



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, May 26, 2022

5:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklin.tn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in-person in the Boardroom. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

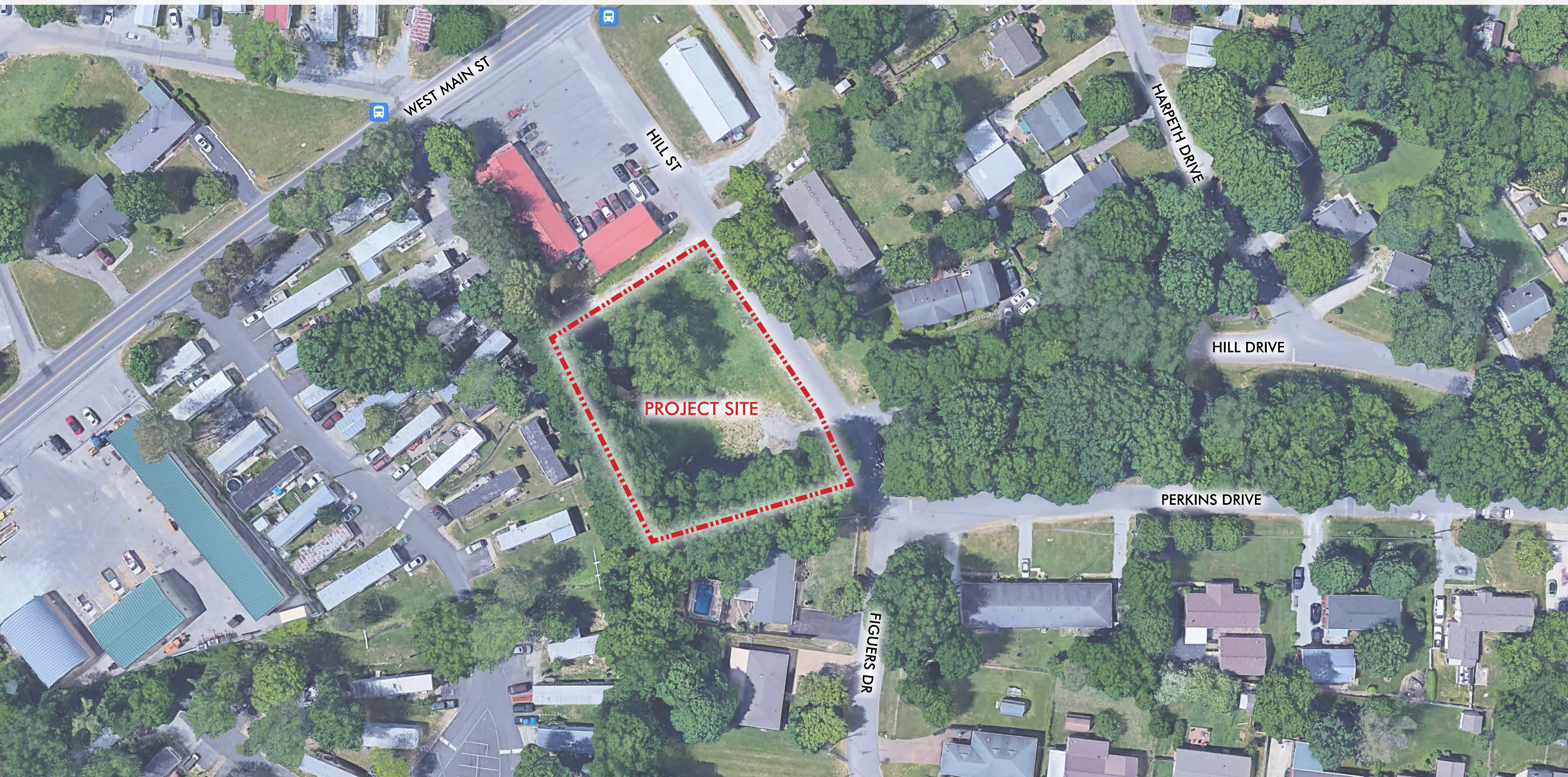
NEW BUSINESS

1. (5:00 - 5:20 pm) Discussion of a development plan proposing to re-establish the entitlements for four single-family homes over 0.56 acres, located at 601, 607, 613, and 619 Hill Drive (Cottages At 509 Hill Drive PUD).
2. (5:20 - 5:30 pm) Initial discussion regarding procedural changes that ensure the timely installation of required roadway, stormwater, and landscaping improvements covered by performance sureties.
3. (5:30 - 6:30 pm) Discussion of Goose Creek Coordinated Study update.

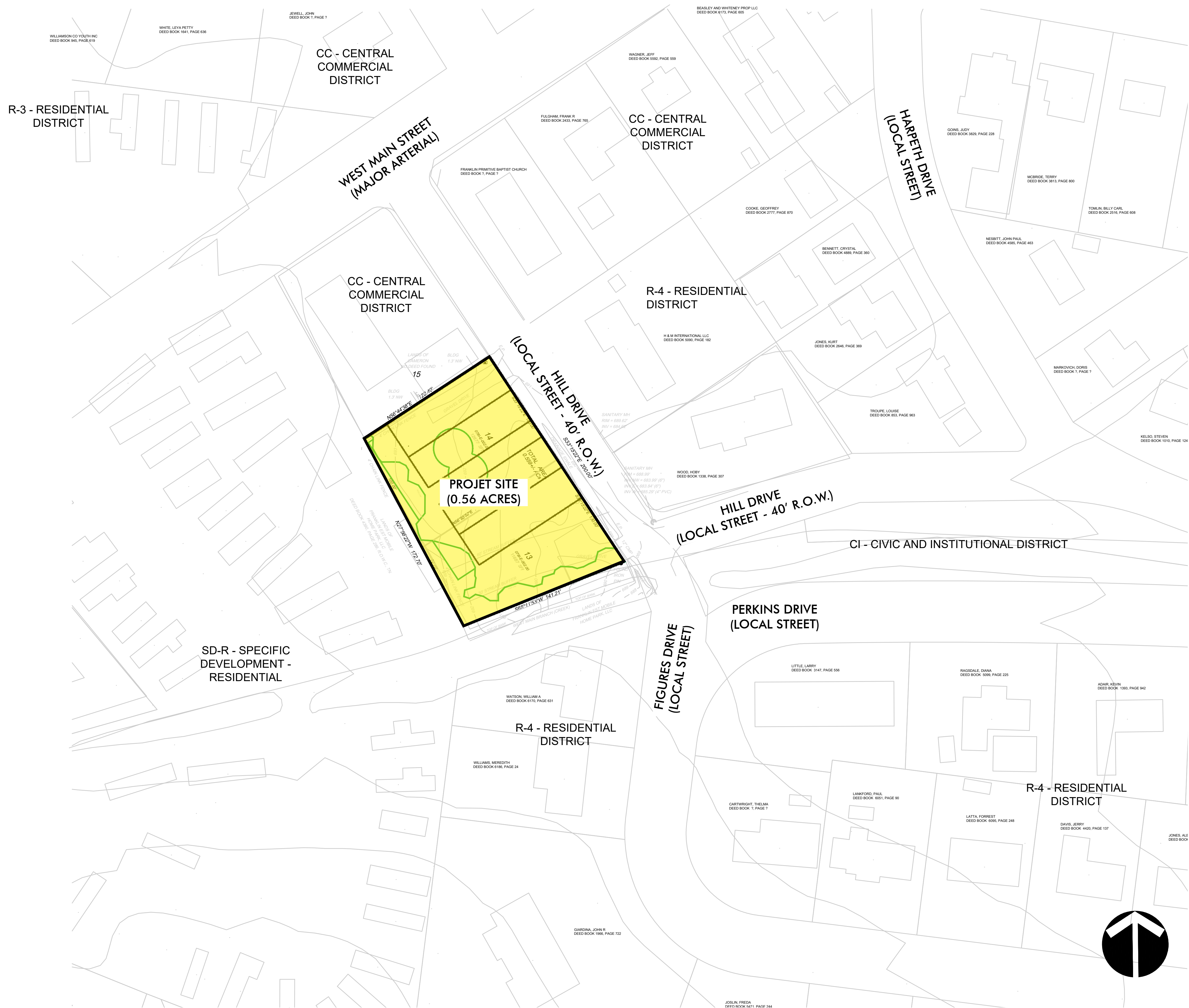
OTHER BUSINESS

ADJOURN

THE COTTAGES AT 509 HILL DRIVE JOINT CONCEPTUAL WORKSHOP



INTRODUCTION
THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN



CONTEXT PLAN
THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN





1 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"



2 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.



