



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, February 23, 2023

4:30 PM

City Hall Board Room

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

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

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

CALL TO ORDER

NEW BUSINESS

1. (4:30 - 4:50 PM) Presentation and Discussion Concerning Transportation Impacts and Current City of Franklin Requirements.
2. (04:50 - 5:10 PM) Discussion of a development plan revision proposing a 5,000 square foot addition and additional permitted uses for the Vintage at Watson Glen PUD Subdivision, on 21.24 total acres, located near the intersection of South Royal Oaks Boulevard and Oak Meadow Drive (Vintage at Watson Glen PUD Revision 1).
3. (5:10 - 5:40 PM) Discussion of a development plan proposing 9,500 square feet of commercial space and 375 multifamily units, on 4.66 total acres, located at 1312 Huffines Ridge Drive (1312 Huffines Ridge PUD).
4. (5:40 - 6:10 PM) Discussion of an Envision Franklin Land Use Plan Amendment proposing a special consideration within the Multifamily Residential Design Concept relating to increased building height, reduced parking, and the addition of retail use, for the property located at 209 Old Liberty Pike, directly across from the Factory at Franklin.
5. (6:10 - 6:30 PM) Discussion of an Envision Franklin Land Use Plan Amendment proposing a change from Mixed Residential Design Concept to Neighborhood Commercial Design Concept, for the properties located at 4315 South Carothers Road and 3453, 3465, 3485 and 3513-3515 Carothers Parkway.

OTHER BUSINESS

ADJOURN



File #: 21-04288

DATE: February 10, 2023

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

FROM:

SUBJECT:

(4:30 - 4:50 PM) Presentation and Discussion Concerning Transportation Impacts and Current City of Franklin Requirements.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends

Vintage at Watson Glen

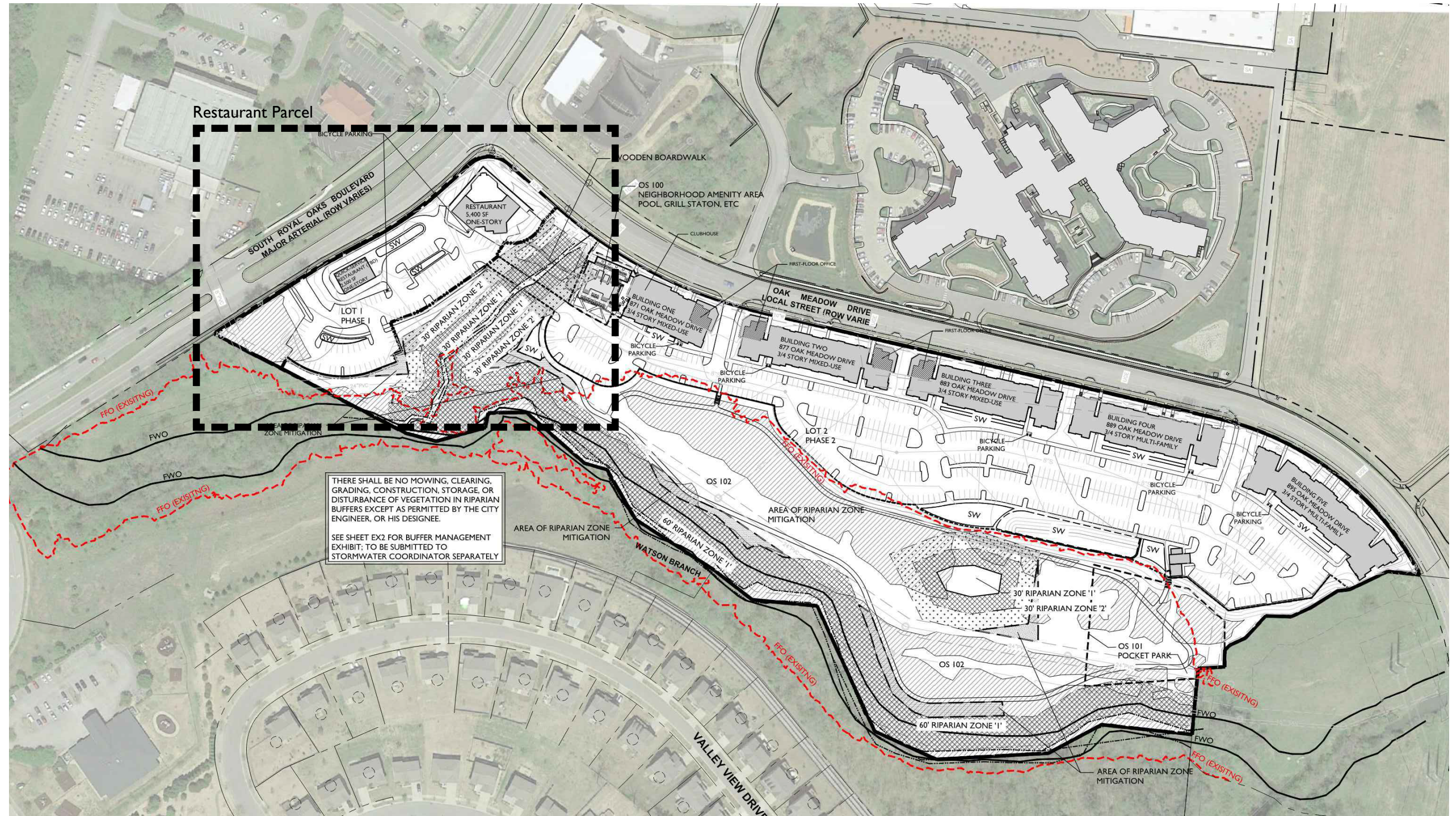
Development Plan, Revision I
Franklin, TN

Joint Conceptual Workshop
February 23, 2023

Vintage at Watson Glen

Development Plan, Revision I

Franklin, TN

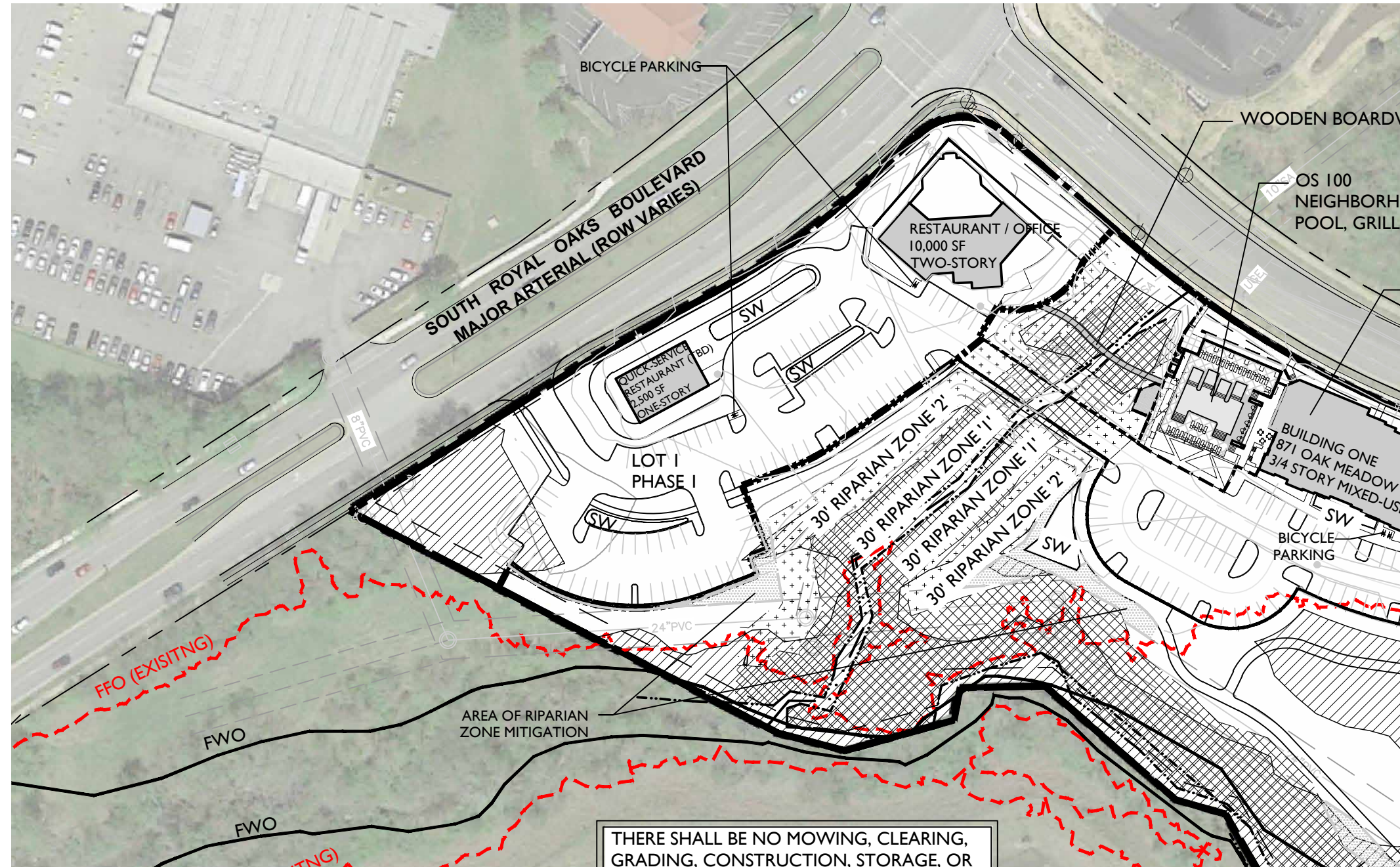


Approved
Development Plan

Vintage at Watson Glen

Development Plan, Revision I

Franklin, TN



Corner Restaurant

1st Floor - 5,000sf Restaurant
2nd Floor - 5,000sf Office

Shared Parking with the rest of Development

Additional Approved Uses Being Requested

- Clinic
- Garden Center
- Gas Station
- Indoor Animal Services
- Personal Service
- Retail
- Day Care
- Rehabilitation Center
- Showroom

Restaurant Parcel

Vintage at Watson Glen

Development Plan, Revision I

Franklin, TN



Architectural
Character



1312 Huffines Ridge

Franklin, Tennessee

Development Plan - Joint Conceptual Workshop

Presented By:

