



# 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, October 23, 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.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 September 25, 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 Item 3-19 And 21-24 On The Consent Agenda.

#### SITE PLAN SURETIES

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

Sponsors: Melodie Brady

4. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Phase B Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Stormwater Drainage/Detention Area 2 Improvement To October 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

15. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

16. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 22, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

17. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

18. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

19. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement to April 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

### **REZONINGS/DEVELOPMENT PLANS**

20. Consideration Of Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle.

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

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

21. Christ Fellowship Church Subdivision, Site Plan, Developing 2,645 Square Feet Of Institutional Space, On 1.96 Acres, Located At 104 Chestnut Lane. (CONSENT AGENDA)

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

22. Colletta Park PUD Subdivision, Final Plat, Section 1, Creating 36 Residential Lots And 7 Open Space Lots And Dedicating Right Of Way And Easements, On 43.05 Acres, Located At S. Carothers Road And Copley Road (CONSENT AGENDA).

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Ariella Stanford

23. Tuck Away PUD Subdivision, Final Plat, Creating 1 Nonresidential Lot, On 25.64 Acres, Located At 1190 Lewisburg Pike. (CONSENT AGENDA)

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

24. Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913), Creating 1 Single-Family Lot, On .322 Acres, Located Near The Intersection Of Eliot Road And Conar Street. (CONSENT AGENDA)

**Sponsors:** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

### **MASTER PLANS OF CITY-OWNED PROPERTY**

25. Consideration Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.  
JCW 9/25/25

**Sponsors:**

Lisa Clayton, Heather Eusebio

**ZONING ORDINANCE TEXT AMENDMENTS**

26. Consideration Of Ordinance 2025-25, AS AMENDED, 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 To The Historic Preservation Overlay District.

FMPC 8/28/25, 7-0 (approval of the ordinance, as amended)

WS 9/9/25

BOMA 9/24/25, 7-1 (approval of the ordinance, as amended)

**Sponsors:**

Emily Wright, Kelly Dannenfelser

**ANY OTHER BUSINESS**

**ADJOURN**

