

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION JUNE 26, 2014

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

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

Members absent: None

Staff present: Vernon Gerth, Community and Economic Development
 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
 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

- 5/22/14 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.

4. ANNOUNCEMENTS

5. 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.

6. 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 7 – 19

7. Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for sewer improvements.
8. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for landscaping improvements.

9. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for sidewalks improvements.
10. Gardner Estates Subdivision, site plan, revision 1, lot 1 (Harpeth Community Church); extend the performance agreement for landscaping Phase 2 improvements for one year.
11. Gateway Village PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping Phase 2 improvements.
12. Gateway Village PUD Subdivision, site plan, section 3, lot 133 (Camden Commons); release the maintenance agreement for landscaping improvements.
13. Gateway Village PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements.
14. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; accept the landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year.
15. McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year.
16. McKays Mill PUD Subdivision, site plan, section 37; release the maintenance agreement for landscaping Phase 1 improvements.
17. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); reduce and extend the performance agreement for landscaping (Retail) improvements for eleven months; extend the performance agreement for landscaping (Hotel) improvements for eleven months.
18. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); extend the performance agreement for drainage and streets improvements for one year.
19. Westhaven PUD Subdivision, site plan, section 26; reduce and extend the performance agreement for landscaping (Phase 1) and landscaping (Phase 2) improvements for six months.

REZONINGS AND DEVELOPMENT PLANS

20. RESOLUTION 2014-51, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE WILLIAMSON COUNTY PERFORMING ARTS AND ENRICHMENT CENTERS PUD SUBDIVISION, LOCATED AT 1236 COLUMBIA AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 4576
 Applicant: Bryan Richter, C & I Design Inc.
 Staff Recommends: Favorable Recommendation to the BOMA

Consent Status: Nonconsent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. Artessa PUD Subdivision, site plan, revision 1, one additional dwelling unit on 11.21 acres, located at the terminus of Windcross Court.
Project Number: 4565
Applicant: Ryan McMaster, Littlejohn Engineering Associates
Staff Recommends: Approval
Consent Status: Consent

22. Benelli Park Subdivision, final plat, section 1, 1 residential lot on 0.43 acres, located at 425 Boyd Mill Avenue.
Project Number: 4572
Applicant: David Reagan, HFR Design Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

23. Benelli Park Subdivision, final plat, section 2, 10 residential lots and 2 open space lots on 4.63 acres, located at 425 and 431 Boyd Mill Avenue.
Project Number: 4573
Applicant: David Reagan, HFR Design Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

24. Byrd D. Cain & Lads Inc. Property Subdivision, final plat, 2 lots on 7.76 acres, located at the northwest corner of Murfreesboro Road and Edward Curd Lane.
Project Number: 4566
Applicant: Alan Cummings, Crawford & Cummings, P.C.
Staff Recommends: Approval, with conditions
Consent Status: Consent

25. The Carothers Development Property Subdivision, site plan, lot 2, an 11,780 square foot office building on 13.705 acres, located at 1217 Liberty Pike.
Project Number: 4568
Applicant: Adam Crunk, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

26. Franklin Christian Academy PUD Subdivision, final plat, 3 civic/institutional lots on 27.21 acres, located along the northern side of New Highway 96 West and the southern side of Old Charlotte Pike, approximately 850 feet west of Carlisle Lane.
Project Number: 4574
Applicant: Ted Stevenson, Ragan Smith Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

27. Hurstbourne Park PUD Subdivision, final plat, section 3, 36 residential lots and 6 open space lots on 19.27 acres, located at 188 Chester Stephens Road.

Project Number: 4570
Applicant: Ken Church, Gresham Smith and Partners
Staff Recommends: Approval, with conditions
Consent Status: Consent

28. Reid Hill Commons PUD Subdivision, site plan, section 2, a 10,481 square foot office structure on 1.34 acres, located at 1950 Downs Boulevard.

Project Number: 4578
Applicant: Sean DeCoster, Civil Site Design Group PLLC
Staff Recommends: Approval, with conditions
Consent Status: Consent

29. Spencer Creek Place Subdivision, final plat, revision 6, 2 lots on 3.62 acres, located at the northwest corner of Ernest Rice Lane and Gray Fox Lane.

Project Number: 4573
Applicant: Jason Smith, Smith Land Surveying
Staff Recommends: Approval, with conditions
Consent Status: Consent

30. Wild Duck Subdivision, site plan, revision 8, lot 8 (car wash revision), a 1,368 square foot commercial structure on 4.49 acres, located at 1440 Murfreesboro Road.

Project Number: 4582
Applicant: Jeff Mangas, EMH&T
Staff Recommends: Approval, with conditions
Consent Status: Consent

31. ORDINANCE 2014-10, TO BE ENTITLED "AN ORDINANCE TO AMEND SECTION 2.4.3 (3) OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATES EXEMPTION TO SITE PLAN REVIEW."

Applicant: Catherine Powers, Director, Planning and Sustainability
Staff Recommends: Favorable Recommendation to the 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

Vice Chair Lindsey moved to approve the May 22, 2014, Planning Commission minutes as presented, Mr. Harrison seconded the motion, and it passed unanimously (8-0).