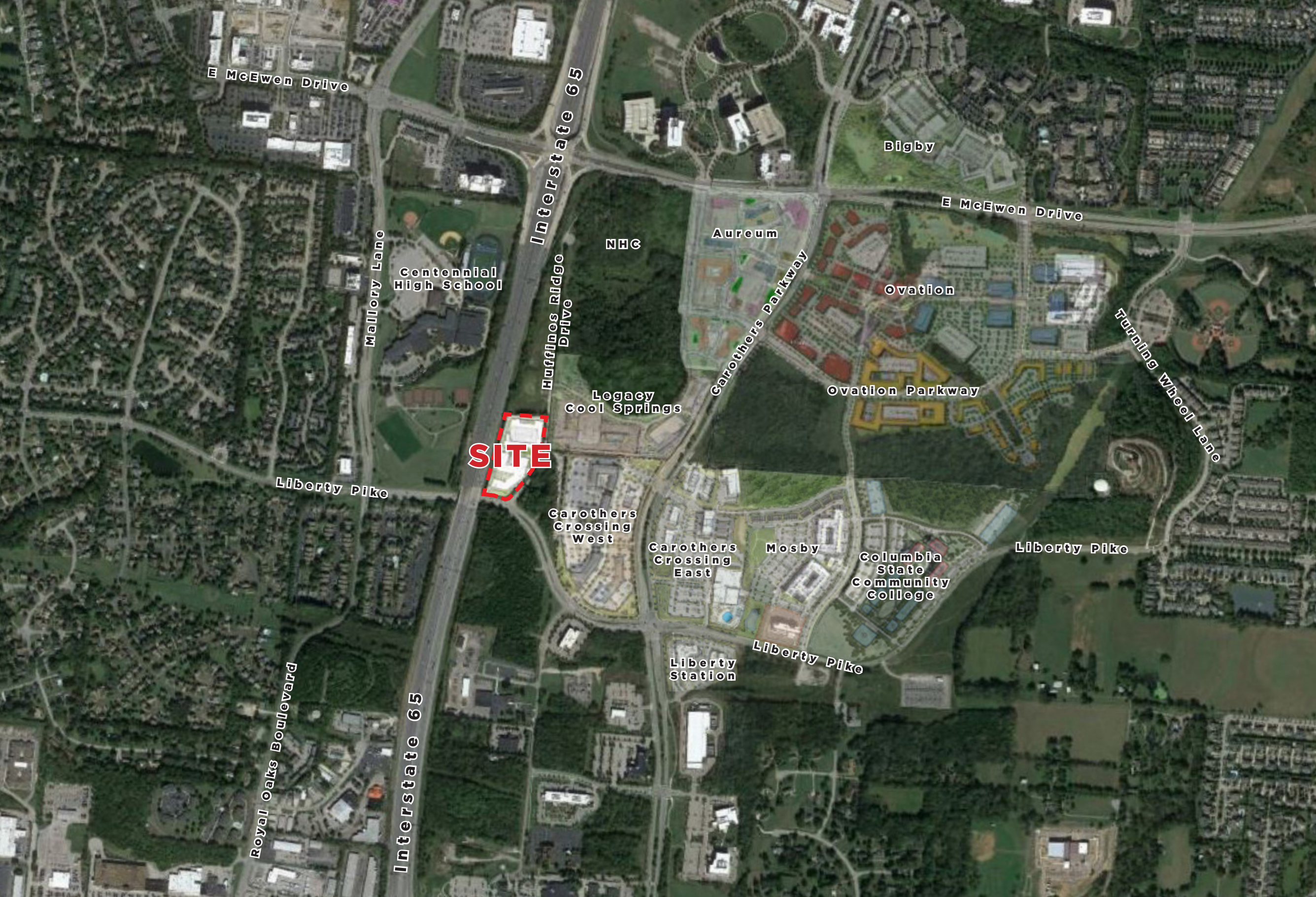


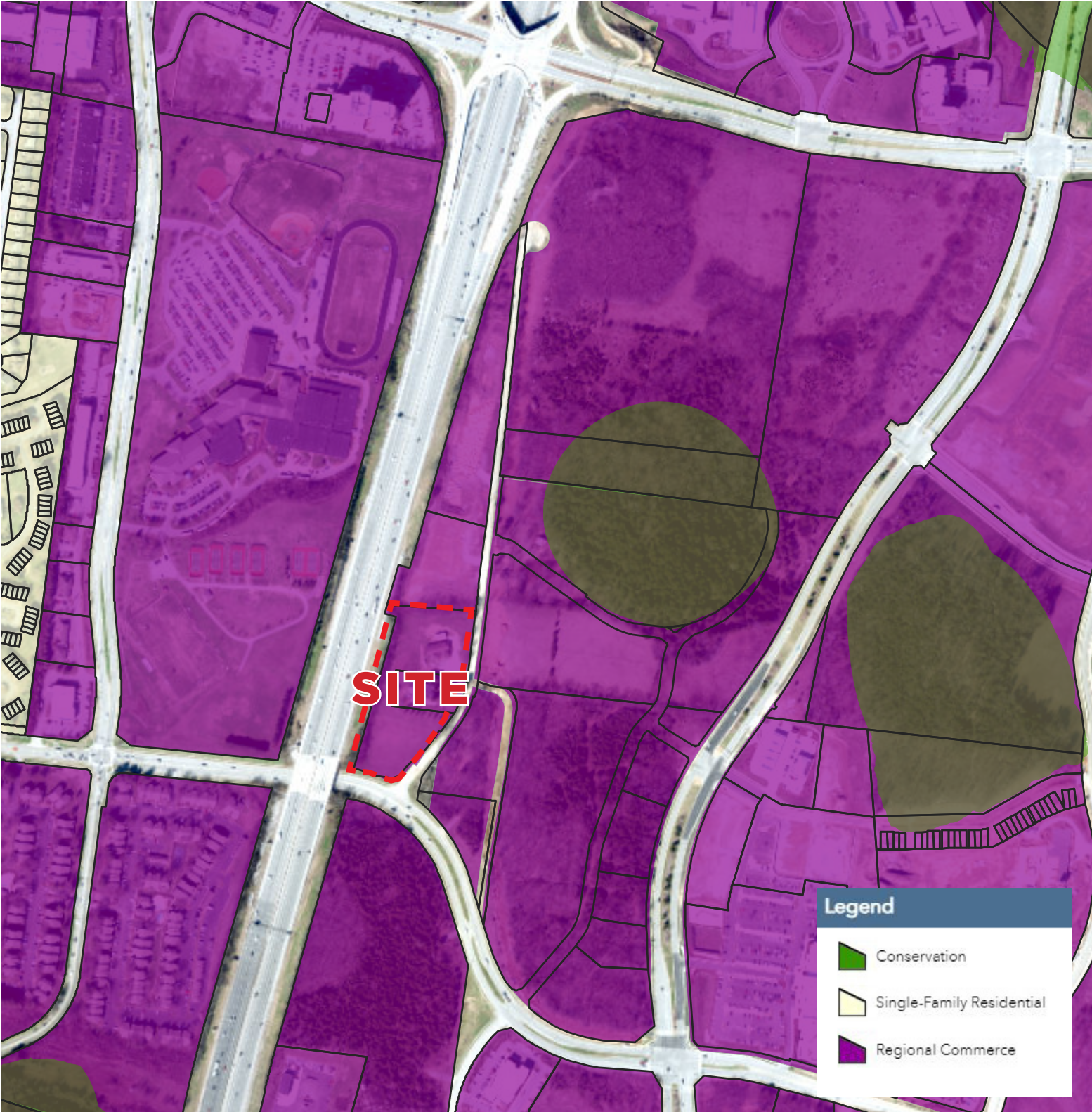
Kimley»Horn



SMITH GEE STUDIO

02.23.2023

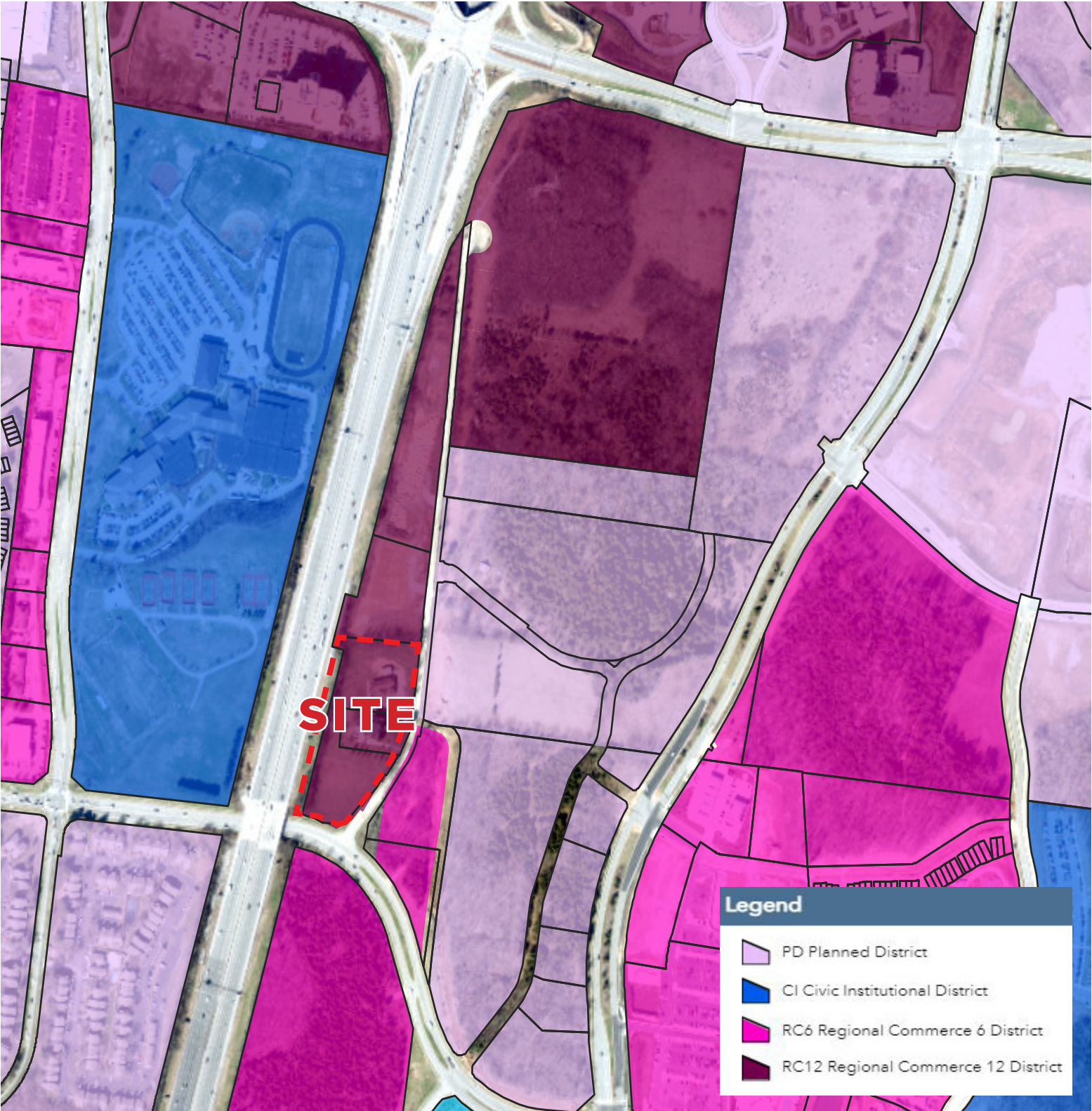




ENVISION FRANKLIN

REGIONAL COMMERCE

AREAS OF HIGH TRAFFIC INTENDED TO BRING IN LARGE NUMBERS OF PEOPLE FOR DIFFERENT WORK AND RECREATIONAL PURPOSES.



ZONING ORDINANCE

REGIONAL COMMERCE 12 DISTRICT

LARGE AREA OF ECONOMIC DEVELOPMENT WITH BUILDINGS WITH A MAXIMUM HEIGHT LIMIT OF 12 STORIES FOR HEAVY TRAFFIC USAGE.



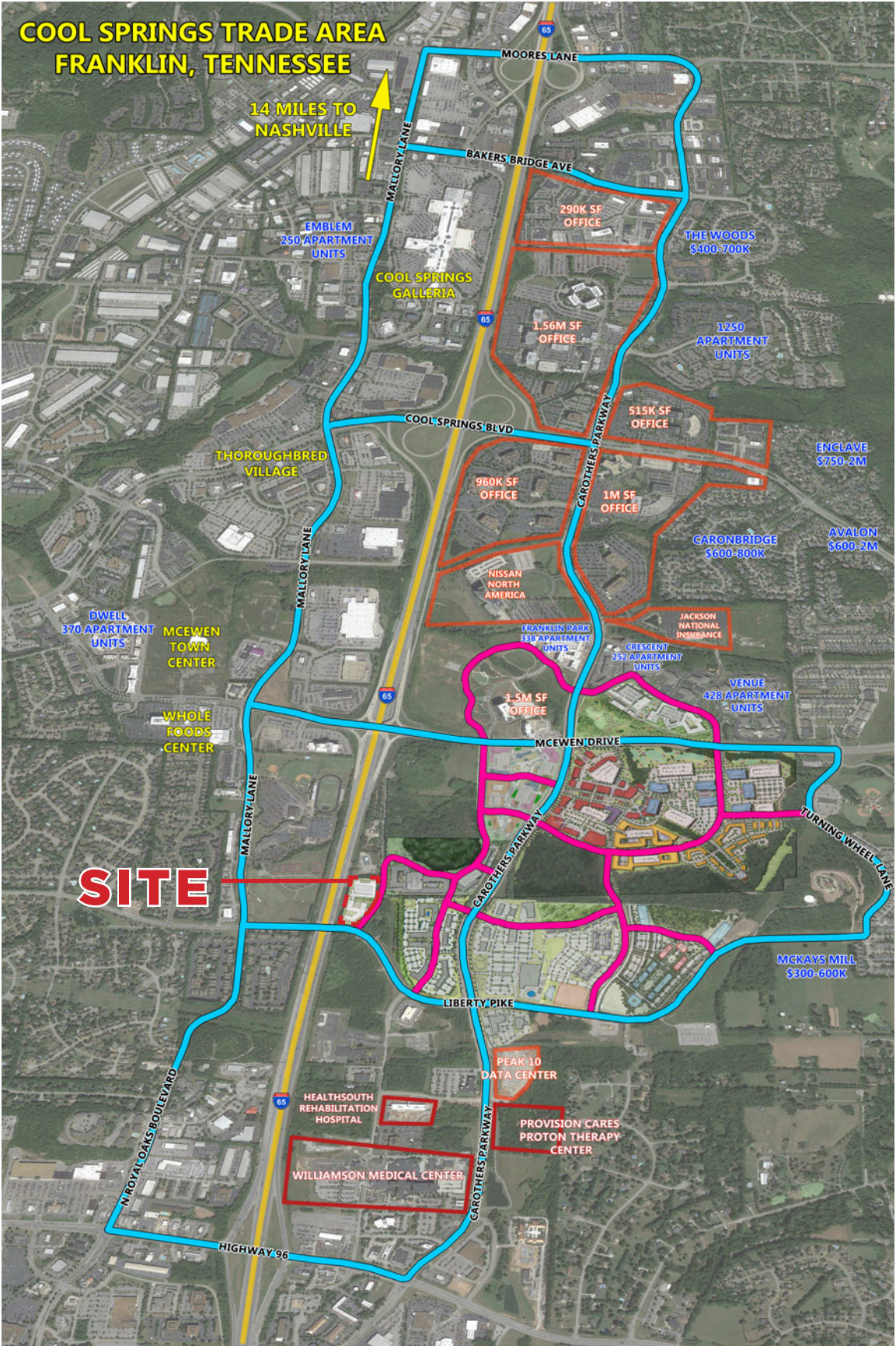
EMBLEM



MARS PETCARE



MCEWEN TOWN CENTER



FRANKLIN TROLLEY

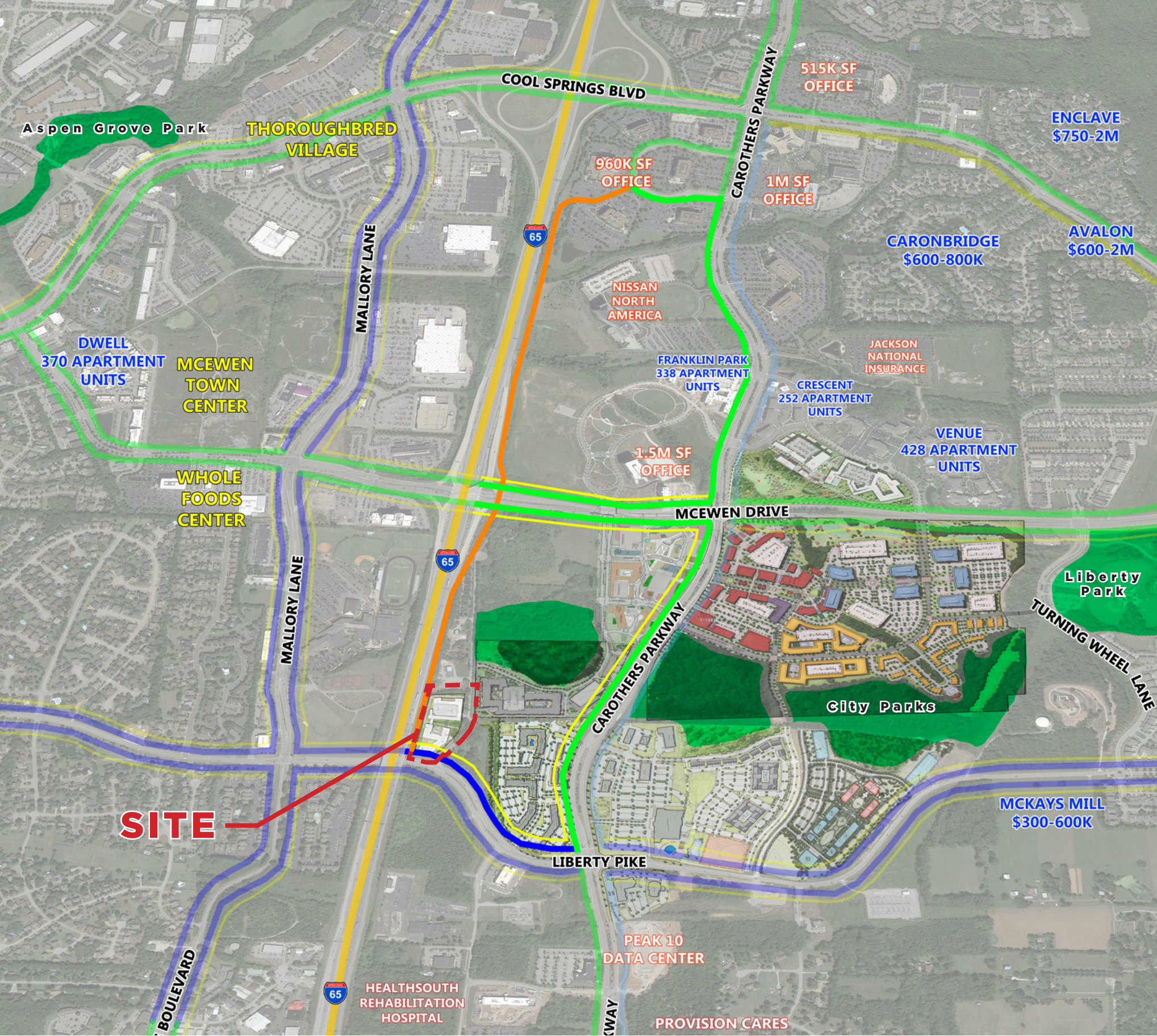


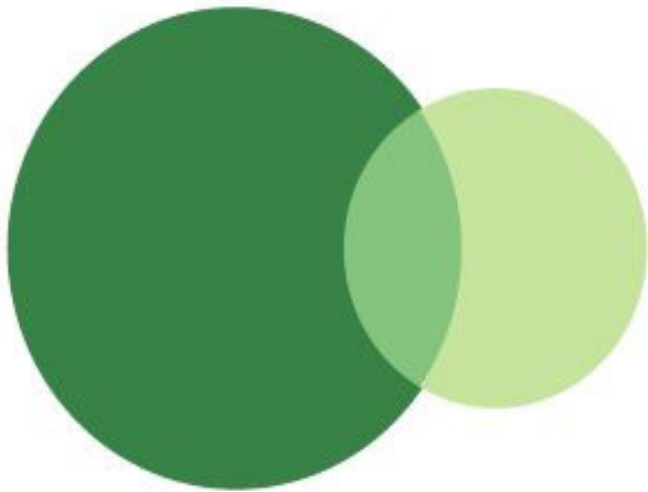
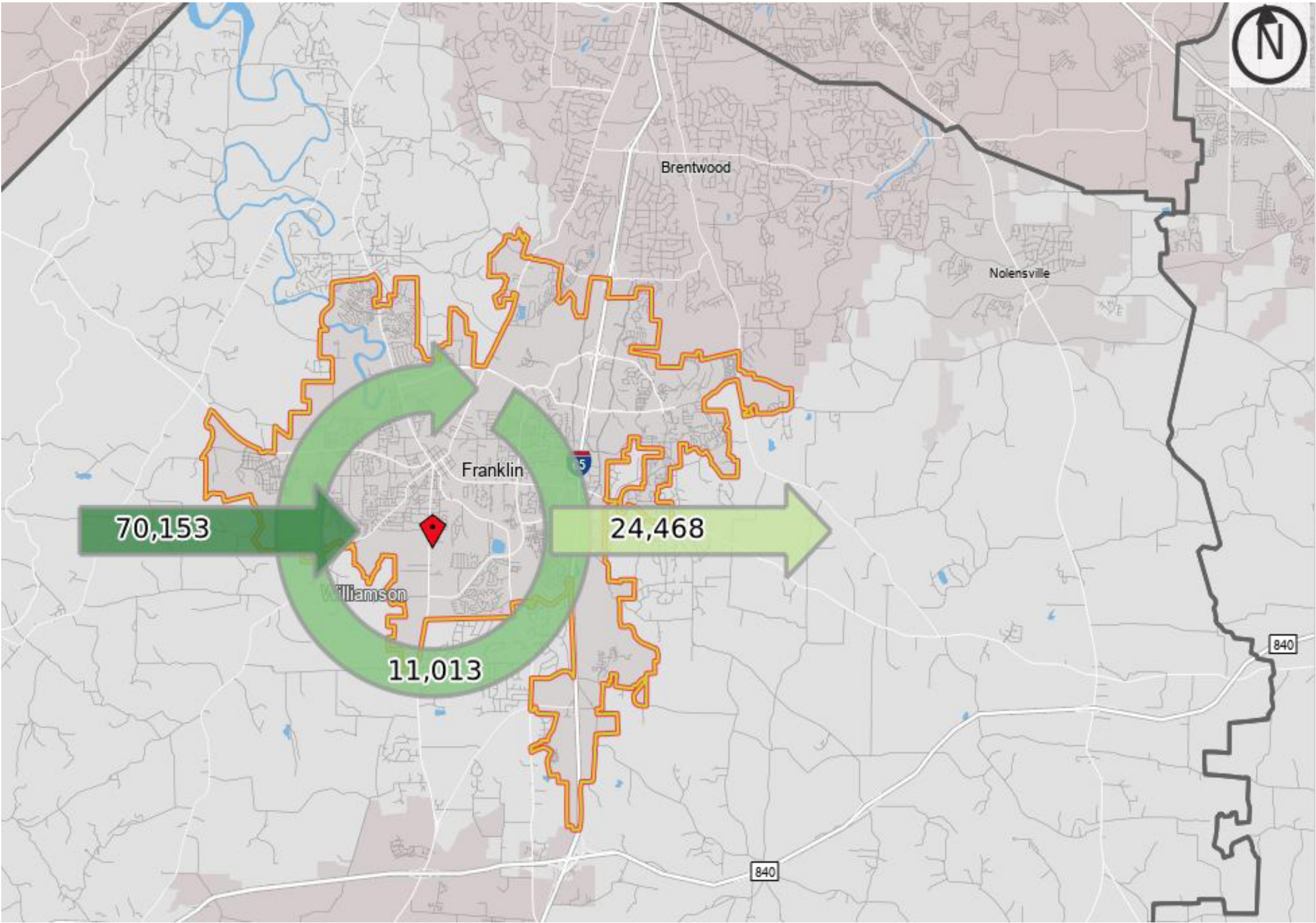
COLUMBIA STATE COMMUNITY COLLEGE



FRANKLIN PARK







- 70,153 - Employed in Selection Area, Live Outside
- 24,468 - Live In Selection Area, Employed Outside
- 11,013 - Employed and Live In Selection Area

Inflow/Outflow Job Counts (All Jobs)

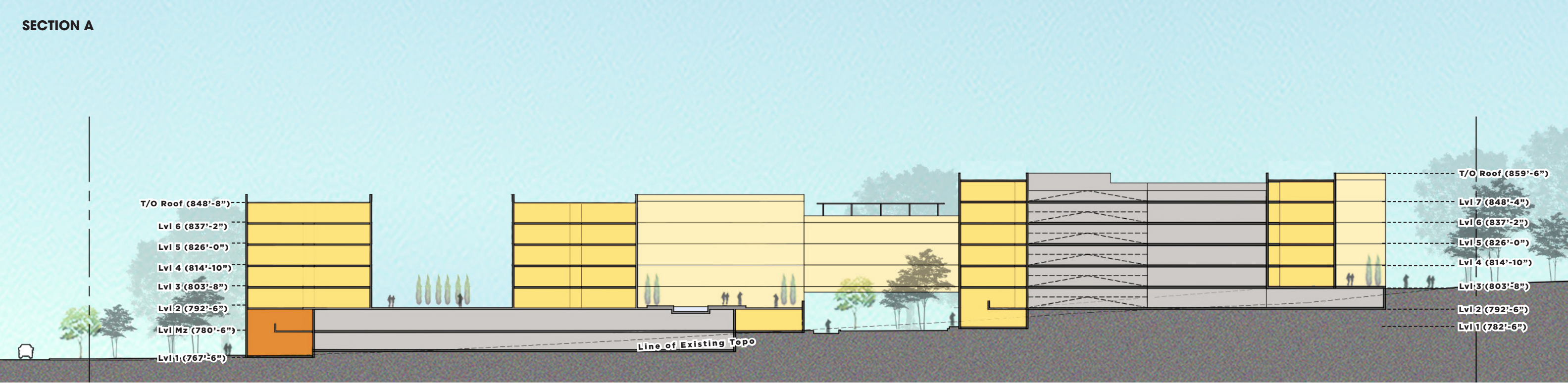
	2019	
	Count	Share
<u>Employed in the Selection Area</u>	81,166	100.0%
<u>Employed in the Selection Area but Living Outside</u>	70,153	86.4%
<u>Employed and Living in the Selection Area</u>	11,013	13.6%
<u>Living in the Selection Area</u>	35,481	100.0%
<u>Living in the Selection Area but Employed Outside</u>	24,468	69.0%
<u>Living and Employed in the Selection Area</u>	11,013	31.0%



SITE DATA CHART	
PROJECT #	N/A
ADDRESS	1312-1316 HUFFINES RIDGE DRIVE FRANKLIN, TN 37067
ACREAGE	4.657 ACRES/202,860 SF
REGULATIONS	
BASE ZONING	REGIONAL COMMERCE 12 (RC12)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PD)
OVERLAY ZONING	NONE
APPLIED BUILDING TYPES	
COMMERCIAL/MIXED-USE BUILDING	
APPLIED FRONTAGE TYPES	
URBAN & LANDSCAPE FRONTAGE	
LOT WIDTH (RESIDENTIAL)	N/A
LOT SIZE (RESIDENTIAL)	N/A
SITE SETBACKS	
FRONT	10 FT (MIN.)
SIDES	5 FT (MIN.)
REAR	N/A
TOTAL RESIDENTIAL	
375 Units +/-	
Studio (550 sqft.)	38 Units (10%)
1-BR (650 sqft.)	225 Units (60%)
2-BR (1,10 sqft.)	75 Units (20%)
3-BR (1,350 sqft.)	37 Units (10%)
SOUTH BUILDING	
COMMERCIAL	1,500 SF +/-
CO-WORKING	6,000 SF +/-
TOTAL RESIDENTIAL	223 UNITS +/-*
NORTH BUILDING	
TOTAL RESIDENTIAL	152 UNITS +/-
COMMERCIAL	2,000 SF (MAX.)
LANDSCAPE REQUIREMENTS	
OPEN SPACE	REQUIRED (5%): 10,143 SF PROVIDED: 40,650 SF
TREE CANOPY RETENTION	
REQUIRED (26%): 10,607 SF PROVIDED: 22,135 SF	
PARKING PROVIDED	
680 SPACES +/-	
DECK	674 SPACES
ON-STREET	6 SPACES
PARKING RATIO	1.81 SP./UNIT

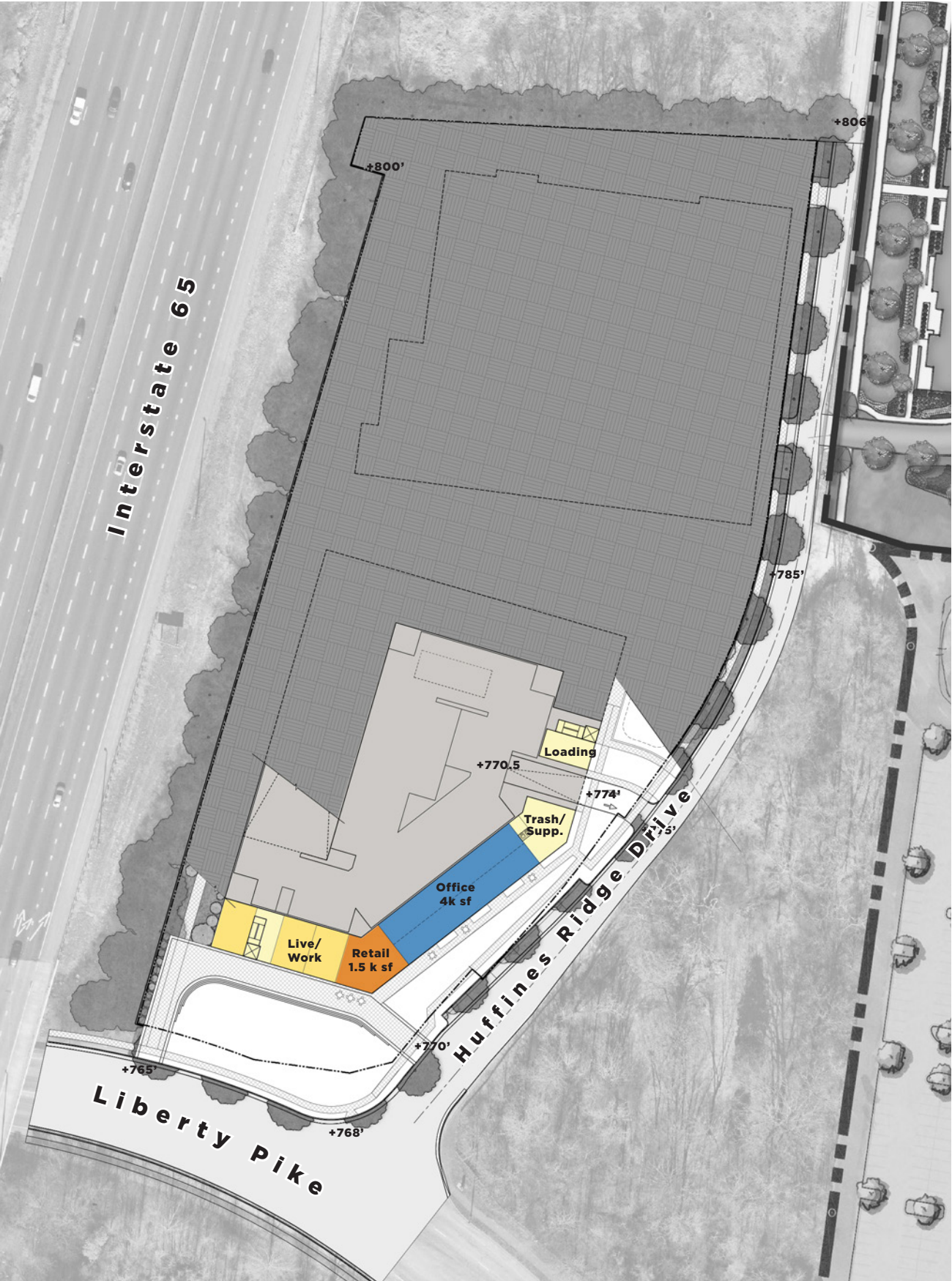


SECTION A

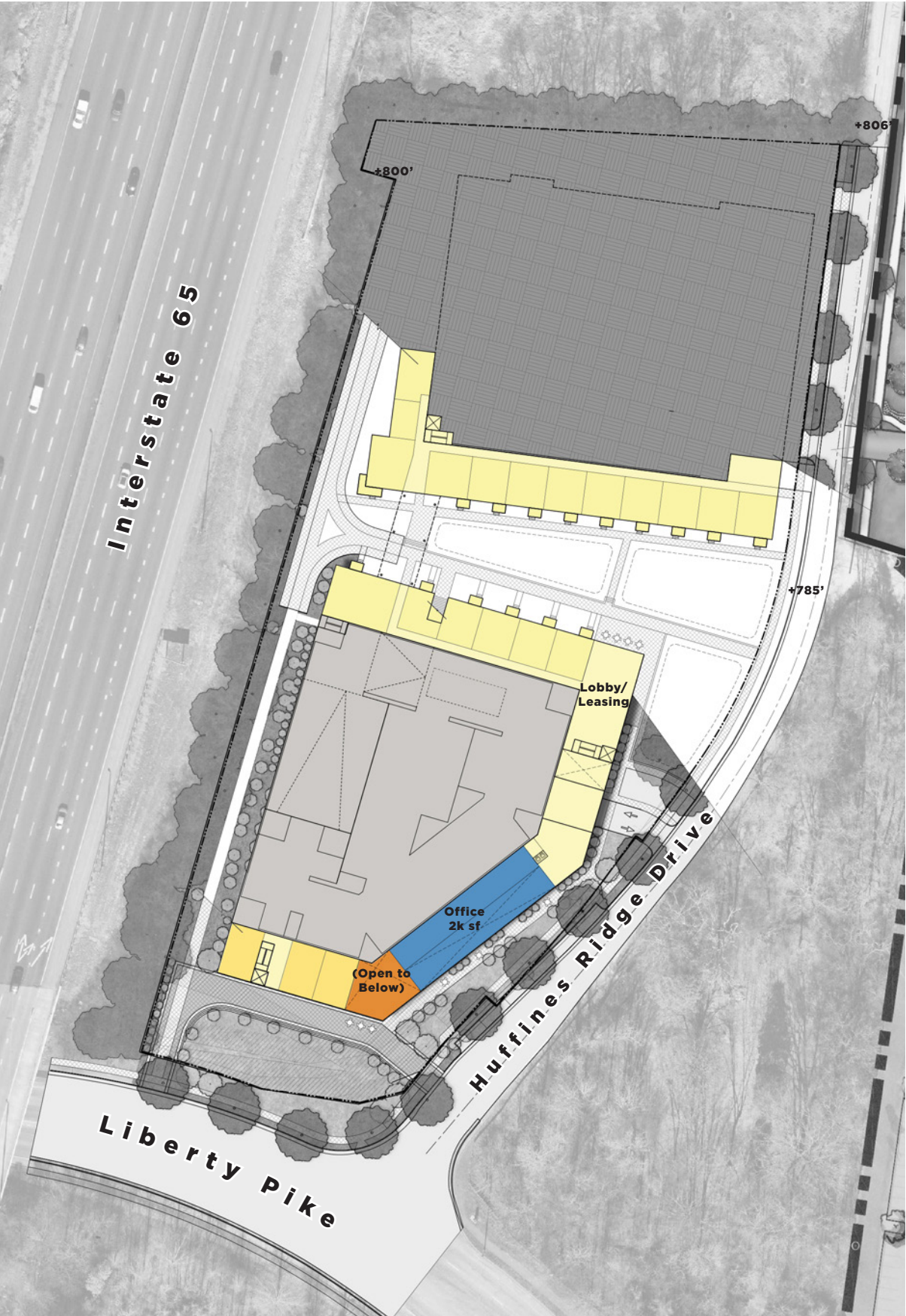


LIBERTY PIKE | Entry Green + Plaza | SOUTH BUILDING | Amenity Bridge | NORTH BUILDING | Greenway





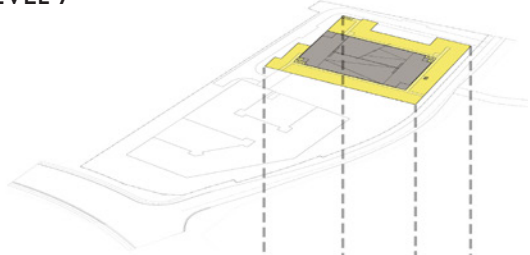
LEVEL 1



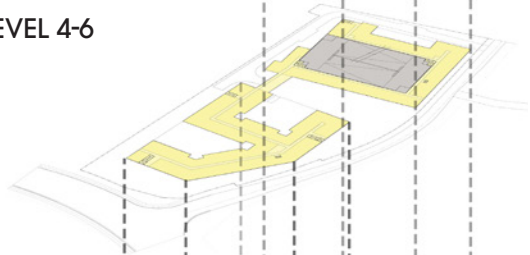
MEZZANINE

AXONOMETRIC BUILDING LAYOUT

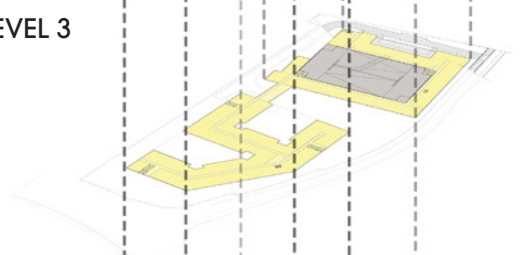
LEVEL 7



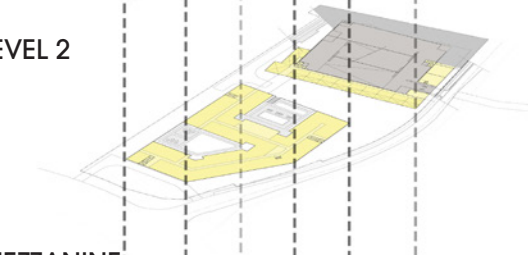
LEVEL 4-6



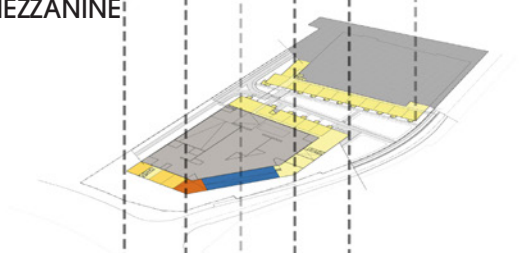
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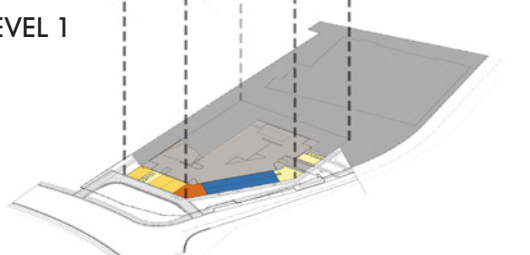
LEVEL 2



MEZZANINE



LEVEL 1



ARCHITECTURAL CHARACTER

A blending of Traditional and Modern/contemporary character. Transitional architecture may exaggerate some traditional character in an otherwise modern design (such as regular rythmn and symmetry) or feature traditional elements applied alongside modern forms, materials,and structural expressions.

CHARACTERISTICS:

Mostly natural forms and materials with some modern accents.

Simplified or implied Traditional elements.

Clean lines

Minimalist details and aesthetic.

May incorporate some classical proportions and rhythms.

Larger windows.

MATERIALITY:

Masonry

Wood

Metal accents

Concrete

Cementitious panels

Minimalist and/or High-contrast color pallet



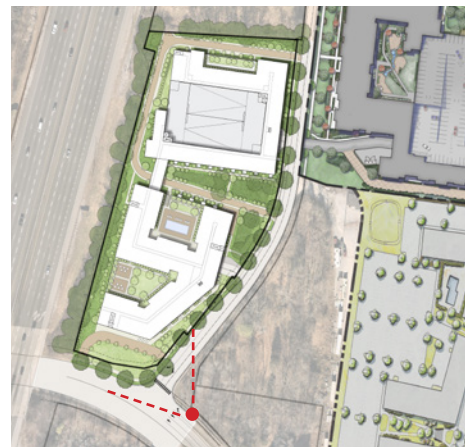




SOUTH BUILDING ELEVATION - HUFFINES RIDGE DRIVE



NORTH BUILDING ELEVATION - HUFFINES RIDGE DRIVE





Conceptual Perspective - Bird's Eye View



Joint Conceptual Workshop Proposed Envision Franklin Land-use Amendment

TRULAND

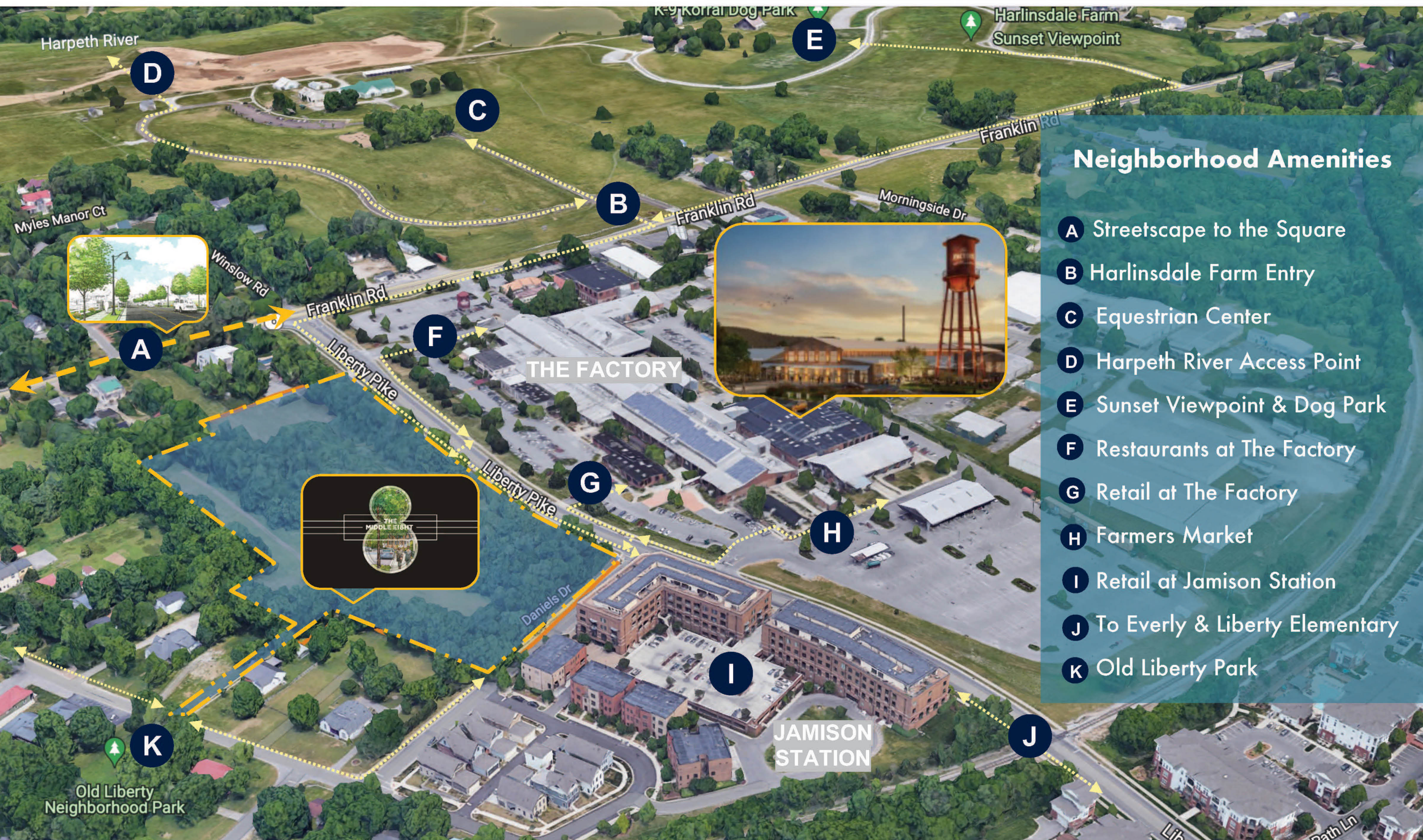
The Middle Eight
Franklin, Tennessee

February 23, 2023

REQUEST to modify the Multifamily Residential Design Concept (Properties South of Liberty Pike & West of Daniels Drive, East of the Truett House) to add Special Consideration for the following:

- Additional height may be considered when underground parking is provided.
- Parking reductions may also be considered when underground parking is provided.
- Limited retail is appropriate when it supports the community, neighbors, or the residential experience.

