



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, September 22,
2022

6:00 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. (6:00 - 6:30 PM) Discussion of a development plan proposing 77 single-family lots, on 29.17 total acres, located near the intersection of Oxford Glen Drive and Clovercroft Road, at 4080 Clovercroft Road (Novara PUD).

OTHER BUSINESS

ADJOURN

4080 CLOVERCROFT ROAD

JOINT CONCEPTUAL WORKSHOP

SEPTEMBER 22, 2022

PRESENTED BY:
Clovercroft Holding LLC
A joint venture between Arnold Homes and
Province Builders



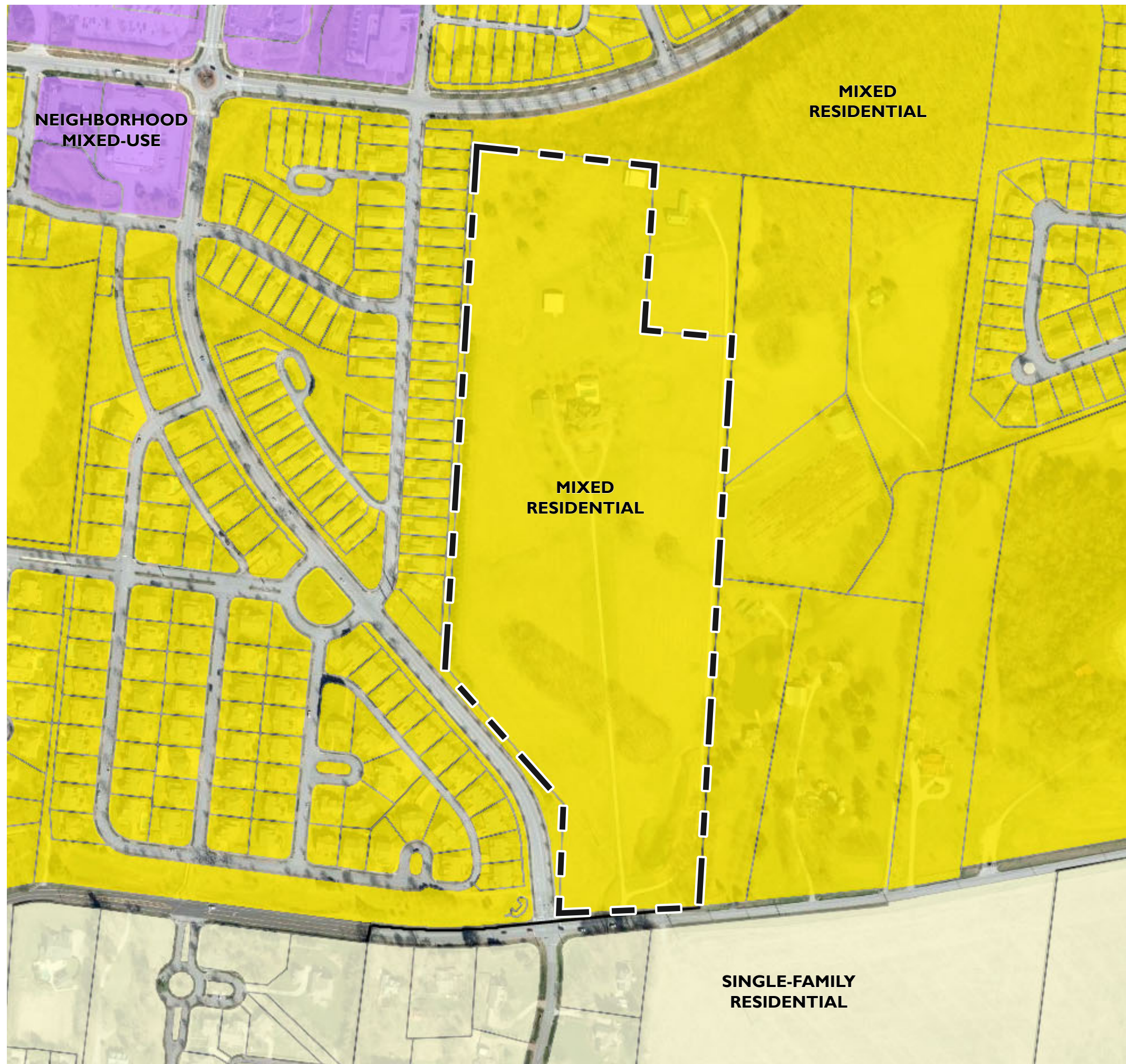


INTRO TO CLOVERCROFT HOLDING

- Clovercroft Holding LLC is a joint venture between Arnold Homes and Province Builders



ENVISION FRANKLIN



- This property is under the Design Concept as Mixed Residential

Homes Types Allowed in Mixed Residential:

- Single-Family Residential
- Duplexes
- Townhomes
- Multiplex (4-unit condos)

