

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION JANUARY 23, 2014

The Franklin Municipal Planning Commission held a regular meeting on Thursday, January 23, at 7:00 p.m. in the city hall boardroom.

Members present: Marcia Allen
 Jimmy Franks
 Lisa Gregory
 Roger Lindsey, Vice Chair
 Alma McLemore
 Michael Orr
 Ann Petersen, Alderman

Members absent: Scott Harrison
 Mike Hathaway, Chair

Staff present: Donald Anthony, Planning and Sustainability Department
 Emily Hunter, Planning and Sustainability Department
 Paula Kortas, Planning and Sustainability Department
 Andrew Orr, Planning and Sustainability Department
 Catherine Powers, Planning and Sustainability Department
 Brenda Woods, Planning and Sustainability Department
 Carl Baughman, Engineering Department
 Tom Ingram, Engineering Department
 Katie Rubush, Engineering Department
 Dustin Scruggs, Engineering 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

- 12/19/13 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 2014

- Elect a Chair for 2014
- Elect a Vice-Chair for 2014

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

Consent: Items 8 – 32

8. Aspen Grove Subdivision, site plan, section 0, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements for one year.
9. Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; extend the performance agreement for landscaping improvements for one year.

10. Avalon PUD Subdivision, site plan, section 5; extend the performance agreement for landscaping improvements for one year.
11. Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); release the maintenance agreement for landscaping lot 701 improvements; extend the performance agreement for landscaping lot 702 improvements.
12. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for one year.
13. Cool Springs West Subdivision, site plan, section 4, revision 2, lot 20 (Southern Ice Addition); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
14. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for drainage and landscaping improvements.
15. First and Church PUD Subdivision, site plan; release the maintenance agreement for landscaping Phase 2 improvements.
16. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for streets and sidewalks improvements.
17. Franklin Physicians Tower Subdivision, site plan; release the maintenance agreement for landscaping improvements.
18. Grace Pointe Church Subdivision, site plan; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
19. Grant Park PUD Subdivision, site plan; release the maintenance agreement for landscaping Phase H improvements.
20. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements.
21. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; reduce and extend the performance agreement for landscaping section 1 and landscaping section 1 (street trees) improvements for one year.
22. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 1) improvements.
23. McEwen PUD Subdivision, site plan, lot 2 (Whole Foods); release the maintenance agreement for striping, turn lanes and drainage improvements.
24. McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements.

25. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements.
26. 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.
27. Stream Valley PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping tree replacement 1 (north buffer) and landscaping tree replacement 2 (median and south buffer) improvements.
28. Stream Valley PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements.
29. Stream Valley PUD Subdivision, site plan, section 3; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
30. Town of Franklin Subdivision, site plan, (Harmony Home); extend the performance agreement for landscaping improvements.
31. Village of Clovercroft PUD Subdivision, site plan, sections 1 and 2; accept the landscaping Phase 7 and landscaping Phase 8 improvements, release the performance agreement and establish a maintenance agreement for one year.
32. Westhaven PUD Subdivision, site plan, section 25; release the maintenance agreement for landscaping improvements; extend the performance agreement for drainage improvements for six months.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Cottages on Cummins Street PUD Subdivision, final plat, 2 residential lots on 0.29 acres, located at 411 Cummins Street.
 Project Number: 2902
 Applicant: Ken Church, Gresham Smith and Partners
 Staff Recommends: Approval, with conditions
 Consent Status: Consent
34. Franklin Park Subdivision, final plat, surety revision, 6 lots on 71.02 acres, located at the northwest corner of East McEwen Drive and Carothers Parkway.
 Project Number: 2811
 Applicant: Ted Stevenson, Ragan Smith
 Staff Recommends: Approval
 Consent Status: Consent
35. **Ovation Subdivision, preliminary plat, 9 lots on 145.48 acres, located at the southeast corner of Carothers Parkway and East McEwen Drive.**
 Project Number: 2893

Applicant: Seth Sparkman/Dan Barge, Barge Cauthen
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

36. Through the Green PUD Subdivision, site plan, section 3, 30 attached residential units on 2.64 acres, located at 2000 Shadow Green Drive.

Project Number: 2944
Applicant: Michael Dewey, Dewey-Estes Engineering
Staff Recommends: Approval, with conditions
Consent Status: Consent

37. Westhaven PUD Subdivision, site plan, section 25, Franklin Fire Station #8 on 1.14 acres, located at 200 Front Street.