A District is Sparked by the Aldermen – December 2022

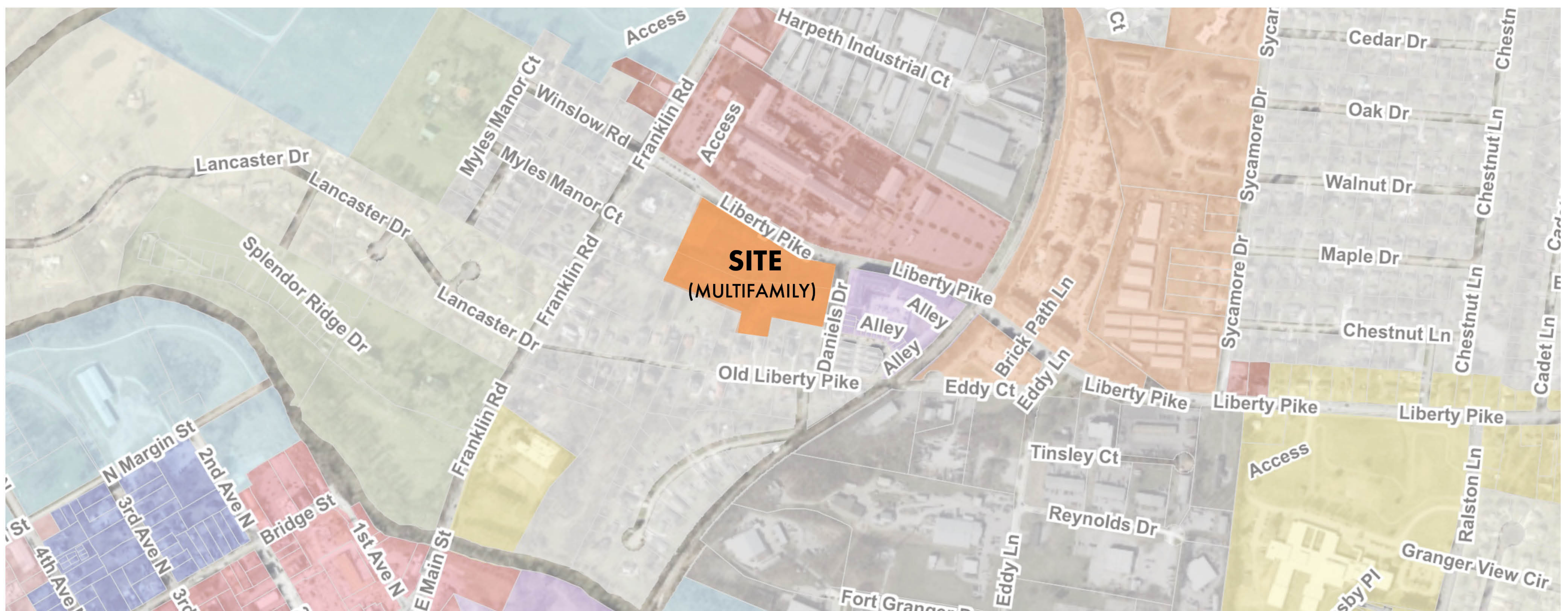


Neighborhood Amenities

- 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

Franklin's Vision

When Envision Franklin 2017 identified multifamily as the best use for this site, we began a thorough investigation of what it would take to accomplish this vision. We met with our neighbors, we crafted an initial plan, we met with City staff, we met with the Mayor and our Alderman, we commissioned a comprehensive housing analysis, and this is what we've learned...



Shared Goals

- Protect the value of Franklin's unique charm.
- Provide density for preservation by allowing new housing where infrastructure already exists.
- Meet the extraordinary housing need adjacent to the downtown core with diverse types of housing.
- Welcome the creatives and local professionals to downtown Franklin by providing attainable housing options.
- Support the creation of a new "Factory District" that encourages a variety of arts, restaurants, and housing options by encouraging exceptional design that honors the historic integrity of this distinct district.

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

Franklin's Growth & Change – How This Has Shaped our Plan

The area around The Factory is positioned to be a thriving walkable mixed-use neighborhood – and is needed.

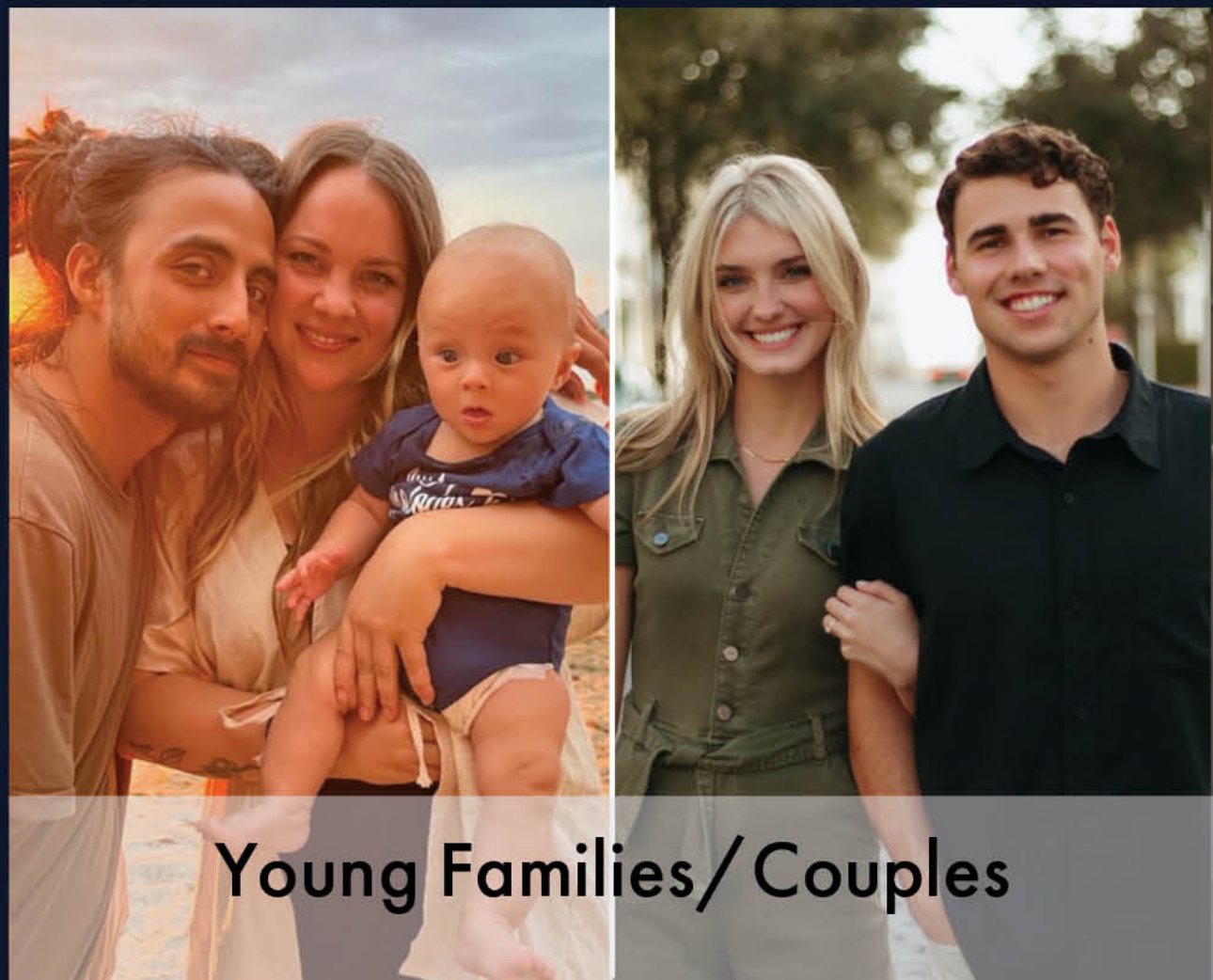
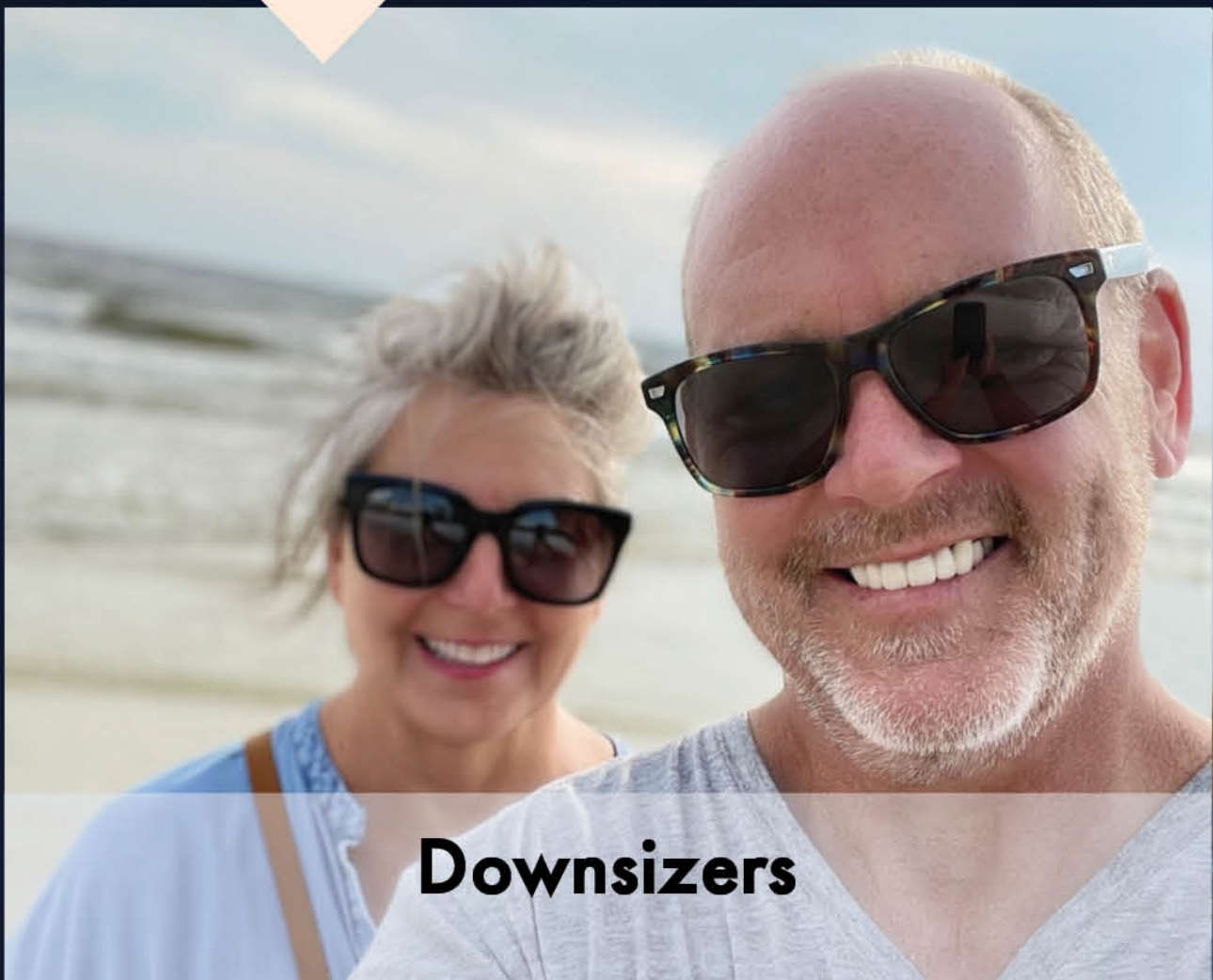
- **The Factory is undergoing a major renovation** after changing ownership in 2021. This type of catalytic change is anticipated to ignite a vibrant arts and entertainment district.
- **The completion of the Franklin Road Streetscape** has transformed the northern portion of Historic Franklin starting at Harlinsdale Farm from rural to urban.

Pressures are making living in Franklin difficult for many people in our community.

- **Rapid population growth** has created significant housing demand. By 2026 an undersupply of approximately 8,000 units will exist, causing the cost of housing to almost double since 2020 (The Concord Group).
- **Continuous job growth and corporate relocations** are putting significant pressure on housing supply. The number of corporations and people who have moved to Williamson County since 2010 is almost twice what was anticipated.

Who's Underserved?

Williamson County and Franklin, like the entire USA, is in the middle of a profound demographic and socioeconomic change. The net results are older, wealthier, and more renters. Franklin already shows significant evidence of this change, as seen at Harpeth Square.



Proposed Special Consideration Request (p. 67 of Envision Franklin)

MULTIFAMILY RESIDENTIAL

TRANSPORTATION	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Fourth Avenue South, West Main Street	The maximum building height should be two stories.
	Inside Mack Hatcher Parkway	Assisted living facilities should have traditional multifamily building form with shallow setbacks and parking located behind the building.
	Institutional Uses	Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area and should be located at major intersections of arterial and collector streets. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.
Properties South of Liberty Pike & West of Daniels Drive, East of the Truett House		Additional height may be considered when underground parking is provided. Parking reductions may also be considered when underground parking is provided. Limited retail is appropriate when it supports the community, neighbors, or the residential experience.

The Middle Eight – Site Plan



The Middle Eight – Underground Parking Plan (2 levels below Liberty Pike)



The Middle Eight – Liberty Pike Elevation Study



Partial Street Plan

The Middle Eight – Liberty Pike Sightlines from Franklin Road



CLICK TO WATCH VIDEO

The Middle Eight – Liberty Pike Sightlines from Railroad Tracks



[CLICK TO WATCH VIDEO](#)

The Middle Eight – Liberty Pike Street East & West Building



The Middle Eight – Liberty Pike Street East Building & Jamison Station



The Middle Eight – Transitional Features & Open Space



The Middle Eight – Transitional Features & Open Space



The Middle Eight – Key Community Benefits & Impact

Needed Housing for the Creative Class, Young Professionals & Families, and Downsizing Boomers

1. **The emerging Factory District is the perfect place for housing** with access to existing parks, shopping, dining and the walkable urban amenities of Historic Downtown Franklin.
2. **The Middle Eight will provide housing aimed at a diverse group of Franklin residents**, with required qualifying incomes starting between \$50-60,000/annually.
 - **(106)** Smaller units will aim to attract the creative class.
 - **(103)** Average sized units will attract young professionals, couples and some small families.
 - **(45)** Large units and penthouses will attract the affluent resident looking for a premium maintenance free lifestyle.
 - **(21)** Townhomes and single-family homes will further diversify the housing offering by providing larger units for families, professional couples and downsizing boomers.