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

4. ANNOUNCEMENTS

Ms. Powers stated that as part of Long Range planning, staff will be looking at infill and contract with a consultant on character area updates. Staff hopes to get back to the Planning Commission with information as projects progress.

Mr. Gerth stated that he wanted to bring the Planning Commission up-to-date on Granicus, the paperless agenda provider. He had been working with Lanai Benne and Emily Hunter and the consultant to configure the application. The City has received the iPads for the Planning Commissioners. The Legistar App will be loaded on the iPads, along with assigned passwords, which Planning Commissioners can start utilizing. Tutorials and training will be set up. Ultimately, the plan is that beginning in September, staff will parallel the paper agendas along with the paperless agendas. This will be done for as long as it is needed to make sure everyone feels comfortable with it.

Alderman Petersen stated that her concern with trying to go paperless was with Planning materials because of plans.

Mr. Gerth stated that he, Ms. Powers, Mr. Bridgewater, and Ms. Benne had gone to the Apple store and looked at technology for in-home use. Individuals may use their existing monitor, or the City can provide monitors so they can review plans.

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

No one came forward.

6. CONSENT AGENDA

Chair Hathaway 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 stated that items 20 and 31 were the only items not on consent, and item 27 was on secondary consent.

Alderman Petersen stated that she wanted to pull item 25.

Chair Hathaway asked if anyone wanted to pull any other items, and no one came forward. He stated that items 7 through 19, 21 through 24, 26, and 28 through 30 were on the consent agenda.

Mr. Orr stated that he would recuse himself from item 27.

Mr. Harrison moved to approve initial consent agenda items 7 through 19, 21 through 24, 26, and 28 through 30, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

Chair Hathaway stated that item 27 would be on the Secondary Consent Agenda. Ms. Allen moved to approve the Secondary Consent Agenda, Mr. Harrison seconded the motion, and it passed unanimously (7-0).

7. BATTLE GROUND ACADEMY SUBDIVISION, SITE PLAN, (FIELDHOUSE AND MARY CAMPBELL VISUAL ARTS CENTER)

Maint agreement: **Sewer \$2,600**
Established: June 21, 2013
Previous Action: 9/7/10 PA posted
6/17/11 Approved extension to 6/15/12
6/15/12 Release denied; extend to 6/21/13; submit as-builts.
6/21/13 Release PA, establish MA for \$2,600
7/10/13 MA posted
Recommendation: Release the maintenance agreement.

8. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 24, LOTS 11 AND 703 (HILTON GARDEN INN)

Maint agreement: **Landscaping \$16,000**
Established: April 16, 2010
Previous Action: 5/21/08 PA posted
4/17/09 Approved extension to 4/16/10
4/16/10 Release PA, establish MA for \$16,000
4/29/10 MA posted
4/15/11 Extend to 4/20/12
4/26/12 Extend to 4/26/13; shrubs too short, trimmed.
4/25/13 Extend to 4/24/14
10/24/13 Extend to 10/23/14
Recommendation: Release the maintenance agreement.

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

Maint agreement: **Sidewalks \$2,500**
Established: June 27, 2013
Previous Action: FMPC granted 6-month 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; extend to 6/15/12
6/15/12 Release denied; extend to 6/21/13; install sidewalk along McCain Dr.
6/27/13 Release PA, establish MA for \$2,500
7/23/13 MA posted
Recommendation: Release the maintenance agreement.

10. GARDNER ESTATES SUBDIVISION, SITE PLAN, REVISION 1, LOT 1 (HARPETH COMMUNITY CHURCH)

Perf agreement: **Landscaping Phase 2 \$20,000**
Established: June 25, 2009
Previous Action: 6/25/09 FMPC split into phase 1 and phase 2; this is phase 2.
6/18/10 Extend to 6/17/11
6/23/11 Extend to 6/28/12
6/28/12 Approved extension to 6/27/13;
6/27/13 Approved extension to 6/26/14; Building 3 not started yet.
Recommendation: Approved extension to June 25, 2015. Construction has not begun on the third Building yet.

11. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 2

Maint agreement: **Landscaping Phase 2 \$6,000**
Established: June 27, 2013
Previous Action: 6/28/12 Split into Phase 1 & Phase 2; this is Phase 2, new original amount of \$24,000; extend to 6/27/13.
6/27/13 Release PA, establish MA for \$6,000
7/8/13 MA posted
Recommendation: Release the maintenance agreement.

12. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 133 (CAMDEN COMMONS)

Maint agreement: **Landscaping \$9,000**
Established: June 23, 2011
Previous Action: 5/28/08 PA posted
5/15/09 Approved extension to 5/21/10
5/21/10 Extend to 5/20/11; still under construction
5/20/11 Approved extension to 5/18/12
6/23/11 Release PA, establish MA for \$9,000
7/1/11 MA posted
6/28/12 Extend to 6/27/13
6/27/13 Extend to 6/26/14
Recommendation: Release the maintenance agreement.

13. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 6

Maint agreement: **Landscaping \$3,000**
Established: June 27, 2013
Previous Action: 9/12/07 PA posted
10/17/08 Approved extension to 10/16/09
10/16/09 Approved extension to 10/15/10
10/28/10 Approved extension to 10/27/11
10/27/11 Approved extension to 10/25/12
6/28/12 Release denied; extend to 6/27/13; still under construction

6/27/13 Release PA, establish MA for \$3,000
7/8/13 MA posted

Recommendation: Release the maintenance agreement.

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

Perf agreement: **Landscaping section 2 (street trees) \$31,000**

Established: January 26, 2006

Previous Action: 11/14/06 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
11/17/11 Approved extension to 11/15/12
11/15/12 Extend to 11/21/13
11/21/13 Extend to 11/20/14

Recommendation: Reduce to \$24,000 and extend to June 25, 2015.

Perf agreement: **Landscaping section 4 (street trees) \$122,000**

Established: January 26, 2006

Previous Action: 11/14/06 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
11/17/11 Approved extension to 11/15/12
11/15/12 Extend to 11/21/13
11/21/13 Extend to 11/20/14

Recommendation: Reduce to \$92,000 and extend to June 25, 2015.

15. MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, LOTS 101 AND 104 (DWELL 2)

Perf agreement: **Drainage \$17,250**

Established: December 10, 2010

Previous Action: 6/2/11 PA posted
6/15/12 Approved extension to 12/14/12
12/14/12 Approved extension to 6/21/13
6/21/13 Reduce 75% from \$69,000; extend to 12/13/13
12/13/13 Approved extension to 6/20/14

Recommendation: Accept the drainage improvements, release the performance agreement and establish a maintenance agreement in the amount of \$6,900 for one year.

Perf agreement: **Sidewalks \$2,500**

Established: December 10, 2010

Previous Action: 6/2/11 PA posted
6/15/12 Approved extension to 12/14/12
12/14/12 Approved extension to 6/21/13

6/21/13 Reduce 75%+ from \$8,000; extend to 12/13/13
12/13/13 Approved extension to 6/20/14
Recommendation: Accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement in the amount of \$2,500 for one year.

16. MCKAYS MILL PUD SUBDIVISION, SITE PLAN, SECTION 37

Maint agreement: **Landscaping Phase 1 \$17,000**
Established: June 27, 2013
Previous Action: 9/21/07 PA posted
FMPC extended approval 6 months on 11/15/07 to 8/22/08.
10/17/08 Approved extension to 10/16/09
10/16/09 Approved extension to 10/15/10
10/28/10 Approved extension to 10/27/11
10/27/11 Approved extension to 10/25/12
10/25/12 Approved extension to 10/24/13; still under construction
6/27/13 Split into Phase 1 and Phase 2. This is Phase 1; new original amount \$65,000; Release PA, establish MA for \$17,000.
7/3/13 MA posted
Recommendation: Release the maintenance agreement.

17. SPRING CREEK SUBDIVISION, SITE PLAN, SECTION 1, REVISION 4 (SPRING CREEK CENTER)

Perf agreement: **Landscaping (Hotel) \$180,000**
Established: April 22, 2010
Previous Action: 4/22/10 Reapproved by FMPC
8/18/10 PA posted
6/17/11 Approved extension to 6/15/12
6/15/12 Approved extension to 6/21/13; still under construction
6/21/13 Extend to 6/20/14
Recommendation: Approved extension to June 25, 2015.

Perf agreement: **Landscaping (Retail) \$102,000**
Established: April 22, 2010
Previous Action: 4/22/10 Reapproved by FMPC
8/18/10 PA posted
6/17/11 Extend to 6/15/12
6/15/12 Approved extension to 6/21/13; still under construction
6/21/13 Extend to 6/20/14
Recommendation: Reduce to \$77,000 and extend to June 25, 2015.

18. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 21, REVISION 2 (RESUBDIVISION OF LOT 1140)

Perf agreement: **Drainage \$5,000**
Established: July 14, 2010

Previous Action: 5/31/11 PA posted
6/15/12 Reduce 75%+ from \$14,000, extend to 12/14/12
12/14/12 Approved extension to 12/13/13
12/13/13 Approved extension to 6/20/14

Recommendation: Approved extension to June 25, 2015.

Perf agreement: **Streets \$10,000**

Established: July 14, 2010

Previous Action: 5/31/11 PA posted
6/15/12 Reduce 75%+ from \$33,000, extend to 12/14/12
12/14/12 Approved extension to 12/13/13
12/13/13 Approved extension to 6/20/14

Recommendation: Approved extension to June 25, 2015.

19. WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 26

Perf agreement: **Landscaping (Phase 1) \$77,000**

Established: April 26, 2007

Previous Action: 9/8/09 PA posted
6/18/10 Extend to 6/17/11
6/17/11 Extend to 6/15/12
6/15/12 Approved extension to 6/21/13
6/27/13 Extend to 6/26/14; not built yet.

Recommendation: Reduce to \$58,000 and extend to June 25, 2015.

