



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 23, 2025

7:00 PM

City Hall Board Room

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.

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

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.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.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 12, 2024, FMPC Minutes

VOTE FOR CHAIR & VICE CHAIR

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

ANNOUNCEMENTS**CONSENT AGENDA**

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

3. Consideration Of Approval Of Items 4-23 And Item 26 On The Consent Agenda

SITE PLAN SURETIES

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sidewalks And Streets Improvements To July 24, 2025; Extend The Performance Agreement For Sewer Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Franklin Commons South Subdivision, Site Plan, Section 4, Lot 13 (Grahams Lighting); Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Release The Performance Agreement For Landscaping (Building C) Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Seward Hall Subdivision, Final Plat; Release Performance Agreement For The Left Turn Lane And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors:

Melodie Brady

19. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Release Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors:

Melodie Brady

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

21. Water's Edge PUD Subdivision, Site Plan, Section 4; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

22. Water's Edge PUD Subdivision, Site Plan, Section 5; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

23. Wynfield Villages Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

24. Consideration Of Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

25. Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Jimmy M. Irvin Property Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 6.59 Acres, Located At 3270 And 3244 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

27. Jordan Reserve Subdivision (Formerly Gant Ridge Subdivision), Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road.
FMPC 12/12/24 - Deferred to 1/23/25, 7-0

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN