



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 24,
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 August 27, 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 Item 3-24 And 27-28 On The Consent Agenda.

SITE PLAN SURETIES

3. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Bushnell Farm PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase 2 Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Natures Landing Subdivision, Final Plat; Extend The Performance Agreement For Drainage And Streets Improvements To September 23, 2027; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Ovation Subdivision, Site Plan; Extend The Performance Agreement For Drainage, Sidewalk And Streets Improvements To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Part); Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Riverbluff PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Rizer Point PUD Subdivision, Final Plat, Section 5; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

19. Simmons Ridge PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

20. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

21. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

22. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

23. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

24. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

25. Consideration Of Ordinance 2026-24, An Ordinance To Rezone 19.11 Acres From Planned (PD 96,536) District To Planned (PD 2.09/40,536) District For The Property Located East Of Franklin Road And South Of Moores Lane (Branch Creek Crossing PUD).

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

26. Consideration Of Resolution 2026-79, A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, With 2 Modifications Of Development Standards (Parking, Architecture), For The Property Located East Of Franklin Road And South Of Moores Lane, Located At 574 And 580 Franklin Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

27. West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive.

(CONSENT AGENDA)

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

28. Century Industrial Park Subdivision, Site Plan, Revision 1 (Adult Detention Center, Gun Range and Impound Lot), Revising Boundaries And Incorporating The Impound Lot Into The Site Plan, On 32.23 Acres, Located At 408 Century Court And 306 Beasley Drive. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

29. Ordinance 2026-18, An Ordinance To Amend Various Chapters Of The Franklin Zoning Ordinance As Part Of An Annual Update, Including Overlay Districts, 1st Avenue District, Use Regulations, Building Types, Parking And Transit, Signs, Procedures, And Performance Agreements, And To Amend The Zoning Map For Certain Properties On Or Near Columbia Avenue North of Granbury Street, Dyke Bennett Road, First Avenue North, Long Lane, North Margin Street, Peytonsville Road, Pratt Lane, And Southstar Drive.

Sponsors: Emily Wright, Kelly Dannenfelser

30. Ordinance 2026-22, An Ordinance To Amend The Franklin Zoning Text Regarding Materials. The Proposed Ordinance Requires Certain Materials To Be Restricted In The Construction Of Buildings.

Sponsors: Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