1 TYP. SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"



2 TYP SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.



File #: 21-03244

DATE: May 13, 2022

TO: Board of Mayor and Aldermen and Franklin Municipal Planning Commission

FROM:

SUBJECT:

(5:20 - 5:30 pm) Initial discussion regarding procedural changes that ensure the timely installation of required roadway, stormwater, and landscaping improvements covered by performance sureties.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

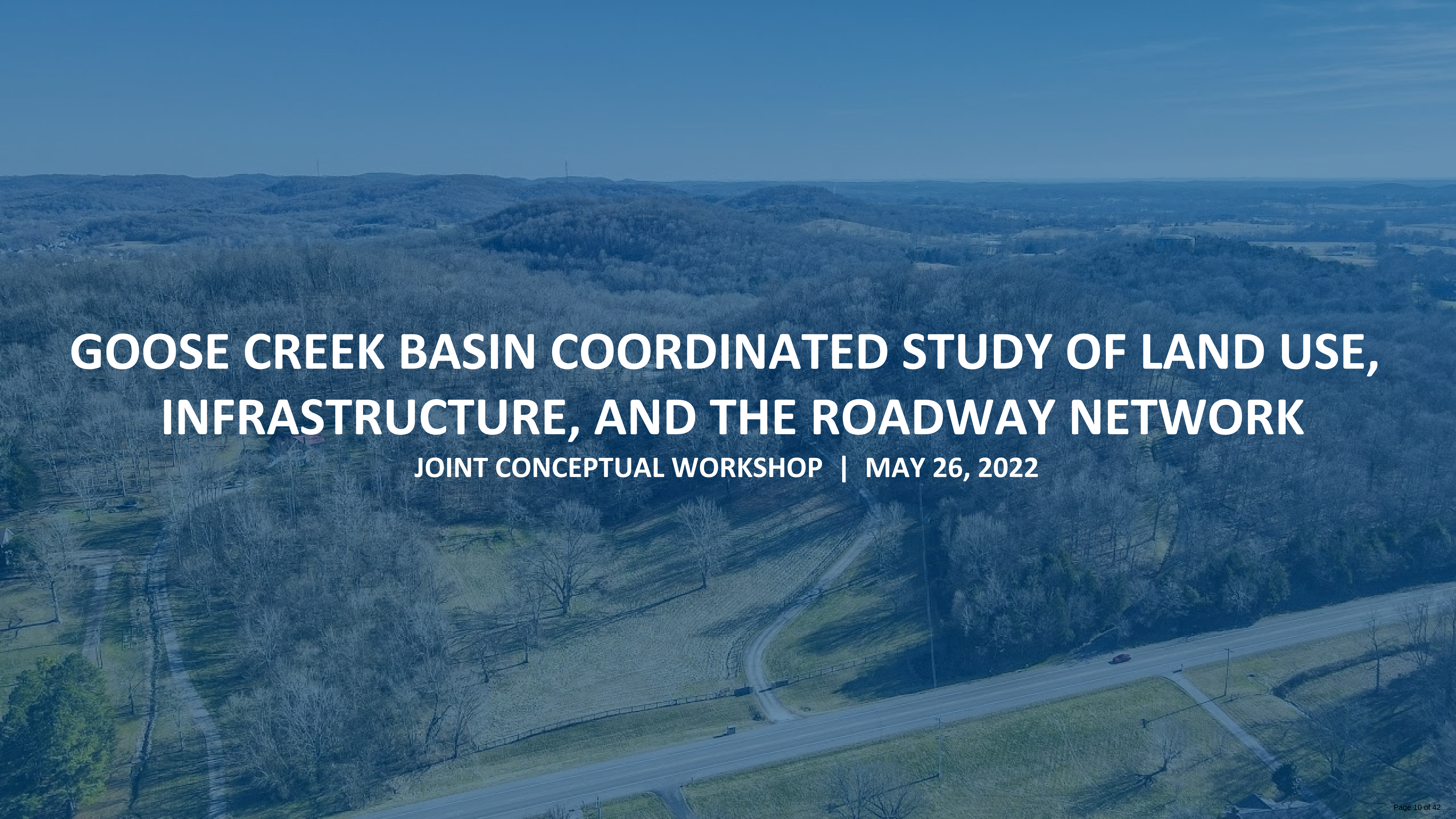
(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

An aerial photograph of a rural landscape, likely in the Goose Creek Basin. The image shows a winding road through a field of bare trees, with rolling hills in the background. The sky is clear and blue. The overall tone of the image is blue, suggesting a clear day or a specific time of day like dawn or dusk.

GOOSE CREEK BASIN COORDINATED STUDY OF LAND USE, INFRASTRUCTURE, AND THE ROADWAY NETWORK

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

Project Team



Cynthia Bowen, FAICP, LEEP AP
Partner / Planner

Catherine Kazmierczak
Planner



Thomas Clinard, PE
Vice President

Brandon Denny, PE
Project Engineer

Hollis Loveday, PE
Principal / Traffic Engineering



Carson Bise, AICP
President

Colin McAweeney
Senior Fiscal & Economic Analyst

Overview

- **Process Update**
- **Land Use Concept Revised**
- **Transportation Analysis**
- **Precedent Imagery**
- **Next Steps & Discussion**



An aerial photograph of a rural landscape. In the foreground, a two-lane road curves through a grassy field. To the left of the road, there is a dense forest of bare trees. In the background, rolling hills are covered in a thick forest. The sky is clear and blue. The overall image has a blue tint.