Project Number: 2950
Applicant: Mike Terry, Renaissance Planning Group
Staff Recommends: Approval, with conditions
Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

1. CALL TO ORDER

Chair Hathaway was absent from the meeting, so Vice Chair Lindsey called the meeting to order at 7:00 p.m.

2. MINUTES

Mr. Orr moved to approve the December 19, 2013, Planning Commission minutes as presented, Alderman Petersen seconded the motion, and it passed unanimously (6-0).

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

4. ELECTION OF OFFICERS FOR 2014

Vice Chair Lindsey stated that the election of officers for 2014 would be held at the February 27, 2014, Planning Commission meeting since a couple of Commissioners, including the Chair, were absent at this meeting.

Ms. Allen moved to defer the election of officers for 2014 to the February 27, 2014, Planning Commission meeting, Ms. McLemore seconded the motion, and it passed unanimously.

5. ANNOUNCEMENTS

Ms. Powers reminded the Planning Commissioners to return their ethic statement, which they had received in the mail.

Vice Chair Lindsey stated that the applicant for item 35, Ovation Subdivision, had requested deferral. The item was on the nonconsent agenda and would be left on nonconsent since a citizen wished to comment on item 35

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

No one came forward.

7. CONSENT AGENDA

Vice Chair Lindsey stated that the items under the consent agenda were deemed by the Planning Commission to be non-controversial, routine in nature and would be approved by one motion. He asked if anyone wanted to pull any items from the consent agenda, and no one wanted to pull any items.

Vice Chair Lindsey stated that the items on the initial consent agenda were items 8 through 33, 34, 36, and 37.

Ms. Allen moved to approve the consent agenda, Ms. McLemore seconded the motion, and it passed unanimously (6-0).

Mr. Orr recused himself from secondary consent item 33.

Vice Chair Lindsey stated that the secondary consent item would be item 33.

Vice Chair Lindsey asked if anyone wanted to pull any items from the secondary consent agenda, and no one wanted to pull any items.

Mr. Franks moved to approve the secondary consent agenda, Ms. McLemore seconded the motion, and it passed unanimously (6-0).

8. 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
 - 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
 - 1/26/12 Approved extension to 1/24/13

1/24/13 Approved extension to 1/23/14
Recommendation: Approved extension to January 22, 2015. To be shared with future development.

Perf agreement: **Driveway/median modification \$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

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

1/26/12 Approved extension to 1/24/13

1/24/13 Approved extension to 1/23/14

Recommendation: Approved extension to January 22, 2015. To be shared with future development.

9. 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

1/26/12 Approved extension to 1/24/13

1/24/13 Approved extension to 1/23/14

Recommendation: Approved extension to January 22, 2015. This section is still under construction.

10. AVALON PUD SUBDIVISION, SITE PLAN, SECTION 5

Perf agreement: **Landscaping \$60,000**

Established: March 26, 2006

Previous Action: 2/13/08 PA posted

1/16/09 Approved extension to 1/15/10

1/15/10 Approved extension to 1/21/11

1/20/11 Approved extension to 1/20/12

1/20/12 Approved extension to 1/24/13

1/24/13 Approved extension to 1/23/14

Recommendation: Approved extension to January 22, 2015.

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

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
1/26/12 Approved extension to 1/24/13
1/24/13 Extend to 1/23/14; not built yet.
Recommendation: Extend to January 22, 2015. Construction has not begun on this lot yet.

Maint agreement: **Landscaping Lot 701 \$7,000**
Established: January 24, 2013
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
1/26/12 Approved extension to 1/24/13
This site plan included material for Lot 707, which is now posted on another SP. New original amount for this Lot 701 is \$25,000.
1/24/13 Release PA, establish MA for \$7,000
2/1/13 MA posted
Recommendation: Release the maintenance agreement.

12. 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
1/26/12 Approved extension to 1/24/13
1/24/13 Approved extension to 1/23/14
Recommendation: Approved extension to January 22, 2015. Construction has not begun on the third building yet.

