

**D R A F T**  
**MINUTES OF THE MEETING OF THE**  
**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**JANUARY 24, 2013**

The Franklin Municipal Planning Commission held a regular meeting on Thursday, January 24, 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 Development  
                              Donald Anthony, Planning and Sustainability Department  
                              Emily Hunter, Planning and Sustainability Department  
                              Paula Kortas, Planning and Sustainability Department  
                              Catherine Powers, Planning and Sustainability Department  
                              Micah Wood, Planning and Sustainability Department  
                              Brenda Woods, Planning and Sustainability Department  
                              Dan Allen, Engineering Department  
                              Carl Baughman, Engineering Department  
                              Paul Holzen, Engineering Department  
                              Tom Ingram, Engineering Department  
                              Katie Rubush, Engineering Department  
                              Chris Bridgewater, Building and Neighborhood Services  
                              Molly Pike, Building and Neighborhood Services  
                              Shauna Billingsley, Law Department  
                              Eric Stuckey, Administration  
                              Joe York, Streets Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,

3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

#### **1. CALL TO ORDER**

#### **2. MINUTES**

- 12/20/12 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 2013**

- Elect a Chair for 2013
- Elect a Vice-Chair for 2013

#### **5. ANNOUNCEMENTS**

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

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

#### **7. CONSENT AGENDA**

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

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

**FINAL PLAT SURETIES**

Nonconsent: Items 8-9

- 8. Through the Green Subdivision, final plat, revision 1 (resubdivision of lot 1); release the maintenance agreement for sewer improvements; extend the performance agreement for traffic signal improvements for eleven months.**
- 9. Through the Green Subdivision, final plat, revision 2; extend the performance agreement for traffic signal interconnect improvements for eleven months.**

**SITE PLAN SURETIES**

Consent: Items 10-30

10. Aspen Grove Subdivision, site plan, section N, lot 92 (NHC Addition); release the maintenance agreement for landscaping improvements.
11. Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modifications improvements for one year.
12. Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; extend the performance agreement for landscaping improvements for one year.
13. Avalon PUD Subdivision, site plan, section 5; extend the performance agreement for landscaping improvements for one year.
14. Cool Springs East Subdivision, site plan, section 31, lot 678 (Billingsly Court Medical Center); release the maintenance agreement for stormwater drainage/detention improvements.
15. Cool Springs East Subdivision, site plan, section 33, revision 1 (Hotels/Gardner School Unified Plan); release the maintenance agreement for stormwater improvements.
16. Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); accept the landscaping lot 701 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping lot 702 improvements.
17. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for one year.
18. First and Church PUD Subdivision, site plan; accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year.
19. Franklin Physicians Tower Subdivision, site plan; release the maintenance agreement for landscaping improvements.

20. Freedom Intermediate School Subdivision, site plan (Building Expansion); release the maintenance agreement for landscaping improvements.
21. Grace Pointe Church Subdivision, site plan; extend the performance agreement for drainage improvements for one year.
22. Grant Park PUD Subdivision, site plan; accept the landscaping Phase H improvements, release the performance agreement and establish a maintenance agreement for one year.
23. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); release the maintenance agreement for landscaping (Building D) improvements; extend the performance agreement for landscaping (Building C) improvements.
24. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; extend the performance agreement for landscaping (section 1) improvements.
25. McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements for nine months.
26. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year.
27. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements.
28. Through the Green Subdivision, site plan, revision 1, lot 4 (Chick-Fil-A); release the maintenance agreement for drainage improvements.
29. Westhaven PUD Subdivision, site plan, section 11 and section 12; extend the performance agreement for landscaping (Section 12, Phase B, lot 5005) improvements for six months.
30. Westhaven PUD Subdivision, site plan, section 25; release the maintenance agreement for landscaping improvements; extend the performance agreement for drainage improvements for six months.

**REZONING**

**31. ORDINANCE 2013-06, TO BE ENTITLED: AN ORDINANCE TO REZONE ±1.08 ACRES FROM CIVIC AND INSTITUTIONAL (CI) TO CENTRAL COMMERCIAL (CC) FOR THE PROPERTY LOCATED AT 510 COLUMBIA AVENUE.**

Project Number: 2627  
 Applicant: Eric Stuckey, City of Franklin  
 Consent Status: Nonconsent

**DEVELOPMENT PLANS**

**32. RESOLUTION 2013-03, A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN CHRISTIAN ACADEMY PUD SUBDIVISION, LOCATED ALONG OLD CHARLOTTE PIKE AND NEW HIGHWAY 96, BY THE CITY OF FRANKLIN, TENNESSEE.**

Project Number: 2620  
 Applicant: Allen Jones, Ragan Smith Associates  
 Consent Status: Nonconsent

**33. RESOLUTION 2013-05, A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION, LOCATED AT THE TERMINI OF ECHO LANE AND ALPINE COURT, BY THE CITY OF FRANKLIN, TENNESSEE.**

Project Number: 2626  
 Applicant: John Haas, Edge  
 Consent Status: Nonconsent

**SITE PLANS AND FINAL PLATS**

**34. Bancorp South Subdivision, final plat, 2 lots on 7.12 acres, located at the southeast corner of Liberty Pike and Edward Curd Lane.**

Project Number: 2624  
 Applicant: Matt Bryant, CEC, Inc.  
 Consent Status: Consent

**35. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center), a 50,837 square foot building on 7.79 acres, located at the southeast corner of Edward Curd Lane and Physicians Way. Request for a second six month extension for the site plan that was administratively approved on September 14, 2011.**

Project Number: 2254  
 Applicant: Brad Slayden, Ragan Smith  
 Consent Status: Consent

**36. Stream Valley PUD Subdivision, final plat, section 3, revision 3, consolidation of 17 lots into 7 lots on 1.34 acres, located along the western side of Linden Isle Drive, south of Streamside Lane and north of Narrow Ford Lane.**

Project Number: 2621  
 Applicant: Brandon Lambert, Littlejohn Engineering Associates  
 Consent Status: Consent

**37. Tywater Crossing PUD Subdivision, final plat, section 1, 36 lots on 8.66 acres, located along the northern side of Downs Boulevard, south of New Hope Academy.**

Project Number: 2622  
 Applicant: Michael Garrigan, Dale and Associates  
 Consent Status: Consent

**38. Westhaven PUD Subdivision, final plat, section 36, 48 lots on 8.96 acres, located along Fitzgerald Street, south of Westhaven sections 24 and 26.**

Project Number: 2623

Applicant: Robert Burke, Jr., Wilson & Associates PC  
Consent Status: Consent

39. Wild Duck Subdivision, final plat, surety revision, lots 7, 8, 9, and 10, revision 6 (Darrell Waltrip Buick), 4 lots on 17.28 acres, located at 1430, 1440, and 1450 Murfreesboro Road and 200 Rosa Helm Way.

Project Number: 2600  
Applicant: Roger Harrah, Harrah and Associates  
Consent Status: Consent

**INTER-PLANNING COMMISSION REVIEW**

40. Inter-Planning Commission Review of a Site Plan and Conditional Use Review for Hosford Lawn Care (Residential Business) on 5.57 acres, located at 4487 Murfreesboro Road in the 4<sup>th</sup> Voting District.

Applicant/Rep: Micah Wood, Current Planning Supervisor  
Consent Status: Consent

**ZONING ORDINANCE TEXT AMENDMENTS**

**41. ORDINANCE 2013-03, TO BE ENTITLED: "AN ORDINANCE TO AMEND VARIOUS CHAPTERS AND SECTIONS OF THE CITY OF FRANKLIN ZONING ORDINANCE TO CLARIFY REQUIREMENTS AND CORRECT MINOR TEXTUAL ERRORS."**

Applicant: Catherine Powers, Planning and Sustainability Director  
Staff Recommends: Approval  
Consent Status: Nonconsent

**42. Reconsideration of Ordinance 2012-05 Establishing Fence Permits and Additional Fencing Options. Versions of the Ordinance with a Fence Permit and without a Fence Permit are included for consideration.**

Applicant: Catherine Powers, Planning and Sustainability Director  
Chris Bridgewater, Interim Building and Neighborhood Services Director  
Consent Status: Nonconsent

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

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**1. CALL TO ORDER**

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

**2. MINUTES**

Mr. Harrison moved to approve the December 20, 2012, minutes as presented, Ms. Allen seconded the motion, and it passed unanimously (8-0).

**3. CITIZEN COMMENTS**

No one came forward.

**4. ELECTION OF OFFICERS FOR 2013**

- Elect a Chair for 2013
- Elect a Vice Chair for 2013

Mr. Harrison moved to nominate Chair Hathaway as the Chair, Ms. Allen seconded the motion, and it passed unanimously (8-0).

Mr. Franks moved to nominate Vice Chair Lindsey as the Vice Chair, Mr. Orr seconded the motion, and it passed unanimously (8-0).

**5. ANNOUNCEMENTS**

Ms. Powers stated that the Zoning Ordinance and Administrative Manual updates had been placed at each Planning Commissioner's desk. The Zoning Ordinance manual has been tabbed to help locate items more easily.

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

No one came forward.

**7. CONSENT AGENDA**

Chair Hathaway stated that the Consent items were those items that were considered to be non-controversial and would be voted on at one time. Chair Hathaway stated that Item 10 had been requested to be pulled and placed on the Nonconsent Agenda. He asked if anyone else wished to pull any items from the Consent Agenda, and no one came forward.

Chair Hathaway stated that the Consent items would be items 11 through 28, 34 through 37, 39 and 40.

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

Chair Hathaway recused himself from items 29, 30, and 38 and turned the chair over to Vice Chair Lindsey.

Vice Chair Lindsey stated that the items on the Secondary Consent Agenda were items 29, 30, and 38.

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

**11. ASPEN GROVE SUBDIVISION, SITE PLAN, SECTION O, LOT 122 (MEDICAL OFFICE BUILDING)**

Perf agreement: **Driveway/median modification \$6,000**  
 Established: January 27, 2005  
 Previous Action: 6/13/05 PA posted  
 1/13/06 Approved extension to 1/25/07  
 1/25/07 Approved extension to 1/24/08; to be shared with future developer.  
 1/24/08 Approved extension to 1/22/09  
 1/16/09 Approved extension to 1/15/10  
 1/28/10 Extend to 1/27/11  
 1/27/11 Approved extension to 1/26/12  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

Perf agreement: **Traffic signal \$16,000**  
 Established: January 27, 2005  
 Previous Action: 6/13/05 PA posted  
 1/13/06 Approved extension to 1/25/07  
 1/25/07 Approved extension to 1/24/08; to be shared with future developer.  
 1/24/08 Approved extension to 1/22/09  
 1/16/09 Approved extension to 1/15/10  
 1/28/10 Extend to 1/27/11  
 1/27/11 Approved extension to 1/26/12  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

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

Perf agreement: **Landscaping \$130,000**  
 Established: May 20, 2004  
 Previous Action: 2/9/05 PA posted  
 1/13/06 Approved extension to 1/25/07; submit revised plans prior to next inspection; still under construction.  
 1/25/07 Approved extension to 1/24/08; submit revised plans prior to next inspection; still under construction.  
 11/15/07 Blanket landscaping extension to 1/22/09  
 1/22/09 Approved extension to 1/28/10  
 1/28/10 Extend to 1/27/11  
 1/27/11 Extend to 1/26/12  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

**13. AVALON PUD SUBDIVISION, SITE PLAN, SECTION 5**

Perf agreement: **Landscaping \$60,000**  
 Established: March 23, 2006  
 Previous Action: 2/13/08 PA posted  
 1/16/09 Approved extension to 1/15/10  
 1/15/10 Approved extension to 1/21/11; still under construction.  
 1/20/11 Approved extension to 1/20/12  
 1/20/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

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

Maint agreement: **Stormwater drainage/detention \$2,500**  
 Established: January 26, 2012  
 Previous Action: 5/9/05 PA posted  
 6/9/06 Extend to 6/28/07  
 6/28/07 Approved extension to 1/24/08  
 1/24/08 Approved extension to 1/22/09  
 1/16/09 Approved extension to 7/16/09  
 7/23/09 Approved extension to 1/28/10  
 1/28/10 Extend to 1/27/11  
 1/27/11 Extend to 1/26/12  
 1/26/12 Release PA, establish MA for \$2,500  
 2/6/12 MA posted  
 Recommendation: Release the maintenance agreement.

**15. COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 33, REVISION 1 (HOTELS/GARDNER SCHOOL UNIFIED PLAN)**

Maint agreement: **Stormwater \$7,300**  
 Established: January 20, 2012  
 Previous Action: 9/18/09 PA posted  
 1/21/11 Release denied; reduce 75% from \$73,000; extend to 1/20/12; stabilize & resubmit corrected as-builts.  
 1/20/12 Release PA, establish MA for \$7,300  
 Recommendation: Release the maintenance agreement.

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

Perf agreement: **Landscaping Lot 702 \$25,000**  
 Established: December 20, 2007  
 Previous Action: 4/15/08 PA posted  
 1/16/09 Approved extension to 1/15/10  
 1/15/10 Approved extension to 1/21/11  
 1/21/11 Extend to 1/20/12  
 1/26/12 Approved extension to 1/24/13; not built yet.

Recommendation: Extend to January 23, 2014. Construction has not begun on this lot.

Perf agreement: **Landscaping Lot 701 \$38,000**

Established: December 20, 2007

Previous Action: 3/7/08 PA posted  
 1/16/09 Reduce from \$48,000; extend to 1/15/10  
 1/15/10 Approved extension to 1/21/11  
 1/21/11 Approved extension to 1/20/12  
 1/26/12 Approved extension to 1/24/13

Recommendation: This lot also provided for material intended for the area now known as Lot 707, created by subdividing Lot 701, following this site plan approval. Lot 707 is not installed yet, but a performance agreement and surety in the amount of \$23,000 is now posted to ensure the required installation. Therefore, the surety for Lot 701 shall be revised to remove the applicable amount that was previously calculated and included for Lot 707. The new original amount for Lot 701 shall be \$25,000. Accept the landscaping Lot 701 improvements, release the performance agreement and establish a maintenance agreement in the amount of \$7,000 for one year.

**17. COOL SPRINGS LIFE SCIENCE CENTER SUBDIVISION, SITE PLAN**

Perf agreement: **Stormwater drainage/detention \$27,000**

Established: August 15, 2002

Previous Action: 7/2/04 PA posted  
 7/15/04 FMPC approval extended to 12/15/04  
 10/14/05 Approved extension to 7/27/06  
 7/27/06 Approved extension to 1/25/07  
 1/25/07 Approved extension to 1/24/08  
 1/24/08 Approved extension to 1/22/09  
 1/22/09 Approved extension to 1/28/10  
 1/28/10 Approved extension to 1/27/11  
 1/27/11 Extend to 1/26/12  
 1/26/12 Approved extension to 1/24/13

Recommendation: Approved extension to January 23, 2014.

**18. FIRST AND CHURCH PUD SUBDIVISION, SITE PLAN**

Perf agreement: **Landscaping Phase 2 \$5,000**

Established: April 28, 2005

Previous Action: 7/24/08 FMPC split landscaping into phase 1 and phase 2. This is phase 2 (4 lots).  
 6/19/09 Approved extension to 6/24/10; construction has not begun on phase 2.  
 6/24/10 Extend to 6/23/11; construction has not begun yet.

6/23/11 Approved extension to 6/28/12  
 6/28/12 Approved extension to 6/27/13; still under construction  
 Recommendation: Accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement in the amount of \$3,000 for one year.

**19. FRANKLIN PHYSICIANS TOWER SUBDIVISION, SITE PLAN**

Maint agreement: **Landscaping \$23,000**  
 Established: January 15, 2010  
 Previous Action: FMPC extended approval 8/24/06  
 7/17/07 PA posted  
 4/24/08 Blanket landscaping extension to 6/25/09  
 6/19/09 Approved extension to 6/18/10; still under construction  
 1/15/10 Release PA, establish MA for \$23,000  
 1/27/11 Extend to 1/26/12  
 1/26/12 Extend to 1/24/13  
 Recommendation: Extend to January 23, 2014  
 Reason/Deficiency: The Redbud in the northeast buffer with the leader removed shall be replaced. The shrubs along the parking area shall be allowed to grow and be maintained at the minimum height requirement of 30-inches, or be replaced. The green utility box is still not properly screened.

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

Maint agreement: **Landscaping \$14,000**  
 Established: January 26, 2012  
 Previous Action: 5/22/08 PA posted  
 5/15/09 Approved extension to 5/21/10; still under construction  
 1/15/10 Release denied; reduce from \$54,000; extend to 1/21/11  
 1/21/11 Extend to 1/20/12; shall be ready for performance release by next inspection.  
 1/26/12 Release PA, establish MA for \$14,000  
 2/7/12 MA posted  
 Recommendation: Release the maintenance agreement.

**21. GRACE POINTE CHURCH SUBDIVISION, SITE PLAN**

Perf agreement: **Drainage \$96,500**  
 Established: May 22, 2008  
 Previous Action: 5/22/08 FMPC granted 6 month site plan approval extension.  
 5/16/08 PA posted  
 4/17/09 Reduce from \$193,000; extend to 1/15/10  
 1/15/10 Approved extension to 7/16/10  
 7/16/10 Extend to 7/15/11

7/28/11 Extend to 7/26/12  
 1/26/12 Release denied; extend to 7/26/12  
 7/26/12 Extend to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

**22. GRANT PARK PUD SUBDIVISION, SITE PLAN**

Perf agreement: **Landscaping Phase H \$7,000**  
 Established: January 25, 2007  
 Previous Action: 7/21/08 PA posted  
 12/3/09 Split landscaping into 8 phases; this is Phase H.  
 5/21/10 Approved extension to 5/20/11  
 5/20/11 Approved extension to 5/18/12  
 5/18/12 Approved extension to 5/17/13  
 Recommendation: Accept the landscaping Phase H improvements, release the performance agreement and establish a maintenance agreement in the amount of \$3,000 for one year.

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

Maint agreement: **Landscaping (Building D) \$5,000**  
 Established: January 15, 2010  
 Previous Action: 3/6/08 PA posted (for this lot only)  
 1/16/09 Approved extension to 1/15/10  
 1/15/10 Release PA, establish MA for \$5,000  
 2/18/10 MA posted  
 1/21/11 Extend to 1/20/12  
 1/26/12 Extend to 1/24/13; must be complete by next inspection.  
 Recommendation: Release the maintenance agreement.

