

## **MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION MARCH 28, 2013**

The Franklin Municipal Planning Commission held a regular meeting on Thursday, March 28, 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: Emily Hunter, 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  
Shauna Billingsley, Law Department  
Brad Wilson, Administration 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**

- 2/28/13 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**

7. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); accept the drainage onsite/offsite improvements, release the performance agreement and establish a maintenance agreement for one year.
8. Gateway Village PUD Subdivision, site plan, section 3; release the maintenance agreement for streets and stormwater drainage/detention improvements.

**LAND USE PLAN AMENDMENT**

**9. AMEND THE SOUTHALL CHARACTER AREA SECTION OF THE FRANKLIN LAND USE PLAN TO ALLOW ATTACHED DWELLINGS IN A NEW SPECIAL AREA (SPECIAL AREA 8).**

Project Number: 2674  
 Applicant: Tom Magli, Longview Franklin Partnership  
 Staff Recommends: Disapproval  
 Consent Status: Nonconsent

**REZONINGS AND DEVELOPMENT PLANS**

**10. ORDINANCE 2013-12, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 0.96 ACRES FROM LOW RESIDENTIAL (R1) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 711 HILLSBORO ROAD."**

Project Number: 2672  
 Applicant: Daniel Woods, The Addison Group  
 Staff Recommends: Favorable Recommendation to the BOMA  
 Consent Status: Nonconsent

**11. RESOLUTION 2013-16, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 711 HILLSBORO ROAD PUD SUBDIVISION, LOCATED AT 711 HILLSBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2661  
 Applicant: Daniel Woods, The Addison Group  
 Staff Recommends: Favorable Recommendation to the BOMA  
 Consent Status: Nonconsent

**12. ORDINANCE 2013-13, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 1034 AND 1035 WINDCROSS COURT."**

Project Number: 2676  
 Applicant: Brad Knolle and Robert Hunt, Embrey Partners  
 Staff Recommends: Deferral to the April 25, 2013 FMPC Meeting  
 Consent Status: Nonconsent

**13. RESOLUTION 2013-17, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARTESSA PUD SUBDIVISION, LOCATED AT 1035 WINDCROSS COURT, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2669  
 Applicant: Greg Gamble, Gamble Design Collaborative  
 Staff Recommends: Deferral to the April 25, 2013 FMPC Meeting  
 Consent Status: Nonconsent

**14. ORDINANCE 2013-15 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 80.88 ACRES TO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT THE SOUTHEAST QUADRANT OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY."**

Project Number: 2675  
 Applicant: Dwight Kiser, Kiser Vogrin Design  
 Staff Recommends: Deferral to the April 25, 2013 FMPC Meeting  
 Consent Status: Nonconsent

**15. ORDINANCE 2013-16 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 57.23 ACRES FROM AGRICULTURAL (AG) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF SOUTH CAROTHERS ROAD, NORTH OF THE HARPETH RIVER, AND ALONG THE PROPOSED SOUTH CAROTHERS PARKWAY (4419 SOUTH CAROTHERS PARKWAY)."**

Project Number: 2673  
 Applicant: John Haas, Edge  
 Staff Recommends: Deferral to the April 25, 2013 FMPC Meeting  
 Consent Status: Nonconsent

**16. RESOLUTION 2013-18, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HELM SQUARE\* PUD SUBDIVISION, LOCATED AT 4419 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2667  
 Applicant: John Haas, Edge  
 Staff Recommends: Deferral to the April 25, 2013 FMPC Meeting  
 Consent Status: Nonconsent

\*Subdivision name subject to change

**PRELIMINARY PLATS, FINAL PLATS, AND SITE PLANS**

17. Aspen Grove PUD Subdivision, site plan, section T2, revision 1, lots 42 & 43 (Bradshaw Collision Center), a 22,075 square foot building on 2.0 acres, located at 244 Seaboard Lane. Request for a second six month extension for the site plan that was approved by FMPC on November 17, 2011.

Project Number: 2303  
 Applicant: Donald Knotts  
 Staff Recommends: Approval  
 Consent Status: Consent

18. Berry Farms Town Center PUD Subdivision, final plat, section 1, revision 2, resubdivision of lots 65 and 107, 29 residential lots and 2 open space lots on 5.93 acres, located along the eastern side of Lewisburg Road, north of Goose Creek Bypass, and south of Old Peytonsville Road.

Project Number: 2662  
 Applicant: Brandon Lambert, Littlejohn Engineering Associates  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

19. Carolina Close Subdivision, final plat, section 1, revision 2, lot 15, to change front setback from Poydras Street to Patricia Lee Court on 0.69 acres located at 126 Patricia Lee Court.

Project Number: 2664  
 Applicant: Jeff Zelenak  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

20. Downs Boulevard Properties Subdivision, site plan, lot 15, a 16,009 square foot commercial structure on 1.58 acres, located at 454 Downs Boulevard.

Project Number: 2636  
 Applicant: Greg Gamble, Gamble Design Collaborative  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

21. Downs Boulevard Properties Subdivision, final plat, revision 9, lots 4 and 15, a revision to an access easement across 2 lots on 2.81 acres, located at 454 and 472 Downs Boulevard.

Project Number: 2635  
 Applicant: Greg Gamble, Gamble Design Collaborative  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

22. Franklin First United Methodist Church PUD Subdivision, site plan, section 1, an 86,570 square foot building on 106.15 acres, located at 111 Daniel McMahon Lane.

Project Number: 2665  
 Applicant: Jeff Hooper, Barge Cauthen & Associates  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

23. Ledgelawn Subdivision, final plat, 7 residential lots and 1 open space lot on 2.53 acres, located at 1009 West Main Street.

Project Number: 2637  
 Applicant: Sean DeCoster, Civil Site Design Group, PLLC  
 Staff Recommends: Approval, with conditions  
 Consent Status: Consent

24. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes), an addition of 34 townhomes on 9.91 acres to the Through the Green PUD, located near the intersection of Columbia Avenue and Shadow Green Boulevard. Request for a six month extension for the site plan that was approved at the March 22, 2012 FMPC meeting.

Project Number: 2368  
 Applicant: Michael Garrigan, Dale and Associates  
 Staff Recommends: Approval  
 Consent Status: Consent

25. Through the Green PUD Subdivision, site plan, lot 5, a 4,371 square foot office structure on 1.07 acres, located at 1100 Shadow Green Drive.

Project Number: 2663  
Applicant: Michael Hughes, SEC Inc.  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**INTER-PLANNING COMMISSION REVIEW**

26. Inter-Planning Commission Review of Sparkman Subdivision, a Large Lot Easement Subdivision, containing 5 lots on 43.25 acres, located off South Carothers Road (between Delta Springs Road and Arno Road) in the 4th Voting District.

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

**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 February 28, 2013, Planning Commission minutes as presented, Alderman Petersen seconded the motion, and it passed unanimously (8-0).

**3. CITIZEN COMMENTS**

No one came forward.

**4. ANNOUNCEMENTS**

There were no announcements.

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

No one came forward.

**6. CONSENT AGENDA**

Chair Hathaway stated that the Consent items were those items that were considered to be non-controversial and would be voted on as a group. The items on the Consent Agenda would be items 7 through 9 with 9 being a deferral to the June 27, 2013, Planning Commission meeting, items 12 and 13 with both items being proposed for deferral to the April 25, 2013, Planning Commission meeting, and items 17 through 26.

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

7. **FRANKLIN CREST PUD SUBDIVISION, SITE PLAN, (CIRCLE AT COOL SPRINGS APARTMENTS)**

Perf agreement: **Drainage onsite/offsite \$100,000**  
 Established: February 28, 2008  
 Previous Action: 2/28/09 FMPC granted 6-month extension to 8/28/09.  
 7/23/09 FMPC granted 2nd 6-month extension to 2/28/10.  
 1/19/10 PA posted  
 11/12/10 Approved extension to 11/11/11  
 NEW APPLICANT 12/10/10  
 11/11/11 Reduce 75%+ from \$288,000; extend to 11/9/12.  
 11/9/12 Release denied; extend to 11/8/12; as-builts are okay.  
 1/18/13 Release denied; extend to 7/19/13

Recommendation: Accept the drainage onsite/offsite improvements, release the performance agreement and establish a maintenance agreement in the amount of \$28,800 for one year.

