

FRANKLIN MUNICIPAL PLANNING COMMISSION

APRIL 24, 2014

PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 24, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at 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

- 3/27/14 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.

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.

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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 – 30

8. Alexander Plaza Subdivision, site plan, (Zaxby's); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
9. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); accept the landscaping screening lot 703 improvements, release the performance agreement and establish a maintenance agreement for one year.
10. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); accept the landscaping lot 703 improvements, release the performance agreement and establish a maintenance agreement for one year.
11. Cool Springs East Subdivision, site plan, section 34, lots 358-360 (Community First Bank and Trust Unified Development); extend the performance agreement for landscaping Phase 2 improvements.
12. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for landscaping improvements.
13. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for landscaping Phase 2 improvements.
14. Hardison Hills PUD Subdivision, site plan, section 3; accept the landscaping (section 6) improvements, release the performance agreement and establish a maintenance agreement for one year.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the performance agreement for landscaping Phase 1 improvements.

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16. McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); release the maintenance agreement for landscaping lot 146 improvements; extend the performance agreement for landscaping lot 145 improvements.
17. McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); reduce and extend the performance agreement for landscaping improvements for one year.
18. McKays Mill PUD Subdivision, site plan, section 34 (Park Run Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
19. McKays Mill PUD Subdivision, site plan, section 37; accept the landscaping Phase 2 (Lot 1517) improvements, release the performance agreement and establish a maintenance agreement for one year.
20. Morningside PUD Subdivision, site plan, section 9, lot 21; extend the performance agreement for landscaping and landscaping (retaining wall) improvements for six months.
21. Reid Hill Commons Subdivision, site plan, section 1, lot 2 (Mapco Express); release the maintenance agreement for landscaping and drainage/detention improvements.
22. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements.
23. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
24. Village of Clovercroft PUD Subdivision, site plan, sections 1 and 2; accept the landscaping Phase 8 improvements, release the performance agreement and establish a maintenance agreement for one year.
25. Westhaven PUD Subdivision, site plan, section 10; extend the performance agreement for landscaping (Phase 2) improvements.
26. Westhaven PUD Subdivision, site plan, section 17, revision 2; extend the performance agreement for landscaping Phase 2 (north of Oleander) improvements.
27. Westhaven PUD Subdivision, site plan, section 19; extend the performance agreement for landscaping Phase 2 (open space) improvements.
28. Westhaven PUD Subdivision, site plan, section 24; extend the performance agreement for landscaping improvements.

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29. Westhaven PUD Subdivision, site plan, section 29, revision 1; release the maintenance agreement for landscaping improvements.

30. Willow Springs PUD Subdivision, site plan, section 5; release the maintenance agreement for landscaping improvements.

REZONINGS AND DEVELOPMENT PLANS

31. ORDINANCE 2014-04, TO BE ENTITLED "A ORDINANCE TO REZONE +/- 7.64 ACRES FROM LOW RESIDENTIAL (R1) DISTRICT TO AGRICULTURAL (AG) DISTRICT FOR THE PROPERTY LOCATED AT 4114 MURFREESBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 2952
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

32. RESOLUTION 2014-36, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE 7007 MOORES LANE PUD SUBDIVISION, LOCATED AT 7007 MOORES LANE, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 4518
Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

33. RESOLUTION 2014-20, "A RESOLUTION APPROVING THE RENAMING OF "NICHOLS BEND" PUD SUBDIVISION TO "LOCKWOOD GLEN" PUD SUBDIVISION, LOCATED AT CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 4528
Applicant: John Haas, Edge
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Consent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

34. 249 Fourth Avenue North, site plan, 1 commercial structure on 0.72 acres, located at 249 Fourth Avenue North.

Project Number: 2957
Applicant: Gerald Bucy, Consulting Engineer
Staff Recommends: Approval, with conditions
Consent Status: Consent

35. Benelli Park Subdivision, site plan, 11 residential units and 2 open space lots on 5.06 acres, located at 425 Boyd Mill Avenue.

Project Number: 4521

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Applicant: Greg Gamble, Gamble Design Collaborative
Staff Recommends: Approval, with conditions
Consent Status: Consent

36. Lockwood Glen PUD Subdivision, final plat, section 1, 46 residential units on 9.85 acres, located along Cobert Lane and Swanson Lane near Carothers Parkway to rename the subdivision from Nichols Bend to Lockwood Glen.

Project Number: 4525
Applicant: John Haas, Edge
Staff Recommends: Approval, with conditions
Consent Status: Consent

37. Lockwood Glen PUD Subdivision, final plat, section 2, 13 residential units on 2.98 acres, located along Rafferty Court near Carothers Parkway, to rename the subdivision from Nichols Bend to Lockwood Glen.

Project Number: 4526
Applicant: John Haas, Edge
Staff Recommends: Approval, with conditions
Consent Status: Consent

38. Lockwood Glen PUD Subdivision, final plat, section 3, 38 residential units on 7.27 acres, located along McAvoy Court and Cobert Lane near Carothers Parkway, to rename the subdivision from Nichols Bend to Lockwood Glen.

Project Number: 4527
Applicant: John Haas, Edge
Staff Recommends: Approval, with conditions
Consent Status: Consent

39. Silver Grace PUD Subdivision, site plan, section 2, 9,548 square foot memory care addition and 10 villas on 14.88 acres, located along Murfreesboro Road, east of Chester Stephens Road.

Project Number: 4523
Applicant: Gary Keckley, Goodworks Unlimited, LLC
Staff Recommends: Approval, with conditions
Consent Status: Consent

40. The Preserve at Echo Estates PUD Subdivision, final plat, section 1, 18 residential lots and 1 open space lot on 23.96 acres, located along Echo Lane.

Project Number: 4520
Applicant: Michael Ray, Energy Land & Infrastructure, LLC
Staff Recommends: Approval, with conditions
Consent Status: Consent

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NON-AGENDA ITEMS

ANY OTHER BUSINESS

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