Perf agreement: **Landscaping (Building C) \$22,000**  
 Established: December 20, 2007  
 Previous Action: 3/11/08 PA posted  
 1/16/09 Approved extension to 1/15/10  
 1/15/10 Extend to 1/21/11; not yet built.  
 1/21/11 Extend to 1/20/12  
 1/26/12 Extend to 1/24/13; not built yet.  
 Recommendation: Extend to January 23, 2014. This building in not built yet.

**24. HURSTBOURNE PARK PUD SUBDIVISION, SITE PLAN, SECTIONS 1 - 3**

Perf agreement: **Landscaping (Section 1) \$175,000**  
 Established: July 27, 2006  
 Previous Action: 3/19/07 PA posted  
 1/11/08 Reduction denied; extend to 1/22/09  
 1/16/09 Reduce from \$218,000; extend to 1/15/10

1/15/10 Extend to 1/21/11; still under construction  
 1/27/11 Extend to 1/26/12  
 1/26/12 Extend to 1/24/13

Recommendation: Extend to January 23, 2014. This section must be complete and ready for performance release by the next inspection.

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

Perf agreement: **Landscaping (Building B) \$22,000**  
 Established: January 26, 2006  
 Previous Action: 1/26/06 Split landscaping into Building A and Building B; this is Building B for \$22,000.  
 11/15/07 Blanket landscaping extension to 1/22/09  
 1/22/09 Approved extension to 1/28/10; construction not started.  
 1/28/10 Extend to 1/27/11; construction not started yet.  
 1/27/11 Approved extension to 1/26/12; not built yet.  
 1/26/12 Approved extension to 1/24/13; not built yet.  
 Recommendation: Approved extension to January 23, 2014. This building has not been built yet.

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

Perf agreement: **Landscaping Phase 3 \$27,000**  
 Established: January 26, 2006  
 Previous Action: 1/29/10 Landscaping split into 3 phases; this is Phase 3, new original amount 27,000; extend to 1/21/11.  
 1/27/11 Approved extension to 1/26/12; not built yet.  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014. Construction has not started on the Building 3 yet.

Perf agreement: **Stormwater drainage/detention \$41,000**  
 Established: January 26, 2006  
 Previous Action: 9/22/05 Approval extended to 4/18/06.  
 3/30/06 PA posted  
 1/12/07 Approved extension to 1/24/08  
 1/24/08 Approved extension to 7/24/08  
 7/24/08 Approved extension to 7/23/09  
 7/23/09 Approved extension to 7/22/10  
 7/22/10 Reduce from \$82,000; extend to 7/28/11  
 7/28/11 Approved extension to 1/26/12  
 1/26/12 Approved extension to 7/26/12  
 7/26/12 Extend to 1/24/13  
 Recommendation: Approved extension to January 23, 2014.

27. **SOUTH PARK SUBDIVISION, SITE PLAN, SECTION 1, REVISION 2, LOT 7 (KEYSTONE CENTER)**  
 Perf agreement: **Landscaping Building B \$24,500**  
 Established: October 27, 2005  
 Previous Action: 1/16/09 Split into Building A and Building B. This is Building B.  
 New applicant 10/1/09  
 1/28/10 Approved extension to 1/27/11; not built yet.  
 1/27/11 Approved extension to 1/26/12; not built yet.  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to January 23, 2014. Construction has not started on Building B yet.
28. **THROUGH THE GREEN SUBDIVISION, SITE PLAN, REVISION 1, LOT 4 (CHICK-FIL-A)**  
 Maint agreement: **Drainage \$3,000**  
 Established: January 20, 2012  
 Previous Action: FMPC granted 6 month approval extension on 8/28/08 to 3/27/09.  
 3/9/09 PA posted  
 1/15/10 Approved extension to 7/16/10  
 7/16/10 Reduce 75% from \$30,000; extend to 7/15/11  
 7/15/11 Extend to 1/20/12; submit as-builts.  
 1/20/12 Release PA, establish MA for \$3,000  
 2/9/12 MA posted  
 Recommendation: Release the maintenance agreement.
29. **WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 11 AND SECTION 12**  
 Perf agreement: **Landscaping (Section 12, Phase B, Lot 5005) \$33,000**  
 Established: April 15, 2004  
 Previous Action: 1/28/10 Sec 12 split into Phase A & Phase B-Lot 5005; this is Phase B, Lot 5005, new original amount \$44,000, reduce to \$33,000; extend to 1/27/11.  
 1/27/11 Extend to 1/26/12  
 1/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to October 24, 2013. This site must be complete and ready for performance release by the next inspection.
30. **WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 25**  
 Maint agreement: **Landscaping \$3,000**  
 Established: January 15, 2010  
 Previous Action: 12/17/08 PA posted  
 11/13/09 Approved extension to 11/12/10  
 1/15/10 Release PA, establish MA for \$3,000  
 2/5/10 MA posted

1/21/11 Extend to 1/20/12  
 1/26/12 Extend to 1/24/13  
 Recommendation: Extend to January 23, 2014.  
 Reason/Deficiency: The missing Blue Princess Holly in the parking island shall be installed. The shrubs screening the two utility boxes do not meet the minimum height requirement and shall be allowed to grow or replaced.

Perf agreement: **Drainage \$8,250**  
 Established: November 14, 2008  
 Previous Action: 12/17/08 PA posted  
 11/13/09 Approved extension to 7/16/10  
 7/16/10 Reduce 75% from \$33,000; extend to 7/15/11  
 7/15/11 Approved extension to 1/20/12  
 1/26/12 Approved extension to 7/26/12  
 7/26/12 Approved extension to 1/24/13  
 Recommendation: Approved extension to July 25, 2013.

34. Bancorp South Subdivision, final plat, 2 lots on 7.12 acres, located at the southeast corner of Liberty Pike and Edward Curd Lane.

**(See Attachment for Conditions of Approval - Staff Report - Item 34)**

35. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center), a 50,837 square foot building on 7.79 acres, located at the southeast corner of Edward Curd Lane and Physicians Way. Request for a second six month extension for the site plan that was administratively approved on September 14, 2011.

**(See Attachment for Conditions of Approval - Staff Report - Item 35)**

36. Stream Valley PUD Subdivision, final plat, section 3, revision 3, consolidation of 17 lots into 7 lots on 1.34 acres, located along the western side of Linden Isle Drive, south of Streamside Lane and north of Narrow Ford Lane.

**(See Attachment for Conditions of Approval - Staff Report - Item 36)**

37. Tywater Crossing PUD Subdivision, final plat, section 1, 36 lots on 8.66 acres, located along the northern side of Downs Boulevard, south of New Hope Academy.

**(See Attachment for Conditions of Approval - Staff Report - Item 37)**

38. Westhaven PUD Subdivision, final plat, section 36, 48 lots on 8.96 acres, located along Fitzgerald Street, south of Westhaven sections 24 and 26.

**(See Attachment for Conditions of Approval - Staff Report - Item 38)**

39. Wild Duck Subdivision, final plat, surety revision, lots 7, 8, 9, and 10, revision 6 (Darrell Waltrip Buick), 4 lots on 17.28 acres, located at 1430, 1440, and 1450 Murfreesboro Road and 200 Rosa Helm Way.

**(See Attachment for Conditions of Approval - Staff Report - Item 39)**

**INTER-PLANNING COMMISSION REVIEW**

40. Inter-Planning Commission Review of a Site Plan and Conditional Use Review for Hosford Lawn Care (Residential Business) on 5.57 acres, located at 4487 Murfreesboro Road in the 4<sup>th</sup> Voting District.

Vice Chair Lindsey moved to favorably recommend approval of item 40 to the Board of Mayor and Aldermen, Mr. Orr seconded the motion, and it passed unanimously (8-0).

**(See Attachment for Conditions of Approval - Staff Report - Item 40)**

This completed the consent agenda.

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**8. THROUGH THE GREEN SUBDIVISION, FINAL PLAT, REVISION 1 (RESUBDIVISION OF LOT 1)**

Perf agreement: **Traffic signal \$175,000**

Established: July 26, 2007

Previous Action: 3/14/08 PA posted  
 FMPC reapproved 1/26/06; 12/14/06; 7/26/07  
 1/16/09 Approved extension to 7/17/09  
 7/17/09 Approved extension to 1/15/10  
 1/15/10 Approved extension to 1/21/11  
 1/21/11 Approved extension to 1/20/12  
 1/20/12 Extend to 1/18/13

Recommendation: **CALL THE PERFORMANCE AGREEMENT FOR TRAFFIC SIGNAL IMPROVEMENTS.**

Reason/Deficiency: This traffic signal was intended to be installed as development progressed in this area. Construction is currently underway to build multifamily residential units in this subdivision. TDOT has approved installation of a signal at this intersection.

Maint agreement: **Sewer \$8,000**

Established: January 15, 2010

Previous Action: 3/14/08 PA posted  
 FMPC reapproved 1/26/06; 12/14/06; 7/26/07  
 1/16/09 Approved extension to 1/15/10  
 11/13/09 Extend to 7/16/10; submit as-builts  
 1/15/10 Release PA, establish MA for \$8,000  
 2/1/10 MA posted  
 1/21/11 Extend to 7/15/11; sewer needs cleaning.  
 7/15/11 Extend to 1/20/12  
 1/20/12 Extend to 7/20/12  
 7/20/12 Extend to 1/18/13; sewer still needs cleaning.

Recommendation: **Release the maintenance agreement.**

Mrs. Kortas presented item 8 and stated that the recommendation was to call the performance agreement for traffic signal improvements.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Wesley Wolfe, of Wolfe Company, requested an extension for 60 days. He had engaged Daniel Spain to revise the equipment study and get back with the City regarding this.

