



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 27, 2025

7:00 PM

Williamson County
Auditorium

LOCATION

Williamson County Auditorium
1320 West Main Street

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 the meeting 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 January 23, 2025 FMPC Minutes

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.

2. Consideration Of Approval Of Items 3-6 And Item 13 On The Consent Agenda

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend the Performance Agreement for Sidewalks And Streets Improvements to February 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green); Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Rizer Point PUD Subdivision, Final Plat, Section 5; Extend The Maintenance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

MAJOR THOROUGHFARE PLAN AMENDMENTS

7. PUBLIC HEARING: Consideration Of Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area.

Sponsors:

Paul Holzen, Jimmy Wiseman

REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

9. Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytons ville Road And North Of Peytons ville Road (Erickson Senior Living PUD).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytons ville Road And North Of Peytons ville Road, Located At 4424, 4428, 4430, And 4440 Peytons ville Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Yates Subdivision, Final Plat, Lot 2, Revision 1, Creating 1 Non-Buildable Open Space Lot, On 2.08 Acres, Located East Of Watercress Drive And South Of Murfreesboro Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ANY OTHER BUSINESS

ADJOURN