13. COOL SPRINGS WEST SUBDIVISION, SITE PLAN, SECTION 4, REVISION 2, LOT 20 (SOUTHERN ICE ADDITION)

Perf agreement: **Landscaping \$78,000**
Established: February 28, 2008
Previous Action: 7/16/08 PA posted
4/17/09 Reduce from \$104,000; extend to 4/16/10
4/16/10 Extend to 4/15/11
4/15/11 Extend to 4/20/12
4/26/12 Extend to 4/25/13
4/25/13 Extend to 10/24/13; final extension.
10/24/13 Following discussions with the applicant, staff changed recommendation from Call to extend to 4/24/14 at FMPC, but requested applicant be ready for performance release by the January 2014 FMPC meeting.
Recommendation: Accept the landscaping improvements, release the performance agreement and establish a maintenance agreement in the amount of \$26,000 for one year.

14. DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 2A, LOT 28 (HERITAGE CHURCH OF CHRIST)

Maint agreement: **Drainage \$15,400**
Established: January 18, 2013
Previous Action: FMPC granted 6-month approval extension on 8/27/09 to 3/25/10.
2/16/10 PA posted
1/21/11 Extend to 1/20/12; still under construction
6/17/11 Release denied, but reduce 75% from \$154,000, and extend to 6/15/12; stabilize & submit as-builts.
6/15/12 Approved extension to 12/14/12
10/25/12 Release denied; extend to 4/25/13; stabilize and revise as-builts to include the northwest pond.
1/18/13 Release PA, establish MA for \$15,400
2/5/13 MA posted
Recommendation: Release the maintenance agreement.

Maint agreement: **Landscaping \$46,000**
Established: January 18, 2013
Previous Action: FMPC granted 6-month approval extension on 8/27/09 to 3/25/10.
2/16/10 PA posted
1/21/11 Extend to 1/20/12; still under construction
1/20/12 Approved extension to 1/18/13
1/18/13 Release PA, establish MA for \$46,000
2/5/13 MA posted
Recommendation: Extend to January 22, 2015.
Reason/Deficiency: The dead Inkberry at the northeast corner of the site shall be replaced. If the two stressed Inkberries do not survive, they shall be replaced. The missing Inkberry by the entrance drive shall be

installed. Pruning shall cease on the shrubs and trees in the buffer, and they shall be permitted to grow to their natural width and/or height.

15. FIRST AND CHURCH PUD SUBDIVISION, SITE PLAN

Maint agreement: **Landscaping Phase 2 \$3,000**
Established: January 24, 2013
Previous Action: 7/24/08 FMPC split landscaping into phase 1 and phase 2. This is phase 2 (last 4 lots).
6/19/09 Approved extension to 6/24/10; construction has not begun on phase 2.
6/24/10 Extend to 6/23/11; construction has not begun yet.
6/23/11 Approved extension to 6/28/12
6/28/12 Approved extension to 6/27/13; still under construction
1/24/13 Release PA, establish MA for \$3,000
1/28/13 MA posted
Recommendation: Release the maintenance agreement.

16. FRANKLIN CREST PUD SUBDIVISION, SITE PLAN, (CIRCLE AT COOL SPRINGS APARTMENTS)

Maint agreement: **Streets \$59,500**
Established: January 18, 2013
Previous Action: 2/28/09 FMPC granted 6-month approval extension 8/28/09.
7/23/09 Second 6-month approval extension to 2/28/10.
1/19/10 PA posted
11/12/10 Approved extension to 11/11/11
NEW APPLICANT 12/10/10
11/11/11 Reduce 75%+ from \$595,000, extend to 11/9/12.
11/9/12 Approved extension to 5/17/13
1/18/13 Release PA, establish MA for \$59,500
2/6/13 MA posted
Recommendation: Release the maintenance agreement.

Maint agreement: **Sidewalks \$3,000**
Established: January 18, 2013
Previous Action: 2/28/09 FMPC granted 6-month approval extension 8/28/09.
7/23/09 Second 6-month approval extension to 2/28/10.
1/19/10 PA posted
11/12/10 Approved extension to 11/11/11
NEW APPLICANT 12/10/10
11/11/11 Reduction denied; extend to 11/9/12
11/9/12 Approved extension to 5/17/13
1/18/13 Release PA, establish MA for \$3,000
2/6/13 MA posted
Recommendation: Release the maintenance agreement.

17. 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
1/26/12 Extend to 1/24/13
1/24/13 Extend to 1/23/14

Recommendation: Release the maintenance agreement.

