



# 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, June 26, 2025

7:00 PM

Williamson County  
Auditorium

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#### MEETING 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](http://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](mailto:planningintake@franklinton.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 May 22, 2025 FMPC Minutes.

### ANNOUNCEMENTS

\*Please note, the title has changed since the public hearing for Item 27 was noticed in the Williamson Herald on May 22, 2025. The applicant is no longer requesting a Special Consideration for the Neighborhood Commercial Design Concept for the properties at the corner of N Chapel Road and Murfreesboro Road so the title has been revised to account for this change.

### 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 3-18 And 24-25 On The Consent Agenda.

Sponsors:

### SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Drainage Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, lot 303 and 304 (Block C); Accept The Performance Agreement For Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

11. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

12. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

13. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

14. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

15. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

16. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

17. Water's Edge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

18. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure, Landscaping, Sidewalks And Streets Improvements To June 25, 2026. (CONSENT AGENDA)

**Sponsors:**

Melodie Brady

**VESTED RIGHTS/SITE PLAN EXTENSION**

19. Consideration Of Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Gateway Court, Located at 555 Franklin Road.

**Sponsors:**

Emily Huffer, Amy Diaz-Barriga, Joseph Bryan

**REZONINGS/DEVELOPMENT PLANS**

20. 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.  
FMPC 5/22/25, 7-0 defer to 6/26/25

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

21. Consideration Of Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Consideration Of Resolution 2028-45, A Resolution To Annex One Property, Consisting Of 10.58 Acres, Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike 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

23. Consideration Of Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District, For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike.

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

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

24. Franklin Ridge Subdivision, Final Plat, Section 1, Creating 14 Residential Lots And 2 Open Space Lots, And Dedicating Right Of Way, On 19.37 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

25. Lincoln Southeast Subdivision, Final Plat, Creating 1 Lot And Establishing Easements, On 14.93 Acres, Located At 117 Southeast Parkway. (CONSENT AGENDA)

**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

**ENVISION FRANKLIN PLAN AMENDMENTS**

26. PUBLIC HEARING: Consideration Of Resolution 2025-39, A Resolution By The Franklin Municipal Planning Commission To Amend Envision Franklin To Incorporate Approved Changes To The Urban Growth Boundary.

**Sponsors:**

Emily Wright, Andrew Orr

27. \*PUBLIC HEARING: Consideration Of Resolution 2025-41, A Resolution To Adopt An Envision Franklin Plan Amendment For 4468 And 4417 Murfreesboro Road And 151 Trinity Road And Surrounding Parcels Located East Of North Chapel Road And Encompassing Map 088 Parcel 01801, Map 088 Parcel 01802, Map 088 Parcel 01805, Map 088 Parcel 01806, MAP 087 03800 And A Portion Of Map 088 Parcel 01900 To Change The Design Concepts Map From Rural Reserve To Village Green And To Add Special Considerations To The Village Green Design Concept.

**Sponsors:**

Emily Wright, Andrew Orr, Joel Aguilera

**ANY OTHER BUSINESS**

**ADJOURN**

