



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 11, 2025

7:00 PM

Eastern Flank Event Facility

MEETING LOCATION

1368 Eastern Flank Circle
Franklin, TN 37064

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 October 23, 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 3-4, 6-9, And 13-18 On The Consent Agenda.

SITE PLAN SURETIES

3. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Call On Letter Of Credit For Performance Agreement For Green Infrastructure Improvement; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

Sponsors: Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Resource Centre PUD Subdivision, Final Plat; Accept The Traffic Signal And Warrant Study Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Water's Edge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

10. Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike.

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

REZONINGS/DEVELOPMENT PLANS

11. Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike.

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

12. Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Academy Park II Subdivision, Final Plat, Creating 1 Civic Institutional Lot, On 1.28 Acres, Located At 1308 Academy Street. (CONSENT AGENDA)

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

14. Century Industrial Park Subdivision, Site Plan, Developing 255,543 Square Feet Of Civic Space, On 11.53 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

15. Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13, Consolidating Lots And Parcels Into 1 Civic Lot And Establishing Easements, On 26.25 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

16. Galleria Commercial Complex Subdivision, Final Plat, Revision 41, Creating 1 Commercial Lot On 5.34 Acres, Located At 1800 Galleria Boulevard. (CONSENT AGENDA)

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

17. Margin District Subdivision, Final Plat, Creating 1 Mixed-Use Lot, On 2.02 Acres, Located At 314 Cummins Street And 713, 717, 735, 805, 811, And 813 Columbia Avenue. (CONSENT AGENDA)

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

18. Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion), Adding 16,000 Square Feet Of Civic And Institutional Space To An Existing Building, On 16.43 Acres, Located At 2010 And 2012 Quail Hollow Circle. (CONSENT AGENDA)

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

SUBDIVISION REGULATIONS TEXT AMENDMENTS

19. Consideration Of Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Amy Diaz-Barriga

ZONING ORDINANCE TEXT AMENDMENTS

20. 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 Overlay Districts, 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 (as amended); 10/23/25 9-0 (as amended)

WS 9/9/25; 11/11/25

BOMA 9/24/25, 7-1 (as amended); 11/11/25, 8-0 (as amended); 11/25/25, 6-2 (deferred to 1/13/26)

Sponsors: Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

