



Meeting Agenda

Design Review Committee

Monday, November 21, 2022

3:00 PM

Board Room

Notice is hereby given that a Special Called Meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. 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. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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 Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Kiser Vogrin Design LLC, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

November 14, 2022



Amanda Rose, AICP
Preservation Planner
City of Franklin Planning & Sustainability Department

RE: **The Middle Eight - DRC Submittal**
228 Franklin Road
Franklin, TN

City of Franklin Project No: TBD
KVD Project No. 21065

Amanda~

On behalf of our client, Truland Development Co., please find attached our DRC Application Submittal in the form of the attached graphics, owner affidavit and project narrative outline below.

We thank you for your initial review and comments as we worked thru the plan design. We have been carefully considering your comments and have tried to address all your concerns. We have also been focused on creating breaks in the facade to avoid long uninterrupted areas.

The Middle Eight

Location

SE Corner of Franklin Road and Liberty Pike

Site Acreage

+/-7.194 Acres

Current Envision Franklin Use

Multi-Family Residential

Future Envision Franklin Amendment Request

Neighborhood Mixed-Use

As you know the City of Franklin is in the process of recrafting the current Envision Franklin Document. We have been in communication with the Aldermen of this Ward and the Factory as well as planning and City administration to potentially create a Factory District. The City of Franklin have expressed enthusiasm for the potential of creating a new district and potentially a new design concept. There is agreement that defining this district will lead to the opportunity for a better development and an area/offering that the city can be excited about.

Current Zoning

R4 – Residential 4 District

Future Rezoning Request

PD – Planned District

History

Ownership & Rebuilding

Toby and Amanda McKeegan purchased the house in 1994 from the Himmelfarb's, under the friendly agreement they would "love" the house and raise their children there. They have happily fulfilled this agreement over the last 29 years.

The 2003 tornado caused severe destruction to the house and grounds, requiring significant reinvestment to preserve its historic elements.

2006 Renovation & Expansion

To accommodate a growing family, the house underwent a major renovation and expansion in which a 2000 square foot addition was built on the rear of the home, which was intended to be a juxtaposition of past and present. The front and south facing facades and landscape were preserved and are historically accurate. The finished product, although adapted to modern day living, is respectful of the intent of its original design.

Shared Goals

- It is essential to protect the value of Franklin's unique charm.
- Provide density for preservation by allowing new housing where infrastructure already exists.
- Meet the need. The limited supply of housing and rapid growth has created an extraordinary need.

Franklin wants to welcome the creatives and local professionals to Downtown by providing housing that meets their needs.

Our vision is to use this property to maximize these goals.

Proposed Development

The property will seamlessly integrate with and complement existing neighborhood assets, including The Park at Harlinsdale Farm, Jamison Station and The Factory, a 300,000 SF retail destination offering, retail and office space, restaurants, bars, a brewery and farmer's market.

The Middle Eight will be a 275-unit luxury housing community consisting of (254) units within 3 & 4-story residential multi-family buildings, with an additional hidden penthouse level. The project will also include (6) single family homes, (12) duplexes and (3) townhouses. We will endeavor to provide a select subset of "attainable by design" units targeting the needs of local professionals and creatives desiring the quality of life this project and location will offer, yet in a smaller space translating to a more attainable cost. There will be a mix of studios, 1, 2, & 3-bedroom flats, 3-bedroom penthouses and 3-bedroom townhouse units. The single-family homes will provide 4-bedrooms.

The property will feature +/-15,000 SF of highly amenitized lifestyle oriented common areas, including: a café, game lounge, private dining room, wine cellar and demonstration kitchen, theater room, co-working spaces, podcast/recording studios, maker spaces, guest suites, a spa-like two-level fitness center, numerous outdoor pockets parks and courtyard/plazas, and a thoughtfully conceived dog park and related pet amenities.

75' Width Naturalistic Screening Treatment

As previously submitted to HZC for the Final Plat Submittal we are applying a Naturalistic Screening buffer as suggested by Amanda Rose as part of this submittal. The preliminary landscape plan and associated landscape material are denoted within the DRC Submittal.

The attached submittal outlines the history and existing conditions of the site, zoning/land use information, conceptual master plan as well as supplemental graphic renderings of anticipated residential building types and streetscapes.

We look forward to the opportunity for our project to make a positive impact in Franklin.