Perf agreement: **Landscaping (Phase 2) \$19,000**

Established: April 26, 2007

Previous Action: 9/8/09 PA posted
6/18/10 Extend to 6/17/11
6/17/11 Extend to 6/15/12
6/15/12 Approved extension to 6/21/13
6/27/13 Extend to 6/26/14; not built yet.

Recommendation: Reduce to \$15,000 and extend to June 25, 2015.

21. Artessa PUD Subdivision, site plan, revision 1, one additional dwelling unit on 11.21 acres, located at the terminus of Windcross Court.

STAFF RECOMMENDATION: Approval

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

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 upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department 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.

22. Benelli Park Subdivision, final plat, section 1, 1 residential lot on 0.43 acres, located at 425 Boyd Mill Avenue.

ADMINISTRATIVE DECISION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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

General Comments

1. General Issues

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

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Water - \$ TBD

Sewer - \$ TBD

Planning

General Comments

2. Water/sewer certificate

Applicant shall remove reference to Milcrofton Water Utility District from the water/sewer certificate.

23. Benelli Park Subdivision, final plat, section 2, 10 residential lots and 2 open space lots on 4.63 acres, located at 425 and 431 Boyd Mill Avenue.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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

General Comments

1. General Issues

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

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Water - \$ TBD

Sewer - \$ TBD

Planning

General Comments

2. Water/sewer certificate

Applicant shall remove reference to Milcrofton Water Utility District from the water/sewer certificate.

24. Byrd D. Cain & Lads Inc. Property Subdivision, final plat, 2 lots on 7.76 acres, located at the northwest corner of Murfreesboro Road and Edward Curd Lane.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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:

Engineering

General Comments

1. Easements

The previous comment "Provide drainage easements for the stormwater runoff from lot 2 to cross lot 1" was not addressed. The stormwater runoff from lot 2 must be provided a drainage easement across lot 1. The location of the easement or easements must be provided on the plat. The length and width of the easement or easements must be provided.

2. Sanitary Sewer

The previous comment "A sewer main must be extended to serve lot 2. Provide the location of the sewer extension. The developer is responsible for the extension of the sewer main" was not completely addressed. Make it clear on the plat that the sewer extension must be provided by the developer.

3. Sureties

Sewer and drainage surety to be determined.

Planning

4. Structures

Applicant shall remove asphalt pavement label.

5. Acreage

Applicant shall revise lot areas to add up to the total area listed. These numbers shall be coordinated.

6. Addressing

Since lot 2 will have to be addressed off the side street and there are no current addresses on Edward Curd Lane. This is a good time to re-name this section of Edward Curd Lane to a new street name. Please submit 3 street names for approval to Lori Jarosz at lori.jarosz@franklinton.gov. New name shall be shown on the plat.

26. Franklin Christian Academy PUD Subdivision, final plat, 3 civic/institutional lots on 27.21 acres, located along the northern side of New Highway 96 West and the southern side of Old Charlotte Pike, approximately 850 feet west of Carlisle Lane.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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

General Comments

1. Turn Lanes

Developer shall post surety with TDOT for the following improvements on State Route 96:

- 175 feet eastbound left turn lane with 160 feet of taper in the amount of \$100,000.
- 150 feet westbound right turn lane with 150 feet of taper in the amount of \$80,000.

These turn lanes are to be completed and accepted by TDOT prior to the issuance of the first Certificate of Occupancy that will use this driveway access.

2. General Issues

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

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Water - \$ TBD

Sewer - \$ TBD

27. Hurstbourne Park PUD Subdivision, final plat, section 3, 36 residential lots and 6 open space lots on 19.27 acres, located at 188 Chester Stephens Road.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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

General Comments

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. Easements

Provide a 20 feet wide drainage easement at the back of lots 100 through 104.

Planning

3. Addressing

Applicant shall add addresses to final plat.

Hurstbourne Park PUD Subdivision, final plat, section 3 - submittal 003.pdf

4. Addressing

Chester Stephens Road shall be spelled as it appears on the city maps.

Planning (Landscape)

General Comments

5. Single Family lot tree chart

Applicant shall show the Detached Single Family Lot Tree Chart as provided in COF Administrative Manuel.

Streets

Hurstbourne Park PUD Subdivision, final plat, section 3 - submittal 003.pdf

6. Drainage easement

Offsite water was not addressed during site development, water running off of Chester Stevens needs to be redirected. A drainage easement needs to be established at the rear of lots 100 to lot 104 to accommodate run on water.

Water/Sewer

General Comments

7. Wastewater

The 8" sewer line to the south of lot 100 shall have a sewer easement that matches the depth of the sewer line. Any sewer that is outside of the public right away must have an easement.

28. Reid Hill Commons PUD Subdivision, site plan, section 2, a 10,481 square foot office structure on 1.34 acres, located at 1950 Downs Boulevard.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: See sheet C1.01 in the site plan packet for the approved concept plan dated 1/15/03. Build-out of the subject property will complete the nonresidential portion of the Reid Hill Commons PUD Subdivision.

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

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 upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department 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

3. ADA

Applicant shall provide accessible route(s) to and from public sidewalk and to and from building.