Ms. Powers stated that staff had worked with the applicant on several extensions and had not been able to get them to perform. Staff was looking to have this item called and believed that the applicant had been given ample opportunity to do the work. Therefore, staff was requesting to call the performance agreement for traffic signal improvements.

Mr. Harrison moved to call the performance agreement for traffic signal improvements, Ms. Allen seconded the motion, and it passed unanimously (8-0).

**9. THROUGH THE GREEN SUBDIVISION, FINAL PLAT, REVISION 2**

- Perf agreement: **Traffic signal interconnect \$20,000**
- Established: October 10, 2008
- Previous Action: 5/22/09 PA posted  
6/18/10 Approved extension to 1/27/11; signal interconnect shall be installed by next inspection.  
1/21/11 Approved extension to 7/15/11  
7/15/11 Extend to 1/20/12; interconnect must be installed with or before signal (TDOT approval needed to install signal).  
1/20/12 Extend to 1/18/13
- Recommendation: **CALL THE PERFORMANCE AGREEMENT FOR TRAFFIC SIGNAL INTERCONNECT IMPROVEMENTS.**
- Reason/Deficiency: This traffic signal interconnect is an essential part of the installation for the aforementioned traffic signalization, in order to provide communication for timing purposes among existing traffic signals in the area.

Mrs. Kortas presented item 9 and stated that staff recommendation was to call the performance agreement for traffic signal interconnect improvements.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

No one came forward.

Mr. Harrison moved to call the performance agreement for traffic signal improvements, Mr. Orr seconded the motion, and it passed unanimously (8-0).

**10. ASPEN GROVE SUBDIVISION, SITE PLAN, SECTION N, LOT 92 (NHC ADDITION)**

Maint agreement: **Landscaping \$21,000**  
 Established: January 20, 2012  
 Previous Action: 12/23/09 PA posted  
 11/12/10 Approved extension to 11/11/11  
 11/11/11 Extend to 11/9/12  
 1/20/12 Release PA, establish MA for \$21,000  
 2/6/12 MA posted  
 Recommendation: Extend to January 23, 2014.  
 Reason/Deficiency: There is new plant material stockpiled onsite intended to replace the dead and missing material, however, it is not installed.

Mrs. Kortas presented item 10 and stated that the original recommendation for this item was to move plant materials for replacements on site. However, it was stock-piled and was not installed. It has since been installed and staff has re-inspected. She requested to change the recommendation to release the maintenance agreement.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

No one came forward.

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

**31. ORDINANCE 2013-06, TO BE ENTITLED: AN ORDINANCE TO REZONE ±1.08 ACRES FROM CIVIC AND INSTITUTIONAL (CI) TO CENTRAL COMMERCIAL (CC) FOR THE PROPERTY LOCATED AT 510 COLUMBIA AVENUE.**

Ms. Powers presented item 31 and stated that this was a request to rezone the property known as the old post office that is at Fifth Avenue and Columbia. Staff is currently working on a lease with the bank, and they may use the property as part of a lease agreement with the City. It is currently zoned Civic Institutional (CI), and staff is looking to rezone it to Central Commercial (CC) so that it can accommodate those uses as a bank as part of the lease agreement with the particular institution. Staff believes this will be a benefit to the City. There are many different processes that this needs to go through, including Historic Zoning, which would look at the exterior and interior of the property. There is also a covenant on it, which the state will review, so this is a simple rezoning at this time.

Chair Hathaway asked for citizen comments.

No one came forward.

Mr. Harrison moved to recommend approval of Ordinance 2013-06 to the Board of Mayor and Aldermen, and Ms. McLemore seconded the motion.

Alderman Petersen reiterated that Ordinance 2013-06 was presently just talking about the rezoning. There are other multiple parts that have individuals involved.

Ms. McLemore stated that a correction was needed for page one of Ordinance 2012-06, under Proposed Zoning; it should be CC instead of RX.

With the motion having been made and seconded to recommend approval of Ordinance 2013-06 to the Board of Mayor and Aldermen, it passed unanimously (8-0).

**(See Attachment for Conditions of Approval – Staff Report – Item - 31)**

### **DEVELOPMENT PLANS**

#### **32.RESOLUTION 2013-03, A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN CHRISTIAN ACADEMY PUD SUBDIVISION, LOCATED ALONG OLD CHARLOTTE PIKE AND NEW HIGHWAY 96, BY THE CITY OF FRANKLIN, TENNESSEE.**

Mr. Anthony presented item 32 and stated that the concept plan for Franklin Christian Academy PUD Subdivision was approved by the Board of Mayor and Aldermen in April 2009. This development plan provides further details on the project, particularly the phasing. The plans, provided by the applicant, show a school consisting of multiple phases would be constructed on the northern portion of the lot fronting Old Charlotte Pike. A church would come later on the southern portion of the property fronting New Highway 96. Staff recommends approval of Resolution 2013-03 with the conditions set forth in the staff report.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Alan Thompson, of Ragan Smith and Associates, stated that they agreed with all conditions of approval, and he requested approval of Resolution 2013-03.

Mr. Harrison moved to favorably recommend approval of Resolution 2013-03, and Mr. Orr seconded the motion.

Alderman Petersen asked when the driveway through Highway 96 West was expected.

Mr. Thompson stated that from their standpoint, they did not know. They were looking at this development plan to accommodate Franklin Christian Academy. He said that they would be accessing off of Old Charlotte eventually.

Alderman Petersen stated that even though there were two accesses they were both off of Old Charlotte, and she was thinking about the school safety at this location. One could go to Carlyle Lane and get over to this location, but because this was a school she had a concern.

Mr. Thompson stated that he did not disagree with Alderman Petersen, and she brought up an excellent point. There was currently an existing stone access drive along the TVA lines, just to the west boundary, and that would be utilized as a secondary emergency access.

Alderman Petersen stated that she thought that having a secondary emergency access was important because it was a school.

Mr. Thompson stated that they agreed, and they would work with the Franklin Fire Department to make sure that this secondary emergency access was adequate.

With the motion having been made and seconded to favorably recommend approval of Resolution 2013-03, it passed unanimously (8-0).

**(See Attachment for Conditions of Approval – Staff Report – Item 32)**

**33. RESOLUTION 2013-05, A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION, LOCATED AT THE TERMINI OF ECHO LANE AND ALPINE COURT, BY THE CITY OF FRANKLIN, TENNESSEE.**

Ms. Hunter presented item 33 and stated that staff recommended approval of Resolution 2013-05 with revised conditions. Conditions 3 and 13 would be eliminated, and Conditions 4 and 12 would be revised.

Chair Hathaway asked Ms. Hunter if she would read the revisions.

Ms. Hunter stated that the revision to number 4 was the elimination of the first part of the sentence as follows:

**4-3. Fire Protection**

~~Based on the flow test provided by Mallory Valley and flow required based on building square footage shown in~~ **In accordance with the minimum fire flow requirements of Table B105.1 in Appendix B of the 2009 IFC, the developer shall be required to provide sprinklers for homes within the Preserve at Echo Estates. Should the flows change due to extensions, system upgrades etc., the developer would be eligible to request a change from Engineering and Fire at the site plan review if evaluation criteria are met or exceeded for fire flow requirements.**

Ms. Hunter stated that the revision to number 12 eliminated the first part of the sentence as follows:

**Stormwater**

**The Preserve at Echo Estates - submittal 002.pdf**

**12 11. Water Quality**

The applicant shall indicate the location of any berm or swale ~~that will convey all of the conveying~~ stormwater runoff from impervious areas ~~to the detention.~~

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Khris Pascarella, of Pearl Street Partners, stated that they had worked closely with the surrounding neighborhoods and City staff on the creation of the master plan. They were in agreement with all staff conditions and requested approval of Resolution 2013-05.

Mr. Harrison moved to recommend approval of Resolution 2013-05 to the Board of Mayor and Aldermen, and Ms. McLemore seconded the motion.

Alderman Petersen asked about the change to 12.

Ms. Hunter stated that this item had been copied in black and white instead of color and by doing so, the word “conveying,” which had been copied in red did not get picked up on the black and white copier.

With the motion having been made and seconded to recommend approval of Resolution 2013-05 to the Board of Mayor and Aldermen, it passed unanimously (8-0).

**(See Attachment for Conditions of Approval – Staff Report – Revised Item 33)**

**41.ORDINANCE 2013-03, TO BE ENTITLED: “AN ORDINANCE TO AMEND VARIOUS CHAPTERS AND SECTIONS OF THE CITY OF FRANKLIN ZONING ORDINANCE TO CLARIFY REQUIREMENTS AND CORRECT MINOR TEXTUAL ERRORS.”**

Mr. Wood presented item 41 and stated that staff recommended approval of Ordinance 2013-03.

Chair Hathaway asked for citizen comments.

No one came forward.

Ms. Powers stated that these were minor changes and clarifications to the Zoning Ordinance that did not materially affect the current processes.

Alderman Petersen moved to recommend approval of Ordinance 2013-03 to the Board of Mayor and Aldermen, and Mr. Harrison seconded the motion.

Alderman Petersen referred to page 4, Garage Requirements, and asked if staff was totally doing away with a 20 foot setback of garages behind the main body of the house.