PROCESS UPDATE

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

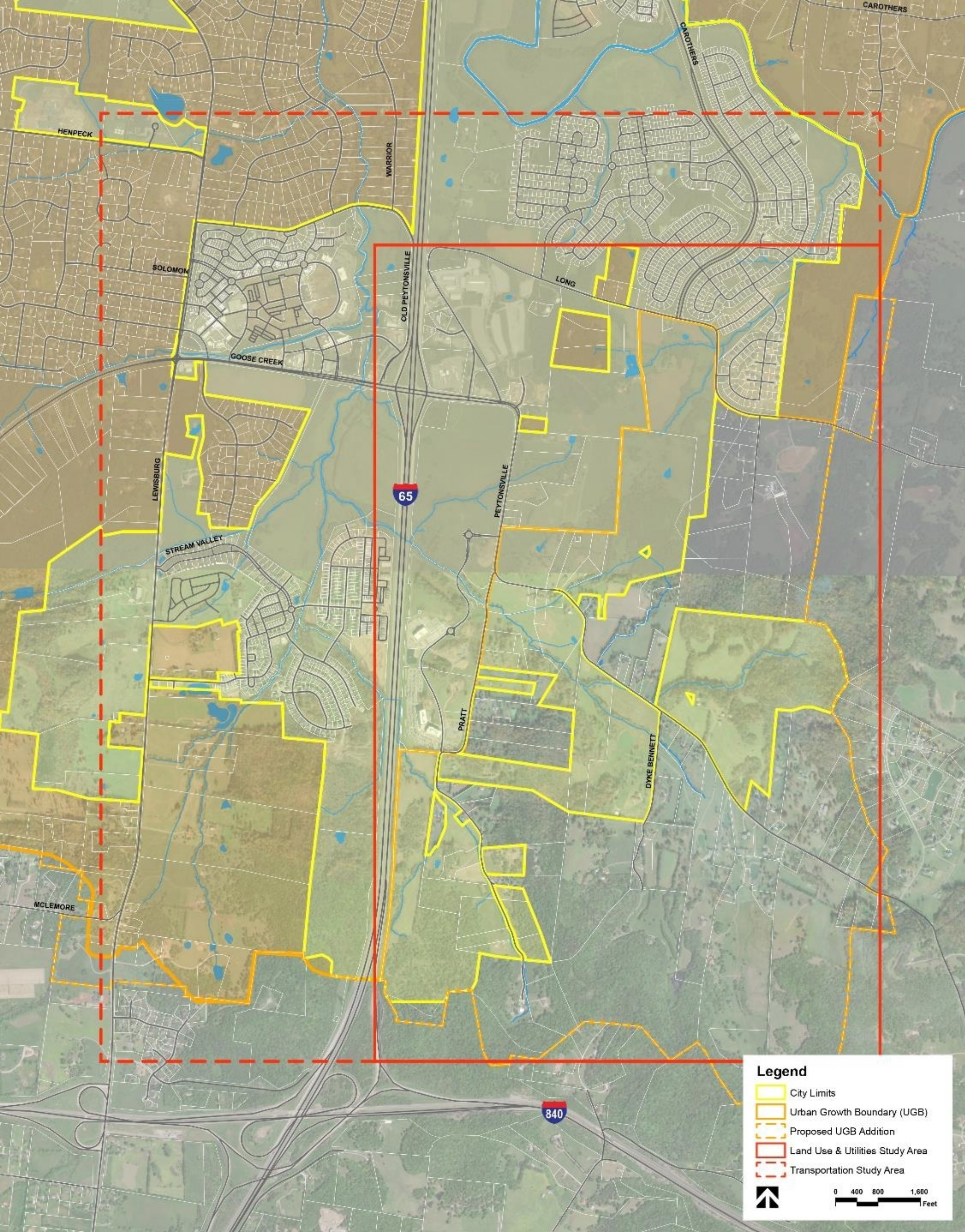
Project Area

Land Use & Utilities

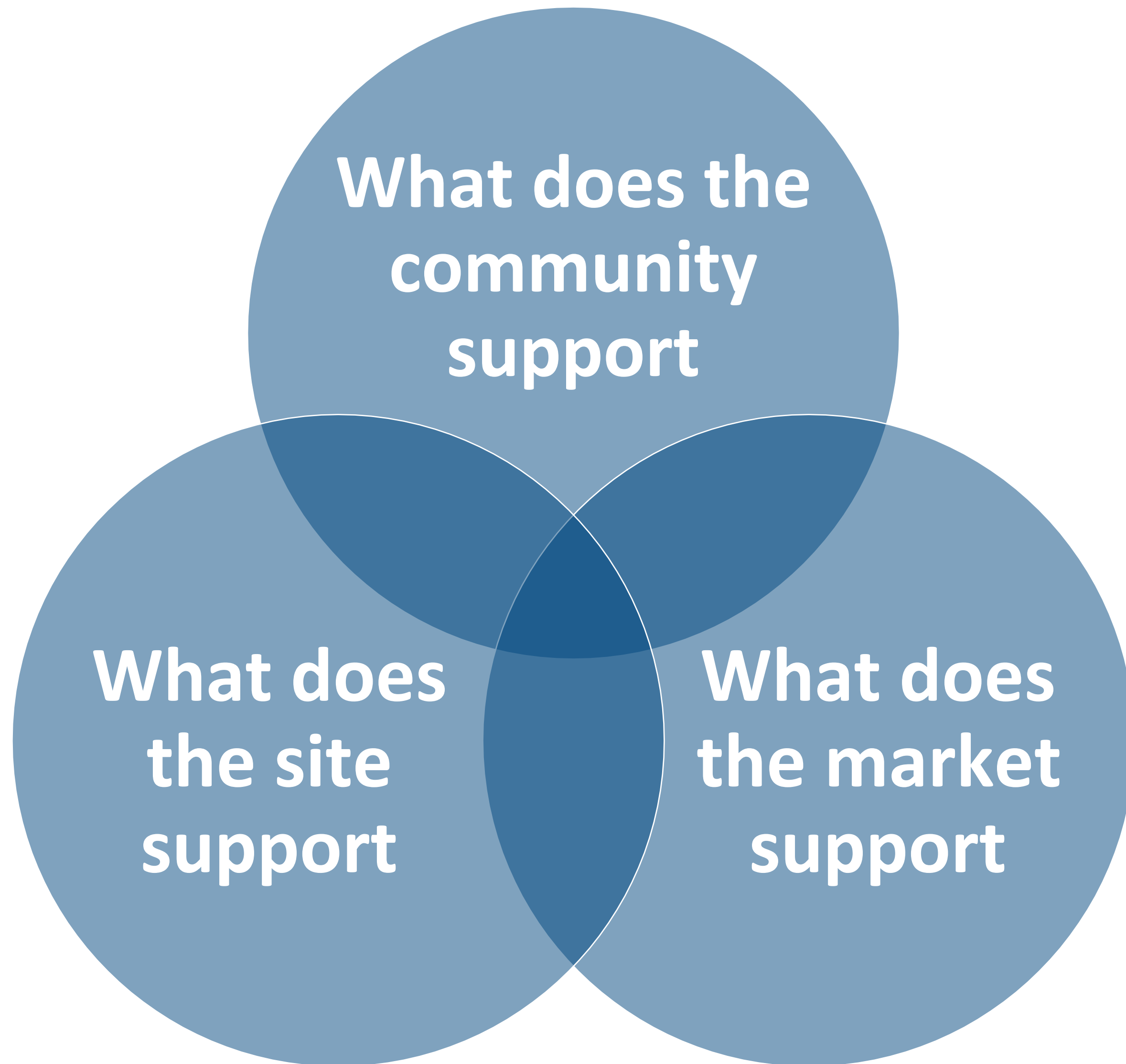
- East of I-65, South of Long Lane
- 2,500 acres

Transportation

- East of Lewisburg Pike, South of Henpeck Lane
- 18 existing intersections
- 7 new intersections
- 1 potential new interchange



Understanding



- Outreach with property owners and residents
- Develop and evaluate two potential build-out scenarios – partial interchange versus flyover
- Update and expand the City's PTV Vistro software model for future traffic impact analyses
- Evaluate fiscal impacts of different land uses
- Create an infrastructure funding and phasing plan