Job Creation (5 full-time, 13+ part-time, 500 temporary construction jobs)

1. **Permanent Full-time Jobs (5 jobs)**
 - The Middle Eight will create direct employment for the five on-site staff members, including: property manager, leasing manager, service supervisor, maintenance technician, and concierge.
2. **Permanent Part-time Jobs and 3rd Party Vendors (13+ jobs)**
3. **Temporary Construction Jobs for +/-24 months (500 jobs)**

Significant Tax Generation and Lack of Stress on Schools

1. **The fully assessed property once developed is expected to pay between \$1-1,250,000 per year in taxes.** The property is currently undeveloped land and generates very little tax.
2. **Only 122 units are potentially suitable for families** (2 & 3-bedroom homes) **and only up to 17 children are anticipated to live within the community.** The National Multifamily Housing Council (NMHC) provides data on the share of multifamily (renter) households with school age children is only 14.2%. If we exclude one-bedroom units, we have 122 units suitable for children X 14.2% = 17 children.

Building and Site Related Community Benefits & Sustainability

- Green building certification (NGBS or LEED)
- Low-impact site design (LID)
- Electric vehicle charging stations
- Promotion of bicycle use by residents
- White "Cool Roof,"
- High-efficiency heating, ventilation and air conditioning systems
- Energy Star appliances
- Water saving plumbing fixtures
- 100% LED lighting fixtures



Thank you!

TRULAND

Real Estate Owner &
Developer

Toby McKeehan, Amanda McKeehan & Charles Rulick | Partners

Truland Development Company | 227 3rd Ave North Franklin, Tennessee 37064 | info@trulandgroup.com

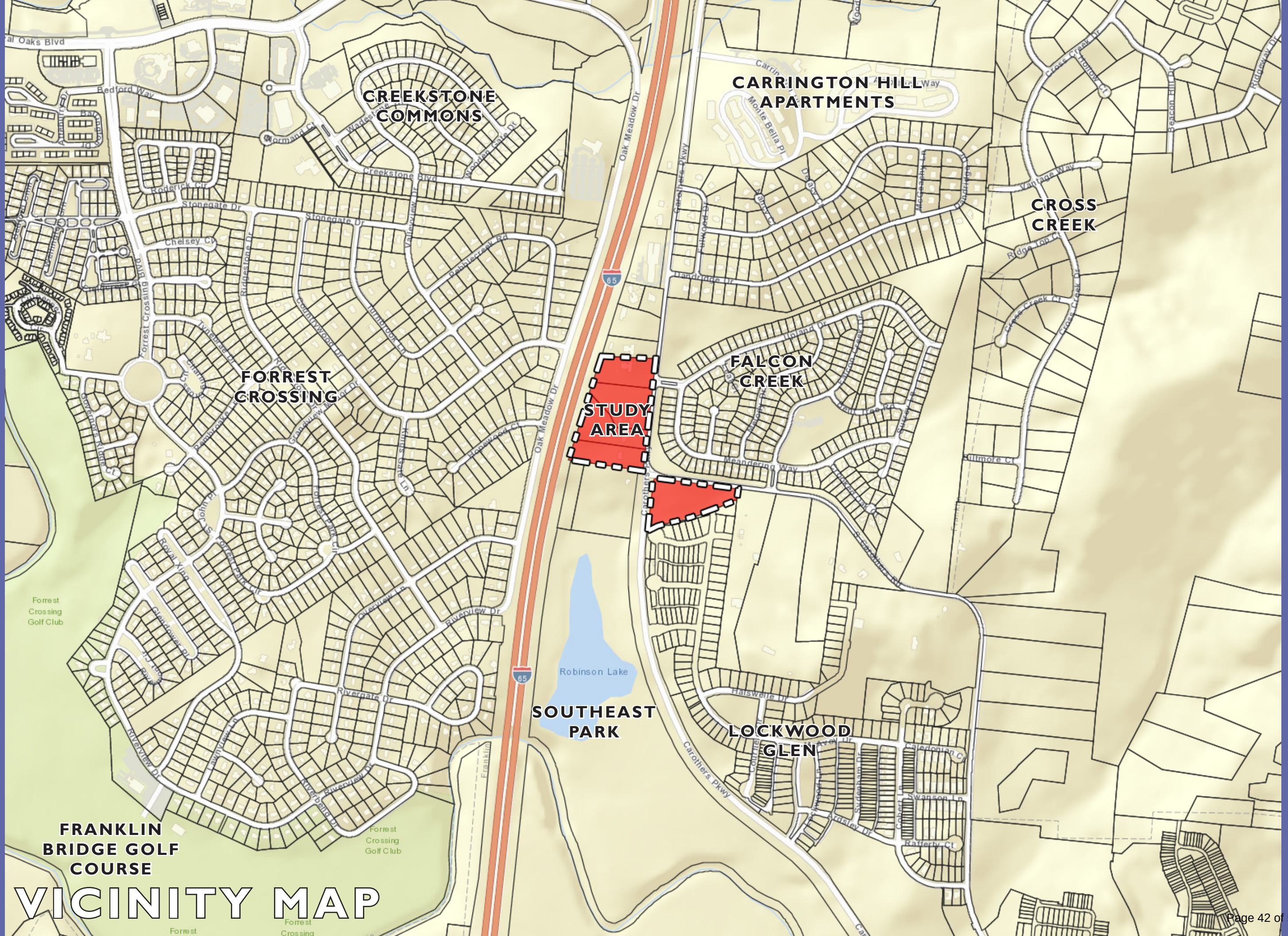


Carothers Neighborhood Commercial

Envision Franklin Amendment

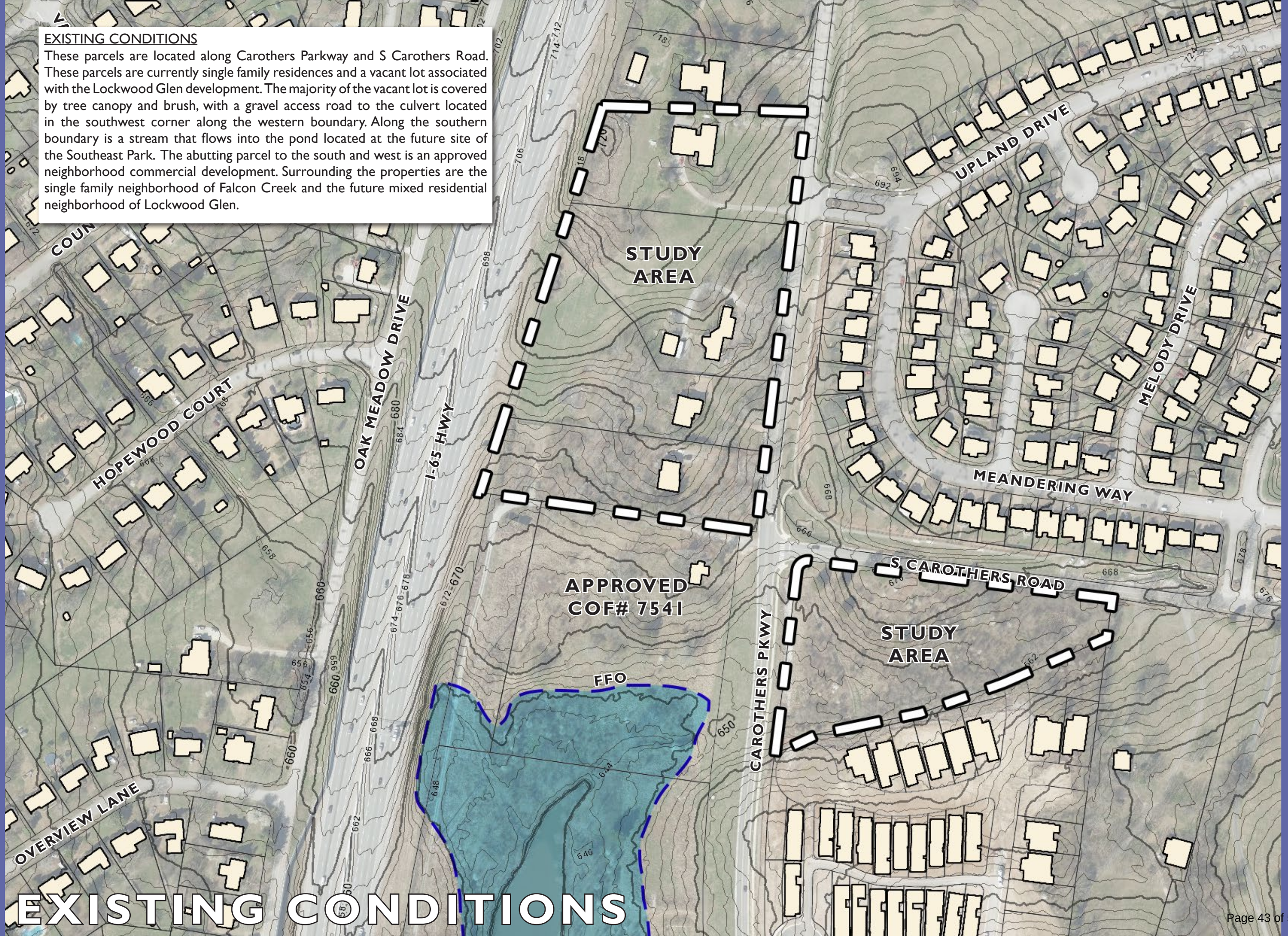
February 7, 2023



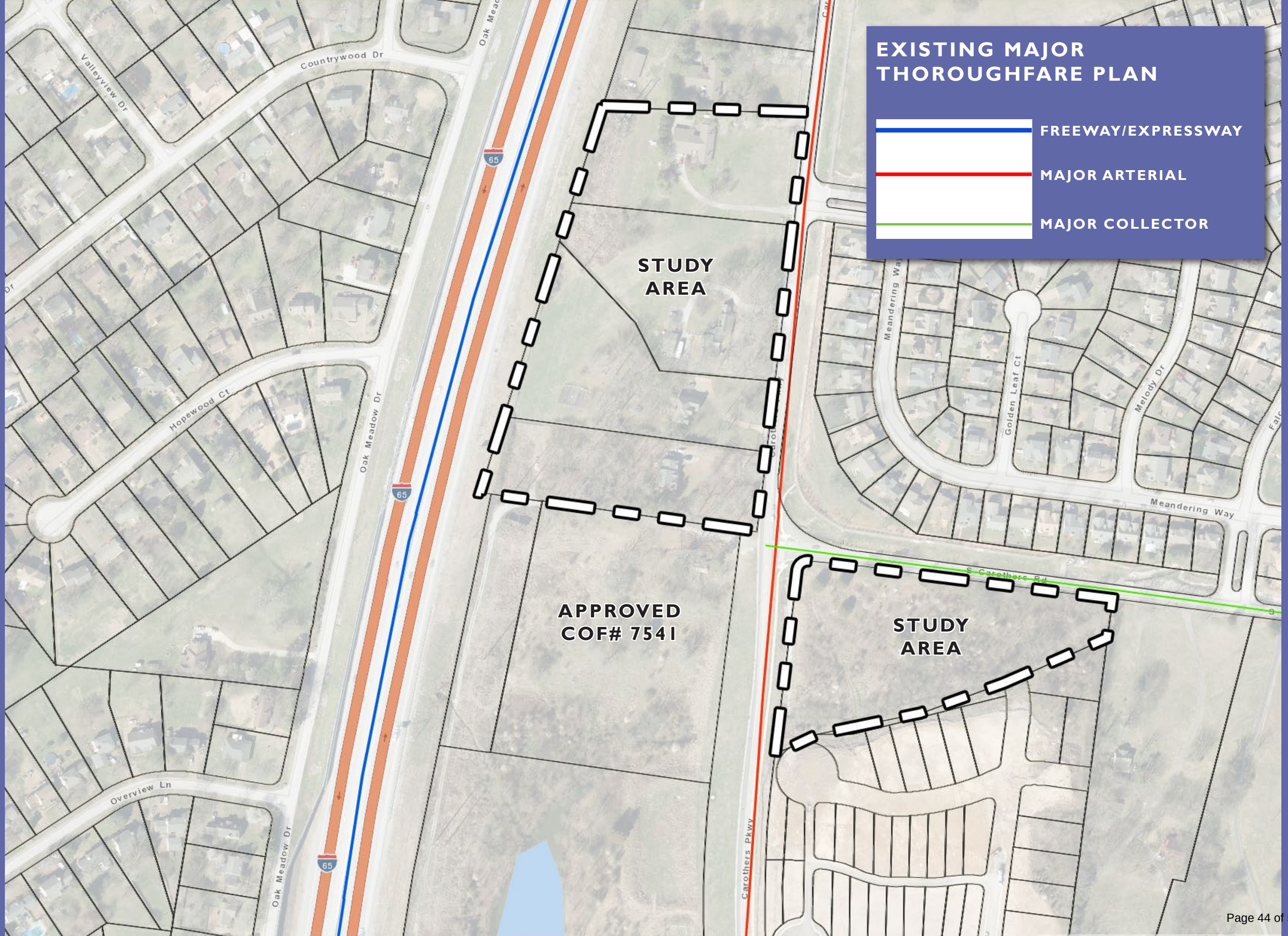


EXISTING CONDITIONS

These parcels are located along Carothers Parkway and S Carothers Road. These parcels are currently single family residences and a vacant lot associated with the Lockwood Glen development. The majority of the vacant lot is covered by tree canopy and brush, with a gravel access road to the culvert located in the southwest corner along the western boundary. Along the southern boundary is a stream that flows into the pond located at the future site of the Southeast Park. The abutting parcel to the south and west is an approved neighborhood commercial development. Surrounding the properties are the single family neighborhood of Falcon Creek and the future mixed residential neighborhood of Lockwood Glen.