Mr. Wood stated that this amendment would correct a separate garage Standard that was not changed after the 20 foot garage setback was revised to 10 feet. This amendment brings this Standard into conformance with the main set of garage Standards.

With the motion having been made and seconded to recommend approval of Ordinance 2013-03 to the Board of Mayor and Aldermen, it passed unanimously (8-0).

**(See Attachment for Conditions of Approval - Staff Report - Item 41)**

**42. Reconsideration of Ordinance 2012-05 Establishing Fence Permits and Additional Fencing Options. Versions of the Ordinance with a Fence Permit and without a Fence Permit are included for consideration.**

Ms. Powers presented item 42 and stated that this was the return of Ordinance 2012-05. Basically, the Planning Commission did vote to send this item on with an approval to the Board of Mayor and Aldermen (BOMA). At the BOMA, there were a number of discussions regarding primarily the fence permit part of it. One of the discussions had to do with the Agricultural District and whether there should be a waiver of the fence permit for the Agricultural District. It was remanded back to the Planning Commission to have this discussion regarding whether the fence permit should actually be required and if it was required, then staff would be looking for a waiver of agriculturally zoned properties simply because that kind of fence is a different kind of concern, and it would be quite expansive to have to get a permit for the type of fence and the amount of land that might be required in that particular case. She, then, referred to Chris Bridgewater, Director of Building and Neighborhood Services, to see if he would like to further elaborate on Ordinance 2012-05.

Mr. Bridgewater stated that he was available for any questions, but primarily staff wanted to provide two different options for the BOMA to be able to make that decision. The option without the fence permit contained some additional materials. It contained some additional options for commercial fencing than what was there, and it also made clear language for the Certificate of Appropriateness. Staff feels that providing both of those options would help move things forward a little quicker.

Chair Hathaway stated that it would be nice if Ms. Powers and Mr. Bridgewater could describe the difference between the two options.

Mr. Bridgewater stated that the first option had the fence permit in it with the same language that the Planning Commissioners had already seen. The only change was to provide for the Livestock, and Fencing, and the Agricultural District would not have to be permitted. These would still be bound by the Zoning Ordinance; however, a permit would not have to be purchased to install that type of fencing.

Mr. Bridgewater stated that the second option had removed all mention of the fence permit, and it had just been re-numbered to reflect that change.

Ms. Powers stated that all items that were in one, other than the fence permit, were in the other. Both versions contained the same requirements and clarifications.

Chair Hathaway asked if the Agricultural Fencing issue was in both.

Mr. Bridgewater answered, no, that it would not be necessary because it was an exception for permitting. If there was no permitting, there would not be a need for an exception.

Ms. McLemore asked how the process had been going since the ordinance had been enacted.

Ms. Powers stated that it had not been enacted and that the BOMA had sent it back to the Planning Commission.

Chair Hathaway asked for citizen comments.

No one came forward.

Ms. Allen moved to favorably recommend approval of the ordinance that was clearly marked, "Additional Fencing Options Only - No Permit Included," and Ms. McLemore seconded the motion.

Ms. Allen stated that she felt very strongly about this, and she was glad to see this item had come back to the Planning Commission.

Alderman Petersen stated that improvements on both of the options had been made regarding the site distances. This was also a big concern along with further information about the historic preservation overlay. She stated that it said, "a permit shall not be required for fences under 3.5 feet or less than 20 feet," but it did not say anything about collectors where there was concern about fences, such as Highway 96. She did not see the other piece to this on the other one, and she wondered if 3.5 feet was still allowed.

Mr. Bridgewater stated that would have accepted out a very short fence for very limited distances, such as screening fences.

Mr. Orr stated that he felt a permit was important. It was the way Building and Neighborhood Services had their checks and balances on their construction of fences, and he would be voting against this.

Alderman Petersen stated that she would be voting for it but she did see that there were some circumstances where a permit would keep some things from happening that individuals would find out about when they tried to get a permit.

Mr. Franks moved to defer Ordinance 2012-05 to the February 28, 2013, Joint Conceptual Workshop, Vice Chair Lindsey seconded the motion, and it passed five to three (5-3) with Alderman Petersen, Ms. Allen and Ms. McLemore voting no.

Ms. Allen requested that Ordinance 2012-05 be added as the last item on the February 28<sup>th</sup>, Joint Conceptual Workshop agenda.

There being no further business, the meeting adjourned at 7:29 p.m.

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Chair, Mike Hathaway

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Ordinance 2013-06, An Ordinance to Rezone +/- 1.08 Acres from Civic and Institutional (CI) to Central Commercial (CC)

**LOCATION:** 510 Columbia Avenue

**APPLICANT:** Eric Stuckey, City of Franklin

**OWNER:** City of Franklin

**PROJECT STAFF:** Jonathan Langley

**TYPE OF REVIEW:** Rezoning

**RECOMMENDATION:** Favorable recommendation to the BOMA

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<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Civic and Institutional
<b>Proposed Land Use</b>	Retail / Civic and Institutional
<b>Existing Zoning</b>	CI
<b>Proposed Zoning</b>	RX
<b>Acreage</b>	1.08 acres
<b>Development Standard</b>	Traditional
<b>Character Area Overlay</b>	CFCO-1
<b>Other Applicable Overlays</b>	CAO-1
<b>Water Utility District</b>	City of Franklin
<b>Minimum Landscape Surface Ratio</b>	.10 in CC

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Institutional	CC
<i>South</i>	Office	GC
<i>East</i>	Institutional	CC
<i>West</i>	Institutional	CI

## LAND USE PLAN RECOMMENDATIONS

The Central Franklin Character Area is approximately 4,000 acres and is centrally located in Franklin. The area contains a wide mix of land uses. The predominant use is residential; however, commercial retail, institutional, office and limited industrial areas are mixed in the area. The most diverse area is the historic downtown core which contains uses of all categories. The area has a historic commercial character. Commercial, institutional and residential structures at a scale of 2 to 3 stories exist. Buildings have a strong relationship to the street frontage and are scaled to the pedestrian.

Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding area. Existing civic and institutional uses are encouraged to remain and future civic and institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.

**PROJECT BACKGROUND:** This rezoning request is made for the property at 510 Columbia Avenue in order to accommodate possible retail and office uses on the property. As the Land Use Plan recommendations note above, the Central Commercial (CC) Base Zoning District is the most appropriate base zone for this property to accommodate these use types and would match the zoning of similar properties along Main Street and 5<sup>th</sup> Avenue South.

### PROJECT REVIEW

**STAFF RECOMMENDATION:** Favorable recommendation to the BOMA;

**COMMENTS:** None;

### **PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Rezoning Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. 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.

## **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Franklin Christian Academy PUD Subdivision, development plan

**LOCATION:** Along southern side of Old Charlotte Pike, northern side of New Highway 96, eastern side of proposed Mack Hatcher Parkway, and west of Carlisle Lane

**PROJECT DESCRIPTION:** Development plan for 4 structures on 27.21 acres

**APPLICANT:** Allen Jones, Ragan Smith Associates  
(423) 490-9400, ajones@ragansmith.com

**OWNER:** Franklin Christian Academy (Attn: Hugh Harris)  
(615) 599-9229, hharris@franklinchristianacademy.org

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Development plan

**RECOMMENDATION:** Approval, with conditions

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<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	School and church
<b>Existing Zoning</b>	CI Civic and institutional
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	27.21 acres
<b>Proposed Number of Lots</b>	2 lots
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	160,000 square feet
<b>Proposed Open Space</b>	<i>Formal Open Space: 60,000 square feet</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 60,000 square feet</i>
<b>Physical Characteristics</b>	Wooded with steep terrain on northeastern edge of property; remainder of northern lot and entirety of southern lot are defined by treerows and gentler slopes
<b>Development Standard</b>	Either (Conventional selected)
<b>Character Area Overlay</b>	WHCO-2 West Harpeth Character Area Overlay
<b>Other Applicable Overlays</b>	HHO
<b>Water Utility District</b>	City of Franklin

<b>Proposed Building Height</b>	2 stories
<b>Minimum Landscape Surface Ratio</b>	0.40
<b>Trip Generation</b>	See trip generation data table (below)

**Trip Generation**

Land Use	Units	Weekday A.M.			Weekend P.M.			Sunday A.M.		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Private School	400 Students	189	121	310	90	130	220	n/a	n/a	n/a
Church	500 Seats	n/a	n/a	n/a	n/a	n/a	n/a	165	152	317
<b>Total</b>		<b>189</b>	<b>121</b>	<b>310</b>	<b>90</b>	<b>130</b>	<b>220</b>	<b>165</b>	<b>152</b>	<b>317</b>

<b>SURROUNDING ZONING AND LAND USE</b>		
Location	Land Use	Zoning
<i>North</i>	Vacant	ER
<i>South</i>	Vacant	ML
<i>East</i>	Residential	ER
<i>West</i>	Agricultural	AG

**LAND USE PLAN RECOMMENDATIONS**

Special Area 2

1. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.
2. Neighborhood retail is appropriate at the southeast quadrant of Horton Lane and Willow Springs Boulevard, but only in conjunction with other uses.
3. Although Design Concepts other than TND are appropriate, nonresidential uses should have buildings that front the street, with parking to the side or rear of the structures, and shall be incorporated in a location that promotes pedestrian access.

**PROJECT BACKGROUND:**

The Franklin Christian Academy PUD Subdivision concept plan (COF# 1844) was reviewed by the FMPC on January 22, 2009, and forwarded to the BOMA for approval. The BOMA held a public hearing for the concept plan on April 14, 2009, and conditionally approved the project.

