



Meeting Agenda

Design Review Committee

Tuesday, January 17, 2023

4:00 PM

Board Room

Notice is hereby given that a 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 New Construction At 600 Boyd Mill Ave. (Historic Magnolia Hall PUD Subdivision, Lots 2-5); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

2. Discussion Of New Construction (Accessory - Carousel Building) At 230 Franklin Rd. (The Factory At Franklin); Luke Dougal, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

3. Discussion Of Demolition (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

4. Discussion Of Partial Demolition, Alterations, & Addition At 264 Natchez St; Cleveland Salmon, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

5. Discussion of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Gary Vogrin, 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.



File #: 21-04152

DATE: January 10, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Discussion Of New Construction At 600 Boyd Mill Ave. (Historic Magnolia Hall PUD Subdivision, Lots 2-5); Matt Smith, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning the new construction of single-family residences on lots approved for this site (specifically, lots 2-5).

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attached.



Magnolia Hall

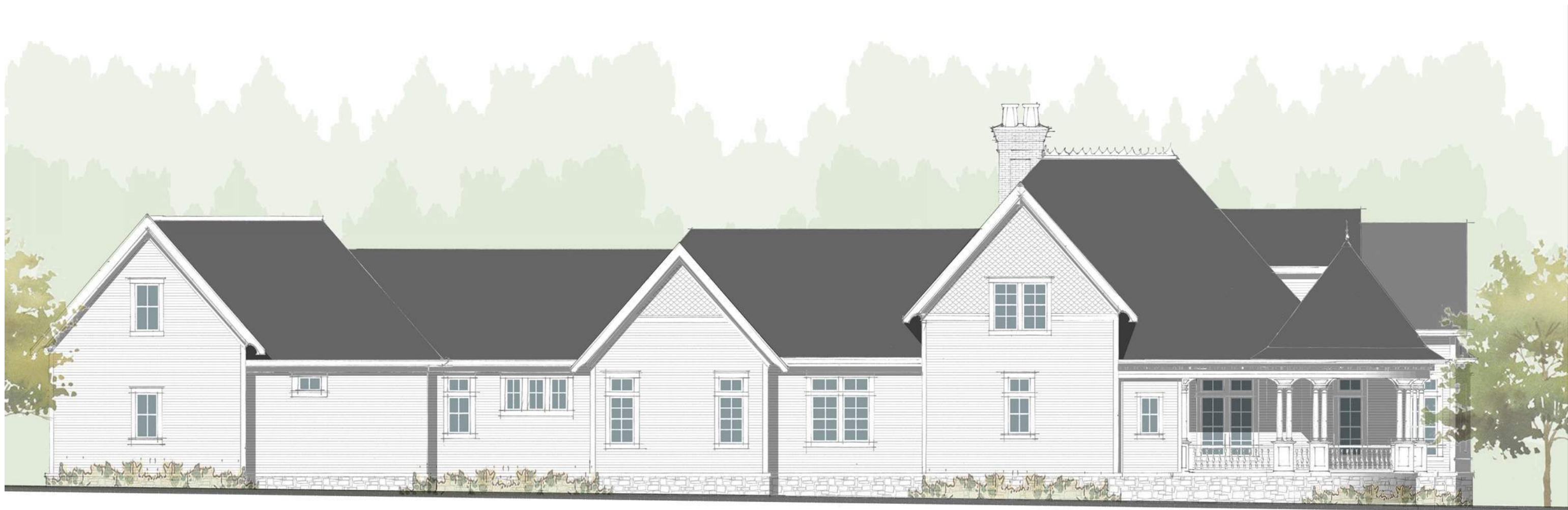
Enhancement Landscape - Concept Plan

MAGNOLIA HALL

LOT 2 : SCHEMATIC FRONT ELEVATION

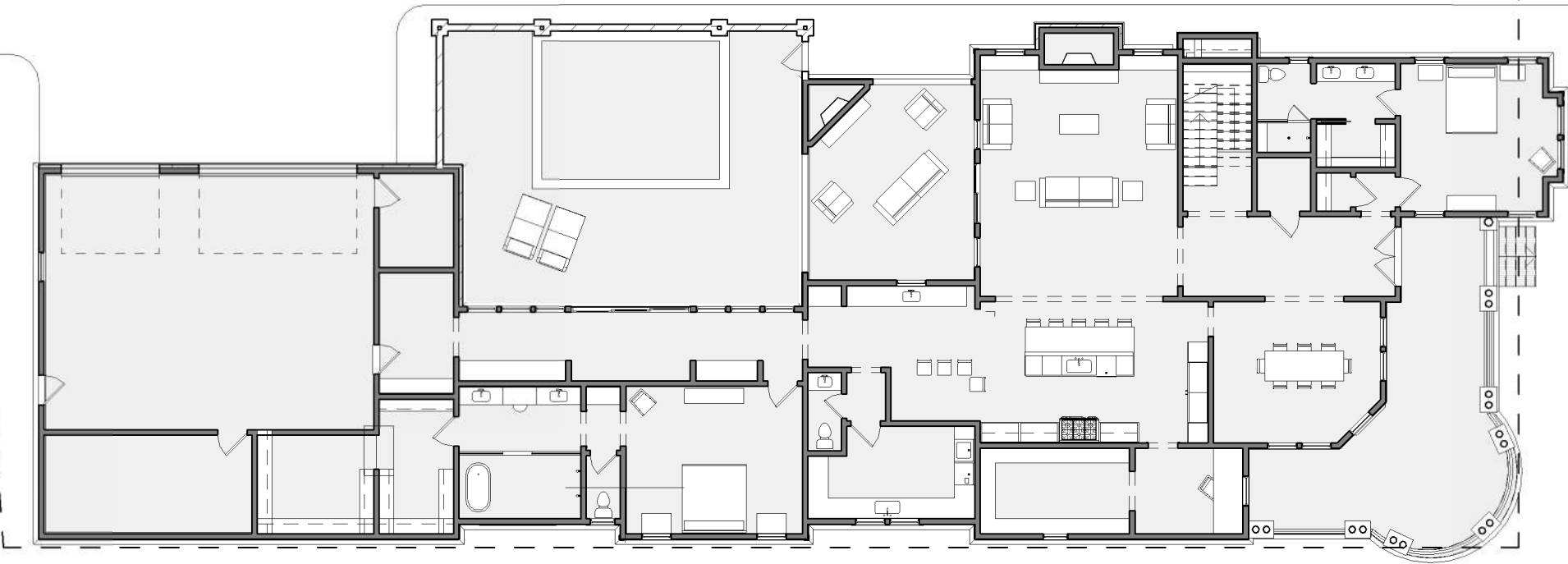


MAGNOLIA HALL
LOT 2 : SCHEMATIC SIDE ELEVATION



LOT 3

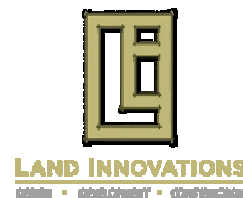
WILLIAM CAMPBELL COURT



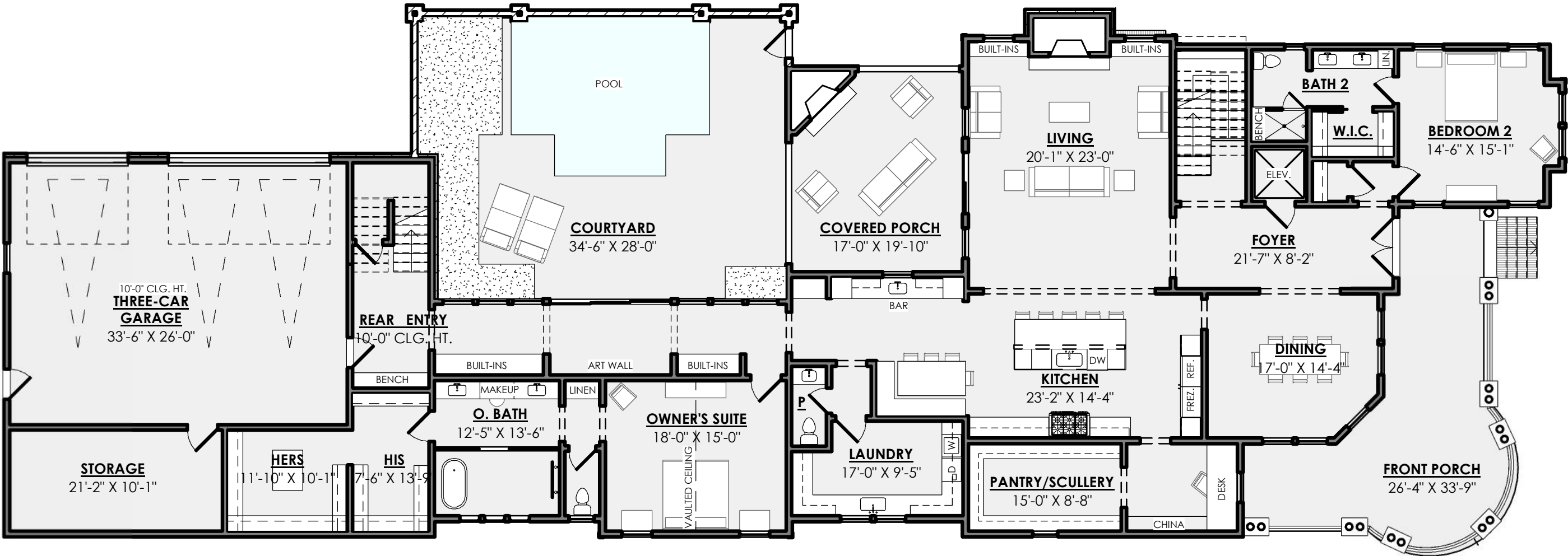
BOYD MILL AVE.



906



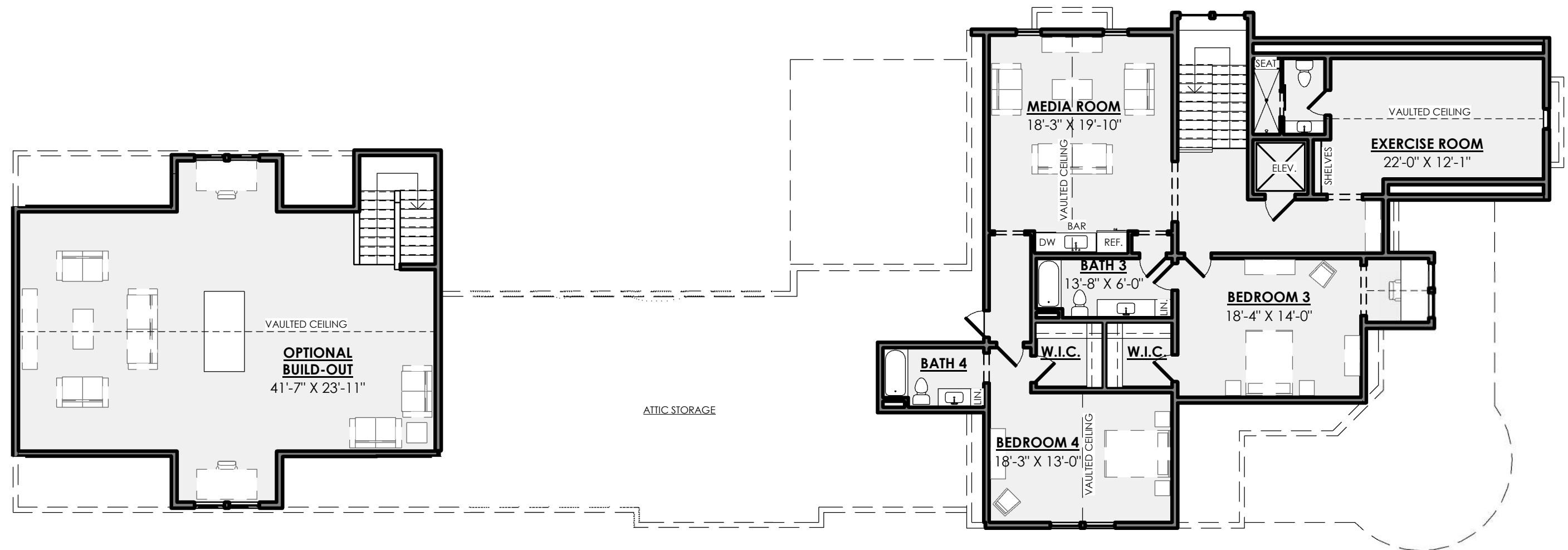
MAGNOLIA HALL LOT 2
SCHEMATIC FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
3/32" = 1'-0"



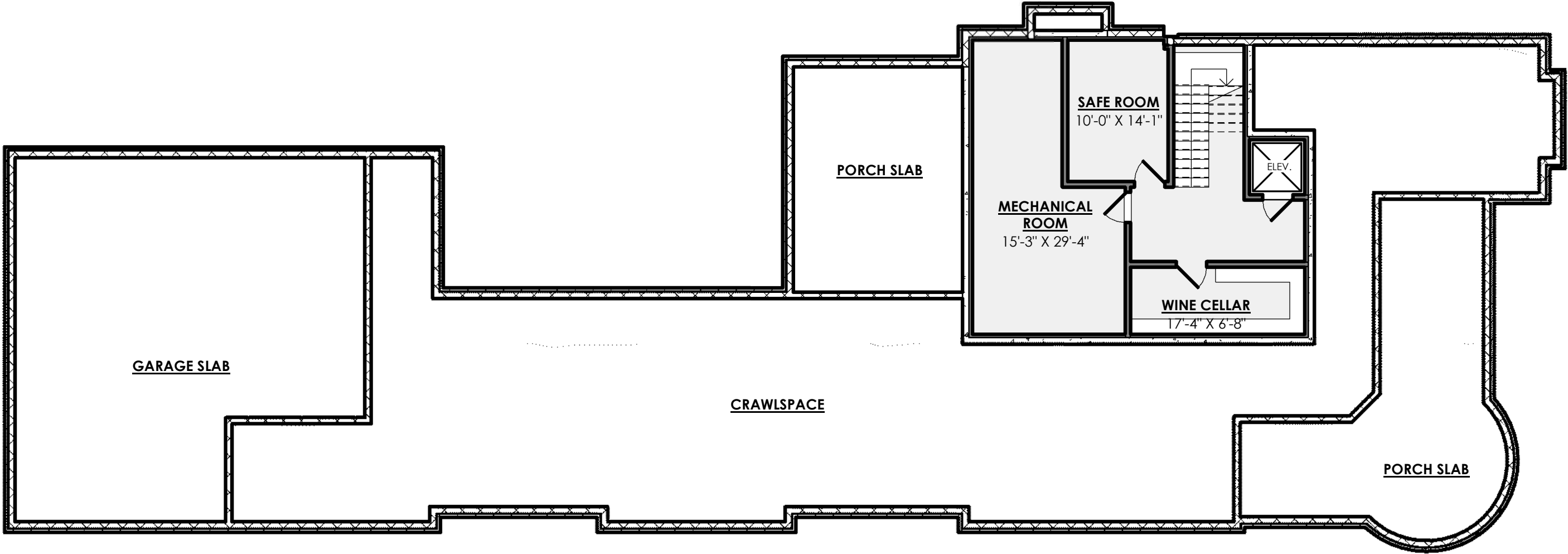
MAGNOLIA HALL LOT 2
SCHEMATIC SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
3/32" = 1'-0"



MAGNOLIA HALL LOT 2
SCHEMATIC BASEMENT PLAN



1 BASEMENT PLAN
3/32" = 1'-0"

MAGNOLIA HALL

LOT 3 : SCHEMATIC FRONT ELEVATION

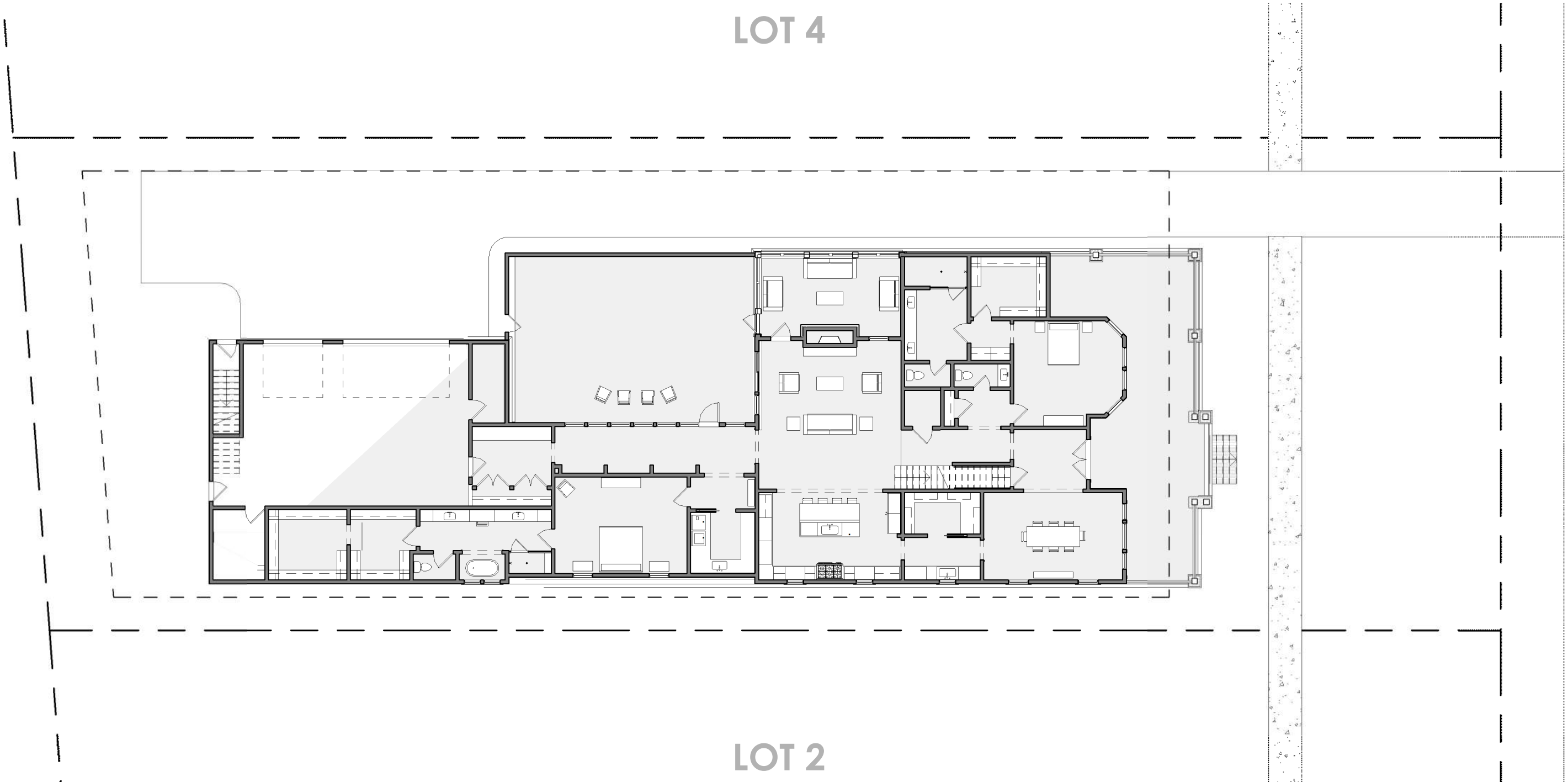


MAGNOLIA HALL

LOT 3 : SCHEMATIC SIDE ELEVATION



MAGNOLIA HALL LOT 3
SCHEMATIC SITE PLAN
LOT 4

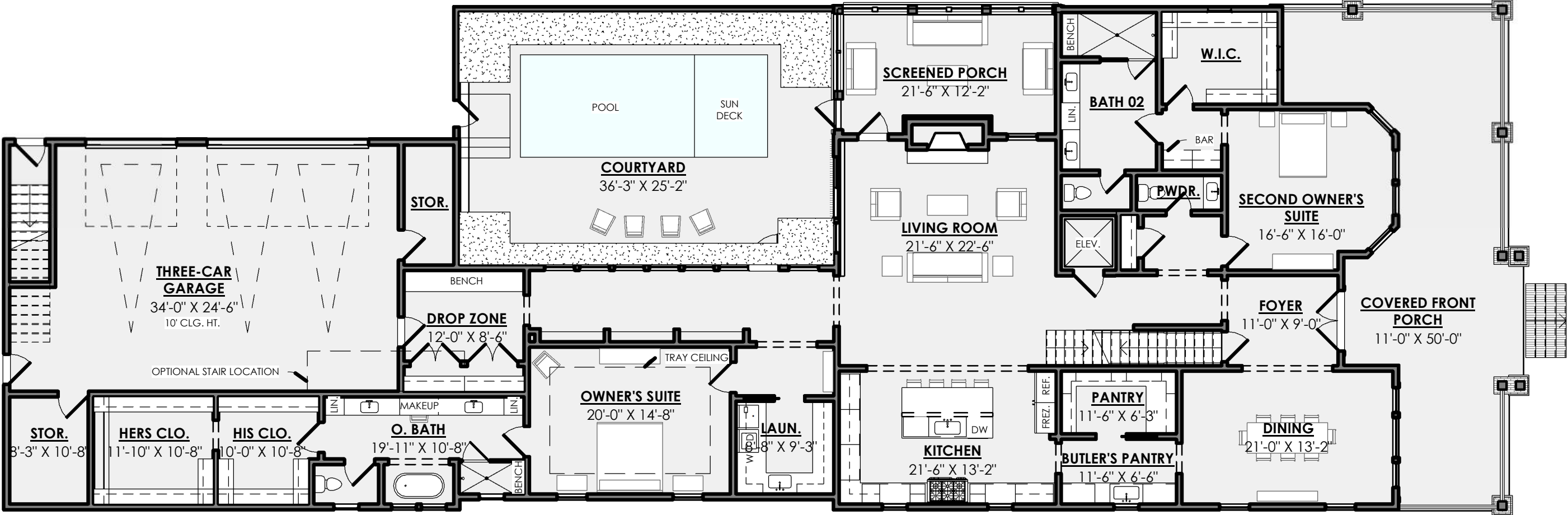


WILLIAM CAMPBELL COURT

LOT 2



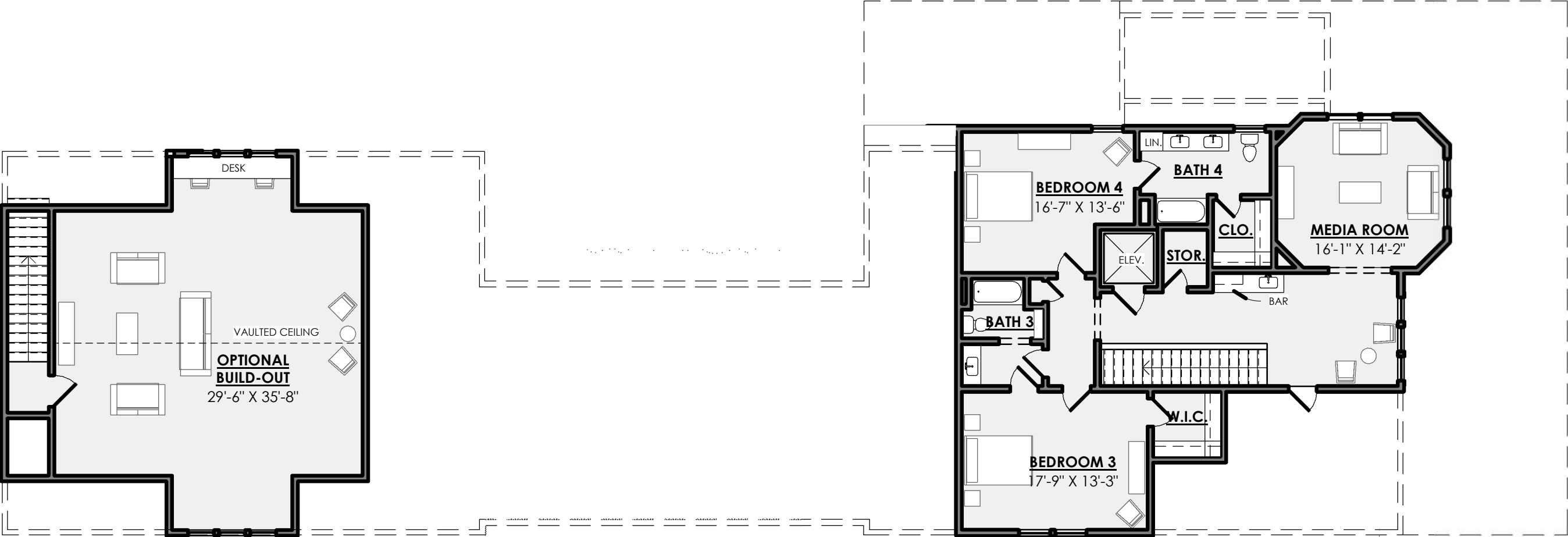
MAGNOLIA HALL LOT 3
SCHEMATIC FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
3/32" = 1'-0"

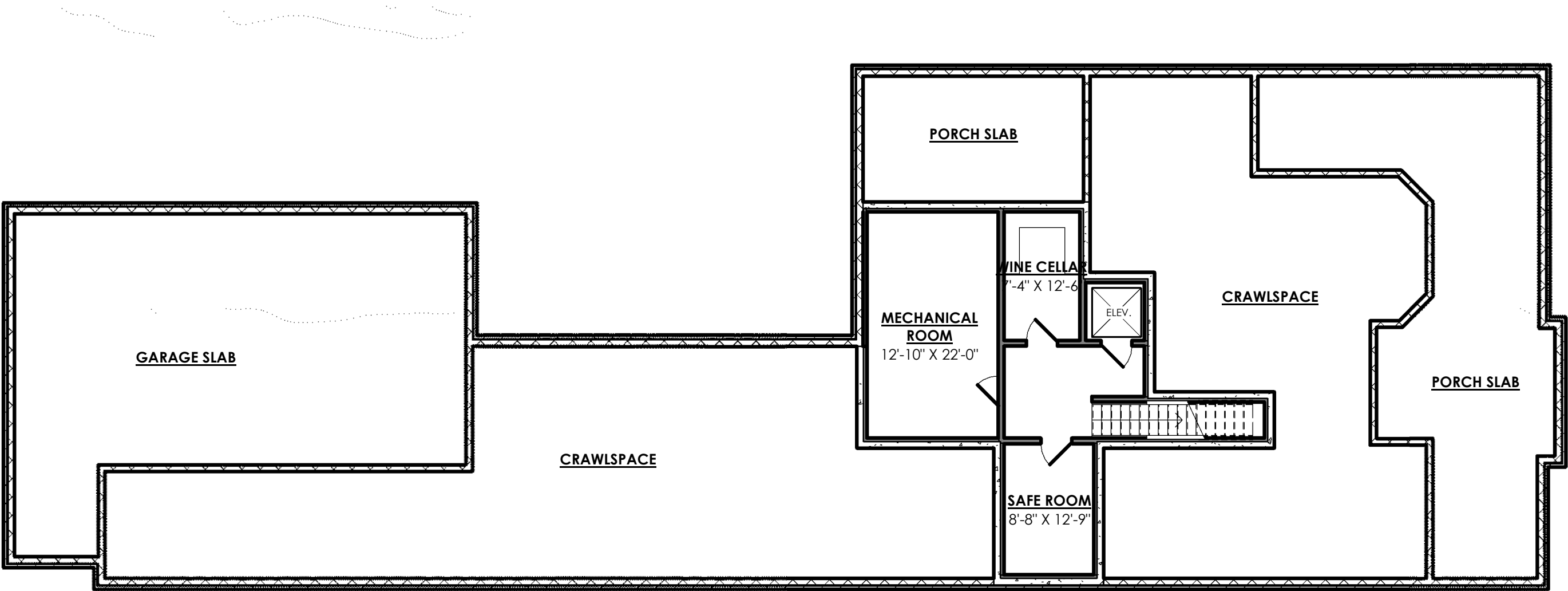


MAGNOLIA HALL LOT 3
SCHEMATIC SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
3/32" = 1'-0"

