



City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, March 26, 2026

7:00 PM

Williamson County
Auditorium

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

Vice Chair Orr called the meeting to order at 7:02 PM.

Commissioners Present: Vice Chair Michael Orr, Marcia Allen, Jimmy Franks, Nick Mann, Alma McLemore, Jenny Williamson, Alderman Ann Petersen

Commissioners Absent: Roger Lindsey, Scott Harrison

Staff Present: Amy Diaz-Barriga, Emily Wright, Joey Bryan, Shauna Billingsley

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.)

Benjamin Liskey, 5616 Oaks Run, Brentwood. Mr. Liskey stated that he is a teacher in Franklin and has safety concerns for his students and the surrounding community for the Meridian Boulevard and Carothers Parkway section under construction. Mr. Liskey said that he had personally witnessed reckless speeding and wrong way driving on Meridian. With the addition of the turn lane, Mr. Liskey stated that the situation could be exacerbated. Mr. Liskey stated several potential solutions including signage to indicate wrong way driving, use of yellow paint around the

median to signal a direction change, or signage for left-turning vehicles onto Meridian, among others.

Ms. Wright asked Mr. Liskey to leave his contact information so that the engineering department can get the details from him.

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.

Sponsors:

Attachments: 1. FMPC February 26 2026 Meeting Minutes 2

A motion was made by Alderman Petersen, seconded by Commissioner McLemore to approve the Minutes from the February 26, 2026 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Ms. Wright reminded the Commissioners that the Officials Training, conducted by the law department, will be April 1, 2026, from 8 am- 2 pm in the Police Department Community room. Also, Ms. Wright stated that the Williamson County Association of Realtors will present their findings on a housing study at the BOMA work session on April 26, 2026, and encouraged the Commissioners to attend. The information presented will be worthwhile and applicable to the considerations that come before this board. Lastly, Ms. Wright reminded the commissioners, from the communications department, to speak into the mic even if you need to lean forward to speak into the microphone.

CONSENT AGENDA

2. Consideration Of Items 3-16 And 19-23 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Mann, seconded by Commissioner McLemore to approve items 3-16 and 19-23 as presented on the Consent Agenda. The motion carried 7-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:

1. McEwen inspection punch list
2. Action request 3-2026 drainage

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. 03-2026 - Street Department 19

The item was Approved on Consent Agenda.

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

Attachments: 1. Inspection punch list green infrastructure
2. Action request drainage
3. Action request green infrastructure
4. Inspection punch list drainage

The item was Approved on Consent Agenda.

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

Attachments: 1. October Park landscaping inspection punch list
2. October Park action request landscaping

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: 1. Inspection punch list green infrastructure
2. Action request 3-2026 green infrastructure

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments:

1. Inspection punch list steets
2. Action request sidewalks
3. Action request streets
4. Inspection punch list sidewalks

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Middle Eight PUD Vest Ext
2. RES_2026-12_MiddleEightPUDVestingExt_Combined_LawApproved02
3. COF 8154 The Middle Eight Development Plan

Staff Presentation: Joey Bryan. Mr. Bryan stated that the request is to extend the vesting period for the Middle Eight PUD Subdivision for 3 years, August 8, 2026 until August 8, 2029, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the Middle Eight PUD was approved by BOMA on August 8, 2023. The plan includes 38.19 dwelling units per acre and 3,000 square feet of nonresidential space for a site that is composed of 7.2 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. One modification of standards was approved with the development plan to modify minimum parking standards with the following:

- 1.02 spaces per studio unit, (from 1.5 spaces)
- 1.02 spaces per 1-bedroom unit, (from 1.5 spaces)
- 1.89 spaces per 2-bedroom unit, (from 2.5 spaces)
- 2.76 spaces per 3-bedroom unit, (from 3 spaces)

A site plan for the development was approved by City Staff in October 2024, but the developers have not yet pulled any permits for the site or commenced site prep. If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2023) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement and new Certificates of Appropriateness from the Historic Zoning Commission would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-12 should they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant: Yates Bateman, Civil Engineer. Mr. Bateman stated that the project is still proceeding, but the team is asking for more time due to the financial difficulties in the market.

MOTION

Commissioner Franks motioned to recommend approval 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, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

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.