18. GRACE POINTE CHURCH SUBDIVISION, SITE PLAN

Perf agreement: **Drainage \$96,500**

Established: May 22, 2008

Previous Action: 5/22/08 6 month approval extension granted.
5/16/08 PA 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
1/26/12 Release denied; extend to 7/26/12; revised as-builts.
7/26/12 Extend to 1/24/13
1/24/13 Approved extension to 1/23/14

Recommendation: Accept the drainage improvements, release the performance agreement and establish a maintenance agreement in the amount of \$19,300 for one year.

19. GRANT PARK PUD SUBDIVISION, SITE PLAN

Maint agreement: **Landscaping Phase H \$3,000**

Established: January 24, 2013

Previous Action: 7/21/08 PA posted
12/3/09 Split landscaping into 8 phases; this is Phase H.
5/21/10 Approved extension to 5/20/11
5/20/11 Approved extension to 5/18/12
5/18/12 Approved extension to 5/17/13
1/24/13 Release PA, establish MA for \$3,000
2/6/13 MA posted

Recommendation: Release the maintenance agreement.

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

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
1/21/11 Extend to 1/20/12
1/26/12 Extend to 1/24/13
1/24/13 Extend to 1/23/14; not built yet.
Recommendation: Extend to January 22, 2015. Construction has not begun on Building C yet.

21. HIGHLANDS AT LADD PARK PUD SUBDIVISION, SITE PLAN, SECTIONS 1-4

Perf agreement: **Landscaping section 1 \$12,000**
Established: January 26, 2006
Previous Action: 11/20/06 PA posted
9/27/07 Blanket landscaping extension to 11/20/08
11/14/08 Approved extension to 11/13/09
11/13/09 Approved extension to 11/12/10
11/18/10 Extend to 11/17/11
NEW APPLICANT 1/3/11.
11/17/11 Extend to 11/15/12
11/15/12 Extend to 11/21/13
11/21/13 Extend to 11/20/14
Recommendation: Reduce to \$9,000 and extend to January 22, 2015.

Perf agreement: **Landscaping section 1 (street trees) \$78,000**
Established: January 26, 2006
Previous Action: 11/20/06 PA posted
9/27/07 Blanket landscaping extension to 11/20/08
11/14/08 Approved extension to 11/13/09
11/13/09 Approved extension to 11/12/10
11/18/10 Extend to 11/17/11
NEW APPLICANT 1/3/11.
11/17/11 Extend to 11/15/12
11/15/12 Extend to 11/21/13
11/21/13 Extend to 11/20/14
Recommendation: Reduce to \$59,000 and extend to January 22, 2015.

22. 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
1/26/12 Extend to 1/24/13
1/24/13 Extend to 1/23/14

Recommendation: Extend to January 22, 2015. This site must be complete and ready for performance release by the next inspection.

23. MCEWEN PUD SUBDIVISION, SITE PLAN, LOT 2 (WHOLE FOODS)

Maint agreement: **Striping \$2,500**

Established: January 18, 2013

Previous Action: 2/2/10 PA posted
1/21/11 Release denied; reduce 75%+ from \$7,000; extend to 1/20/12
1/20/12 Extend to 1/18/13
1/18/13 Release PA, establish MA for \$2,500
1/23/13 MA posted

Recommendation: Release the maintenance agreement.

Maint agreement: **Turn lanes \$8,000**

Established: January 18, 2013

Previous Action: 2/2/10 PA posted
1/21/11 Release denied; reduce 75% from \$80,000; extend to 1/20/12
1/20/12 Extend to 1/18/13
1/18/13 Release PA, establish MA for \$8,000
1/23/13 MA posted

Recommendation: Release the maintenance agreement.

Maint agreement: **Drainage \$19,900**

Established: January 18, 2013

Previous Action: 2/2/10 PA posted
1/21/11 Release denied; reduce 75% from \$199,000; extend to 1/20/12
1/20/12 Extend to 1/18/13
1/18/13 Release PA, establish MA for \$19,900
1/23/13 MA posted

Recommendation: Release the maintenance agreement.

24. 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; construction not started
1/28/10 Extend to 1/27/11
1/27/11 Approved extension to 1/26/12
1/26/12 Approved extension to 1/24/13
1/24/13 Approved extension to 1/23/14; not built yet

8/29/13 NEW APPLICANT

Recommendation: Extend to January 22, 2015. Construction has not begun on this lot.

25. SEWARD HALL SUBDIVISION, SITE PLAN, LOT 1 (BETHEL COMMUNITY CHURCH)

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

1/26/12 Approved extension to 1/24/13

1/24/13 Approved extension to 1/23/14; third building not built

Recommendation: Extend to January 22, 2015. Construction has not begun on the third building yet.

