



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 28, 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 April 23, 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 3-6 And 8-12 On The Consent Agenda.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 27, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Wynfield Village Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Lot 1001, Revision 1, Creating 3 Lots, On 3.92 Acres, Located South Of Rural Plains Circle And West Of Berry Farms Crossing. (CONSENT AGENDA)

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

9. First Franklin United Methodist Church PUD Subdivision, Site Plan, Revision 2, Developing 6,490 Square Feet Of Civic Space, On 104.09 Acres, Located At 110 Aldersgate Way. (CONSENT AGENDA)

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

10. Franklin Ridge Subdivision, Final Plat, Section 2, Creating 20 Single Family Residential Lots, And 1 Open Space Lots, Establishing Easements And Abandoning Right Of Way, On 9.43 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

11. Southgate Subdivision, Final Plat, Revision 4, Lot 14, Creating 2 Commercial Lots, On 5.7 Acres, Located At 115 Carr Avenue. (CONSENT AGENDA)

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

12. Westhaven PUD Subdivision, Final Plat, Section 70, Creating 23 Residential Lots, Revising 2 Open Space Lots, And Establishing Easements, On 53.06 Acres, Located Between Boyd Mill Pike And Kathryn Avenue. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

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