## **PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:**

A phasing exhibit for this project is included in the plans set on page C1.1. Per the phasing exhibit, the applicant intends to first construct the school on the northern half of the property in four separate phases. The church property on the southern half of the lot would be developed at a later time.

Per email correspondence from TVA dated January 2, 2013, TVA has no objections to the driveways, parking areas, and stormwater management facilities shown within the TVA easement.

***See attached pages for a list of staff recommended conditions of approval.***

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. From Parks -- Foul balls and home run balls may be an issue without some kind of extremely large netting or fencing protecting the incoming and outgoing traffic during practice or games. Player/Parent/School would be responsible for damages to personal injury or vehicle damage along the road or parking lot.
2. The applicant must maintain a landscape buffer of a minimum width of 75 feet along the property line between the subject property and the Spooner property

(Centennial Hall) in accordance with Section 5.7.3(4)(a) of the Franklin Zoning Ordinance.

\* 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.

## **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

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**CONDITIONS OF APPROVAL:**

**Engineering**

**General Comments**

**1. Traffic/Transportation**

- Applicant shall obtain from TDOT a driveway permit for the proposed access to SR96, and provide this to the City.

**Fire**

**Franklin Christian Academy - submittal 002.pdf**

**2. Access**

- Given the proposed use of Educational occupancy, the expected long duration of construction phasing, access concerns to the site, and operational factors the Franklin Fire Department cannot justify an exception to the requirement for access to any part of the building's exterior within 150 feet from a drive lane or parking lot. (IFC 503.1.1)

The drive lane/loop adjacent to Building 1A appears to provide sufficient access to the first proposed building. However, prior to approval of Building 1B, the southern drive lane shall be constructed to provide required minimum access to the second building.

In lieu of the completed southern drive lane/loop, an emergency access path consisting of sidewalk and/or grass pavers (of sufficient width to accommodate fire apparatus) may be approved. This emergency access path would be required to extend from the north drive lane/loop and terminate at the intersection point of the proposed southern drive lane/loop.

**Planning**

**General Comments**

**3. Multi-use paths**

- Applicant shall revise sheets C3.1 and C3.2 to show all property--including the southernmost portion bordering New Highway 96--included in the PUD.

**4. Utility Availability**

- The applicant shall provide a copy of the Sewer, and where applicable, Water Utility Availability Letters issued from the City of Franklin. This letter is to be included in the permanent record of the review and approval of this project.

**Planning (Landscape)**

**Franklin Christian Academy - submittal 003.pdf**

**5. Specimen Tree**

- All trees outside the Tree Preservation Area that are 24" or greater shall be shown at the site plan and shall be replaced at 2" to 1" existing.

**Stormwater**

**Franklin Christian Academy - submittal 003.pdf**

**6. Water Quality**

- Applicant shall provide adequate space between the building and the property line for a vegetated swale or other conveyance to transport the stormwater runoff from the impervious areas to the inlet near the southwest corner.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** The Preserve at Echo Estates PUD Subdivision, Development Plan

**LOCATION:** At the termini of Echo Lane and Alpine Court

**PROJECT DESCRIPTION:** 43 single family residential lots on 86.34 acres

**APPLICANT:** John Haas, EDGE

**OWNER:** Khris Pascarella, Pearl Street Partners

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Development Plan

**RECOMMENDATION:** Approval, with conditions

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**STAFF REPORT REVISION**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** This staff report revision eliminates two conditions of approval (Original Conditions 3 and 13) and alters two conditions of approval (Original Conditions 4 and 12, now Conditions 3 and 11). All other conditions of approval contained in the original staff report for this item remain and should be approved with this revision.

**CONDITIONS OF APPROVAL:**

**Fire**

**General Comments**

**~~3. Fire Protection~~**

~~Based on the applicant's response regarding the proposed size of single family homes of 3,500-20,000 SF, the required fire flow is 3,750 gallons per minute (IFC B105.1).~~

~~The required fire flow may be reduced by 50% when the building is equipped with an automatic fire sprinkler system. This would reduce the required fire flow to only 1,875 gpm.~~

~~The applicant shall provide evidence of the availability of 3,750 gallons per minute of water for the duration of four hours OR indicate that all homes constructed are to be provided with residential fire sprinkler systems (NFPA 13D) and that at least 1,875 gpm of water are available for basic required fire flow.~~

#### **4-3. Fire Protection**

~~Based on the flow test provided by Mallory Valley and flow required based on building square footage shown in~~ ~~In accordance with the minimum fire flow requirements of~~ Table B105.1 in Appendix B of the 2009 IFC, the developer shall be required to provide sprinklers for homes within the Preserve at Echo Estates. Should the flows change due to extensions, system upgrades etc., the developer would be eligible to request a change from Engineering and Fire at the site plan review if evaluation criteria are met or exceeded for fire flow requirements.

### **Stormwater**

#### **The Preserve at Echo Estates - submittal 002.pdf**

##### **~~12~~ 11. Water Quality**

~~The applicant shall indicate the location of any berm or swale that will convey all of the conveying~~ stormwater runoff from impervious areas to the detention.

##### **~~13. Water Quality~~**

~~The applicant shall indicate the location of any swale or berm conveying impervious stormwater runoff from lots 36 through 43 to detention.~~

REVISED CONDITIONS OF APPROVAL:

**Engineering**

**The Preserve at Echo Estates - submittal 002.pdf**

**1. Traffic/Transportation**

- Access easement to western property line shall be at least 24 feet wide to accommodate two-way traffic.

**2. Notes**

- The applicant shall clearly indicate that lots 21 through 43 are critical lots. Refer to City of Franklin Ordinance 2010-68 or Title 23.

**Fire**

**General Comments**

**3. Fire Protection**

- In accordance with the minimum fire flow requirements of Table B105.1 in Appendix B of the 2009 IFC, the developer shall be required to provide sprinklers for homes within the Preserve at Echo Estates. Should the flows change due to extensions, system upgrades etc., the developer would be eligible to request a change from Engineering and Fire at the site plan review if evaluation criteria are met or exceeded for fire flow requirements.

**Parks**

**General Comments**

**4. parkland dedication**

- Since the area proposed for parkland dedication contains a stream and stream buffer, as well as, significant areas of slope exceeding 14%, staff is unable to verify that the proposed area meets the parkland dedication requirements listed in Section 5.5.4(2)(b-g) of the Franklin Zoning Ordinance. The applicant shall clearly show how the proposed area meets the requirements listed in Section 5.5.4(2)(b-g) and show how the proposed area could be beneficial for a City Park. This site location is not identified as a public park location on the Greenways Master Plan. If the proposed park area cannot meet the Zoning Ordinance standards and is not suitable for use as a public park, then Fees-in-lieu of parkland dedication shall be paid for this development. The plans shall clearly show the method and timing of parkland dedication.

**5. Parkland information**

- The applicant shall update the square footage required for parkland dedication. There are 42 proposed residential units shown on the plan with one existing lot. The parkland dedication required is based on the new residential units only. The requirements are as calculated below, per the Franklin Zoning Ordinance.

35 units@1200=42,000sf  
7 units @600=4,200sf  
For a total of 42,000sf + 4,200sf=46,200sf

**Planning**

**General Comments**

**6. Utility Availability**

- A Water Utility Availability letter shall be submitted with the Post PC plans.

## The Preserve at Echo Estates - submittal 002.pdf

### 7. HHO

- The applicant shall label the 500' Buffer of the HHO boundary on existing conditions sheet.

### 8. Street names

- Street names shall be approved with this development plan and shall be labeled on all sheets. Please contact Lori Jarosz for City approval.

### 9. Site Data Chart

- The applicant shall provide correct entries on the site data chart on the cover sheet for building height (in stories), minimum LSR, provided LSR, and minimum parking. The applicant shall also note under "parking provided" how the minimum parking requirement is planned to be met.

## Planning (Landscape)

### The Preserve at Echo Estates - submittal 002.pdf

#### 10. Critical Tree Lots

- This is a development plan at this phase and the any tree over 24" in caliper outside the Tree Preservation Plan that is removed shall be replaced at 2" for every 1" removed. Therefore unless a complete tree survey is provided showing all trees on the site, all lots shall be labeled critical tree lots.

## Stormwater

### The Preserve at Echo Estates - submittal 002.pdf

#### 11. Water Quality

- The applicant shall indicate the location of any berm or swale conveying stormwater runoff from impervious areas.

#### 12. Water Quality

- Stormwater site-design credits for water quality will be evaluated and approved with the site plan submittal. At that time, additional water quality BMPs may be required in order to meet stormwater management requirements.

#### 13. Stream Buffer

- The streamside buffer shall be placed in an open space lot per FMC 23-107. The streamside buffer is comprised of streamside zone 1 and stormwater infiltration zone 2. For this development the streamside buffer is a typical width of 60ft measured from top of bank on each side of the stream.

#### 14. Riparian Restoration

- Stream riparian areas (the area located within the stream buffer) shall be enhanced for the ecological benefit of the area, which includes, but is not limited to native tree plantings and invasive species removal. Specifics to be addressed at site plan submittal.

