



# City of Franklin

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

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, April 24, 2025

7:00 PM

Williamson County  
Auditorium

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#### 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](http://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](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 March 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 3-14 And Items 20-22 On The Consent Agenda

**Sponsors:****SITE PLAN SURETIES**

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Landscaping Improvement to April 23, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To April 23, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

5. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 23, 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 23, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

9. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

11. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

12. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

14. Wynfield Village Subdivision, Site Plan, Extend The Performance Agreement For ITS Element, Landscaping And Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

#### **PLANS OF SERVICES/ANNEXATIONS/ZONINGS**

15. Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee.

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

16. Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

17. Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision).

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

**REZONINGS/DEVELOPMENT PLANS**

18. Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

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

19. Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

20. Medcore Medical Building Subdivision, Final Plat, Revision 2, Creating 1 New Lot, Extending An Access Easement, And Creating A Water Quality Easement, On 7.8 Acres, Located At 1000 Physicians Way. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

21. Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), Creating 16 New Residential Lots And 1 Open Space Lot, On 5.61 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

22. Southvale PUD Subdivision, Final Plat, Section 2, Creating 43 Residential Lots And 5 Open Space Lots And Dedicating Right Of Way, On 33.042 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

**ANY OTHER BUSINESS****ADJOURN**