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

1/26/12 Approved extension to 7/26/12

7/26/12 Extend to 1/24/13

1/24/13 Approved extension to 1/23/14

Recommendation: Approved extension to January 22, 2015.

26. 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 B. This is Building B.

NEW APPLICANT 10/1/09

1/28/10 Approved extension to 1/27/11

1/27/11 Approved extension to 1/26/12

1/26/12 Approved extension to 1/24/13

1/24/13 Extend to 1/23/14; Building B not built yet.

Recommendation: Extend to January 22, 2015. Construction has not begun on Building B yet.

27. STREAM VALLEY PUD SUBDIVISION, SITE PLAN, SECTION 1

Maint agreement: **Landscaping tree replacement 1 (north buffer) \$21,000**

Established: June 28, 2012

Previous Action: 12/3/08 PA posted
11/13/09 Reduce from \$84,000; extend to 11/12/10
11/18/10 Extend to 11/17/11
11/17/11 Extend to 11/15/12
6/28/12 Release PA, establish MA for \$21,000
7/19/12 MA posted
6/27/13 Extend to 6/26/14
Recommendation: Release the maintenance agreement.

Maint agreement: **Landscaping tree replacement 2 (median/south buffer)
\$3,000**

Established: June 28, 2012

Previous Action: 12/3/08 PA posted
11/13/09 Reduce from \$7,500; extend to 11/12/10
11/18/10 Extend to 11/17/11
11/17/11 Extend to 11/15/12
6/28/12 Release PA, establish MA for \$3,000
7/19/12 MA posted
6/27/13 Extend to 6/26/14

Recommendation: Release the maintenance agreement.

28. STREAM VALLEY PUD SUBDIVISION, SITE PLAN, SECTION 2

Maint agreement: **Landscaping \$30,000**

Established: June 28, 2012

Previous Action: 3/19/08 PA posted
4/17/09 Reduce from \$117,000; extend to 4/16/10
4/16/10 Approved extension to 4/15/11
4/28/11 Extend to 4/26/12
4/26/12 Approved extension to 4/25/13
6/28/12 Release PA, establish MA for \$30,000
7/19/12 MA posted
6/27/13 Extend to 6/26/14

Recommendation: Release the maintenance agreement.

29. STREAM VALLEY PUD SUBDIVISION, SITE PLAN, SECTION 3

Maint agreement: **Landscaping \$158,000**

Established: June 28, 2007

Previous Action: 7/23/08 PA posted
6/19/09 Approved extension to 6/24/10
6/18/10 Extend to 6/17/11
6/17/11 Extend to 6/15/12; still under construction
6/28/12 Approved extension to 6/27/13; still under construction
6/27/13 Approved extension to 6/26/14

Recommendation: This section shall be split into Phase 1 street trees and Phase 2, as follows:

Phase 1 street trees: New original amount \$63,000

Recommendation: Reduce to \$48,000 and extend to January 22, 2015.
Phase 2: New original amount \$95,000
Recommendation: Extend to January 22, 2015.

30. TOWN OF FRANKLIN SUBDIVISION, SITE PLAN, (HARMONY HOME)

Perf agreement: **Landscaping \$14,000**
Established: December 11, 2009
Previous Action: 2/19/10 PA posted
1/21/11 Approved extension to 1/20/12; still under construction
1/20/12 Extend to 1/18/13
1/18/13 Extend to 1/17/14
Recommendation: Extend to October 23, 2014. This site must be complete and ready for performance release by the next inspection.

31. VILLAGE OF CLOVERCROFT PUD SUBDIVISION, SITE PLAN, SECTIONS 1 AND 2

Perf agreement: **Landscaping Phase 7 \$8,200**
Established: November 17, 2005
Previous Action: 10/1/10 Split into Phases 1-8; this is Phase 7, new original amount is \$8,200.
4/15/11 Approved extension to 4/20/12
4/26/12 Approved extension to 4/25/13
4/25/13 Approved extension to 4/24/14
Recommendation: Accept the landscaping Phase 7 improvements, release the performance agreement and establish a maintenance agreement in the amount of \$3,000 for one year.