8. **GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTION 3**

Maint agreement: **Stormwater drainage/detention \$30,600**  
 Established: April 15, 2011  
 Previous Action: FMPC extended approval 6 months on 6/22/06  
 FMPC reapproved on 10/25/07  
 5/28/08 PA posted  
 6/13/08 Reduction denied; extend to 4/17/09  
 4/23/09 Reduce from \$306,000; extend to 4/22/10  
 11/13/09 Release denied; extend to 10/15/10; stabilize site.  
 4/16/10 Release denied, but reduce 75% from \$306,000 and extend to 4/15/11.  
 4/15/11 Release PA, establish MA for \$30,600  
 4/26/11 MA posted  
 4/26/12 Extend to 4/25/13

Recommendation: Release the maintenance agreement.

Maint agreement: **Streets \$9,900**  
 Established: April 15, 2011  
 Previous Action: FMPC extended approval 6 months on 6/22/06  
 FMPC reapproved on 10/25/07  
 5/28/08 PA posted  
 4/23/09 Reduce from \$99,000; extend to 10/16/09  
 10/16/09 Approved extension to 4/16/10  
 4/16/10 Extend to 4/15/11  
 4/15/11 Release PA, establish MA for \$9,900  
 4/26/11 MA posted  
 4/26/12 Extend to 4/25/13

9. **AMEND THE SOUTHALL CHARACTER AREA SECTION OF THE FRANKLIN LAND USE PLAN TO ALLOW ATTACHED DWELLINGS IN A NEW SPECIAL AREA (SPECIAL AREA 8).**

The motion to defer item 9 to the June 27, 2013, Planning Commission meeting passed unanimously (8-0).

12. **ORDINANCE 2013-13, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 1034 AND 1035 WINDCROSS COURT."**

The motion to defer Ordinance 2013-13 to the April 25, 2013, Planning Commission meeting passed unanimously (8-0).

13. **RESOLUTION 2013-17, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARTESSA PUD SUBDIVISION, LOCATED AT 1035 WINDCROSS COURT, BY THE CITY OF FRANKLIN, TENNESSEE."**

The motion to defer Resolution 2013-17 to the April 25, 2013, Planning Commission meeting passed unanimously (8-0).

17. Aspen Grove PUD Subdivision, site plan, section T2, revision 1, lots 42 & 43 (Bradshaw Collision Center), a 22,075 square foot building on 2.0 acres, located at 244 Seaboard Lane. Request for a second six month extension for the site plan that was approved by FMPC on November 17, 2011.

18. Berry Farms Town Center PUD Subdivision, final plat, section 1, revision 2, resubdivision of lots 65 and 107, 29 residential lots and 2 open space lots on 5.93 acres, located along the eastern side of Lewisburg Road, north of Goose Creek Bypass, and south of Old Peytonsville Road.

**(See Attachment for Conditions of Approval - Staff Report - Item 18)**

19. Carolina Close Subdivision, final plat, section 1, revision 2, lot 15, to change front setback from Poydras Street to Patricia Lee Court on 0.69 acres located at 126 Patricia Lee Court.

**(See Attachment for Conditions of Approval - Staff Report - Item 19)**

20. Downs Boulevard Properties Subdivision, site plan, lot 15, a 16,009 square foot commercial structure on 1.58 acres, located at 454 Downs Boulevard.

**(See Attachment for Conditions of Approval - Staff Report - Item 20)**

21. Downs Boulevard Properties Subdivision, final plat, revision 9, lots 4 and 15, a revision to an access easement across 2 lots on 2.81 acres, located at 454 and 472 Downs Boulevard.

**(See Attachment for Conditions of Approval - Staff Report - Item 21)**

22. Franklin First United Methodist Church PUD Subdivision, site plan, section 1, an 86,570 square foot building on 106.15 acres, located at 111 Daniel McMahan Lane.

**(See Attachment for Conditions of Approval - Staff Report - Item 22)**

- 23. LedgeLawn Subdivision, final plat, 7 residential lots and 1 open space lot on 2.53 acres, located at 1009 West Main Street.  
**(See Attachment for Conditions of Approval - Staff Report - Item 23)**
- 24. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes), an addition of 34 townhomes on 9.91 acres to the Through the Green PUD, located near the intersection of Columbia Avenue and Shadow Green Boulevard. Request for a six month extension for the site plan that was approved at the March 22, 2012 FMPC meeting.
- 25. Through the Green PUD Subdivision, site plan, lot 5, a 4,371 square foot office structure on 1.07 acres, located at 1100 Shadow Green Drive.  
**(See Attachment for Conditions of Approval - Staff Report - Item 25)**

**INTER-PLANNING COMMISSION REVIEW**

- 26. Inter-Planning Commission Review of Sparkman Subdivision, a Large Lot Easement Subdivision, containing 5 lots on 43.25 acres, located off South Carothers Road (between Delta Springs Road and Arno Road) in the 4th Voting District.

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**REZONINGS AND DEVELOPMENT PLANS**

- 10. **ORDINANCE 2013-12, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 0.96 ACRES FROM LOW RESIDENTIAL (R1) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 711 HILLSBORO ROAD."**

Ms. Powers presented item 10 and stated that a request had been made at a previous Planning Commission meeting to put one additional house on a piece of property at 711 Hillsboro Road. The applicant has come back with a request to rezone the property to RX. The site almost looks like a vacant lot, which should have a house on it, and staff recommends approval of Ordinance 2013-12.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Daniel Woods, of The Addison Group, stated that the applicant agreed with all of the conditions of approval and requested approval of Ordinance 2013-12.

Vice Chair Lindsey moved to favorably recommend approval of Ordinance 2013-12 to the Board of Mayor and Aldermen, and Mr. Orr seconded the motion.

Alderman Petersen asked about the density for this property.

Mr. Woods stated that it came to a density of about two units per acre.

Alderman Petersen stated that she would like for him to put the density on the revised sets when he brought them in to go to the Board of Mayor and Aldermen, and he stated that he would.

With the motion having been made and seconded to favorably recommend approval of Ordinance 2013-12 to the Board of Mayor and Aldermen, it passed unanimously (8-0).

**(See Attachment for Conditions of Approval - Staff Report - Item 10)**

**11. RESOLUTION 2013-16, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 711 HILLSBORO ROAD PUD SUBDIVISION, LOCATED AT 711 HILLSBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Mr. Wood presented item 11 and stated that staff recommended approval of Resolution 2013-16.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Daniel Woods, of The Addison Group, stated that the applicant agreed with all of the conditions of approval and requested approval of Resolution 2013-16.

Mr. Harrison moved to favorably recommend approval of Resolution 2013-16 to the Board of Mayor and Aldermen, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

**(See Attachment for Conditions of Approval - Staff Report - Item 11)**

**14. ORDINANCE 2013-15 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 80.88 ACRES TO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT THE SOUTHEAST QUADRANT OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY."**

Ms. Powers presented item 14 and stated that staff was requesting deferral to the April 25, 2013, Planning Commission meeting. The applicant was asking to rezone to an HTO, which would allow up to 12 stories. Staff believes that this may have an impact on this site and the surrounding sites in terms of traffic, but staff will not know that until a Traffic Assessment is complete taking into consideration the possible additional density because of the HTO and is asking that Ordinance 2013-15 be deferred to the April 25, 2013, Planning Commission meeting. She asked that Mr. Allen, the Assistant Director of Engineering, discuss the issue more thoroughly.

Mr. Allen stated that his primary concern was that the City had just completed a six figure traffic study in the corridor, which was just endorsed unanimously by the Board of Mayor and Aldermen on Tuesday, March 26, 2013. They endorsed the hybrid option for the McEwen and Carothers integrative growth plan, which staff presented at a workshop just a couple of

weeks ago. Staff needs to make sure that they have a plan that has been completed and put in place to allow for the different kinds of rezonings and HTO requests that come through, this will make sure that the planning documents are in concurrence with development as it proceeds along. Staff did not receive any data with this applicant's submittal and is; therefore, requesting a deferral to the April 25, 2013, Planning Commission meeting to give time to evaluate this information.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Bryan Echols, of Dickinson Wright, stated that they appreciated the fact that staff had favorably recommended the HTO itself, and they were also in full agreement with staff's comments regarding transitions. However, they disagreed on the traffic study. They understood staff's concern with a potential increase in density as an HTO that is possible, but they also stated that the HTO had nothing to do with the density planned by the developer on this site by the applicant. There was no set density on this site at this time, so the density could be such as what complies with other standards. The applicants are not seeking an HTO in order to achieve a greater density. The traffic study has essentially already been done. Mr. Echols did not want to minimize that more detailed traffic studies would be necessary if the site plan were moved. All of the opportunities would be present for a more sophisticated traffic study. One of the problems the applicants had was that in order to get their site plan finalized and work on the submission, they needed to know whether or not they had an HTO, and that was why this was coming in this sequence. They wanted to see whether or not they got an approval on the HTO, would then develop a site plan and come in with all of the detailed studies that would make sense. They were not suggesting that the Planning Commission or the Board of Mayor and Aldermen work without a traffic study, they were saying that the City already had very good numbers, a very intense study, and that was a good starting point before getting to more detailed studies. Mr. Echols turned to Mr. Brian Reames, of Highwoods Realty, to talk about what the HTO within this development would be.

