



# 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, May 22, 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 before 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 April 24, 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 3-7 And 10-12 On The Consent Agenda.

**SITE PLAN SURETIES**

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Drainage Improvement To May 28, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

4. Natures Landing Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvement To December 11, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

5. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 11, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

6. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

7. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 28, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

**VESTED RIGHTS/SITE PLAN EXTENSION**

8. Consideration Of Resolution 2025-37, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of

Carothers Parkway, Located at 9009 Carothers Parkway.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

**REZONINGS/DEVELOPMENT PLANS**

9. Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

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

10. EW Subdivision, Final Plat, Creating 2 Lots, On 7.95 Acres, Located On Columbia Avenue, Between Werthan Circle And Beasley Drive. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

11. Southvale PUD Subdivision, Final Plat, Section 3, Creating 35 Residential Lots And 4 Open Space Lots, Revising Existing MTE Easements, And Dedicating Right Of Way, On 54.445 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

12. Battle Ground Park Land Company Addition Subdivision, Final Plat, Revision 6, Resubdivision Of Lots 35 And 36, Creating 1 Single Family Residential Lot And Modifying Lot Lines On 1 Single Family Residential Lot, On 0.43 Acres, Located At 102 Battle Avenue And 1334 Columbia Avenue. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

