Franklin places these parcels within the Mixed Residential Design concept. New development should transition from existing development patterns in adjacent neighborhoods. The proposed development as outlined in the Poplars Reserve PUD Development Plan generally meets the intent and guiding principles of Envision Franklin. The proposed development meets the parking requirements within the zoning ordinance. The traffic impact analysis has been submitted and reviewed. The parkland agreement will be executed and will coincide with this development plan and rezoning at a Board of Mayor and Alderman Work Session.

**MODIFICATION OF STANDARDS:** There are three modification of standard requests for this plan.

**MOS #1:** Request to remove/waive the requirement to provide a street stub to the eastern property. Chapter 9.6.3. B (Connection to Surrounding Street Network) states that "street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network". Staff does not support the MOS #1 request due to the connection being feasible and the requirement for connectivity being necessary. **Staff recommends disapproval of MOS #1.**

**MOS #2:** Request to align the connection to the adjacent western property to provide access to the northern

property line, via a right-of-way extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.

Chapter 9.6.3. A (Connection to Surrounding Street Network) states, "the arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties." Staff does not support the MOS request due to the connection being feasible and the requirement for connectivity being necessary. Staff recommends disapproval of MOS #2.

**MOS #3:** Request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents.

Chapter 9.6.5. D (Internal Street Network) states, "Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection." Staff does not support this MOS request due to the lack of substantial reasoning for the full connection to be made as required by the zoning ordinance. Staff recommends disapproval of MOS #3.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-52, with conditions.

Citizen Comments: None

Applicant: Greg Gamble. Referring to his slide presentation map, Mr. Gamble stated that regarding MOS#1, it would be difficult and impractical to provide a street stub to the easterly portion of the property due to the hillside/hilltop overlay, the HOA buffer zone and the presence of two estate homes/properties (zoned for the county). Road slope has a maximum of 10% in the City of Franklin zoning ordinance and to make the connection would require construction through the 14% and 20% slope of the properties zoned in Williamson County, to get back to the intersection. Regarding MOS #2 & MOS #3, Mr. Gamble stated that the request is to provide a cul-de-sac for one of the three properties located on the north side of the lake. The developers would like to provide right-of-way, off the cul-de-sac, to allow for road frontage for the property should it be developed in the future. The road could be extended to the south or tie into the Novara subdivision. A second cul-de-sac is requested at the end of Albrecht Drive to accommodate requirements for stormwater retention/detention and to accommodate lot square footage requested by the DeBoer family. Stormwater retention and detention areas are required to be in open spaces. The proposed location would allow water to be collected and flow naturally from the Poplar Reserve.

**MOTION**

Commissioner Harrison motioned to recommend approval, with conditions, to the Board of Mayor and Alderman, Resolution 2026-52, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, seconded by Commissioner Franks.

**MOS #1:** Request to remove/waive the requirement to provide a street stub to the eastern property.

**MOTION**

Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, MOS #1, to remove/waive the requirement to provide a street stub to the eastern property, seconded by Commissioner Harrison.

Commissioner Franks stated that his reason for going against staff recommendation is because of the slopes in the area.

Commissioner Allen stated that connectivity is a zoning ordinance requirement for safety, and the applicant didn't say it would be impossible, he said it would be more difficult. Ms. Allen also noted that she cannot support this plan or any plan that does not allow for connectivity and if connectivity is not included in the beginning, it's very difficult to add in the future. During flooding events or other emergency situations, Ms. Allen stated that fire trucks and other responder vehicles must be able to have access to those who need assistance and if there is only a single entrance and it happens to be blocked, it becomes a very unfortunate situation.

Commissioner Mann stated that his concern is that without connectivity, if the property to the east develops, there would be two entrances close together off Clovercroft Road.

Mr. Wiseman stated that the property to the east of Poplar Reserve has a 14% slope and could be developed,

but without connectivity the property becomes limited to what could be developed and having two direct connections onto Clovercraft that close together goes against City of Franklin street standards. The goal is to reduce the number of connections onto Clovercraft Road so the more opportunities for connections, reduces the connections to Clovercraft Road.