Mr. Reames stated that the HTO request was not related to the density. They had been consistent with all of their communications with the City and staff. They were interested in a 1.3 to 1.4 million square foot office density maximum. The HTO would give the applicants the flexibility to be prepared for the next corporate headquarters-type location, and the HTO would give them that flexibility. They had no intention of increasing the density beyond their original request.

Ms. Allen moved to defer Ordinance 2013-15 to the April 25, 2013, Planning Commission meeting, per staff request, and Alderman Petersen seconded the motion.

Alderman Petersen stated that once this was rezoned to the HTO for this property, it could be sold to someone else who might have a different plan for it, and she thought that was why staff was looking for the traffic study at this interval.

Mr. Echols stated that while Alderman Petersen was correct in what she had stated, if a traffic study was done at this time, it would assume these numbers. It would not show the most potential one could ever do, as it would be based on exactly what the applicants were using.

Mr. Reames stated that operating under the current HTO, one would see smaller buildings spread out, eating up green space and losing the flexibility for buildings and a smaller footprint. Their intent was to have an urban mixed-use and a more vertical type of development.

Alderman Petersen asked if a lot of the land in tract two would be unavailable to be built upon.

Mr. Reames stated that a large portion of the land was unbuildable and would have a lot of green space.

Mr. Franks asked if there would be any reason that more time could be requested for deferral.

Mr. Allen stated that he did not believe additional deferral time would be needed. He thought one month was more than adequate to get the traffic study addressed.

Chair Hathaway asked if the numbers that the applicants were proposing were consistent density-wise with the road network.

Mr. Allen stated that the 1.4 million square foot number was consistent with the study. There were several other assumptions as well. Staff was looking for the applicants to provide them with the data. They were still sticking with the assumptions that were initially assumed, so staff could validate it and move forward with some basis of reasoning.

Chair Hathaway asked if the density was reasonable at this location.

Mr. Allen stated that he believed it was.

Mr. Franks asked Mr. Allen if he would be offended if the Planning Commission allowed the applicants to keep going since it was so early in the stage of many processes.

Mr. Allen stated that his concern was going through the process and putting a plan together. There were a lot of assumptions and a lot of work going into it as far as what the mix would be. He thought it was very important that as the applicants stepped through the process that staff worked with the applicants, and that each step of the way that staff gets the information that validates it and says that they are still on the same page. It was possible that something might change with the applicants due to unforeseen

circumstances; therefore, it was important that staff address each issue as the applicants step through the process.

With the motion having been made and seconded to defer Ordinance 2013-15 to the April 25, 2013, Planning Commission meeting, per staff recommendation, it passed seven to one (7-1) with Mr. Franks voting no.

**15. ORDINANCE 2013-16 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 57.23 ACRES FROM AGRICULTURAL (AG) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF SOUTH CAROTHERS ROAD, NORTH OF THE HARPETH RIVER, AND ALONG THE PROPOSED SOUTH CAROTHERS PARKWAY (4419 SOUTH CAROTHERS PARKWAY)."**

Ms. Powers presented item 15 and stated that staff was requesting deferral to the April 25, 2013, Planning Commission meeting because of lack of information on the sewer. The City is completing its basin plans and will know more when they have the basin plans. She asked Mr. Allen to elaborate more thoroughly on Ordinance 2013-16.

Mr. Allen stated that he had put a fair amount of language in his staff report. As staff was starting to meet with the applicants preliminarily, staff realized that there was a coordination issue with the two basin plans. Mr. Allen explained the two basin plan issues and how the basin plan had to be right for the area so the developers could plan around that and put the proper things in place. As it stands presently, the basin plan is not at a point where staff feels comfortable saying that it is ready to go forward. Several options have been discussed, but City Engineer David Parker, Water Management Director Mark Hilty, Engineering Director Paul Holzen, or Mr. Allen are not in a position at this time to say that they are comfortable and ready to approve any particular option. They are working with the consultants as diligently as possible, but the plan is just not ready.

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 were requesting entitlement for 169 residential units. The recommendation for deferral was because of the status of the basin studies. They had worked very hard with staff and staff had worked in close coordination with them, which they appreciated. They were in agreement with all Conditions of Approval, including Condition 3, which states that the applicants will continue to work with staff and the Engineering Department to meet the requirement for adequate sewer infrastructure. That is a commitment that they have agreed to and will continue to meet. As Mr. Allen mentioned, the applicants had developed a couple of options for the City. The sewer basin study and the sewer line itself would accommodate basins, namely to the east. The site would actually sewer today up to an existing 24 inch line that traverses east to west. They have a sewer capacity from the City.

In terms of water availability, Milcrofton had indicated that once the 16 inch line was designed and put into place, there would be water availability for that, and the applicants were in the process of getting this in writing for the City.

In terms of actual capacities, those are in place. On the water side, it is matter of getting the pipe in place, but the sewer is there. The applicants are trying to work closely with City staff to accommodate the additional basin to the east and the interceptor. In an effort to create as many efforts that are viable and logical, the applicants have created a couple that they have created and shared with staff. They could accommodate these without a significant re-draw of their plans.

Mr. Pascarella stated that they were at the front end of the process, and that staff was making great progress on their efforts with the basin studies; however, the applicants were two months away from final approval of this plan. They requested a recommendation for approval to allow the applicants to continue to move forward, working closely with staff and Engineering. Since this rezoning request would have three readings in front of the Board of Mayor and Aldermen, he requested approval.

Mr. John Haas, of EDGE Planning, Landscaping Architecture and Graphic Design, stated that he wanted to be clear that there was service to this property. This was about accommodating an issue in another basin, allowing it to flow through the applicants' site in some way. The applicants had allowed for a contingency, based on the conversation with staff up to this point. There had been multiple conversations, and unfortunately the timing did not fit. However, the applicants believe that they can accommodate any of the contingencies with the options that they had put forth. If there was some unforeseen option that would impact their plan in such a way that it was a new plan, they would come back to the Planning Commission. If the sewer wound up impacting their site and they lost a couple of lots, but it did not impact the roadway network and some other things then they could move forward. They were willing to take that risk in order to keep the project moving forward, and they were confident that they had provided a contingency for all of these options.

Alderman Petersen moved to defer Ordinance 2013-16 to the April 25, 2013, Planning Commission meeting, (based on the possibility that the studies of the basins would put the City of Franklin in an obligation on a facility that funding had not been approved. The basin study would also include a facility that the City had not even voted to provide funding). Ms. Allen seconded the motion, and it passed seven to one (7-1) with Mr. Franks voting no.

**16. RESOLUTION 2013-18, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HELM SQUARE\* PUD SUBDIVISION, LOCATED AT 4419 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Chair Hathaway stated that Resolution 2013-18 could not be heard since Ordinance 2013-16 had been deferred to the April 25, 2013, Planning Commission meeting and it ran along with the ordinance.

Ms. Allen moved to defer Resolution 2013-18 to the April 25, 2013, Planning Commission meeting, Alderman Petersen seconded the motion, and it passed unanimously (8-1).

There being no further business, the meeting adjourned at 7:30 p.m.



Chair, Mike Hathaway



3-28-13 FMPC Meeting

9. **AMEND THE SOUTHALL CHARACTER AREA SECTION OF THE FRANKLIN LAND USE PLAN TO ALLOW ATTACHED DWELLINGS IN A NEW SPECIAL AREA (Special Area 8).**

The motion to defer item 9 to the June 27, 2013, Planning Commission meeting, passed unanimously (8-0).