MAGNOLIA HALL LOT 3
SCHEMATIC BASEMENT PLAN



1 BASEMENT PLAN
3/32" = 1'-0"



MAGNOLIA HALL

LOT 4 : SCHEMATIC FRONT ELEVATION

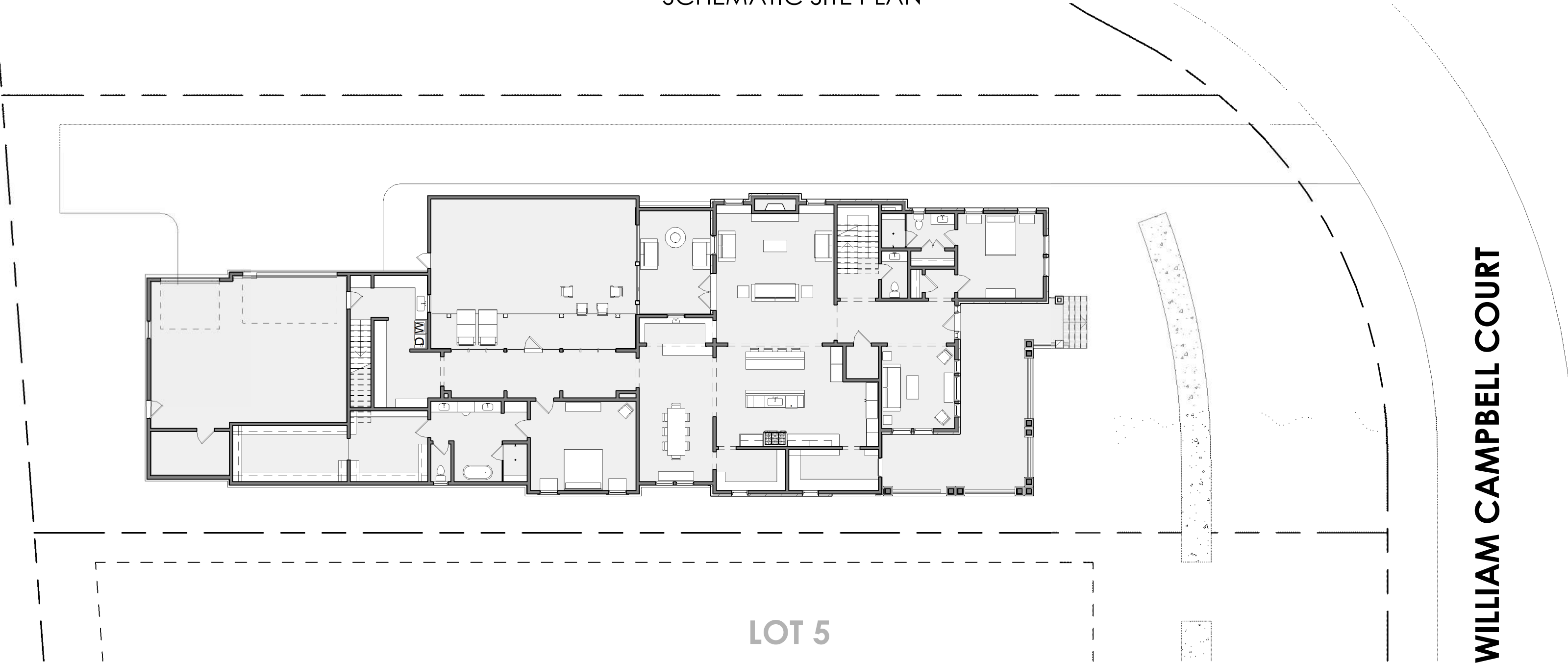


MAGNOLIA HALL

LOT 4 : SCHEMATIC SIDE ELEVATION



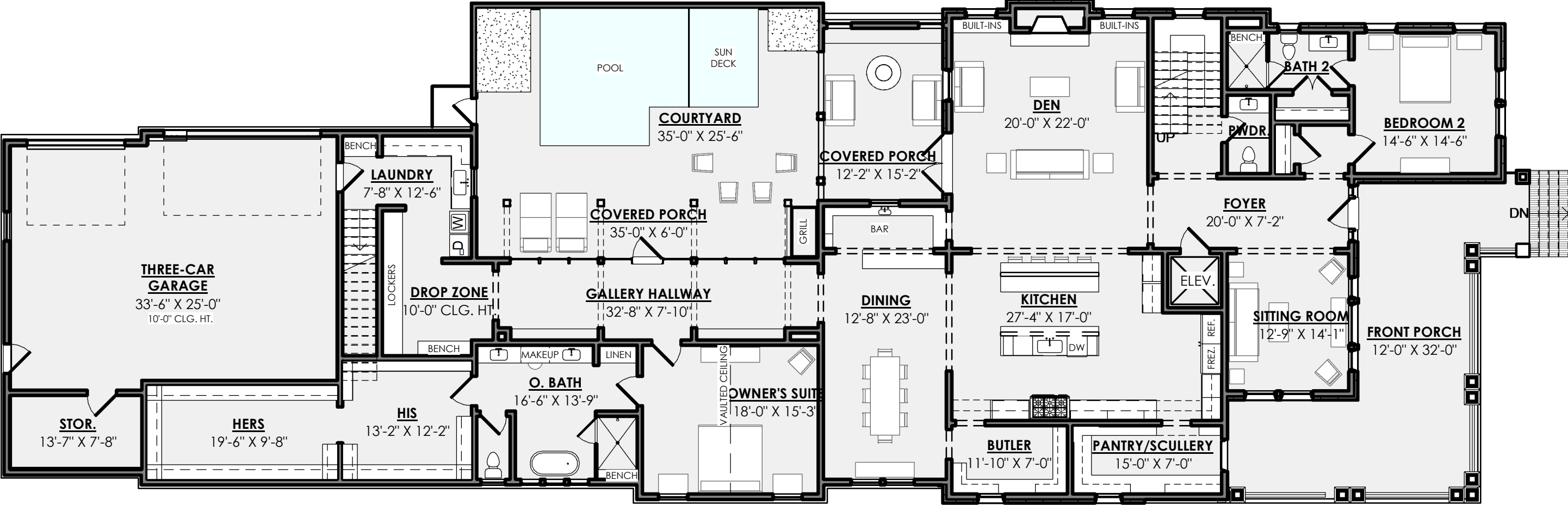
MAGNOLIA HALL LOT 4
SCHEMATIC SITE PLAN



WILLIAM CAMPBELL COURT



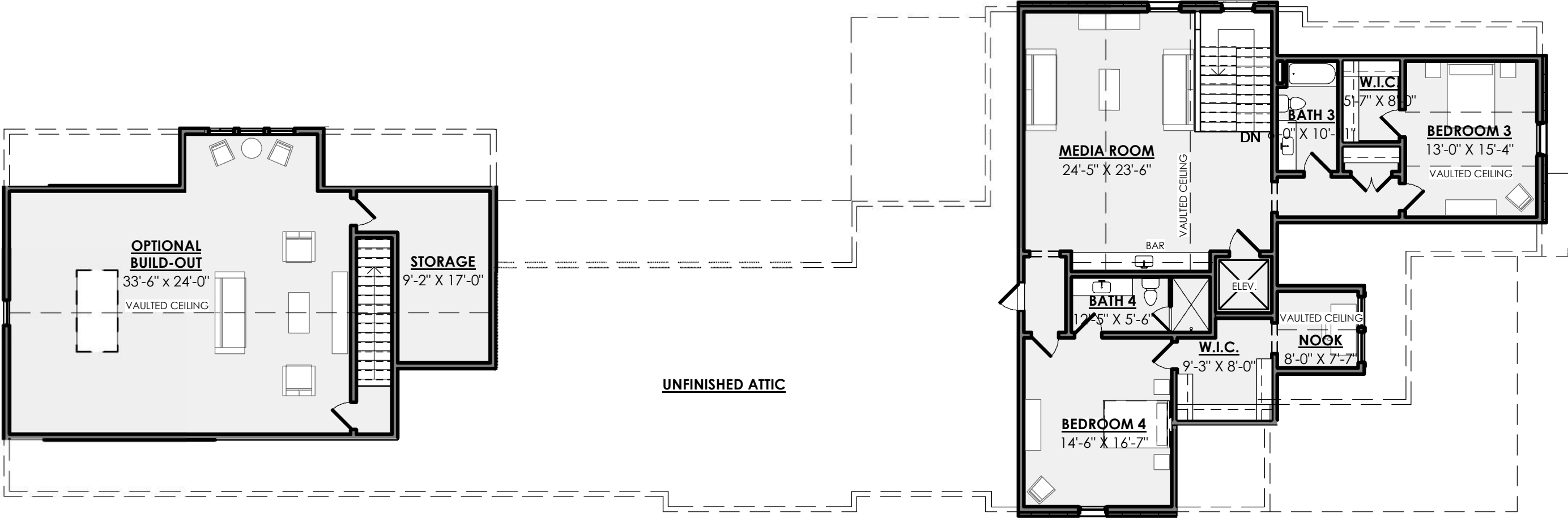
MAGNOLIA HALL LOT 4
SCHEMATIC FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
3/32" = 1'-0"

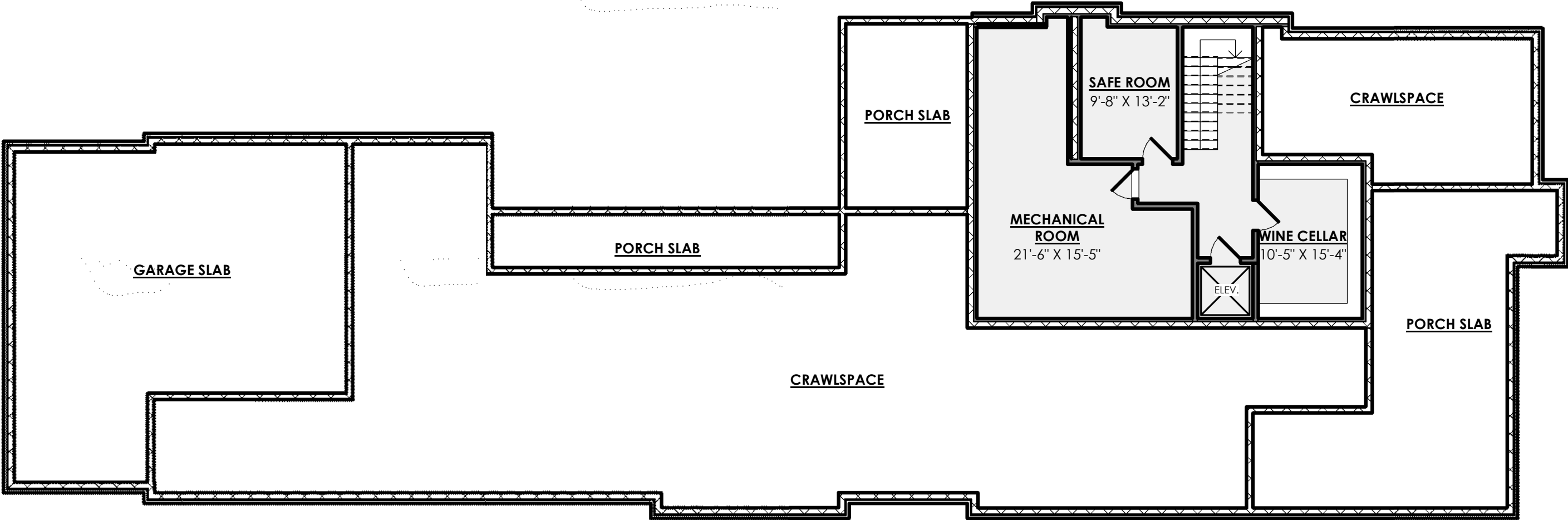


MAGNOLIA HALL LOT 4
SCHEMATIC SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
3/32" = 1'-0"

MAGNOLIA HALL LOT 4
SCHEMATIC BASEMENT PLAN



1 BASEMENT PLAN
3/32" = 1'-0"



MAGNOLIA HALL

LOT 5 : SCHEMATIC FRONT ELEVATION



MAGNOLIA HALL

LOT 4 : SCHEMATIC SIDE ELEVATION



MAGNOLIA HALL LOT 5
SCHEMATIC SITE PLAN

LOT 6

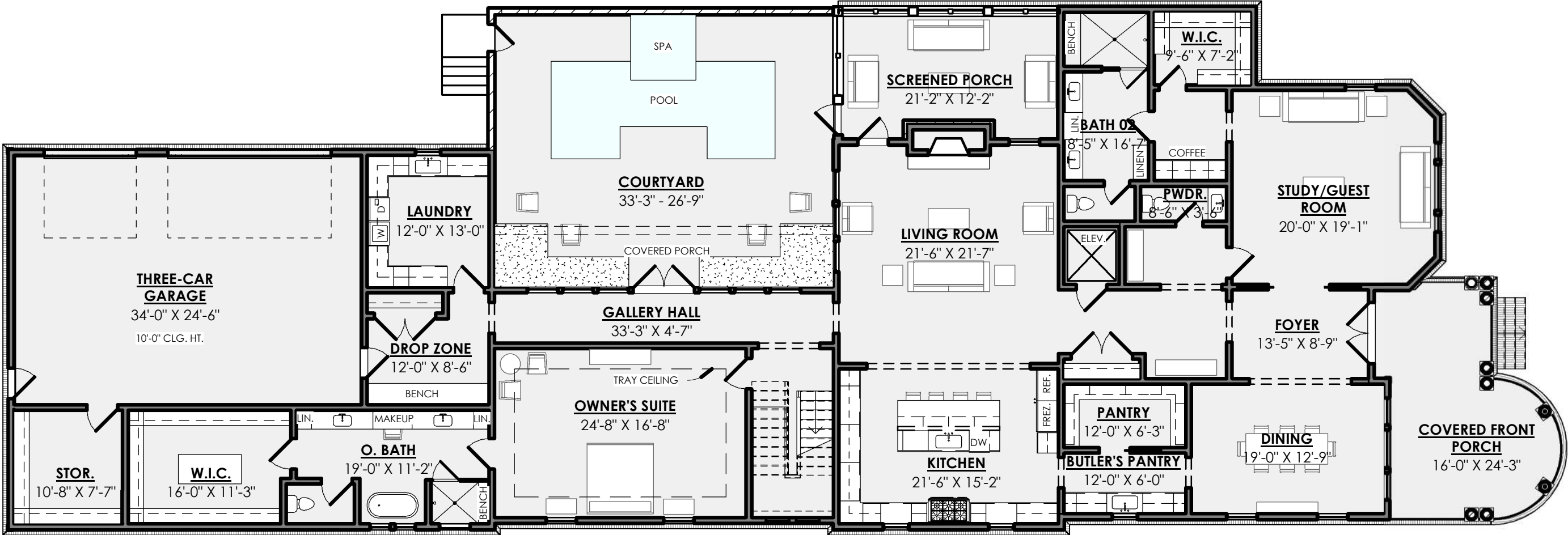
5'-0"

LOT 4

WILLIAM CAMPBELL COURT



MAGNOLIA HALL LOT 5
SCHEMATIC FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
3/32" = 1'-0"



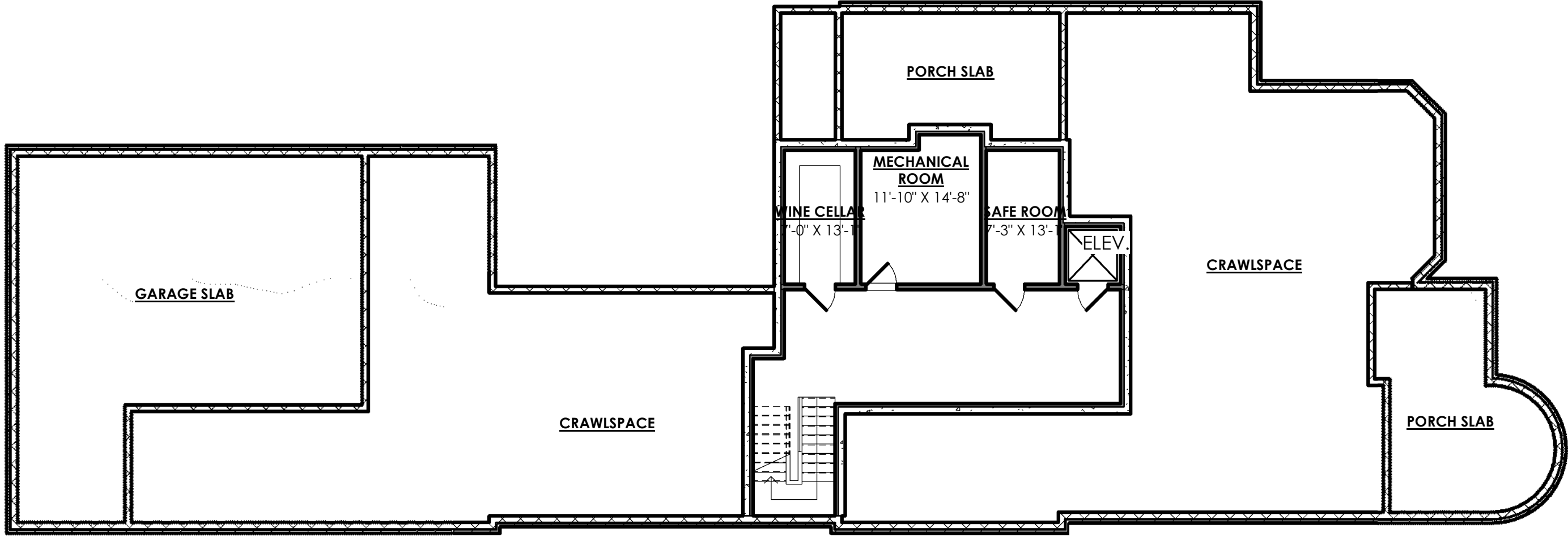
MAGNOLIA HALL LOT 5
SCHEMATIC SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
3/32" = 1'-0"



MAGNOLIA HALL LOT 5
SCHEMATIC BASEMENT PLAN



1 BASEMENT PLAN
3/32" = 1'-0"

MAGNOLIA HALL
LOTS 2-5 STREETSCAPE





File #: 21-04154

DATE: January 10, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Discussion Of New Construction (Accessory - Carousel Building) At 230 Franklin Rd. (The Factory At Franklin); Luke Dougal, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposed carousel building at the site.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

CENTRIC

ARCHITECTURE

January 09, 2022

RE: **The Factory at Franklin**
 Centric Project #21040

Dear Amanda:

We would like to submit the Factory of Franklin for the Design Review Committee Consideration. Below is a design narrative of the scope:

The Factory at Franklin scope includes creating a new carousel building at the rear of the site. This previously came before the DRC back in May and has been slightly revised due to the programmatic and functional constraints of a carousel building. The material palette and overall aesthetic is consistent with our previous submission to include a masonry plinth with a majority brick and metal panel composition to reflect the surrounding buildings. The carousel building maintains plenty of storefront and opening opportunities along with a few alternates to bring additional daylight into the space.

Please let us know if anything further is needed.

Sincerely,

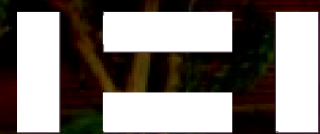


Gina Emmanuel AIA, LEED AP

Enclosure

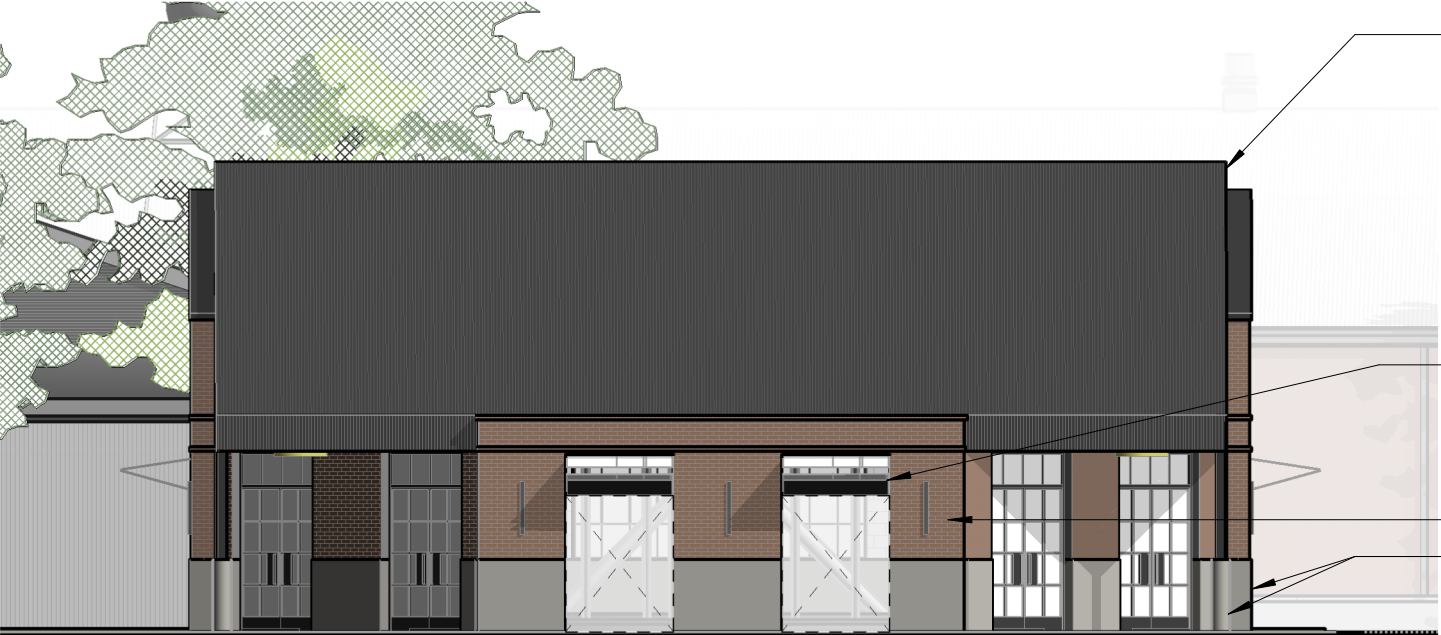
cc: Luke Dougal

THE FACTORY AT FRANKLIN



HOLLADAY
PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE



STANDING SEAM ROOF

METAL PANEL

VERTICAL BI-FOLD DOORS

BRICK MASONRY PLINTH

PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



STANDING SEAM ROOF

VERTICAL BI-FOLD DOORS

METAL PANEL

MASONRY PLINTH

LOCATION FOR SERVICE PANELS

PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

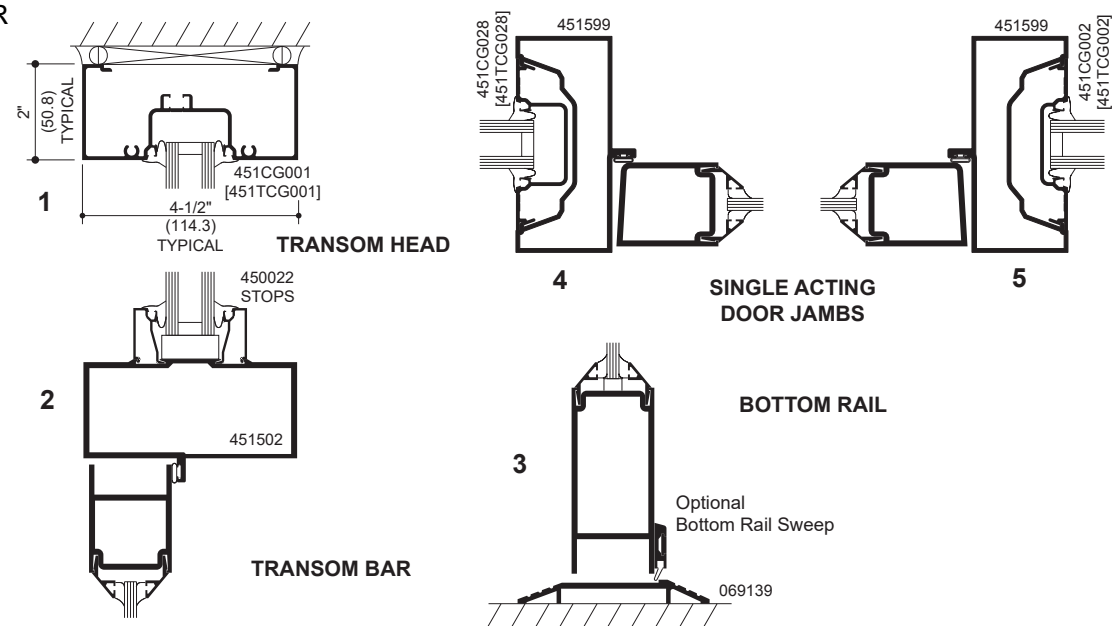


PROPOSED CAROUSEL BUILDING



PROPOSED CAROUSEL BUILDING

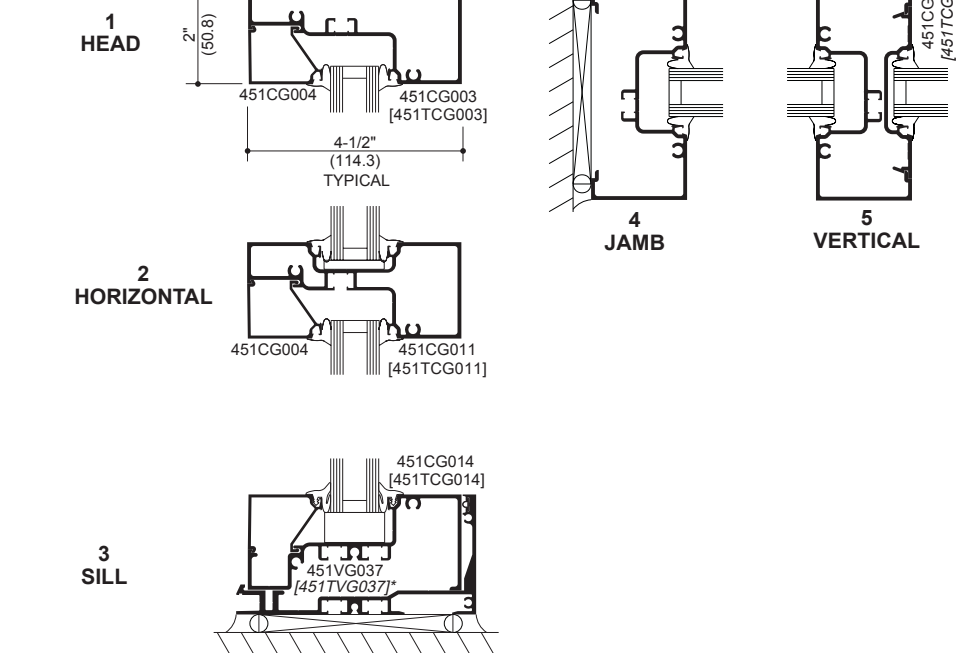
DOOR



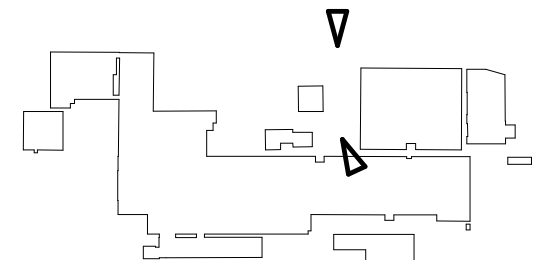
STOREFRONT PROFILES

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01.09.2023

WINDOW



BASIS OF DESIGN FOR NEW STOREFRONT
WINDOWS AND DOORS IS KAWNEER TRIFAB
451 FRAMING SYSTEM.



CENTRIC
ARCHITECTURE

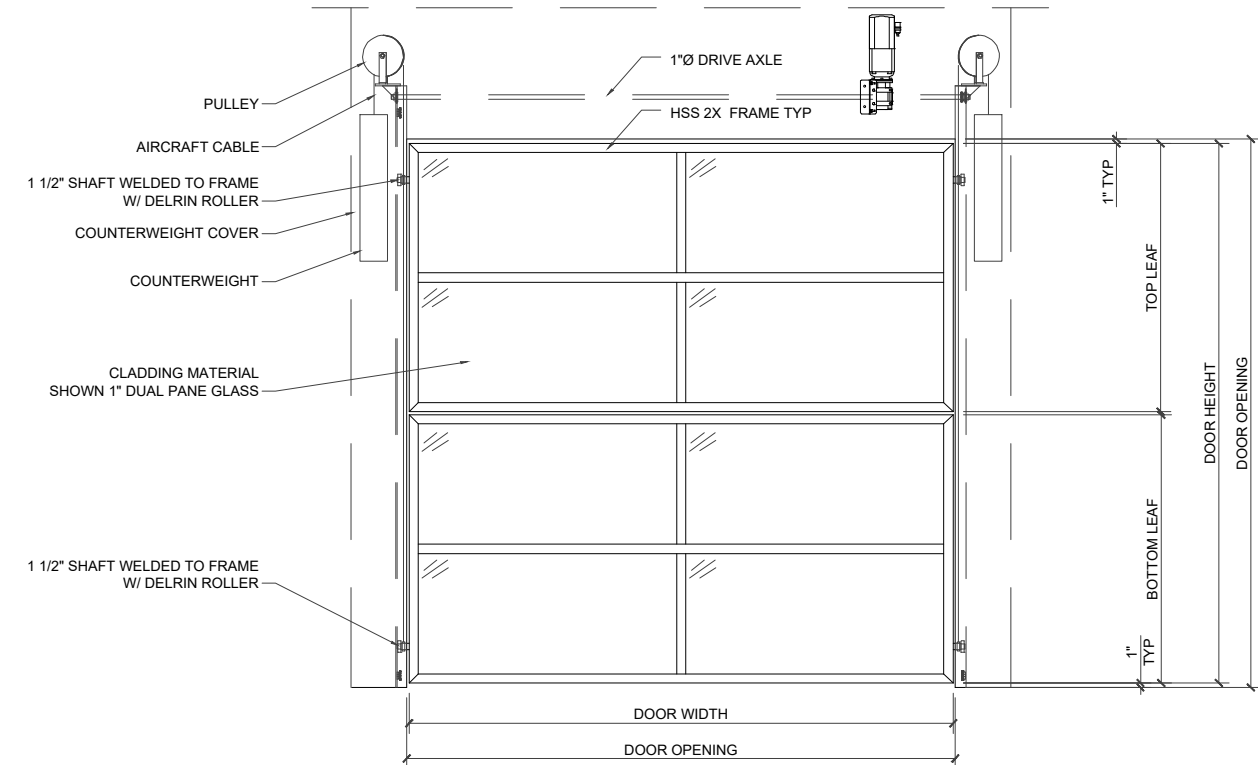


SKYLIGHT ALTERNATE

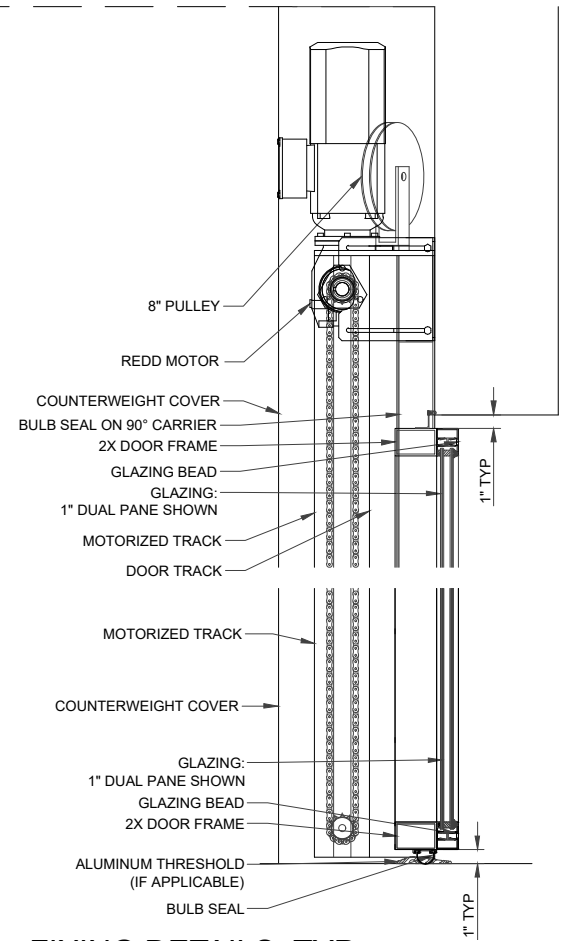
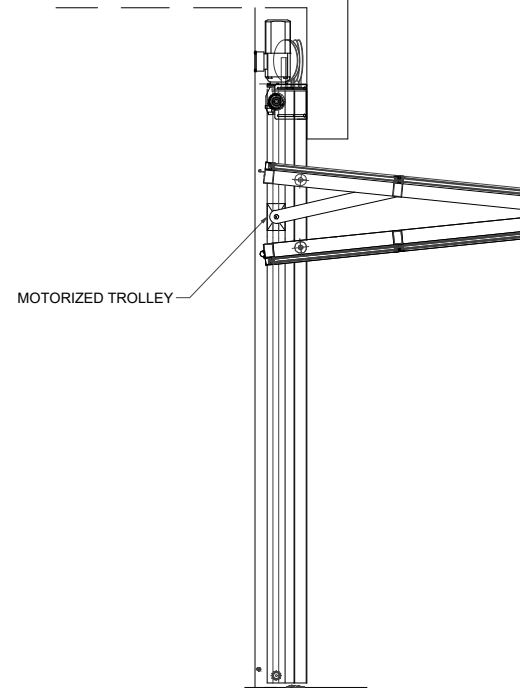
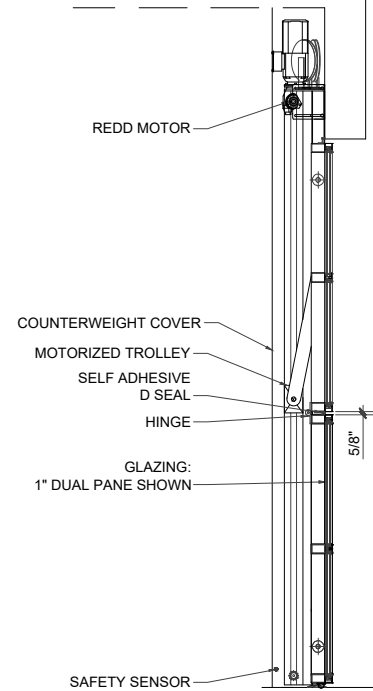
LARGE BI-FOLD DOORS ALTERNATE



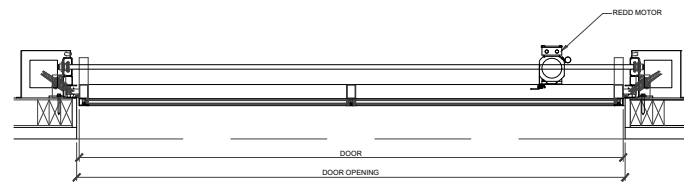
TRANSOM ALTERNATE



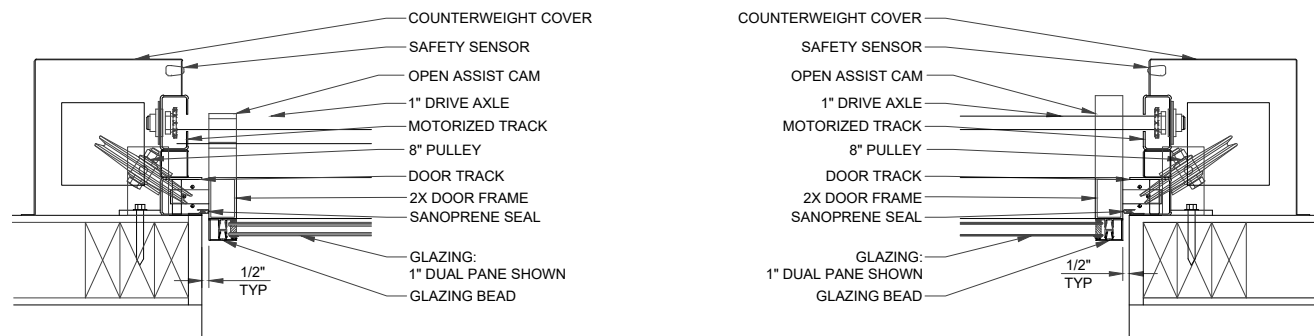
ELEVATIONS & SECTIONS



FIXING DETAILS, TYP.



