



# 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, April 23, 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 March 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 Approval Of Items 3-14 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 And Landscaping Improvements To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

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

**Sponsors:** Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

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

**Sponsors:** Melodie Brady

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To April 22, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

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

**Sponsors:** Melodie Brady

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 22, 2027. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

14. Wynfield Village Subdivision, Site Plan; Accept The ITS Elements Improvement, Release The Performance Agreement; Extend The Performance Agreement For Drainage And Landscaping Improvements To July 23, 2026. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

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

15. Consideration Of Resolution 2026-21, A Resolution Amending The Franklin Grove Subdivision To Extend The Vested Rights, For The Property Located South Of South Margin Street And East Of Lewisburg Avenue, Located At 423 South Margin Street.

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

#### **REZONINGS/DEVELOPMENT PLANS**

16. Consideration Of Resolution 2025-26, As Amended, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

FMPC 4/24/25, 6-1 (MOS1: 6-1 DENY; MOS 2: 7-0 APPROVE; MOS 3: 7-0 APPROVE; MOS 4: 7-0 APPROVE; MOS 5: 7-0 APPROVE WITH CONDITIONS; MOS 6: 7-0 APPROVE; MOS 7: 7-0 APPROVE; MOS 8: 7-0 APPROVE; MOS 9: 7-0 APPROVE WITH CONDITIONS; MOS 10: 7-0 APPROVE; MOS 11: 7-0 APPROVE; MOS 12: 7-0 APPROVE WITH CONDITIONS; MOS 13: 7-0 APPROVE WITH CONDITIONS; MOS 14: 7-0 APPROVE WITH CONDITIONS; MOS 15: 7-0 APPROVE)

WS 5/13/25; 6/24/25

BOMA 6/24/25, 6-0 to defer to 7/8/25; 7/8/25, 8-0 defer to 8/12/25; 8/12/25, 8-0 defer to 11/11/25; 11/11/25, 8-0 defer to 3/24/26; 3/24/26 8-0 defer as amended to 4/28/26 (AMENDMENT TO CONDITION OF APPROVAL #30-OFFSITE IMPROVEMENTS: 7-1 APPROVE; MOS1: 8-0 DENY; MOS 2: 8-0 APPROVE; MOS 3: 8-0 APPROVE; MOS 4: 8-0 APPROVE; MOS 5: 8-0 APPROVE WITH CONDITIONS; MOS

6: 8-0 APPROVE; MOS 7: 8-0 APPROVE; MOS 8: 8-0 APPROVE; MOS 9: 8-0 APPROVE WITH CONDITIONS; MOS 10: 8-0 APPROVE; MOS 11: 8-0 APPROVE; MOS 12: 8-0 APPROVE WITH CONDITIONS; MOS 13: 8-0 APPROVE WITH CONDITIONS; MOS 14: 8-0 APPROVE WITH CONDITIONS; MOS 15: 8-0 APPROVE)

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

17. Consideration Of Ordinance 2026-06, An Ordinance To Rezone 204.34 Acres From Planned (PD 1.26) District To Planned (PD 1.27) District And Rezone 0.55 Acres From Planned (PD 1.26) District To Residential 1 (R-1) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including The Property Located At 1005 Copley Road. (Colletta Park PUD Subdivision)

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

18. Consideration Of Resolution 2026-25, A Resolution Approving A Revised Development Plan For Colletta PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road.

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

19. Consideration Of Resolution 2026-23, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

20. Consideration Of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), 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**

21. 555 Franklin Road PUD Subdivision, Final Plat, Creating 1 Commercial Lot And 1 Open Space Lot, Dedicating Easements And Right Of Way, On 32.83 Acres, Located at 555 Franklin Road. (CONSENT AGENDA)

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

22. Carothers Glen PUD Subdivision, Final Plat, Creating 45 Single Family Residential Lots And 4 Open Space Lots And Dedicating Right-Of-Way, On 22.07 Acres, Located At 4340 South Carothers Road. (CONSENT AGENDA)

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

23. Century Industrial Park Subdivision, Site Plan, Lots 9 And 10, Re-Developing 41,697 Sqaure Feet Of Civic Space, On 2.99 Acres, Located At 300 Beasley Drive. (CONSENT AGENDA)

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

24. Franklin Grove Subdivision, Final Plat, Creating One Nonresidential Lot, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

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

**ANY OTHER BUSINESS**

**ADJOURN**