

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION DECEMBER 19, 2013

The Franklin Municipal Planning Commission held a regular meeting on Thursday, December 19, 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 Department
 Donald Anthony, Planning and Sustainability Department
 Emily Hunter, Planning and Sustainability Department
 Larry Mizell, Planning and Sustainability Department
 Andrew Orr, Planning and Sustainability Department
 Catherine Powers, Planning and Sustainability Department
 Micah Wood, Planning and Sustainability Department
 Brenda Woods, Planning and Sustainability Department
 Carl Baughman, Engineering Department
 Tom Ingram, Engineering Department
 Katie Rubush, Engineering Department
 Kristen Corn, Legal 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

- 11/21/13 Regular Meeting

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

4. 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: Item 7

7. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for water improvements; extend the performance agreement for streets improvements.

PRELIMINARY PLATS, FINAL PLATS, AND SITE PLANS

8. Artesa PUD Subdivision, site plan, 249 attached residential units on 11.21 acres, located at the terminus of Windcross Court.
Project Number: 2918
Applicant: Ryan McMaster, Littlejohn Engineering Associates

9. Cool Springs Corner Subdivision, final plat, revision 6, 2 lots on 19.5 acres, located at 3060 Mallory Lane.
Project Number: 2912
Applicant: Robert Searson, Littlejohn Engineering Associates

10. The Highlands at Ladd Park PUD Subdivision, final plat, section 12, 22 residential lots on 5.03 acres, located along Hobbs Drive and east of proposed Carothers Parkway extension.
Project Number: 2906
Applicant: David Reagan, HFR Design
Staff Recommends: Approval, with conditions

11. Metro Ready Mix Subdivision, site plan, revision 6, lot 2 (Household Hazardous Waste Facility), a 6,439 square foot light industrial structure on 21.17 acres, located along the southern side of the terminus of Century Court.
Project Number: 2891
Applicant: Eric Gardner, Cannon & Cannon, Inc.
Staff Recommends: Approval, with conditions

12. Nichols Bend PUD Subdivision, final plat, section 2, 13 residential and 1 open space lot on 2.98 acres, located along Rafferty Court.
Project Number: 2919
Applicant: Ken Church, Gresham Smith and Partners
Staff Recommends: Approval, with conditions

13. Nichols Bend PUD Subdivision, final plat, section 3, 38 residential and 1 open space lot on 7.27 acres, located along McAvoy Court.
Project Number: 2920
Applicant: Ken Church, Gresham Smith and Partners
Staff Recommends: Approval, with conditions

14. Rizer Point PUD Subdivision, final plat, section 2, 47 lots (43 residential, 3 open space, and 1 reserved for future development) on 13.32 acres, located north of Del Rio Pike, west of Del Rio Court, and east of Rizer Point section 1.
Project Number: 2905
Applicant: Michael Garrigan, Dale and Associates
Staff Recommends: Approval, with conditions

15. Synergy Bank Addition, final plat, revision 1, consolidation of 6 lots into 1 lot on 1.99 acres, located at 722, 736, and 740 Columbia Avenue and 108, 112, 116, and 122 Ninth Avenue South.
Project Number: 2903
Applicant: Greg Terry, James Terry & Associates
Staff Recommends: Approval, with conditions
16. Westhaven, final plat, section 39 and resubdivision of a portion of lot 1233 of section 29, with 35 residential and 2 open space lots on 8.00 acres along Townsend Boulevard.
Project Number: 2923
Applicant: Judy Gregg, Wilson and Associates, PC
Staff Recommends: Approval, with conditions
17. Westhaven, final plat, section 27, revision 1, resubdivision of lot 1085, with 14 residential lots and 3 open space lots on 6.55 acres along Championship Boulevard.
Project Number: 2836
Applicant: Judy Gregg, Wilson and Associates, PC
Staff Recommends: Approval, with conditions
18. Wild Duck Realty Subdivision, site plan, revision 7, lots 8 and 10, a vehicle inventory lot on 9.35 acres, located at 1440 and 1450 Murfreesboro Road.
Project Number: 2909
Applicant: Jeff Mangas, EMH&T
Staff Recommends: Approval, with conditions

