



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 25,
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 August 28, 2025 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The 2026 FMPC Deadlines And Schedules Calendar.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

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.

3. Consideration Of Approval Of Items 4-8 And Item 12 On The Consent Agenda.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To September 24, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

REVIEW OF CONCURRENCE

9. Consideration Of Resolution 2025-52, As Amended, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

FMPC 7/24/25, 8-0; MOS1: 8-0; MOS2: 8-0; MOS3: 8-0; MOS4: 7-1; MOS5: 7-1; MOS6: 8-0; MOS7: 8-0; MOS8: 8-0 (approval, with conditions)

WS 8/12/25

PH 9/9.25, 6-1; MOS1: 7-0; MOS2: 7-0; MOS3: 7-0; MOS4: 7-0; MOS5: 7-0; MOS6: 7-0; MOS7: 7-0; MOS8: 5-2 (approval, with conditions) and an additional condition of approval.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ENVISION FRANKLIN PLAN AMENDMENTS

10. *PUBLIC HEARING: Consideration of Resolution 2025-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The Limits Of The Conservation Design Concept For Property Located At 354 Franklin Road, Known As Map 063 Parcel 02800.

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Joel Aguilera

11. *PUBLIC HEARING: Consideration Of Resolution 2025-70, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Columbia Avenue Between Five Points To Fowlkes Street" Special Consideration Of The Neighborhood Mixed-Use Design Concept For A Development At The Northwest Corner Of Columbia Avenue And Fowlkes Street, Known As The HG Hill Property

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Willis E. Henson Subdivision, Final Plat, Revision 2, Subdividing One Lot Into 2 Lots And Dedicating A Cross Access Easement, On 5.79 Acres, Located At 1268 Lewisburg Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

ANY OTHER BUSINESS

ADJOURN