Fire

4. Access

Autoturn Exhibit 2 illustrates apparatus "riding up the curb" at the NW corner of the building.

As with the notation on Exhibit 3, the applicant shall provide a mountable curb in locations where apparatus travel paths encroach on constructed areas such as sidewalks.

5. Fire Sprinkler System

L1.01: Access to the hydrant is prevented due to plant materials blocking the hydrant.

The applicant shall ensure the fire hydrant is completely accessible from the parking lot in order to comply with the maximum separation between the hydrant and fire department connection on the building.

Stormwater

General Comments

6. Water Quality

Revise incarnata to syriaca.

These are flowers and are considered groundcover and are not bonded. If applicant wishes to leave them as shrubs, they will be bonded.

Water/Sewer

General Comments

7. Utility note

Applicant shall revise utility note 36 to read Franklin Water Management.

8. Irrigation tap

Note #38 reads irrigation will require a separate tap, meter and RPBP. The irrigation for this site shall come from the reclaim line that is within 150' from the property line. It is the responsibility of the applicant to extend the reclaimed water main across Wrennewood Ln to the Mapco property line. This can be found in the title 18 of the Municipal Code. This will be a requirement for the development. This comment has been added due to the mention of an irrigation tap.

29. Spencer Creek Place Subdivision, final plat, revision 6, 2 lots on 3.62 acres, located at the northwest corner of Ernest Rice Lane and Gray Fox Lane.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

SURETIES:

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

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:

Engineering

General Comments

1. Sanitary Sewer

The previous comment "A sanitary sewer line must be extended to each lot for sewer service. It must be determined if sewer can flow by gravity to the existing sewer system and where the sewer system must be extended. Provide invert elevations of the nearest sewer manholes and the ground elevations of the lots or finish floor elevation of the residences" was not addressed. Lot 12 must be served by gravity sewer. Since the lot is being subdivided the existing home must be served by a gravity sewer a grinder pump is not an option.

Planning

2. COF Name and Number

Project name shall be revised to include "Revision 6."

3. Signature Block- Street/Drainage/Sidewalk Revision

On 2/28/13, the FMPC amended the Subdivision Regulations to revise the language in the Approval of Streets, Drainage, and Sidewalks Certificate. Applicant shall revise the Streets/Drainage/Sidewalks Certificate, as follows:

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

30. Wild Duck Subdivision, site plan, revision 8, lot 8 (car wash revision), a 1,368 square foot commercial structure on 4.49 acres, located at 1440 Murfreesboro Road.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: The proposed car wash structure was previously approved on an adjacent lot (COF# 2726).

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

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 upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department 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.
7. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans online to the City's IDT plan review site and in person to the Department of Building and Neighborhood Services by 3:00 PM on Friday, June 27, 2014. A review and response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.

***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:

Planning (Landscape)

General Comments

1. Trees/Landscape Plan

Applicant shall submit the previously approved landscape plans for this area and any revisions necessary at Post PC, and then shall coordinate with COF Land Planner to ensure proper surety has been provided for this area.

This completed the consent agenda.

20.RESOLUTION 2014-51, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE WILLIAMSON COUNTY PERFORMING ARTS AND ENRICHMENT CENTERS PUD SUBDIVISION, LOCATED AT 1236 COLUMBIA AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE."

Mr. Anthony presented the staff report for Resolution 2014-51 and stated that staff recommended that the Planning Commission forward Resolution 2014-51 onto the BOMA with a favorable recommendation. This project does fall within the Columbia Avenue overlay, which has many of its own very specific requirements. Staff plans to start working alongside stake holders on an infill project in the coming months to review various requirements and to update them, if necessary, and Columbia Avenue will be one of the sections of the overlay that will be considered during that study.

For this project, the applicant is requesting five modifications of standards, all of which are related to the Columbia Avenue overlay standards.

Mr. Anthony stated that he would go through the standards one-by-one, and they are as follows:

MOS #1: Subsection 5.10.13 of the Franklin Zoning Ordinance requires that sidewalks with a minimum width of five feet be placed on both sides of all streets with few exceptions. Subsection 3.4.7(5) (b) (iii) of the Zoning Ordinance requires a "planting strip with a minimum width of six feet between the curb of the street and the sidewalk" in the Columbia Avenue Overlay. The applicant notes that approximately one-half of the site's Columbia Avenue frontage has an existing sidewalk adjacent to the curb and requests a modification of standards to keep this sidewalk in place. Staff finds that the existing sidewalk does not meet City standards. Further, approximately one-half of the Columbia Avenue frontage has no sidewalk at all. The nature of the civic and institutional uses (school, library, etc.) on the site make a sidewalk with landscape buffer all the more appropriate in this location. Staff recommends denial of MOS #1 and recommends that the applicant be required to install a sidewalk with a minimum width of five feet and a planting strip with a minimum width of six feet along the entirety of the site's Columbia Avenue frontage.

MOS #2: Subsection 3.4.7(5) (c) (iii) requires that front facades "not exceed 45 feet." The applicant notes that the Performing Arts Center facing Everbright Avenue is approximately 65 feet in width, while the Enrichment Center facing Columbia Avenue is approximately 217 feet in width. The applicant states that architectural features on both structures break the structures into segments of less than 45 feet. Staff finds that the widths of both the Performing Arts Center and the Enrichment Center are consistent with nearby structures. For example, the L-shaped east elevation of the Williamson County Library is broken into three distinct segments measuring approximately 80 feet, 120 feet, and 100 feet. The existing structure at the northeast

corner of Everbright and Academy is also in the CAO and has a width of approximately 85 feet. Due to demonstrated consistency with the surroundings, staff recommends approval of MOS #2.

MOS #3: Subsection 3.4.7(5) (d) states that "main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall." The applicant contends that the roof of the addition to the Performing Arts Center structure should be consistent with the existing roof, the slope of which does not conform with the CAO requirement. Staff agrees that consistency between the existing structure and the addition to that structure will create greater design compatibility. The applicant notes that the Enrichment Center's roof has a slope of 4:12, which also does not conform to the CAO requirement. In examining other roof slopes on the subject property (including the library and school structures), staff has determined that a 4:12 slope would be compatible with these structures and would not disrupt the architectural character of the site. Staff recommends approval of MOS #3.

MOS #4: Subsection 3.4.7(5) (e) (i) requires that "facades of buildings housing nonresidential uses...resemble residential building types." The applicant cites the context and aesthetics of the subject property and asks for a modification of this standard. Staff agrees that a structure with a residential appearance would not be compatible with the civic/institutional structures located on the subject property. Therefore, staff recommends approval of MOS #4.

MOS #5: Subsection 3.4.7(5) (f) (iii) requires that "wood siding or fibrous cement siding that closely resembles wood siding shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material." The applicant requests a modification of standards to allow usage of brick veneer instead of siding to maintain consistency with existing structures on the subject property. Staff investigated the site and determined that the existing structures are composed largely of brick. Staff agrees that using building materials similar to those on nearby existing structures would create a more harmonious site. Because brick veneer would enhance site compatibility, staff recommends approval of MOS #5.

Mr. Anthony stated that staff was recommending denial of MOS #1 and approval of MOS #2, MOS #3, MOS #4, and MOS #5 and a favorable recommendation to the BOMA for Resolution 2014-51.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked for if there was an applicant.

Mr. Bryan Richter, of C & I Design Inc., stated that regarding MOS #1 on the site plan there was an existing loop drive. At the present time, there is currently a new sidewalk that connects to the existing sidewalk at the midpoint of the site and comes back in front of the Enrichment Center. At this point they do not show it connecting back to Everbright Avenue and Columbia Avenue. However, based on the recommendation and studying the site, the applicant would like

the flexibility to work with staff on how to complete that best to serve the Enrichment Center and also create the connectivity along Columbia Avenue for the pedestrians. It may not be 6 feet from Columbia Avenue but there will be a sidewalk connecting. He requested that he be able to work with staff to see where that might best fit.

Mr. Harrison moved to favorably recommend that Resolution 2014-51 be forwarded onto the BOMA, and Mr. Orr seconded the motion.

MOS #1:

Chair Hathaway asked staff if they would be amenable to the applicant's request.

Mr. Baughman stated that the flexibility in the sidewalk design that the applicant was requesting was not that clear to him.

Mr. Richter stated that presently it was along the interior drive, but they could connect it back to Everbright, and that would lead the pedestrians that close to the front doors for both of those facilities. Presently, they would like the flexibility to talk with staff and work out something that would work best, but presently it is proposed along the interior loop drive.

Chair Hathaway stated that in lieu of a sidewalk along Columbia Avenue, the applicant was proposing bringing the sidewalk into the site along the loop drive.

Mr. Richter stated that he was correct, and there was the existing sidewalk along the north half of the site along Columbia Avenue. The sidewalk along Columbia Avenue would connect to that sidewalk and then tie back into Everbright Avenue and Columbia Avenues.

Mr. Baughman stated that as he understood it, an individual walking along Columbia Avenue would follow the sidewalk through the site in order to get to Everbright Avenue. There would not be a sidewalk continuing south on Columbia Avenue to Everbright Avenue at the intersection of Columbia Avenue.

Mr. Richter stated that this was true unless they took it to Everbright Avenue and tied it back to Columbia Avenue; otherwise the applicant would technically be building two sidewalks. One sidewalk would be along Columbia Avenue, and one would loop back in and come back to the intersection of Everbright Avenue and Columbia Avenue. The ordinance is a minimum landscape buffer of 6 feet, and this would be considerably more than that. It would be back further into the site.

Mr. Baughman stated that the modification of standards, as he understood it, was to build the sidewalk along the interior drive and not along Columbia Avenue, and that was not in accordance with the Columbia Avenue overlay as far as the sidewalk along Columbia Avenue. That is the basis for which staff is recommending denial of the request.

Chair Hathaway stated that an amendment to the main motion would have to be made.

Ms. Allen moved to deny MOS #1 in accordance with staff recommendation, and Mr. Harrison seconded the motion.