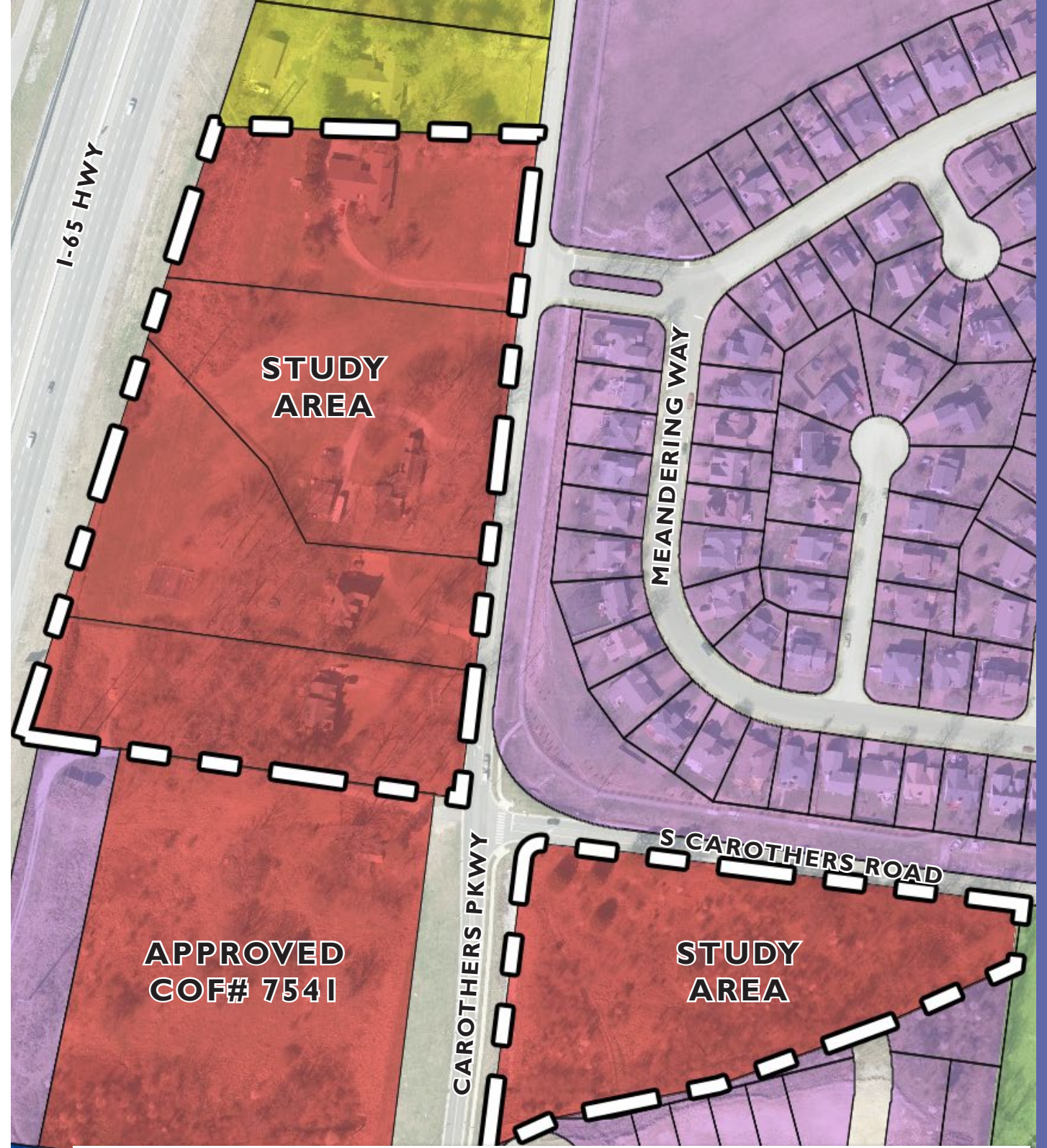


EXISTING CONDITIONS





EXISTING

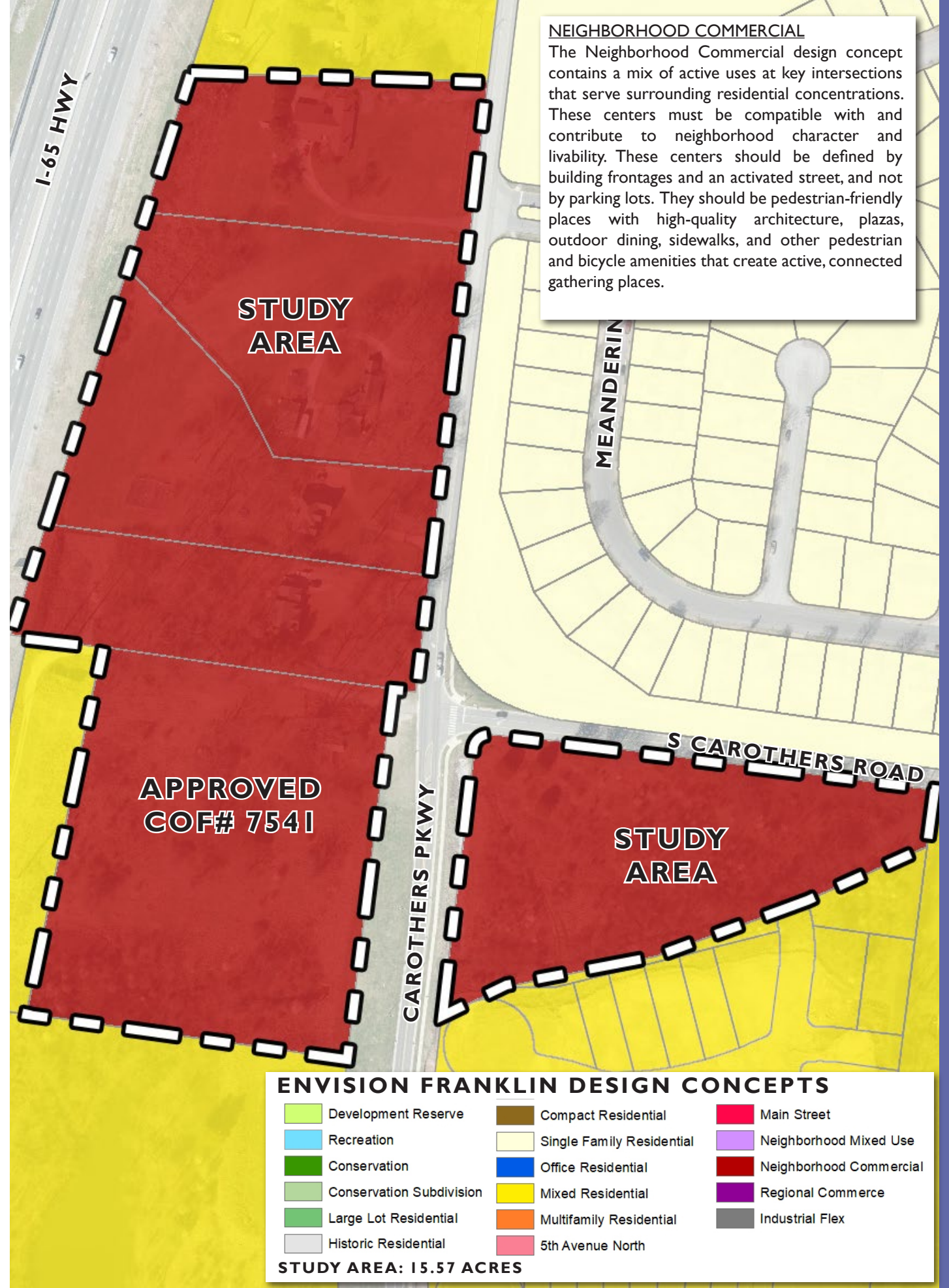
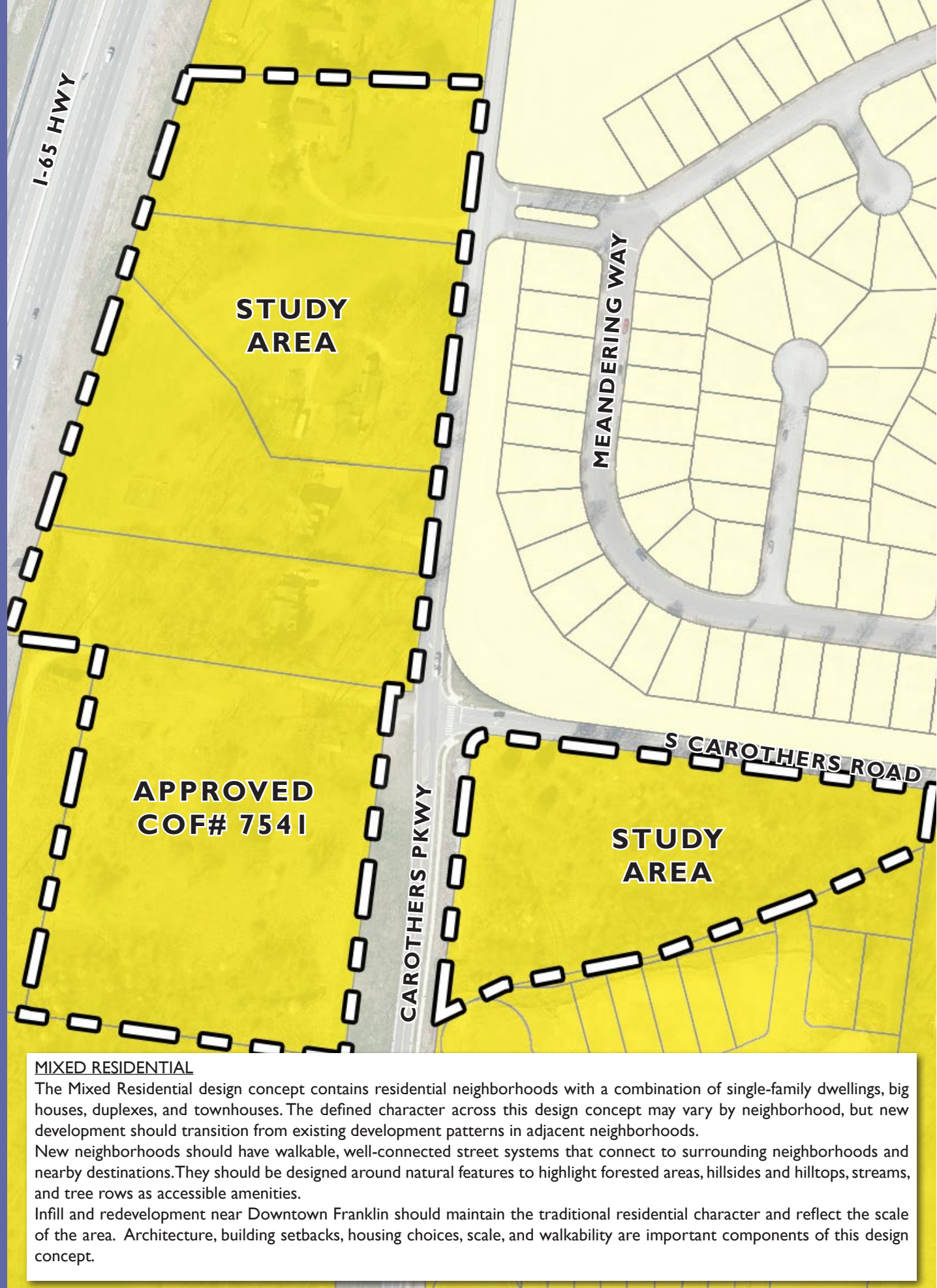


FRANKLIN ZONING DISTRICTS

 AG Agricultural District	 R4 Residential 4 District	 CI Civic Institutional District	 5TH Avenue District
 ER Estate Residential District	 R6 Residential 6 District	 NC Neighborhood Commercial	 RC6 Regional Commerce 6 District
 R1 Residential 1 District	 MR Mixed Residential District	 CC Central Commercial District	 RC12 Regional Commerce 12 District
 R2 Residential 2 District	 PD Planned District	 DD Downtown District	 GO General Office District
 R3 Residential 3 District	 OR Office Residential District	 1ST Avenue District	 LI Light Industrial District
			 HI Heavy Industrial District

