



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 28, 2025

7:00 PM

Williamson County
Auditorium

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.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 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 July 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 4-6 And 8-13 On The Consent Agenda.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Declare The Agreement To Be In Default, Authorizing The Release Of 50% Of Surety And The Calling Of The Other 50% Of The Surety For The Green Infrastructure Improvement.

Sponsors:

Melodie Brady

4. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Highland At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1; Declare The Agreement To Be In Default, Authorizing The Calling Of the Surety For The Green Infrastructure Improvement.

Sponsors:

Melodie Brady

8. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Westhaven PUD Subdivision, Site Plan, Section 25; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Streets Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Westhaven PUD Subdivision, Final Plat, Section 67, Creating 72 Single-Family Lots, 3 Open Space Lots, Dedicating Public Right-Of-Way, Granting Easements, And Abandoning Lot 5098 And Any Associated Easements Within it, On 29.24 Acres, Located Near The Intersection Of Fairmore Court And Drummond Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

12. Franktown Open Hearts Center Subdivision, Site Plan, Developing 15,800 Square Feet Of Institutional Space, On 1.28 Acres, Located At 215 Granbury Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. The Factory At Franklin PUD Subdivision, Final Plat, Revision 1, Creating 2 Commercial Lots, Revising And Adding Easements, And Dedicating Right-Of-Way, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ZONING ORDINANCE TEXT AMENDMENTS

14. Ordinance 2025-25, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane And The Parcel Southwest of Mack Hatcher Parkway And Aldersgate Way To The Historic Preservation Overlay District.

Sponsors:

Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN