

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION JANUARY 26, 2012

The Franklin Municipal Planning Commission held a regular meeting on Thursday, January 26, at 7:00 p.m. in the city hall boardroom.

Members present: Marcia Allen
 Jimmy Franks
 Greg Gamble
 Scott Harrison
 Mike Hathaway, Chair
 Roger Lindsey, Vice Chair
 Alma McLemore
 Michael Orr
 Ann Petersen, Alderman

Members absent:

Staff present: Katy Daugherty Intern, Planning and Sustainability Department
 Amanda Hall, Planning and Sustainability Department
 Emily Hunter, Planning and Sustainability Department
 Paula Kortas, Planning and Sustainability Department
 Jonathan Langley, Planning and Sustainability Department
 Catherine Powers, Planning and Sustainability Department
 Brenda Woods, Planning and Sustainability Department
 Vernon Gerth, Community and Economic Development
 Carl Baughman, Engineering Department
 Dan Allen, Engineering Department
 Tom Ingram, Engineering Department
 Molly Pike, Building and Neighborhood Services
 Shauna Billingsley, Law Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. 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.

1. CALL TO ORDER

2. MINUTES

- 12/15/11 Regular Meeting

3. 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 within the official record.

4. ELECTION OF OFFICERS FOR 2012

- Elect a Chair for 2012
- Elect a Vice-Chair for 2012

5. ANNOUNCEMENTS

6. 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.

7. 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.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

8. 84 Franklin Subdivision, site plan, lot 1 (The Village Place); release the maintenance agreement for landscaping improvements.

9. Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modifications improvements for one year.

10. Aspen Grove Subdivision, site plan, section Q, revision 12, lot 122 (Mission Court Office Condominiums); release the maintenance agreement for drainage improvements.
11. Avalon PUD Subdivision, site plan, section 3, 97dwelling units in 117 lots; release the maintenance agreement for landscaping remedy for tree removal violation improvements; extend the performance agreement for landscaping improvements for one year.
12. Avalon PUD Subdivision, site plan, section 5; extend the performance agreement for landscaping improvements for one year.
13. Avalon PUD Subdivision, site plan, section 6, revision 1; release the maintenance agreement for landscaping improvements.
14. Cool Springs East Subdivision, site plan, section 31, lot 678 (Billingsly Court Medical Center); accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year.
15. Cool Springs East Subdivision, site plan, section 34, lots 358-360 (Community First Bank and Trust Unified Development); release the maintenance agreement for landscaping Phase 1 improvements.
16. Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 701 improvements for six months; extend the performance agreement for landscaping lot 702 improvements for one year.
17. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for one year.
18. Dixie Medical, Inc., site plan; release the maintenance agreement for landscaping improvements.
19. Downs Boulevard Properties Subdivision, site plan, revision 8 (Downs Boulevard Business Park); extend the performance agreement for landscaping, sidewalks, drainage and access improvements for one year.
20. Downs Boulevard Properties Subdivision, site plan, section 1, revision 6, lots 18 and 19 (354 Downs Boulevard Office/Warehouse); release the maintenance agreement for landscaping improvements.
21. Echo Park Subdivision, conservation design plan, 15 dwelling units in 16 lots on 17.90 acres; release the maintenance agreement for landscaping improvements.

22. Forrest Crossing Subdivision, site plan, section 1, lot 1292, revision 10 (Rachel Springs Office Condominiums); release the maintenance agreement for landscaping improvements.
23. Franklin Physicians Tower Subdivision, site plan; release the maintenance agreement for landscaping improvements.
24. Freedom Intermediate School Subdivision, site plan, (Building Expansion); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
25. Grace Pointe Church Subdivision, site plan; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
26. Grant Park PUD Subdivision, site plan; release the maintenance agreement for landscaping Phase C improvements.
27. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); release the maintenance agreement for landscaping (Building D) improvements; extend the performance agreement for landscaping (Buildings A, B and F) and landscaping (Building C) improvements.
28. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 1) improvements.
29. Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for sidewalk improvements.
30. Lincoln Square Subdivision, site plan, revision 2, lot 1 (Lincoln Square); release the maintenance agreement for landscaping improvements.
31. Mapco Express, site plan; extend the performance agreement for streets improvements.
32. McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements for nine months.
33. McKays Mill PUD Subdivision, site plan, section 25 (Pemberton Heights Area); release the maintenance agreement for landscaping improvements.
34. Quail Hollow Business Park Subdivision, site plan, lot 24; release the maintenance agreement for landscaping improvements.
35. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention improvements for six

months; extend the performance agreement for landscaping Phase 3 improvements for one year.

36. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year.
37. St. Andrews Lutheran Church Addition Subdivision, site plan; release the maintenance agreement for landscaping improvements.
38. Westhaven PUD Subdivision, site plan, section 2, 61 dwelling units in 64 lots on 16.81 acres located south of the proposed Kentucky Avenue and west of the proposed South Carolina Avenue; extend the performance agreement for landscaping improvements for one year.
39. Westhaven PUD Subdivision, site plan, section 7; extend the performance agreement for landscaping improvements for one year.
40. Westhaven PUD Subdivision, site plan, section 11 and section 12; extend the performance agreement for landscaping (section 12, phase B, lot 5005) improvements for one year.
41. Westhaven PUD Subdivision, site plan, section 15, lot 4006 (Westhaven Discovery Center); extend the performance agreement for sidewalks improvements for six months.
42. Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); extend the performance agreement for drainage improvements for six months.
43. Westhaven PUD Subdivision, site plan, section 25; release the maintenance agreement for landscaping improvements; extend the performance agreement for drainage improvements for six months.

REZONINGS

44. ORDINANCE 2012-03, AN ORDINANCE TO REZONE ± 40.35 ACRES FROM HIGH RESIDENTIAL DISTRICT (R-3) TO CIVIC AND INSTITUTIONAL DISTRICT (CI) FOR THE PROPERTY LOCATED AT 608 MOUNT HOPE STREET.

Project Number: 2328
 Applicant: Mort Stein, Hard Bargain Mt. Hope Redevelopment
 Staff Recommends: Favorable recommendation to BOMA
 Consent Status: Nonconsent

REGULATING PLAN

45. RESOLUTION 2012-07, A RESOLUTION APPROVING A REGULATING PLAN FOR GENERALS RETREAT PUD SUBDIVISION, LOCATED ALONG COLUMBIA AVENUE AT BATTLE AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE.

Project Number: 2338
 Applicant: Preston Quirk
 Staff Recommends: Approval
 Consent Status: Nonconsent

SITE PLANS AND FINAL PLATS

46. Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition), replacement of an existing 31,506 square foot building with a 57,000 square foot building on 20.21 acres, located at 1129 Murfreesboro Road.

Project Number: 2343
 Applicant: Bryan Richter, C & I Design
 Staff Recommends: Deferral to the February 23, 2012 FMPC meeting
 Consent Status: Nonconsent

47. Breezeway Subdivision, final plat, section 2, 34 lots on 47.63 acres, located at Herbert Drive and Victorian Park Circle.