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**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Ordinance 2013-12, An Ordinance to Rezone +/- .96 Acres from Low Residential District (R-1) to Residential Variety (RX)

**LOCATION:** 711 Hillsboro Road

**APPLICANT:** Daniel Woods RLA, The Addison Group

**OWNER:** Loy Hardcastle

**TYPE OF REVIEW:** Rezoning

**RECOMMENDATION:** Favorable recommendation to the BOMA

PROJECT INFORMATION	
Existing Land Use	Residential Single Family
Proposed Land Use	Residential Single Family
Existing Zoning	R-1
Proposed Zoning	RX
Acreage	0.96 acres
Development Standard	Conventional
Character Area Overlay	CFCO-4
Other Applicable Overlays	NA
Water Utility District	City of Franklin
Minimum Landscape Surface Ratio	0.10 in RX

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	R-1
South	Residential	R-1
East	Residential	R-1
West	Residential	RX

## LAND USE PLAN RECOMMENDATIONS

The Central Franklin Character Area is approximately 4,000 acres and is centrally located in Franklin. The primary development pattern of Special Area CFCO-4 is conventional. The Hillsboro Road area mostly consists of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present.

Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike.

Established single family residential uses along Hillsboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.

### PROJECT BACKGROUND:

This rezoning request is made for the property at 711 Hillsboro Road in order to accommodate one additional detached single family dwelling unit on the property. As the Land Use Plan recommendations note above, compatible infill development is appropriate for this special area and the RX Zoning District can accommodate this request under current zoning requirements.

### 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.

ORDINANCE 2013-12

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 0.96 ACRES FROM LOW RESIDENTIAL (R1) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 711 HILLSBORO ROAD."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present zoning classification of Low Residential District 1 (R1) to Residential Variety (RX):

Zoning Reference Number: 13-04:

Map-Group-Parcel	Acres
063G-G00900	±0.96
TOTAL	±0.96

Land located in the 9th Civil District of Williamson County, Tennessee, on the Hillsboro highway and described as follows:

Beginning at a point in the west margin of the Hillsboro Highway, the northeast corner of Lot No. 2 acquired by Bogbie et ux from Crawford et ux by deed dated sixth day of October 1945 and registered in Deed Book No. 84, Page 254, ROWCT. Acquired by Crawford and et ux from Watson in Deed Book No. 84, Page 298, ROWCT, thence along the west margin of said highway, south 16 east 200 feet to a stake, thence south 72 west 210 feet to a stake in Reese's line, thence north 16 west with said line 200 feet to a stake, thence northwest corner of said Lot No. 2, thence north 72 east 210 feet to the beginning, being a part of said Lot No. 2, acquired by Crawford et ux, under the deed above referred to.

Being the same property conveyed to J.H. Beasley and wife, Norine Hussey Beasley by deed from C.A. Bogbie and wife, Ethel P. Bogbie, dated June 14, 1948, recorded in Deed Book 86, Page 248, said Register's Office. Norine Hussey Beasley having since died and property passed to her husband, J.H. Beasley as surviving tenant by entirety. J.H. Beasley (a/k/a James Hiram Beasley, Sr.) having since died intestate, property now vested in his children, James Hiram Beasley, Jr. and Thomas Larry Beasley.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 711 Hillsboro Road, Franklin, TN 37064.

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

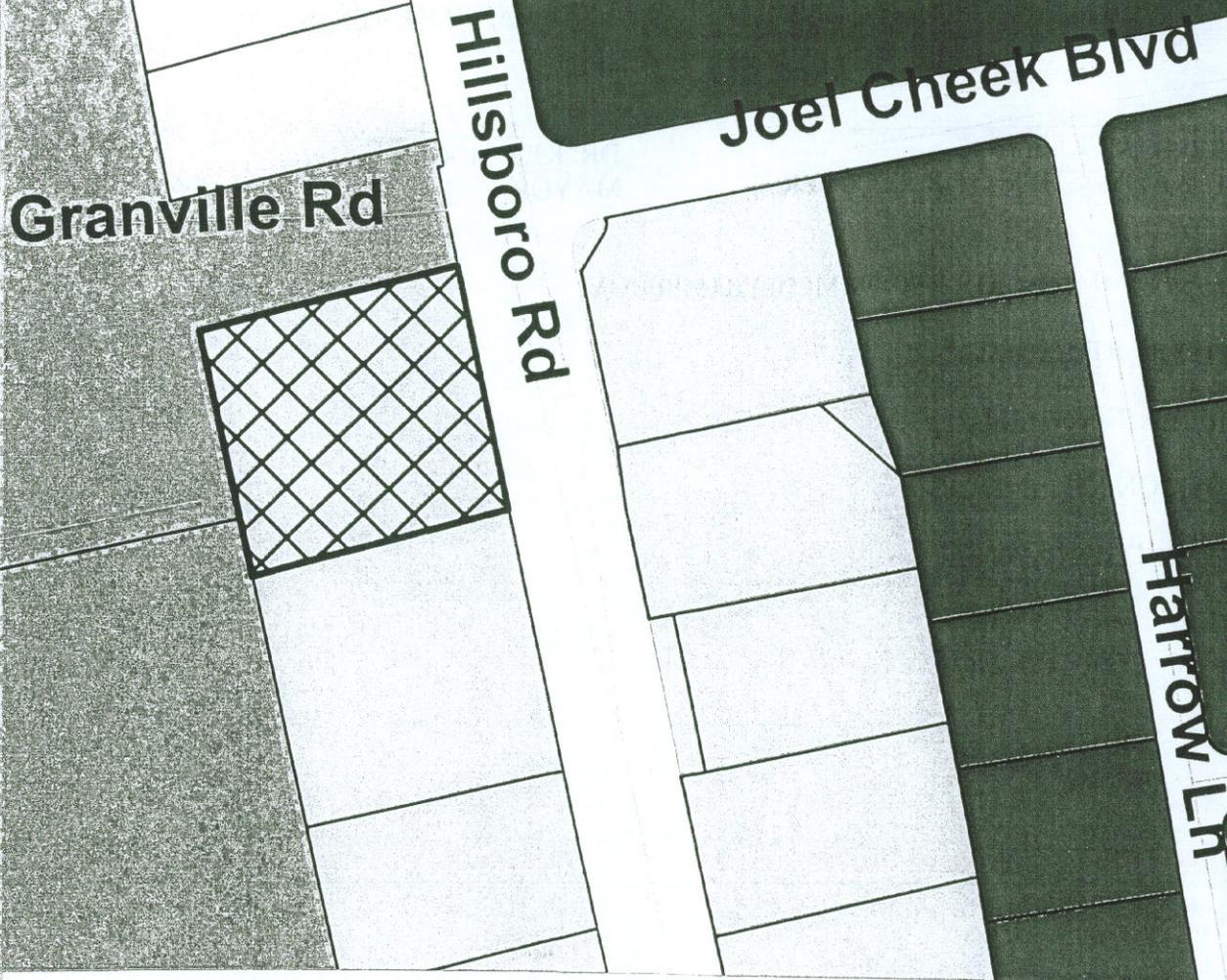
PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_

ORDINANCE 2013-12  
 REZONING FROM R-1 TO RX (+/- .96 ACRES)  
 711 HILLSBORO ROAD  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 3/28/13



☒ 711 HILLSBORO RD

**Zoning**

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| AG Agricultural District           | GO General Office District          |
| ER Estate Residential              | CC Central Commercial District      |
| R-1 Residential District           | NC Neighborhood Commercial District |
| R-2 Residential District           | GC General Commercial District      |
| R-3 Residential District           | MN Neighborhood Mixed-Use District  |
| Historic Core Residential District | ML Local Mixed-Use District         |
| RX Residential Variety             | MX Regional Mixed-Use District      |
| OR Office Residential District     | LI Light Industrial District        |
|                                    | HI Heavy Industrial District        |
|                                    | CI Civic and Institutional District |

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**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** 711 Hillsboro Road PUD Subdivision, development plan  
**LOCATION:** 711 Hillsboro Road  
**PROJECT DESCRIPTION:** Development plan for 2-unit residential PUD subdivision on 0.96 acres  
**APPLICANT:** Daniel Woods, The Addison Group  
(615) 440-7804, daniel@theaddisongroupllc.com  
**OWNER:** Loy Hardcastle  
(615) 790-7400, loyhardcastle@gmail.com  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Development plan  
**RECOMMENDATION:** Favorable recommendation to the BOMA