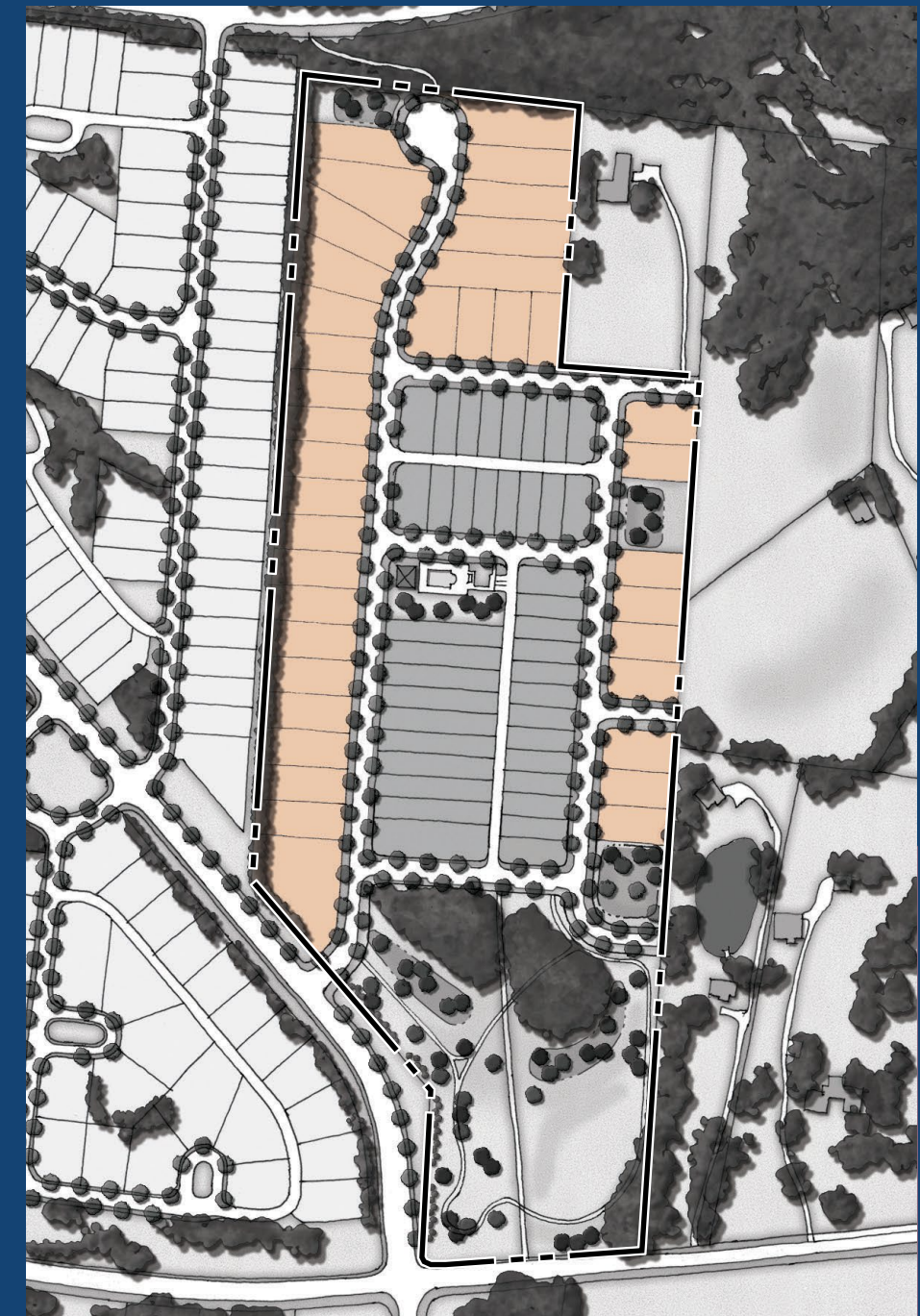
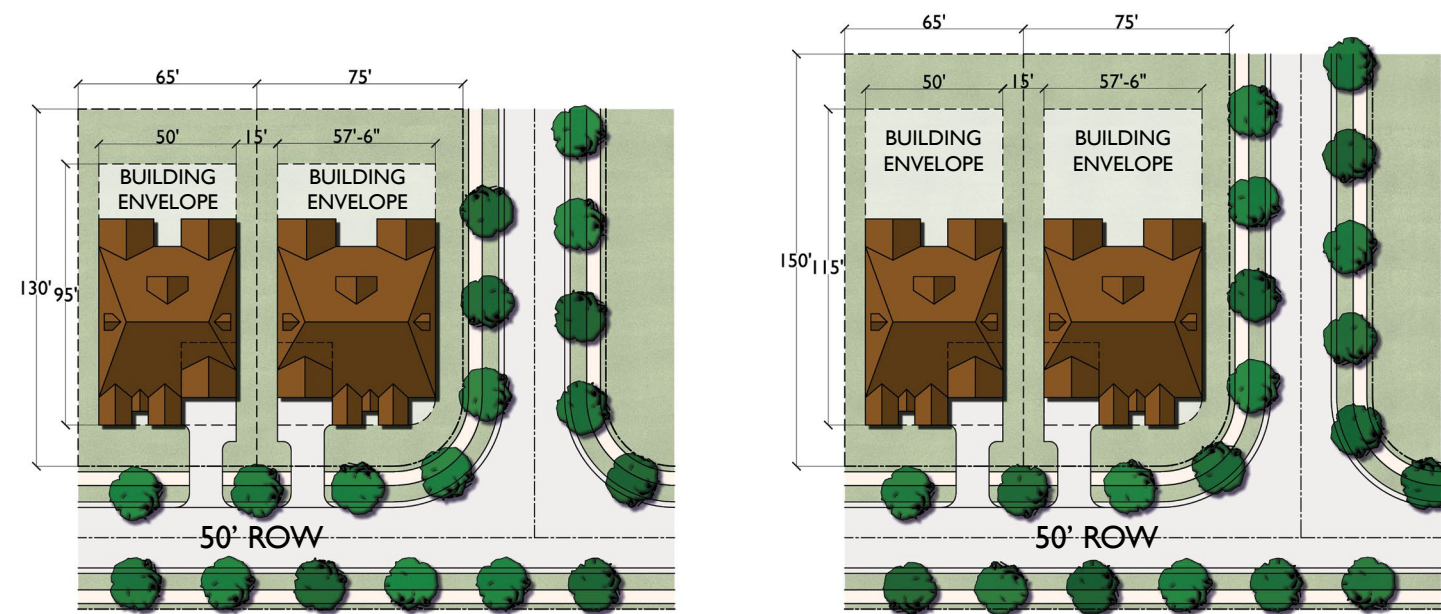