Mr. Gamble explained that the property being discussed is about 5 acres and anytime you have property in the HHO buffer with 14% slopes, the smallest developable area would be 2 acres in size, making the impact less significant if developed in the future. Further looking at the context map, Mr. Gamble stated that he doesn't believe the ordinance would allow another roadway cut between the proposed cut to the Poplar Farms entrance due to the HHO protections.

Commissioner Williamson stated that although the parcel of land to the east of Poplar Reserve is small, if developed, it would still be nice for residents to have another way to enter or exit other than Clovercraft Road. Ms. Williamson stated that she could not vote in favor of MOS #1.

With no further discussion, the motion carried by a vote of 5-3 with Commissioners Allen, Mann and Williamson voting against.

MOS #2: Request to align the connection to the adjacent western property to provide access to the northern property line, via an ROW extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.

**MOTION**

Commission Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to align the connection to the adjacent western property to provide access to the northern property line, via a right-of-way extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive, seconded by Commissioner Franks.

Commissioner Williamson stated that she is in favor of this motion as it will provide for connectivity in the future.

Commissioner Allen stated that she opposes the motion for the same reasons stated for MOS #1.

With no further discussion, the motion carried by a vote of 6-2 with Commissioners Allen and Mann voting against.

MOS #3: Request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #3, a request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents, seconded by Commissioner Franks.

Commissioner Allen stated that she opposes the motion for the same reasons stated for MOS #1 & MOS #2.

Commissioner Williamson stated that she can support MOS #3 as it seems to function as an extension to the adjacent neighborhood.

Commissioner Mann stated that he supports MOS #3 as the right-of-way satisfies connectivity for the house on the north side of the pond.

With no further discussion, the motion carried by a vote of 7-1 with Commissioner Allen voting against.

The main motion (including MOS #1-3) carried by a vote of 8-0.

20.

Consideration Of Resolution 2026-35, A Resolution Approving A Development Plan For Bassett PUD Subdivision (With 1 Modification Of Development Standards (Foundations)), For The Property Located North Of Goose Creek Bypass And West Of Old Peytons ville Road, Located At 2408 And 2412 Goose Creek Bypass.

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

**Attachments:**

1. MAP Bassett PUD Subdivision, Rezoning and Development Plan
2. RES\_2026-35\_BassettPUDSubdDevPlan\_Combined\_LawApproved
3. COF 9110 Bassett PUD Subdivision, Development Plan Conditions of Approval\_01
4. DEVELOPMENT PLAN 9110 Bassett PUD Subdivision, Development Plan
5. Applicant Presentation

(heard after item #20 in the meeting)

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is proposing 230 multifamily dwelling units for a site that is composed of 7.031 acres. As detailed in the associated rezoning staff report for Ordinance (2026-07), Envision Franklin places these parcels within the Regional Commerce Design concept with an associated special consideration for multifamily. The proposed development as outlined in the Bassett PUD Development Plan generally meets the intent and guiding principles of Envision Franklin as well as the special consideration. The proposed development meets the parking requirements within the zoning ordinance. The traffic impact analysis has been submitted and reviewed. The parkland agreement will be executed and will coincide with this development plan and rezoning at a Board of Mayor and Alderman Work Session.

**MODIFICATION OF STANDARDS:** There is one modification of standards request for this plan.

**MOS #1:** Request to reduce this minimum 18" requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways). Chapter 6.8 (Foundations, Porches, and Stoops – Finished Floor Elevation) states that finished floor elevations must be a "minimum 18-inches above grade at front façade." The applicant is requesting to reduce the required 18-inch foundation for multifamily buildings, as required in Section 6.8 of the Zoning Ordinance, to have the foundation at grade along the building facades facing streets (highways) to better accommodate the residents of the building. Staff can support the MOS request to reduce the foundation height to grade level based on the Board of Mayor and Aldermen having approved similar requests for foundation reductions to better accommodate ADA requirements. Staff recommend approval of MOS #1.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-35, with conditions.

