



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 27, 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 July 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, 12, And 13 On The Consent Agenda.

SITE PLAN SURETIES

3. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 26, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

4. Consideration Of Resolution 2026-62, A Resolution Amending The 508 Duke Drive Subdivision Preliminary Plat To Extend The Vested Rights, For The Property Located At The Southeast Corner Of Mallory Station Road And Duke Drive, Located At 508 Duke Drive.

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

5. Consideration Of Resolution 2026-65, A Resolution Amending The Franklin Commons South Subdivision Site Plan, Section 4, Revision 1, To Extend The Vested Rights, For The Property Located At The Southwest Corner Of Franklin Commons Court And Wood Duck Court, Located At 175 Rosa Helm Way.

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

REZONINGS/DEVELOPMENT PLANS

6. Consideration Of Ordinance 2025-19, An Ordinance To Rezone 20.33 Acres From Estate Residential (ER) District And Light Industrial (LI) District To Planned (PD 9.2/75,000) District For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court (Harpeth Village PUD Subdivision).

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

7. Consideration Of Resolution 2025-51, A Resolution Approving A Development Plan For Harpeth Village PUD Subdivision, With 4 Modifications Of Development Standards (Signage, Building Elements), For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court.

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

8. Consideration Of Resolution 2026-64, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, With 1 Modification Of Development Standards (Surety Bonds), For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

9. Consideration Of Resolution 2026-52, As Amended, 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.

FMPC 6/25/26, 8-0 (MOS 1: 5-3, MOS 2: 6-2, MOS 3: 8-1)

WS 7/14/26

BOMA 8/11/26, 7-1 (as amended) (MOS 1: 7-1, MOS 2: 6-2, MOS 3: 6-2)

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

10. Consideration Of Resolution 2026-49, As Amended, 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.

FMPC 6/25/26, 7-0 (1 recused) (MOS 1: 7-0, MOS 2: 7-0, MOS 3: 7-0, MOS 4: 7-0)

WS 7/14/26

BOMA 8/11/26, 8-0 (as amended) (MOS 1: 8-0, MOS 2: 8-0, MOS 3: 8-0, MOS 4: 8-0)

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Altara Subdivision, Preliminary Plat, Creating 4 Residential Lots And 2 Open Space Lots, On 5.82 Acres, Located Northwest Of The Intersection Of South Carothers Road And Copley Road.

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

12. Westhaven PUD Subdivision, Final Plat, Section 68, Creating 12 Residential Lots And 2 Open Space Lots, Vacating A Portion Of Eliot Road And Dedicating Easements, On 158.54 Acres, Located Southeast Of The Intersection Of Eliot Road And Littleton Way. (CONSENT AGENDA)

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

13. Ovation PUD Subdivision, Final Plat, Revision 3, Creating 4 Commercial Lots, 2 Open Space Lots, Vacating Some Existing Easements And Dedicating New Easements, On 61.35 Acres, Located South Of East McEwen Drive And East Of Carothers Parkway. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