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

Mr. Harrison moved to approve the November 21, 2013, Planning Commission minutes as presented, Ms. McLemore 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 announced that this would be Jonathan Langley's last Planning Commission meeting as he would be terminating his position with the City of Franklin on Tuesday,

January 31, 2013. She stated that he had been an exemplary employee who would be missed by everyone. The Planning Commissioners wished Jonathan well in his new endeavors.

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.

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

The items on the consent agenda were all consent and were items 7 through 11, 14, 15 and 18.

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

Mr. Orr recused himself from secondary consent items 12 and 13.

Chair Hathaway recused himself from secondary consent items 16 and 17.

Vice Chair Lindsey stated that the secondary consent items would be items 12, 13, 16 and 17. He asked if anyone wanted to pull any items from the secondary consent agenda, and no one wanted to pull any items.

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

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

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

Established: December 14, 2012

Previous Action: FMPC granted 6-month approval extension on 8/27/09 to 3/25/10.

2/16/10 PA posted

1/21/11 Extend to 1/20/12; still under construction

6/17/11 Release denied; extend to 6/15/12; submit as-builts

6/15/12 Release denied; extend to 12/14/12; as-builts must be sealed and signed.

12/14/12 Release PA, establish MA for \$2,500

Recommendation: Release the maintenance agreement.

Perf agreement: **Streets \$20,000**
Established: September 25, 2008
Previous Action: FMPC granted 6-month approval extension on 8/27/09 to 3/25/10.
2/16/10 PA posted
1/21/11 Extend to 1/20/12; still under construction
6/17/11 Reduce 75%+ from \$62,000; extend to 6/15/12
6/15/12 Approved extension to 6/21/13
6/27/13 Approved extension to 12/19/13
Recommendation: Extend to December 12, 2014.

8. Artesa PUD Subdivision, site plan, 249 attached residential units on 11.21 acres, located at the terminus of Windcross Court.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

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

***PROJECT CONSIDERATIONS:**

1. None;

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

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

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

Engineering

General Comments

2. Off-Site Improvements

For safety's sake to avoid double crosswalk conflicts between vehicles and pedestrians, eliminate the north mid-block crossing and keep the sidewalk on the east side of Jordan Road all the way to McEwen Drive. Provide 6' grass strip as a swale and raise sidewalk 4" above street level. Grass strip may be transitioned out in the culvert crossing section. This is a new issue based on the current submittal.

3. Off-Site Improvements

At uncontrolled crosswalk on Jordan Road in both directions, add warning signs W11-2 and W16-7P (black on fluorescent lime-yellow green). This is a new issue based on the current submittal.

4. Sidewalks

The applicant shall update the note on C4.0 regarding the sidewalk along Jordan Road to reference C4.1 instead of a separate submittal package. This comment is in response to changes on the plans.

Planning

General Comments

5. Streets

Traffic signal design shall be approved prior to issuance of building permits. Construction of the street lighting, sidewalk, and traffic signal required by BOMA shall be completed according to the approved timing with the development plan.

6. Post PC Development Plans

The Post PC Development Plan shall be approved prior to approval of site plans.

7. Lot numbers

Lot numbers shall be shown and shall match the numbers shown on the final plat.

8. Easements

All easements, including the drainage easement for the pervious pavers shall be shown on Sheet C4.0.

9. Photometrics

The development standard, land use, zoning district shall be corrected on the site lighting data chart.

10. Photometrics

Footcandles are permitted to be a maximum of 10.0 fc. Photometrics shall be revised to meet this standard. This comment is based on new statistical information being provided.

Also, photometric calculations shall be provided for the parking deck levels. This is a new comment that was not noticed with the first submittal.