Perf agreement: **Landscaping Phase 8 \$27,000**
Established: November 17, 2005
Previous Action: 10/1/10 Split into Phases 1-8; this is Phase 8, new original amount is \$27,000.
4/15/11 Approved extension to 4/20/12
4/26/12 Approved extension to 4/25/13
4/25/13 Approved extension to 4/24/14
Recommendation: Extend to January 22, 2015.
Reason/Deficiency: Some street trees are installed below the minimum caliper inch, as required by the approved plan. The leaning tree at 417 Lena Lane shall be straightened. The missing Red Cedar and two missing Green Giant Arborvitaes shall be installed.

32. 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
1/26/12 Extend to 1/24/13
1/24/13 Extend to 1/23/14

Recommendation: Release the maintenance agreement.

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
1/26/12 Approved extension to 7/26/12
7/26/12 Approved extension to 1/24/13
1/24/13 Approved extension to 7/25/13
7/25/13 Approved extension to 1/23/14
Recommendation: Approved extension to July 24, 2014.

33. Cottages on Cummins Street PUD Subdivision, final plat, 2 residential lots on 0.29 acres, located at 411 Cummins Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

1. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Engineering

General Comments

2. Utility Services

This is a new issue. Provide the location of the water and sewer services for the lots.

Planning

General Comments

3. Character area overlay

Applicant shall correct note 5 to show that subject property lies within the CFCO-7 character area overlay.

(This is a new comment. Due to conflicting GIS information, staff previously incorrectly identified the site as being within special area 3 of the CFCO.)

34. Franklin Park Subdivision, final plat, surety revision, 6 lots on 71.02 acres, located at the northwest corner of East McEwen Drive and Carothers Parkway.

STAFF RECOMMENDATION: Approval;

COMMENTS: None;

Performance Agreements and Sureties to be added to COF 2811:

Double Left Turn Lanes Eastbound McEwen Drive to Tower Circle	\$	220,000
Right Turn Lane Westbound McEwen Drive to Tower Circle	\$	100,000
Left Turn Lane Northbound Carothers to Tower Circle	\$	50,000
Right Turn Lane Southbound Carothers to Tower Circle	\$	100,000
Left Turn Lane Northbound Carothers to Apartments driveway	\$	50,000
Right Turn Lane Southbound Carothers to Apartments driveway	\$	100,000
Total of new sureties	\$	620,000

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

36. Through the Green PUD Subdivision, site plan, section 3, 30 attached residential units on 2.64 acres, located at 2000 Shadow Green Drive.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) 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.
3. 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 seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety
General Comments

1. Landscape

Landscape surety shall be determined at Post PC - TBD \$

2. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Engineering

General Comments

3. Sanitary Sewer

This is a new issue. Extend the sewer main past the last manhole. The sewer main needs to be extended to the western bank of the stream that has been relocated to the western boundary of the property.

Planning

General Comments

4. Elevations for all buildings

Applicant shall submit color elevations of all structures including the three-unit townhome structures.

(This condition is a follow-up to a previous staff comment. At resubmittal, color elevations were not submitted for all sides of all structures.)

5. HVAC units

Applicant shall show HVAC units and enclosures/landscaping on elevations sheets.

(Staff's initial review included a question regarding location of HVAC units. At resubmittal, applicant indicated HVAC units were ground-mounted. HVAC units were not shown on resubmitted plans. Thus, staff has added this condition requiring these units to be shown on post-PC plans.)

6. Lot chart

Applicant shall add a lot chart to sheet C4.0. The lot chart should include lot numbers with corresponding uses (residential, open space, etc.), addresses, and square footages.

(This is a new comment. Staff requests this information for clarification purposes.)

Planning (Landscape)

General Comments

7. Tree Protection detail and fence

The Tree Protection detail, note shall be added to C6.0 Grading and Drainage Plan.

37. Westhaven PUD Subdivision, site plan, section 25, Franklin Fire Station #8 on 1.14 acres, located at 200 Front Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: NA

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) halfsize copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. 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 seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

*PROJECT CONSIDERATIONS:

1.

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

Landscape surety shall be determined at Post PC - TBD \$

Engineering

General Comments

2. Drainage

Provide reinforced concrete or ductile iron pipe for the stormwater drainage system under the pavement.

Changed pipe size between structures 1A and 5A from 12" to 15" and added a note to the storm drainage pipe data chart on C3.1 stating that all 15" pipes shall be Class III RCP.

The reply to the previous comment "Provide reinforced concrete or ductile iron pipe for the stormwater drainage system under the pavement" has brought about an additional comment. Provide headwall dimensions for the 15" diameter pipe in the headwall detail.

