



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 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.franklintn.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@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 February 27, 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 3-12, Item 20, And Item 23 On The Consent Agenda

Sponsors:**SITE PLAN SURETIES**

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements to March 26, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Chickasaw PUD Subdivision, Final Plat; Extend The Performance Agreement For Access And Sidewalks Improvements To September 25, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Creekstone Commons PUD Subdivision, Site Plan, Section 1, Revision 1, Lot 2 (Venture Office Building); Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 26, 2026; Extend The Performance Agreement For Streets Improvement To September 25, 2025; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS

13. Consideration Of Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee.

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

14. Consideration Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road. (Colletta Park PUD Subdivision)

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

16. Consideration Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road.

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

17. Consideration Of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road. (Cook PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

18. Consideration Of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

19. Consideration Of Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, Creating 1 New Lot, And Dedicating A Sewer Easement, On 9.53 Acres, Located At 801 Crescent Centre Drive And 840 Crescent Centre Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Margin District Subdivision, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Westhaven PUD Subdivision, Final Plat, Section 66, Creating 26 Residential Lots And 1 Open Space Lot, Dedicating Public Right Of Way, And Dedicating Easements, On 19.56 Acres, Located South Of New Highway 96 West And West Of Drummond Street. (CONSENT AGENDA).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