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

Attachments:

1. MAP 354 Franklin Rd HHO Rez
2. 2026-03-16 RezoningSheets-C2.2
3. 354 Franklin Road EF Amend Staff Report_Sept PC meeting
4. ORD_2025-54_354FranklinRd_Combined_LawApproved03

Staff Presentation: Joey Bryan. Mr. Bryan stated that this item was deferred from the last meeting. Since that time, the applicant has revised the application so that the proposed HHO line matches the recently updated conservation design concept line. Also, as a reminder, this application provides an additional buffer for the residents who live along Ash Drive. Staff is supportive of the application and supports approval of Ordinance 2025-54.

Citizen Comments:

Elaine Harrison, Ash Drive. Ms. Harrison stated that she is opposed to the project and is concerned about how the development will affect her property value. Ms. Harrison noted that for many years it was understood that building could not occur on this property and stated that she doesn't understand how development can take place now.

Ms. Diaz-Barriga, referring to the map, stated that the large green area shows where no development can occur because the area falls under the HHO and as you move closer to the railroad and Mac Hatcher, outside of the HHO buffer, where steep slopes may still be present, building cannot occur. If steep slopes are not present, the developer may build, under the zoning ordinance, Estate Residential. The area being considered today would not be buildable.

Applicant: Greg Gamble, representing the applicant. Mr. Gamble stated that he provided an aerial photograph that shows the existing tree canopy lines with the purple line addressing the staff condition and the resubmittal of the application.

MOTION

Commissioner Franks motioned to recommend approval 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, seconded by Commissioner Mann.

Discussion:

Alderman Petersen stated that looking at the handout and where the purple line exists, the purple line does not touch parts of the Ash Drive Property.

Mr. Gamble stated that he and Ms. Diaz-Barriga have been working for the last several months to address the issues of the incorrect county GIS. Ms. Gamble stated that the map in your hand shows the actual survey with those property lines going all the way back to the historic stone wall (shown as a line of trees). Ash Drive has 100 feet on the right-of-way and if you look at the map on the screen it shows 50 feet on the right-of-way. The lines are off due to the GIS survey errors.

Ms. Diaz-Barriga stated that she has contacted Williamson County for clarification but has not heard back from anyone. Ms. Diaz-Barriga noted that staff is confident that the line to the north captures the tree canopy and the stone wall.

Mr. Gamble stated more specifically that the HHO line is on the north side of the historic stone wall.

Commissioner Mann stated that he was able to drive out to the property which provided a very different perspective and allowed him to feel more comfortable with the HHO line. Mr. Mann suggested that the HHO may not be the best tool to designate the area as a stone wall and may not qualify under the HHO. Mr. Mann noted that he will support the application because it meets the desired outcome. Mr. Mann added that the

subject property falls in the Central Franklin overlay which requires stone walls to be preserved and provides extra protection.

There being no further discussion, the motion carried by a vote of 7-0.

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

- Attachments:**
1. MAP Aureum PUD Subdivision, Final Plat, Revision 2
 2. CONDITIONS OF APPROVAL COF 9002 Aureum PUD Subdivision, Final Plat, Revision 2
 3. FINAL PLAT Aureum PUD Subdivision, Final Plat, Revision 2

The item was Approved on Consent Agenda.

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

- Attachments:**
1. MAP Westhaven PUD Subdivision, Final Plat, Section 69
 2. CONDITIONS OF APPROVAL COF 9023 Westhaven PUD Subdivision, Final Plat, Section 69
 3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section 69

The item was Approved on Consent Agenda.

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

- Attachments:**
1. MAP Maupin Property Subdivision, Final Plat, Revision 1
 2. CONDITION OF APPROVAL COF 9048 Maupin Property Subdivision, Final Plat, Revision 1
 3. FINAL PLAT Maupin Property Subdivision, Final Plat, Revision 1

The item was Approved on Consent Agenda.

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

- Attachments:**
1. MAP Spring Street Subdivision, Final Plat, Revision 1
 2. 8927 Spring Street Sub FP Rev 1_Conditions of Approval_01
 3. 02.11.26 Spring Street Subd Rev 1 - 1906-01

The item was Approved on Consent Agenda.

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)

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

- Attachments:**
1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 2
 2. 9022 Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2 Conditions of Approval_01
 3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

Vice Chair Orr asked if there was any further business. There was none.

ADJOURN

There being no further business, Commissioner Allen motioned to adjourn the meeting, seconded by Commissioner McLemore the meeting adjourned at 7:20 PM.



Chair



Date