3. Drainage

Provide details of the pond intake.

See details on C5.2 and C5.3.

The previous comment "Provide details of the pond intake" was not completely addressed. Provide details of the grating.

4. Grading

This is a new issue. The grading plan must show grading for the 20' x 50' pretreatment grass channel. Connect all the proposed contours to the appropriate existing contours. Provide a detail of the 20' x 50' pretreatment grass channel. Direct the stormwater runoff from the downspouts on the north side of the building to the 20' x 50' pretreatment grass channel.

5. Details

This is a new issue. Provide the proper depth from the finish grade to the subgrade on the Heavy Duty Asphalt detail. That is Detail 1 / C5.1.

Planning

General Comments

6. Mineral rights

Please make a comment about who holds the mineral rights per checklist item #34.

See attached memo from the developer.

The memo refers to section 30. Please resubmit the memo stating the mineral rights for section 25, fire station 8.

7. Affidavits

Please submit an updated copy of the owner affidavit with the correct address. It currently states 124 Lumber Drive.

There was some confusion and the address was changed to 200 Whitman Road. Brad Wilson will have this revised to 200 Front Street and resubmit.

City of Franklin Fire Station No. 8 Westhaven.pdf

8. Addressing

Contact Lori Jarosz at lori.jarosz@franklinton.gov to receive address and make sure address is placed on plans.

Address of 200 Front Street has been placed in the title block.

Planning (Landscape)

General Comments

9. Attention Owner/Installer

Owner and Landscape Architect information missing and shall be listed.

10. Street Trees

The 4 Willow Oak trees along Whitman Road between Front Street and the rear parking exit shall be grouped closer together to avoid the Stop sign and the exit vision from the rear parking. The Two Willow Oaks to the east of the rear parking along Whitman Road also shall be grouped to give sight line for the exiting from this rear parking. One tree is not labeled.

Streets

City of Franklin Fire Station No. 8 Westhaven.pdf

11. Side walk detail

Need to show handicap ramps, sidewalk and grass strip detail. Need to show detectable warnings on each side of the approaches.

This completed the consent agenda.

35. Ovation Subdivision, preliminary plat, 9 lots on 145.48 acres, located at the southeast corner of Carothers Parkway and East McEwen Drive.

Ms. Powers stated that since the applicant had requested to defer item 35 to the February 27, 2013, Planning Commission meeting, staff would not go through the entire process. It was decided that the citizen in the audience would be able to speak briefly.

Vice Chair Lindsey asked for comments from the citizen.

Mr. Reiner Kirsten, of 1513 Liberty Pike in McKays Mill, stated that when they had learned about the Ovation Subdivision, they were very excited because living so close to it meant McKays Mill would have better home values in the long term. Their biggest concern is traffic. Traffic jams are presently seen in McKays Mill early in the morning because a lot of traffic uses McKays Mill to go to the Cool Springs area. McEwen has a wider roundabout because of the high volume of traffic expected to go through.

Ms. McLemore moved to defer item 35 to the February 27, 2014, Planning Commission meeting, and Mr. Orr seconded the motion.

Alderman Petersen stated that the McEwen/Carothers Corridor has been the subject of great study and discussion. There are many plans that are being reviewed to work with the traffic in that area. The City knows that there are many traffic problems in this location. There have been projects where the City has learned lessons on ways that it needs to make a difference. McKays Mills is probably an example of where the City has realized the need for better accommodations.

Mr. Baughman stated that the studies to which Alderman Petersen referenced go out to the roundabout location at McEwen and Cool Springs. The study has recommended future improvements at that junction as various developments occur in the overall McEwen and Carothers corridor. There are plans for accommodating future growth in traffic along with the growth of this area.

Mr. Franks stated that he understood McEwen was wide enough to accommodate. He asked if the roundabout in McKays Mill was wide enough to accommodate the residual traffic that would be using it as a major road to cut through. He thought Mr. Kirsten had a valid point regarding the cut-through in the neighborhoods.

Ms. Powers stated that it would not be appropriate to have more conversation or answer those questions with a deferral on the table. Staff would investigate this for the February 27 meeting when this item would be discussed.

With the motion to defer item 35 to the February 27, 2014, Planning Commission meeting having been made and seconded, it passed unanimously (6-0).

There being no further business, the meeting adjourned at 7:14 p.m.

Vice Chair, Roger Lindsey