Sincerely,

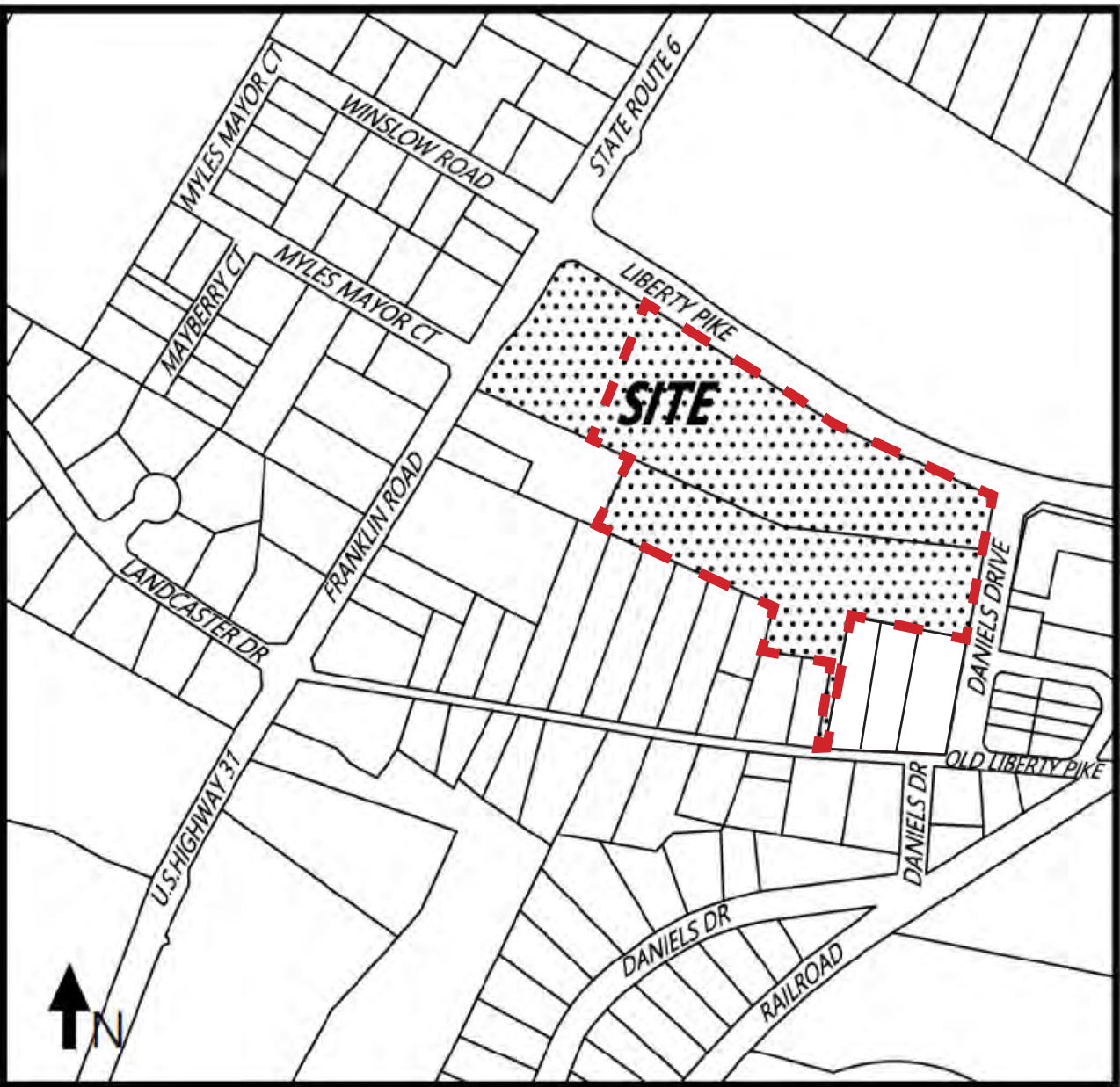
Gary M. Vogrin



Kiser + Vogrin Design, LLC

**THE MIDDLE EIGHT
DESIGN REVIEW COMMITTEE SUBMITTAL**

TAX MAP 063M
PARCEL 0400 00009063M, GROUP A
ADDRESS:228 FRANKLIN RD
COF PROJECT #XXXX-XX
KVD PROJECT #21065
FRANKLIN, WILLIAMSON COUNTY, TN.



