



City of Franklin

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

Meeting Agenda Franklin Municipal Planning Commission

Thursday, September 25, 2014

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 25, 2014, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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.

CALL TO ORDER

MINUTES

1. [14-403](#) 8/28/14 FMPC Regular Meeting Minutes

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

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.

ANNOUNCEMENTS

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.

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

2. [14-425](#) 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)
3. [14-433](#) 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)
4. [14-435](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer and drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [14-427](#) 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](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [14-437](#) 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](#)

7. [14-434](#) 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](#)

8. [14-422](#) 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](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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