Project Number: 2319
 Applicant: Kevin Birdwell, Ragan Smith
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

48. Eastern Flank Battlefield Park, Site Plan, Revision 1 (Parking Area at Harpeth River), parking area revision on 1.4 acres, located along Lewisburg Pike and adjacent to the Harpeth River.

Project Number: 2339
 Applicant: Dan Allen, City of Franklin
 Staff Recommends: Approval
 Consent Status: Consent

49. Franklin Housing Authority (Granbury & Strahl Street Development) PUD Subdivision, final plat, lots 1-3, 3 new lots on 8.84 acres, located between Strahl and Granbury Streets.

Project Number: 2337
 Applicant: Robert Searson, Littlejohn Engineering
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

50. Hurstbourne Park PUD Subdivision, final plat, section 2, 30 lots on 14.33 acres, located northwest of Murfreesboro Road and Hurstbourne Park Boulevard.

Project Number: 2345
 Applicant: Ken Church, Gresham Smith and Partners
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

51. Simmons Ridge PUD Subdivision, final plat, 2 nonbuildable lots on 87.35 acres, located at 4408 South Carothers Road.

Project Number: 2346
 Applicant: Mark Cantrell, Arrowhead Survey
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

52. Spring Creek Subdivision, site plan, section 1, revision 5, lot 3 (Spring Creek Center, Granite City Grille and Brewery), 3 buildings totaling 263,499 square feet on 13.87 acres (1,292 additional square feet of building from last approved plan), located at the southeast corner of West McEwen Drive And Mallory Lane.

Project Number: 2347
 Applicant: Mark Spalding, Gresham Smith and Partners
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

53. Through the Green PUD Subdivision, final plat, section 1, 3 new lots on 29.47 acres, located along Shadow Green Drive.

Project Number: 2340
 Applicant: Robert Searson, Littlejohn Engineering
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

54. Through the Green PUD Subdivision, site plan, section 1, lots 2 & 3 (The Grove at Shadow Green Apartments), 196 dwelling units on 19.56 acres, located along Shadow Green Drive.

Project Number: 2341
 Applicant: Jeff Heinze
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

55. Westhaven PUD Subdivision, final plat, section 21, revision 3, a revision to Right-of-Way on Byron Way.

Project Number: 2342
 Applicant: Joey Wilson, Wilson & Associates
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

HISTORIC DISTRICT DESIGN GUIDELINES AMENDMENTS

56.RESOLUTION 2012-08, A RESOLUTION AUTHORIZING THE ADOPTION AND IMPLEMENTATION OF AMENDMENTS TO THE HISTORIC DISTRICT DESIGN GUIDELINES.

Applicant: Catherine Powers, Planning and Sustainability Director
 Staff Recommends: Favorable recommendation to BOMA
 Consent Status: Nonconsent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

1. CALL TO ORDER

Chair Hathaway, called the meeting to order at 7:00 p.m.

2. MINUTES

Mr. Lindsey moved to approve the December 15, 2011, minutes as presented, Alderman Petersen seconded the motion, and it passed unanimously (8-0).

3. CITIZEN COMMENTS

No one came forward.

4. ELECTION OF Officers for 2011

- Elect a Chair for 2012
- Elect a Vice-Chair for 2012

- Mr. Harrison moved to nominate Mr. Hathaway for Chair, and he was elected by acclamation.
- Mr. Harrison moved to nominate Mr. Lindsey for Vice-Chair, and he was elected by acclamation.

5. ANNOUNCEMENTS

There were no announcements.

6. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

There were not any non-agenda items.

7. CONSENT AGENDA

Chair Hathaway stated that the Initial Consent Agenda would be items 9 through 37, 39 through 42, 47 through 49, and items 45 and 46 would be deferred to the February 23, 2012, Planning Commission meeting.

Mr. Harrison moved to approve the Initial Consent Agenda, Mr. Orr seconded the motion, and it passed unanimously (8-0).

Chair Hathaway recused himself from voting on Secondary Consent Agenda items 38, 43, and 55.

Mr. Orr recused himself from voting on Secondary Consent Agenda items 50 and 52.

Mr. Franks recused himself from voting on Secondary Consent Agenda items 51 and 52.

Mr. Gamble recused himself from voting on Secondary Consent Agenda items 51, 53, and 54.

Vice-Chair Lindsey stated that the Planning Commission would vote on each Secondary Consent Agenda item separately.

Ms. Allen moved to approve Secondary Consent Agenda item 38, Mrs. McLemore seconded the motion, and it passed unanimously (8-0).

Mr. Harrison moved to approve Secondary Consent Agenda item 43, Mrs. McLemore seconded the motion, and it passed unanimously (8-0).

Mrs. McLemore moved to approve Secondary Consent Agenda item 50, Mr. Franks seconded the motion, and it passed unanimously (8-0).

Mr. Harrison moved to approve Secondary Consent Agenda item 51, Mr. Orr seconded the motion, and it passed unanimously (6-0).

Mrs. McLemore moved to approve Secondary Consent Agenda item 52, Mr. Harrison seconded the motion, and it passed unanimously (6-0).

Ms. Allen moved to approve Secondary Consent Agenda item 53, Mr. Franks seconded the motion, and it passed unanimously (8-0).

Mrs. McLemore moved to approve Secondary Consent Agenda item 54, Mr. Harrison seconded the motion, and it passed unanimously (8-0).

Ms. McLemore moved to approve Secondary Consent Agenda item 55, Mr. Gamble seconded the motion, and it passed unanimously (8-0).

This completed the consent agenda.

9. ASPEN GROVE SUBDIVISION, SITE PLAN, SECTION O, REVISION 3, LOT 122 (MEDICAL OFFICE BUILDING)

Perf agreement:	Traffic signal \$16,000
Established:	January 27, 2005
Previous Action:	6/13/05 PA posted 1/13/06 Approved extension to 1/25/07 1/25/07 Approved extension to 1/24/08; will share with future developer. 1/24/08 Approved extension to 1/22/09 1/16/09 Approved extension to 1/15/10 1/28/10 Extend to 1/27/11 1/27/11 Approved extension to 1/26/12
Recommendation:	Approved extension to January 24, 2013.

Perf agreement: **Driveway/Median modifications \$6,000**
 Established: January 27, 2005
 Previous Action: 6/13/05 PA posted
 1/13/06 Approved extension to 1/25/07
 1/25/07 Approved extension to 1/24/08; will share with future developer.
 1/24/08 Approved extension to 1/22/09
 1/16/09 Approved extension to 1/15/10
 1/28/10 Extend to 1/27/11
 1/27/11 Approved extension to 1/26/12
 Recommendation: Approved extension to January 24, 2013.

10. ASPEN GROVE SUBDIVISION, SITE PLAN, SECTION Q, REVISION 12, LOT 122 (MISSION COURT OFFICE CONDOMINIUMS)

Maint agreement: **Drainage \$2,500**
 Established: January 27, 2011
 Previous Action: Reapproved by FMPC 1/26/06 to add sureties
 6/17/04 PA posted
 6/10/05 Approved extension to 11/17/05
 11/17/05 Approved extension to 11/16/06; still under construction
 11/16/06 Approved extension to 11/15/07; plan may be revised
 11/15/07 Extend to 11/20/08
 11/14/08 Approved extension to 11/13/09
 11/19/09 Extend to 7/22/10
 7/22/10 Extend to 7/28/11
 1/27/11 Release PA, establish MA for \$2,500
 2/3/11 MA posted
 Recommendation: Release the maintenance agreement.

11. AVALON PUD SUBDIVISION, SITE PLAN, SECTION 3, 97 DWELLING UNITS IN 117 LOTS

Perf agreement: **Landscaping \$130,000**
 Established: May 20, 2004
 Previous Action: 2/9/05 PA posted
 1/13/06 Approved extension to 1/25/07; submit revised plans prior to next inspection; still under construction.
 1/25/07 Approved extension to 1/24/08; submit revised plans prior to next inspection; still under construction.
 11/15/07 Blanket landscaping extension to 1/22/09
 1/22/09 Approved extension to 1/28/10
 1/28/10 Extend to 1/27/11
 1/27/11 Extend to 1/26/12
 Recommendation: Approved extension to January 24, 2013.

Maint agreement: **Landscaping remedy for tree removal violation \$43,000**
 Established: January 28, 2010

Previous Action: 2/9/05 PA posted
 1/13/06 Approved extension to 1/25/07; submit revised plans prior to next inspection; still under construction.
 1/25/07 Approved extension to 1/24/08; submit revised plans prior to next inspection; still under construction.
 11/15/07 Blanket landscaping extension to 1/22/09
 1/22/09 Approved extension to 1/28/10
 6/25/09 Reduce from \$170,200; extend to 6/24/10 (this restitution material is planted in section 1).
 1/28/10 Release PA, establish MA for \$43,000
 5/10/10 MA posted
 1/27/11 Extend to 1/26/12

Recommendation: Release the maintenance agreement.

12. AVALON PUD SUBDIVISION, SITE PLAN, SECTION 5

Perf agreement: **Landscaping \$60,000**
 Established: March 23, 2006
 Previous Action: 2/23/05 PA posted
 4/13/06 Approved extension to 4/26/07; still under construction
 4/26/07 Reduce from \$207,000; extend to 4/24/08; still under construction
 3/27/08 Blanket drought extension to 4/23/09
 4/23/09 Approved extension to 4/22/10
 4/22/10 Extend to 4/28/11
 4/28/11 Extend to 11/17/11

Recommendation: Approved extension to January 24, 2013.

13. AVALON PUD SUBDIVISION, SITE PLAN, SECTION 6, REVISION 1

Maint agreement: **Landscaping \$20,000**
 Established: April 22, 2010
 Previous Action: Molly's memo dated 8/2/04 split section 4, revision 1 into 3 sections; includes section 6, revision 1, & section 7, revision 1.
 4/26/06 PA posted
 4/26/07 Approved extension to 4/24/08; still under construction
 3/27/08 Blanket drought extension to 4/10/09
 5/22/08 Reduce from \$78,000; extend to 5/28/09
 5/15/09 Approved extension to 5/21/10
 4/22/10 Release PA, establish MA for \$20,000
 5/3/10 MA posted
 4/28/11 Extend to 11/17/11
 11/17/11 Extend to 5/24/12

Recommendation: Release the maintenance agreement.

14. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 31, LOT 678 (BILLINGSLEY COURT MEDICAL CENTER)

Perf agreement: **Stormwater drainage/detention \$12,000**

Established: April 28, 2005
 Previous Action: 5/9/05 PA posted
 6/9/06 Extend to 6/28/07
 6/28/07 Approved extension to 1/24/08
 1/24/08 Approved extension to 1/22/09
 1/16/09 Approved extension to 7/16/09
 7/23/09 Approved extension to 1/28/10
 1/28/10 Extend to 1/27/11
 1/27/11 Extend to 1/26/12
 Recommendation: Accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement in the amount of \$2,500 for one year.

15. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 34, LOTS 358-360 (COMMUNITY FIRST BANK AND TRUST UNIFIED DEVELOPMENT)

Maint agreement: **Landscaping Phase 1 \$15,000**
 Established: January 28, 2010
 Previous Action: 4/12/05 PA posted
 4/13/06 Approved extension to 4/26/07
 4/26/07 Reduce from \$63,000; extend to 4/24/08
 3/27/08 Blanket drought extension to 4/23/09
 4/23/09 Approved extension to 4/22/10
 7/14/09 Split landscaping into Phase 1 & Phase 2--this is Phase 1.
 1/28/10 Release PA, establish MA for \$15,000
 2/26/10 MA posted
 1/27/11 Extend to 1/26/12
 Recommendation: Release the maintenance agreement.

16. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 36, REVISION 1, LOTS 700, 701 AND 702 (CAROTHERS PARK SHOPPES)

Perf agreement: **Landscaping lot 701 \$38,000**
 Established: December 20, 2007
 Previous Action: 3/7/08 PA posted
 1/16/09 Reduce from \$48,000; extend to 1/15/10
 1/15/10 Approved extension to 1/21/11
 1/21/11 Approved extension to 1/20/12
 Recommendation: Approved extension to January 24, 2013.

Perf agreement: **Landscaping lot 702 \$25,000**
 Established: December 20, 2007
 Previous Action: 4/15/08 PA posted
 1/16/09 Approved extension to 1/15/10
 1/15/10 Approved extension to 1/21/11
 1/21/11 Extend to 1/20/12
 Recommendation: Approved extension to January 24, 2013.

17. COOL SPRINGS LIFE SCIENCE CENTER SUBDIVISION, SITE PLAN

Perf agreement: **Stormwater drainage/detention \$27,000**
 Established: August 15, 2002
 Previous Action: 7/2/04 PA posted
 7/15/04 FMPC approval extended to 12/15/04
 10/14/05 Approved extension to 7/27/06
 7/27/06 Approved extension to 1/25/07
 1/25/07 Approved extension to 1/24/08
 1/24/08 Approved extension to 1/22/09
 1/22/09 Approved extension to 1/28/10
 1/28/10 Approved extension to 1/27/11
 1/27/11 Extend to 1/26/12
 Recommendation: Approved extension to January 24, 2013.

18. DIXIE MEDICAL, INC., SITE PLAN

Maint agreement: **Landscaping \$5,000**
 Established: January 16, 2009
 Previous Action: 2/16/07 PA posted (void)
 FMPC reapproved 3/15/07; increased surety.
 4/5/07 New PA posted
 3/27/08 Blanket drought extension to 4/10/09
 4/11/08 Release denied; reduce from \$15,000; extend to 4/23/09
 1/16/09 Release PA, establish MA for \$5,000
 1/15/10 Extend to 1/21/11
 1/27/11 Extend to 1/26/12
 Recommendation: Release the maintenance agreement.

19. DOWNS BOULEVARD PROPERTIES SUBDIVISION, SITE PLAN, REVISION 8 (DOWNS BOULEVARD BUSINESS PARK)

Perf agreement: **Landscaping \$32,000**
 Established: January 20, 2007
 Previous Action: 2/19/08 PA posted
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 1/21/11; construction not begun.
 1/21/11 Approved extension to 1/20/12
 Recommendation: Approved extension to January 24, 2013.
 Perf agreement: **Sidewalks \$2,500**
 Established: January 20, 2007
 Previous Action: 2/19/08 PA posted
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 1/21/11; construction not begun.
 1/21/11 Approved extension to 1/20/12
 Recommendation: Approved extension to January 24, 2013.
 Perf agreement: **Drainage \$68,000**
 Established: January 20, 2007

- Previous Action: 2/19/08 PA posted
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 1/21/11; construction not begun.
 1/21/11 Approved extension to 1/20/12
 Recommendation: Approved extension to January 24, 2013.
- Perf agreement: **Access \$6,000**
 Established: January 20, 2007
 Previous Action: 2/19/08 PA posted
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 1/21/11; construction not begun.
 1/21/11 Approved extension to 1/20/12
 Recommendation: Approved extension to January 24, 2013.
- 20. DOWNS BOULEVARD PROPERTIES SUBDIVISION, SITE PLAN, SECTION 1, REVISION 6, LOTS 18 AND 19 (354 DOWNS BOULEVARD OFFICE/WAREHOUSE)**
- Maint agreement: **Landscaping \$5,000**
 Established: January 28, 2010
 Previous Action: 12/4/06 PA posted
 9/27/07 Blanket landscaping extension to 10/23/08
 4/24/08 Release denied; reduce from \$19,000; extend to 4/23/09
 4/17/09 Extend to 4/16/10
 1/28/10 Release PA, establish MA for \$5,000
 1/27/11 Extend to 1/26/12
 Recommendation: Release the maintenance agreement.
- 21. ECHO PARK SUBDIVISION, CONSERVATION DESIGN PLAN, 15 DWELLING UNITS IN 16 LOTS ON 17.90 ACRES**
- Maint agreement: **Landscaping \$8,000**
 Established: January 27, 2011
 Previous Action: 8/25/05 PA posted
 10/13/06 Approved extension to 10/25/07; still under construction
 9/27/07 Blanket landscaping extension to 10/23/08
 10/17/08 Approved extension to 10/16/09
 10/22/09 Approved extension to 10/28/10; still under construction
 10/28/10 Extend to 10/27/11; still under construction
 1/27/11 Release PA, establish MA for \$8,000
 2/16/11 MA posted
 Recommendation: Release the maintenance agreement.
- 22. FORREST CROSSING SUBDIVISION, SITE PLAN, SECTION 1, LOT 1292, REVISION 10 (RACHEL SPRINGS OFFICE CONDOMINIUMS)**
- Maint agreement: **Landscaping \$8,000**
 Established: November 18, 2010
 Previous Action: 5/22/07 PA posted

3/27/08 Blanket drought extension to 4/10/09
 1/16/09 Reduce from \$29,000; extend to 1/15/10
 1/15/10 Extend to 1/21/11
 11/18/10 Release PA, establish MA for \$8,000
 11/17/11 Extend to 11/15/12

Recommendation: Release the maintenance agreement.

23. FRANKLIN PHYSICIANS TOWER SUBDIVISION, SITE PLAN

Maint agreement: **Landscaping \$23,000**
 Established: January 15, 2010
 Previous Action: FMPC extended approval 8/24/06
 7/17/07 PA posted
 4/24/08 Blanket landscaping extension to 6/25/09
 6/19/09 Approved extension to 6/18/10; still under construction
 1/15/10 Release PA, establish MA for \$23,000
 1/27/11 Extend to 1/26/12

Recommendation: Extend to January 24, 2013.

Reason/Deficiency: The two missing Chinese Elms in the northern buffer and the missing shrubs along Physicians Way shall be installed. The missing Redbud in the northeast buffer shall be installed. The Redbud in the northeast buffer where the top of the leader is missing shall be replaced.

24. FREEDOM INTERMEDIATE SCHOOL SUBDIVISION, SITE PLAN, (BUILDING EXPANSION)

Perf agreement: **Landscaping \$41,000**
 Established: September 27, 2007
 Previous Action: 5/22/08 PA posted
 5/15/09 Approved extension to 5/21/10; still under construction
 1/15/10 Release denied; reduce from \$54,000; extend to 1/21/11
 1/21/11 Extend to 1/20/12; shall be ready for performance release by next inspection.

Recommendation: Accept the landscaping improvements, release the performance agreement and establish a maintenance agreement in the amount of \$14,000 for one year.

25. GRACE POINTE CHURCH SUBDIVISION, SITE PLAN

Perf agreement: **Drainage \$96,500**
 Established: September 27, 2007
 Previous Action: FMPC 5/22/08-6 month SP approval extension granted.
 5/16/08 PA posted
 5/19/08 Tree Bank agreement & check posted.
 4/17/09 Reduce from \$193,000; extend to 1/15/10
 1/15/10 Approved extension to 7/16/10
 7/16/10 Extend to 7/15/11
 7/28/11 Extend to 7/26/12

Recommendation: Extend to July 26, 2012.
 Reason/Deficiency: Address the multiple erosion problems on the site. Check the ponds to determine if they are functioning as designed.

26. GRANT PARK PUD SUBDIVISION, SITE PLAN

Maint agreement: **Landscaping Phase C \$5,000**
 Established: January 21, 2011
 Previous Action: 7/21/08 PA posted
 12/3/09 Split landscaping into 8 phases; this is Phase C.
 1/15/10 Release denied; reduce from \$17,000; extend to 1/21/11.
 1/21/11 Release PA, establish MA for \$5,000
 2/2/11 MA posted
 Recommendation: Release the maintenance agreement.

27. HARPETH VILLAGE SUBDIVISION, SITE PLAN, REVISION 2 (HARPETH VILLAGE UNIFIED DEVELOPMENT)

Maint agreement: **Landscaping (Building D) \$5,000**
 Established: January 15, 2010
 Previous Action: 3/6/08 PA posted (for this lot only)
 1/16/09 Approved extension to 1/15/10
 1/15/10 Release PA, establish MA for \$5,000
 2/18/10 MA posted
 1/21/11 Extend to 1/20/12
 Recommendation: Extend to January 24, 2013.
 Reason/Deficiency: The utility box is not satisfactorily screened. Evergreen material of a height sufficient to visually screen the object is required. The missing Pine tree by Mack Hatcher Parkway shall be installed.

Perf agreement: **Landscaping (Building C) \$22,000**
 Established: December 20, 2007
 Previous Action: 3/11/08 PA posted
 1/16/09 Approved extension to 1/15/10
 1/15/10 Extend to 1/21/11; not yet built.
 1/21/11 Extend to 1/20/12

Recommendation: Extend to January 24, 2013. Construction has not begun on this lot.

Perf agreement: **Landscaping (Buildings A, B and F) \$53,000**
 Established: December 20, 2007
 Previous Action: 3/11/08 PA posted
 1/16/09 Approved extension to 1/15/10
 1/15/10 Extend to 1/21/11
 1/21/11 Extend to 1/20/12

Recommendation: Extend to January 24, 2013. These lots shall be complete and ready for performance release by the next inspection or the staff recommendation shall be to call the improvement.

28. HURSTBOURNE PARK PUD SUBDIVISION, SITE PLAN, SECTIONS 1 – 3

- Perf agreement: **Landscaping (section 1) \$175,000**
 Established: July 27, 2006
 Previous Action: 3/19/07 PA posted
 1/11/08 Reduction denied; extend to 1/22/09
 1/16/09 Reduce from \$218,000; extend to 1/15/10
 1/15/10 Extend to 1/21/11; still under construction
 1/27/11 Extend to 1/26/12
 Recommendation: Extend to January 24, 2013. This section is still under construction.
- 29. JAMISON STATION PUD SUBDIVISION, SITE PLAN, SECTION 1**
 Perf agreement: **Sidewalk \$9,000**
 Established: October 26, 2006
 Previous Action: 2/28/07 PA posted
 1/11/08 Approved extension to 1/22/09
 12/12/08 Reduce from \$18,000; extend to 11/13/09
 11/13/09 Approved extension to 7/16/10
 7/22/10 Extend to 1/27/11
 1/27/11 Extend to 7/28/11
 7/28/11 Extend to 1/26/12
 Recommendation: Extend to July 26, 2012.
- 30. LINCOLN SQUARE SUBDIVISION, SITE PLAN, REVISION 2, LOT 1 (LINCOLN SQUARE)**
 Maint agreement: **Landscaping \$8,000**
 Established: January 28, 2010
 Previous Action: 4/15/04 FMPC extended approval for one year
 4/26/04 PA posted
 6/17/04 Approved extension to 6/16/05
 6/10/05 Extend to 6/22/06; still under construction
 6/22/06 Extend to 1/25/07 with warning
 1/25/07 Approved extension to 6/28/07 with final warning
 6/28/07 Extend to 1/24/08 with additional final warning
 11/15/07 Blanket landscaping extension to 1/22/09
 1/22/09 Approved extension to 1/28/10
 1/28/10 Release PA, establish MA for \$8,000
 2/10/10 MA posted
 1/27/11 Extend to 1/26/12
 Recommendation: Release the maintenance agreement.
- 31. MAPCO EXPRESS, SITE PLAN**
 Perf agreement: **Streets \$10,000**
 Established: July 28, 2005
 Previous Action: 11/7/05 PA posted
 11/10/06 Release denied; extend to 11/10/07
 11/15/07 Approved extension to 5/22/08

5/22/08 Extend to 5/28/09
 5/28/09 Approved extension to 11/19/09
 11/19/09 Extend to 7/22/10
 7/22/10 Approved extension to 1/27/11
 1/27/11 Extend to 1/26/12
 Recommendation: Extend to January 24, 2013.

32. MCKAYS MILL PUD SUBDIVISION, SITE PLAN, SECTION 23, LOT 2001 (BANK AND OFFICE)

Perf agreement: **Landscaping (Building B) \$22,000**
 Established: January 26, 2006
 Previous Action: 1/26/06 Split landscaping into Building A and Building B; this is Building B for \$22,000.
 11/15/07 Blanket landscaping extension to 1/22/09
 1/22/09 Approved extension to 1/28/10
 1/28/10 Extend to 1/27/11
 1/27/11 Approved extension to 1/26/12
 Recommendation: Approved extension to January 24, 2013. Construction has not begun on this lot yet.

33. MCKAYS MILL PUD SUBDIVISION, SITE PLAN, SECTION 25 (PEMBERTON HEIGHTS AREA)

Maint agreement: **Landscaping \$13,000**
 Established: November 18, 2010
 Previous Action: 1/29/07 PA posted
 1/25/07 Extend to 6/28/07
 4/26/07 Extend to 10/25/07
 6/28/07 Extend to 1/24/08
 11/15/07 Blanket landscaping extension to 1/22/09
 5/22/08 Release denied; reduce from \$50,000; extend to 5/28/09
 1/22/09 Extend to 1/28/10
 1/28/10 Extend to 10/28/10
 10/28/10 Approved extension to 10/27/11
 11/18/10 Release PA, establish MA for \$13,000
 12/2/10 MA posted
 11/17/11 Extend to 5/24/12
 Recommendation: Release the maintenance agreement.

34. QUAIL HOLLOW BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 24

Maint agreement: **Landscaping \$10,000**
 Established: January 15, 2010
 Previous Action: 12/13/07 PA posted
 1/16/09 Approved extension to 1/15/10
 1/15/10 Release PA, establish MA for \$10,000
 1/27/11 Extend to 1/26/12
 Recommendation: Release the maintenance agreement.

- 35. SEWARD HALL SUBDIVISION, SITE PLAN, LOT 1 (BETHEL COMMUNITY CHURCH)**
 Perf agreement: **Stormwater drainage/detention \$41,000**
 Established: January 26, 2006
 Previous Action: 9/22/05 Approval extended to 4/18/06.
 3/30/06 PA posted
 1/12/07 Approved extension to 1/24/08
 1/24/08 Approved extension to 7/24/08
 7/24/08 Approved extension to 7/23/09
 7/23/09 Approved extension to 7/22/10
 7/22/10 Reduce from \$82,000; extend to 7/28/11
 7/28/11 Approved extension to 1/26/12
 Recommendation: Approved extension to July 26, 2012.
- Perf agreement: **Landscaping Phase 3 \$27,000**
 Established: January 26, 2006
 Previous Action: 1/29/10 This site split into 3 phases; this is Phase 3, new original amount \$27,000; extend to 1/21/11.
 1/27/11 Approved extension to 1/26/12; not built yet.
 Recommendation: Approved extension to January 24, 2013. Construction has not begun on this building yet.
- 36. SOUTH PARK SUBDIVISION, SITE PLAN, SECTION 1, REVISION 2, LOT 7 (KEYSTONE CENTER)**
 Perf agreement: **Landscaping Building B \$24,500**
 Established: October 27, 2005
 Previous Action: 1/16/09 Split into Building A and Building B; this is Building B.
 New applicant 10/1/09
 1/28/10 Approved extension to 1/27/11; not built yet.
 1/27/11 Approved extension to 1/26/12; not built yet.
 Recommendation: Approved extension to January 24, 2013.
- 37. ST. ANDREWS LUTHERAN CHURCH ADDITION SUBDIVISION, SITE PLAN**
 Maint agreement: **Landscaping \$40,000**
 Established: January 11, 2011
 Previous Action: 10/9/08 PA posted
 10/16/09 Approved extension to 10/15/10; still under construction
 10/15/10 Extend to 10/21/11
 1/21/11 Release PA, establish MA for \$40,000
 2/8/11 MA posted
 Recommendation: Release the maintenance agreement.
- 38. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 2, 61 DWELLING UNITS IN 64 LOTS ON 16.81 ACRES LOCATED SOUTH OF THE PROPOSED KENTUCKY AVENUE AND WEST OF THE PROPOSED SOUTH CAROLINA AVENUE**

- Perf agreement: **Landscaping \$27,000**
 Established: June 20, 2002
 Previous Action: 5/23/03 PA posted
 6/17/04 Extend to 6/16/05; still under construction
 6/10/05 Extend to 6/22/06; still under construction
 6/22/06 Extend to 6/28/07; still under construction
 6/28/07 Approved extension to 6/26/08; still under construction
 4/24/08 Blanket landscaping extension to 6/25/09
 4/23/09 Release denied; reduce from \$35,000; extend to 4/22/10
 1/28/10 Release denied; extend to 1/27/11
 1/27/11 Extend to 1/26/12
- Recommendation: Approved extension to January 24, 2013. This site must be complete and ready for performance release by the next inspection or the staff recommendation shall be to call the improvement.
- 39. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 7**
- Perf agreement: **Landscaping \$27,000**
 Established: October 16, 2003
 Previous Action: 12/22/03 PA posted
 10/8/04 Extend to 10/27/05; construction has not started.
 10/27/05 Approved extension to 10/26/06; still under construction
 10/26/06 Approved extension to 10/25/07; still under construction
 9/27/07 Blanket landscaping extension to 10/23/08
 10/23/08 Approved extension to 10/22/09
 4/23/09 Release denied; reduce from \$36,000; extend to 4/22/10
 1/28/10 Release denied; extend to 1/27/11
 1/27/11 Extend to 1/26/12
- Recommendation: Approved extension to January 24, 2013.
- 40. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 11 AND SECTION 12**
- Perf agreement: **Landscaping (section 12, phase B, lot 5005) \$33,000**
 Established: April 15, 2004
 Previous Action: 1/28/10 Sec 12 split into Phase A & Phase B-Lot 5005; this is Phase B, Lot 5005, new original amount of \$44,000, reduce to \$33,000; extend to 1/27/11.
 1/27/11 Extend to 1/26/12
- Recommendation: Approved extension to January 24, 2013. This site must be complete and ready for performance release by the next inspection or the staff recommendation shall be to call the improvement.
- 41. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 15, LOT 4006 (WESTHAVEN DISCOVERY CENTER)**
- Perf agreement: **Sidewalks \$2,000**
 Established: July 27, 2006
 Previous Action: 12/27/06 PA posted

11/9/07 Approved extension to 7/24/08
 7/24/08 Reduce from \$4,000; extend to 1/16/09
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 7/16/10
 7/22/10 Extend to 7/28/11
 7/28/11 Extend to 1/26/12

Recommendation: Approved extension to July 26, 2012.

42. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 15, LOT 4009 (WESTHAVEN WESTERN REGIONAL PARKING LOT)

Perf agreement: **Drainage \$20,500**
 Established: July 27, 2006
 Previous Action: 12/27/06 PA posted
 11/9/07 Approved extension to 7/24/08
 7/24/08 Reduce from \$82,000; extend to 1/22/09
 1/16/09 Extend to 1/15/10
 1/15/10 Approved extension to 7/16/10
 7/22/10 Reduce further 75% from \$82,000; extend to 7/28/11
 7/28/11 Extend to 1/26/12

Recommendation: Approved extension to July 26, 2012.

43. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 25

Maint agreement: **Landscaping \$3,000**
 Established: January 15, 2010
 Previous Action: 12/17/08 PA posted
 11/13/09 Approved extension to 11/12/10
 1/15/10 Release PA, establish MA for \$3,000
 2/5/10 MA posted
 1/21/11 Extend to 1/20/12

Recommendation: Extend to January 26, 2013.

Reason/Deficiency: The missing Holly in the parking island shall be installed. The shrubs at the two utility boxes do not meet the minimum height requirement. Evergreen material of a height sufficient to visually screen the object is required.

Perf agreement: **Drainage \$8,250**
 Established: November 14, 2008
 Previous Action: 12/17/08 PA posted
 11/13/09 Approved extension to 7/16/10
 7/16/10 Reduce 75% from \$33,000; extend to 7/15/11
 7/15/11 Approved extension to 1/20/12

Recommendation: Approved extension to July 26, 2012.

45.RESOLUTION 2012-07, A RESOLUTION APPROVING A REGULATING PLAN FOR GENERALS RETREAT PUD SUBDIVISION, LOCATED ALONG COLUMBIA AVENUE AT BATTLE AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE

Item 45 was deferred by the applicant to the February 23, 2012, Planning Commission.

46. Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition), replacement of an existing 31,506 square foot building with a 57,000 square foot building on 20.21 acres, located at 1129 Murfreesboro Road.

Item 46 was deferred by the applicant to the February 23, 2012, Planning Commission.

47. Breezeway Subdivision, final plat, section 2, 34 lots on 47.63 acres, located at Herbert Drive and Victorian Park Circle.

CONDITIONS OF APPROVAL:

PLANNING:

1. The R.O.W. note for McEwen Drive shall be revised to state that Breezeway will coordinate and "dedicate" (not "construct") the portion of McEwen that was agreed upon by the development and the City with the Conservation Plan approval.

PLANNING (LANDSCAPE):

2. Landscape surety shall be established as shown in performance agreements and sureties below.

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	176,000
Sewer	\$	TBD
Drainage	\$	TBD
Streets	\$	TBD
Sidewalks	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The City’s project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

48. Eastern Flank Battlefield Park, Site Plan, Revision 1 (Parking Area at Harpeth River), parking area revision on 1.4 acres, located along Lewisburg Pike and adjacent to the Harpeth River.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. Complete Landscape plans that adhere to the City of Franklin Zoning ordinance shall be provided for the parking area;
3. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit;

ENGINEERING:

4. None;

BUILDING AND NEIGHBORHOOD SERVICES:

5. None;

FIRE:

6. None;

PARKS:

7. None;

WATER/SEWER:

8. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of the corrected Regulating Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.

49. Franklin Housing Authority (Granbury & Strahl Street Development) PUD Subdivision, final plat, lots 1-3, 3 new lots on 8.84 acres, located between Strahl and Granbury Streets.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. None;

ENGINEERING:

3. The applicant shall provide a drainage easement for the stormwater flowing across the property from the adjacent property southeast of the site.

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.

2. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.

50. Hurstbourne Park PUD Subdivision, final plat, section 2, 30 lots on 14.33 acres, located northwest of Murfreesboro Road and Hurstbourne Park Boulevard.

CONDITIONS OF APPROVAL:

PLANNING:

1. The symbols on the legend shall be verified, particularly in regards to the drainage easements and tree preservation areas.
2. Note 19 shall be revised to state "...confirmed by CITY of Franklin."
3. The signature block for approval of water and sewer systems shall be revised to "Certificate of Approval of Sewer Systems." References to the water system shall be removed from the language listed in this sewer signature block. The signature block for water approval is provided above the sewer signature block.
4. Addresses for lots 41, 33, 32, and 27 shall be corrected.
5. The zoning information provided in a box at the bottom of the plat shall be corrected to list the current base zoning (R-2), the character area overlay zoning district (SWCO-2), and the applicable development standard (Conventional).

PLANNING (LANDSCAPE):

6. Landscape surety was established with the original Hurstbourne Park PUD Subdivision Site Plan for this section at \$85,000 (COF #1198). The surety shall remain applicable to this section. Since the original posting of the surety was removed, it shall be re-established prior to the recording of this final plat.

ENGINEERING:

7. None;

BUILDING AND NEIGHBORHOOD SERVICES:

8. None;

FIRE:

9. None;

PARKS:

10. None;

WATER/SEWER:

11. None;

*** PERFORMANCE AGREEMENTS AND SURETIES:**

Sewer	\$	TBD
Drainage	\$	TBD
Streets	\$	TBD
Sidewalks	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

51. Simmons Ridge PUD Subdivision, final plat, 2 nonbuildable lots on 87.35 acres, located at 4408 South Carothers Road.

CONDITIONS OF APPROVAL:

PLANNING:

1. The minor collector label for Carothers Road shall be revised to "Major Collector."
2. The applicant shall add "non-buildable" labels to each lot.
3. The applicant shall add the owner's email address to the owner contact information.
4. Notes 2 and 10 shall be removed since the corrected zoning information is provided elsewhere on the plat.
5. The side setback shall be revised to "5 feet on each side with 12 feet between buildings."
6. The total acreage listed in the title block shall be revised to 87.35.

PLANNING (LANDSCAPE):

7. Buffers as established on the Regulating Plan shall apply to this revision. The applicant shall label the incompatible use buffers on the final plat.

ENGINEERING:

8. The applicant shall add a note that the developer of these lots shall extend the sewer main from the nearest existing manhole across the property/properties being developed to a location that will provide sewer service to the adjacent

properties. The location of the sewer line must be approved by the City of Franklin Water Management Department. The sewer line and the sewer line easement shall be located outside of the stream buffers if the line is not crossing the stream.

9. The applicant shall label Carothers Branch.

BUILDING AND NEIGHBORHOOD SERVICES:

10. None;

FIRE:

11. None;

PARKS:

12. None;

WATER/SEWER:

13. None;

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

52. Spring Creek Subdivision, site plan, section 1, revision 5, lot 3 (Spring Creek Center, Granite City Grille and Brewery), 3 buildings totaling 263,499 square feet on 13.87 acres (1,292 additional square feet of building from last approved plan), located at the southeast corner of West McEwen Drive And Mallory Lane.

CONDITIONS OF APPROVAL:

PLANNING:

1. The heading on the cover sheet shall be revised to add the project number (2347).
2. The site data chart, title blocks, cover sheet heading, and any other applicable text shall be revised to remove "Lot 2" from the property description. This property is currently consists of a portion of Lot 3 and a remainder parcel. Lot 2 is where Kohl's is located.
3. The site data chart shall be revised to state that the minimum LSR is 0.30, not 0.10.
4. The site data chart on Sheet C0.1 shall be revised to remove the open space information (since it is listed in the adjacent open space chart) and to add the incompatible use buffer information, including location and dimension.

5. All retaining walls shall be labeled with the correct maximum height, as constructed, on Sheet C1.0. There does not appear to be a 30' wall onsite, as indicated on Sheet C1.0.
6. The clouded note on Sheet SL1 shall be revised to conclude after "...previous site plan (COF 2008)."
7. On Sheet A211, the applicant shall complete the shading and labeling for the two blank areas on the base of the building (one on the South Elevation and one on the East Elevation).
8. A final plat for both parcels shall be approved and recorded prior to the issuance of a certificate of occupancy for either the hotel or the restaurant attached to the hotel, whichever comes first, in order to clarify the limits of the subdivision and eliminate duplication of lot numbers. (Planning and BNS)

PLANNING (LANDSCAPE):

9. The access to MTEMC poles shall be 15' wide.
10. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

ENGINEERING:

11. The private manhole casting shall note "Private."
12. The applicant shall show location of detention pond outlet structures. It appears that the drainage from the pipe in the southwest corner of the site short circuits the detention pond and does not flow through a treatment train. The applicant shall provide a treatment train for this area.
13. The applicant shall provide curb cuts in-lieu of catch basins and pipes in order to allow the stormwater from the northwest parking lot (restaurant parking) to flow into the existing bioswale.
14. The applicant shall install erosion control matting between the northwest bioswale and the bottom of the detention pond in order to prevent scouring between the two BMPs.
15. The applicant shall submit water quality volume calculations using the ISD-Tool.

BUILDING AND NEIGHBORHOOD SERVICES:

16. A sketch of the proposed mural shall be submitted for review and approval with the building plan submittal. The proposed color palette shall also be submitted for approval. (Planning and BNS)

FIRE:

17. None;

PARKS:

18. None;

WATER/SEWER:

19. None;

*** PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
Signal Timings**	\$	8,000
Total	\$	TBD

*The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

** See Project Consideration #1 regarding the traffic signal timing study. If the applicant would like the City to perform the study, staff requests that the applicant make a payment to contribute to the cost of the signal study.

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
 2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
 3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
 4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
 5. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and (6) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.
53. Through the Green PUD Subdivision, final plat, section 1, 3 new lots on 29.47 acres, located along Shadow Green Drive.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. This note shall be added to the plat: "A planting plan for Isleworth Drive shall be provided and installed when the commercial section is developed. This will include sidewalks and trees."

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. The Applicant/HOA shall build and maintain existing property south of the center of Saw Mill Creek until primary route of Mack Hatcher Pkwy from Carters Creek Pike to Columbia Pike is complete and connection is made to the said site. At that time the Parks Department shall assume ownership and maintain property. Parks Department shall not be responsible for the detention pond/ponds or attached structures/piping that connects detention pond/ponds.

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
2. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

54. Through the Green PUD Subdivision, site plan, section 1, lots 2 & 3 (The Grove at Shadow Green Apartments), 196 dwelling units on 19.56 acres, located along Shadow Green Drive.

CONDITIONS OF APPROVAL:

PLANNING:

1. Street names shall be approved before addressing can be done and prior to Planning sign off.
2. The applicant shall revise the Site Data Chart to make the Minimum Landscape Surface Ratio and the Provided Landscape Surface Ratio is legible.
3. The applicant shall provide a key plan with the architectural elevations to clearly provide a reference to building locations.

PLANNING (LANDSCAPE):

4. This note shall be added to the plans: "A planting plan for Isleworth Drive shall be provided and installed when the commercial section is developed. This will include sidewalks and trees."
5. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

ENGINEERING:

6. Show how the stormwater runoff from the clubhouse roof and the patio adjacent to the pond is treated for water quality prior to flowing into the pond.
7. Provide the elevations of the proposed contours east of the parking near the mail kiosk.
8. Make provisions for ADA compliance. Provide elevations at curbs sidewalks and ramps to indicate the ADA compliance.
9. Provide text for this plan and profile, Sheet C6.6 Stream Crossing Detail.
10. Provide double row of silt fence, where applicable, along stream buffers in order to protect the buffers from sedimentation during construction.

BUILDING AND NEIGHBORHOOD SERVICES:

11. Provide a masonry base on the car wash columns. Base to match the building.
12. Provide a material sample board showing all proposed exterior materials and colors for approval.
13. All proposed decorative dormers shall appear 'real'; no bracing or roofing shall be visible through the dormer windows.
14. Revise exterior elevation 'G1/G1 Rear' to provide real windows in lieu of the fake windows proposed.
15. On the site plan clearly indicate which building elevations go with each building.
16. A separate plan submittal, review and permit are required for any new proposed signage.
17. A separate plan submittal, review and permit are required for any retaining wall 48 inches or greater in height as measured from the bottom of the footing.

FIRE:

18. Isleworth Drive, the bridge, and private road shall be in place prior to issuance of building permits to provide a reliable secondary means of access for emergency and construction vehicles. The process of developing this portion of the site coincides with infrastructure construction and has been a condition since the initial concept plan.

PARKS:

19. The Applicant/HOA shall build and maintain existing property south of the center of Saw Mill Creek until primary route of Mack Hatcher Pkwy from Carters Creek Pike to Columbia Pike is complete and connection is made to the said site. At that time the Parks Department shall assume ownership and maintain property. Parks Department shall not be responsible for the detention pond/ponds or attached structures/piping that connects detention pond/ponds.

WATER/SEWER:

20. None;

PERFORMANCE AGREEMENTS AND SURETIES:

Landscape	\$	TBD
Sewer	\$	TBD
Water	\$	TBD
Streets	\$	TBD

Drainage	\$	TBD
Sidewalks	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of the corrected Regulating Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
5. Copies of ARAP permits shall be provided to the Stormwater Coordinator prior to applying for grading permits.

55. Westhaven PUD Subdivision, final plat, section 21, revision 3, a revision to Right-of-Way on Byron Way.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. Landscape surety for \$2,000.00 was posted under site plan COF 2068 and shall remain;

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

This completed the consent agenda.

8. 84 Franklin Subdivision, site plan, lot 1 (The Village Place); release the maintenance agreement for landscaping improvements.

Mrs. Kortas stated that the staff recommendation on Item 8 was to call the maintenance agreement for landscaping improvements. She noted that she had had some difficulty locating the applicant for the notification. Generally when there is a call recommendation, the applicant is sent a certified letter a minimum of ten days before. The letter that was mailed on January 3rd came back "undeliverable" on January 11th. On January 12th, Mrs. Kortas started calling the phone numbers that she had on record, and all were disconnected except the landline number. The person on the greeting for the landline number was not the applicant, although may have been associated with him at one point. She left a message that it was important that the applicant be given Mrs. Kortas' contact information, and she has not received a response. She further went on the State of Tennessee Secretary of State website and found two other addresses and some phone numbers related to this applicant in other businesses that are closed. She mailed certified letters to those addresses, and they were returned as "undeliverable." She stated that she did not have any other way to contact the applicant, and she thought it was important that she bring this information forward for the record.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

The applicant did not come forward.

Mr. Harrison moved to call the maintenance agreement for landscaping improvements. Mrs. McLemore seconded the motion, and it passed unanimously (8-0).

44. ORDINANCE 2012-03, AN ORDINANCE TO REZONE ± 40.35 ACRES FROM HIGH RESIDENTIAL DISTRICT (R-3) TO CIVIC AND INSTITUTIONAL DISTRICT (CI) FOR THE PROPERTY LOCATED AT 608 MOUNT HOPE STREET.

Mr. Langley stated that the request for Ordinance 2012-03 was to rezone the property from High Residential District (R-3) to Civic and Institutional District (CI). The applicants wanted to use the existing structure on the lot for an office and a community room. Most of the property was in the Mount Hood Cemetery. It would actually bring over three quarters of the lot into conformance with the zoning district. Cemeteries are only permitted in the CI district; therefore staff was recommending approval of Item 44.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Mort Stein, of Hard Bargain Mt. Hope Redevelopment, stated that several citizens from the Hard Bargain Community were at this meeting, and he asked for a show of hands to demonstrate that they were in support of the rezoning. This rezoning would bring the property into conformance, and he requested approval.

Mrs. McLemore moved to recommend approval of Ordinance 2012-03 to the Board of Mayor and Aldermen, Mr. Harrison seconded the motion, and it passed unanimously (8-0).

56.RESOLUTION 2012-08, A RESOLUTION AUTHORIZING THE ADOPTION AND IMPLEMENTATION OF AMENDMENTS TO THE HISTORIC DISTRICT DESIGN GUIDELINES.

Ms. Powers stated that Resolution 2012-08 was considered at the December 15, 2011, Joint Conceptual Workshop. This item will change the Historic District Design Guidelines. A number of items that are in the guidelines change have to do with either percentages of construction on a particular lot or with architectural design. A new guideline that has been added is administrative review for signs and fences. It will save the applicant considerable time rather than have the applicant go to the Design Review Committee and the Historic Zoning Commission. There will still be an option to go to the Historic Zoning Commission should the applicants not agree with staff, should the applicants decide that they would like Historic Zoning Commission review, or should staff feel uncomfortable approving the fence or the sign. Ms. Powers, then, introduced Amanda Hall, Preservation Planner.

Ms. Hall stated that the Historic District Design Guidelines were updated in 2010, and Appendix A, which was presented at this meeting, was considered for additional amendments to the Guidelines, as well. The main amendment would be a public notification process for primary structure demolitions or relocations either into or out of the historic district as well as reinstatement of a maximum building coverage within the historic district. The new guidelines also have guidance related to solar panel installations, which will be immensely helpful in future consideration as technology develops. A neighborhood meeting was held earlier in the month with fairly good attendance, but no major concerns among the participants.

Chair Hathaway asked for citizen comments.
No one came forward.

Alderman Petersen moved to recommend approval of Resolution 2012-08 to the Board of Mayor and Aldermen, Mr. Lindsey seconded the motion, and it passed unanimously (8-0).

There being no further business, the meeting adjourned at 7:12 p.m.

Chair, Mike Hathaway