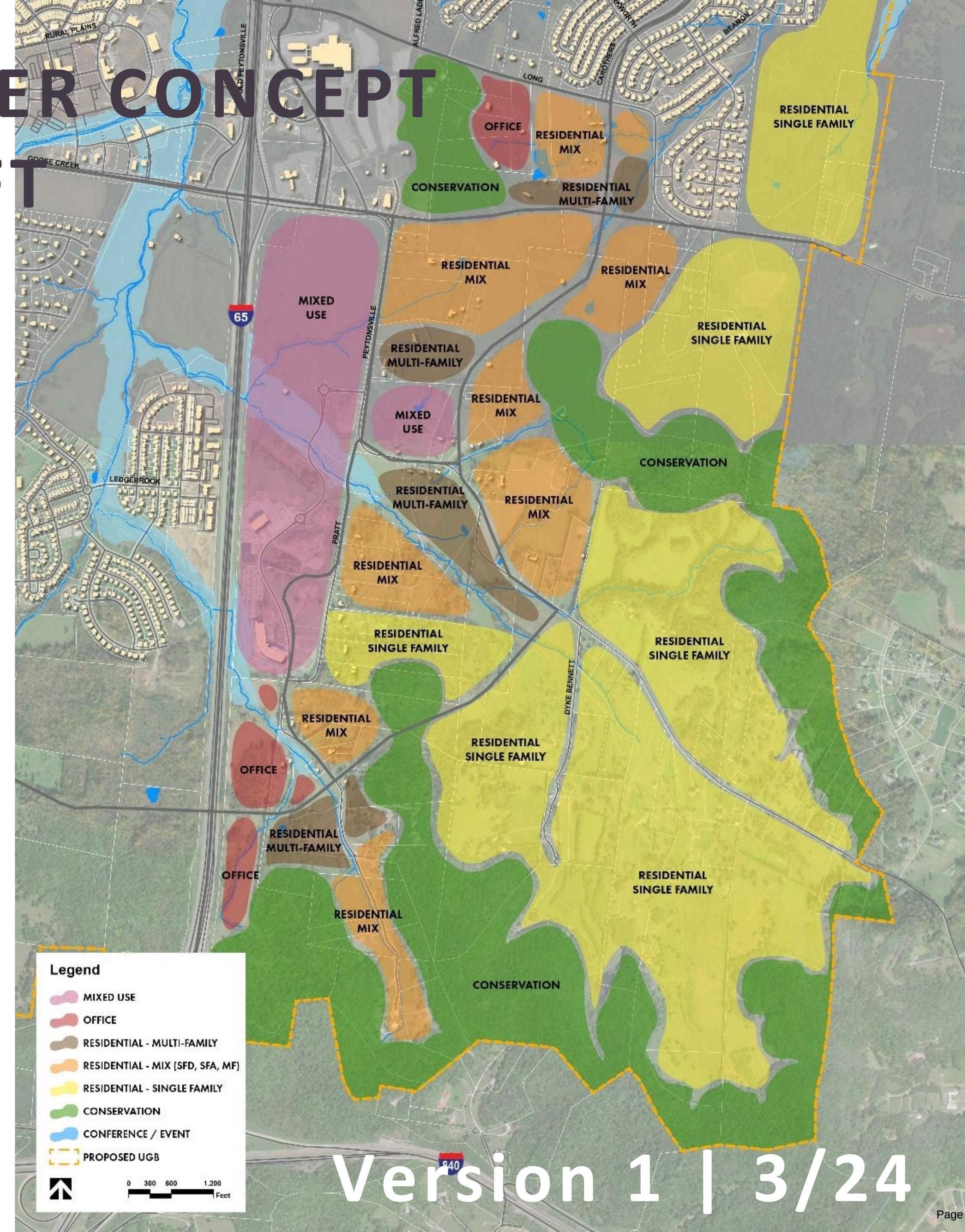
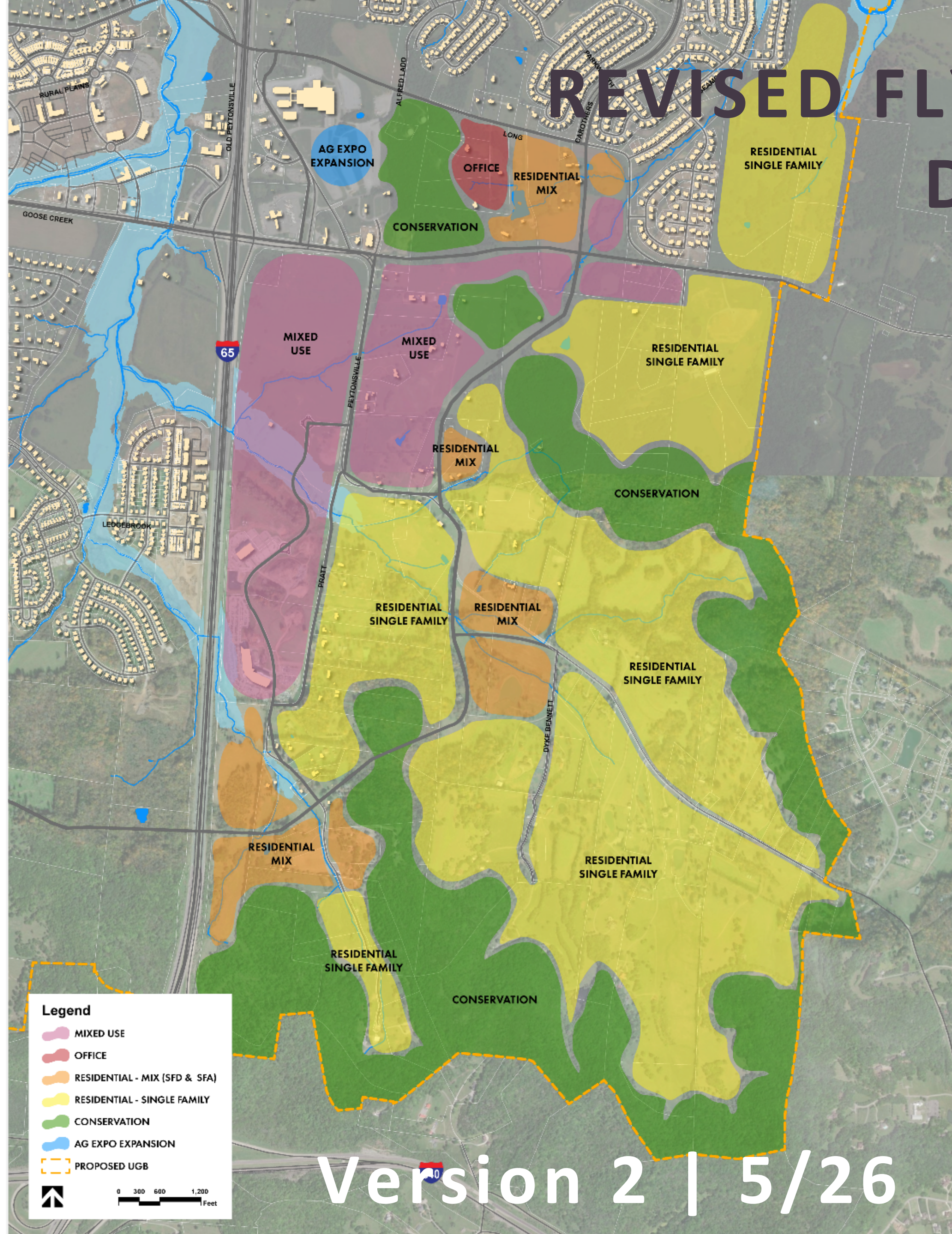


An aerial photograph of a rural landscape. In the foreground, a paved road runs horizontally across the frame. To the left of the road, there is a grassy field with some trees. To the right, there is a dense forest of bare trees. In the background, there are rolling hills covered in forest. The sky is clear and blue. The overall tone of the image is blue, suggesting a clear sky or a filter applied to the photo.