11. Architecture

All columns on the parking structure shall have a masonry base.

Water/Sewer

12. Easement

A note shall be added to the final plat that states: The City of Franklin Water Management Department will not be responsible for the concrete sidewalk, asphalt, or landscaping in the event of emergency or maintenance to the sanitary sewer line.

Zoning

General Comments

13. Carport

Revise the carport details to provide a brick base, matching the building brick, to all of the columns.

14. Parking structure

This is a new issue. The handicapped access area for a handicapped parking space is in the drive aisle into the first floor of the parking garage. Please revise the layout to move the handicapped access to the left (north). A parking space may be lost in making this correction.

9. Cool Springs Corner Subdivision, final plat, revision 6, 2 lots on 19.5 acres, located at 3060 Mallory Lane.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the

Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

***PROJECT CONSIDERATIONS:**

1. None;

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

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Final Plat 2912 Cool Springs Corner.pdf

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

Planning

General Comments

2. Sidewalks

Proposed sidewalks and associated access easements shall be shown to match the site plan.

This comment results from a recent change to the site plan.

3. Addressing

Addresses shall be shown for Lots 2 and 10. The address for lot 10 is 3038 Mallory Lane.

This is a new comment.

- 10.** The Highlands at Ladd Park PUD Subdivision, final plat, section 12, 22 residential lots on 5.03 acres, located along Hobbs Drive and east of proposed Carothers Parkway extension.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
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1. None

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CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

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

11. Metro Ready Mix Subdivision, site plan, revision 6, lot 2 (Household Hazardous Waste Facility), a 6,439 square foot light industrial structure on 21.17 acres, located along the southern side of the terminus of Century Court.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to

the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. Once the corrected site plan has been approved, one (1) full-size and one (1) halfsize copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. 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

Planning

General Comments

3. Boundary lengths

Applicant shall clearly label boundary lengths for entire disturbed area.

(This condition is a follow-up to two previous requests for this information.)

4. Landscape and open space

Applicant shall indicate the total acreage and square footage of the disturbed area on the landscape sheet. Applicant shall provide the appropriate mix of formal and informal open space for the disturbed area. (Formal = 5 percent of the disturbed area; Informal = 10 percent of the disturbed area.)

(Correct open space data was requested by staff on both previous review cycles. Applicant replied to most recent request by including an open space chart that lacks total disturbed area; further, based on numbers provided by applicant, chart does not include the minimum set-aside of formal open space.)

5. Addressing

Applicant shall note the address for this building is 425 Century Court. Applicant shall place address on site plan.

Planning (Landscape)

General Comments

6. ACI Chart

ACI Chart shall be shown per the Administrative Manual.

7. Existing Trees

Existing trees shall be clearly shown on the Landscape Plans.

Trees taken for credit shall be calculated in the ACI Chart and labeled on the Landscape Plans.

12. Nichols Bend PUD Subdivision, final plat, section 2, 13 residential and 1 open space lot on 2.98 acres, located along Rafferty Court.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be

submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.

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. Sureties

Surety amount for sewer TBD post PC.

2. Sureties

Surety amount for streets TBD post PC.

3. Sureties

Surety amount for sidewalks TBD post PC.

4. Sureties

Surety amount for drainage TBD post PC.

13. Nichols Bend PUD Subdivision, final plat, section 3, 38 residential and 1 open space lot on 7.27 acres, located along McAvoy Court.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being

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***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. Sureties

The surety amount for streets is TBD post PC.

2. Sureties

The surety amount for drainage is TBD post PC.

3. Sureties

The surety amount for sidewalks is TBD post PC.

4. Sureties

The surety amount for sewer is TBD post PC.

Planning

Nichols Bend PUD Subdivision, final plat, section 3 - submittal 002.pdf

5. Copies

This is a new comment. Two copies of each page were uploaded into IDT at resubmittal. At post-PC, applicant shall upload only one set of the three-page plat (in addition to all other requirements set forth in this staff report).

