



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 25, 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 May 28, 2026, FMPC Minutes.

ANNOUNCEMENTS

RESOLUTION 2026-51, An Envision Franklin Plan Amendment Request To Amend The Special Consideration In The Rural Reserve Design Concept For 151 Franklin Road (Riverview Historic Estate), To Support A Hotel Use For The Historic Property HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE CONSIDERED ON THIS AGENDA.

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 3-15 And Item 26 On The Consent Agenda.

SITE PLAN SURETIES

3. Bushnell Farm PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase 2 Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 24, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Riverbluff PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping (Retail) Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Accept The Sidewalks And Streets Improvements, Release The Performance Agreement; Extend The Performance Agreement For Green Infrastructure And Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS

16. Consideration Of Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee.

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

17. Consideration Of Resolution 2026-47, A Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2026-17, An Ordinance To Zone 22.78 Acres To Planned (PD 1.8) District For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive. (Poplars Reserve PUD)

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

19. Consideration Of Resolution 2026-52, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive.

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

20. Consideration Of Resolution 2026-35, A Resolution Approving A Development Plan For Bassett PUD Subdivision (With 1 Modification Of Development Standards (Foundations)), For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass.

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

21. Consideration Of Ordinance 2026-07, An Ordinance To Rezone 7.031 Acres From Regional Commerce 12 (RC12) District To Planned (PD 32.7) District For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass. (Bassett PUD Subdivision)

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

22. Consideration Of Ordinance 2026-16, An Ordinance To Rezone 7.68 Acres From Planned (PD) District To Planned (PD 18.85) District For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard (Iris Place PUD).

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

23. Consideration Of Resolution 2026-50, A Resolution Approving A Development Plan For Iris Place PUD Subdivision With 2 Modifications Of Development Standards (Parking, Open Space), For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard.

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

24. Consideration Of Ordinance 2026-15, An Ordinance To Rezone 5.14 Acres From Planned (PD) District To Planned (PD 21.70) District For The Property Located East Of Natchez Street And North Of Acton Street At 137 Natchez Street (Denson Place PUD).

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

25. Consideration Of Resolution 2026-49, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez

Street.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Aureum PUD Subdivision, Site Plan, Section 2 (Lot 7), Developing A 405,000 Square Foot Multifamily Residential Building, On 2.97 Acres, Located Between Ovation Parkway, Aureum Drive, Gold Drive, and Aureum Trail Lane. (CONSENT AGENDA)

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

TRANSIT MASTER PLAN

27. Consideration Of Resolution 2026-26, A Resolution To Adopt The 2026 Transit Master Plan.

Sponsors: Paul Holzen, Max Baker

ANY OTHER BUSINESS

ADJOURN