## Water/Sewer

### The Preserve at Echo Estates PUD Subdivision, Development Plan - submittal 003.pdf

#### 15. Wastewater

- The applicant shall provide a sewer line to the eastern boundary for a connection in the future. Determine the potential flow for the sewer line from the area upstream.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Bancorp South Subdivision, Final Plat

**LOCATION:** At the southeast corner of Liberty Pike and Edward Curd Lane

**PROJECT DESCRIPTION:** 2 lots on 7.12 acres

**APPLICANT:** Matt Bryant, CEC, Inc.

**OWNER:** Chris Marchetti, BancorpSouth Bank

**PROJECT STAFF:** Micah Wood

**TYPE OF REVIEW:** Final Plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial
Existing Zoning	GO
Proposed Zoning	N/A
Acreage	7.12
Proposed Number of Lots	2
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	N/A
Water Utility District	Milcrofton

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant	GC
South	Utilities/Vacant	GC
East	Vacant	GO
West	Vacant	GC

**PROJECT BACKGROUND:** A site plan for this site has been submitted for review, but has not yet been approved.

### **PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions;

**COMMENTS:** None;

*See attached pages for a list of staff recommended conditions of approval.*

### **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.
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;

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**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Medcore Medical Building Subdivision, Site Plan, Lot 2  
(HealthSouth Rehab Center)

**LOCATION:** Southeast corner of Edward Curd Lane and Physicians Way

**PROJECT DESCRIPTION:** Second six-month extension of a site plan for a 50,837 square foot building on 7.79 acres

**APPLICANT:** Brad Slayden, Ragan Smith (Bslayden@ragansmith.com)

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Site Plan Extension

**RECOMMENDATION:** Approval

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**PROJECT REVIEW**

**PROJECT BACKGROUND:** This site plan was approved by staff on September 14, 2011. Staff administratively approved the first six month extension of the site plan to March 14, 2013 on August 15, 2012.

**STAFF RECOMMENDATION:** Approval of the second six-month extension of the approved site plan until September 14, 2013.

**COMMENTS:** This project has not yet been issued a building permit, and the approval of the site plan is soon to lapse. A second six month extension to September 14, 2013 is recommended.

**FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

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**RAGAN • SMITH**Land Planners • Civil Engineers  
Landscape Architects • Surveyors

January 11, 2013

**VIA ELECTRONIC MAIL**Ms. Emily Hunter  
Planning Department  
City of Franklin  
109 Third Avenue South  
Franklin, Tennessee 37064**RE: MEDCORE MEDICAL BUILDING SUBDIVISION  
SITE PLAN, LOT 2 (HEALTHSOUTH REHAB CENTER)  
COF # 2254**

Dear Emily:

The City of Franklin Planning Commission approval of the site plans for the above-referenced project will expire March 14, 2013. This letter is to serve as a request to extend the expiration date six months or to September 14, 2013. It is our understanding that since this is the second and final extension that can be granted to these site plans, it will have to be placed on a Planning Commission agenda. Therefore, we request that this item be considered for approval at the February 28 meeting of the Franklin Municipal Planning Commission.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**Brad S. Slayden, P.E.  
Associate

BSS:dls

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Stream Valley PUD Subdivision, final plat, section 3, revision 3

**LOCATION:** Along western side of Linden Isle Drive, south of Streamside Lane and north of Narrow Ford Lane

**PROJECT DESCRIPTION:** Consolidation of 17 lots into 7 lots (5 residential and 2 open space) on 1.34 acres

**APPLICANT:** Brandon Lambert, Littlejohn Engineering Associates  
(615) 385-4144, blambert@leainc.com

**OWNER:** Stream Valley Franklin, LLC (Attn: Tyler Ring)  
(615) 305-1033, tylerring@comcast.net

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (single-family, detached)
Existing Zoning	RX Residential variety
Proposed Zoning	N/A
Acreage	1.34 acres
Proposed Number of Lots	7 lots (5 residential and 2 open space)
Development Standard	Conventional
Character Area Overlay	GCCO-5 Goose Creek Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	H.B. & T.S. Utility District

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	RX
South	Vacant	RX
East	Vacant	RX
West	Vacant	RX

**PROJECT BACKGROUND:** The site plan for this project (COF# 2224) was administratively approved with conditions on July 20, 2011. The most recent revision (rev. 2, COF# 2223) of the final plat was approved with conditions by the FMPC on July 20, 2012.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

*See attached pages for a list of staff recommended conditions of approval.*

**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.
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

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COF# 2621

**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

Stream Valley Section 3 Revision 2 - submittal 002.pdf

**1. Drainage**

- Surety for drainage TBD

**2. Sewer**

- Surety for sewer TBD

**3. Streets**

- Surety for streets TBD

**Planning**

**General Comments**

**4. Revision number**

- Applicant shall correct the revision number on the final plat from "2" to "3."

**Planning (Landscape)**

Stream Valley Section 3 Revision 2 - submittal 002.pdf

**5. Landscape Surety**

- Since the Landscape Plans and surety were established on the site plan, the landscape plans shall be included in the Post PC submittal.

**Water/Sewer**

Stream Valley Section 3 Revision 2 - submittal 002.pdf

**6. Wastewater**

- The Water Management Department will not approve cutting & capping unused Sanitary-Sewer Services behind the curb.  
All unused Sanitary-Sewer Services shall be cut & capped at the Sanitary-Sewer Main.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Tywater Crossing PUD Subdivision, final plat, section 1

**LOCATION:** Along northeastern side of Downs Boulevard, south of New Hope Academy

**PROJECT DESCRIPTION:** Final plat of 36 lots (30 residential, 4 open space, and 2 designated future sections) on 8.66 acres

**APPLICANT:** Michael Garrigan, Dale and Associates  
(615) 297-5166, michael@daleandassociates.net

**OWNER:** Joel Smith  
(615) 308-1885, joey@brookhavendevlopment.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (single-family, detached)
Existing Zoning	RX Residential variety
Proposed Zoning	N/A
Acreage	8.66 acres
Proposed Number of Lots	36 lots (30 residential, 4 open space, 2 future)
Development Standard	Conventional
Character Area Overlay	WHCO-2 West Harpeth
Other Applicable Overlays	N/A
Water Utility District	City of Franklin

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	School	R-1
<i>South</i>	Residential	RX
<i>East</i>	Residential	R-3
<i>West</i>	Residential	RX

**PROJECT BACKGROUND:** A site plan for this section of Tywater Crossing (COF# 2494) was administratively approved on August 15, 2012.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

*See attached pages for a list of staff recommended conditions of approval.*

**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.
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

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COF# 2622

**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

**Tywater Crossing PUD - submittal 002.pdf**

**1. Streets**

- Applicant shall bond the construction of a left turn lane and tapers on Downs Boulevard at Tywater Crossing Boulevard. The turn lane is to be completed by the time of issuance of the first 50% of the Phase 1 Certificates of Occupancy.

Downs Boulevard Left Turn Lane \$80,000

**2. Drainage**

- Surety for drainage TBD

**3. Sewer**

- Surety for sewer TBD

**4. Sidewalks**

- Surety for sidewalks TBD

**5. Streets**

- Surety for streets TBD

**6. Water**

- Surety for water TBD

**Planning**

**Tywater Crossing PUD - submittal 003.pdf**

**7. Addresses**

- Applicant shall show addresses on Final Plat.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Westhaven PUD Subdivision, final plat, section 36  
**LOCATION:** Along Fitzgerald Street, south of sections 24 and 26  
**PROJECT DESCRIPTION:** Final plat of 48 residential lots on 8.96 acres  
**APPLICANT:** Robert Burke, Jr., Wilson & Associates PC  
 (615) 794-2275, rburke@wilsonpc.com  
**OWNER:** Westhaven Partners, LLC (Attn: Tim Downey)  
 (615) 778-3150, tim.downey@southernland.com  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Final plat  
**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Residential (single-family, detached)
<b>Existing Zoning</b>	ML Local mixed-use
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	8.96 acres
<b>Proposed Number of Lots</b>	48 lots
<b>Development Standard</b>	Traditional
<b>Character Area Overlay</b>	WHCO-1 West Harpeth
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	H.B. & T.S. Utility District

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	ML
<i>South</i>	Vacant	ML
<i>East</i>	Vacant	ML
<i>West</i>	Residential	ML

**PROJECT BACKGROUND:** A site plan for this section of Westhaven (COF# 2519) was administratively approved on September 19, 2012.

### **PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

*See attached pages for a list of staff recommended conditions of approval.*

### **PROCEDURAL REQUIREMENTS:**

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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.

### **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

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1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

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COF# 2623

**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

Westhaven Section 36 - submittal 002.pdf

**1. Drainage**

- Surety for drainage TBD

**2. Sewer**

- Surety for sewer TBD

**3. Sidewalks**

- Surety for sidewalks TBD

**4. Streets**

- Surety for streets TBD

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Wild Duck Subdivision, final plat, surety revision, lots 7, 8, 9, and 10, revision 6 (Darrell Waltrip Buick)

**LOCATION:** 1430, 1440, and 1450 Murfreesboro Road and 200 Rosa Helm Way

**PROJECT DESCRIPTION:** 4 lots on 17.28 acres

**APPLICANT:** Roger Harrah, Harrah and Associates  
(615) 778-0863, rogerh@harrahgroup.com

**OWNER:** Waltrip - Hendrick Realty Investment (Attn: Gene Cocchi)  
(704) 568-5550, gene.cocchi@hendrickauto.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Surety revision

**RECOMMENDATION:** Approval

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**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval.