<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Residential
<b>Proposed Land Use</b>	Residential (detached, single-family)
<b>Existing Zoning</b>	R-1 Low Residential District
<b>Proposed Zoning</b>	RX Residential Variety
<b>Acreage</b>	0.96 acres
<b>Proposed Number of Lots</b>	2 lots
<b>Proposed Dwelling Units</b>	2 dwelling units
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
<b>Physical Characteristics</b>	Flat terrain, presently occupied by 1 house
<b>Development Standard</b>	Conventional
<b>Character Area Overlay</b>	CFCO-4 Central Franklin Character Area Overlay
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	City of Franklin
<b>Proposed Building Height</b>	2 stories
<b>Minimum Landscape Surface Ratio</b>	0.10
<b>Trip Generation</b>	Not provided

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	RX
South	Residential	R-1
East	Residential	R-1
West	Residential	RX

LAND USE PLAN RECOMMENDATIONS
<p><b>SPECIAL AREA 4</b></p> <p><i>Character</i></p> <ol style="list-style-type: none"> <li>1. The area to the north and east of the downtown core has been developed more recently compared to the rest of Central Franklin, and consists of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional development pattern.</li> <li>2. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present. The Liberty Pike area includes established residential development with smaller lots.</li> <li>3. Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin.</li> </ol> <p><i>Land Use</i></p> <ol style="list-style-type: none"> <li>4. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike. This area is contemplated as a Mixed-Use Center.</li> <li>5. Established single family residential uses along Hillsboro Road, Liberty Pike and Murfreesboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.</li> </ol> <p><i>Development Form</i></p> <ol style="list-style-type: none"> <li>6. The area should follow standards for conventional areas. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area, with a conventional development pattern. Either traditional or conventional standards may apply to the site located at the northwest corner of the intersection of Hillsboro Road and Del Rio Pike, that includes the Independence Square Shopping Center (see Key Area description below).</li> </ol>

7. Buildings will be at a scale of 1-3 stories in height. Buildings may be at a scale up to 4 stories pursuant to a PUD in certain circumstances. However, buildings at a height of 4 stories is inconsistent with the established character of a majority of the area and should be discouraged.

8. For the site located at the northwest corner of Hillsboro Road and Del Rio Pike, development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Structured parking, if provided, must provide active ground floor uses and landscape and/or architectural features to diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

**Connectivity**

9. Development will provide an interconnected street network with sidewalks present. Pedestrian connectivity will be enhanced for all streets, but particularly along Hillsboro Road, Franklin Road and Murfreesboro Road to the downtown core.

**Open Space**

10. Floodplain regulations represent a constraint to be considered for future private development in the area to the east of the Harpeth River. Open space in the Murfreesboro Road area, now established, will remain mostly private with the exception of the highly visible Pinkerton Park and Fort Granger Park. Public accessibility to the Harpeth River, in the area to the west of the Harpeth River, is needed to accommodate a planned greenway network that extends north-south along the river.

**PROJECT BACKGROUND:**

The applicant previously sought a rezoning to R-3 to accommodate one additional house on the existing lot at 711 Hillsboro Road. The FMPC reviewed that rezoning request (COF# 2462) at its June 28, 2012, meeting and voted to recommend disapproval.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:**

Favorable recommendation to the BOMA

**COMMENTS:**

None

***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. 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.

**CONDITIONS OF APPROVAL:**

**Engineering**

**711 Hillsboro Road - submittal 002.pdf**

- The applicant shall show the existing utilities in Hillsboro Road and shall show how the proposed development will connect to these utilities. These utilities shall be surveyed and the elevations of the sanitary sewer shall be noted.

- The applicant shall apply for water and sewer availability.

**Planning**

**General Comments**

- Applicant shall furnish complete project impact statements.
- Applicant shall show and clearly label new property line dividing existing lot.
- Applicant shall update site data charts to reflect correct project number (COF# 2661).

**Stormwater**

**711 Hillsboro Road - submittal 001.pdf**

**Stormwater Management Plan**

- The applicant shall show proposed locations of stormwater management BMPs.

RESOLUTION 2013-16

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 711 HILLSBORO ROAD PUD SUBDIVISION, LOCATED AT 711 HILLSBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

**WHEREAS**, The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

**WHEREAS**, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2013:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
063G--00900	0.96
<b>TOTAL</b>	<b>0.96</b>

6

Land located in the 9th Civil District of Williamson County, Tennessee, on the Hillsboro highway and described as follows:

Beginning at a point in the west margin of the Hillsboro Highway, the northeast corner of Lot No. 2 acquired by Bogbie et ux from Crawford et ux by deed dated sixth day of October 1945 and registered in Deed Book No. 84, Page 254, ROWCT. Acquired by Crawford and et ux from Watson in Deed Book No. 84, Page 298, ROWCT, thence along the west margin of say highway, south 16 east 200 feet to a stake, thence south 72 west 210 feet to a stake in Reese's line, thence north 16 west with said line 200 feet to a stake, thence northwest corner of said Lot No. 2, thence north 72 east 210 feet to the beginning, being a part of ssaaid Lot No. 2, acquired by Crawford et ux, under the deed above referred to.

Being the same property conveyed to J.H. Beasley and wife, Norine Hussey Beasley by deed from C.A. Bogbie and wife, Ethel P. Bogbie, dated June 14, 1948, recorded in Deed Book 86, Page 248, said Register's Office. Norine Hussey Beasley having since died and property passed to her husband, J.H. Beasley as surviving tenant by entirety. J.H. Beasley (a/k/a James Hiram Beasley, Sr.) having since died intestate, property now vested in his children, James Hiram Beasley, Jr. and Thomas Larry Beasley.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 711 Hillsboro Road, Franklin, TN 37064.

2. That the overall entitlements for the 711 Hillsboro Road PUD Subdivision are as follows:

Entitlements	711 Hillsboro Road PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay #4
Other Zoning Overlays	N/A
Number of Dwelling Units	2
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: N/A Informal: N/A Total: N/A

7

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE**

**BY:** \_\_\_\_\_  
**ERIC STUCKEY**  
**CITY ADMINISTRATOR**

**BY:** \_\_\_\_\_  
**DR. KEN MOORE**  
**MAYOR**

PREAPPLICATION CONFERENCE:	<u>01/16/13</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>02/28/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>02/07/13</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
BOMA PASSED/PUBLIC HEARING HELD:	_____

3-28-13 FMPC Meeting

**12. ORDINANCE 2013-13, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTY LOCATED AT 1034 AND 1035 WINDCROSS COURT."**

The motion to defer item 12 to the April 25, 2013, Planning Commission meeting, passed unanimously (8-0).

THE  
PROPERTY IS TO BE BUILT ON AN ORDINANCE TO  
RESERVE FEDERAL COMPENSATION AND RIGHTS TO RESERVE  
FOR THE PROPERTY LOCATED AT 1000  
DISTRICT

DATE: 12/15/2011  
BY: [Signature]

3-28-13 FMPC Meeting

**13. RESOLUTION 2013-17, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARTESSA PUD SUBDIVISION, LOCATED AT 1035 WINDCROSS COURT, BY THE CITY OF FRANKLIN, TENNESSEE."**

The motion to defer item 13 to the April 25, 2013, Planning Commission meeting, passed unanimously (8-0).



3-28-13 FMPC Meeting

14. **ORDINANCE 2013-15 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 80.88 ACRES TO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT THE SOUTHEAST QUADRANT OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY."**

The motion to defer item 14 to the April 25, 2013, Planning Commission meeting, passed unanimously (8-0).

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO  
DOES HEREBY RESOLVE TO APPROVE THE PROPOSED  
ACQUISITION OF THE SOUTH EAST QUARTER OF SECTION 17,  
TOWNSHIP 37S, RANGE 12E, SAN DIEGO COUNTY, CALIFORNIA.

FOR THE BOARD OF SUPERVISORS:  
[Signature]



3-28-13 FMPC Meeting

15. **ORDINANCE 2013-16 TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 57.23 ACRES FROM AGRICULTURAL (AG) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF SOUTH CAROTHERS ROAD, NORTH OF THE HARPETH RIVER, AND ALONG THE PROPOSED SOUTH CAROTHERS PARKWAY (4419 SOUTH CAROTHERS PARKWAY)."**

The motion to defer item 15 to the April 25, 2013, Planning Commission meeting, passed unanimously (8-0).