SITE LOCATION MAP
N.T.S

HISTORIC CONTEXT	L0.1	11-14-2022
HISTORIC CONTEXT	L0.2	11-14-2022
CONTEXT MAP	L0.3	11-14-2022
SITE CONTEXT MAP	L1.0	11-14-2022
ENLARGED SITEMAP	L1.1	11-14-2022
NATIONAL REGISTER PROPERTY EXHIBIT	L1.2	11-14-2022
HISTORIC PRESERVATION OVERALL EXHIBIT	L1.3	11-14-2022
EXISTING ZONING DISTRICT EXHIBIT	L1.4	11-14-2022
ENVISION FRANKLIN DESIGN CONCEPT EXHIBIT	L1.5	11-14-2022
HISTORIC RESOURCE EDGE TREATMENT EXHIBIT	L1.6	11-14-2022
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.7	11-14-2022
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.8	11-14-2022
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.9	11-14-2022
MASTER ILLUSTRATIVE GRAPHIC	L1.10	11-14-2022
ENLARGED MASTER ILLUSTRATIVE GRAPHIC	L1.11	11-14-2022
ARCHITECTURAL RENDERINGS	A1.0	11-14-2022
ARCHITECTURAL RENDERINGS	A1.1	11-14-2022
ARCHITECTURAL RENDERINGS	A1.2	11-14-2022
ARCHITECTURAL RENDERINGS	A1.3	11-14-2022
ARCHITECTURAL RENDERINGS	A1.4	11-14-2022
ARCHITECTURAL RENDERINGS	A1.5	11-14-2022
ARCHITECTURAL RENDERINGS	A1.6	11-14-2022

LANDSCAPE ARCHITECT
/ APPLICANT



CLIENT/DEVELOPER



ARCHITECT



BRANDING



CIVIL ENGINEER



KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD
SUITE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
(615) 708-0567
GARY@KISERVOGRIN.COM

TRULAND DEVELOPMENT CO.
227 3RD AVE NORTH
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
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STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771



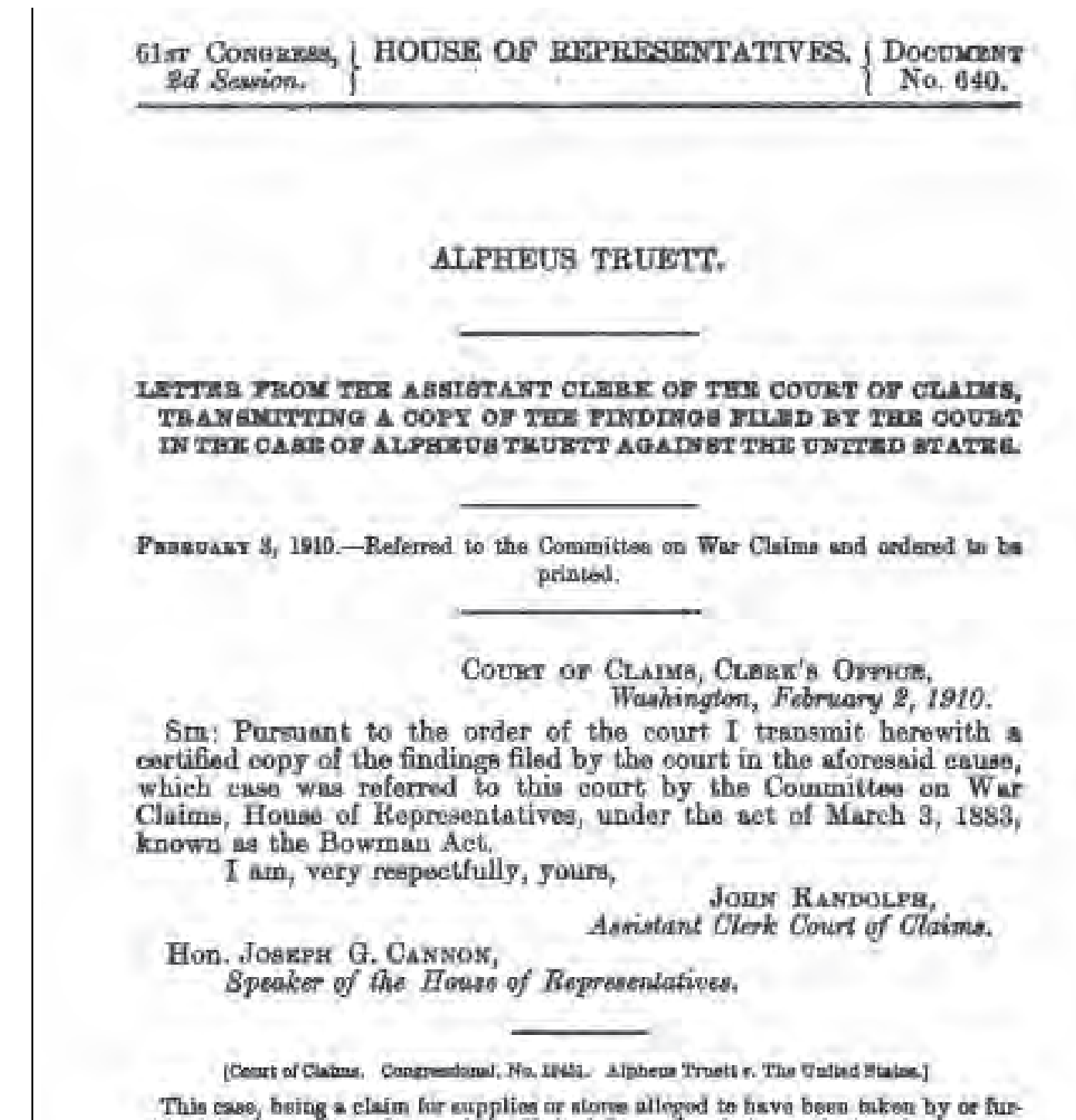
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

