



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 10, 2020

7:00 PM

Board Room

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 come to 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.

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 997 4713 3781; Password: 268411. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 12:00 PM (noon) on the day before the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklintv>

CALL TO ORDER

1. Consideration Of Resolution 2020-259, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On December 10, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same

Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of the October 22, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included withing the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

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.

3. Consideration Of Approval of Items 9-14 On The Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

4. Consideration Of Resolution 2020-223, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 532 Franklin Road, Known As Map 053 Parcel 06000, To Change The Design Concepts Map From Large Lot Residential To Office Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

5. Consideration Of Resolution 2020-224, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Boyd Mill Avenue, Magnolia Hall Historic Estate" Special Consideration For The Conservation Subdivision Design Concept. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

6. Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd

Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2020-222, A Resolution Approving A Revised Development Plan, Huffines Ridge PUD, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Amy Diaz-Barriga, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Harpeth Community Church Subdivision, Site Plan, Lot 1, Revision 2 (Holly Hill Verizon Wireless Cell Tower), Constructing A New Stealth Wireless Telecommunication Tower, On 9.01 Acres, Located Near The Intersection Of Lewisburg Pike And Mack Hatcher Parkway, At 1101 Gardner Road.

Sponsors: Amy Diaz-Barriga, Emily Wright

9. Lockwood Glen PUD Subdivision, Final Plat, Section 15, Creating 14 Residential Lots And Two Open Space Lots, On 6.06 Acres, Located Near The Intersection Of Sherman Court And McAvoy Drive. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

10. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

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

11. Westhaven PUD Subdivision, Final Plat, Section 57, Creating 34 Residential Lots And Two Open Space Lots, On 11.66 Acres, Located Near The Intersection Of Cheltenham Avenue And Eliot Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

12. Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot To Section 33, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

13. Williamson County Animal Care Center, Site Plan, Offsite Sanitary Sewer Extension (Infrastructure Only), Constructing An Offsite Gravity Sanitary Sewer Main Extension, Crossing 5 Parcels Of 279.42 Total Acres, Located Near The Intersection Of Mack Hatcher Parkway And Old Charlotte Pike. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

14. Phillip Drone Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 0.86 Acres, Located At 599 West Meade Boulevard. (CONSENT AGENDA)

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

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2020-241, A Resolution To Reject A Request From Boyle Investment Company To Amend Connect Franklin, The Comprehensive Transportation Network Plan, To Reclassify A Roadway Within The Berry Farms PUD Subdivision (Chadwell Tract) As A Collector Roadway. (PUBLIC HEARING)

Sponsors: Paul Holzen

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

