



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 26, 2026

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.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 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 February 26, 2026 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 Items 3-16 And 19-23 On The Consent Agenda.

SITE PLAN SURETIES

3. 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 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend Performance Agreement For Streets Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. October Park PUD Subdivision, Final Plat; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. October Park PUD Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Wynfield Village Subdivision, Site Plan; Accept The Performance Agreement For Sidewalks And Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

17. Consideration Of Resolution 2026-12, A Resolution Amending The Middle Eight PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike.

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

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial

Parkway And East Of Franklin Road, At 354 Franklin Road.

2/26/26 FMPC: Deferred to the 3/26/26 FMPC meeting, 8-0

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Aureum PUD Subdivision, Final Plat, Revision 2, Creating 4 Lots And Establishing And Abandoning Easements, On 15.25 Acres, Located At The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

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

20. Westhaven PUD Subdivision, Final Plat, Section 69, Creating 42 Single-Family Lots, 2 Open Space Lots, Dedicating Public Right Of Way, And Establishing And Abandoning Easements, On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

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

21. Maupin Property Subdivision, Final Plat, Revision 1, Creating 2 Lots, Dedicating Public Right-Of-Way, And Establishing And Abandoning Easements, On 2.49 Acres, Located At 152 Mallory Station Road. (CONSENT AGENDA)

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

22. Spring Street Subdivision, Final Plat, Revision 1 (Lot 2), Dedicating Right-Of-Way, On 11.09 Acres, Located South Of Natchez Street And West of Granbury Street. (CONSENT AGENDA)

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

23. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard. (CONSENT AGENDA)

2/26/26 FMPC: Deferred to 3/26/26 at applicant's request, 8-0

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

ANY OTHER BUSINESS

ADJOURN