1846

1864

1910

1988



Year Built

Alpheus Truett House was built in the Greek Revival style and is one of the best examples of two-story vernacular I-houses. Mr. Truett was an established nurseryman and used glass brought from Philadelphia to construct rows of greenhouses for his nursery business on the property. The business continued on for 125 years, thanks to Alpheus's son and granddaughter's efforts.

Battle of Franklin

General John Schofield commanded the Union Army from the Truett House and witnessed the Battle of Franklin from the South facing balcony of the property on November 30, 1864. Almost 20,000 Confederate forces attacked well-fortified Union lines. The battle lasted less than a day but destroyed the efficacy of the Army of Tennessee, which reported over 6,000 losses from that battle, more than the charge on Gettysburg.

War Reparations

A Federal Committee on War Claims considered the briefs brought forward by the Truett estate lawyers, for repayment of the damage incurred to their property during the Civil War. The Session of the 61st Congress would reimburse the Truetts in the amount of \$1,787, but the money was paid only because the person making the claim was found to have been 'loyal to the Government of the United States through-out said war.'

National Register

The house was added to the National Register of Historic Places April 13, 1988, by then owner Elliot Himmelfarb. It is only one of thirty surviving Greek Revival houses in the area from this period.

1994 - 2004

2006 - 2008

2008 - Present

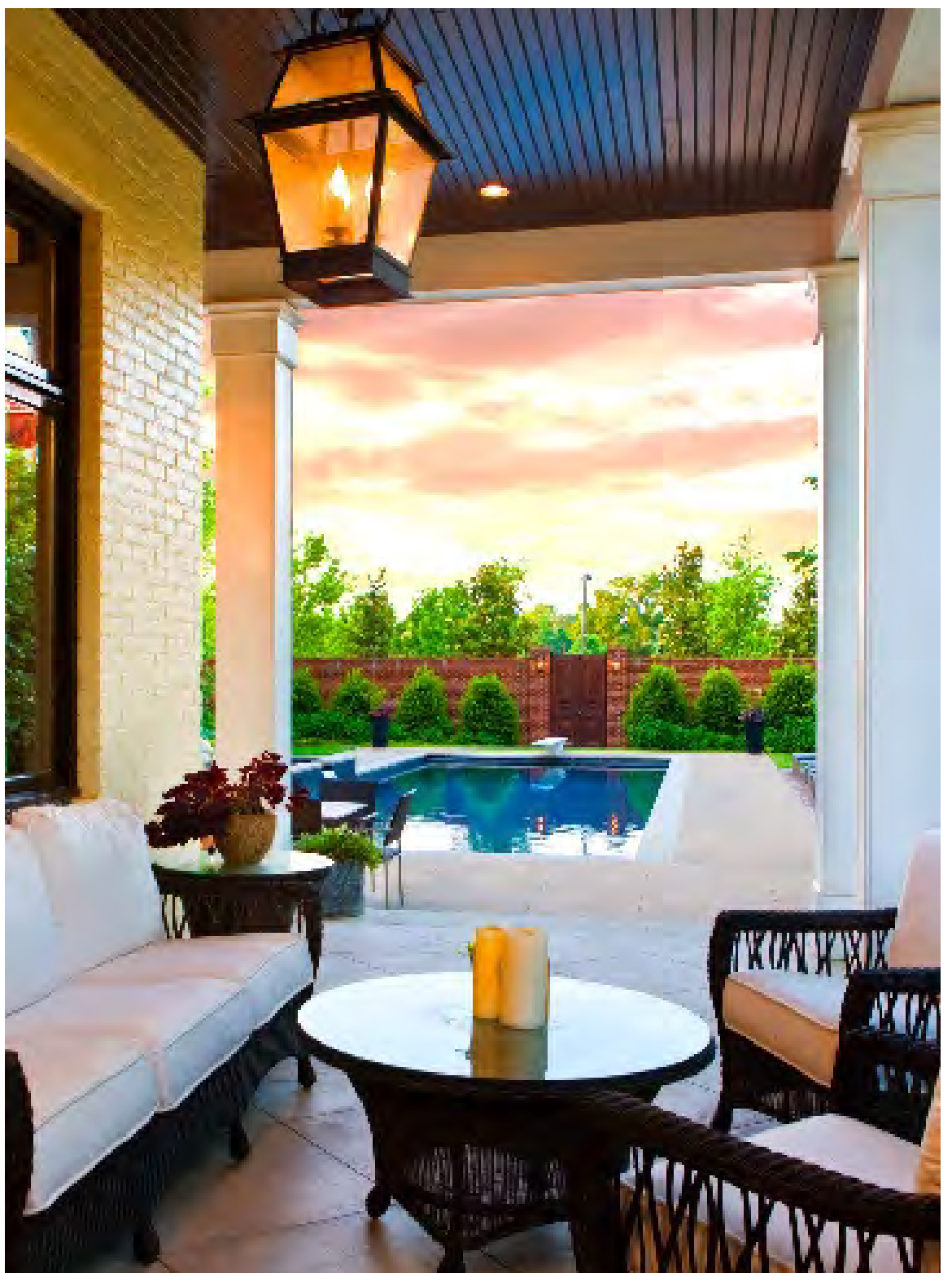


Ownership & Rebuilding

Toby and Amanda McKeehan purchased the house from the Himmelfarb's under the condition they would care for the house and raise their children there. They are only the 5th owners. Later, the 2003 tornado caused severe destruction to the house and grounds. This is how Rulick and the McKeehans first met – to craft a plan to repair the damage to the property.

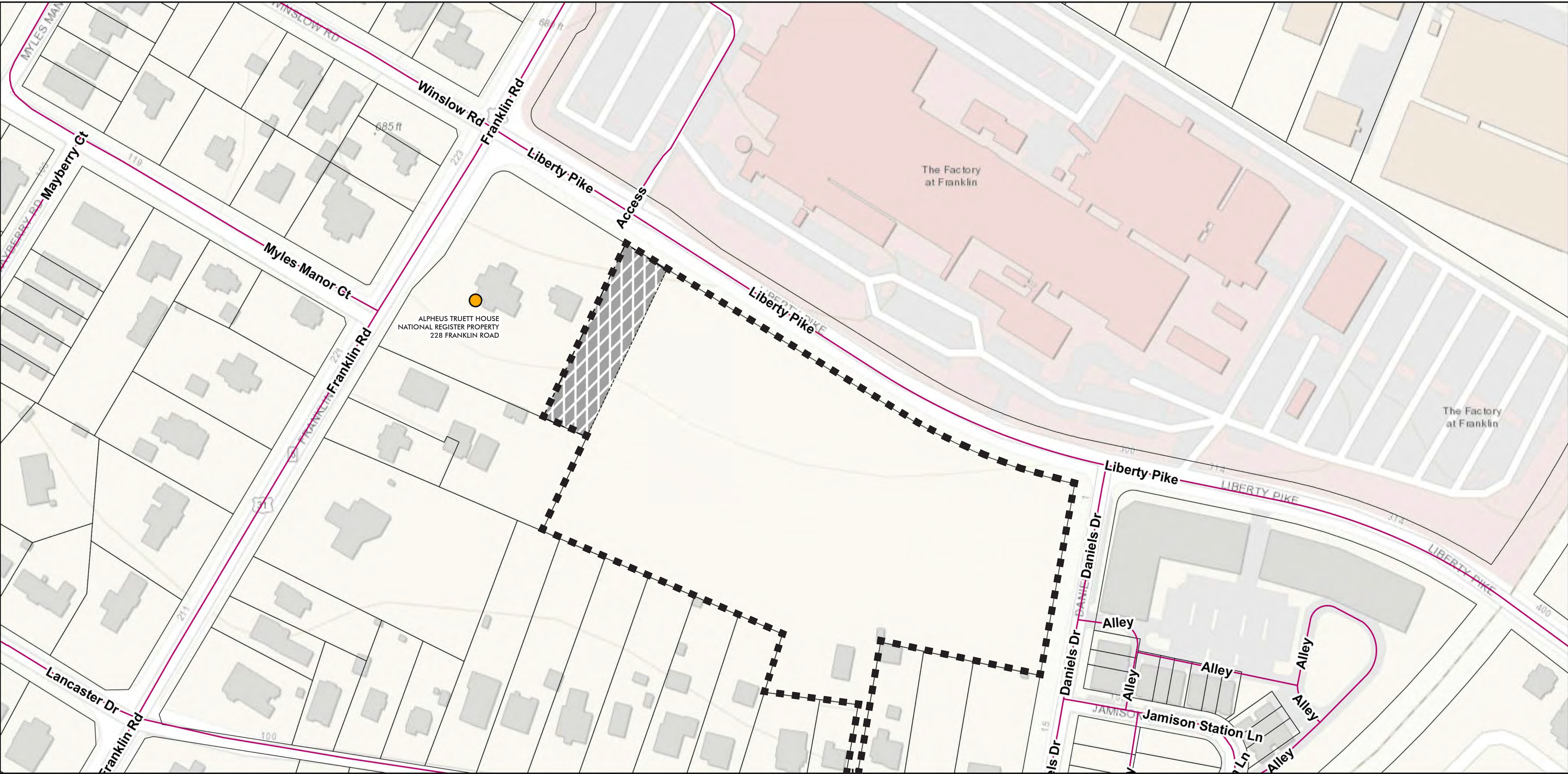
Renovation & Expansion

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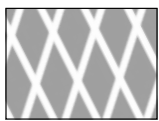