Nichols Bend Section 3 - submittal 001.pdf

6. Addressing

Applicant shall make the street name that fronts lots 53 and 54 to reflect McAvoy Drive not McAvoy Court.

14. Rizer Point PUD Subdivision, final plat, section 2, 47 lots (43 residential, 3 open space, and 1 reserved for future development) on 13.32 acres, located north of Del Rio Pike, west of Del Rio Court, and east of Rizer Point section 1.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
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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.

CONDITIONS OF APPROVAL:

Engineering

1. Easements

Applicant shall provide 10' drainage easement centered along all underground stormwater utilities. Lots affected: 79, 99, 87, 80, 59, 46. 5' Min easement required around all drainage, such as inlets on property line (i.e. lot 37, 59/46)

Planning

General Comments

2. Duplicate sheets

At post-PC, applicant shall upload only one set of the two-page plat in addition to all other requirements set forth in this staff report.

(This is a new comment. At resubmittal, applicant uploaded a document that consists of two sets of the two page plat for a total of four pages. Staff's review and conditions are for

the first two pages of the uploaded document. The third and fourth pages of the upload have been disregarded and are therefore void.)

Planning (Landscape)

General Comments

3. Storm Sewer lines

There are storm sewer lines that are in the landscape area between the back of the curb and sidewalks. These lines shall be removed as this area is reserved for the street trees.

Water/Sewer

4. Easement

In the public alley where the sanitary sewer line runs along the rear of lots 88-95, a 10' easement shall be extended into these lots from the center of the sewer line for maintenance purposes. The total of the easement is 20', 10' on both sides of the sewer line.

15. Synergy Bank Addition, final plat, revision 1, consolidation of 6 lots into 1 lot on 1.99 acres, located at 722, 736, and 740 Columbia Avenue and 108, 112, 116, and 122 Ninth Avenue South.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
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*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:

Sureties

General Comments

1. Sureties

Traffic Signal Modifications - Remove vehicular traffic signal heads (two heads #4, see uploaded sheet 19.02) facing toward the Columbia Avenue driveway that that the developer will remove. Return the signal heads to the City of Franklin. This work is to be completed prior to the issuance of the Certificate of Occupancy. This is a new issue based on the site plan modifications.

Bond amount \$8,000 for Traffic Signal Modifications

16. Westhaven, final plat, section 39 and resubdivision of a portion of lot 1233 of section 29, with 35 residential and 2 open space lots on 8.00 acres along Townsend Boulevard.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS:

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.

* 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. Sureties

The surety amount for sidewalks is TBD post PC.

2. Sureties

The surety amount for streets is TBD post PC.

3. Sureties

The surety amount for sewer is TBD post PC.

4. Sureties

The surety amount for drainage is TBD post PC.

Planning (Landscape)

General Comments

5. Detached Residential Tree Chart

The detached residential tree chart shall be added to this final plat.

17. Westhaven, final plat, section 27, revision 1, resubdivision of lot 1085, with 14 residential lots and 3 open space lots on 6.55 acres along Championship Boulevard.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS:

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.

- * 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. Sureties

The surety amount for sidewalks is TBD post PC.

2. Sureties

The surety amount for sewer is TBD post PC.

3. Sureties

The surety amount for streets is TBD post PC.

4. Sureties

The surety amount for drainage is TBD post PC.

Planning

General Comments

5. Project number

The project number still has not been added.

18. Wild Duck Realty Subdivision, site plan, revision 7, lots 8 and 10, a vehicle inventory lot on 9.35 acres, located at 1440 and 1450 Murfreesboro Road.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. The applicant may proceed the surety & permitting process for this project, since there are no plan revisions needed.
2. One (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to

the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.

4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None

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

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

Landscape surety is established as \$26,000.00

This completed the consent agenda.

There being no further business, the meeting adjourned at 7:04 p.m.

Chair, Mike Hathaway