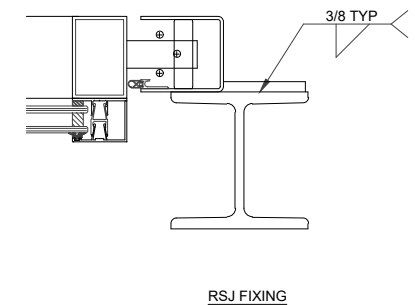
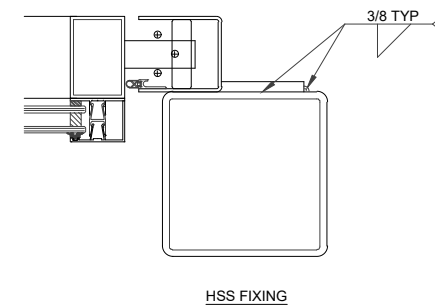
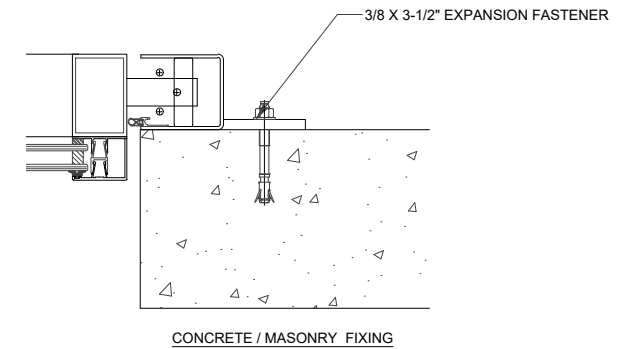
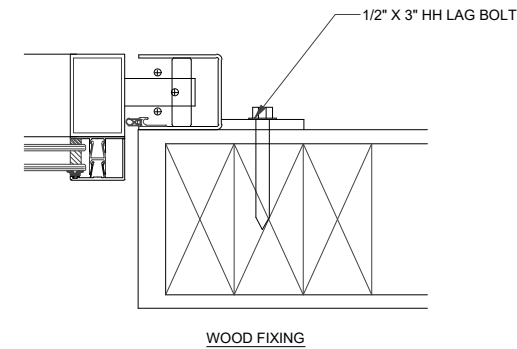
DOOR PLAN



DOOR JAMB

VERTICAL BI-FOLD DETAILS

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01.09.2023

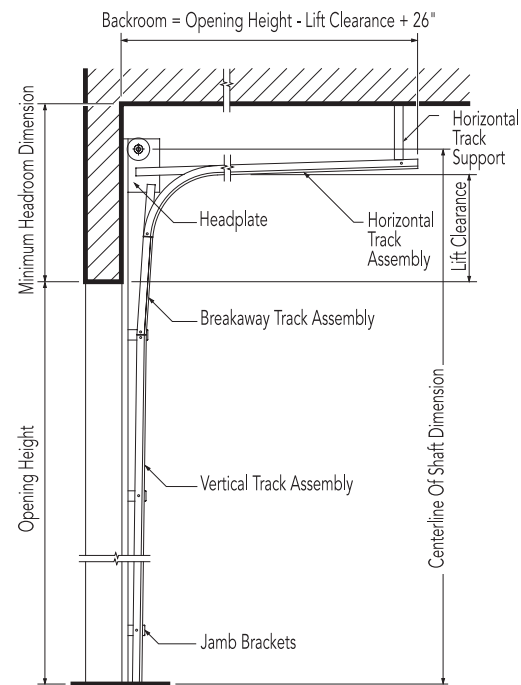


FIXING DETAILS, TYP.

BASIS OF DESIGN FOR NEW VERTICAL BI-FOLD DOOR IS VISTA VERTICAL BI-FOLD DOOR. *SUBJECT TO CONSTRUCTION AND MATERIAL AVAILABILITY

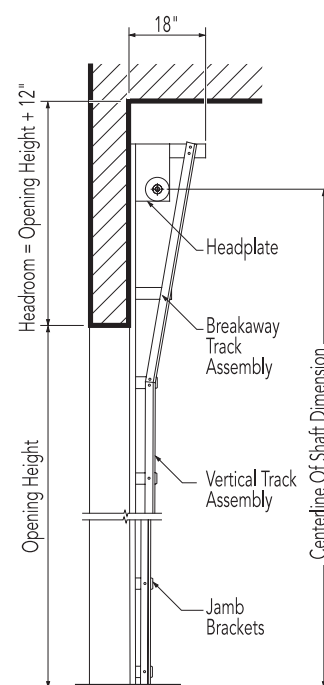
CENTRIC
ARCHITECTURE

Lift Clearance Track Standard



NOTE: FINAL TRACK SELECTION TBD

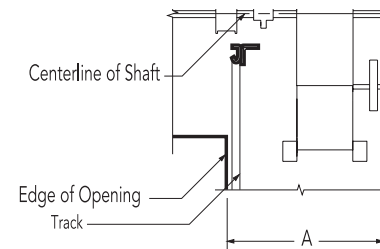
Full Vertical Track



Mounting Details

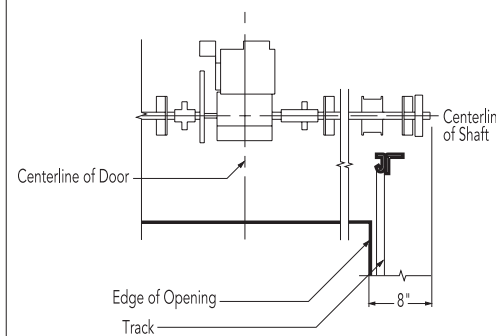
Side Mount Type (Jackshaft) RMX®, RSX®, RHX®

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.

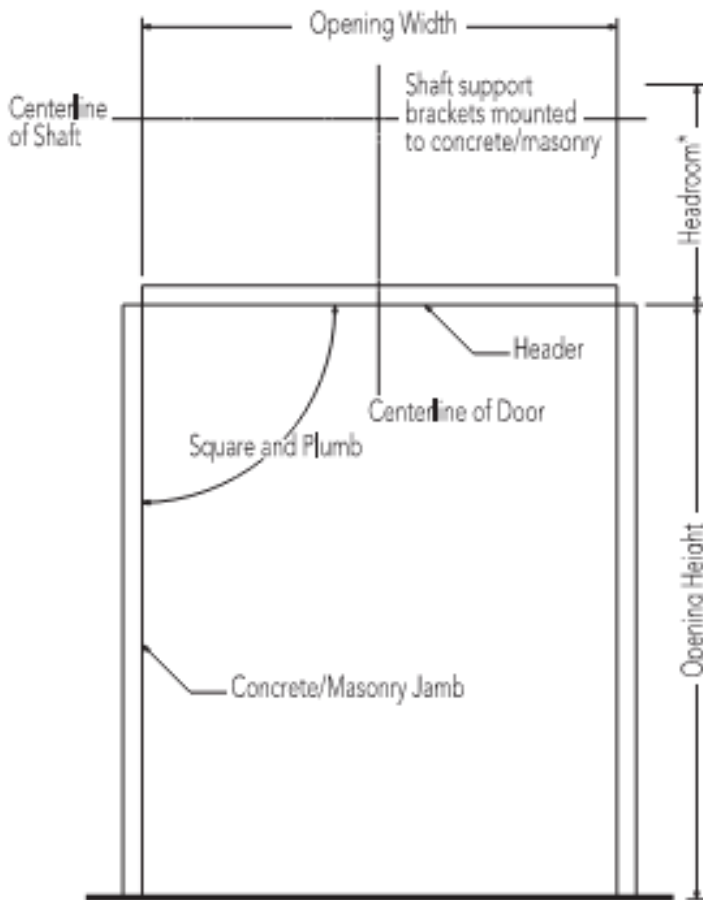


Center Mount Type/Jackshaft RSX®, RHX®

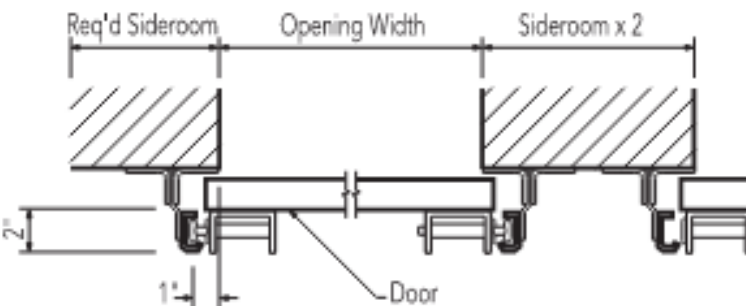
Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Concrete/Masonry Jams



2" (51 mm) Track



STANDARD GARAGE DOOR DETAILS (ALTERNATE)

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01.09.2023

CENTRIC
ARCHITECTURE



File #: 21-04155

DATE: January 10, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Discussion Of Demolition (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning proposed demolition of an accessory structure.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

724 Fair Street
Contractor Assessment Based on Notes by Structural Engineer

“As detailed in GEC structural observation notes:

There is no ridge beam, the rafters are toe-nailed together

The rafters are under-sized

They sit on a flat 2x4 flat plate without enough support between wall posts.

So to bring this up to current code requirements would require a complete re-build. New rafters, new ridge, and new top of wall beams to support rafters would be required. We could re-use some of the planks as roof decking for an older appearance but many of them are damaged by water and will likely break in the demo process. We could use the old 2x4 rafters as collar ties. New roof material would need to be selected.

Approximate cost: \$15,750 (Does not include cost of new roof)”



“As detailed in the GEC structural observation notes:

The carriage house is four feet below the floor elevation of the main house, which means at peak flood, the floor of the carriage house will be five feet below flood plane.

The slope of the yard grade would send driveway and yard run-off toward the structure.

The front left corner has dropped approximately 12 inches since there is no footing under the cedar post in that corner. The posts also have termite damage in that area.

The two carriage door panels have severe termite damage and need to be replaced.

For code requirements, the cedar posts would need to be replaced with pressure treated posts anchored to new concrete piers. To replace all the posts, the exterior boards around the perimeter would need to be removed and de-nailed. New support framing would need to be installed around the perimeter and then, the old boards could be replaced. This would include the same for the interior stalls.

Approximate cost: \$18,000

*Please note, concrete slab and paint to be additional

Total estimated cost approximately \$60,000-70,000 once all items considered to repair.”











Shed/Barn Review

724 Fair Street | Franklin, TN 37064

Shed Condition Photos















Please note in the current and former slide how the structure does not actually sit on the stone wall, but is actually supported by wood beams set into the ground.



Garman Engineering Company, LLC dba GEC

October 9, 2022

Bison Home Builders, Inc.
Attn: Noel Jones
3865 Perkins Road
Thompsons Station, Tennessee 37179

Re: Structural Observation Report – Carriage House
Residence, 724 Fair St., Franklin, TN

Dear Mr. Jones:

As requested, I have met you at the above listed residence several times this year to review the framing and foundation framing related to a major renovation of the residence. Recently, you asked my opinion about the structural condition of the carriage house behind the residence. The floor elevation of the carriage house is about 4-ft below the floor elevation of the main residence. This condition causes several concerns, including:

- The main house floor is slightly in the flood plain; but the carriage house is well within the flood plain.
- The ground surface slopes downward from the street and main residence toward the carriage house making runoff controls around the carriage house difficult.
- If the carriage house is to be used as a garage, it will be difficult to install a driveway with the drop off in elevation and a driveway will involve adding fill in the flood plain.

The carriage house does not have a footing. At the front of the structure, the wood framing bears directly on the ground and there has been about 12-inches of framing settlement and deterioration. At the rear of the carriage house, there is a stone foundation and the framing bears on the stone. The framing at the rear is in better condition because it has been held off the ground by the stone.

Related to the carriage house roof framing, the rafters are undersized. The rafters do not meet at a ridge; the rafter pairs are toe-nailed together. The rafter ties are cobbled together and have no direct connection to the rafters. The framing does not restrain the rafters and there are no uplift resistive connections.

The building is not structurally sound and is not situated in a usable position on the lot. Our recommendation is that it be demolished and a properly situated replacement be constructed. A garage structure can be built with less total volume impact to the flood plain by:

- Installing a perimeter strip footing with block foundation walls with flood vents creating a crawlspace foundation.

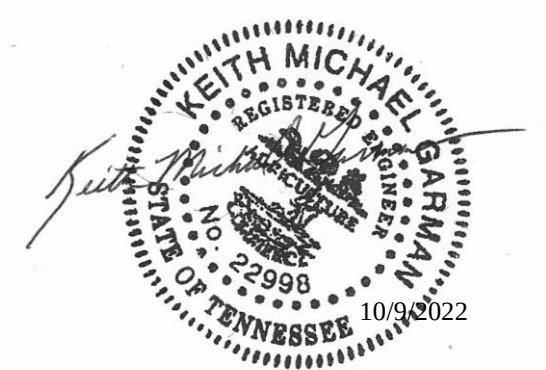


Garman Engineering Company, LLC dba GEC

- Installing a suspended slab on the crawlspace foundation to create a garage without bringing fill into the flood plain.

Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Bison - 724 Fair St-Franklin-Carriage House



File #: 21-04160

DATE: January 10, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Discussion Of Partial Demolition, Alterations, & Addition At 264 Natchez St; Cleveland Salmon, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning proposed action at this site.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.



**Renovation of the historic
Merrill-Williams Home
264 Natchez Street
Franklin, Tennessee**

SCOPE OF WORK

1.0 Restoration of the Existing Home

The scope of the project is to renovate the existing historic Merrill-Williams Home to its original condition and use the facility as a Community Center. The building exterior, front porch, main entrance, hallway, and living room will be restored to its original condition. Every effort will be made to restore and use existing materials, light fixtures, cover plates etc. throughout the building. Materials cannot be re-used will be replaced with like materials and period appropriate fixtures.

The existing Dining Room will be converted to a Conference Room. The front ground floor Bedroom will be converted to a Library. A program for the MTSU Center for Historic Preservation is committed to working with the AAHS to help design, install and fund exhibits. The library will be used by MTSU as a resource to research the Merrill-Williams family history and the African American contribution to the community.

The existing Den will be converted to a new entry Lobby, with space provided for a new ADA accessible Elevator and ADA accessible Toilet Room. This will be developed within the existing footprint, and a second floor added to provide elevator access to the second floor. A new ADA accessible Toilet Room will be provided. The rear bedroom will be converted to an Office for the AAHS.

The existing second floor Toilet Room is unstable and deteriorated from water intrusion and mold. The second floor bedrooms will be converted to offices to be utilized by the AAHS. These could also double as meeting rooms for small groups.

2.0 Abatement of Hazardous Material

Environmental testing was performed and confirmed the presence of lead base paint and material containing asbestos. The hazardous materials will be abated from the facility prior to any demolition work.

3.0 ADA Accessible Ramp.

An ADA accessible ramp will be installed towards the rear of the building with a covered entrance. The design will be compatible to the existing building using compatible forms and materials to the existing house.

CONSULTANTS

ELECTRICAL:
GSE CONSULTING ENGINEERS
176 THOMPSON LANE #200
NASHVILLE, TN 37210
PHONE (615)833-7888

MECHANICAL/ PLUMBING:
GSE CONSULTING ENGINEERS
176 THOMPSON LANE #200
NASHVILLE, TN 37210
PHONE (615)833-7888

MECHANICAL/ PLUMBING:
GSE CONSULTING ENGINEERS
176 THOMPSON LANE #200
NASHVILLE, TN 37210
PHONE (615)833-7888

ENVIRONMENTAL:
GHP ARCHITECTURE • ENVIRONMENTAL
217 REP. JOHN LEWIS WAY, N.
NASHVILLE, TN 37219
PHONE: (615) 751-0019

CIVIL:
WILLIAMS ENGINEERING
818 18TH AVE. S.
NASHVILLE, TN 37203
PHONE: (865) 679-5992

SURVEY
CROW LAND SURVEYING
210 OLD HICKORY BLVD, UNIT #17
NASHVILLE, TN 37221
PHONE: (615) 448-7760

GEOTECHNICAL
ECS SOUTHEAST, LLP
GEOTECHNICAL • CONSTRUCTION MATERIALS
318 SEABOARD LN. SUITE 208
FRANKLIN, TN 37067

LOCATION MAP

MATERIAL DESIGNATIONS

ELEVATION / PLAN

CERAMIC / QUARRY TILE

CONC. / PLASTER

FINISH WOOD

BLOCKING

BATT INSULATION

RIGID INSULATION

SPRAY INSULATION

MASONRY

GLAZING

EARTH

GRANULAR FILL

CONCRET E

CONC. MASONRY UNIT

E.I.F.S.

BRICK

STONE FACE

PLYWOOD

STONE

GYPSUM WALL BD.

METAL

H.D. PARTICLE BD.

SECTION

FINISH WOOD

BLOCKING

BATT INSULATION

RIGID INSULATION

SPRAY INSULATION

EARTH

GRANULAR FILL

CONCRET E

CONC. MASONRY UNIT

E.I.F.S.

PLYWOOD

STONE

GYPSUM WALL BD.

METAL

H.D. PARTICLE BD.

ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR
ACOUS. ACOUSTIC(AL)
ALT. ALTERNATE
ALUM. ALUMINUM
APPROX APPROXIMATE(LY)
ASPH. ASPHALT
BLDG. BUILDING
BLKG. BLOCKING
C/L CENTERLINE
C.J. CONTROL JOINT
CEM. CEMENT(ITIOUS)
CMU CONCRETE MASONRY UNIT
CLG. CEILING
CLR. CAULKING
COL. CLEAR
CONC. COLUMN
CONST. CONCRETE
CPT. CONSTRUCTION
D.F. CARPET
D.S. DRINKING FOUNTAIN
DIA. DOWNSPOUT
DIM. DIAMETER
E.J. EXPANSION JOINT
EL. EXISTING
ELEC. ELECTRICAL
EQ. EQUIPMENT
EXIST. EXISTING
EXT. EXTERIOR
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.E.C. FIRE EXTINGUISHER CABINET
F.O. FINISHED OPENING

FDN. FOUNDATION
FIN. FINISH
FLSHG. FLASHING
FLUR. FLUORESCENT
FLR. FLOOR
FRMG. FRAMING
FT. FOOT/FEET
H.M. HOLLOW METAL
HWR. HARDWARE
FTG. FOOTING
GALV. GALVANIZED
GYP. BD GYPSUM WALL BOARD
HIC. HANDICAP
HT. HEIGHT
I.D. INSIDE DIAMETER
IN. INCH
INSUL. INSULATION
INT. INTERIOR
JAN. JANITOR
JST. JOIST
JT. JOINT
LAV. LAVATORY
LB(S) POUND(S)
LT. LIGHT
M.O. MASONRY OPENING
MATL. MATERIAL
MAX. MAXIMUM
MECH. MECHANICAL
M.E.&P. MECHANICAL & PLUMBING
MFR. MIN. MANUFACTURER
MTL. MINIMUM
N.I.C. METAL
N.T.S. NOT IN CONTRACT
NOM. NOT TO SCALE
NOMINAL

O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OPNG. OPENING
O.F.E. OWNER FURNISHED EQUIPMENT
P.E.B.P.T. PRE-ENGINEERED BUILDING PRESERVATIVE TREATED PLASTIC
PLYWD. PLYWOOD
PNT. PAINT
PTD. PAINTED
R.O. ROUGH OPENING
RAD. RADIUS
REC. RECESSED
REINF. REINFORCED
REQ'D REQUIRED
REV. REVISED (REVISION)
RM. ROOM
S.F. SQUARE FEET
SHT'G SHEATHING
SIM. SIMILAR
SPEC. SPECIFICATIONS
SQ. SQUARE
STD. STANDARD
STL. STEEL
STRUCT. STRUCTURAL
T&G TONGUE AND GROOVE
TELE. TELEPHONE
TRTD. TREATED
TS. TUBE STEEL
TYP. TYPICAL
UNFIN. UNFINISHED
VCT. VINYL COMPOSITION TILE
VENT. VENTILATOR
W/O WITH(OUT)
W.C. WATER CLOSET
W.W.F. WELDED WIRE FABRIC
WD. WOOD

GRAPHIC SYMBOLS

WINDOW TYPE

DOOR NUMBER

EXTERIOR ELEVATION

INDICATES ELEVATION IS ON

SECTION LETTER

INDICATES SECTION IS ON

DETAIL NUMBER

SIMILAR

INDICATES DETAIL IS ON

LARGE SCALE

INDICATES SCALE IS ON

CASEWORK ELEVATION

PLAN NOTE DESIGNATION

EQUIPMENT DESIGNATION

SPOT ELEVATION

ROOM NAME

ROOM NUMBER

DATUM/ELEVATION

REVISION NUMBER

COLUMN GRID

EXIT UNIT DESIGNATION

WATER FLOW DESIGNATION

PARTITION TAG

SCOPE OF WORK

SCOPE OF WORK IS TO RENOVATE THE EXISTING HOME AND CONVERT IT TO COMMUNITY CENTER. AN ELEVATOR WILL BE INSTALLED TO PROVIDE ADA ACCESS TO THE SECOND FLOOR.

514 Natchez St
Franklin, TN 37067

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
254 NATCHEZ ST.
FRANKLIN TENNESSEE

DRAWING INDEX

ARCHITECTURAL

MECHANICAL

PLUMBING

ELECTRICAL

STRUCTURAL

CODE SUMMARY

A. APPLICABLE CODE

1 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL RESIDENTIAL WITH LOCAL AMENDMENTS

2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS

2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS

2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS

2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS

B. BUILDING

1. OCCUPANCY TYPE

a. GROUP R EXISTING RESIDENCE

PROPOSED COMMUNITY CENTER GROUP B

2. CONSTRUCTION TYPE

a. TYPE V - UNPROTECTED NOT SPRINKLERED

3. FLOOR AREA

a. GROUND FLOOR = 3,000 SQ. FT.

5. PLUMBING REQUIREMENTS

a. WATER CLOSET - 1 PER 75 TOTAL OCCUPANT LOAD = 30 PEOPLE
1 WATER CLOSET REQUIRED

b. LAVATORY = 1 PER 200 OCCUPANT LOAD = 30 PEOPLE
1 LAVATORY REQUIRED

6. NUMBER OF EXITS

0.49 OCCUPANTS 1 EXIT REQUIRED
50 AND OVER 2 EXITS REQUIRED

OCCUPANT LOAD

ROOM

AREA

FIRST FLOOR

OCCUPANT LOAD

LIVING ROOM

129/15 SQ. FT. PER PERSON

6

CONFERENCE ROOM

129/15 SQ. FT. PER PERSON

9

KITCHEN

162/200 SQ. FT. PER PERSON

1

ENTRY FOYER

60/7 SQ. FT. PER PERSON

8

ELEVATOR

54 -

-

TOILET ROOM

78 -

-

OFFICE

206/150 SQ. FT. PER PERSON

2

LIBRARY

228 -

6

HALL/STAIR/MISC

866 -

34

1,912 SQ. FT.

OCCUPANT LOAD

ROOM

AREA

SECOND FLOOR

OCCUPANT LOAD

LOBBY

40/7 SQ. FT. PER PERSON

6

ELEVATOR

54 -

-

TOILET

78 -

-

OFFICE 1

200/150 SQ. FT. PER PERSON

2

OFFICE 2

170/150 SQ. FT. PER PERSON

1

OFFICE 3

170/150 SQ. FT. PER PERSON

1

OFFICE 4

170/150 SQ. FT. PER PERSON

1

HALL/STAIR/MISC

589 -

11

1,471 SQ. FT.

TOTAL FLOOR AREA

3,383 SQ. FT.

TOTAL OCCUPANT LOAD

44 PEOPLE

DESIGN DEVELOPMENT PHASE

COVER

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
254 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

Date: -

Scale: -

Project No. -

A-0.0

FILE NO.

1101 Kermil Dr.
Nashville, TN 37214
Office: 615-980-0923
Fax: 615-980-7985

Architecture
Planning
Interior Design

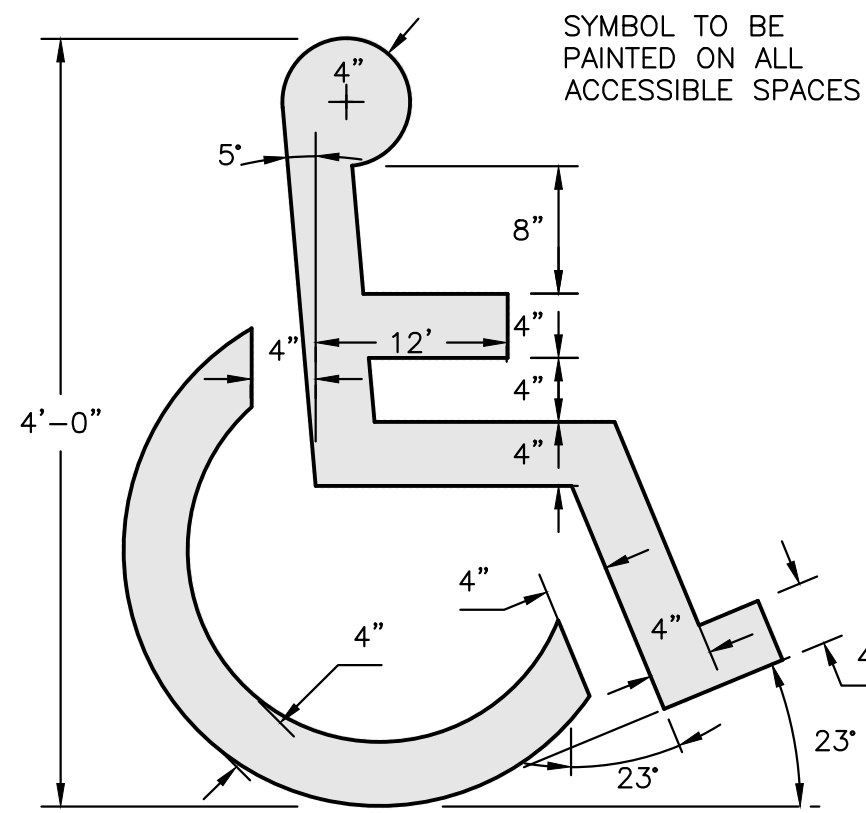
Page 60 of 156

SITE GENERAL NOTES

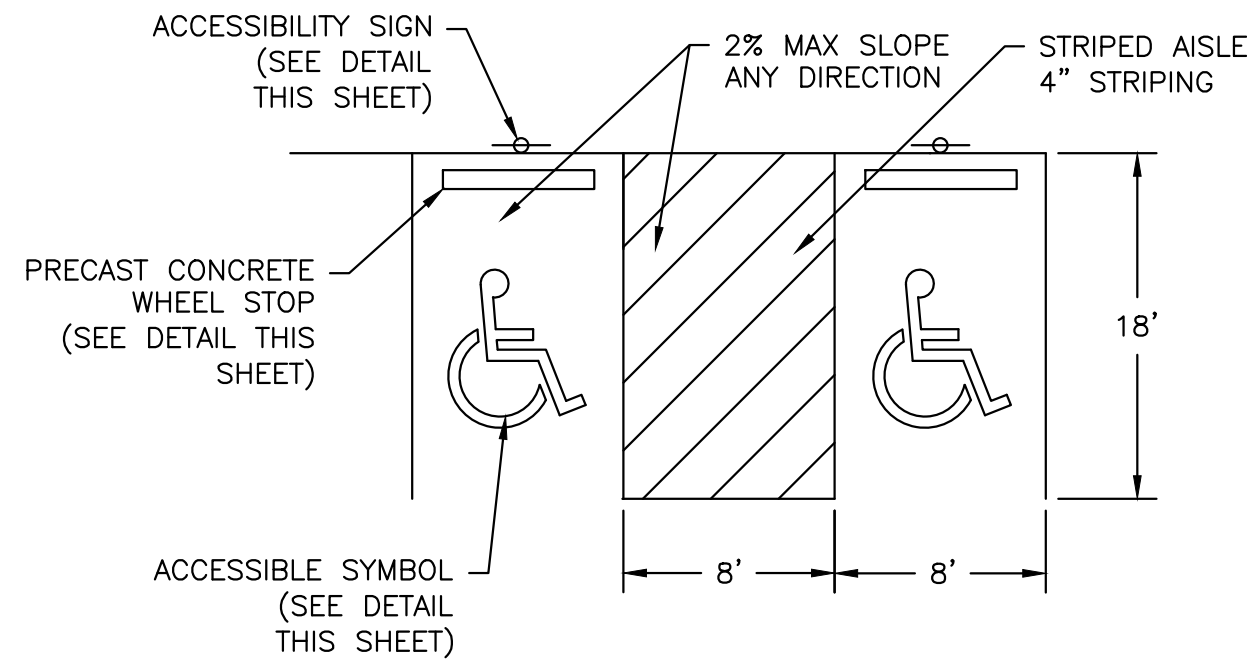
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

Federal Compliance Note

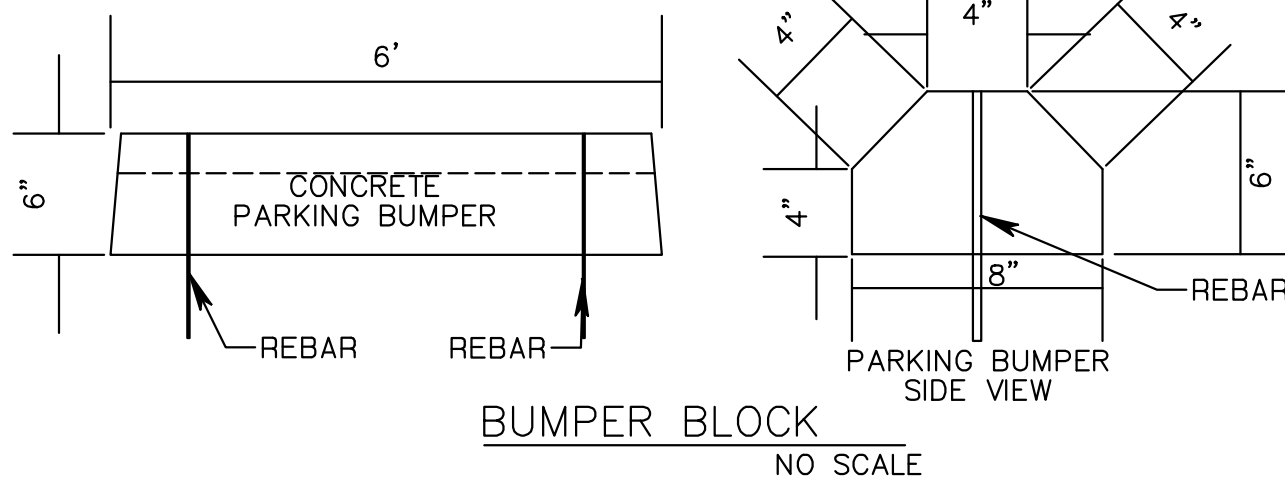
All development within the boundaries of this plan meets the requirements of the americans with disabilities act and the fair housing act.
ADA: <https://www.ada.gov/>
U.S. Justice Dept.: <https://www.justice.gov/crt/fair-housing-act-2>