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- Streets per GIS
- Parcels
- National Register Properties

 Proposed 75' Width Naturalistic Screening

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |



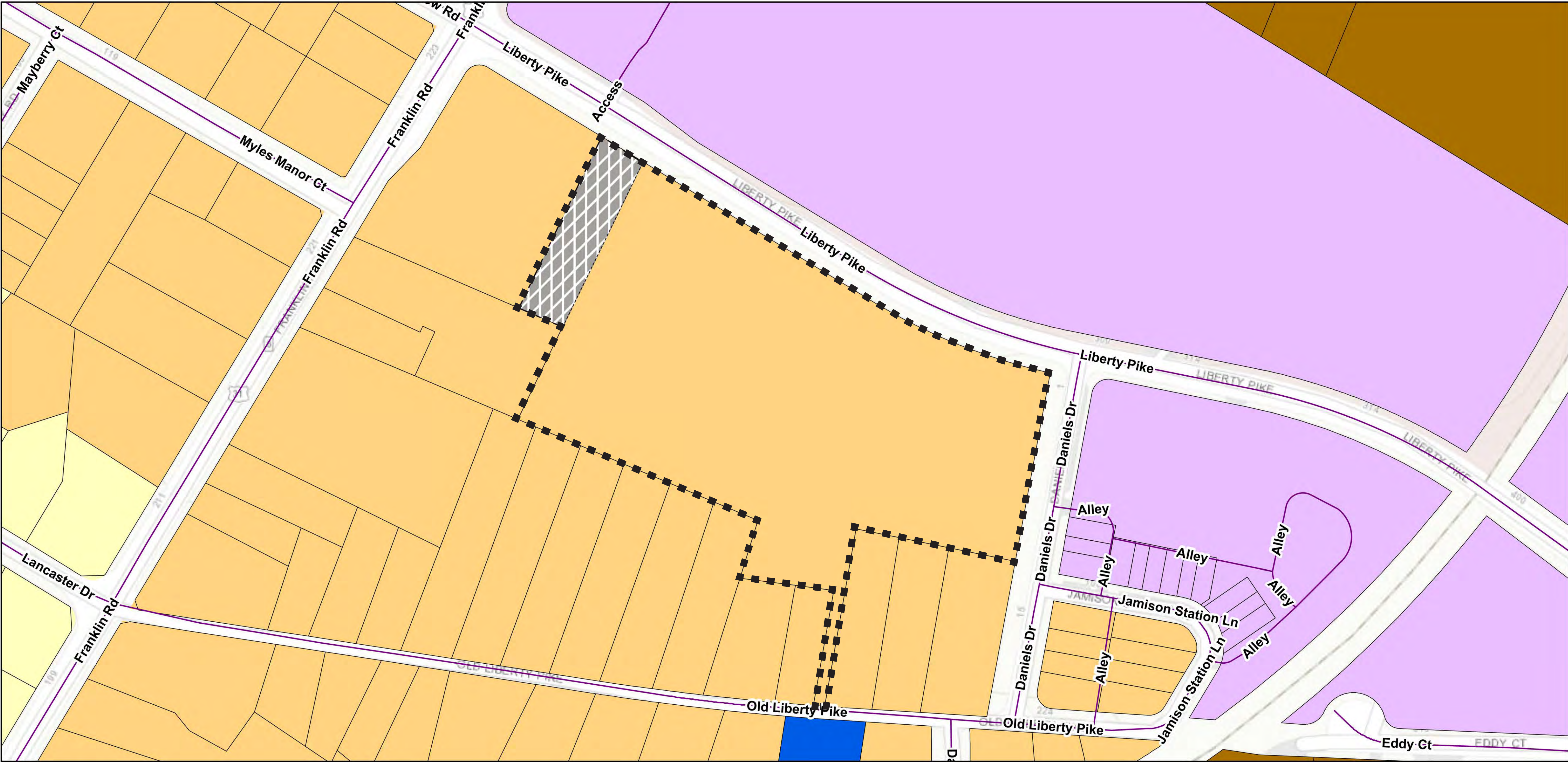


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- Historic Preservation Overlay (HPO)
- Proposed 75' Width Naturalistic Screening
- Streets per GIS
- Parcels (Outside of HPO)