INDIANA... TO BE BATTLED AN ORDINANCE...  
...DISTRICT TO REINSTATE...  
...THE PROPERTY OF THE SOUTH OF...  
...THE HARBOR LEE, AND ABOVE THE...  
...CLOTHES FOR A...

...to be... from...

3-28-13 FMPC Meeting

16. **RESOLUTION 2013-18, TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HELM SQUARE\* PUD SUBDIVISION, LOCATED AT 4419 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

The motion to defer item 16 to the April 25, 2013, Planning Commission meeting, passed unanimously (8-0).

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**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Berry Farms Town Center PUD Subdivision, final plat, section 1, revision 2, resubdivision of lots 65 and 107

**LOCATION:** Along eastern side of Lewisburg Road, north of Goose Creek Bypass and south of Old Peytonsville Road

**PROJECT DESCRIPTION:** Final plat of 29 residential lots and 2 open space lots on 5.93 acres

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

**OWNER:** Rural Plains Partnership (Attn: Phil Fawcett)  
(615) 550-5580, pfawcett@boyle.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential
Existing Zoning	ML Local Mixed-Use District
Proposed Zoning	N/A
Acreage	5.93 acres
Proposed Number of Lots	31 lots (29 residential and 2 open space)
Development Standard	Traditional
Character Area Overlay	GCCO-3 Goose Creek Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin

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

**PROJECT BACKGROUND:** None

**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

\* 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:

**Planning**  
**General Comments**

- Applicant shall locate an iron pin on the southeastern corner of lot 107.

4

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Carolina Close Final Plat  
**LOCATION:** 126 Patricia Lee Ct.  
**PROJECT DESCRIPTION:** RE Plat Lot #15 Carolina Close to Change Front Setback from Poydras Street to Patricia Lee Ct.  
**APPLICANT:** John Zelenak  
**OWNER:** Jeff Miller  
**PROJECT STAFF:** Brad Baumgartner  
**TYPE OF REVIEW:** Final Plat  
**RECOMMENDATION:** Approval with conditions

PROJECT INFORMATION	
Existing Land Use	R-S
Proposed Land Use	R-S
Existing Zoning	R-1
Proposed Zoning	R-1
Acreage	0.69
Proposed Number of Lots	1
Development Standard	Conventional
Character Area Overlay	BCCO-1
Other Applicable Overlays	-
Water Utility District	Franklin Water

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	R-S	R-1
South	R-S	R-1
East	R-S	R-1
West	R-S	R-1

**PROJECT BACKGROUND:** None

**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

\* 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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CONDITIONS OF APPROVAL:

**GIS**

**General Comments**

**1. Need CAD File**

- Need to have a CAD file uploaded that is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database

**Planning**

**General Comments**

**2. Development Standard**

- Applicant must include the type of development standard. (Conventional)

**3. Signature Block- Water/Sewer Revision**

- On 2/28/13 the FMPC amended the Subdivision Regulations to revise the language in the Approval of Water and Sewer System Certificates. Please revise the Water/Sewer Certificate, as follows:

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

- (1) the water and sewer systems designated in \_\_\_\_\_ Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ \_\_\_\_\_ for the water system and \$ \_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

\_\_\_\_\_  
 Director Water Management Department      Date  
 City of Franklin, Tennessee

**4. Signature Block- Street/Drainage/Sidewalk Revision**

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

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

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

\_\_\_\_\_  
 Director, Streets Department      Date  
 City of Franklin, Tennessee

**5. Signature Blocks- Subdivision/Address Revision**

• On 2/28/13, the FMPC amended the Subdivision Regulations to revise the language in the Approval of Subdivision Name, Street Names, and Addressing Certificates. Please revise the Subdivision Name/Street Name/Addressing certificate, as follows:

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

\_\_\_\_\_  
Williamson County Emergency  
Management Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
City of Franklin

\_\_\_\_\_  
Date



**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Downs Boulevard Properties Subdivision, site plan, lot 15  
**LOCATION:** 454 Downs Boulevard  
**PROJECT DESCRIPTION:** Site plan for 1 commercial structure on 1.58 acres  
**APPLICANT:** Greg Gamble, Gamble Design Collaborative  
(615) 224-8378, greggamble209@gmail.com  
**OWNER:** DJL, LLC (Attn: Drew Luna)  
(615) 791-3344, lunad@wcrtn.com  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Site plan  
**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial
Existing Zoning	LI Light Industrial
Proposed Zoning	N/A
Acreage	1.58 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	16,009 square feet
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Graded site with existing infrastructure
Development Standard	Conventional
Character Area Overlay	SOCO-1 Southall Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	1 story (20 feet)
Minimum Landscape Surface Ratio	0.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	R-3
South	Office/Industrial	LI, HI
East	Vacant	LI
West	Vacant	LI

**PROJECT BACKGROUND:**

This project was deferred from the February 2013 FMPC meeting. A previously-approved site plan for this project has expired. However, the applicant has indicated that much of the previously-approved infrastructure has already been constructed and will be incorporated into the proposed project.

**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 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." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
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

2

- 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

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

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**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

**General Comments**

- Landscape surety to be established at Post PC - TBD \$

**Engineering**

**General Comments**

- Applicant shall provide stormwater pipe that the City of Franklin Streets Department will approve. CM pipe is not permitted under pavement.

- Applicant shall provide existing and proposed contours of the berm and stormwater channel east of the site to Figuers Drive. Applicant shall provide flow capacity calculations that show the 100 year storm will be contained in the channel and that the stormwater flow will be contained in the easement.

- Applicant shall provide the existing and proposed contours on the property west of the site that will contain the stormwater runoff from the site to the detention. Applicant shall show the drainage easement on the plans and provide stormwater flow calculations to indicate the stormwater will be contained in the easement.

- Applicant shall provide existing contours and volume calculations of the detention for the stormwater runoff that flows to the west.

**Lot 15 Downs Boulevard - submittal 001.pdf**

**General Comments**

- The rate of stormwater flow leaving the site should be equal or less than the pre-development rate but the amount of stormwater leaving the site will increase. The continued development of this property must not adversely affect any adjacent or downstream properties. Applicant shall provide flow capacity calculations of the downstream structures as previously stated.

- Applicant shall provide the pre-development and proposed contours, stormwater flow sub-basins and direction of flow.

**Lot 15 Downs Boulevard - submittal 003.pdf**

4

- Currently the plans state "4" PVC Stub To Be Removed". Since the use of the stub is currently unknown and may be required, this note is not sufficient. The applicant shall note on the plans what needs to be done to determine the use for the stub and what should be done once the use is determined.

- The applicant shall provide a minimum of 30" of cover on the sanitary sewer service.

- The applicant shall accurately show the grading of the ramps and steps and shall revised the spot grades and contours as required. The steps west of the building are labeled as "2 concrete steps" on the site plan but the grading plan shows 1.9' of rise. The applicant shall revise as required and label the steps on the grading plan.  
The applicant shall show the length of the ramp as required to provide a maximum slope of 12:1 and shall show where detectable warning will be provided.

**Lot 15 Downs Boulevard -- submittal 004.pdf**

- The applicant shall correct the "18" Retaining Wall" label on C-3.

**Planning**

**General Comments**

- The City of Franklin project number shall be shown on all sheets in the plans set. (Sheets C-2, C-9, and SL-1 do not show the project number.)

- Applicant shall provide details of retaining wall, including materials and colors.

**Planning (Landscape)**

**General Comments**

- The Tree Protection Fence shall be changed to chain link fence on the detail for both the Grading and Landscape Sheets.

5

1. The first part of the document is a letter from the author to the editor of the journal. The letter discusses the author's motivation for writing the paper and the importance of the research. The author states that the research was conducted over a period of six months and that the results are significant. The author also mentions that the research was supported by a grant from the National Science Foundation.

2. The second part of the document is the abstract of the paper. The abstract provides a brief summary of the research, including the objectives, methods, results, and conclusions. The abstract is written in a concise and clear manner, allowing the reader to quickly understand the main points of the paper.

3. The third part of the document is the introduction. The introduction provides a detailed overview of the research, including the background, the research question, and the significance of the study. The author discusses the current state of the field and how the research contributes to the understanding of the topic.

4. The fourth part of the document is the methodology. The methodology section describes the research design, the data collection methods, and the statistical analysis used in the study. The author provides a detailed description of the procedures followed, ensuring that the research can be replicated by other researchers.