Citizen Comments: none

Applicant: Jeff Rosiak. Mr. Rosiak stated he would be glad to answer any questions.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-35, A Resolution Approving A Development Plan For Bassett PUD Subdivision (With 1 Modification Of Development Standards (Foundations)), For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass, seconded by Commissioner McLemore.

**MOS #1:** Request to reduce this minimum 18" requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways).

**MOTION**

Commissioner Williamson motioned to recommend approval to the Board of Mayor and Alderman, MOS #1, a request to reduce this minimum 18" requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways), seconded by Commissioner Harrison.

Commissioner Allen stated that staff is recommending approval of MOS #1, which does not follow the standard, but because a similar request was approved by the Board of Mayor and Alderman, setting a precedent it is now considered the standard. Ms. Allen asked if the City of Franklin should have this standard at all, if a MOS is going to be granted every time.

Ms. Wright answered by stating that staff periodically review all the MOS granted by the board, then, based on the results, proposes a comprehensive update to the zoning ordinance.

With no further discussion on MOS #1, the motion carried by a vote of 8-0.

Discussion (Main Motion):

Commissioner Williams stated that the architectural revisions are better, but the main corner needs more revision or finessing as it appears as a block.

With no further discussion, the main motion (including MOS #1) carried by a vote of 8-0.

21. Consideration Of Ordinance 2026-07, An Ordinance To Rezone 7.031 Acres From Regional Commerce 12 (RC12) District To Planned (PD 32.7) District For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass. (Bassett PUD Subdivision)

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

**Attachments:**

1. MAP Bassett PUD Subdivision, Rezoning and Development Plan
2. ORD\_2026-07\_BassettPUDSubdRez\_Combined\_LawApproved
3. REZONING 9111 Bassett PUD Subdivision, Rezoning
4. Applicant Presentation

(heard prior to item #20 in the meeting)

Staff: Chelsea Randolph. Ms. Randolph stated that The applicant is requesting to rezone 7.031 Acres from Regional Commerce 12 (RC-12) District to Planned (PD 32.7) District for the property located 2408 And 2412 Goose Creek Bypass (north of Goose Creek Bypass and west of Old Peytonsville Road) to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. Envision Franklin states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The associated special consideration states, "For the property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek Bypass, and west of Interstate 65, a standalone multifamily development is appropriate along the frontage of Goose Creek Bypass and Interstate 65 frontage due to restricted access from Goose Creek Bypass, the proximity to commercial uses, and the availability of pedestrian infrastructure to the Berry Farms Town Center retail and office uses. The maximum height for a standalone multifamily building in this location should be six stories." The proposed development as outlined in the Bassett PUD Development Plan (Resolution 2026-35) generally meets the intent and guiding principles of Envision Franklin as well as the special consideration.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-07.

Citizen Comments: none

Applicant: Jeff Rosiak, Kimley Horn, representing Madison Capital. Mr. Rosiak stated that Madison Capital requested an Envision Franklin amendment with special consideration, approved by the Board of Mayor and Alderman, to rezone this property from Regional Commerce to Planned District as the location of the property is somewhat secluded away from the Berry Farms retail area and appears to be better suited for a multifamily development. The multifamily buildings are proposed to be 5 stories of 2 and 3-bedroom apartments with first floor amenities (fitness center, workspace, pool and trail system) to activate the first floor. It will have its own pedestrian network and complements and connects with the Berry Farms pedestrian network. Using the feedback from the Joint Conceptual Workshop regarding architecture, Mr. Rosiak stated that to refine the architecture of the buildings, they studied Berry Farms elevations and came up with identifiable sections to reduce the overall massing of the building with vertically proportioned windows. Awnings were used to identify pedestrian entrances, and more masonry was used to further differentiate building sections.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-07, An Ordinance To Rezone 7.031 Acres From Regional Commerce 12 (RC12) District To Planned (PD 32.7) District For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass. (Bassett PUD Subdivision), seconded by Commissioner Franks. The motion carried by a vote of 8-0.

22. Consideration Of Ordinance 2026-16, An Ordinance To Rezone 7.68 Acres From Planned (PD) District To Planned (PD 18.85) District For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard (Iris Place PUD).