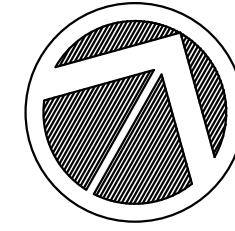
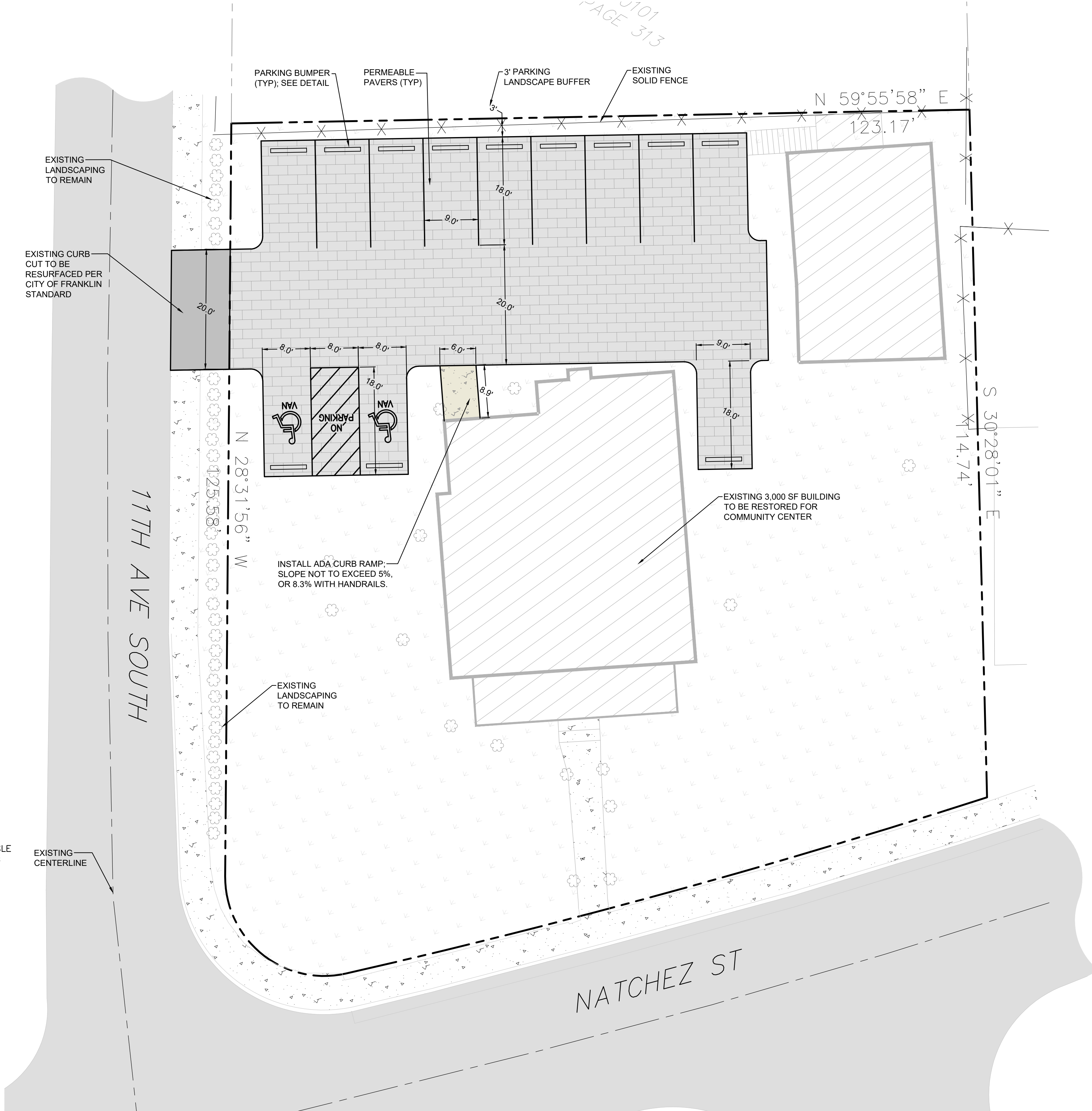
PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE



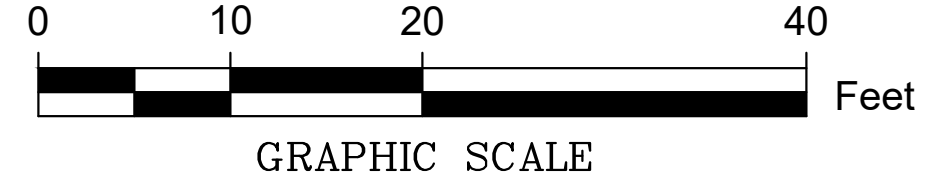
ACCESSIBLE SPACES
NOT TO SCALE



BUMPER BLOCK
NO SCALE



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

- (A) PINWOOD LANDSCAPE FENCE TO BE INSTALLED.
- (B) STANDARD CURB AND GUTTER PER MPW ST-200
- (C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
- (D) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (E) ACCESSIBLE PARING SIGN. SEE DETAIL SHEET D-1.
- (F) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
- (G) GUTTER ONLY
- (H) COMMERCIAL DRIVEWAY RAMP PER MPW STANDARD DETAIL ST-324
- (I) CROSSWALK PER MPW DETAIL.
- (J) METRO BIKE LANE TO BE INSTALLED FOR FUTURE. USE PER STANDARD DETAIL ST-503
- (K) STANDARD CONCRETE PUBLIC SIDEWALK PER STANDARD DETAIL ST-210
- (L) 6" POST CURB PER MPW ST-201
- (M) 2' CURB CUT
- (N) 2' SIDEWALK CHASE
- (O) PARKING BUMPER

- EXISTING PUBLIC ROAD
- ASPHALTIC CONCRETE
- PRIVATE DRIVE
- PROPOSED DRIVEWAY RAMP
- STORMWATER TREATMENT & CONVEYANCE
- PERMEABLE PAVEMENT
- GRASS STRIP/ GREEN SPACE
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PRETREATMENT CELLS
- BIORETENTION (LVL2)



NATCHEZ COMMUNITY CENTER

FOR
MERRILL-WILLIAMS HOMES

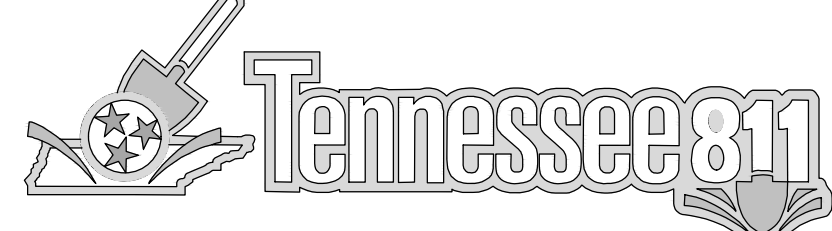
264 Natchez Street Franklin, TN

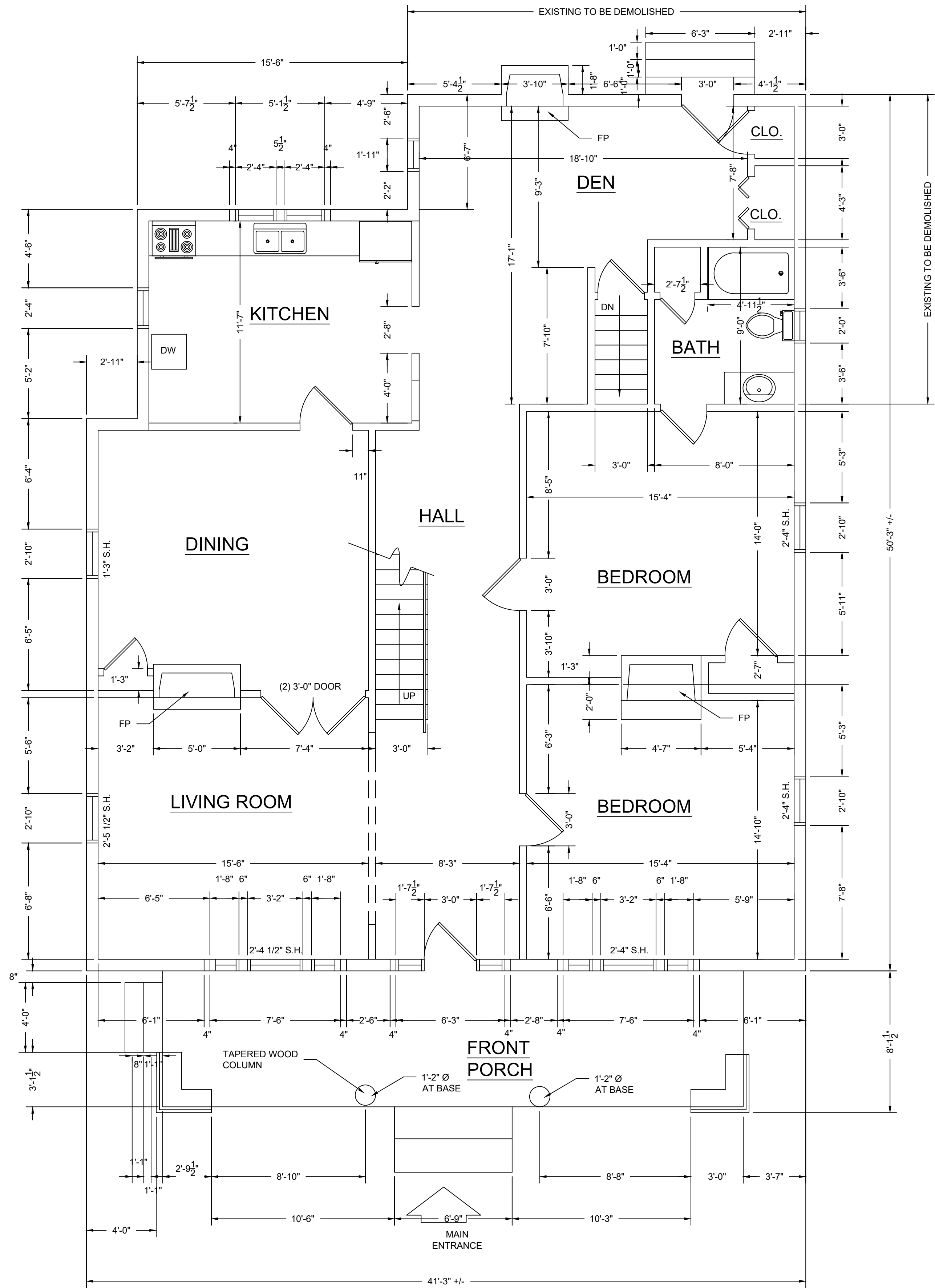
REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DESIGNED BY: MLW
DATE: 11/17/2022
SCALE: #1"=##'
JOB #: #####

SITE PLAN

C2.0

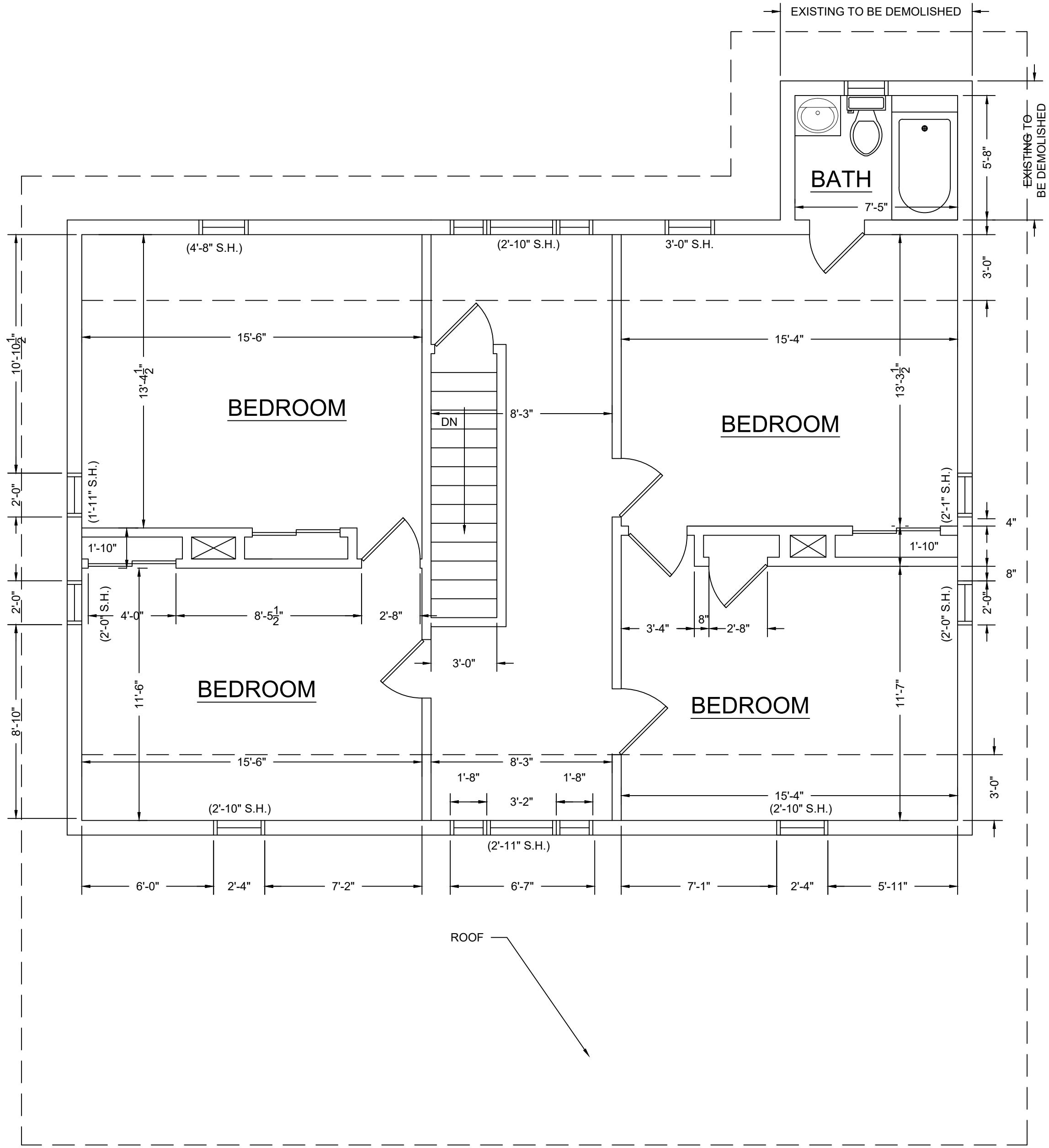




FIRST FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1923 SQ. FT.



SECOND FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1124 SQ. FT.

FLOOR PLANS
RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-

A-1.1

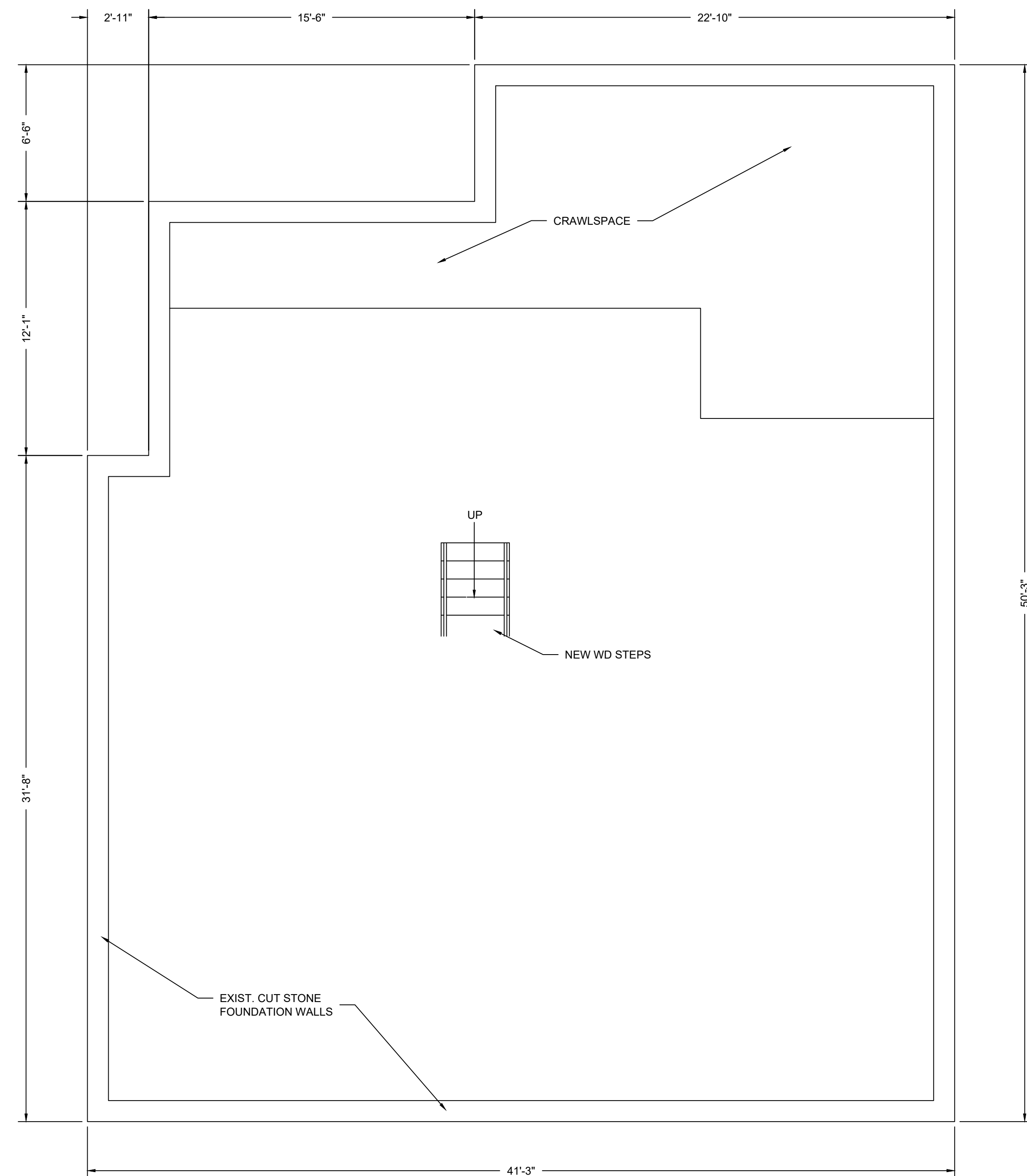
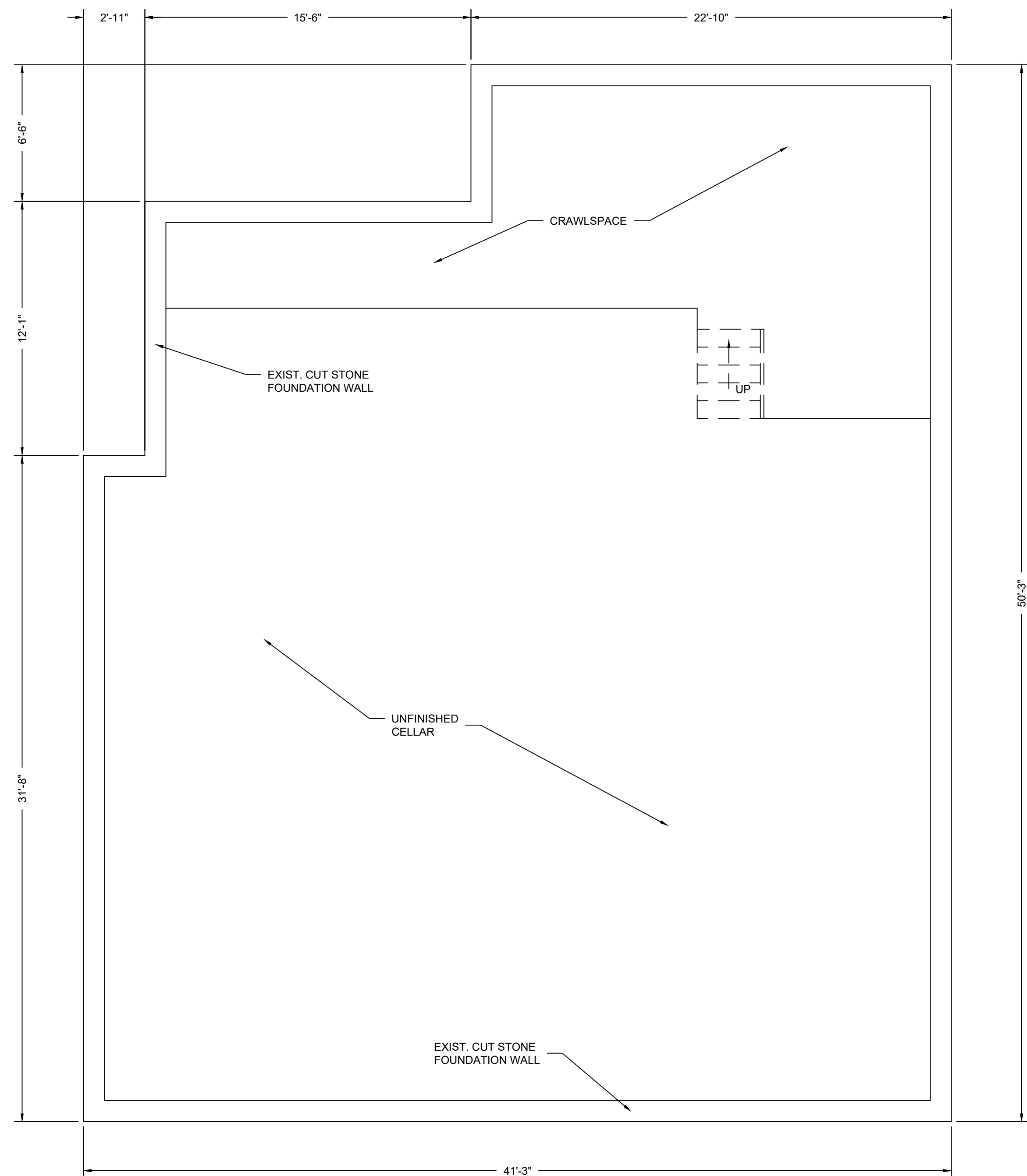
FILE NO.

Architecture
Planning
Interior Design

Cleveland Salmon
ARCHITECT

1101 Kermil Dr.
Nashville, TN 37214
Office: 615-980-9283
Fax: 615-980-7985

No.	Description	Revision Schedule	Date
1			

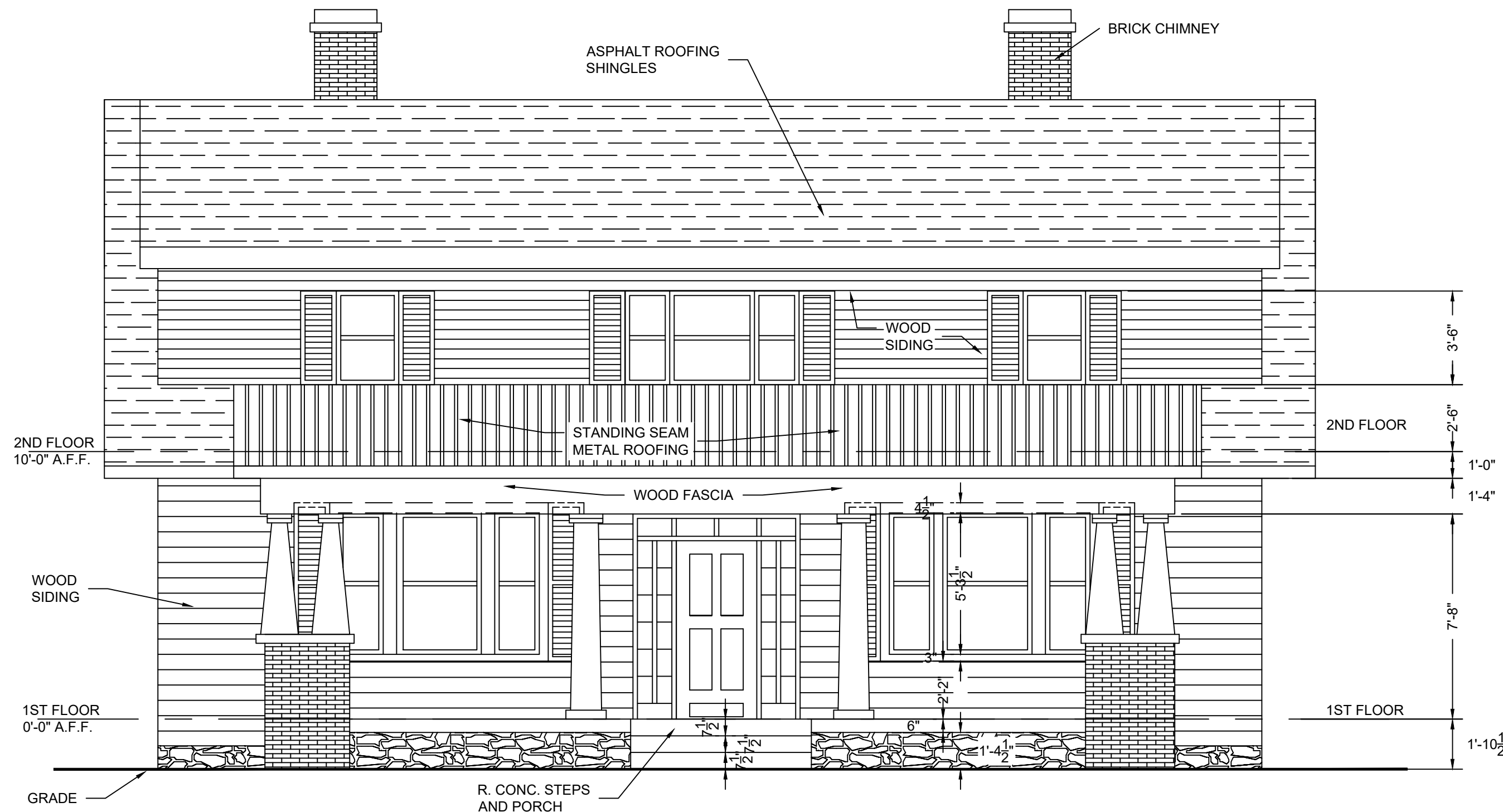
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LOWER LEVEL PLAN

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

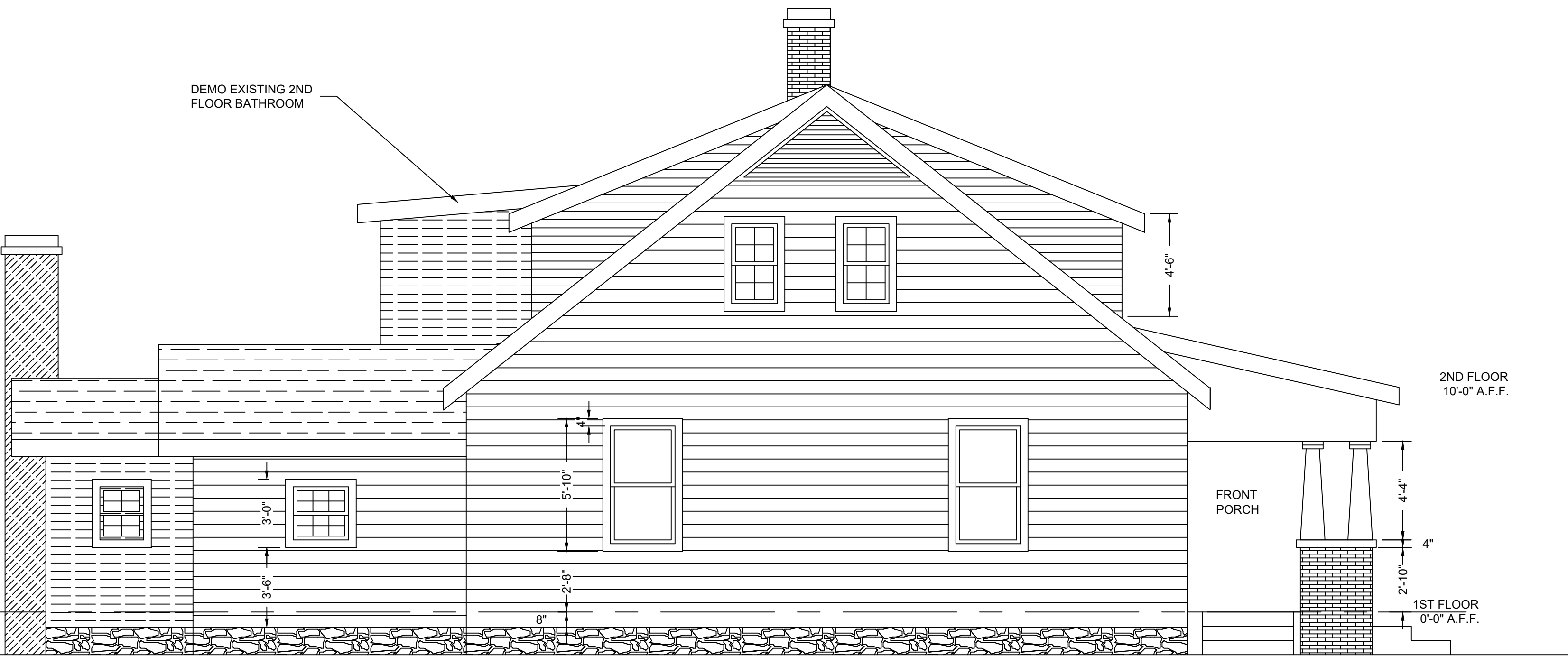
Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-

A-1.2



FRONT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



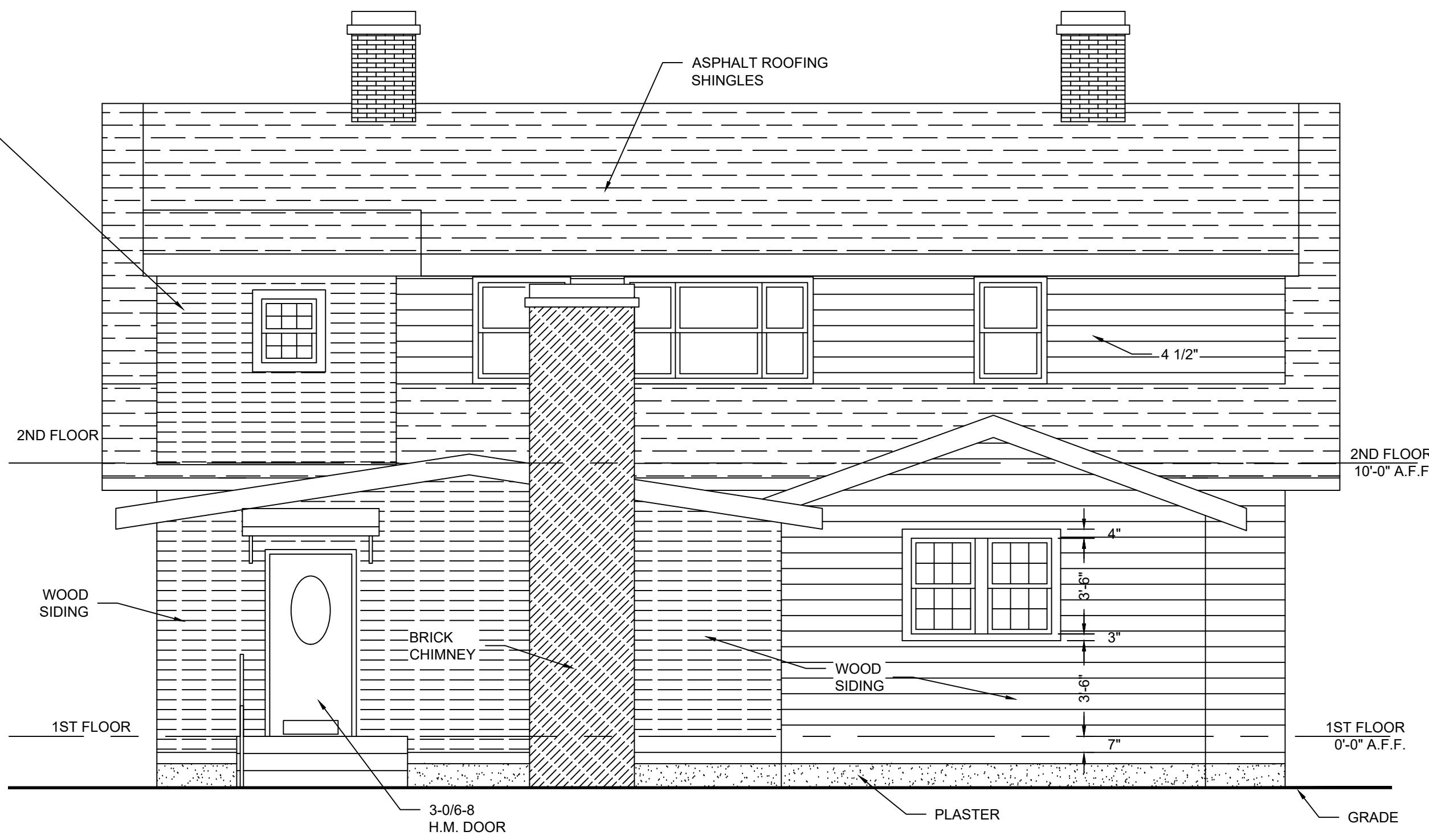
LEFT SIDE ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