Alderman Petersen stated that Columbia Avenue has four different overlays. Columbia Avenue Overlay #2 starts at Fowlkes Avenue and goes down to Fairgrounds Avenue. Basically, except for a very small piece, as shown in the picture that Mr. Anthony distributed, the only sidewalk that is there starts as Fowlkes Avenue, on both sides of the street, and it is exactly adjacent adjoining the street, all the way from that location to part of this site. That is approximately one-half of the entire Columbia Avenue overlay #2 part. It is already built, and it is adjoining the street. She wondered why it was not worked the way of the already built part because there was no part of it there was more than a foot or two away from the street.

Mr. Richter asked if Alderman Petersen was suggesting that the applicant build it contiguous with Columbia Avenue.

That was Alderman Petersen's thoughts whenever she drove out to look at it.

Mr. Richter stated that there was a ditch section along the southern section and he was not sure it would be useful to have the sidewalk from the edge of the pavement to the edge of the ditch. He would like to have the flexibility to work through the existing trees so that they would not have to rework the ditch along Columbia Avenue.

Alderman Petersen asked if the sidewalk could not be done 6 feet away without tearing down the trees.

Mr. Franks asked how this would play into the streetscape on Columbia Avenue. He asked if there were any long term plans for sidewalks.

Alderman Petersen stated that there was something coming up that would go from Downs Boulevard to Mack Hatcher Parkway. This item was back on because the State and the Federal Governments were paying 80/20 for it so there would be something for it. However, she had not seen the plan in seven years so she did not know what it was.

Mr. Orr stated that he did not see a problem with the applicant meandering the sidewalk between the existing ditch line and the larger tree. It would allow the drainage to stay as it is and to not interfere with the power poles.

Chair Hathaway stated that he agreed with Mr. Orr and that shifting the sidewalk was the smart thing to do to stay out of the existing ditch and avoid the trees. The minimum of 6 feet was just that, a minimum, which would allow this to avoid the ditch and not go all the way to the circular driveway.

With the motion to deny MOS #1, in accordance with staff recommendation, having been made and seconded, it passed for denial unanimously (8-0).

Mr. Harrison moved to approve MOS#2, Ms. Allen seconded the motion, and it passed unanimously (8-0).

Mr. Harrison moved to approve MOS#3, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0).

Alderman Petersen stated that whenever the Planning Commission discussed looking at the Land Use Plan and other things, really the Columbia Avenue section was for the residential housing. It did not consider the old BGA property so it should not apply to that.

Mr. Harrison moved to approve MOS#4, Mr. Orr seconded the motion, and it passed unanimously (8-0).

Mr. Harrison moved to approve MOS#5, Ms. Allen seconded the motion, and it passed unanimously (8-0).

With the main motion to favorably recommend that Resolution 2014-51 be forwarded onto the BOMA having been made and seconded, it passed unanimously (8-0) with the following CONDITIONS OF APPROVAL:

Planning

General Comments

1. Project number

Applicant shall add COF# 4576 to all sheets in the plans set.

2. Draft elevations (development plan)

Draft elevations are not being approved with the development plan. Detailed elevations shall be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

3. MOS #1

Modification of standards #1 (planting strip width) shall be denied. Applicant shall provide sidewalk and planting strip along Columbia Avenue in accordance with Zoning Ordinance and all other applicable City standards.

4. MOS #2

Modification of standards #2 (facade width) shall be approved as requested.

5. MOS #3

Modification of standards #3 (roof slope) shall be approved as requested.

6. MOS #4

Modification of standards #4 (nonresidential architecture) shall be approved as requested.

7. MOS #5

Modification of standards #5 (siding) shall be approved as requested.

8. Addressing

Applicant shall add 110 Everbright Ave to the set of plans.

Water/Sewer

General Comments

9. Water

Applicant is working with the Water Management Department to abandon the existing waterline and easement. This line will potentially become a service to the buildings. This comment is to remain open until issue is resolved.

10. Water

Applicant is working with the Water Management Department to abandon line and easement. The line may become service line.

This comment will remain open until issue is resolved.

25. The Carothers Development Property Subdivision, site plan, lot 2, an 11,780 square foot office building on 13.705 acres, located at 1217 Liberty Pike.

Ms. Hunter represented item 25 and stated that staff recommended approval with conditions.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked for if there was an applicant.

Alderman Petersen moved to approve item 25, and Mr. Harrison seconded the motion.

Alderman Petersen stated that the reason she pulled this item from the consent agenda was that although this plan did not have a problem because this office building would be on Liberty Pike, the southern part of this project would back up to the Breckenridge Subdivision, which was outside of the City limits. When this had been discussed previously, there had been concern about various things with one being a very tall office building being able to look down on the backyards at Breckenridge. There was not a problem with item 25, but the other part of this lot would be much more sensitive, and she wanted to point this out.

With the motion to approve item 25 having been made and seconded, it passed unanimously (8-0) with the following:

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

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 upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department 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 \$

Engineering

General Comments

2. Drainage

The previous comment "provide the length of the proposed box culvert and provide a structure at each bend for maintenance operations. Provide the inlet and outlet elevations at each structure" was not addressed. Fully address the previous comment.