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

**Attachments:**

1. MAP Iris Place PUD Rez-DP
2. ORD\_2026-16\_BrookwoodPUDRez\_Combined\_LawApproved
3. 20260615-Iris Place Rezoning Sheets
4. 2026-06-10 FMPC Letter - Iris Place
5. Citizen Comment\_Iris Place PUD\_Andrea McCullough

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a rezoning request for the property located at 500 West Meade Boulevard. The rezoning is being submitted in conjunction with the Franklin Housing Authority's new Iris Place PUD (RES 2026-50) subdivision with 144 residential units on 7.68 acres and a proposed DUA of 18.85. Envision Franklin Places this property in the Mixed Residential Design Concept, which states that this, "concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." Envision Franklin does include a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans. The FHA master plan has been updated with the plan that is being proposed, so it meets the recommendations of Envision Franklin.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-16.

Citizen Comments: none

Applicant: Greg Gamble, representing Franklin Housing Authority (FHA) and Ellington. Mr. Gamble stated that these two properties are the last two phases of the FHA's revised master plan, approved earlier this year. The buildings on the two properties were originally built in the late 1950's and early 1960's and need repairs to the architecture and to the infrastructure of the buildings. The existing buildings consist of 34 duplex units on 7.86 acres. The master plan includes 144 units consisting of two L-shaped condo buildings with parking behind and two-story townhomes located on Edgewater Boulevard with parking behind the building.

**MOTION**

Commissioner McLemore motioned to recommend approval to BOMA, Ordinance 2026-16, An Ordinance To Rezone 7.68 Acres From Planned (PD) District To Planned (PD 18.85) District For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard (Iris Place PUD), seconded by Commissioner Harrison. The motion carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

23. Consideration Of Resolution 2026-50, A Resolution Approving A Development Plan For Iris Place PUD Subdivision With 2 Modifications Of Development Standards (Parking, Open Space), For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard.

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

**Attachments:**

1. MAP Iris Place PUD Rez-DP
2. RES\_2026-50\_BrookwoodPUDDP\_Combined\_LawApproved
3. 9132 Iris Place PUD DP\_Conditions of Approval\_01
4. Iris Pace PUD Dev Plan Submittal Sheets
5. 2026-06-10 FMPC Letter - Iris Place
6. 20260604 - Iris Place - Water and Sewer Availability Letter

7. 20260604\_Natchez and Brookwood Parking Needs Study
8. A1.0 ARCHITECTURAL RENDERINGS - IRIS PLACE
9. Iris Place Modification of Standards
10. Citizen Comment\_Iris Place PUD\_Andrea McCullough

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a development plan for the Iris Place PUD Subdivision located at 500 West Meade Boulevard. The plan consists of 144 multifamily residential units on 7.68 acres. Envision Franklin places this property in the Mixed Residential Design Concept, which has a special consideration for Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plan.

Modifications Of Standards Requests:

MOS #1: Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.

The applicant is requesting modification to the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom types. Section 10.2.3 of the Zoning Ordinance requires the following parking ratios for multifamily parking:

- Studio - 1.25 spaces per unit
- 1 Bedroom - 1.25 spaces per unit
- 2+ Bedroom - 2.25 spaces per unit

The applicant has provided a parking memo with sufficient information for the request. Additionally, the Board of Mayor and Aldermen has previously approved similar MOS requests for multifamily parking standards for similar developments. With the information provided by the applicant and the previously granted requests, Staff is supportive of the request. Staff recommend approval of MOS #1.

MOS #2: Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.

The applicant is requesting to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed. Section 11.1.5 requires that PDs with residential uses only have an additional 10% natural area for a total of 15% open space and natural area. This PUD is replacing an existing development that did not incorporate any significant natural areas or resources into the original design. As such, there is nothing that would qualify as "natural area" per the City's definition. Natural areas include meadows, hillside, ponds, streams, slopes, etc. The applicant has agreed to increase the amount of open space to 15% (5% programmed, 10% non-programmed) in order to keep the intent of the regulation. Given the lack of natural area amenities for this specific site and the applicant's willingness to increase the total number of open space, Staff is supportive of the MOS request. Staff recommend approval of MOS #2.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-50, with conditions.