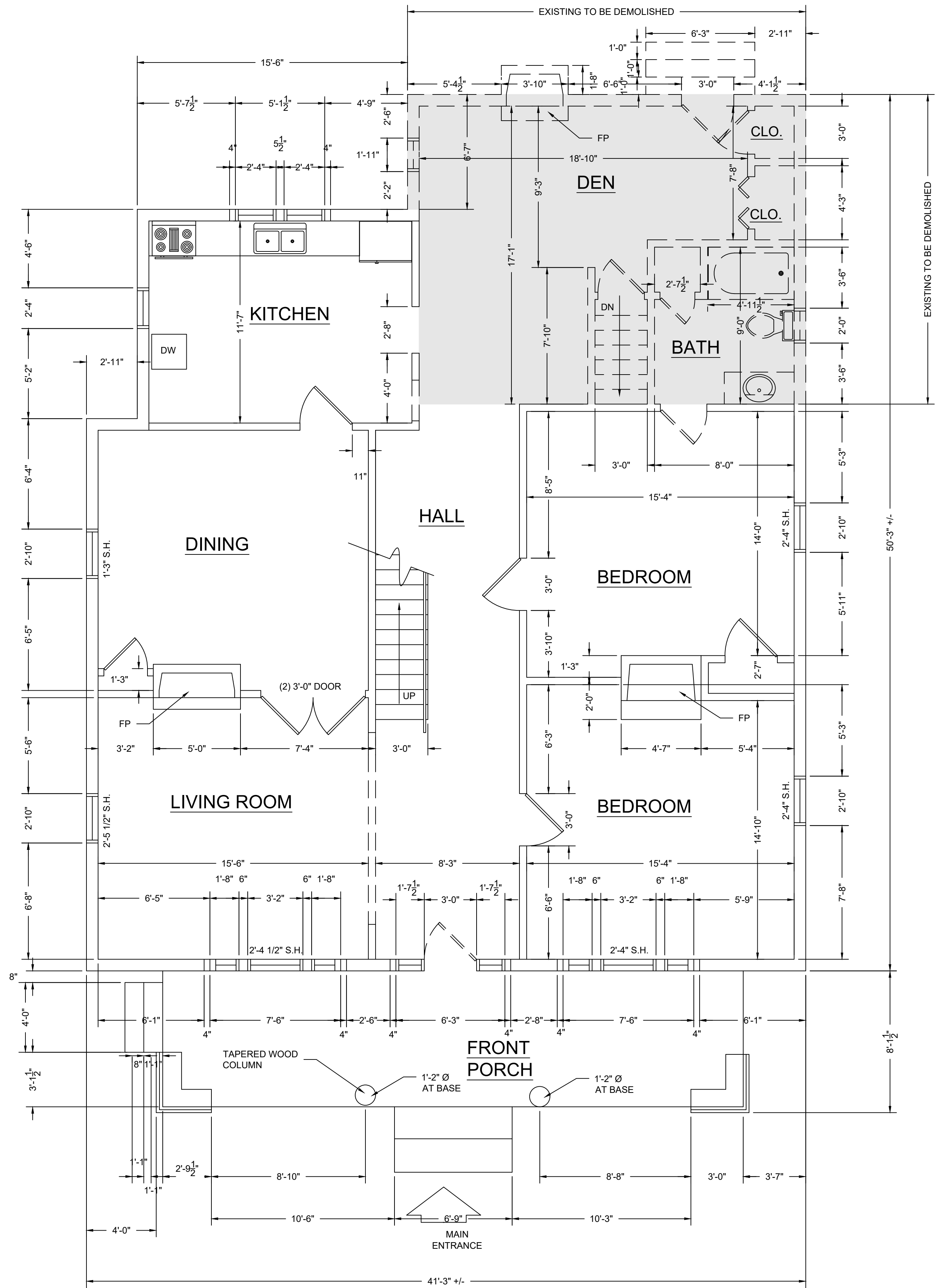
RIGHT SIDE ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



REAR ELEVATION - EXISTING

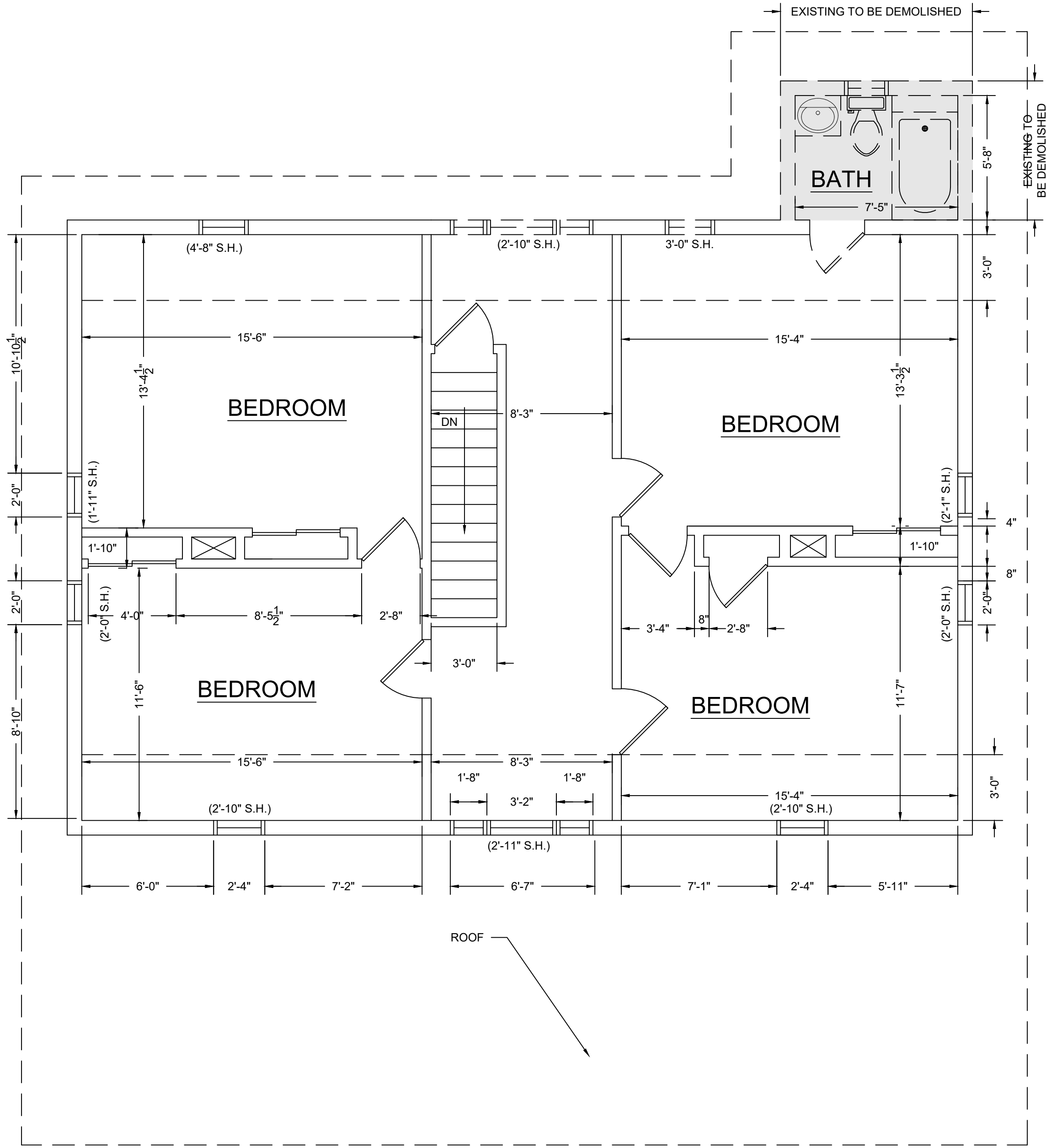
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - DEMOLITION

FLOOR AREA = 1923 SQ. FT.

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN -DEMOLITION

FLOOR AREA = 1124 SQ. FT.

SCALE: 1/4" = 1'-0"

Architecture
Planning
Interior Design

Cleveland Salmon
ARCHITECT

1101 Kermil Dr.
Nashville, TN 37214
Office: 615-960-9263
Fax: 615-960-7965

No.	Description	Revision	Schedule	Date
1				

FLOOR PLANS - DEMOLITION

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

Date: -

Scale:

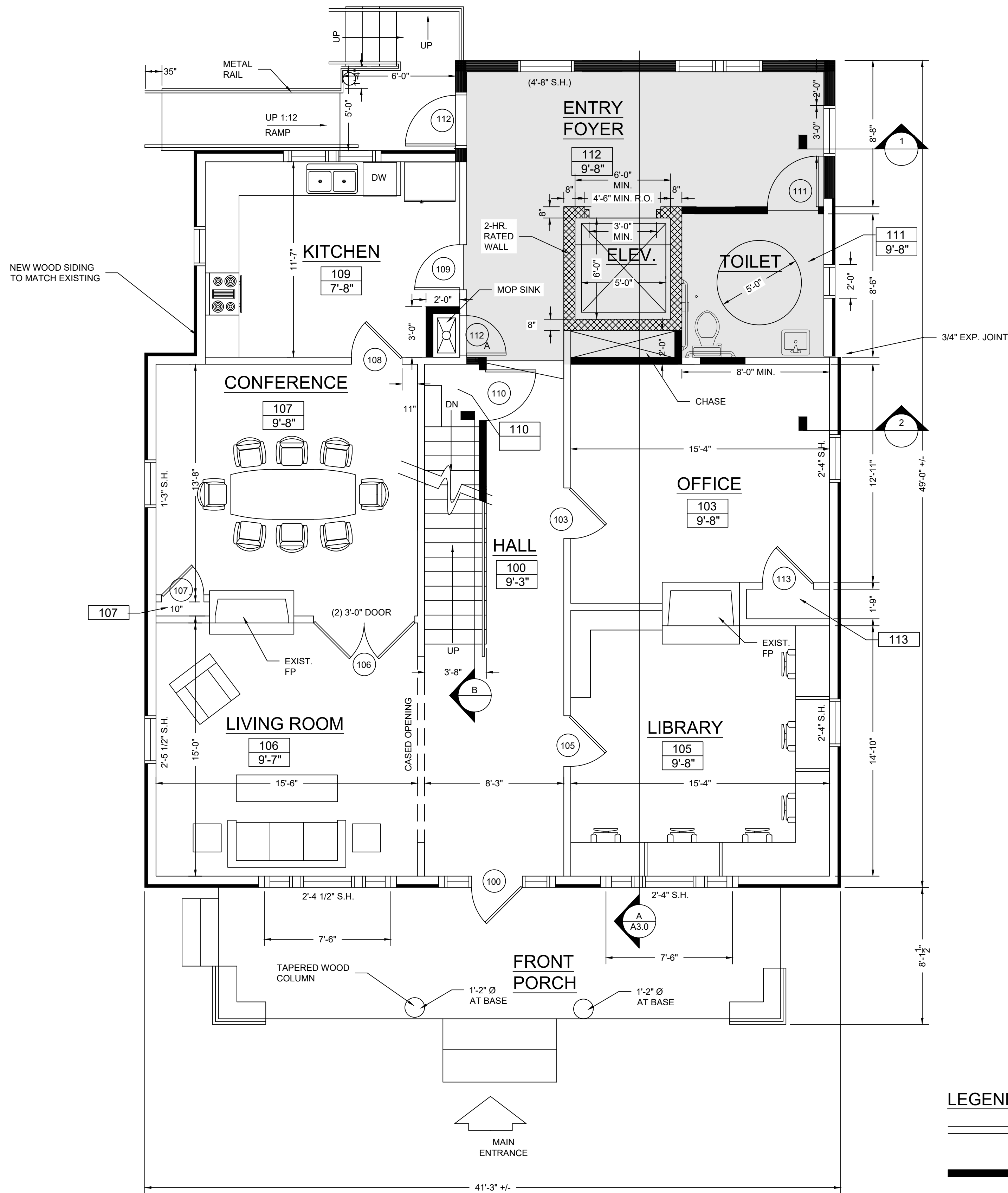
Project No. -

A-1.3

FILE NO.

Page 65 of 156





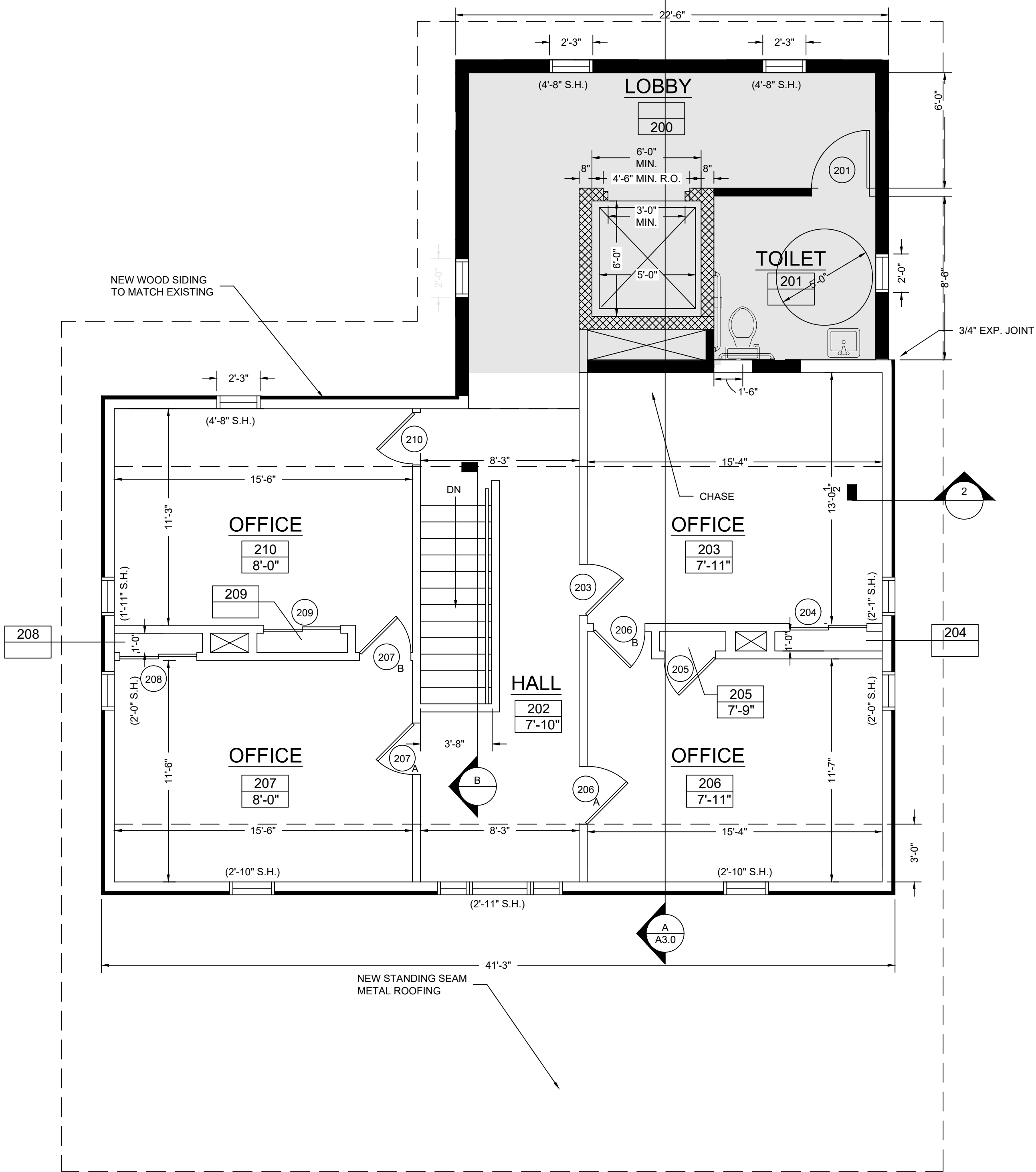
FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1912 SQ. FT.

LEGEND

- EXISTING TO REMAIN
- NEW GYP. BD. PARTITION
- NEW EXTERIOR WOOD SIDING
- 2 HR. RATED CMU WALL
- PROPOSED ADDITION



SECOND FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

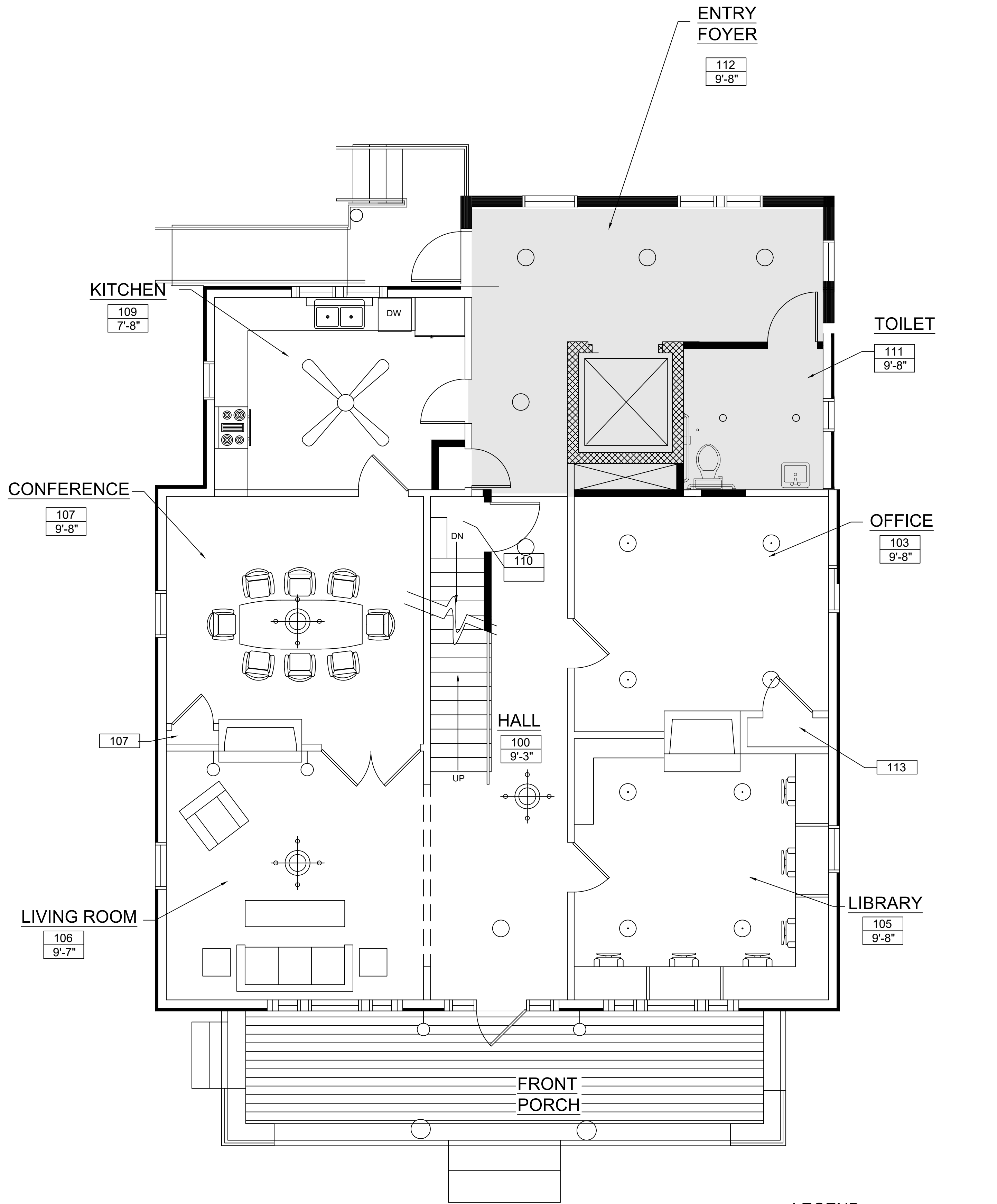
FLOOR AREA = 1471 SQ. FT.

OPTION 2

FLOOR PLAN - PROPOSED
RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale:
Project No. -

A-1.4

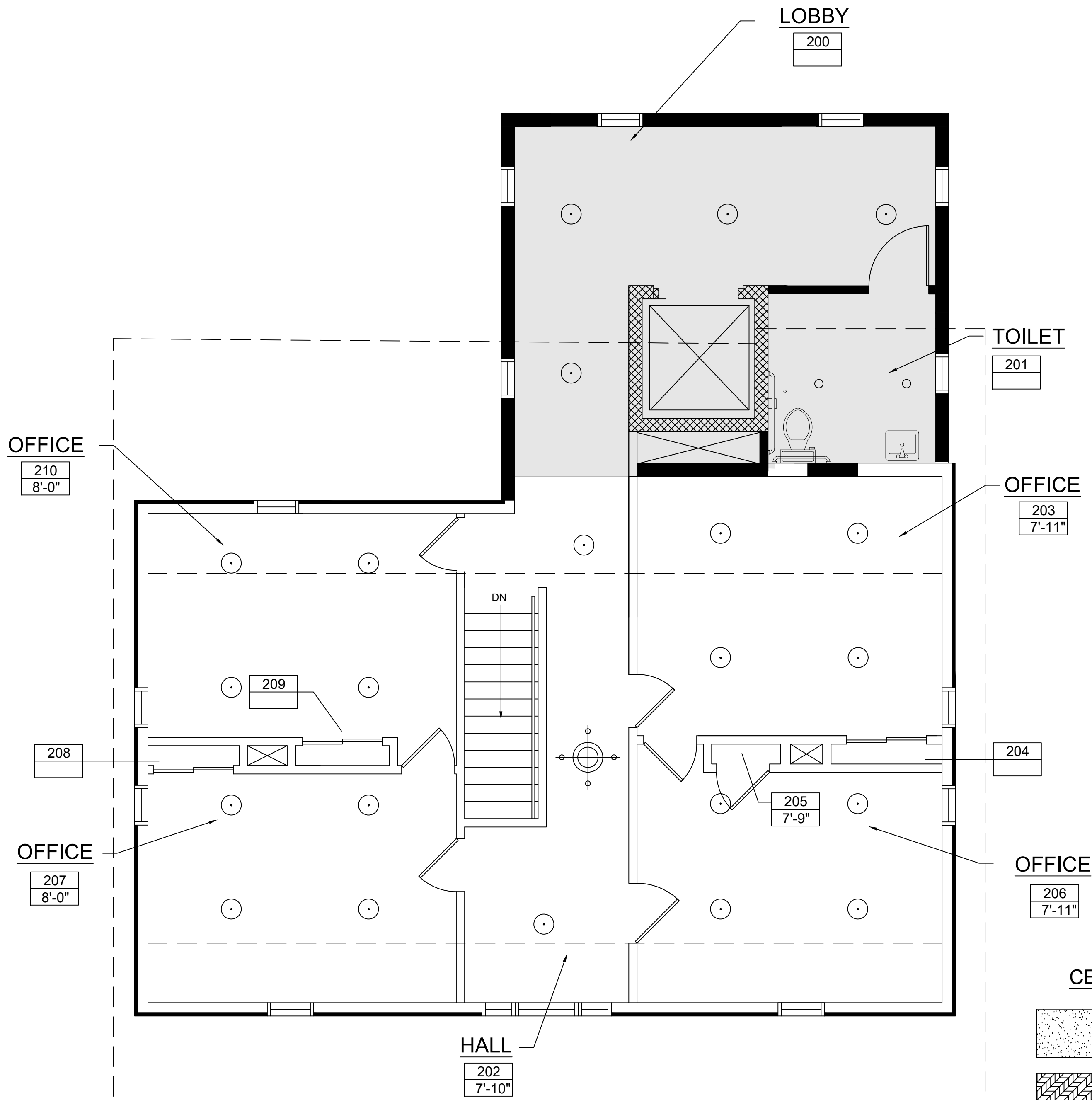


FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- NEW GYP. BD. PARTITION
- NEW EXTERIOR WOOD SIDING
- 2 HR. RATED CMU WALL
- PROPOSED ADDITION



SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

CEILING LEGEND

- GYP. BD. PAINTED
- WALLPAPER
- EXIST. TO REMAIN
- CHANDELIER
- PENDANT LIGHT
- 5" Ø RECESSED CAN LIGHT
- 1x4 LED FIXTURE
- FAN/LIGHT FIXTURE
- WALL SCONCE

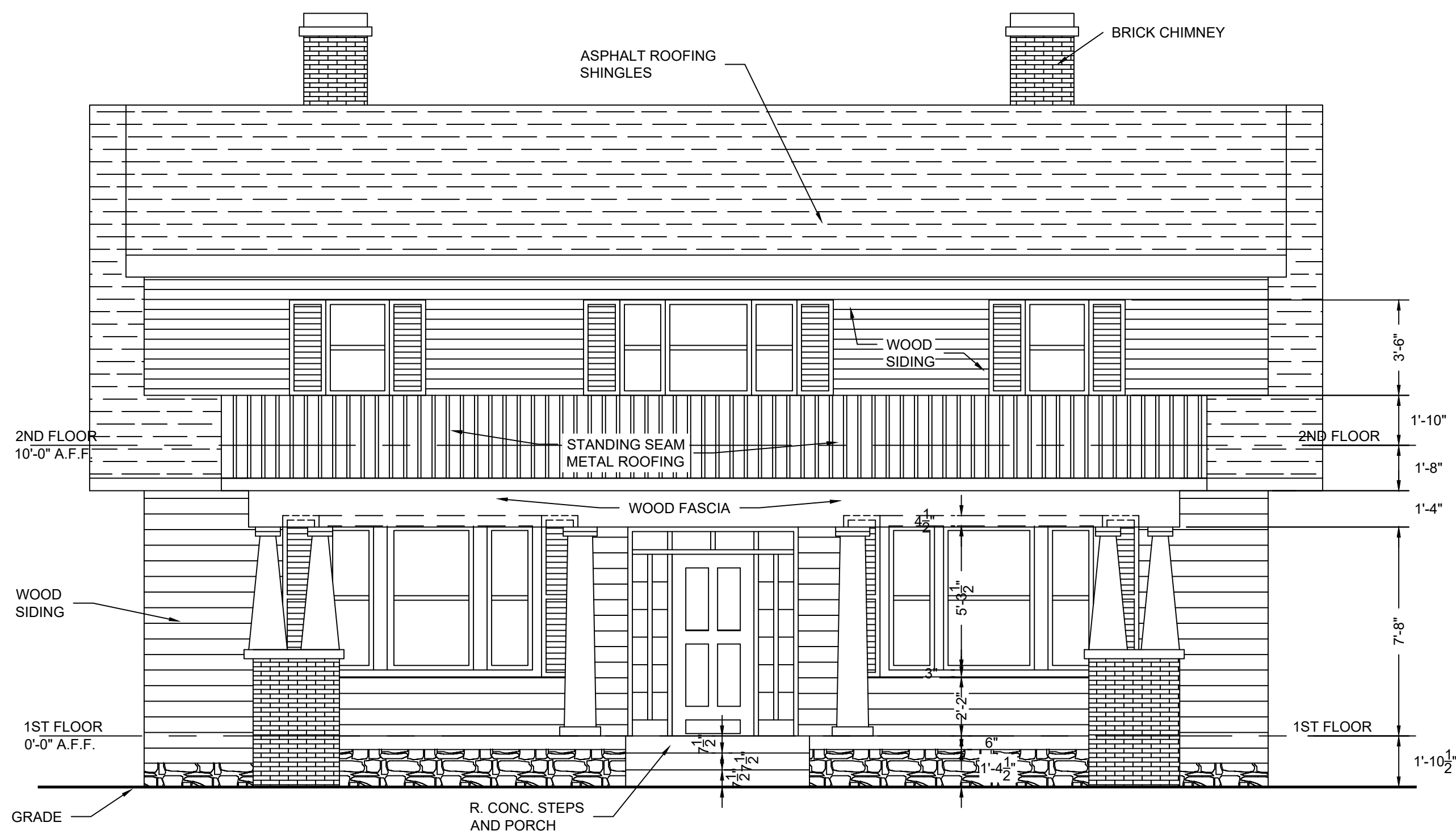
REFLECTED CEILING PLAN

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NACHEZ ST.
FRANKLIN, TN

Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale: -
Project No. -

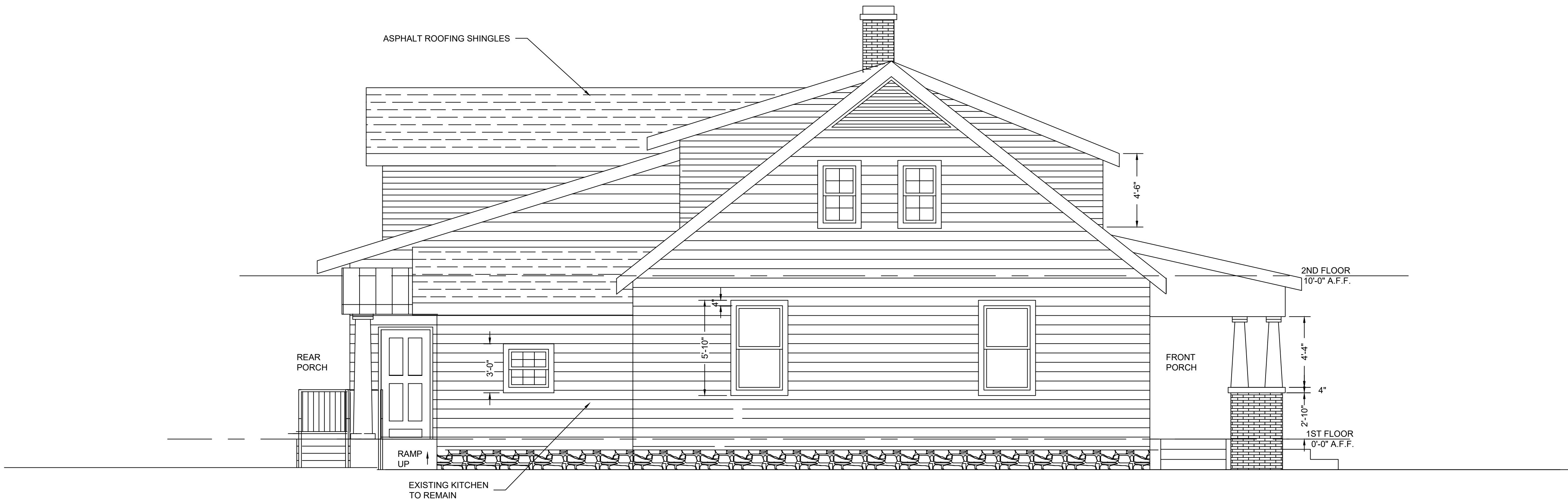
A-1.5

FILE NO.



FRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

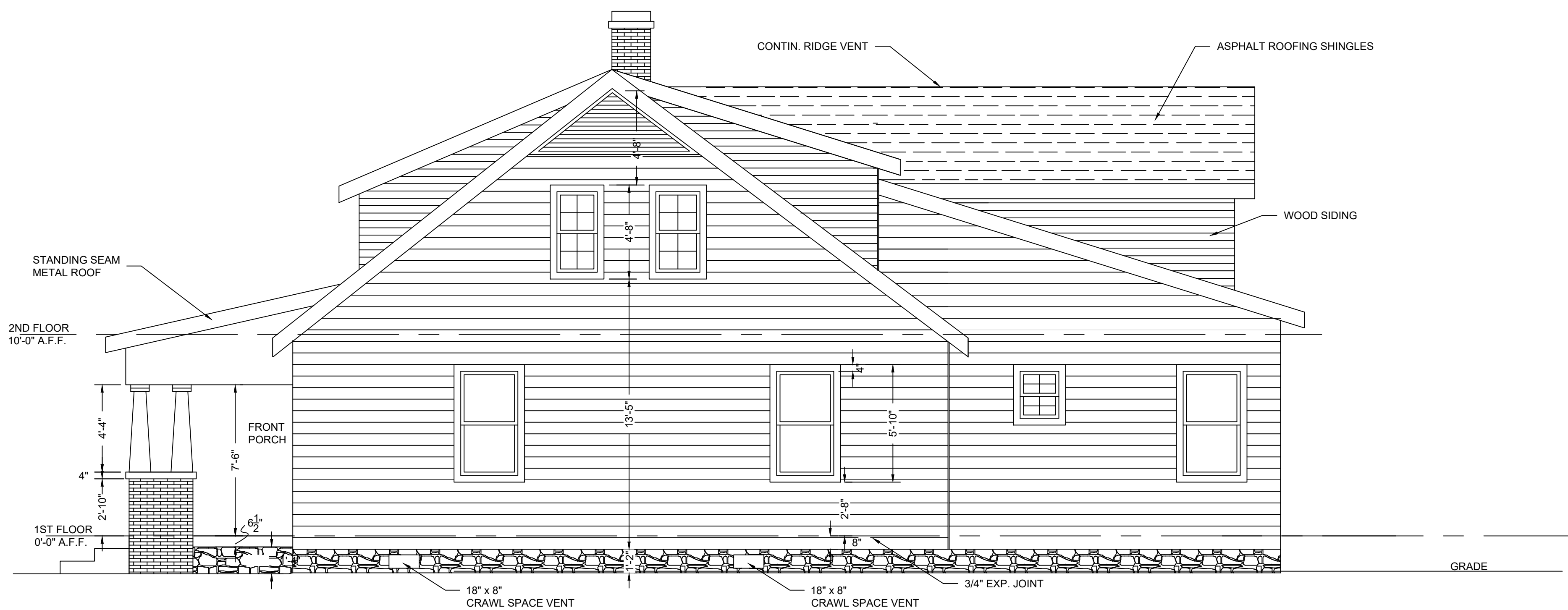


LEFT SIDE ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

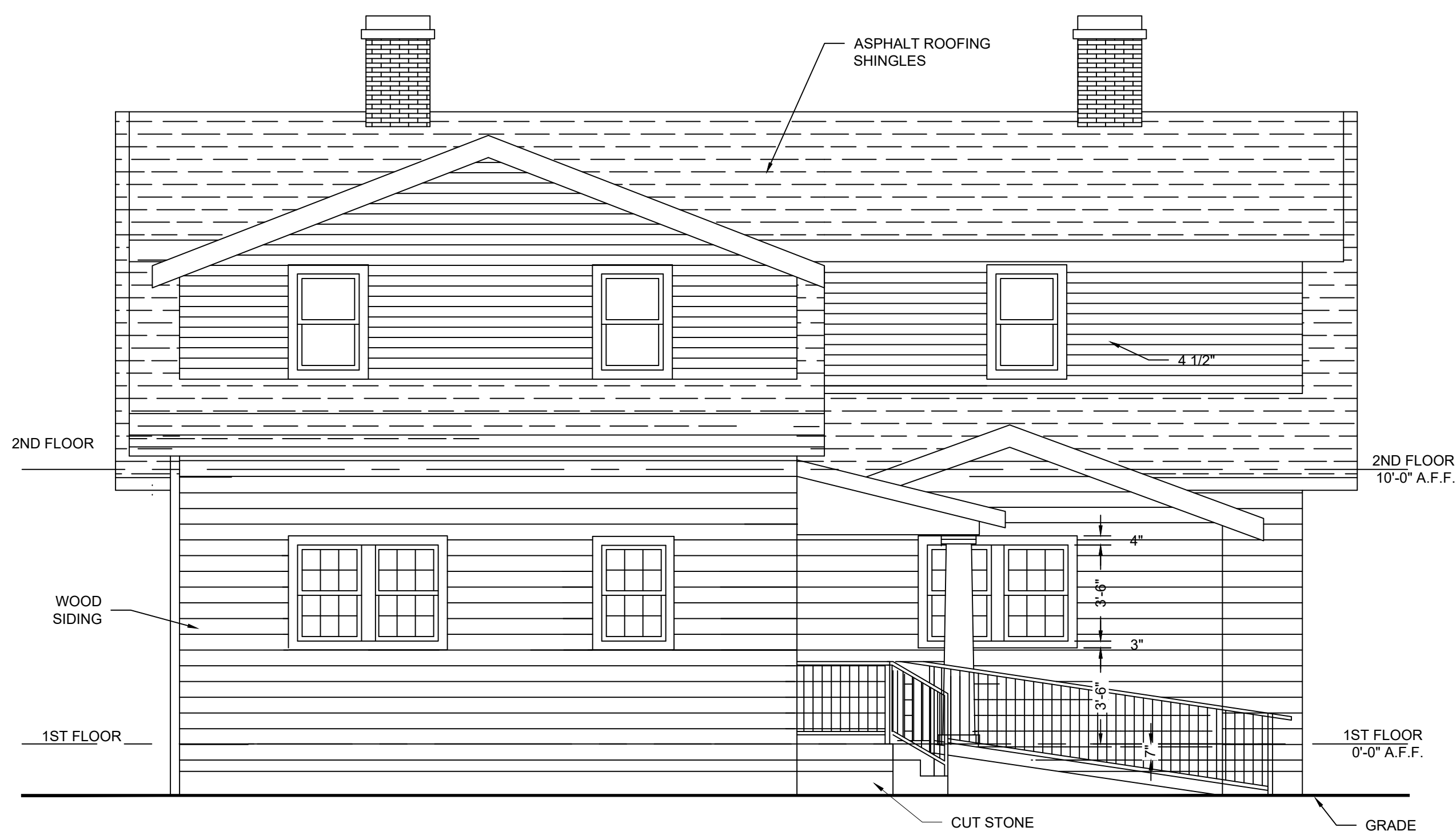
OPTION 1

Architecture Planning Interior Design	
Cleveland Salmon ARCHITECT	
1101 Kermil Dr. Nashville, TN 37214 Office: 615-980-7985	Fax: 615-980-7985
ELEVATIONS - PROPOSED	
RENOVATION OF THE EXISTING MERRILL-WILLIAMS HOME 264 NACHEZ ST. FRANKLIN, TN	
Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-
A-2.3	
FILE NO.	



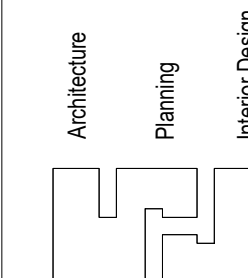
RIGHT SIDE ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"



REAR ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



Cleveland Salmon
ARCHITECTS

Architecture
Planning
Interior Design

1101 KEmil Dr.
Nashville, TN 37214
Office: 615-360-5263
Fax: 615-360-7985

No.	Description	Date
1		

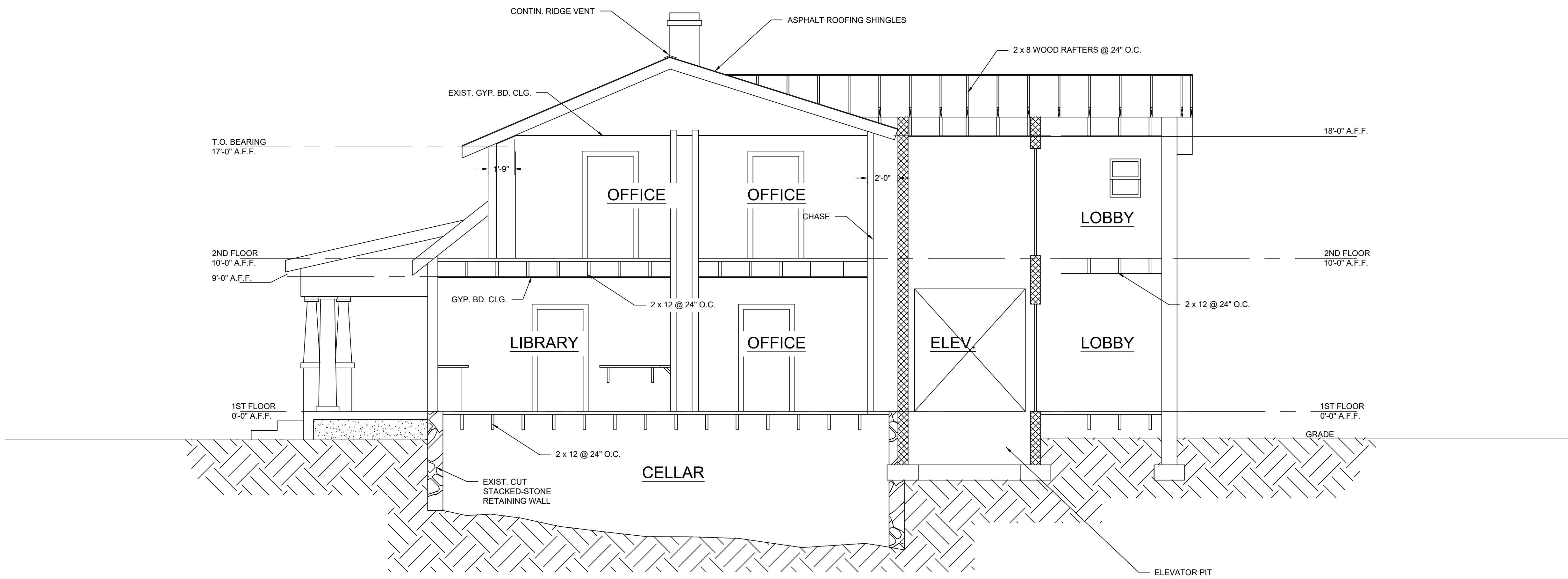
ELEVATIONS - PROPOSED

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale:
Project No. -

A-2.4

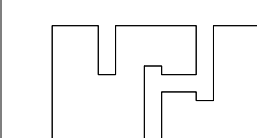
FILE NO.



BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"

Architecture
Planning
Interior Design



Cleveland Salmon
ARCHITECTS
1101 KEMMEL DR.
Nashville, TN 37214
Office: 615-980-9283 Fax: 615-980-7985

No.	Description		Date
	Revision Schedule		
1			-

SECTION

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale:
Project No. -

A-3.0



FRONT



LEFT SIDE



REAR LEFT CORNER



RIGHT SIDE



GARAGE SHED



MAIN ENTRANCE - FRONT



BRICK PIER



LIVING ROOM FIREPLACE



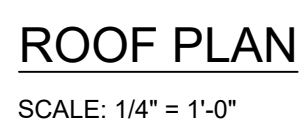
DETERIORATED SIDING



DETERIORATED WINDOW & SILLS



EXPOSED INSULATION



RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-

A-1.6



File #: 21-04158

DATE: January 10, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Discussion of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Gary Vogrin, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposed development plan.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.



January 9, 2023

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

RE: **The Middle Eight – 3rd DRC Submittal**
Liberty Pike
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 3rd DRC Application Submittal in the form of the attached graphics, owner affidavit and project narrative outline and responses to Staff/DRC Comments below.

We thank you for your review and comments as we worked thru the plan design for the Middle Eight project. We understand more detail is required to illustrate how we meet the spirit and intent of Envision Franklin, The Zoning Ordinance, and the Historic Design guidelines. As a result, we have provided responses to DRC comments, additional streetscape elevations addressing height transitions along Liberty Pike, a sight line study graphic from the intersection of Liberty Pike and Franklin Road, and two more 3D Models for the DRC to review.

Our project is predominantly multi-family and aims to provide a boutique living experience. The primary amenity is location, and as an extension of Franklin's downtown, the project will encourage walkability and is supportive and complimentary to The Factory and its redevelopment.

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

Sincerely,

Gary M. Vogrin

A handwritten signature in black ink, appearing to read 'Gary M. Vogrin', written over a horizontal line.

Kiser + Vogrin Design, LLC

DRC #2 Comments (responses included in DRC #3 submission)

- **Height**

- ***The Liberty/Daniels Building (5 story):*** The majority of the DRC members had concerns with the number of stories on this proposed building (at four stories with fifth recessed) as it was not supported by the Guidelines. There was concern that although the height in feet would be slightly taller, that it is going to really read taller than adjacent historic and non-historic buildings due to the scale and the number of stories. There was a concern about maintaining the character and context of the Factory area and not wanting the development at this location to feel like Cool Springs. The DRC recommended that the proposed building should be lowered to be shorter than Jamison Station for transitional height and scale considerations. One member stated that she liked the concept as shown but noted that she is still “digesting” the scale relationship and also wanted the applicant to look at reducing the floors.

Response: We also concur with the DRC members that want the Factory District to have exceptional design that honors the historic nature of Franklin. We are in full support of the creation of the Factory District. As a community, we have a unique opportunity to add density to a transitioning area and do it in such a way that design is the focus of every decision. Envision Franklin acknowledges a need for housing for the creative class, and in order to provide housing at an attainable price point, additional height will be needed. We feel that the added height, which is within 2.5 feet of the adjacent building, can be supported because of the Envision Franklin housing goals and that we are being judicious with our land development choices and providing underground parking, which allows us to exceed open space expectations by providing engaging public gathering spaces. We have been excited to explore architectural options that continue to break up massing and enhance the pedestrian experience along Liberty Pike. We believe our submission is successful in addressing these goals.

- ***The Middle Middle-8 Building (3 story):*** There were many positive comments about this building and its scale and the building stepback to the third floor. They thought it transitioned well from the townhouse building. One commissioner would like to see a bit of adjustment in the scale as a gradient of the site. On the east side of this building, one commissioner noted that it needs to gradually step up from the townhouse building and would like to see the steps back more exaggerated on the west side of the building to more gently transition to the townhouse building. At the end of the discussion, the applicant asked if the DRC would consider the use of two 3-story/fourth recessed buildings rather than the 3 and 5 story buildings. While one member (and perhaps two—it’s not clear from the video) stated that they would be open to looking at that, the staff will provide feedback at this time that anything more than three stories is not recommended per the Design Guidelines.

Response: We have looked at alternatives to spreading the height. Despite our suggestion to spread height to the three-story Middle Building, we need to be careful with this shift as the Middle Building Site sits at an elevation ten feet higher than the East Building Site. If we make the East and Middle buildings the same height above grade, the Middle Building will appear ten feet taller, and we do not believe this is a good solution. We have prepared exhibits to illustrate this option.

- ***The Townhouse Building:*** *This building's height is better suited to the Guidelines, as it has been lowered to address the DRC's previous feedback. The townhouse building is a great scale adjacent to the Alpheus Truett House.*
- ***The House and Duplex Forms:*** *There was general consensus that these were appropriate for the context and they appreciated the appropriate transition in scale.*

Response: Thank you. We met with all our neighbors as we were designing the site and believe these building forms and transitions meet the intent of Envision Franklin and the Design Guidelines.

- ***Setbacks***

- *The setbacks, especially with the incorporation of the courtyards, are generally supported, but it was also stated that it would be more appropriate to set the townhome/residential form further back from the street to better/more gradually transition the setbacks from Franklin Rd. to Jamison Station.*
- *The 75' landscaped buffer between the Truett House and the proposed development is helpful in transitioning between residential and nonresidential/mixed-use forms.*

Response: Mr. LeMarinel captured the dilemma perfectly when it comes to setbacks of the townhomes. We concur that the corner needs a substantial building presence without overpowering the adjacent uses. The 75' landscaped buffer works in concert with the townhome setbacks. The buffer provides a physical and visual separation to transition to an urban streetscape. The townhomes, as shown on the site plan, help frame the street at Liberty Pike and New Street.

The Townhomes are presently set-back 27'-8" from the Liberty Pike curb. The Middle Building is set-back 29'-8" from the Liberty Pike curb. We believe that these setbacks are very appropriate to accommodate the street tree/street light parkway, the 12'-0" wide combined pedestrian/bicycle path, front steps to the residential units and a landscape area in front of the residences.

The Middle Eight - Narrative

Location

SE Corner of Franklin Road and Liberty Pike

Site Acreage

+/-7.194 Acres

Current Envision Franklin Land Use

Multi-Family Residential

Future Envision Franklin Land Use Amendment Request

Multi-Family with Special Considerations

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

- To protect the value of Franklin's unique charm.
- To provide density for preservation by allowing new housing where infrastructure already exists.
- To meet the extraordinary housing need in the Historic downtown core with diverse types of housing.
- 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.

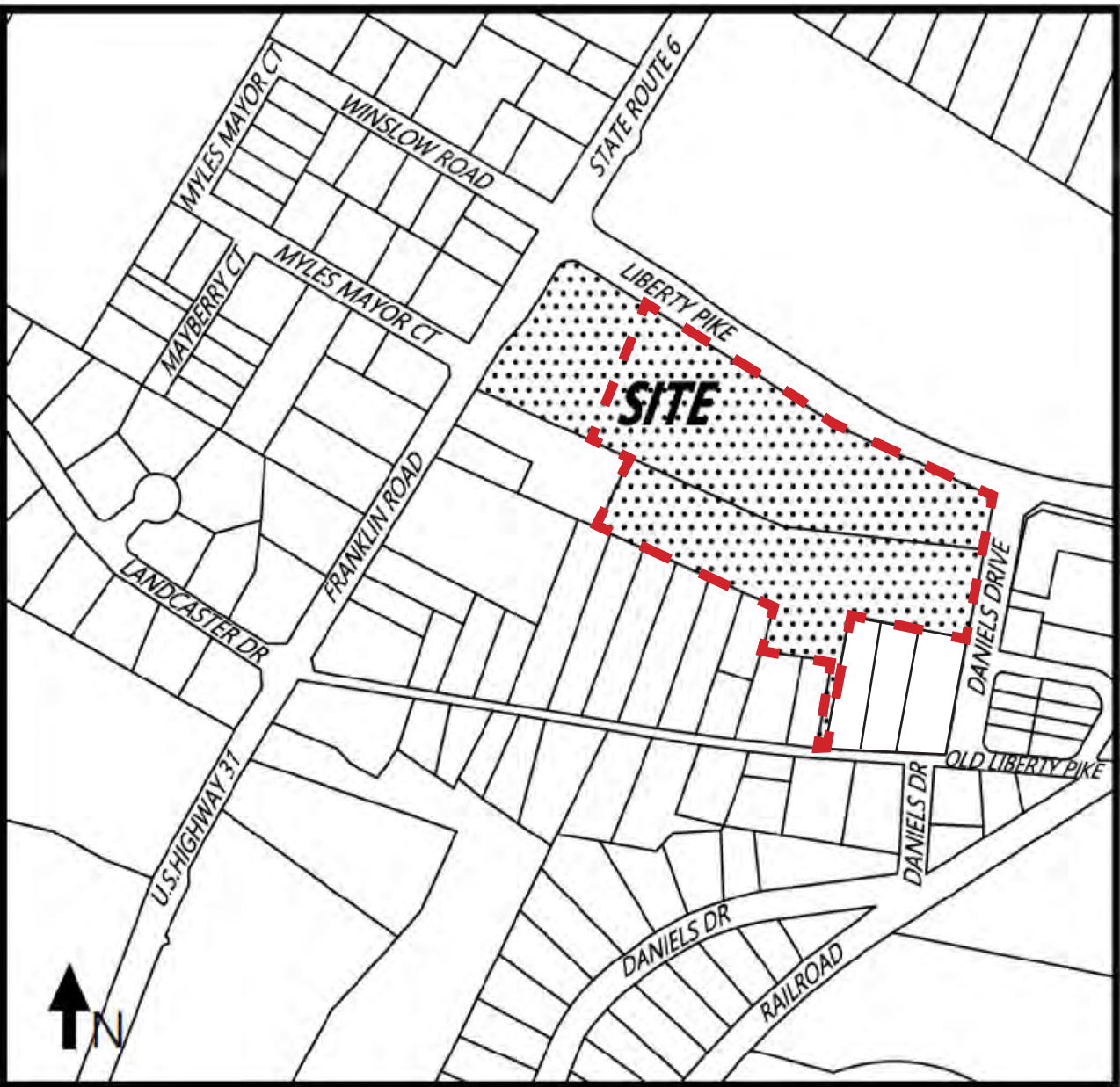
75' Width Naturalistic Screening Treatment

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, elevations and streetscapes.

**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

SHEET INDEX:	SHEET NUMBER:	DRC SUBMITTAL #1	DRC SUBMITTAL #2	DRC SUBMITTAL #3
COVER	L0.0	11-14-2022	12-12-2022	01-09-2023
HISTORIC CONTEXT	L0.1	11-14-2022	12-12-2022	01-09-2023
HISTORIC CONTEXT	L0.2	11-14-2022	12-12-2022	01-09-2023
CONTEXT MAP	L0.3	11-14-2022	12-12-2022	01-09-2023
SITE CONTEXT MAP	L1.0	11-14-2022	12-12-2022	01-09-2023
ENLARGED SITEMAP	L1.1	11-14-2022	12-12-2022	01-09-2023
NATIONAL REGISTER PROPERTY EXHIBIT	L1.2	11-14-2022	12-12-2022	01-09-2023
HISTORIC PRESERVATION OVERALL EXHIBIT	L1.3	11-14-2022	12-12-2022	01-09-2023
EXISTING ZONING DISTRICT EXHIBIT	L1.4	11-14-2022	12-12-2022	01-09-2023
ENVISION FRANKLIN DESIGN CONCEPT EXHIBIT	L1.5	11-14-2022	12-12-2022	01-09-2023
HISTORIC RESOURCE EDGE TREATMENT EXHIBIT	L1.6	11-14-2022	12-12-2022	01-09-2023
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.7	11-14-2022	12-12-2022	01-09-2023
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.8	11-14-2022	12-12-2022	01-09-2023
EXISTING SITE CONDITIONS KEYS AND PHOTOS	L1.9	11-14-2022	12-12-2022	01-09-2023
MASTER ILLUSTRATIVE GRAPHIC	L1.10	11-14-2022	12-12-2022	01-09-2023
ENLARGED MASTER ILLUSTRATIVE GRAPHIC	L1.11	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL ELEVATIONS	A1.0	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL ELEVATIONS	A1.1	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL ELEVATIONS	A1.2	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL ELEVATIONS	A1.3	11-14-2022	12-12-2022	01-09-2023
SIGHTLINE VIEW BEFORE/AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD	A1.4	11-14-2022	12-12-2022	01-09-2023
3D MODEL	A1.5	11-14-2022	12-12-2022	01-09-2023
3D MODEL	A1.6	11-14-2022	12-12-2022	01-09-2023
3D MODEL	A1.7	11-14-2022	12-12-2022	01-09-2023
3D MODEL	A1.8	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.9	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.10	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.11	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.12	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.13	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.14	11-14-2022	12-12-2022	01-09-2023
ARCHITECTURAL RENDERINGS	A1.15	11-14-2022	12-12-2022	01-09-2023

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
(615) 300-9560
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ANTUNOVICH ASSOCIATES.
224 WEST HURON STREET SUITE 7E
CHICAGO, IL 60654
CONTACT: JOSEPH ANTUNOVICH
(312) 266-1126
JANTUNOVICH@ANTUNOVICH.COM

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



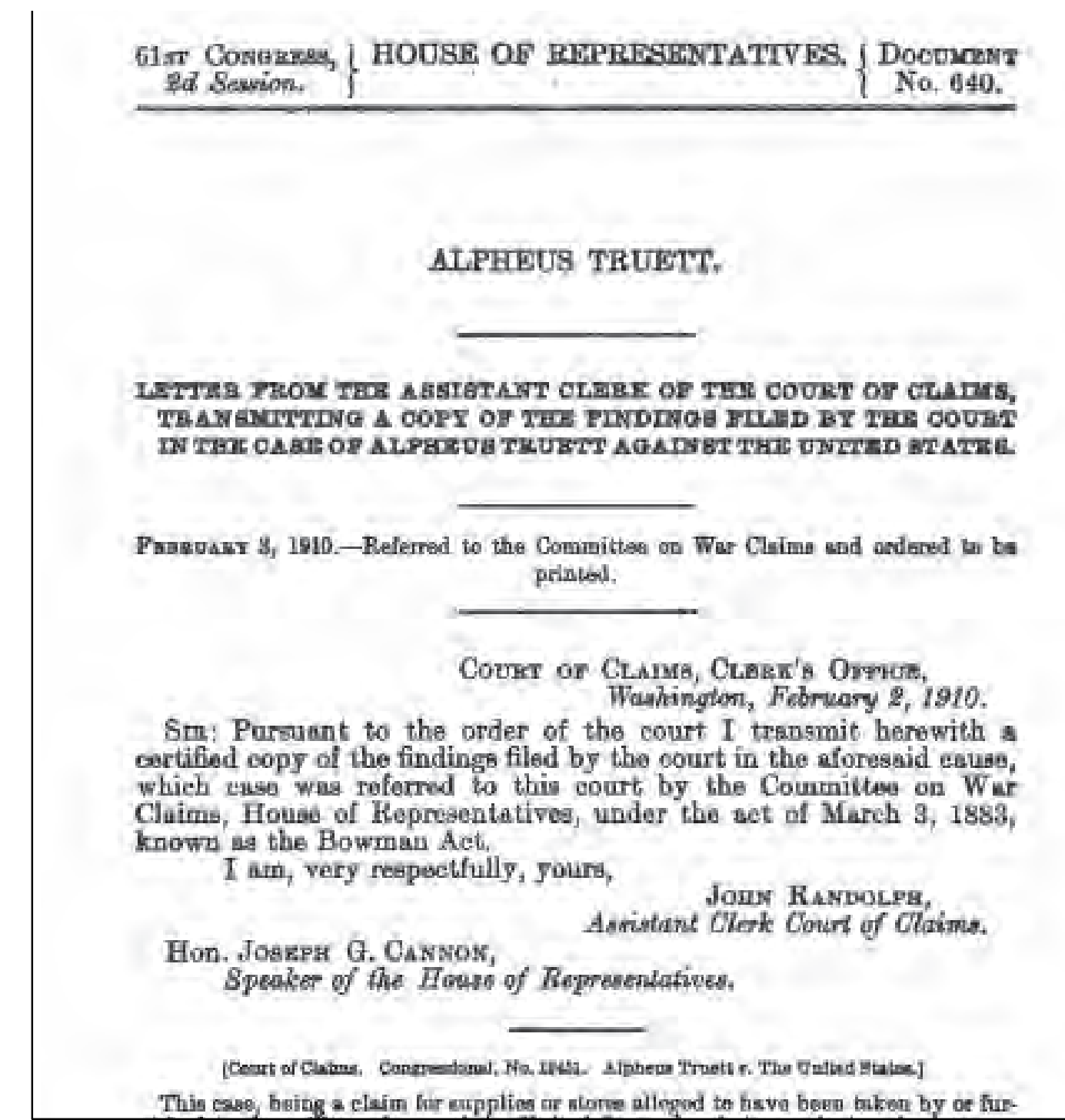
COVER
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

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

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.



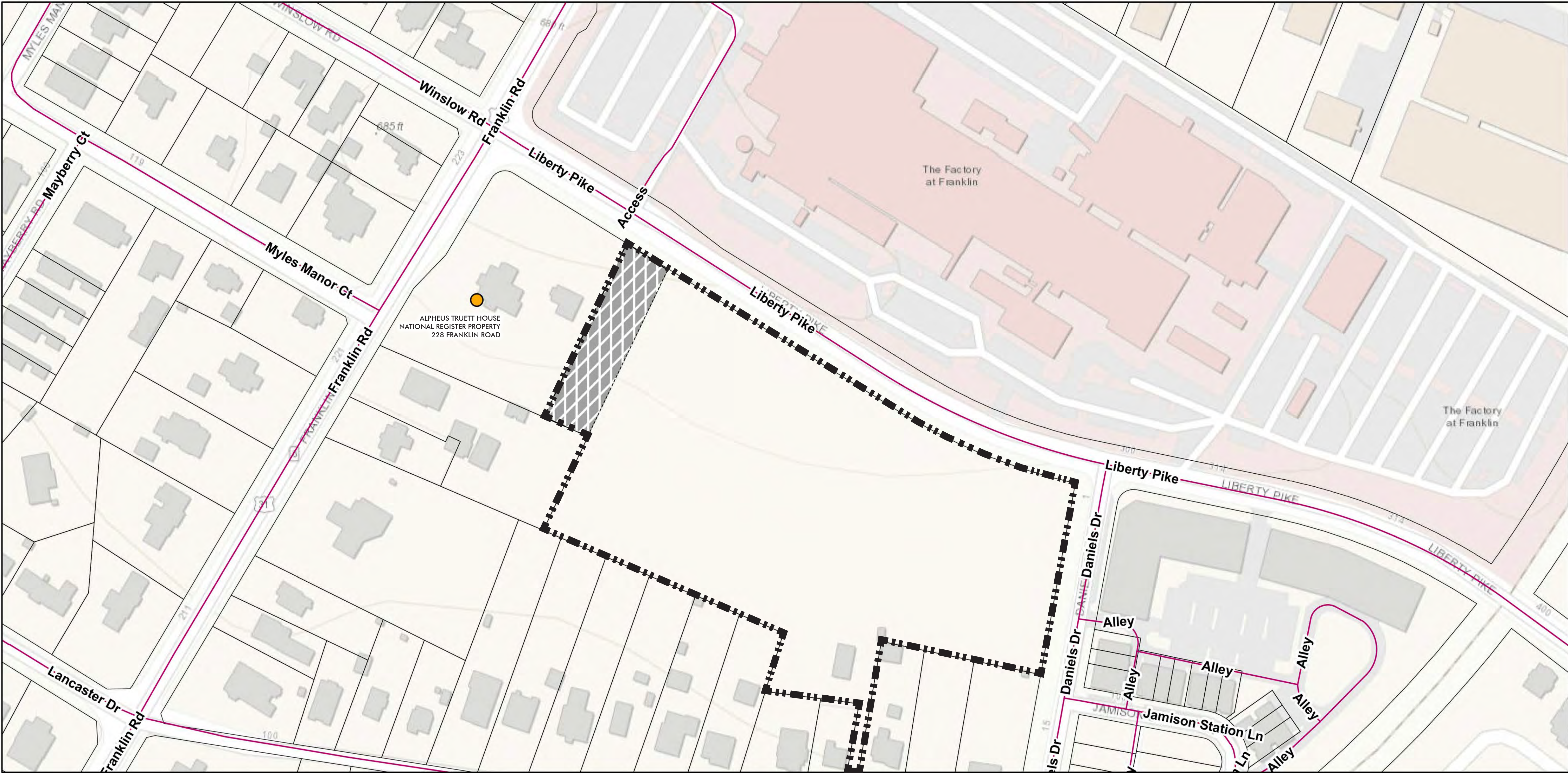


Neighborhood Amenities

- A** Streetscape to the Square
- B** Harlinsdale Farm Entry
- C** Equestrian Center
- D** Harpeth River Access Point
- E** Sunset Viewpoint & Dog Park
- F** Restaurants at The Factory
- G** Retail at The Factory
- H** Farmers Market
- I** Retail at Jamison Station
- J** To Everly & Liberty Elementary
- K** Old Liberty Park







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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 |

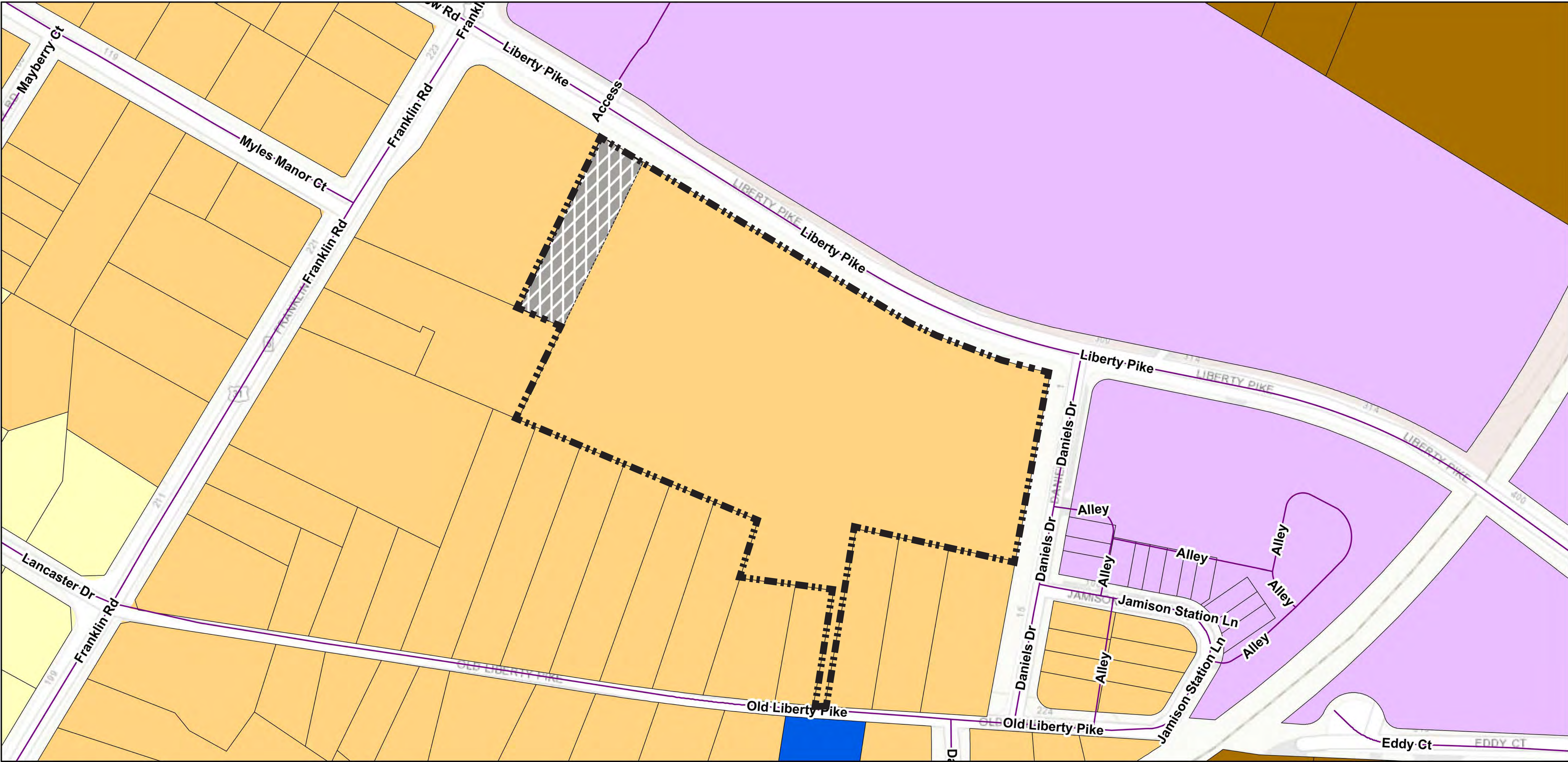


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- Historic Preservation Overlay (HPO)
- Proposed 75' Width Naturalistic Screening
- Streets per GIS
- Parcels (Outside of HPO)