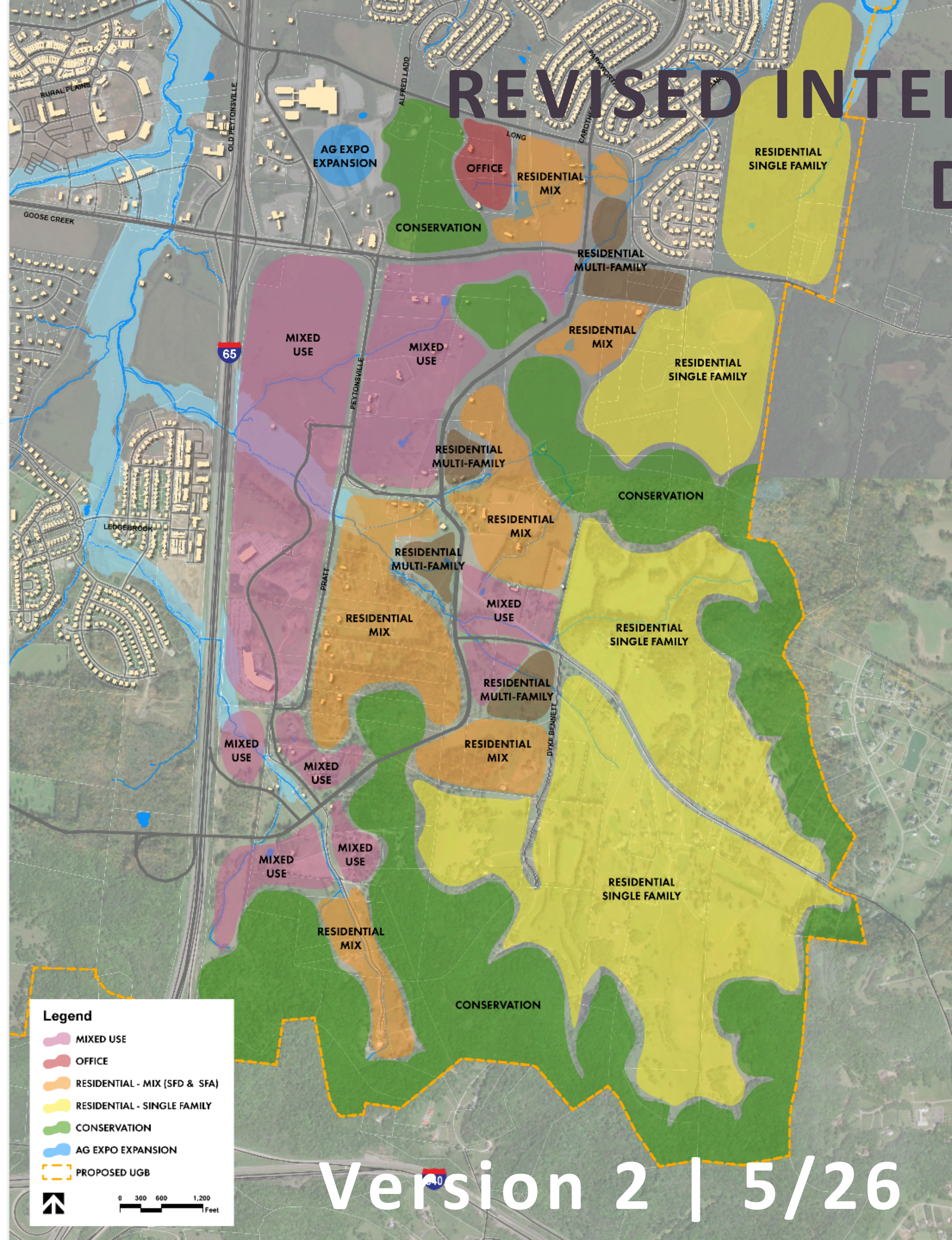
LAND USE CONCEPT REVISED

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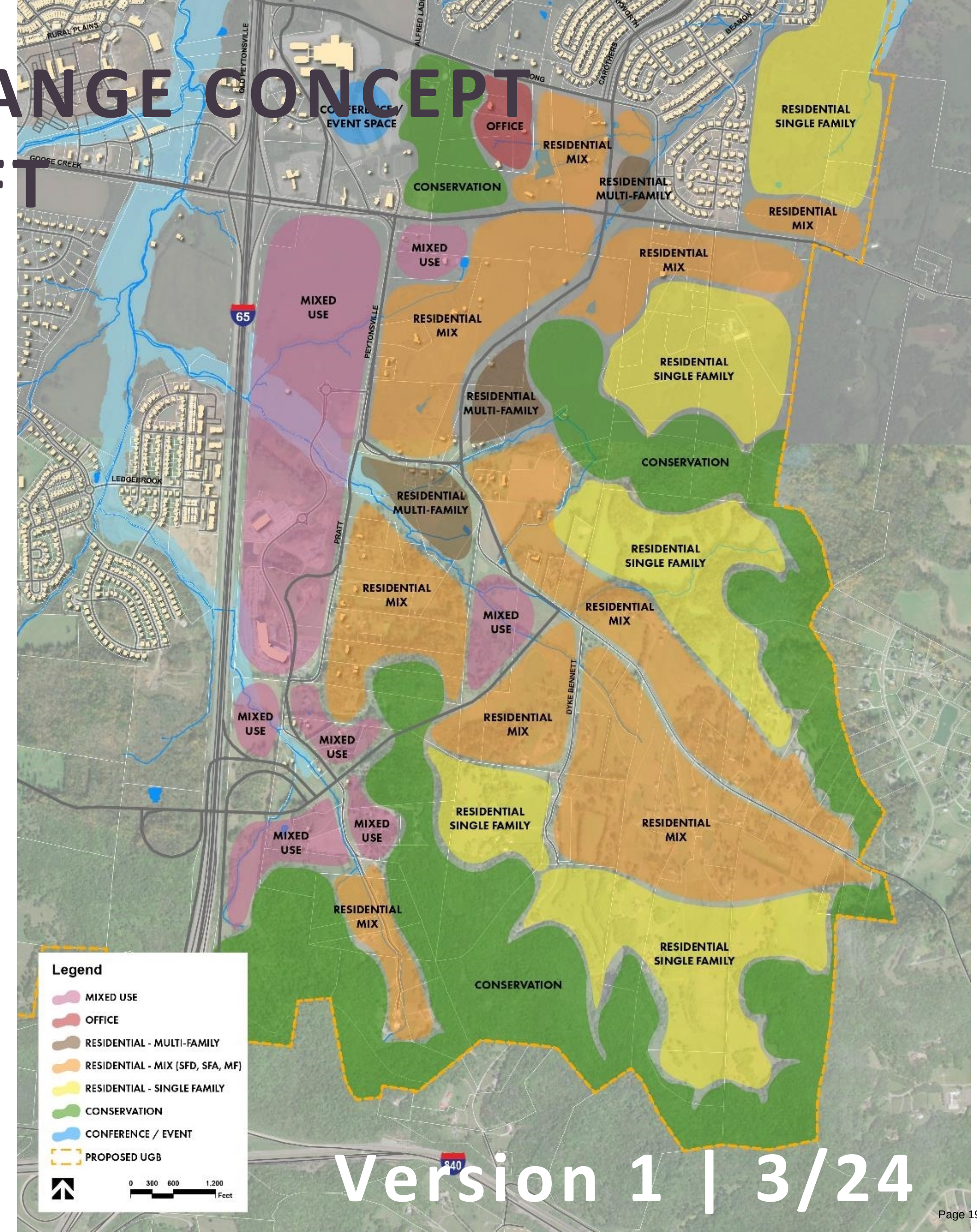
REVISED FLYOVER CONCEPT DRAFT



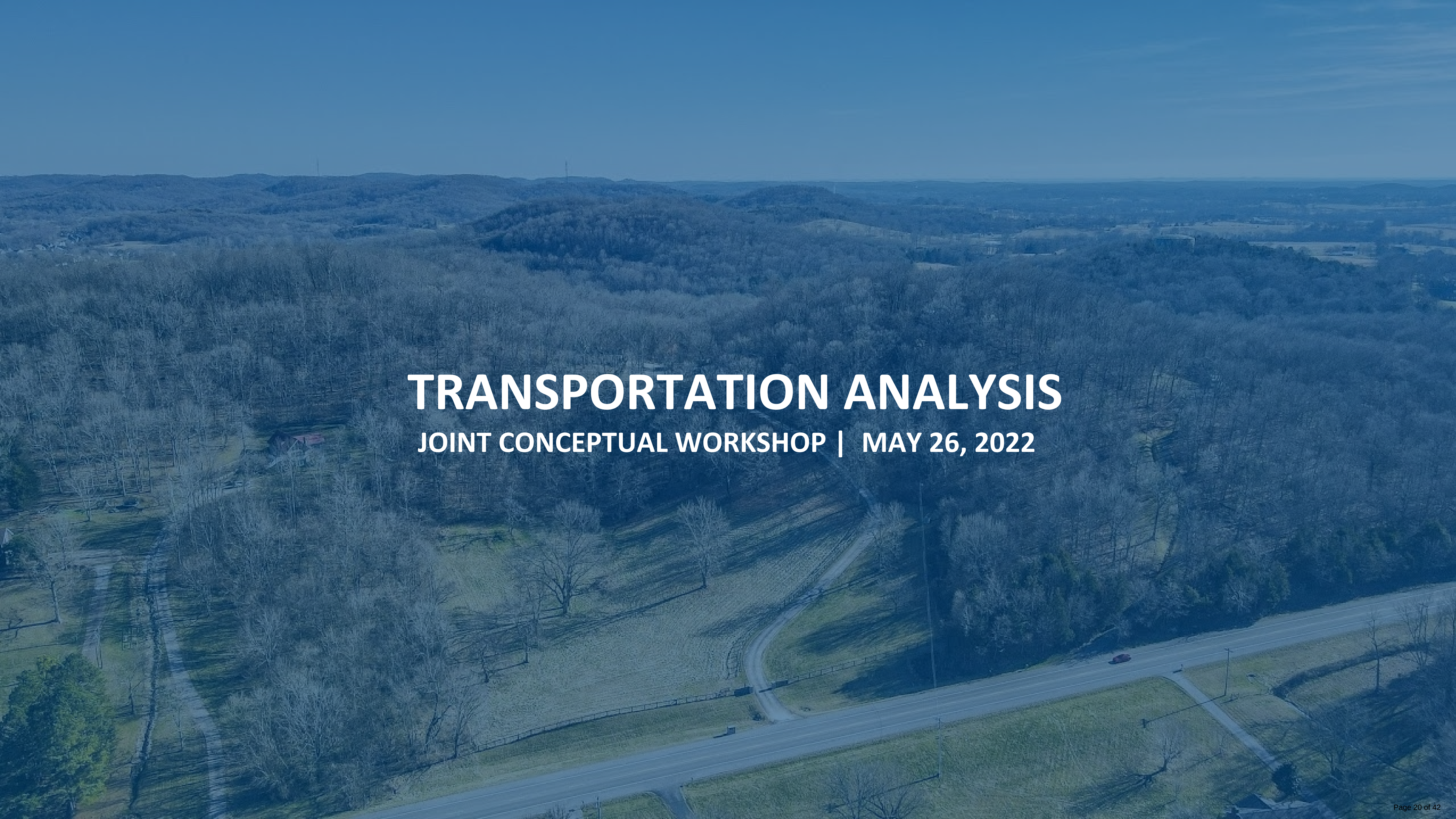
REVISED INTERCHANGE CONCEPT DRAFT



Version 2 | 5/26



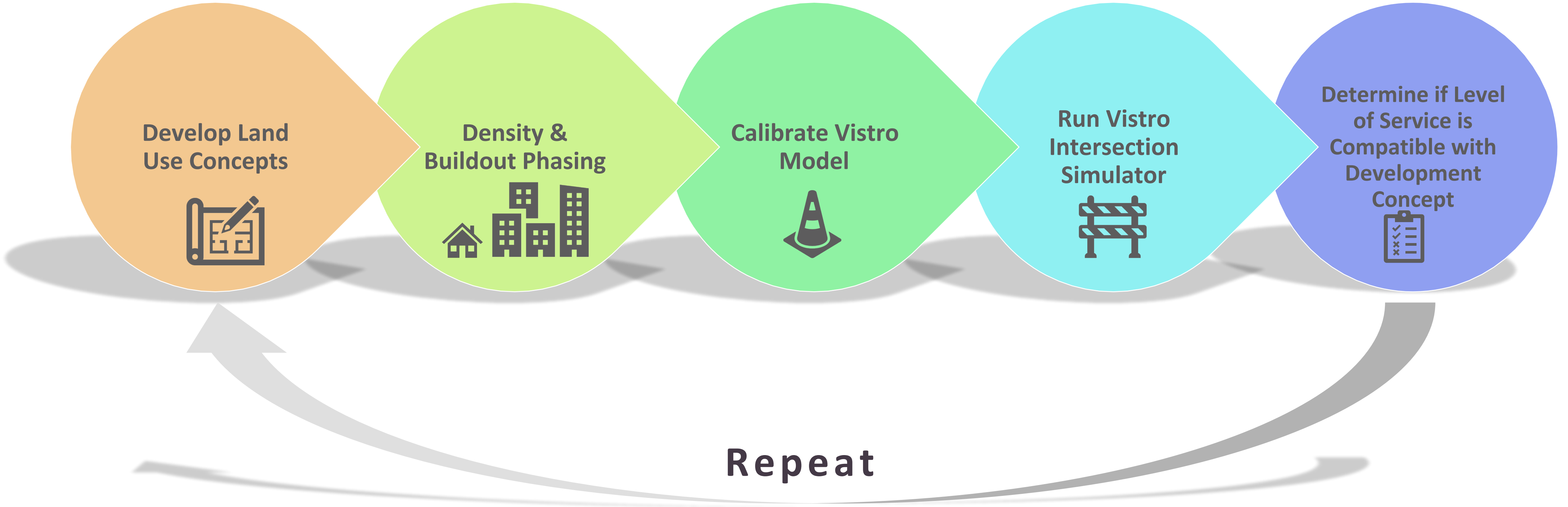
Version 1 | 3/24

An aerial photograph of a rural landscape, featuring a winding road, a large field, and a dense forest of trees. The image is overlaid with a blue gradient and white text.