Citizen comments: none

Applicant: Greg Gamble. Mr. Gamble noted from the Joint Conceptual Workshop that it was recommended the architecture be read as a collection of buildings. Mike Hathaway, 906 Studio Architects, and his team worked hard on the elevations. Regarding MOS #1, the request to modify parking requirements, Kimley Horn completed a parking analysis and based on industry standard parking, analysis results recommended 1 space per unit. Parking spaces for Dennison include 171 parking spaces for 97 homes and 243 spaces for 144 homes for Iris.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-50, A Resolution Approving A Development Plan For Iris Place PUD Subdivision With 2 Modifications Of Development Standards (Parking, Open Space), For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard, seconded by Commissioner McLemore.

MOS #1: Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #1 a request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #2: Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed, seconded by Commissioner Franks. The motion carried by a vote of 7-0.

With no further discussion, the Main Motion (including MOS #1 & #2) carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

24. Consideration Of Ordinance 2026-15, An Ordinance To Rezone 5.14 Acres From Planned (PD) District To Planned (PD 21.70) District For The Property Located East Of Natchez Street And North Of Acton Street At 137 Natchez Street (Denson Place PUD).

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

**Attachments:**

1. MAP Denson Place PUD Rez-DP
2. ORD\_2026-15\_NatchezPUDRez\_Combined\_LawApproved
3. 20260615-Denson Place Rezoning Sheets
4. 2026-06-10 FMPC Letter - Denson Place
5. Citizen Comment\_Denson Place PUD\_ Sam Breen

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a rezoning request for the property located at 137 Natchez. The rezoning is being submitted in conjunction with the Franklin Housing Authority's new Denson Place PUD (RES 2026-49) subdivision with 97 units on 5.14 acres and a proposed DUA of 21.70. Envision Franklin Places this property in the Mixed Residential Design Concept, which states that this, "concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. Envision Franklin does include a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans. The Franklin Housing Authority Master Plan has been updated with the plan that is being proposed, so it meets the recommendations of Envision Franklin.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-15.

**Citizen Comments:**

Travis Breen, 159 Acton Street. Mr. Breen stated that his concerns are about the impact these higher density buildings will have on traffic, school population and infrastructure. Mr. Breen asked if a traffic study had been completed and, if so, the results of the traffic study.

Mr. Wiseman, director of engineering, stated that the properties fell below the threshold standards that require a traffic study, but one was completed. All intersections were scored at an acceptable level. Regarding sewer and stormwater infrastructure, evaluation of those workings is handled at the site plan level later in the process. However, preliminary inspections have been completed based on concerns about the aging buildings along with the number of service requests for the area. Mr. Wiseman stated that the plan is to have those things fixed prior to the site plan submittal.

Applicant: Greg Gamble. Mr. Gamble explained that there have been a few changes to the master plan since the Joint Conceptual Workshop including the addition of a 75ft historic buffer adjacent to the church on Natchez Street. Revisions have been made to homes fronting Natchez Street to be 2 stories instead of 2.5 stories, along with the homes on Acton Street that are proposed to be 2-story homes. Mr. Gamble stated that, working with COF engineering, the property (3-story building) located behind the HG Hill site will have

stormwater management for the first time. Currently, the property has insufficient fire flow connections, and part of the proposal includes extending water lines from Columbia Avenue to provide adequate protection for this area. Lastly, the parallel parking requirements of the zoning ordinance will be satisfied by providing on-street parking along Natchez Street.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-15, An Ordinance To Rezone 5.14 Acres From Planned (PD) District To Planned (PD 21.70) District For The Property Located East Of Natchez Street And North Of Acton Street At 137 Natchez Street (Denson Place PUD), seconded by Commissioner McLemore. The motion carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

25. Consideration Of Resolution 2026-49, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street.

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

**Attachments:**

1. MAP Denson Place PUD Rez-DP
2. RES\_2026-49\_NatchezPUDDP\_Combined\_LawApproved
3. 9130 Denson Place PUD DP\_Conditions of Approval\_01
4. Denson Place PUD Dev Plan Submittal Sheets
5. 2026-06-10 FMPC Letter - Denson Place
6. A1.0 ARCHITECTURAL RENDERINGS - DENSON PLACE
7. Denson Place Modification of Standards
8. Citizen Comment\_Denson Place PUD\_ Sam Breen

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a development plan for the Denson Place PUD Subdivision located at 137 Natchez Street for 97 units on 5.14 acres. Envision Franklin places this property in the Mixed Residential Design concept and includes a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans.