3. Sidewalks

Previous comment not fully addressed. The applicant shall show the extents of the sidewalk to be provided on the plans.

4. Water Quality

The applicant shall provide soil testing data to support the use of a "Type B" soil for the water quality calculations.

This comment is in response to calculations provided with this submittal.

5. Water Quality

It shall be noted that if the applicant is meeting the water quality requirements by having a large amount of undisturbed area, that this will need to be taken into account for any future development on Lot 2.

6. Sanitary Sewer

Previous comment not addressed: On C7.1, the applicant shall provide the existing invert elevation of Manhole EX-1.

The Carothers Development Property Subdivision, site plan, lot 2 - submittal 003.pdf

7. Easements

The applicant shall relocate the bio-retention area out of the access easement.

This comment was added based on the new information that this bio-retention area is permanent.

8. Easements

The applicant shall revise the sewer easement for the sewer on Lot 1 so the easement matches the sewer alignment.

This comment was initially made on the plat but was added to this plan as well for clarity.

9. ROW

The applicant shall change the label on C5.0 to say "Dedicated ROW Line" instead of "Reserved ROW line".

This is a new comment.

Fire

10. Fire Sprinkler System

Change not made. Fire department connection on the building is still labeled as a fire hydrant assembly.

To prevent confusion at construction, the applicant shall properly label all fire protection features appropriately.

11. Landscaping

This comment was not addressed by the applicant.

L2.0 Landscaping still shows the same plant materials located in close proximity to the proposed fire department connection.

The applicant shall remove or fully relocate the plant material to prevent obstructing the view and access to the fire department/fire sprinkler connection.

Planning

General Comments

12. Final Plat

Final plat to revise easements shall be recorded prior to issuance of building permits.

All easements shown on the site plan and final plat shall match.

Planning (Landscape)

General Comments

13. Plant Schedule

Plant schedule shall be provided on the General Landscape Plan sheet.

14. Plant symbols

Plant symbols as shown on the General Landscape Plan shall also be shown on the Plant Schedule.

Stormwater

General Comments

15. Water Quality

According to the site plans a road is being proposed to go through the bioretention at some point. The stormwater management plans still states that this is temporary as well. Applicant shall address.

16. Water Quality

Please reference the City BMP manual for proper bioretention plantings. A mixture of specimen shrubs and grasses shall be included. It is also confusing as the bioretention detail calls for mulch and the landscape plans call for a wetland seed mix as ground cover. Clarify.

Only Tennessee native plants shall be installed in the bioretention areas. Acceptable bioretention plantings can be found in the City's BMP manual in the bioretention section <http://www.franklintn.gov/Modules/ShowDocument.aspx?documentid=17885>

17. Water Quality

Include at least 2 individuals from each of the following genus in the bioretention area.

-Any native species from the Asclepias genus

-Any native species from the Monarda genus

18. Water Quality

It shall be noted on all EPSC, Grading and Stormwater Management sheets that water quality BMPs shall not be installed until build out is near completion to prevent construction

sediment from entering water quality BMPs. Water quality areas shall not be used as sediment basins during construction.

19. Water Quality

Provide note that installers of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the City's website.

20. Water Quality

Provide detail of soil mixture for planting soil in bioretention. Please reference BMP manual for proper soil mixtures.

<http://www.franklintn.gov/Modules/ShowDocument.aspx?documentid=17885>

Streets

The Carothers Development Property Subdivision, site plan, lot 2 - submittal 003.pdf

21. ADA/detectable warning

On page C8.1 detail 8 (Parallel Accessible Ramp) the detectable warning should be 48inches wide not 60 inches wide.

Water/Sewer

22. Wastewater

Applicant did not fully address comment, applicant shall show slope and length of sanitary sewer service on site plan.

Zoning

23. Loading Dock

A service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.' Revise the plan to show the loading area.

31. ORDINANCE 2014-10, TO BE ENTITLED "AN ORDINANCE TO AMEND SECTION 2.4.3 (3) OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATES EXEMPTION TO SITE PLAN REVIEW."

Mr. Powers presented the staff report for Ordinance 2014-10 and stated that staff had been trying to find different ways make the process more efficient. One of the ways that staff came up with was to exclude small site plans from the site plan review process. This would primarily relate to site plans with less than 5,000 square feet that do not have to go through the stormwater plan process, which is a large part of the review. Also, additions of more than 10 percent of the building, so someone could add on 10 percent, or do a parking with less than 5,000 square feet. This does not mean that staff would not continue to look at the zoning that would be done through the Building and Neighborhood Services department. Staff would be able to move that development forward, probably saving about 45 days for these very small developments while allowing staff more time to concentrate on the larger plans.

Staff recommends that the Planning Commission forward Ordinance 2014-10 to the Board of Mayor and Aldermen (BOMA) with a favorable recommendation.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Mr. Harrison moved to favorably recommend that Ordinance 2014-10 be forwarded onto the BOMA, Mr. Franks seconded the motion, and it passed unanimously (8-0).

There being no further business, the meeting adjourned at 7:27 p.m.

Chair, Mike Hathaway