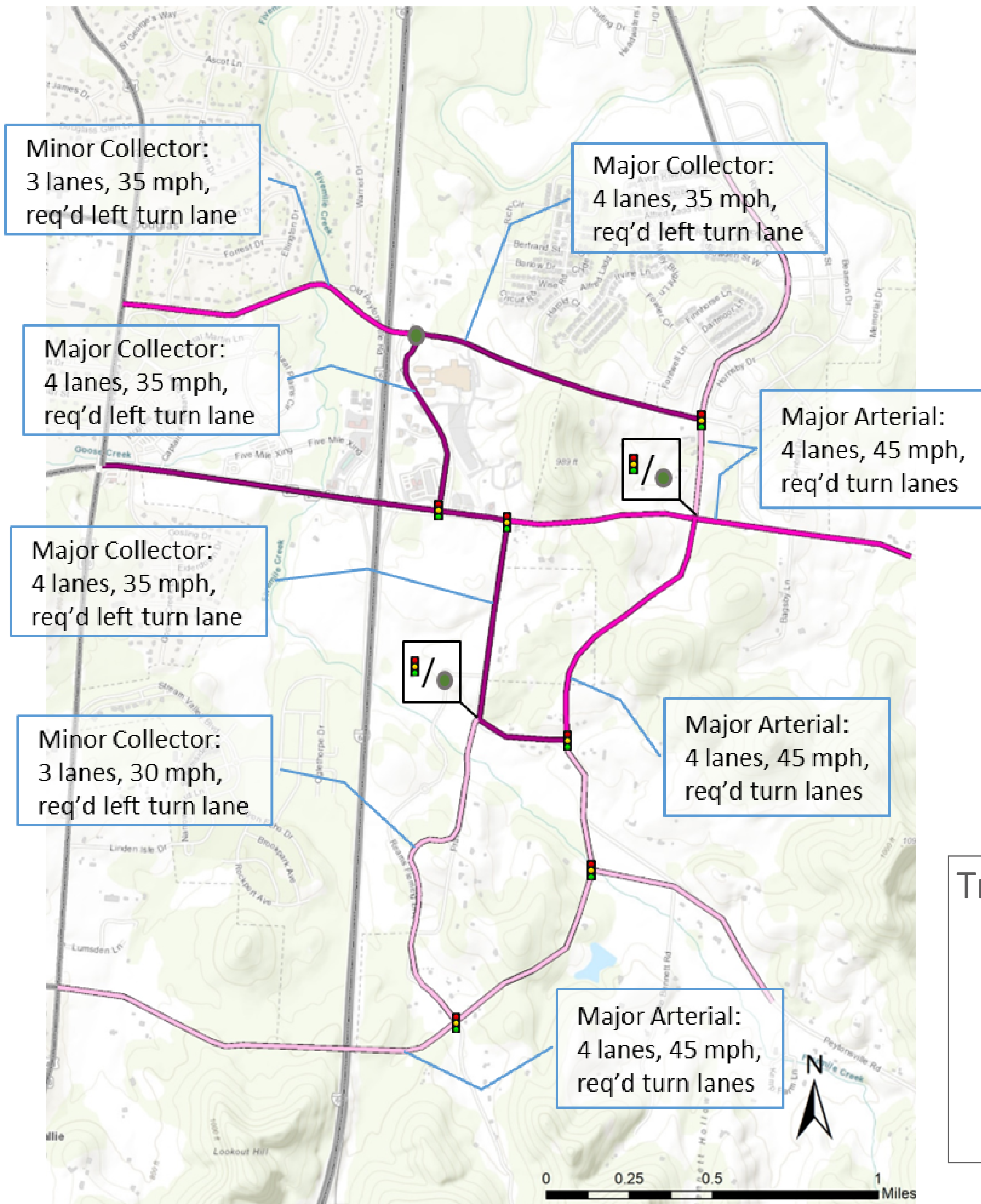
TRANSPORTATION ANALYSIS

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

Transportation Analysis Process



Traffic Intensity



- Develop and evaluate two potential build-out scenarios – partial interchange versus flyover
- Update and expand the City's PTV Vistro software model for future traffic impact analyses

Traffic Intensity

- High
- Medium
- Low

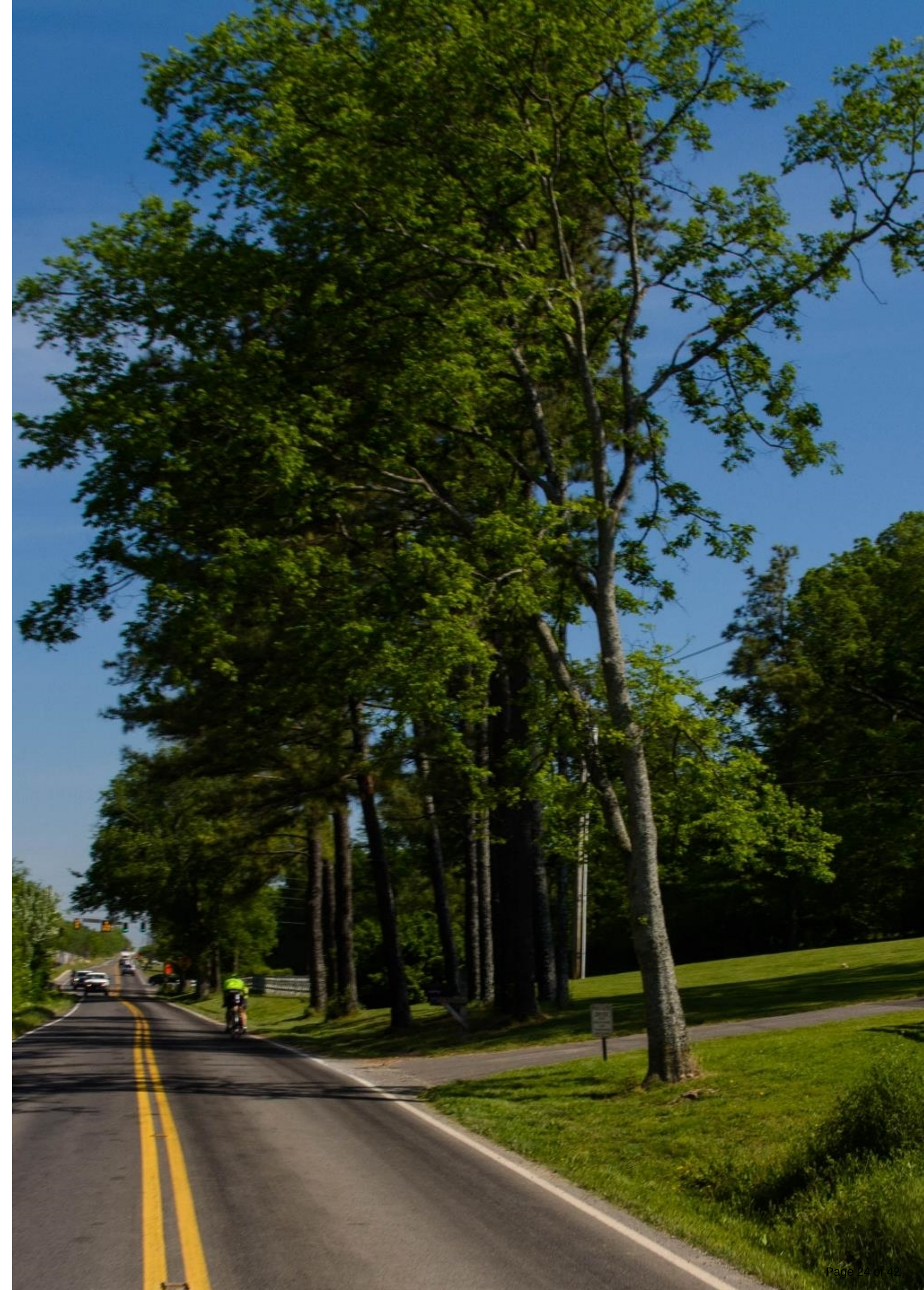
An aerial photograph of a rural landscape, likely in a hilly region. The foreground shows a paved road with a car, a grassy field, and a line of trees. The middle ground is dominated by a dense forest of bare trees, suggesting late autumn or winter. In the background, rolling hills are visible under a clear sky. The entire image has a blue color overlay.

PRELIMINARY RECOMMENDATIONS

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

Density

- Only reviewing infrastructure as indicator may not work in this area
- Costly extensions are needed, to support capacity and future development
- Examined other mixed-developments in Franklin, used as case studies to develop density calculations to determine impact on infrastructure in study area



Density

Single Family	2.0 du/acre
Residential Mix	3.5 du/acre
Residential Multi-Family	14 du/acre
Mixed Use	0.625 FAR
Office	0.2 FAR

Flyover Concept Totals	Interchange Concept Totals
DUs: 4,769	DUs: 6,453
Non-Res. SF: 2,740,398	Non-Res. SF: 3,364,393



Precedent Imagery

Development projects will likely occur as market forces dictate. It is anticipated that many of the existing homes and land uses will continue for some time until larger development projects become possible. Future development should have policies in place that ensure high-quality development takes place and aligns with the desires of the community.