**Modification of Standards**

There are four modification of standards requests included with this development plan. The MOS requests are related to parking, open space, and buffers.

**MOS #1.** Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.

The applicant is requesting to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom types.

Section 10.2.3 of the Zoning Ordinance requires the following parking ratios for multifamily parking:

- Studio - 1.25 spaces per unit
- 1 Bedroom - 1.25 spaces per unit
- 2+ Bedroom - 2.25 spaces per unit

The applicant has provided a parking memo with sufficient information for the request. Additionally, the Board of Mayor and Aldermen has previously approved similar MOS requests for multifamily parking standards for similar developments. With the information provided by the applicant and the previously granted requests, Staff is supportive of the request. **Staff recommends approval of MOS #1.**

**MOS #2.** Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.

The applicant is requesting to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.

Section 11.1.5 requires that planned developments with residential uses only have an additional 10% natural area for a total of 15% open space and natural area. This PUD is replacing an existing development that did not incorporate any significant natural areas or resources into the original design. As such, there is nothing

that would qualify as "natural area" per the City's definition. Natural areas include meadows, hillsides, ponds, streams, slopes, etc. The applicant has agreed to increase the amount of open space to 15% (5% programmed, 10% non-programmed) to meet the intent of the regulation. Given the lack of natural area amenities for this specific site and the applicant's willingness to increase the total number of open spaces, staff is supportive of the MOS request. Staff recommends approval of MOS #2.

MOS #3. Request to allow stormwater infrastructure within the Historic Buffer.

The applicant is requesting to allow stormwater infrastructure within the Historic Buffer that has been established at the north end of the development adjacent to the First Missionary Baptist Church. New development next to National Register properties, or those that are eligible for the National Register of Historic Places, are required to incorporate historic buffers to protect the historic and cultural assets of the community. To protect the freestanding historic lands and structures from negative visual impacts associated with new development in their proximity, new development and redevelopment are subject to one or more applicable historic resource edge treatments in Chapter 18 of the Zoning Ordinance. While the eligibility of the church campus is still pending from the state historic preservation office, the applicant has established a naturalistic historic buffer in the plans.

Section 18.3.7(D) prohibits stormwater retention or detention facilities within the buffer. Staff is comfortable with the MOS request provided that the plan meets the required landscape screening to further protect the local cultural asset. Staff recommends approval of MOS #3.

MOS #4. Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer.

The applicant is requesting to allow stormwater infrastructure within the Historic Buffer that has been established at the north end of the development adjacent to the First Missionary Baptist Church. New development next to National Register properties, or those that are eligible for the National Register of Historic Places, are required to incorporate historic buffers to protect the historic and cultural assets of the community. To protect the freestanding historic lands and structures from negative visual impacts associated with new development in their proximity, new development and redevelopment are subject to one or more applicable historic resource edge treatments in Chapter 18 of the Zoning Ordinance. While the eligibility of the church campus is still pending, the applicant has established a naturalistic historic buffer in the plans.

Section 18.3.7(C) dictates that additional width shall be added in an amount equivalent to the amount occupied by the utility lines and associated easements. Given the limited size of the property, staff is supportive of the MOS request to not apply additional width to the buffer. Staff recommends approval of MOS #4.

#### RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-49, with conditions.

Citizen Comments: none

Applicant: Greg Gamble. Mr. Gamble was present to answer questions.

#### MOTION

Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-49, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street, seconded by Commissioner Harrison.

MOS #1. Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.

#### MOTION

Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, MOS #1 a request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #2. Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.

#### MOTION

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed, seconded by Commissioner Mann. The motion carried by a

vote of 7-0.