5. The fifth part of the document is the results. The results section presents the findings of the study, including the data and the statistical analysis. The author discusses the significance of the results and how they relate to the research question. The results are presented in a clear and organized manner, allowing the reader to easily understand the findings.

6. The sixth part of the document is the discussion. The discussion section provides a detailed analysis of the results, including the implications of the findings and the limitations of the study. The author discusses the broader context of the research and how the findings contribute to the field. The discussion is written in a thoughtful and analytical manner, providing a comprehensive overview of the research.

7. The seventh part of the document is the conclusion. The conclusion summarizes the main findings of the study and provides a final statement on the significance of the research. The author discusses the implications of the findings and the need for further research. The conclusion is written in a clear and concise manner, providing a strong and memorable ending to the paper.

8. The eighth part of the document is the references. The references section lists the sources used in the research, including books, articles, and other documents. The references are listed in a standard format, allowing the reader to easily locate the sources. The references are an important part of the document, providing a clear and organized list of the research used in the study.

9. The ninth part of the document is the appendix. The appendix contains additional information related to the research, including data tables, figures, and other documents. The appendix is written in a clear and organized manner, providing a comprehensive overview of the research. The appendix is an important part of the document, providing a clear and organized list of the research used in the study.

10. The tenth part of the document is the index. The index provides a detailed list of the topics covered in the paper, allowing the reader to easily find the information they are interested in. The index is written in a clear and organized manner, providing a comprehensive overview of the research. The index is an important part of the document, providing a clear and organized list of the research used in the study.

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Downs Boulevard Properties Subdivision, final plat, revision 9, lots 4 and 15

**LOCATION:** 454 and 472 Downs Boulevard

**PROJECT DESCRIPTION:** Revision to access easement across 2 lots on 2.81 acres

**APPLICANT:** Greg Gamble, Gamble Design Collaborative  
(615) 224-8378, greggamble209@gmail.com

**OWNER:** Lot 15 - Michael Cloyd  
(615) 405-6375, PO Box 1679, Spring Hill TN 37174  
Lot 4 - DJL, LLC (Attn: Drew Luna)  
(615) 417-3344, lunad@wcrtn.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	N/A
Existing Zoning	LI Light industrial
Proposed Zoning	N/A
Acreage	2.81 acres
Proposed Number of Lots	N/A
Development Standard	Conventional
Character Area Overlay	SOCO-1 Southall Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	R-3
South	Office/Industrial	LI, HI
East	Vacant	LI
West	Vacant	LI

**PROJECT BACKGROUND:**

This project was deferred from the February 2013 FMPC meeting. The proposed plat revision would allow a reduction in the required cross-access driveway width from 30 feet to 24 feet. The easement width would remain at 30 feet.

**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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2

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

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**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

**General Comments**

- Sureties for the following to be determined at Post-PC:  
Streets - \$ TBD  
Sidewalks - \$ TBD  
Drainage - \$ TBD  
Water - \$ TBD  
Sewer - \$ TBD

**Engineering**

**General Comments**

- Applicant shall provide the location of the drainage easements, required for off-site drainage, on the adjacent lots.
- Applicant shall indicate the location of shared or regional detention area on lot 4 and shall provide a note stating which lots share the detention facility.

**GIS**

**General Comments**

**Final CAD file**

- Applicant shall upload CAD file that is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database

**Planning**

**Lots 4 and 15 Downs Boulevard --submittal 004.pdf**

- Easement agreement with notarized signatures from all individuals/entities owning property affected by the access easement alteration indicated in note 17 shall be provided to Planning staff by applicant prior to final Planning Dept. sign-off. The agreement shall be recorded along with the plat.

4

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Franklin First United Methodist Church PUD Subdivision, Site Plan, Section 1

**LOCATION:** 111 Daniel McMahan Lane

**PROJECT DESCRIPTION:** An 86,570 square foot building on 106.15 acres

**APPLICANT:** Jeff Hooper, Barge Cauthen & Associates

**OWNER:** Lynn Hill, Franklin First United Methodist Church

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Site Plan

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Agricultural
Proposed Land Use	Civic/Institutional
Existing Zoning	CI
Proposed Zoning	N/A
Acreage	106.15
Proposed Number of Lots	1
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	86,570
Proposed Open Space	<i>Formal Open Space: 3.12 acres Informal Open Space: 2.78 acres Total Open Space: 5.9 acres</i>
Physical Characteristics	The site is rural in character and currently being used agriculturally. Berry's Chapel Creek bisects the property from north to south, and Spencer Creek runs along the southern edge of the property.
Development Standard	Traditional
Character Area Overlay	CFCO-5
Other Applicable Overlays	HPO/FFO
Water Utility District	City of Franklin
Proposed Building Height	Maximum of 100 feet; Average of 45 feet
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Civic and Institutional/Single Family Residential	R-1
South	Recreation/Single Family Residential	CI/R-1
East	Agriculture	ER/R-2
West	Vacant/Civic and Institutional	CI

**PROJECT BACKGROUND:** A concept plan for this PUD was approved by BOMA in 2010. The Development/Regulating Plan was approved by FMPC on October 25, 2012.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approved, 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 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." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
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.

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CONDITIONS OF APPROVAL:

**Performance Agreement and Surety**

General Comments

- Landscape surety to be established at Post PC - TBD \$
  
- Sureties for the following to be determined at Post-PC:
  - Streets - \$ TBD
  - Street Access - \$ TBD
  - Sidewalks - \$ TBD
  - Drainage - \$ TBD
  - Water - \$ TBD
  - Sewer - \$ TBD

**Franklin First United Methodist Church - Phase 1 Site Plan - submittal 002.pdf**

- Traffic Signal modifications at Mack Hatcher Parkway & Spencer Creek Road/Site Driveway:  
Bond design and construction - \$130,000
  
- Bond the turn lane improvements on Mack Hatcher Parkway (SR397) with TDOT.  
Left turn lane construction - \$200,000  
Right turn lane construction - \$100,000
  
- Bond the construction of the Daniel McMahon Road widening improvements in the Right-of-Way.  
Bond: \$200,000

**Engineering**

**Franklin First United Methodist Church - Phase 1 Site Plan - submittal 002.pdf**

- It appears that the grading information for Formal Open Spaces D & F is on the Landscape Plans. The applicant shall add a reference on the grading plan to reference where this information can be found.  
For Formal Open Space F, additional spot grades shall be added to clarify the grading on L2.01.

AL

- According to the City's detail, brick red armorcast detectable warning panels or approved equals are required on all sidewalk ramps. The applicant shall provide these warning panels on all ramps, both private and public to meet the City's Standards.

#### **Franklin First United Methodist Church, Site Plan, Section 1 - submittal 003.pdf**

#### **8. Utility Services**

- The applicant shall provide the length and slope for each section of the sanitary sewer.

#### **9. Utility Services**

- The applicant shall remove Site Utility Note #12 on C301.

#### **10. Utility Services**

- On C101 & C301, the applicant shall label the diameter for the following existing utilities:

- waterline
- reuse waterline
- sanitary sewer

On C301, the applicant shall also label the existing invert elevations and rim elevations for the the sanitary manholes.

#### **11. Public Access Easement**

- Staff previously agreed to recommend that a segment of Daniel McMahon Lane R.O.W. be abandoned as long as the segment remained in a Public Access, Drainage, and Utility Easement. The site plan shall be revised to show the drive extending from the remaining Daniel McMahon R.O.W. to the extension of Spencer Creek Road as a Public Access, Drainage, and Utility Easement instead of an Emergency Access Easement.

#### **12. Traffic/Transportation**

- The church entrance onto Mack Hatcher at Spencer Creek shall require signal modifications: a left turn signal from westbound Mack Hatcher turning left into the development and signals for those leaving the site. The applicant shall add pedestrian signals crossing Mack Hatcher and the church driveway.

### **Historic Zoning**

#### **General Comments**

#### **13. Landscape buffer**

- The applicant shall label the buffer as a Historic Preservation buffer. The buffer shall meet the requirements of Section 5.7.3 of the Zoning Ordinance.

#### **14. Historic Zoning Review**

- A Certificate of Appropriateness listing the approved work specifications for the project has been issued by the Franklin Historic Zoning Commission. The HZC has deferred review of all proposed fencing, signage, and walls to the Preservation Planner for review and approval. The applicant shall contact the Preservation Planner for specifics about the administrative review Certificate of Appropriateness process for fencing, walls, and signage.