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

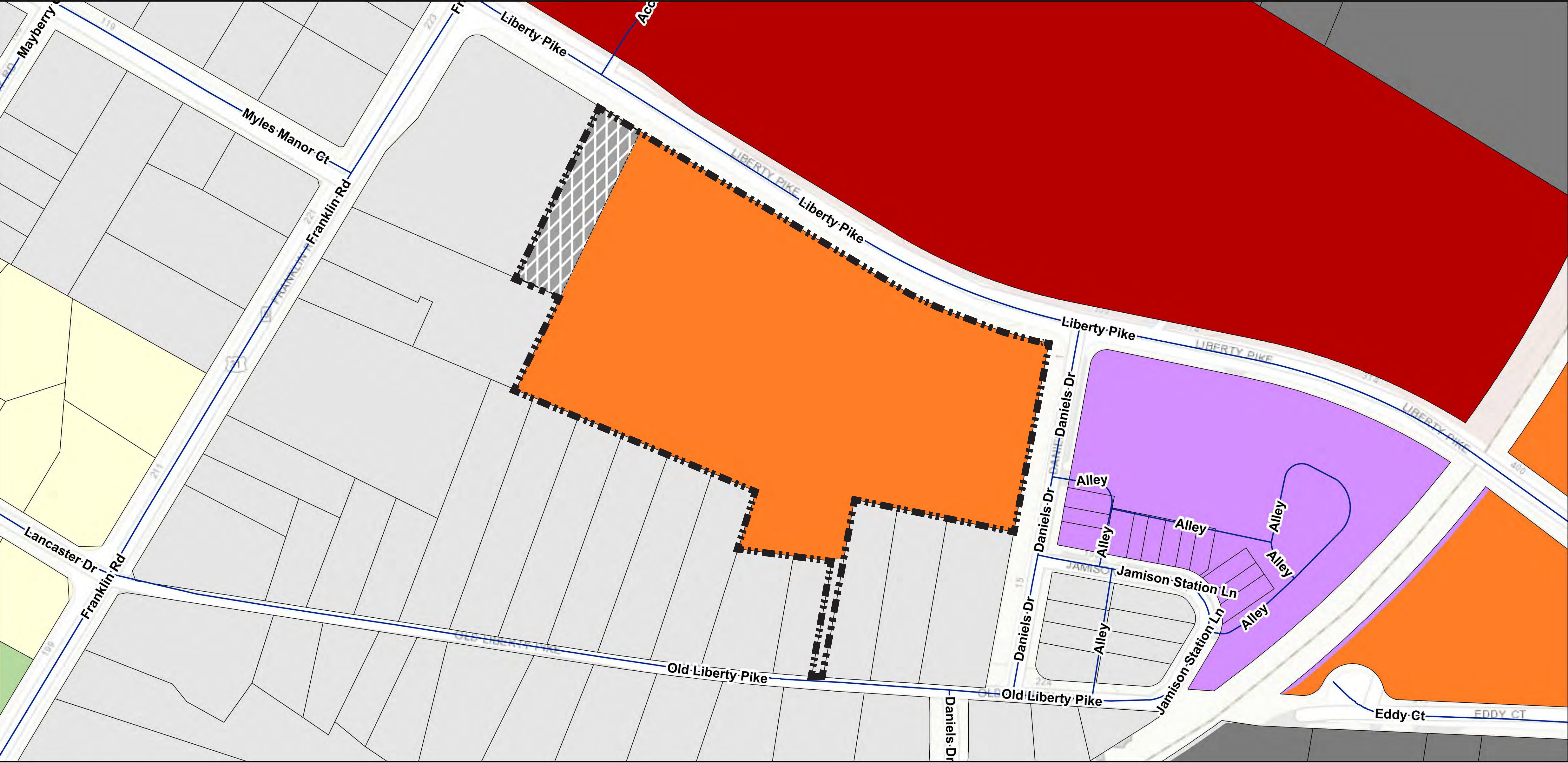
CI Civic Institutional District

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 |





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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

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 |

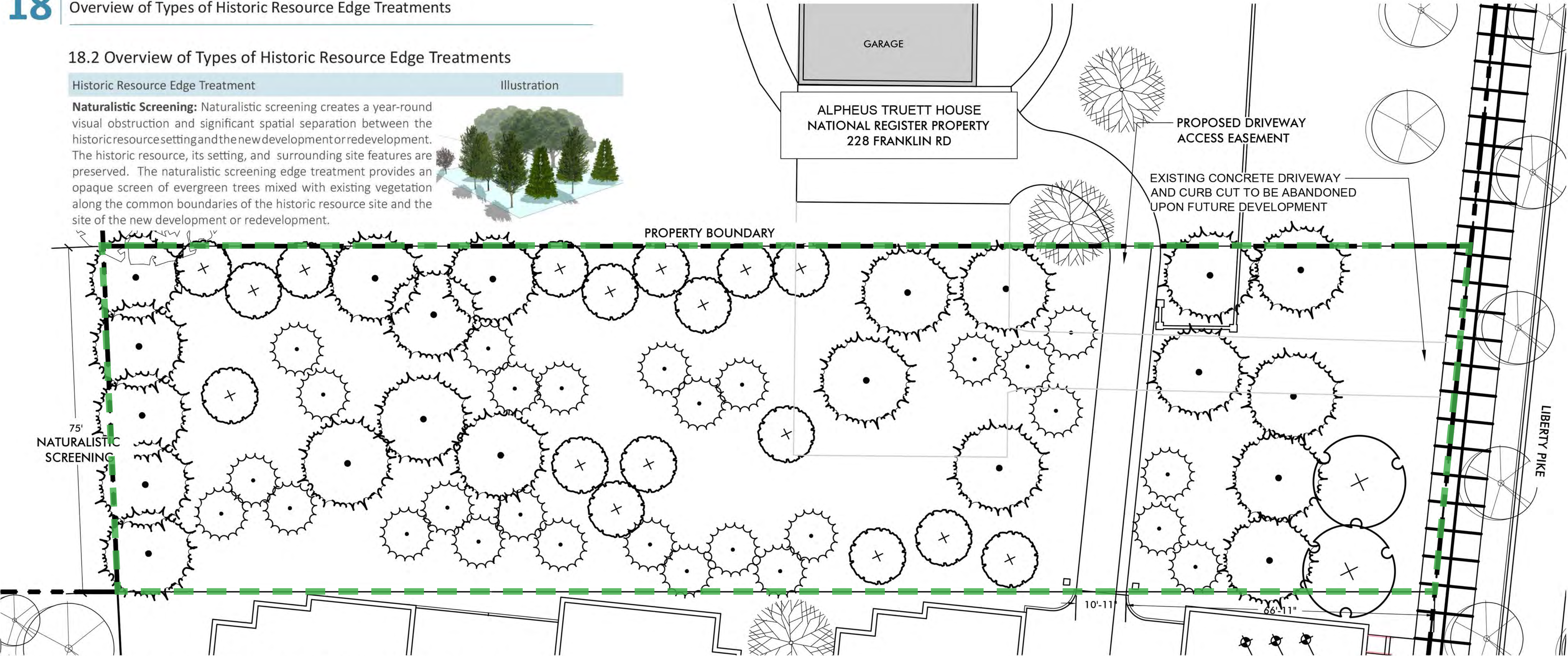


18.2 Overview of Types of Historic Resource Edge Treatments

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

- EVERGREEN TREE:
EASTERN RED CEDAR
- EVERGREEN TREE:
BRACKEN'S BROWN BEAUTY
SOUTHERN MAGNOLIA
- EVERGREEN TREE:
AMERICAN HOLLY
- DECIDUOUS CANOPY TREE:
SYCAMORE

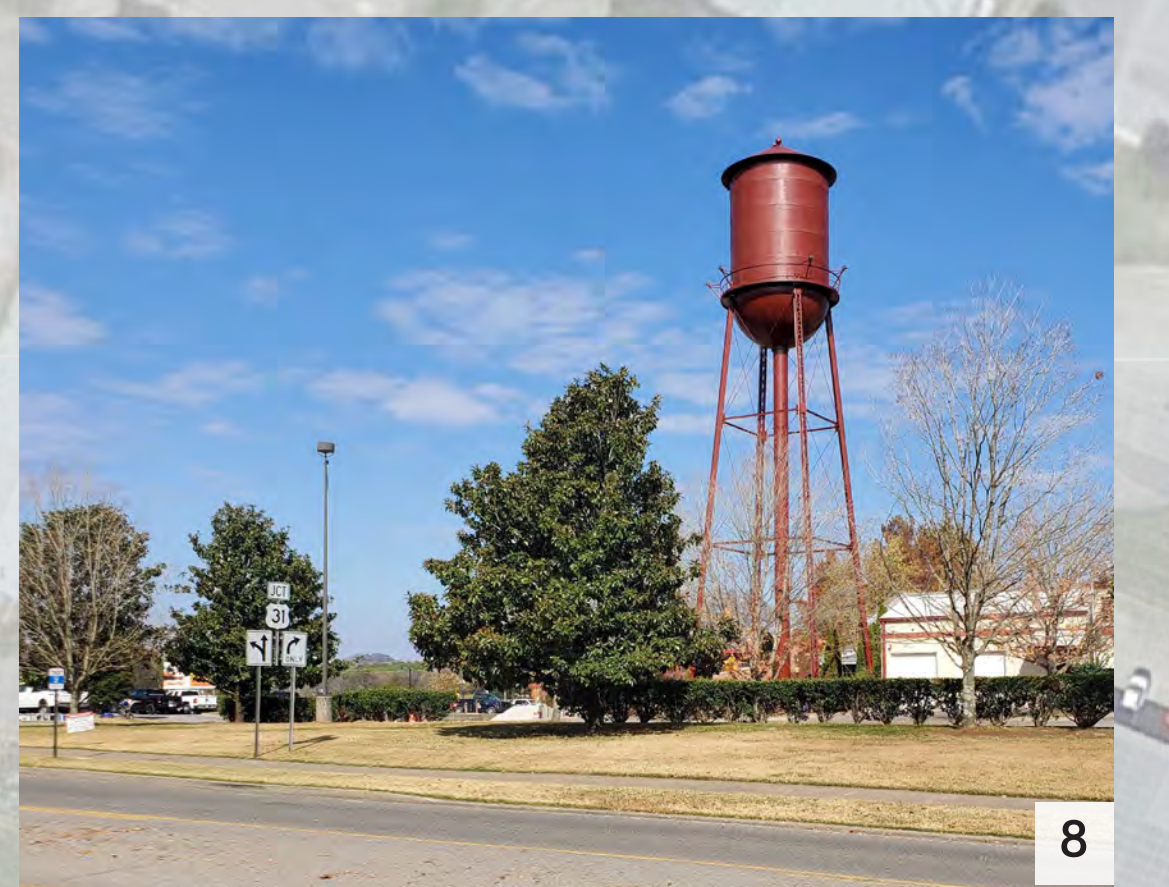
SITE DATA

NATURALISTIC SCREENING: +/- 21,864 SF

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

PROVIDED TREES: 68











SITE DATA

1 TOWNHOME
2-4, 9-10, 13 SINGLE FAMILY
5-8, 11-12 DUPLEX
14-15 MULTIFAMILY



ENLARGED MASTER ILLUSTRATIVE GRAPHIC
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

LOT	BUILDING COVERAGE
1	27%
2	30%
3	25%
4	25%

SITE DATA
1 TOWNHOME
2-4, 9-10, 13 SINGLE FAMILY
5-8, 11-12 DUPLEX
14-15 MULTIFAMILY





Partial Street Plan



Partial Street Plan



ARCHITECTURAL ELEVATIONS - NEW STREET AT LIBERTY PIKE
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN





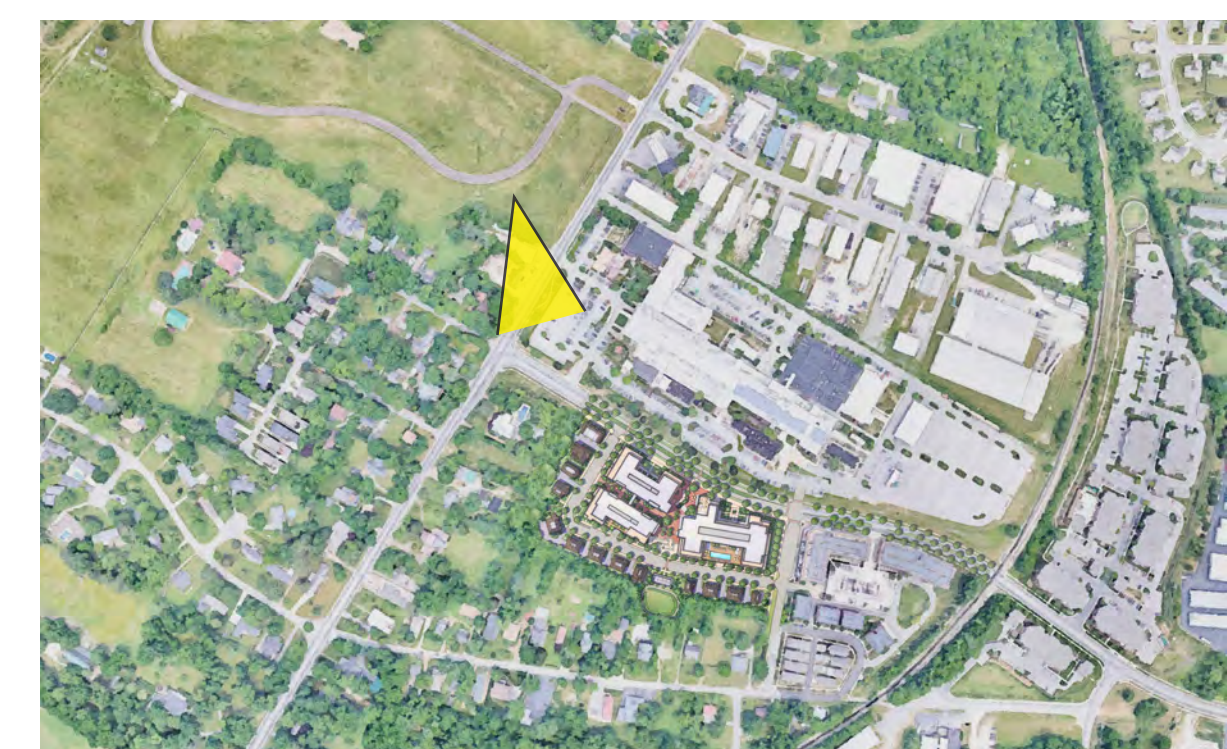
SIGHTLINE VIEW BEFORE/ AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD
THE MIDDLE EIGHT
 FRANKLIN, WILLIAMSON COUNTY, TN









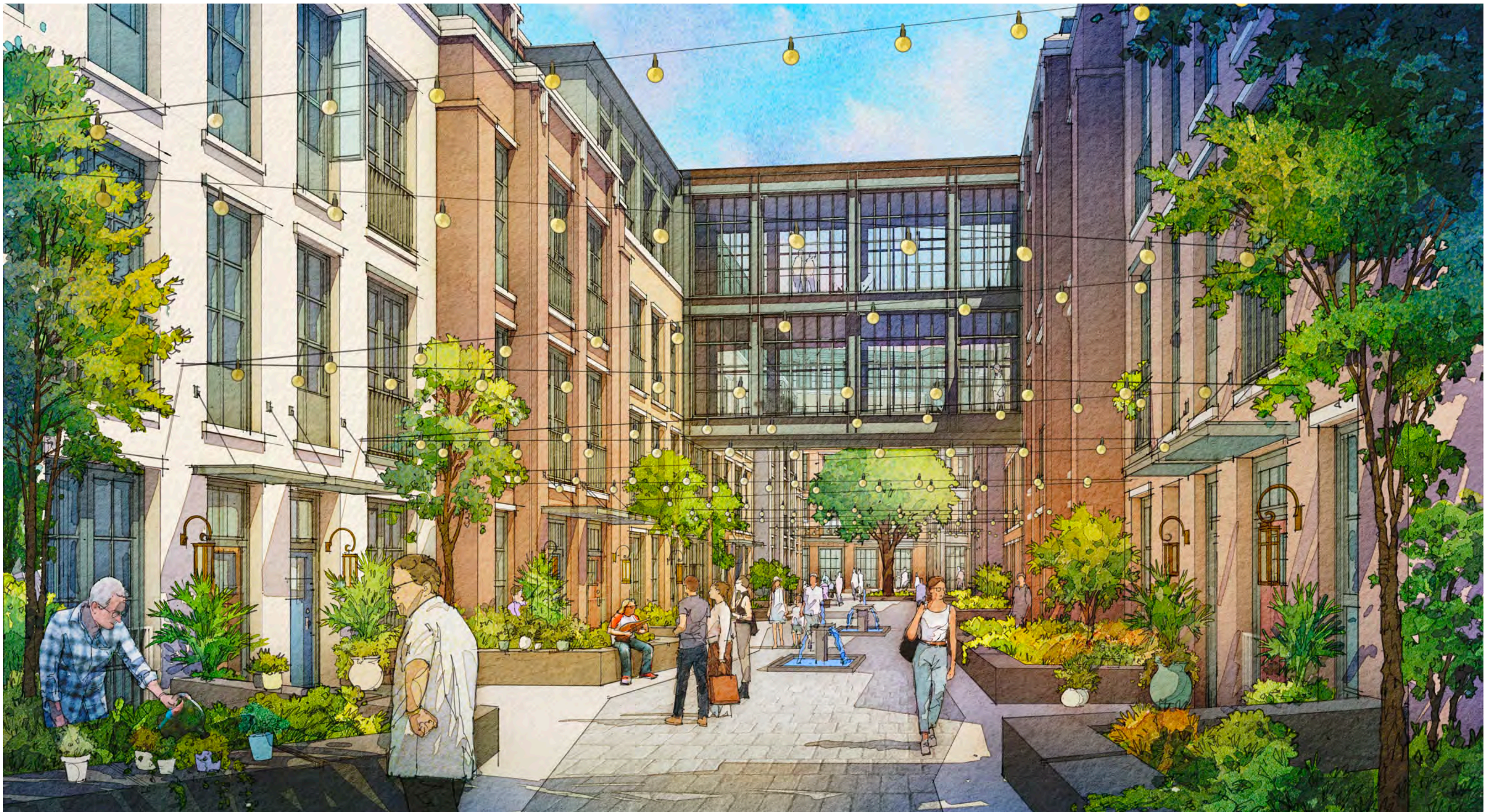




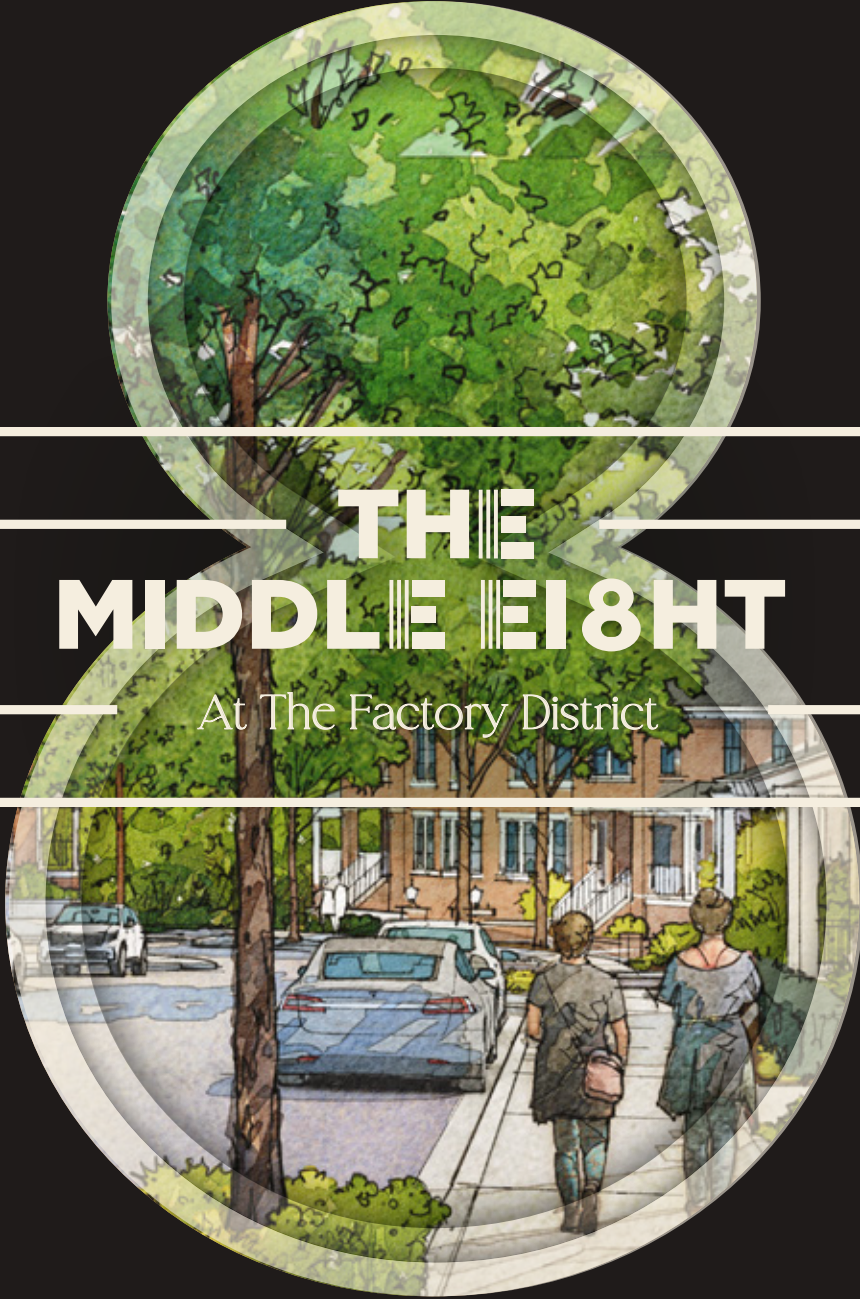












THE MIDDLE EIGHT

At The Factory District

“ We named our project The Middle Eight because **we deeply love the song that Franklin has written** — the soulful ballads of its history, joined by beautiful melodies of its rolling green hills, all held together by the diverse harmonies and hospitable spirit of its people. ”

— Amanda McKeehan, Partner, Truland Development

/the mid(ə)l'ert/

The Middle Eight

A section in the middle of a piece of music that is slightly different than the rest of the song.

The Middle Eight

Honoring and Continuing the Song of Franklin

The Middle Eight will be a true community that aspires to raise the bar for what connected, mixed-use living means for Franklin, designed to provide a range of housing options to enrich the neighborhood and appeal to renters by choice.

With thoughtfully designed public spaces, a hospitality-inspired feel, and next-level residential amenities, The Middle Eight blends timeless character with a fresh mindset perfectly in tune with Franklin's next era.



At a Glance

- † Prominent location on 7.2 acres situated behind the historic Alpheus Truett House within walking distance of Downtown Franklin
- † Distinctive amenity center connected to a public plaza and neighborhood-serving coffee shop
- † Elevated multifamily units (+/-250), single-family homes (6), duplexes (12), and townhouses (3)
- † Ample pocket parks and lushly landscaped open space



The Truett House's Storyed Past

1846

Built by Alpheus Truett, a nurseryman who constructed greenhouses throughout the property for his tree and plant business

1861

Served as a headquarters for Union forces during the Civil War

1864

Battle of Franklin fought nearby and witnessed from the property

1988

Listed on the National Register of Historic Places

1994

Became the McKeehan family home

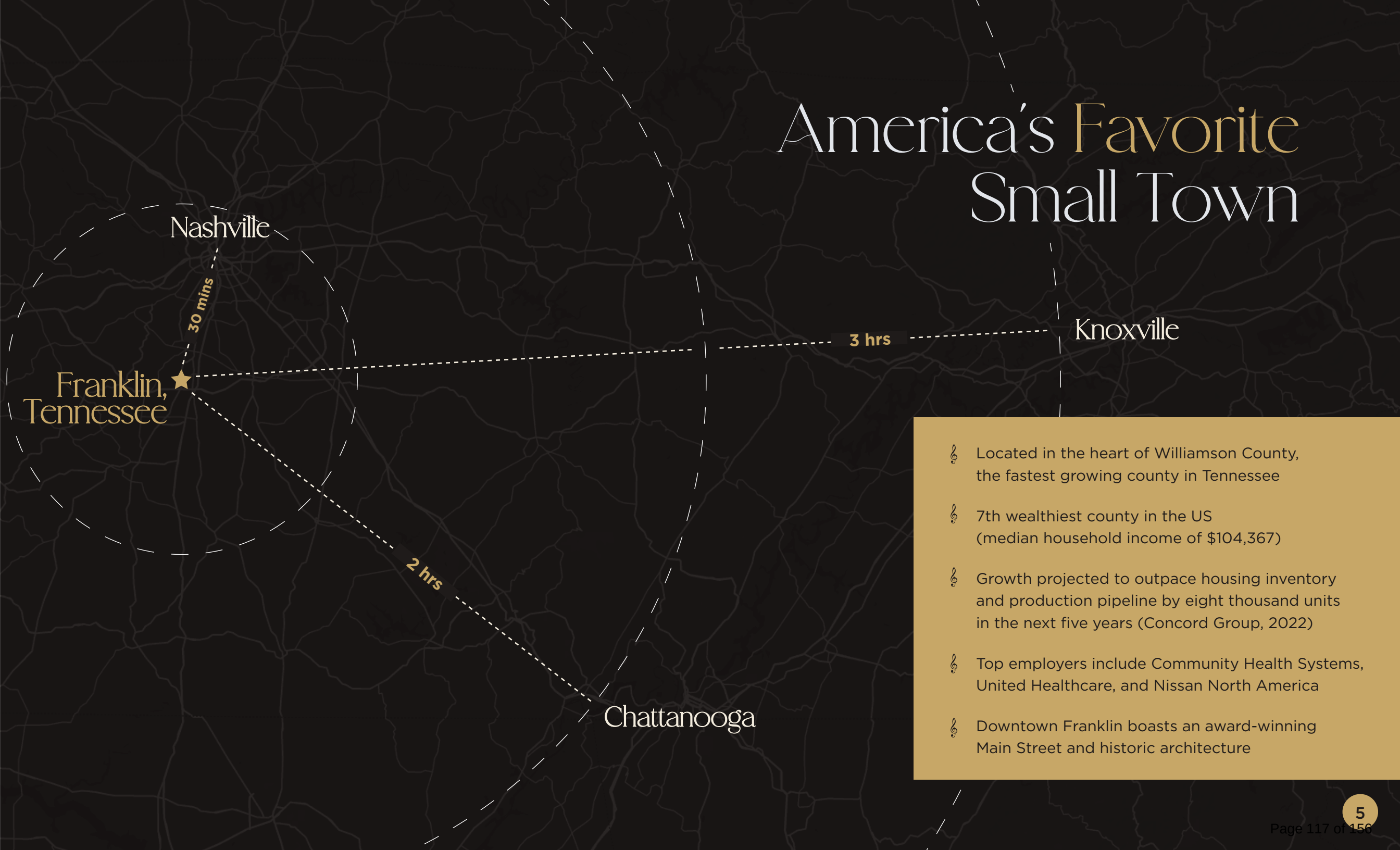
2003

Tornado cut through the property, leading to a restoration

2021

Strategy to reimagine the seven acres behind the Truett House begins to take shape

America's Favorite Small Town



Nashville

30 mins

Franklin,
Tennessee

Knoxville

3 hrs

Chattanooga

2 hrs

- 🎵 Located in the heart of Williamson County, the fastest growing county in Tennessee
- 🎵 7th wealthiest county in the US (median household income of \$104,367)
- 🎵 Growth projected to outpace housing inventory and production pipeline by eight thousand units in the next five years (Concord Group, 2022)
- 🎵 Top employers include Community Health Systems, United Healthcare, and Nissan North America
- 🎵 Downtown Franklin boasts an award-winning Main Street and historic architecture

In The Middle Of It All

The Middle Eight is perfectly positioned to meet the increasing demand for housing in Franklin, with convenient connections to everything Downtown and beyond.

Set in the newly imagined Factory District on the largest undeveloped site within walking distance to Downtown Franklin, The Middle Eight is a gateway to the inviting atmosphere of the Franklin Farmers Market, the bucolic outdoor space of The Park at Harlinsdale Farm, or the vibrant shops and dining of Franklin's historic Downtown.



People-First Living

Designed with Franklin's housing needs in mind, The Middle Eight will offer connected, walkable living and cultivate a diverse, multigenerational community.

Creatives

seeking a homebase south of Nashville with vibrant, small-town spirit



Downsizers

desiring a convenient lock-and-leave lifestyle that meets high expectations for quality and character

People-First Living

Young Families & Couples

planning to put down roots in Franklin



Franklin Locals

in need of more housing options



“ We aspire for our project to respect the song that has
come before it and continues around us, while
offering a new expression of the same open-hearted theme:
a song within the song of Franklin. ”

— *Amanda McKeehan, Partner, Truland Development*

The Middle Eight's DNA



In tune with the region's creative community, The Middle Eight approaches design and activation with intention, complementing the neighborhood with local art and studios that feel enlivened by Franklin's unique cultural spirit.



Inspired by the Truett House's eclectic collection of doors and anchored by a spirit of generosity, The Middle Eight welcomes all into a haven that feels rooted in place and open to possibility.



Marrying an unpretentious attitude with sophisticated and thoughtful details, The Middle Eight provides a hospitality-inspired lifestyle with intimate, hand-crafted moments.