Single-Family Homes for First Time Buyers



Residential Single Family

Single-Family Homes for Move Up Buyers



Residential Single Family

Single-Family Homes for Move Up Buyers



Residential Single Family & Residential Mix

Single-Family Homes for Luxury Buyers



Residential Single Family

Apartments / Condominiums



Residential Mix & Residential Multi-Family

Townhomes / Rowhouses



Office

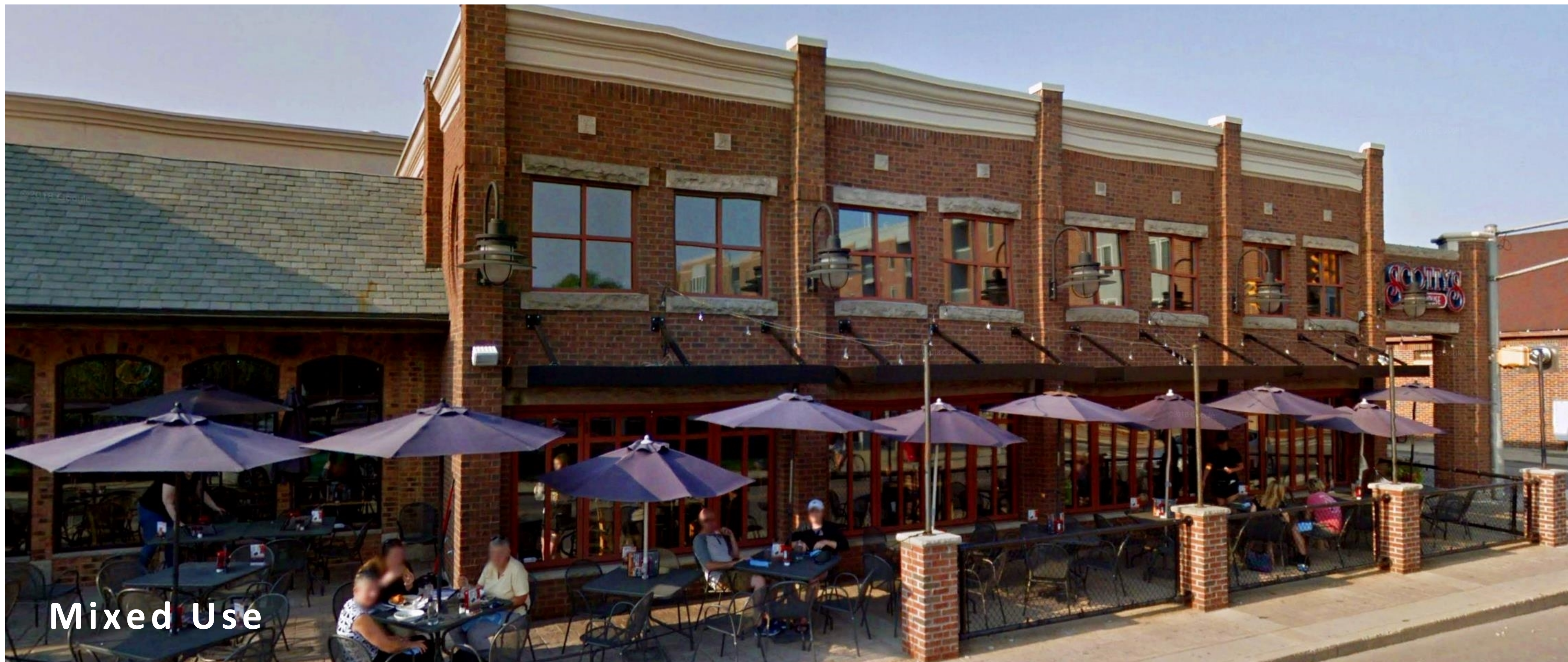


Office & Mixed Use

Retail



Restaurants



Hotels



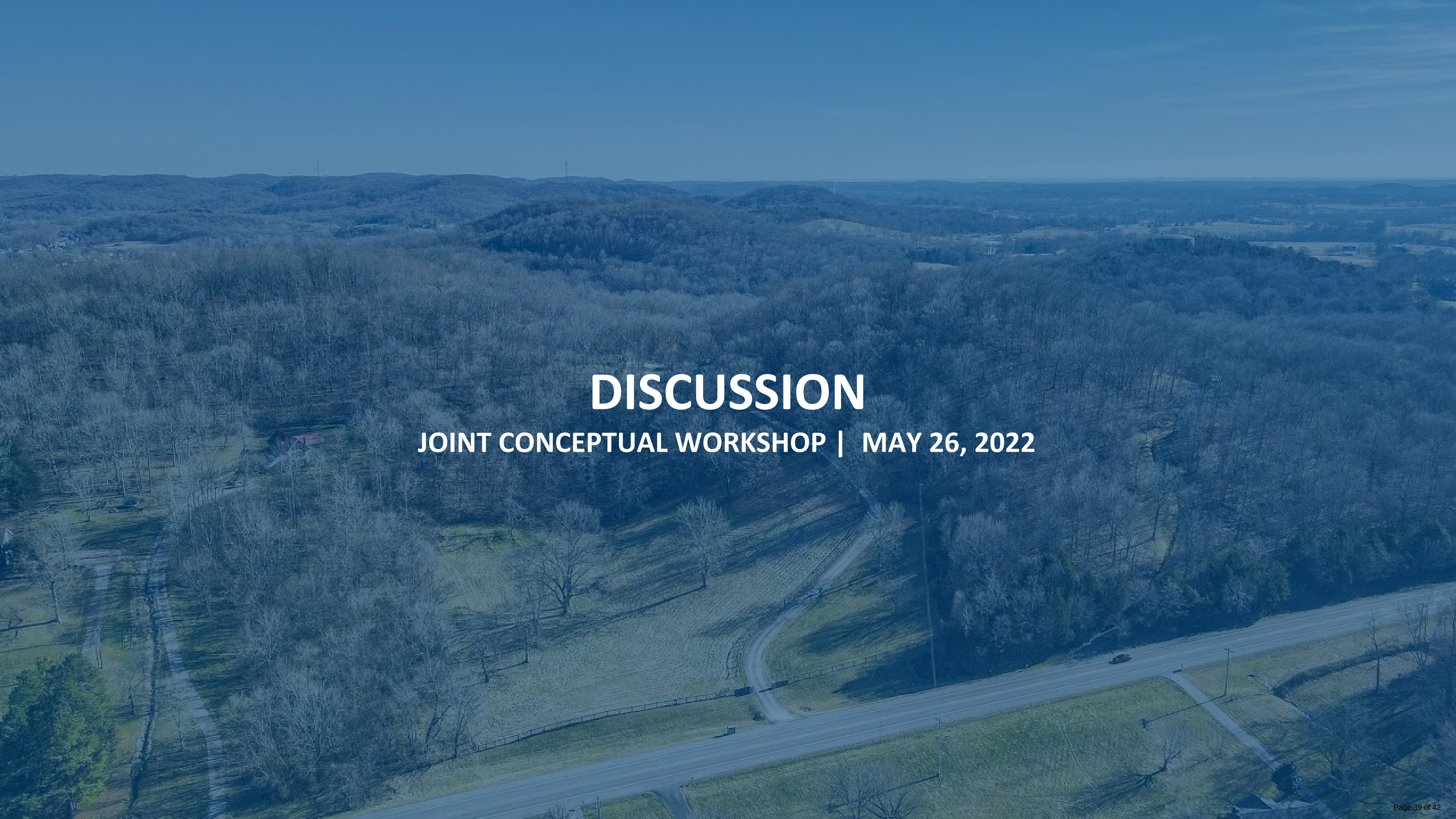
Mixed-Use (Commercial + Residential)



Mixed Use

Conservation



An aerial photograph of a rural landscape. In the foreground, a two-lane road curves through a grassy field. To the left of the road, there is a dense forest of bare trees. In the background, rolling hills covered in forest stretch towards the horizon under a clear blue sky. The entire image has a blue color overlay.

DISCUSSION

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

Next Steps

- Community Meeting
- Follow-up with Stakeholders
- Policy Development
- Financing Strategy



Discussion

1. Initial reaction and feedback – what do or don't you like? Are we on the right track?
2. What information do you need to make an informed decision regarding development in this area for the future?



An aerial photograph of a rural landscape, featuring a winding road, a large field, and a dense forest of bare trees. The scene is captured from a high angle, showing the road curving through the landscape. The trees are mostly without leaves, suggesting a late autumn or winter setting. The overall tone of the image is muted, with a blue tint. The text "THANK YOU" is overlaid in the center in a large, white, sans-serif font.

THANK YOU