



# 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, January 22, 2026

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 or by emailing [PlanningIntake@FranklinTN.gov](mailto:PlanningIntake@FranklinTN.gov) before noon on the day of 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 December 11, 2025 FMPC Minutes.

**VOTE FOR CHAIR & VICE CHAIR**

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

**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, 10, 11, 13-18, 24, And 25 On The Consent Agenda.

**SITE PLAN SURETIES**

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Accept the Landscaping Phase 2 Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1 And Landscaping Phase 3 Improvements To March 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

8. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

9. Dallas Downs Subdivision, Site Plan, Section 3; Call On Letter Of Credit For Performance Agreement For Landscaping Specimen Tree Replacement Improvement.

**Sponsors:** Melodie Brady

10. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 28, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

12. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

**Sponsors:** Melodie Brady

13. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

14. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

16. Water's Edge PUD Subdivision, Site Plan, Section 4; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

17. Water's Edge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

18. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 28, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

#### **VESTED RIGHTS/SITE PLAN EXTENSION**

19. Consideration Of Resolution 2025-107, A Resolution Amending The Gateway Village PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Lynnwood Way And West Of Franklin

Road, Located At 120 Davenport Boulevard.

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

### **PLANS OF SERVICES/ANNEXATIONS/ZONINGS**

20. Consideration Of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee.

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

21. Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

22. Consideration Of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike.

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

### **REZONINGS/DEVELOPMENT PLANS**

23. Consideration Of Resolution 2025-103, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

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

24. Poplar Farms PUD Subdivision, Final Plat, Section 4, Creating 106 Residential Lots And 9 Open Space Lots, And Dedicating Right-Of-Way, On 44.57 Acres, Located At 4101 Clovercroft Road. (CONSENT AGENDA)

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

25. 1051 West Main Street Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 1.16 Acres, Located At 1051 West Main Street. (CONSENT AGENDA)

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

### **ANY OTHER BUSINESS**

### **ADJOURN**

