



City of Franklin

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

Legislation Text

File #: 19-0283, **Version:** 1

DATE: April 17, 2019

TO: Franklin Municipal Planning Commission

FROM: Christopher Andrews, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (04/25/19 FMPC 8-0; 05/14/19 WS)

Project Information

COF Project Number: 6949

Applicant: Chad Lacy, Klobber Engineering Services

Owner: Gary Keckley, Fountains of Franklin, LLC

Background/Staff Comments

The applicant is requesting a revised development plan for the Silver Grace PUD Subdivision (Fountains of Franklin), 14.88 acres located north of Murfreesboro Road and east of Chester Stevens Court. The existing development plan was approved in 2009. The applicant is also requesting that the zoning of the property is being updated to accurately reflect the assisted living facility as an institutional use rather than a residential use, an addition of memory care square footage, and to establish a residential density.

The total residential unit count included in the revision remains the same, however, three single family lots that front Chester Stevens Court are being re-assigned as cottage units. The applicant is also proposing a memory care expansion to the main living facility. This expansion is internal to the site and is supported as a use within Envision Franklin's Multifamily Residential design concept.

Recommendation

Recommend approval, with conditions, to the Board of Mayor and Aldermen.

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

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded."

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

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.