



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 23, 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 June 25, 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 3-15 And 20-22 On The Consent Agenda.

Sponsors:**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 October 22, 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 October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage, Landscaping And Sidewalks Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. 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 October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Streets Private Improvement To October 22, 2026; Extend The Performance Agreement For Landscaping Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Accept The Drainage Improvement, Release The Performance Agreement; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Through The Green PUD Subdivision, Site Plan, Section 2, Revision 2; Extend The Maintenance Agreement For Landscaping Improvement To January 28, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Twice Daily Subdivision, Site Plan; Extend The Maintenance Agreement For Green Infrastructure Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 22, 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.

6/25/26 FMPC

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).

6/25/26 FMPC

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

VESTED RIGHTS/SITE PLAN EXTENSION

18. Consideration Of Resolution 2026-57, A Resolution Amending The Franklin First United Methodist Church PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Mack Hatcher Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way.

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

19. Consideration Of Resolution 2026-58, A Resolution Amending The 4309 South Carothers Subdivision Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 South Carothers Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Colletta Park PUD Subdivision, Final Plat, Section 2, Creating 62 Residential Lots And 8 Open Space Lots, Dedicating Right-Of-Way, And Dedicating And Abandoning Easements, On 35.93 Acres, Located South Of Murfreesboro Road And East Of South Carothers Road. (CONSENT AGENDA)

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

21. The Preserve At Sheridan PUD Subdivision, Final Plat, Creating 15 Residential Lots And 10 Open Space Lots, And Dedicating Right-Of-Way And Easements, On 52.60 Acres, Located At 2247 S Berrys Chapel Road. (CONSENT AGENDA)

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

22. Westhaven PUD Subdivision, Final Plat, Section 71, Creating 9 Residential Lots And 1 Open Space Lot, Revising One Open Space Lot, And Dedicating Easements, On 3.76 Acres, Located Between Kathryn Avenue, Championship Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

