



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft Franklin Municipal Planning Commission

Thursday, September 25, 2014

7:00 PM

Board Room

CALL TO ORDER

The Franklin Municipal Planning Commission held a regular meeting on Thursday, September 25, 2014 at 7:00 p.m. in the City Hall Boardroom.

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

Present 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

MINUTES

1. 8/28/14 FMPC Regular Meeting Minutes

Attachments: [08-28-14 FMPC Minutes](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved.. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

ANNOUNCEMENTS

Ms. Powers stated that this was the first night for the Planning Commissioners to use Granicus. Hopefully, they will let the Planning Department know how it is working for them. Thanks to Emily Hunter and the rest of the staff, most of the glitches seem to have been worked out. Staff will continue to parallel Granicus with hard copies unless they hear otherwise from the Planning Commission. If the Planning Commission does not feel they need the paper copies, they should let staff know as this will save some paper.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No one came forward.

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner Orr, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

SITE PLAN SURETIES

2. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. Jamison Station PUD Subdivision, site plan, section 1; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer and drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. RESOLUTION 2014-68, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE OVATION PUD SUBDIVISION, LOCATED AT SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE."

Attachments: [4645 Ovation DP, Rev 1 Map](#)
[4645 Conditions of Approval 01](#)
[Res 14-68 4645 Ovation PUD DP Rev 1](#)
[14066 Ovation Final PUD Dev Plan Submittal Doc 14-09-04](#)
[Original Development Plan](#)
[Ovation Pattern Book](#)

Ms. Diaz-Barriga stated that this revision was being proposed to address two items, the legal description of the SD-X zoning limits and the internal design of the site. An updated legal description has already been approved with the rezoning at the third reading, and this is the revision to complete the process of getting the true legal description with the development plan. The Planning Commission has already reviewed the legal description, and this does not change any of the entitlements to the development plan.

The internal layout of the site has been modified with this revision, as well as some building shapes and heights. Specifically in the northwest corner of the site, the street network has been improved with additional connectivity and a more prominent intersection within the main entrance drive. These new streets are appropriately lined with commercial buildings and create a walkable, Main-Street-like quality to this area of the development. The major sightline into the development, from the north side of the intersection of McEwen and Carothers, now terminates with a building facade rather than a view into a parking garage. Overall within the development, heights of buildings provide better transitions from one structure to the next. Staff does feel that two areas of the site should receive additional design considerations at the site plan stage; the public plazas at the terminus of the main entrance drive, and the height of Building A7 along the main entrance drive.

In regard to the plaza, staff wants to ensure that the quality of the pedestrian experience that was present on the original plan be maintained with this revision. In regard to the height of building A7, staff feels there needs to be a better transition of height between the buildings along their main entryway (A7 and C3/C4). However, both items can be addressed at the site plan stage if the Planning Commission so chooses.

Chair Hathaway asked for comments from the citizens.

Dr. Ernest Kuhlo, of 1296 Liberty Pike, stated that he thought Ovation could be a really good project. He understood that some of the traffic coming out of Ovation would be going onto Turning Wheel Lane. Turning Wheel Lane already has issues because the Planning Department allowed the street to be made too small and inadequate. There should be a parking lane and a bicycle lane. It already has a sidewalk and yards. Currently, no provision was made for street parking; consequently the people are parking out in the streets. This is causing a major problem between the bike people and the parking. It will get worse when traffic increases. He has talked with the City's Engineers, and they seem to think that all traffic will go out onto McEwen. In reality, traffic will go up to Liberty Pike going left and right. For services other than just for

Ovation, the traffic will be going over to Publix in McKays Mill. The problem is that Turning Wheel Lane was built inadequate to start with, and now this will just acerbate the problem. Turning Wheel Lane needs to be increased in size now by the developer, and the City should not have to pick up the bill.

Chair Hathaway asked if there was an applicant.

Mr. Dwight Kiser, of Kiser + Vogrin Design, represented the applicant and stated that this was the latest evolution in the specific site plan as a result of phenomenal leasing interest that had been gained and insight from the future users into things such as improving store front exposure and things of this nature. He believes this is an improvement to the plan; however, they will continue to refine and hopefully improve even more as they get to the site plan stage. They have reviewed and discussed all of staff's comments, do not have any issues with them, and they request that the Planning Commission send this to the Board of Mayor and Aldermen (BOMA) with a favorable recommendation.

Alderman Petersen thought the change was to just change the line, and now she is hearing other things.

Mr. Kiser stated that it was a combination of changing the line so that it responded to some of the office building that was outside of the PUD. He thought the site plan could be improved upon from seven or eight months ago when they initially submitted. The applicant has gotten very active in working with potential users and continues to visit sites around the country where they see opportunities to improve the site plan.

Alderman Petersen asked if the resolution had to now go back before the BOMA.

Mr. Kiser stated that it would have to go back before the BOMA.

Alderman Petersen stated that the BOMA thought they were passing it contingent upon the Planning Commission agreeing to it, but it would now be going back to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Franks, that this Resolution was recommended favorably to the BOMA Work Session meeting on 10/14/2014. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 7007 Moores Lane PUD Subdivision, final plat, 3 lots on 18.3 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4628 7007 Moores FP Map.pdf](#)
[Conditions of Approval 4628.pdf](#)
[4628 Final Plat.pdf](#)

This Planning Item was approved.

7. 7007 Moores Lane PUD Subdivision, site plan, lot 2, a 91 bed assisted living facility and 5 independent living villas on 5.4 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4632 7007 Moores SP, lot 2 Map](#)
[Conditions of Approval 4632.pdf](#)
[Site Plan COF 4632.pdf](#)

This Planning Item was approved.

8. Rolling Meadows Subdivision, final plat, 2 lots on 2.16 acres (resub of Lot 5), located at 3186 Horton Court. (CONSENT AGENDA)

Attachments: [4644 Rolling Meadow Subd, FP, resub of lot 5 Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[Horton-Final-Plat-COF-4644-Signed.pdf](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:10 p.m.