

# FRANKLIN MUNICIPAL PLANNING COMMISSION

## JANUARY 23, 2014

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### PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 23, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://www.franklintn.gov/planning).

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**

# FRANKLIN MUNICIPAL PLANNING COMMISSION

## JANUARY 23, 2014

---

### 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 O, 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.

# FRANKLIN MUNICIPAL PLANNING COMMISSION

## JANUARY 23, 2014

---

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.

# FRANKLIN MUNICIPAL PLANNING COMMISSION

## JANUARY 23, 2014

---

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

**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**JANUARY 23, 2014**

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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**