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |





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Streets per GIS

Zoning Districts

R1 Residential 1 District

R4 Residential 4 District

PD Planned District

CI Civic Institutional District

LI Light Industrial District

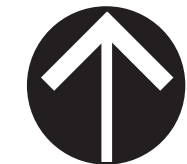
Proposed 75' Width Naturalistic Screening

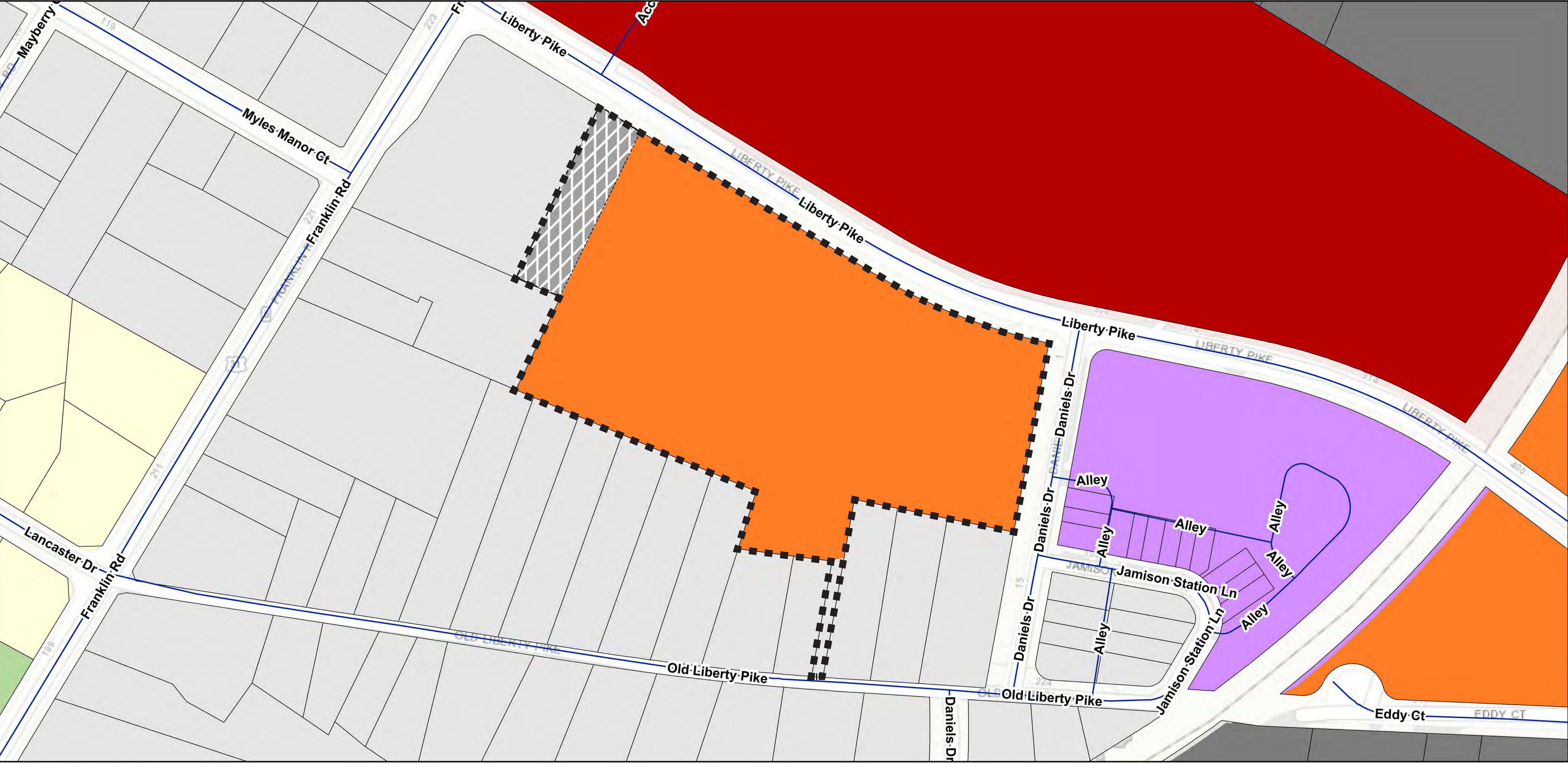
City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |



EXISTING ZONING DISTRICT EXHIBIT
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

LI.4
NOVEMBER 14, 2022
KVD PROJECT #21065
COF PROJECT #XXXX-XXX





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- Streets per GIS

Design Concepts
- Historic Residential

Single-Family Residential

Multifamily Residential

Neighborhood Mixed-Use
- Neighborhood Commercial

Industrial Flex
- Proposed 75' Width Naturalistic Screening
- Conservation Subdivision