**COMMENTS:** This item will add surety amounts for water, sewer, streets, drainage, and sidewalks to the Wild Duck Subdivision, lots 7, 8, 9, and 10, revision 6 final plat (COF# 2600). All other conditions of approval from the December 20, 2012, FMPC Meeting remain with this project. The landscape surety appears on the Wild Duck site plan (COF# 2601).

**Performance Agreement and Surety to be added to COF 2600:**

Water	\$	TBD
Sewer	\$	TBD
Streets – Carothers Parkway left turn extension	\$	25,000
Streets – Murfreesboro Road left turn extension (to be posted with TDOT)	\$	25,000
Sidewalks	\$	TBD
Drainage	\$	TBD
<b>Total</b>	<b>\$</b>	<b>TBD</b>

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

## **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

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## **FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Inter-Planning Commission Review – Hosford Lawn Care (Residential Business)

**PROJECT DESCRIPTION:** Site Plan and Conditional Use Review for Hosford Lawn Care (Residential Business) on 5.57 acres, located at 4487 Murfreesboro Road in the 4<sup>th</sup> Voting District

**APPLICANT:** Lincoln Sweet, Planner, Williamson County Planning Department

**PROJECT STAFF:** Micah Wood

**RECOMMENDATION:** Send Inter-Planning Commission Review on to the BOMA

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### **BACKGROUND:**

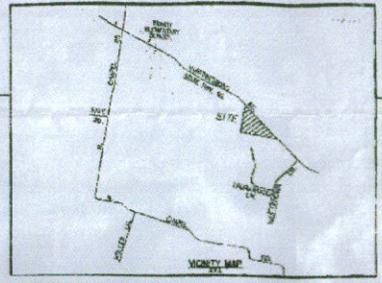
Per an informal agreement with the Williamson County Planning Department, the Franklin Municipal Planning Commission and/or City departments may review County projects that are proposed within or near Franklin's Urban Growth Boundary (UGB) and make recommendations to the Williamson County Regional Planning Commission. This project is within Franklin's UGB.

### **COMMENTS:**

This item was scheduled for review by the Williamson County Planning Commission at the January 17, 2013, meeting.

### **FUTURE ACTION/INFORMATION REQUIRED:**

Send notice of the Inter-Planning Commission Review to the BOMA.



Betty B. Moore ETAL  
DB - 3241  
PG - 195

Notes:  
11 Trees around House & Mobile Home

Square footage of each building

Barn	1500
House	955
Garage	572
Mobile Home	864
Shed	400

Total sq. footage of all buildings  
4,291

Portion of Barn Used  $12\frac{1}{2} \times 30 = 375$  sq ft divided  $1,500 = .25$

Portion of House Used  $4 \times 6 = 24$  sq ft divided  $955 = .025$

Floor Area Ratio (F.A.R.)

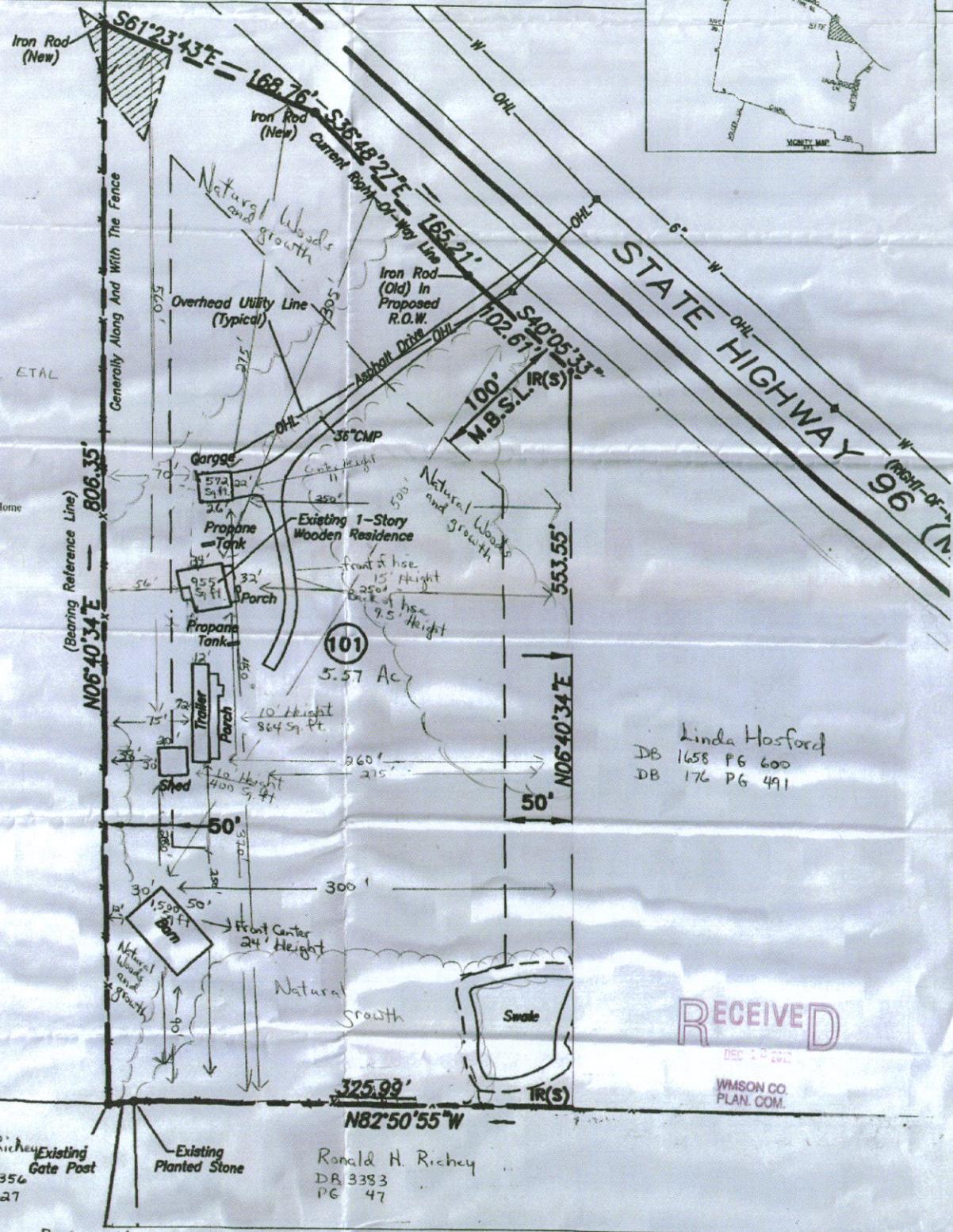
$5.57ac \times 43,560 = 242,629.2$

$4291$  divided  $242,629.2 = .017$

Landscape Surface Area (L.S.R.)

$242,629.2 - 4,291.0 = 238,338.2$   
 $238,338.2$  divide  $242,629.2 = .982$

See Attachment:  
Location of 2 new septic systems



Linda Hosford  
DB 1658 PG 600  
DB 176 PG 491

RECEIVED  
DEC 1 - 2012

WMSON CO.  
PLAN. COM.

Ronald H. Richey Existing Gate Post  
DB - 5356  
PG - 127

Ronald H. Richey  
DB 3383  
PG 47

Business Name  
Hosford Lawn Care  
4487 Murfreesboro Rd  
Franklin, TN 37067  
Jim Hosford, Business Owner

Scale 1" = 50'  
Current Zoning:  
Suburban Estate  
Proposed Zoning:  
Residential Business

Property Owner:  
Linda Hosford  
4497 Murfreesboro Rd  
Franklin, TN 37067  
DB 1658 PG 600

## **FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Zoning Ordinance Text Amendment

**PROJECT DESCRIPTION:** Ordinance 2013-03, a text amendment to clarify requirements in various Chapters and Sections of the Franklin Zoning Ordinance

**APPLICANT:** Catherine Powers, Planning and Sustainability Director

**PROJECT STAFF:** Micah Wood

**RECOMMENDATION:** Favorable recommendation of the Zoning Text Amendment

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### **BACKGROUND:**

This Zoning Ordinance Text Amendment is proposed by the City Staff in effort to clarify inconsistencies and make minor changes within the *Franklin Zoning Ordinance (FZO)*. All of the proposed changes within Ordinance 2013-03 are intended to 1) provide consistency between various sections within the *FZO* where obvious inconsistencies exist, 2) provide further detail to make certain requirements within the *FZO* less ambiguous or 3) correct minor textual errors within the *FZO*.

### **Changes included in Ordinance 2013-03**

- Subsection 3.3.1 has been revised to clarify the measurement of building heights.
- Subsection 4.1.6 has been revised to clarify the standards for storage or parking of heavy trucks, trailers, or major recreational equipment.
- Subsection 4.2.2 has been revised to clarify the status of Temporary Holiday Storage in Portable Containers.
- Subsection 5.3.9 has been revised to bring the garage standards in Section 5.3.9 into conformance with provisions revisions to the main set of garage standards in Section 3.3.5(2)(d).
- Subsection 5.12.11 has been revised to provide clarification to Temporary Signage requirements.
- Subsection 6.2 has been revised to permit a facsimile presentation of a letter of credit.
- Corrections to erroneous citations and misspellings

### **STAFF RECOMMENDATION TO FMPC:**

Favorable recommendation onto BOMA

### **FUTURE ACTION/INFORMATION REQUIRED:**

This Zoning Ordinance Text Amendment requires a recommendation by the FMPC and three readings, plus a Public Hearing by the BOMA