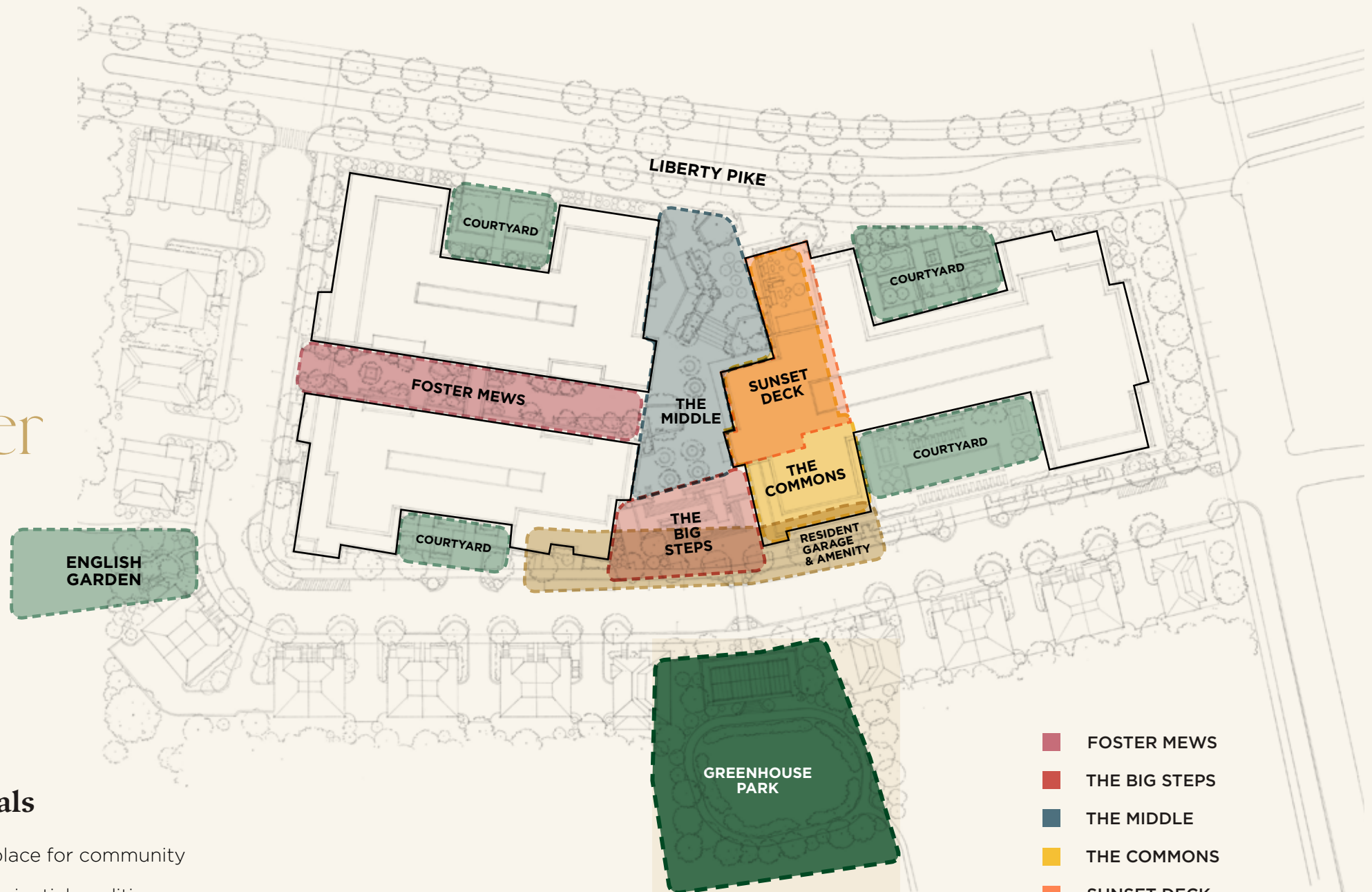
Our Vision

To be a new
creative
and connected
centerpiece
that enhances
the existing
community of
Franklin.



Guided by
Thoughtfulness

Eight Places People Come Together



Placemaking Goals

- 🎵 Create identity and a place for community
- 🎵 Define zones with experiential qualities that draw from their context and align with Franklin's unique charm
- 🎵 Encourage a diverse mix of activities with collection of distinct, unique spaces

“

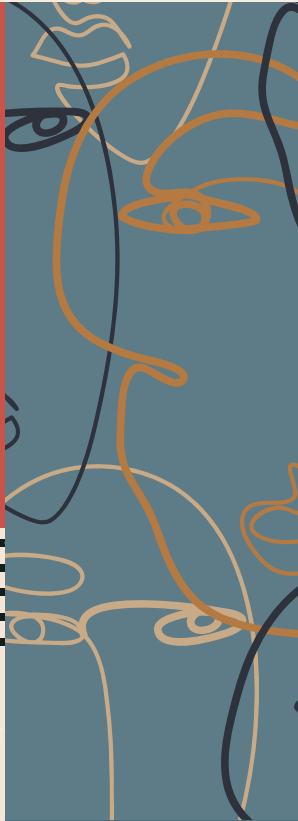
There is no logic that can be superimposed
on the city; people make it, and it is to them,
not buildings, that we must fit our plans.

”

— Jane Jacobs, *Urbanist*



The
Big
Steps
19



The
Commons
25



Green-
house
Park
31



Resident
Garage &
Amenity
42



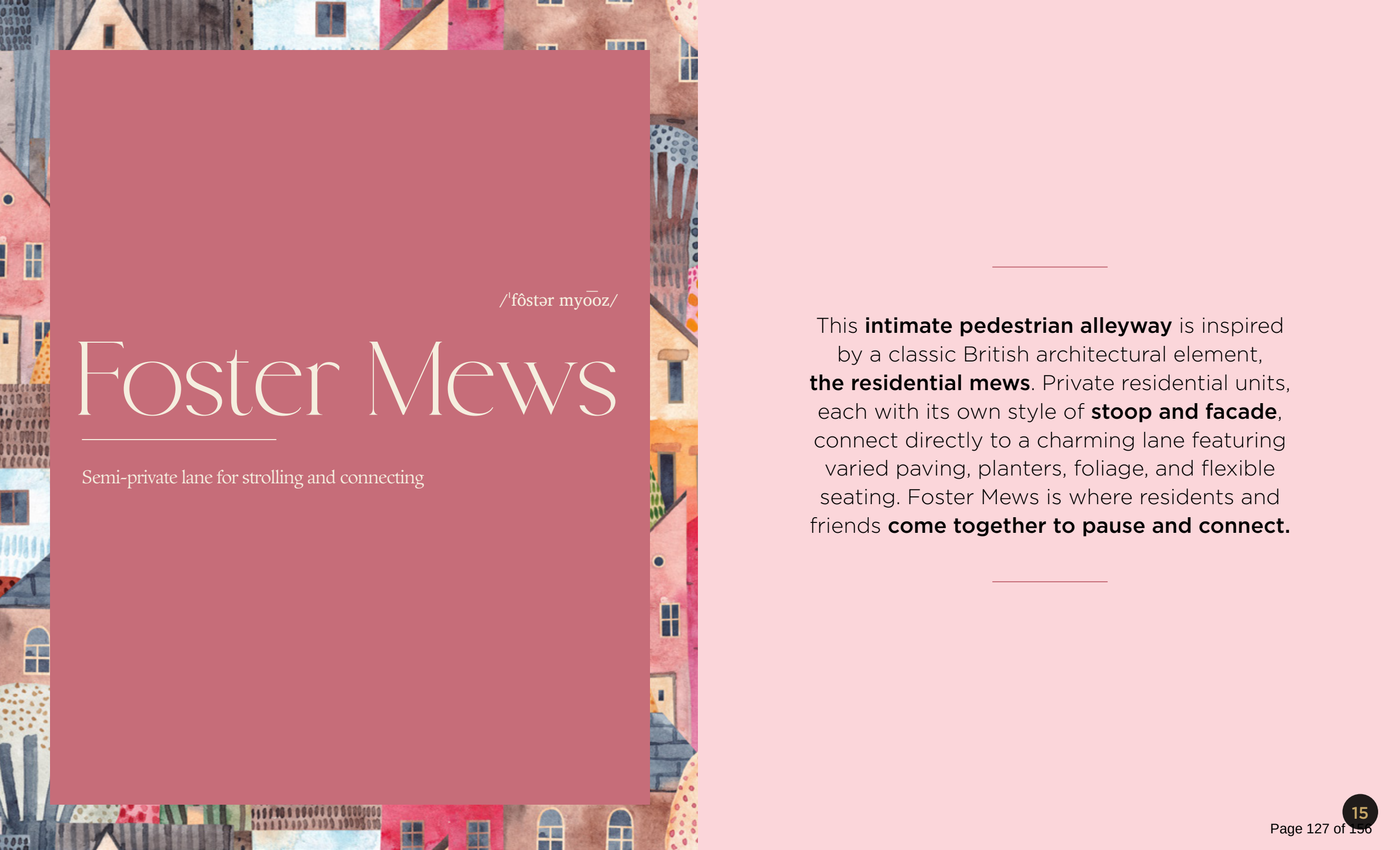
Foster
Mews
16



The
Middle
22

Sunset
Deck
28

Gardens
& Court-
yards
40



Foster Mews

/ˈfɒstər myʊz/

Semi-private lane for strolling and connecting

This **intimate pedestrian alleyway** is inspired by a classic British architectural element, **the residential mews**. Private residential units, each with its own style of **stoop and facade**, connect directly to a charming lane featuring varied paving, planters, foliage, and flexible seating. Foster Mews is where residents and friends **come together to pause and connect**.



Foster Mews

“ We make our buildings and afterwards they make us. They regulate the course of our lives. ”

— Winston Churchill



Multiple residential entryways, each with its own unique style



“Window onto the Mews” via connecting bridge



Soothing, sound-dampening water features



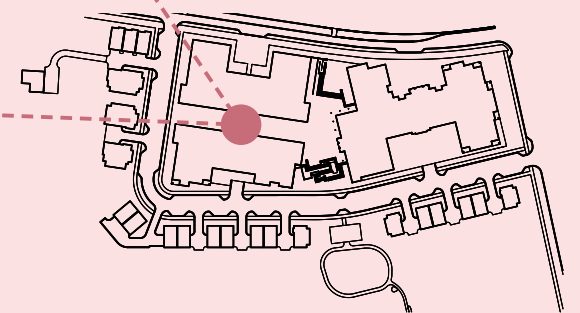
Movable seating, allowing for work or intimate gatherings al fresco



Textured pavers with old-world charm



Scattered placement of potted trees and planters





/THə big steps/

The Big Steps

The south entry and The Middle Eight's key arrival zone

Optimized for easy drop-off away from the action on Liberty Pike, The Big Steps anchor The Middle Eight's **arrival experience**. With a prominent road crossing, elegantly designed stairs, and seating along the street, The Big Steps **thoughtfully centers pedestrians**.



The Big Steps

“ Lowly, unpurposeful and random as they may appear, sidewalk contacts are the small change from which a city’s wealth of public life may grow. ”

— Jane Jacobs, Urbanist



Streetside landscaping including planters and shade trees



Steps designed to function as seating



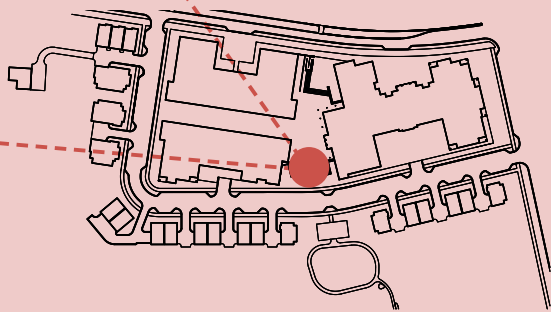
Ride share pickup and drop-off zone



Convenient resident access to amenities



Raised crossing with change of paving to encourage slower traffic and easier street crossing





/THə 'midl/

The Middle

Outdoor plaza and community gathering place

A key **connection to The Factory** for both residents and visitors, The Middle welcomes all with a **communal atmosphere**.

The Middle is perfectly primed to host locally inspired events and programming — acoustic concerts or craft fairs, for example — **a convivial gathering place for all.**



The Middle

“ What is the city but the people? ”

— William Shakespeare



On-grade connections and transitions between key uses



Space for impromptu play



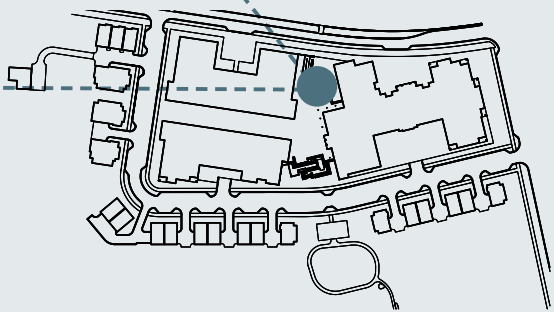
Ample outdoor cafe seating



Public coffee shop with open-air connections



Welcoming approach to The Middle Eight's Liberty Pike "front door"





/THə 'kämənz/

The Commons

The wow moment at the heart of the residential experience

An **interconnected, multilevel, and multipurpose zone**, The Commons artfully brings the public and the private worlds of The Middle Eight together. Anchored by **hospitality-inspired design**, The Commons blends a street-level cafe with co-working spaces, artist studios, and intimate resident-only nooks to support a spectrum of needs and moods.



The Commons

“ Architecture should speak of its time and place, but yearn for timelessness. ”

— Frank Gehry, Architect



Varied spaces for gathering and lounging



Fresh air via large open doors in the style of the Truett House



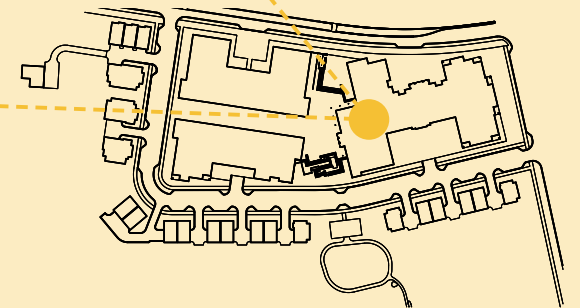
Open and airy connection to pool terrace



Porous and connected resident lobby with lounge and coworking



Rich, textured boutique-hotel-inspired moments

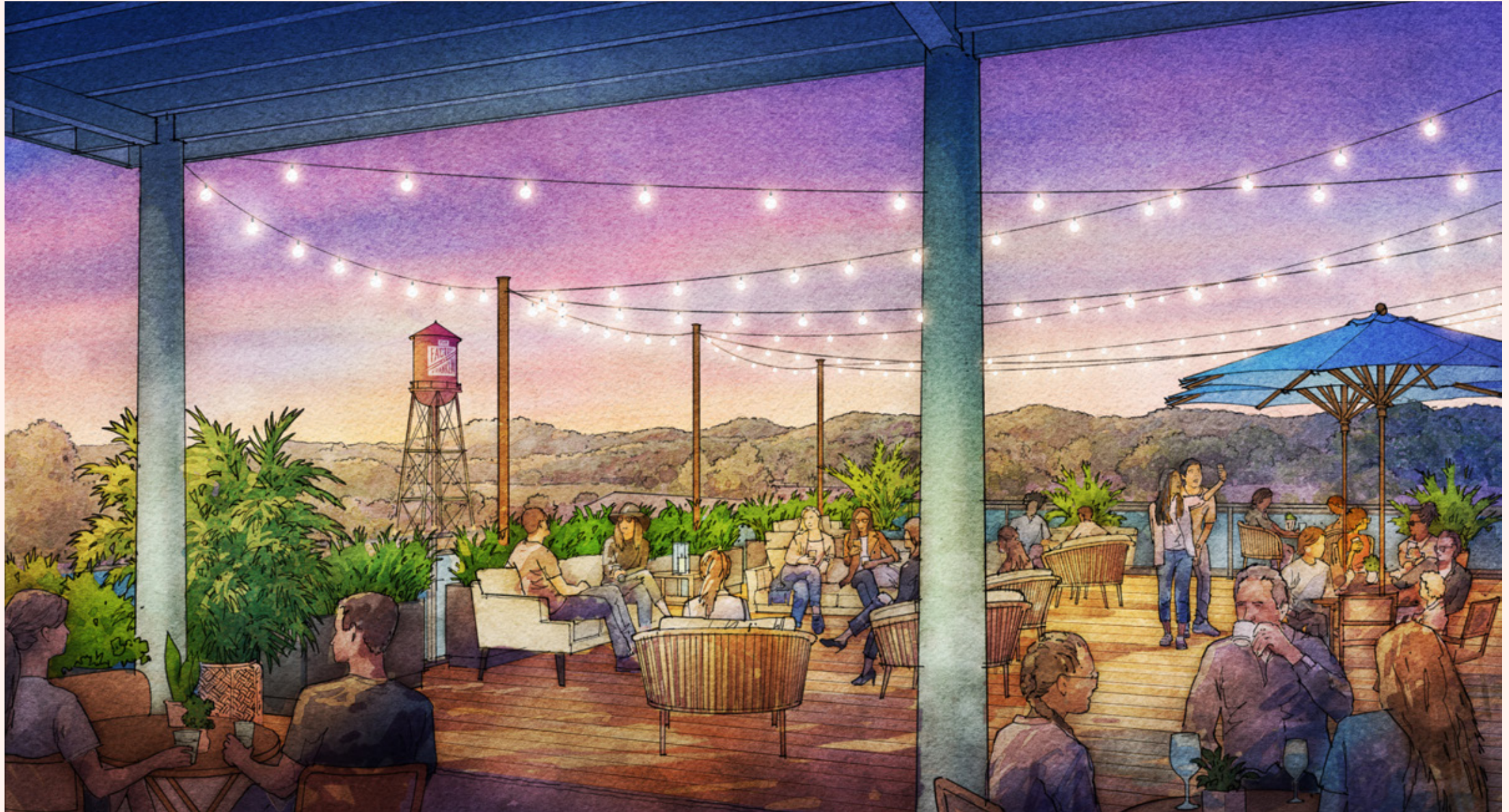


/ˈsən, set dek/

Sunset Deck

Highly Instagrammable private wine bar, lounge,
and event space on the fifth floor

A respite that feels at once **calming and invigorating**, the Sunset Deck is one of Franklin's most coveted spaces — **a wine bar, outdoor dining/kitchen space, and sunset viewing lounge** that is open to residents and their guests year round, but may be reserved at select times by residents or non-residents for events.



Sunset Deck

“ The enjoyment of scenery employs the mind without fatigue and yet exercises it. ”

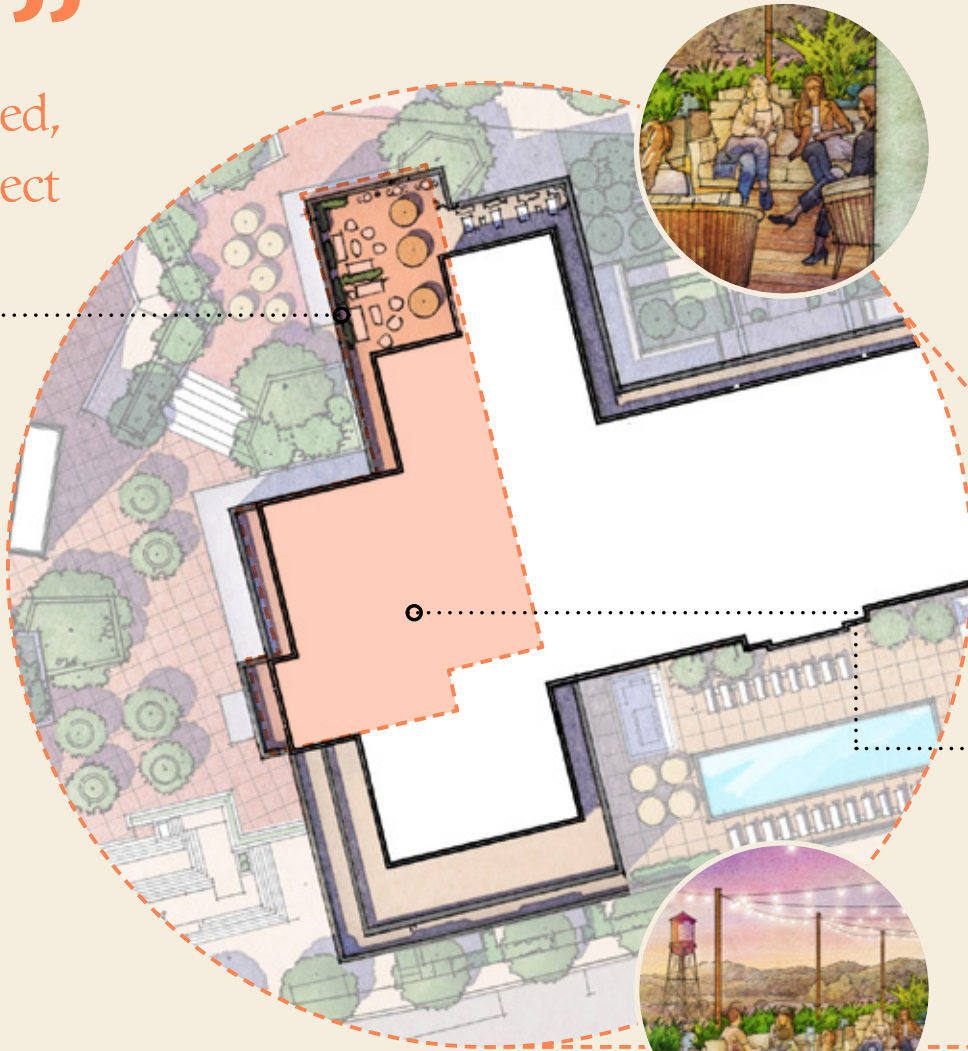
— Frederick Law Olmsted, Landscape Architect



Reservable event space as resident perk



Lush landscaping scattered throughout the space



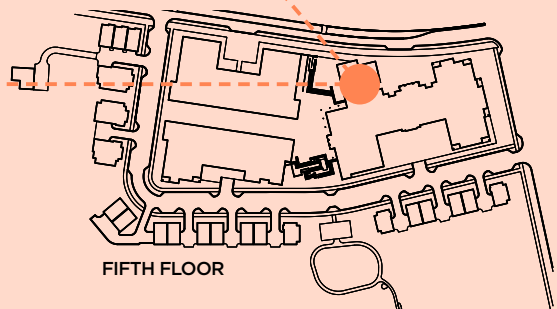
Resident programming that encourages community connections



An array of spaces to support entertaining, including a kitchen, a private dining room, and wine storage



Panoramic views of The Factory and Harlinsdale Farm, optimized to take in the sunset



A decorative border featuring detailed botanical illustrations of various plants, including ferns, leaves, and small flowers, rendered in a light green and yellow color palette against a dark background.

Greenhouse Park

/ˈgrēnˌhous pɑrk/

Lushly landscaped hidden garden and dog park

Featuring a **glass greenhouse** as a nod to the Truett House's history, Greenhouse Park is The Middle Eight's hidden green gem. This park is both **beautiful and practical**, combining a dog park with verdant gardens that evoke **a sense of southern charm**.



Greenhouse Park

“ And the leaves of the trees will
be for the healing of the nations. ”

— Revelations 22:2



Charming seating
sprinkled throughout



Sustainable features
including a bioswale



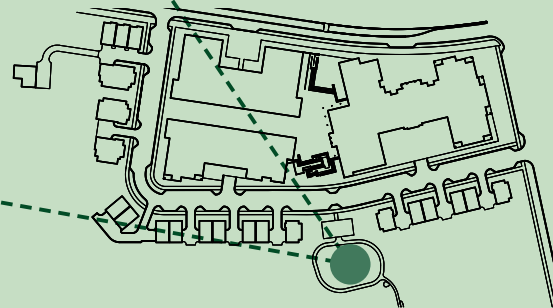
Beautifully landscaped dog park
that humans enjoy too



Flexible greenhouse space
with room for crafts, seasonal
events, and casual entertaining



Family play area for
kids of all ages





/ˈgärd(ə)ns and ˈkôrt,yärdz/

Gardens & Courtyards

Tucked-away pocket parks imbued with grace and charm

Throughout The Middle Eight, a collection of **peaceful and restorative gardens** fosters contemplation and invites residents and visitors to find a **quiet moment amid alluring artwork and the soothing sounds of water.**



Gardens & Courtyards

“ Beauty surrounds us, but usually we need to be walking in a garden to know it. ”

— Rumi



Casual seating integrated throughout park spaces



Welcoming building entries through shaded courtyards

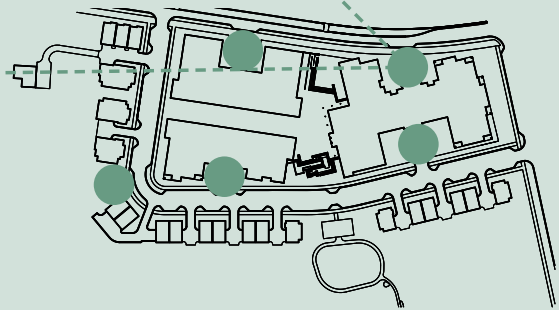


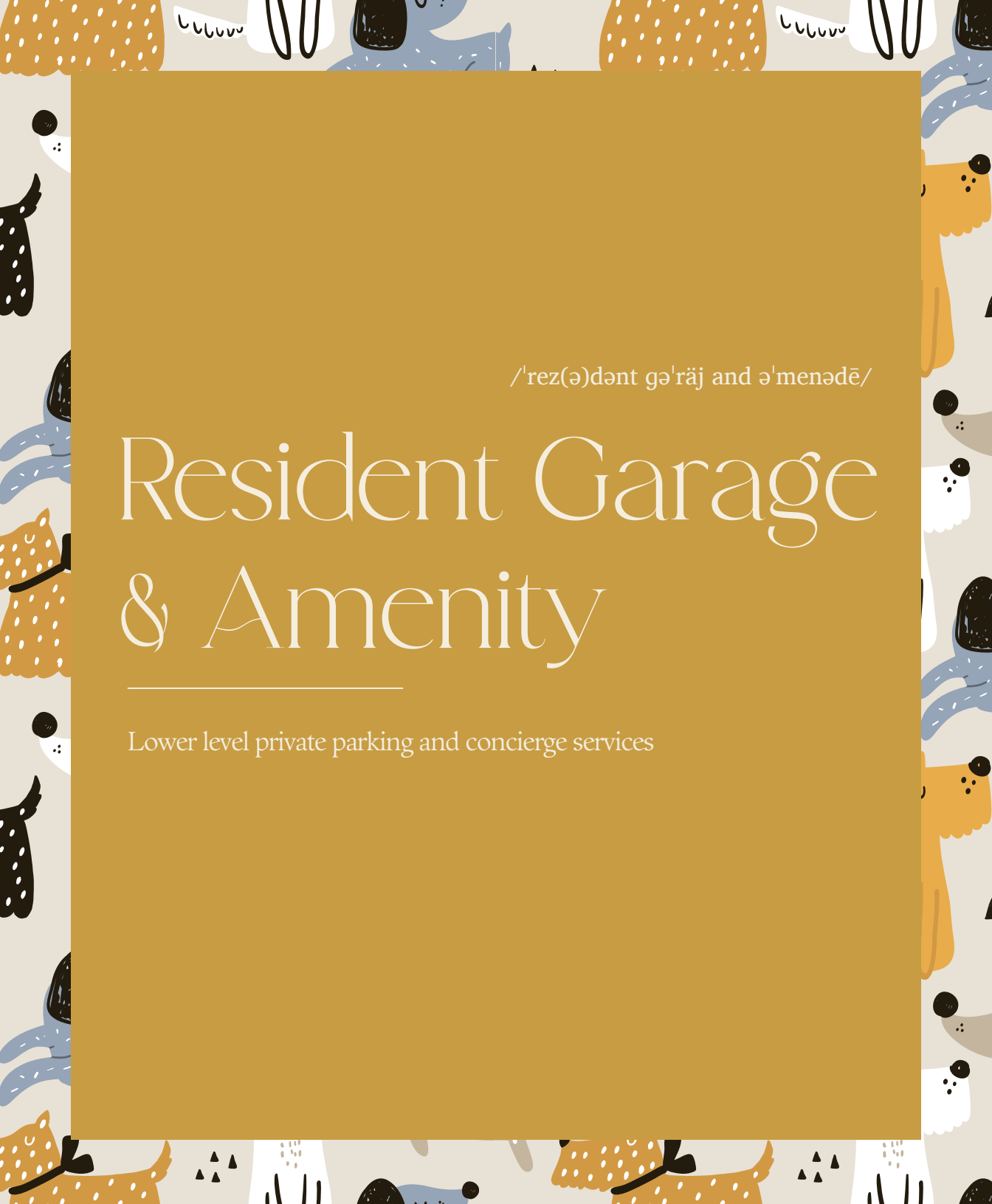
Varied garden textures and features

Lush landscaped transition from public parks to private patios



Shade structures with southern elegance





/ˈrez(ə)dənt gəˈrɑːj and əˈmenədē/

Resident Garage & Amenity

Lower level private parking and concierge services

In addition to **private parking** for residents and their guests, this lower level space includes **convenient amenities** such as parcel pickup and dropoff.



Resident Garage & Amenity

“ A good city is like a party.
People don’t want to leave early. ”

— Jan Gehl, Urban Planner



Transparent and bright entry sequence



Convenient access to daily amenities



Grand, gracious stair connecting amenities



Ample design-forward bike storage



Concierge services to thoughtfully welcome all



The Resident Experience

Stunning Amenity Spaces
that Elevate the Every Day

Thoughtful &
Conscientious

Warmhearted
& Welcoming

Laid-back &
Celebratory



Spaces to find a **moment of calm**
located throughout the community

A state-of-the-art, two-story
fitness facility that wows with warm
textures and indoor-outdoor space



A comfortable **co-working lounge**
with **cafe** connections and
well-appointed spots to set up shop

The Resident Experience

A **club and game room** that feels light, bright, and relaxed



A rentable **penthouse and dining room** primed for entertaining with a luxe kitchen, romantic lighting, and wine storage



A breathtaking **pool terrace** with a view, dotted with places to gather and grill



A flexible **maker space** with tools and tables that make starting and finishing projects easy



The Resident Experience



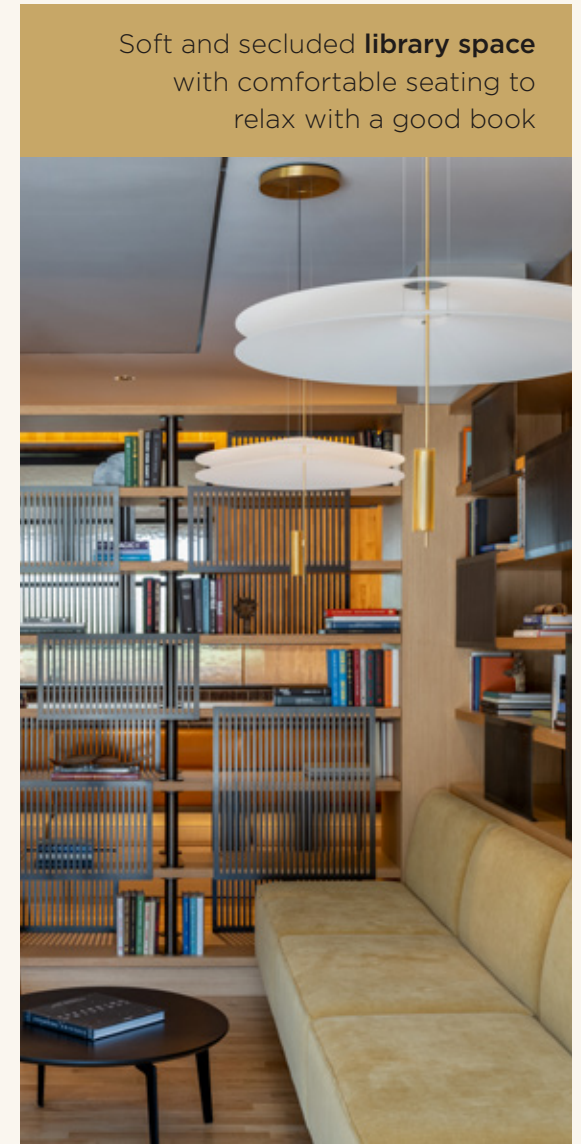
Creative **studio spaces** for recording, listening, and sharing music



Warm, **residential corridors** that make coming home memorable



Pet-friendly amenities like a **dog wash** and **play areas**



Soft and secluded **library space** with comfortable seating to relax with a good book

Truland Development

We are real estate owners and developers committed to thoughtful placemaking, inspired design, and community enrichment.

Charles Rulick has more than twenty years of experience in real estate development and master planning, and has managed the delivery of 7,000 residential units and over 2.5 million square feet of retail space, a combined asset value of \$3B.

Amanda and Toby McKeehan are longstanding residents of the historic Truett House in Franklin, Tennessee. Toby's seven-time Grammy award-winning music career has funded their instincts in Nashville real estate since the first record sold in 1990.

Since 2003, the three Truland partners have nurtured a working friendship focused on developing authentic places based on an informed vision that creates lasting value for all.



Charles Rulick



Amanda McKeehan



Toby McKeehan

TRULAND

Truland Development

Truland has assembled a premier team of top local and national designers and consultants capable of delivering the timeless qualities demanded by this opportunity.

Local Project Team

Landscape Architect



Civil Engineer



Transportation Engineer



Community Relations



National Project Team

Branding & Placemaking

STREETSENSE

Architecture



Market Strategy





“ People will forget what you said,
people will forget what you did,
but people will never forget
how you made them feel. ”

— *Maya Angelou*



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