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |

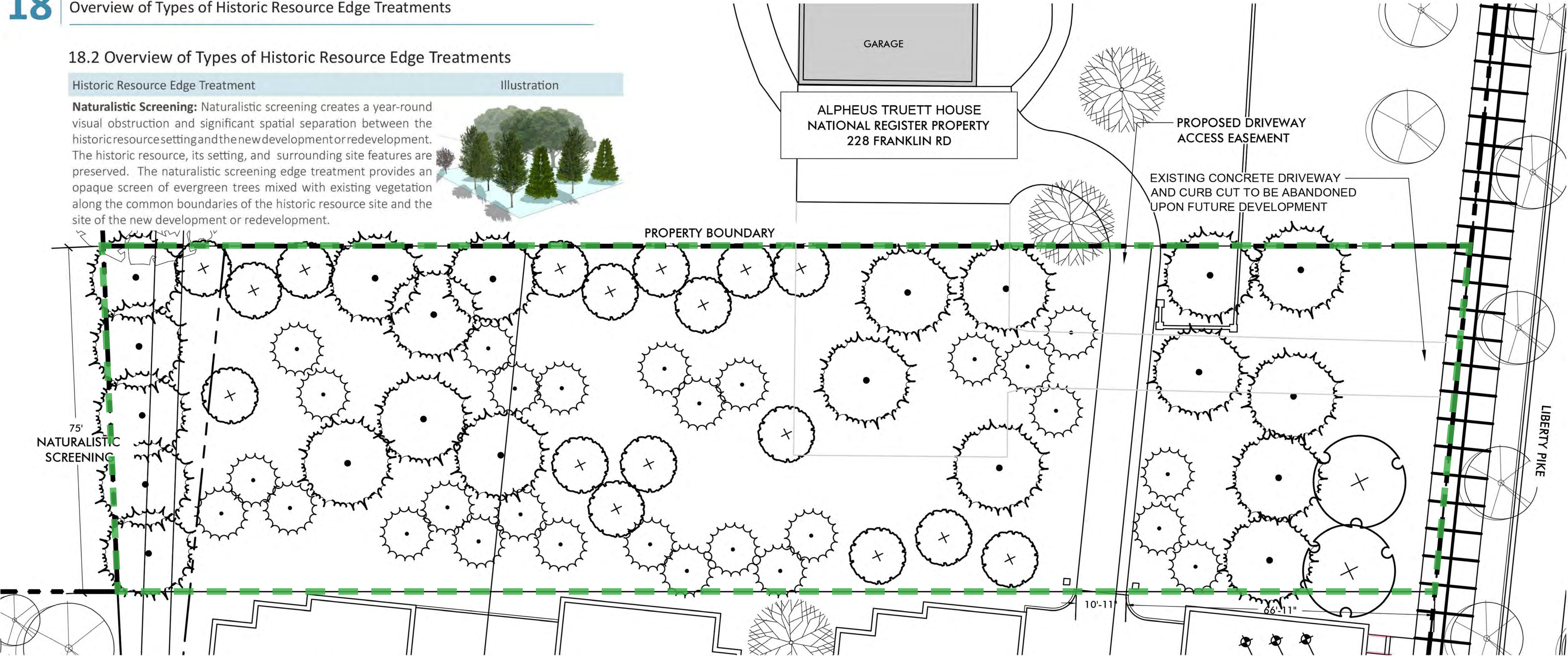


18.2 Overview of Types of Historic Resource Edge Treatments

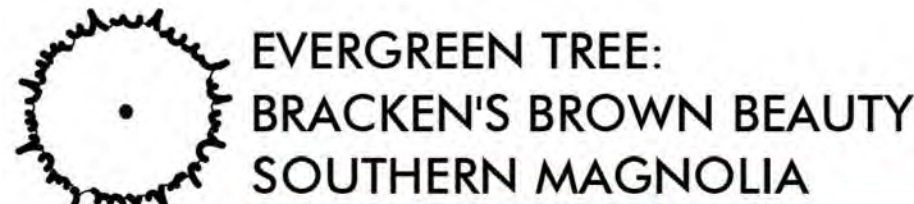
Historic Resource Edge Treatment

Illustration

Naturalistic Screening: Naturalistic screening creates a year-round visual obstruction and significant spatial separation between the historic resource setting and the new development or redevelopment. The historic resource, its setting, and surrounding site features are preserved. The naturalistic screening edge treatment provides an opaque screen of evergreen trees mixed with existing vegetation along the common boundaries of the historic resource site and the site of the new development or redevelopment.



PROPOSED 75' WIDTH NATURALISTIC SCREENING BUFFER



SITE DATA

NATURALISTIC SCREENING: +/- 21,864 SF

REQUIRED TREES (1 TREE PER EVERY 400 SF): 55

PROVIDED TREES: 68