MASTER PLAN

RESIDENTIAL UNITS:	77 UNITS
65' LOTS -	38 UNITS
40' LOTS -	39 UNITS
TREE CANOPY RETENION:	2.13 AC
OPEN SPACE:	7.63 AC
TOTAL NUMBER OF STUDENTS:	54 STUDENTS
• TRINITY ELEMENTARY:	30 STUDENTS
• PAGE MIDDE SCHOOL:	12 STUDENTS
• PAGE HIGH SCHOOL:	12 STUDENTS
• All schools have the capacity to take on more students	

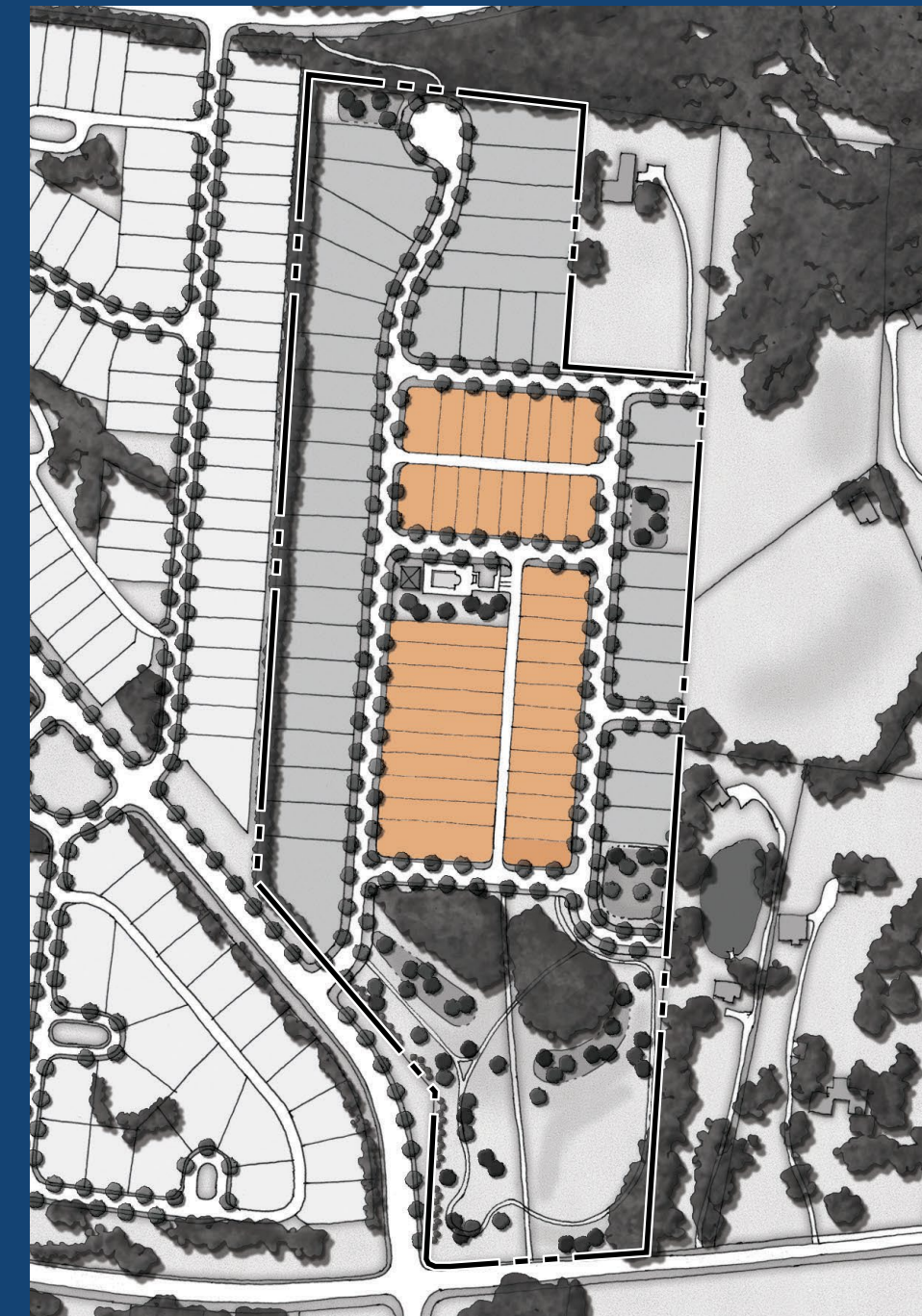
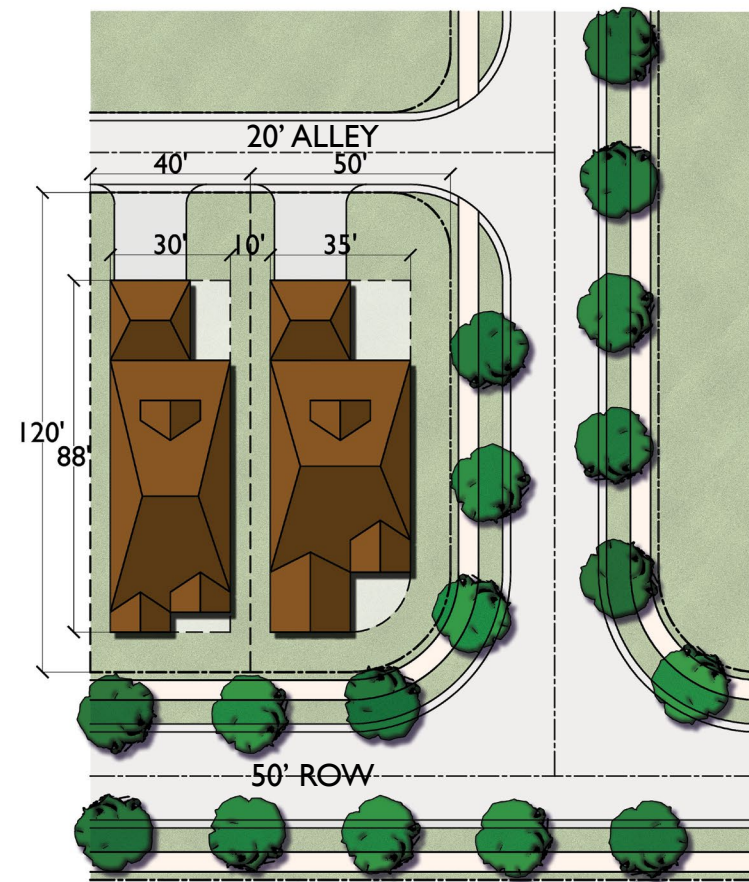
65' Single Family Lots