### **Parks**

#### **General Comments**

#### **15. All Public Access Easement**

- There will be a Mack Hatcher Multi-use trail access at the north end of Daniel McMahon Road. A 12' All Public Access Easement shall be identified running north to south along one side of Daniel McMahon Road to meet up with the Pedestrian Bridge crossing at Spencer Creek. The applicant shall construct the onsite trail connection and pedestrian bridge with Section 1. The easement shall be recorded prior to issuance of a building permit.

- Due to the required construction of the pedestrian crossing at the Pedestrian Bridge on the east side toward Franklin Road and the trail connection to Mack Hatcher, the proposed greenway trail system along the southern end of the property bordering Harlinsdale property is no longer required.

## Planning

### **Franklin First United Methodist Church - Phase 1 Site Plan - submittal 002.pdf**

- The applicant shall submit 3 to 4 street names to [lori.jarosz@franklin-gov.com](mailto:lori.jarosz@franklin-gov.com) for approval. Wesley Way is not an approved street name.
- The open space takedown chart shall only show the provided formal open space that is associated with this Section 1 site plan. As future sections are submitted, the open spaces in those sections will be added to the chart.
- The parking takedown chart shall only show parking for Section 1 at this time. Parking spaces remaining shall be 541, as noted. With future section site plans, the chart will be completed.
- Minimum required bicycle parking spaces and number of bicycle parking spaces provided shall be noted. A detail of the bike rack shall be provided.
- If Open Space C is being designed and provided with Section 2, it shall not be labeled on this Section 1 Site Plan (C103). Open Spaces E, G, and H shall be labeled on this Site Plan (Sheets C102 or C103, as well as landscape sheets).

- If the cut/fill work has not been completed and a LOMR-F has not been issued by September 6, 2013, the FFO boundary shall revert back to its original location in accordance with the 2006 FIS/FIRMs. No building permits shall be issued if this occurs. The applicant has the option to request an extension from the BZA if the LOMR-F has not been issued by September 6, 2013.

- All Landscape Sheets shall be titled as Landscape Site Plan, Landscape Layout Plan, Landscape Details, etc. in order to avoid duplication of the civil site layout sheet titles.

- Photometric Calculation Chart notes that the maximum fc onsite is 16.6. 10.0 fc is the maximum illumination allowed.

- The applicant shall label the incompatible use buffer on the site plan sheet with width. In the site data chart, the applicant shall add "Incompatible use buffer: XX' buffer equired along southern property line."

**Franklin First United Methodist Church, Site Plan, Section 1 - submittal 003.pdf**

- A final plat to record the easements associated with this site plan shall be recorded prior to issuance of building permits.

- COF Number shall be updated on the site data chart on the Site Plan Sheet.

**Planning (Landscape)**

**General Comments**

- If there will be a phasing of the landsape plan then the applicant shall submit a landscape phasing plan complete with schedules and charts for each phase.

**Stormwater**

**FFUMC Drainage Report 02.11.13.pdf**

- The Stormwater Management Plan shall be updated to include the addition of water quality features that were added for the drainage from the entrance drive west of Berry Chapel Branch.

Faint paragraph of text in the upper section.

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**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** LedgeLawn Subdivision, final plat  
**LOCATION:** 1009 West Main Street  
**PROJECT DESCRIPTION:** Final plat of 7 residential lots and 1 open space lot on 2.53 acres  
**APPLICANT:** Sean DeCoster, Civil Site Design Group, PLLC  
(615) 248-9999, seand@civil-site.com  
**OWNER:** Alderwood, LLC (Attn: Michael Decell)  
(713) 522-5141, michael.decell@sci-us.com  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Final plat  
**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Commercial
Proposed Land Use	Residential (detached, single-family)
Existing Zoning	R-3 High Residential District
Proposed Zoning	N/A
Acreage	2.53 acres
Proposed Number of Lots	8 lots (7 residential and 1 open space)
Development Standard	Traditional
Character Area Overlay	CFCO-3 Central Franklin Character Area Overlay
Other Applicable Overlays	HPO Historic Preservation Overlay
Water Utility District	City of Franklin

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	R-3
South	Residential	R-6
East	Residential	R-3, R-6
West	Residential	R-3

**PROJECT BACKGROUND:**

This project was deferred from the February 2013 FMPC meeting. A preliminary plat for this project (COF# 2568) was approved with conditions by the FMPC at its December 20, 2012, meeting.

**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

\* 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

2

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.

CONDITIONS OF APPROVAL:

**Performance Agreement and Surety**

General Comments

- Sureties for the following to be determined at Post-PC:
  - Streets - \$ TBD
  - Street Access - \$ TBD
  - Sidewalks - \$ TBD
  - Drainage - \$ TBD
  - Water - \$ TBD
  - Sewer - \$ TBD

**GIS**

General Comments

Upload CAD File

- Applicant shall upload CAD file that is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database

4

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Through the Green PUD Subdivision, site plan, lot 5  
**LOCATION:** 1100 Shadow Green Drive  
**PROJECT DESCRIPTION:** Site plan for 1 office structure on 1.07 acres  
**APPLICANT:** Michael Hughes, SEC Inc.  
 (615) 890-7901, mhughes@sec-civil.com  
**OWNER:** Professional Resource Development, Inc. (Attn: Curtis Frost)  
 (217) 540-5605, cfrost@heartlanddentalcare.com  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Site plan  
**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Office (dental office)
Existing Zoning	ML Local Mixed-Use District
Proposed Zoning	N/A
Acreage	1.07 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	4,371 square feet
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Relatively flat site with existing detention pond on southern side and trees scattered throughout
Development Standard	Conventional
Character Area Overlay	SOCO-1 Southall Character Area Overlay
Other Applicable Overlays	CAO Columbia Avenue Overlay
Water Utility District	City of Franklin
Proposed Building Height	1 story (18 feet)
Minimum Landscape Surface Ratio	0.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Commercial	ML
South	Commercial	GC
East	Commercial	LI
West	Vacant	ML

**PROJECT BACKGROUND:** None

**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 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." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
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.

**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:

**Performance Agreement and Surety**

General Comments

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

**Through The Green Subdivision, Site Plan, Lot 5 (Franklin Family Dentistry) - submittal 002.pdf**

- Sureties for the following to be determined at Post-PC:
  - Streets - \$ TBD
  - Street Access - \$ TBD
  - Sidewalks - \$ TBD
  - Drainage - \$ TBD
  - Water - \$ TBD
  - Sewer - \$ TBD

**Engineering**

General Comments

- Provide documentation of permission from the owners of TTG Lot 6 and Parkway Commons Lot 1 to perform construction on their properties. Configure the plans accordingly.

- An additional comment was sent to the designers after the initial submittal regarding traffic radii. The west curb line of Workman Way needs to be aligned with the sidewalk edge throughout its length of new construction, which would require relocating the radius return of the SW corner of Shadow Green and Workman. This will require a plat revision to this access easement.

**Through The Green Subdivision, Site Plan, Lot 5 (Franklin Family Dentistry) -- submittal 002.pdf**

General Comments

- All ramps shall have brick red armorcast detectable warning panels or approved equivalent (24"x60"x1/2"). The applicant shall revise the note on the Handicap Ramp Detail on C4.0 to match these requirements.

**Planning**

General Comments

Concept Plan

- Applicant shall include a copy of the approved concept plan for this site at post-PC submittal.

4

- Applicant shall update site data chart to reflect correct street address.

- Applicant shall show intended end-of-pavement on Workman Way. Additionally, applicant shall post signage stating "Street to be extended by authority of the City of Franklin." A notation indicating this signage shall be included on the revised site plan at post-PC submittal.

- Applicant shall revise elevations to show darker brick at base of building with lighter brick above the base. Alternatively, applicant may revise building materials for review at post-PC submittal.

**Through The Green Subdivision, Site Plan, Lot 5 (Franklin Family Dentistry) - submittal 001.pdf**

- The applicant shall contact Lori Jarosz at (615) 550-6728 or [lori.jarosz@franklin-gov.com](mailto:lori.jarosz@franklin-gov.com) for addressing.

#### **Planning (Landscape)**

**Through The Green Subdivision, Site Plan, Lot 5 (Franklin Family Dentistry) - submittal 001.pdf**

- All sheets shall have the retaining wall either on them or removed. Wall shall be a minimum of 3" from back of curb to wall. (Applicant's reply to previous review comment does not reflect what is shown on the submitted plans. Some of the sheets have the wall on them, and others do not.)