MOS #3. Request to allow stormwater infrastructure within the Historic Buffer.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #3 a request to allow stormwater infrastructure within the Historic Buffer, seconded by Commissioner Mann. The motion carried by a vote of 7-0.

MOS #4. Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer.

**MOTION**

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #4 a Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

Discussion (Main Motion):

Commissioner Allen stated her concerns about having enough space for parking and spacing to safely drive through the aisle and asked staff about standard widths for the roadway given the 50-foot allowance. Ms. Allen further stated that looking at the spacing measurements, it doesn't appear to allow enough room for parking and for travel space.

Mr. Wiseman explained that a standard roadway is 22-24 feet wide but stated that enough space for parking along with the drive aisle has been accounted for so that the travel lane will not be blocked by parked cars. The 50-foot allowance may not include any additional on-street parking. The additional parking will come off of the existing travel lane into the area.

With no further discussion, the Main Motion (including MOS #1-4) carried by a vote of 7-0. (Commissioner Williamson recused herself from voting)

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

26. Aureum PUD Subdivision, Site Plan, Section 2 (Lot 7), Developing A 405,000 Square Foot Multifamily Residential Building, On 2.97 Acres, Located Between Ovation Parkway, Aureum Drive, Gold Drive, and Aureum Trail Lane. (CONSENT AGENDA)

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

Attachments:

1. MAP Aureum PUD Subdivision, Site Plan, Section 2, Lot 7
2. Conditions of Approval\_01
3. Site Plan

The item was Approved on Consent Agenda.

**TRANSIT MASTER PLAN**

27. Consideration Of Resolution 2026-26, A Resolution To Adopt The 2026 Transit Master Plan.

Sponsors: Paul Holzen, Max Baker

Attachments:

1. FTMP FMPC 06-25-26
2. RES\_2026-26\_FMPCAdoptTransitPlan\_LawApproved02
3. Franklin Transit Master Plan FINAL DRAFT

Staff: Mr. Baker. Mr. Baker explained that Wally Blain will briefly give the Commission an overview of the Transit Master Plan highlighting the changes and updates since the Joint Conceptional Workshop presentation.

Citizen Comments: none

Consultant: Wally Blain, Benesch Consultants, Project Manager. Mr. Blain stated that the Franklin Transit Plan formulation began 11 months ago alongside staff by analyzing and addressing local and regional mobility needs for the next 10 years. Data collection included analysis of existing conditions including the current

transit plan, gathering of input from the community through interviews, and surveys to formulate a vision and plan for Franklin Transit. Results included recommendations in key areas:

- Outreach and Communications improvements
- Planning and Policy development
- Capital and Technology Improvements
- Transparency and Performance Monitoring
- Service Improvements

Mr. Blain explained that a pilot microtransit feasibility study will begin in the Cool Springs area, existing routes will be modified with the addition of downtown shuttles. From this point (future years), service improvements will continue incrementally by adding local fixed routes and an addition of citywide microtransit (on-demand service). Mr. Blain stated that through community outreach, the team realized there is a strong desire for regional connections that doesn't quite align with Franklin Transit Authority goals and responsibilities to the COF but WeGo regional fixed routes were explored. Mr. Blaine summarized the implementation roadmap and sequencing of the project by describing the steps Franklin Transit Authority will take – from plan initiation, to implementation, monitoring and then refreshing. Finally, Mr. Blain discussed financial needs and a timeline for the plan along with funded financial needs within the next 10 years and unfunded recommendations beyond 10 years. Next steps in the adoption of the Transit Plan process include approval from the FMPC, BOMA adoption at the July 14, 2026, meeting and finally, to the Franklin Transit Authority to draft the transit master plan.

Citizen Comments:None

#### **MOTION**

Commissioner Franks motioned to approve Resolution 2026-26, A Resolution To Adopt The 2026 Transit Master Plan, seconded by Commissioner Mann. The motion carried by a vote of 8-0.

#### **ANY OTHER BUSINESS**

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

#### **ADJOURN**

A motion was made by Commissioner Harrison, seconded by Commissioner Allen to adjourn the meeting. The motion carried 8-0 and the meeting adjourned at 8:49 PM.



Chair



Date