- 65' Front-Loaded Single Family Lots
- (38) 65' lots within the development
- Varying lot depths



40' Single Family Lots

- 40' Alley-Loaded Single Family Lots
- (39) 40' lots within the development
- Varying lot depths



PEDISTRIAN CONNECTION

- Pedestrian connection to Publix
- 0.32 MI from Publix
- Path to connect to sidewalk along Liberty Pike



Neighborhood Park

AMENITIES:

- Vast Green Spaces
- Walking Trails
- Benches



NEIGHBORHOOD PARK



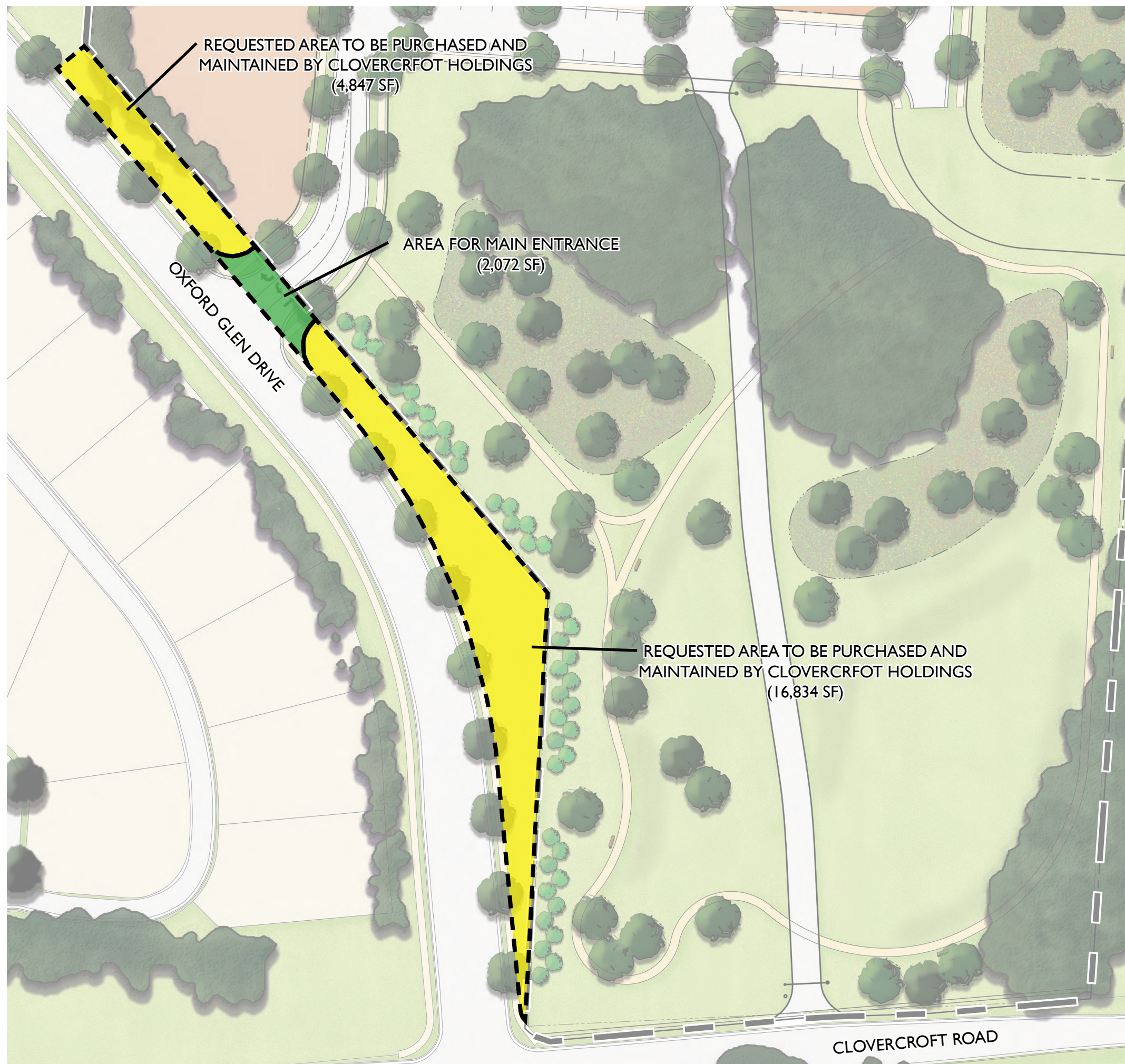
TUCKED AWAY VILLAGE

- The preserved tree canopy will buffer the new homes from Clovercroft Road
- The first home is more than 650' from Clovercroft Road
- The park will be a highlight of the neighborhood and a shared amenity for McKay's Mill



HOA REQUEST

- 23,753 SF area request from McKay's Mill HOA for purchase
- Formal planting, street trees, and landscape buffers will be provided



MASTER PLAN

NEXT STEPS:

- Development Plan Submittal
-
- Planning Commission Meeting - 10/27/2022

QUESTIONS?