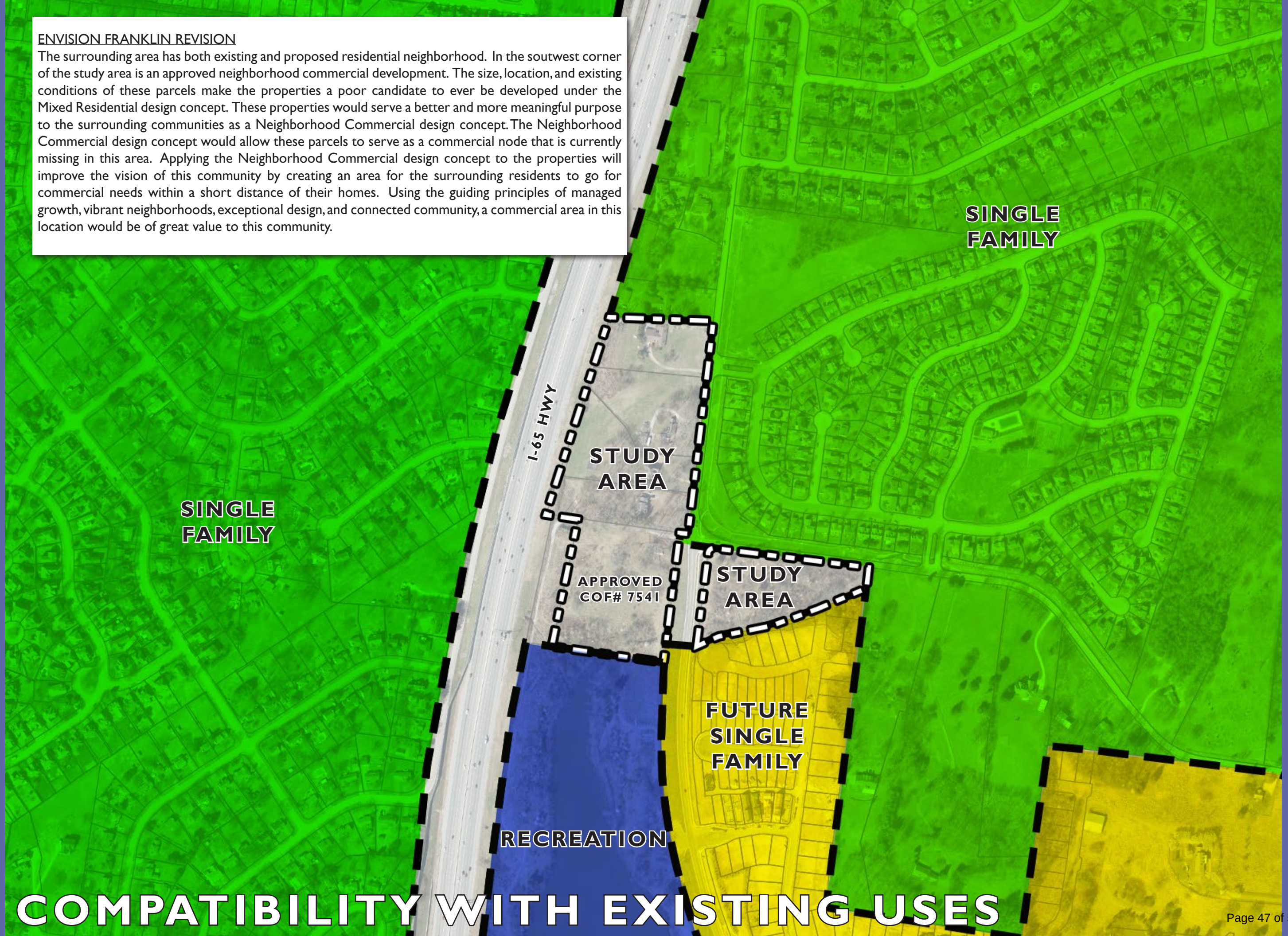
STUDY AREA: 10.07 ACRES

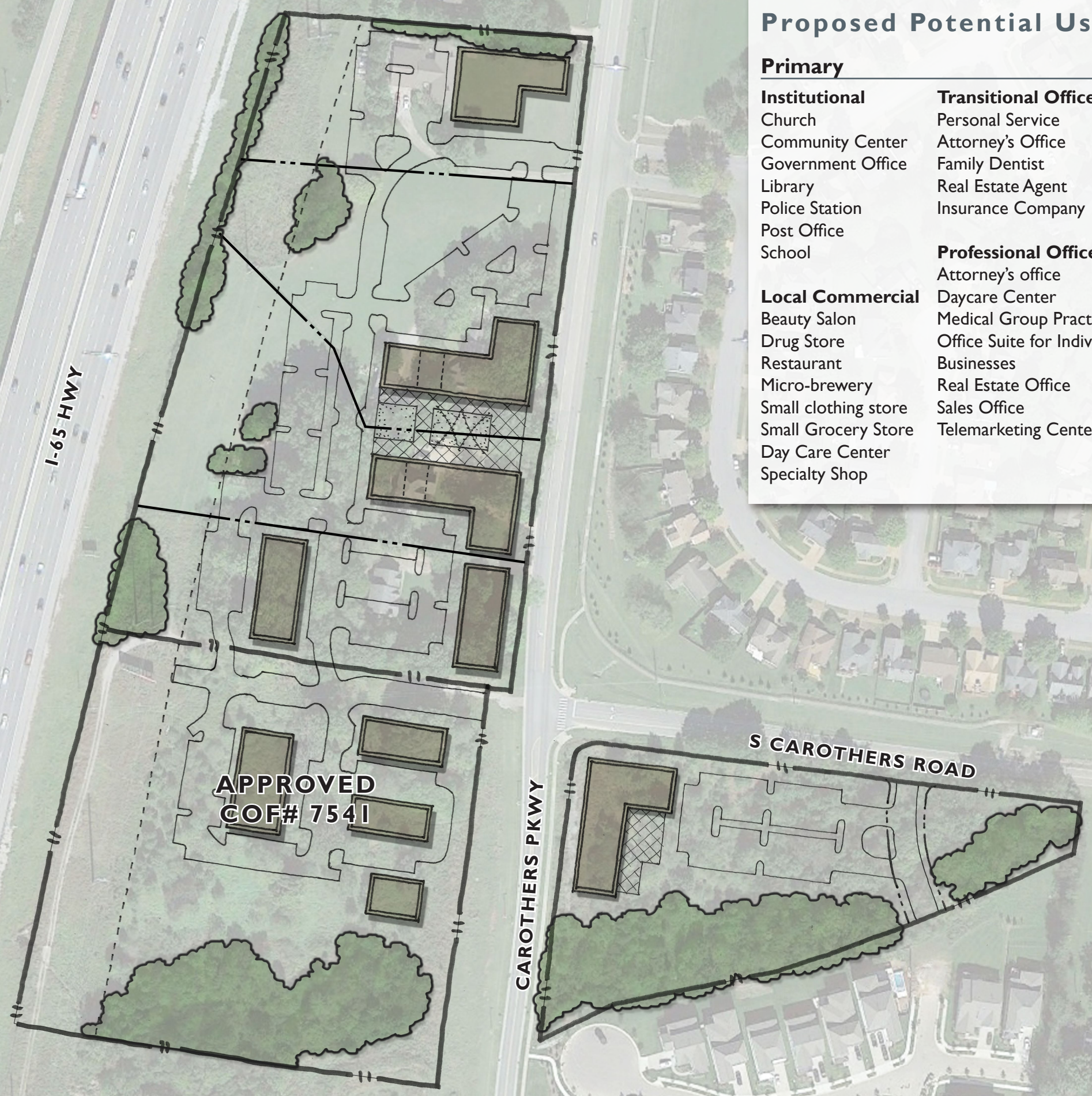
PROPOSED



ENVISION FRANKLIN REVISION

The surrounding area has both existing and proposed residential neighborhood. In the southwest corner of the study area is an approved neighborhood commercial development. The size, location, and existing conditions of these parcels make the properties a poor candidate to ever be developed under the Mixed Residential design concept. These properties would serve a better and more meaningful purpose to the surrounding communities as a Neighborhood Commercial design concept. The Neighborhood Commercial design concept would allow these parcels to serve as a commercial node that is currently missing in this area. Applying the Neighborhood Commercial design concept to the properties will improve the vision of this community by creating an area for the surrounding residents to go for commercial needs within a short distance of their homes. Using the guiding principles of managed growth, vibrant neighborhoods, exceptional design, and connected community, a commercial area in this location would be of great value to this community.





Proposed Potential Uses

Primary

Institutional
Church
Community Center
Government Office
Library
Police Station
Post Office
School

Local Commercial
Beauty Salon
Drug Store
Restaurant
Micro-brewery
Small clothing store
Small Grocery Store
Day Care Center
Specialty Shop

Transitional Office
Personal Service
Attorney's Office
Family Dentist
Real Estate Agent
Insurance Company

Professional Office
Attorney's office
Daycare Center
Medical Group Practice
Office Suite for Individual
Businesses
Real Estate Office
Sales Office
Telemarketing Center

Secondary

Recreation
Public Park
Private Park
Active Open Space
Passive Open Space

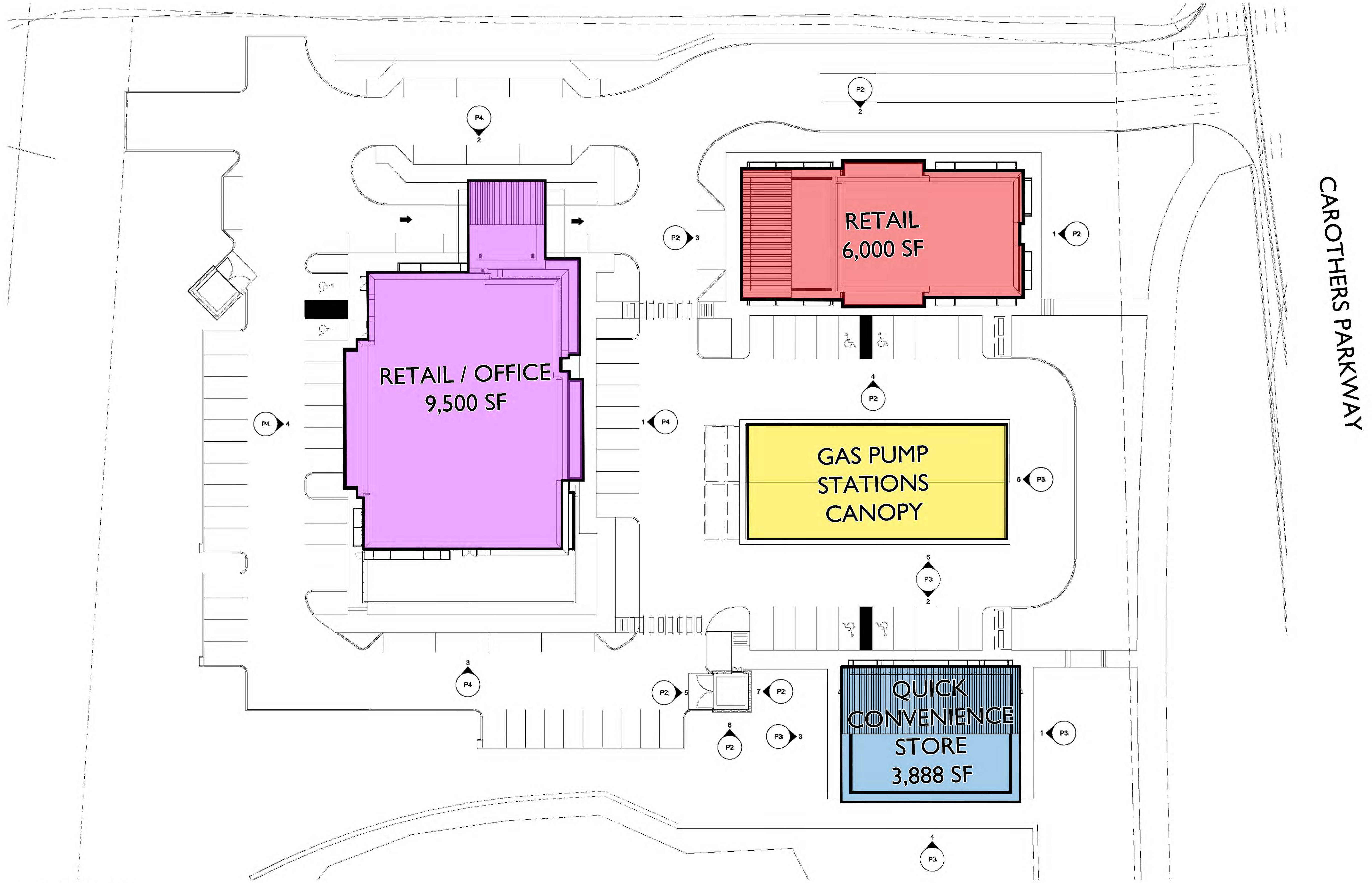
CONCEPTUAL MASTER PLAN



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



1 SITE PLAN
NORTH P1 SCALE: 1" = 20'-0"

1 ELEVATION KEY MAP
A1.0 ELEVATIONS



1 FRONT RETAIL - EAST
P2 SCALE: 1/8" = 1'-0"



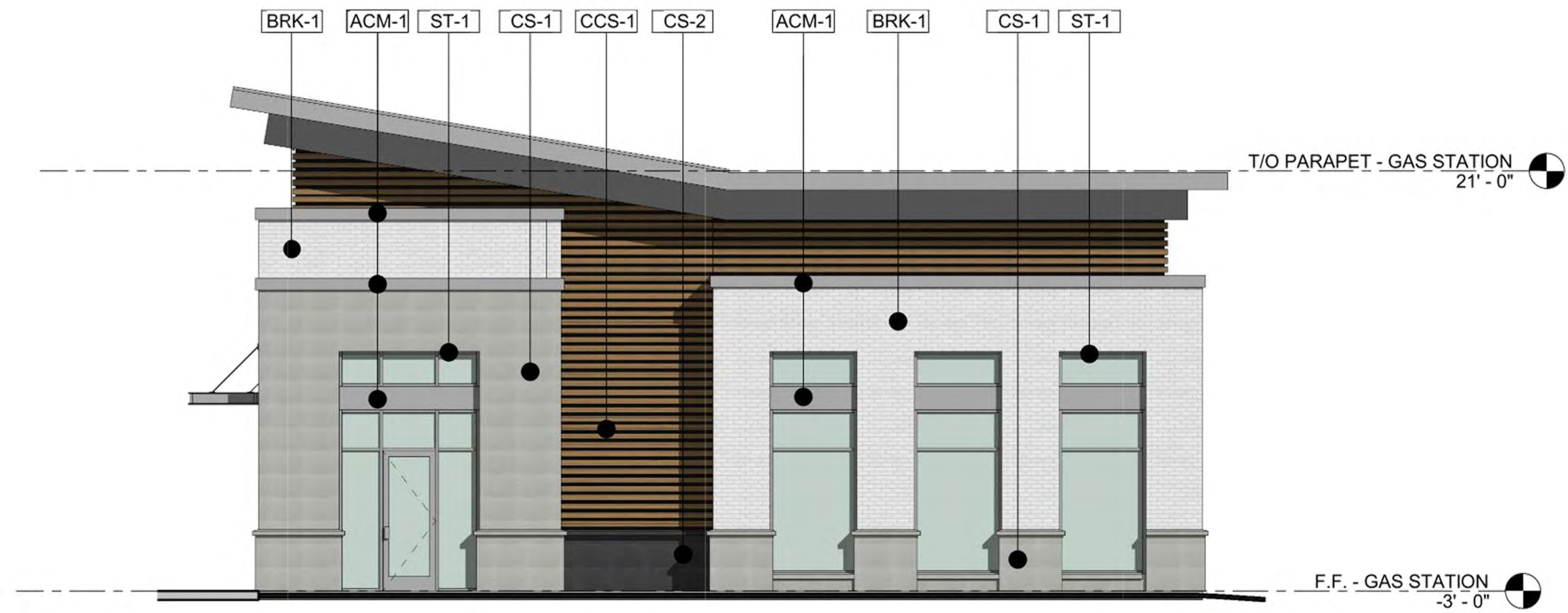
2 FRONT RETAIL - NORTH
P2 SCALE: 1/8" = 1'-0"



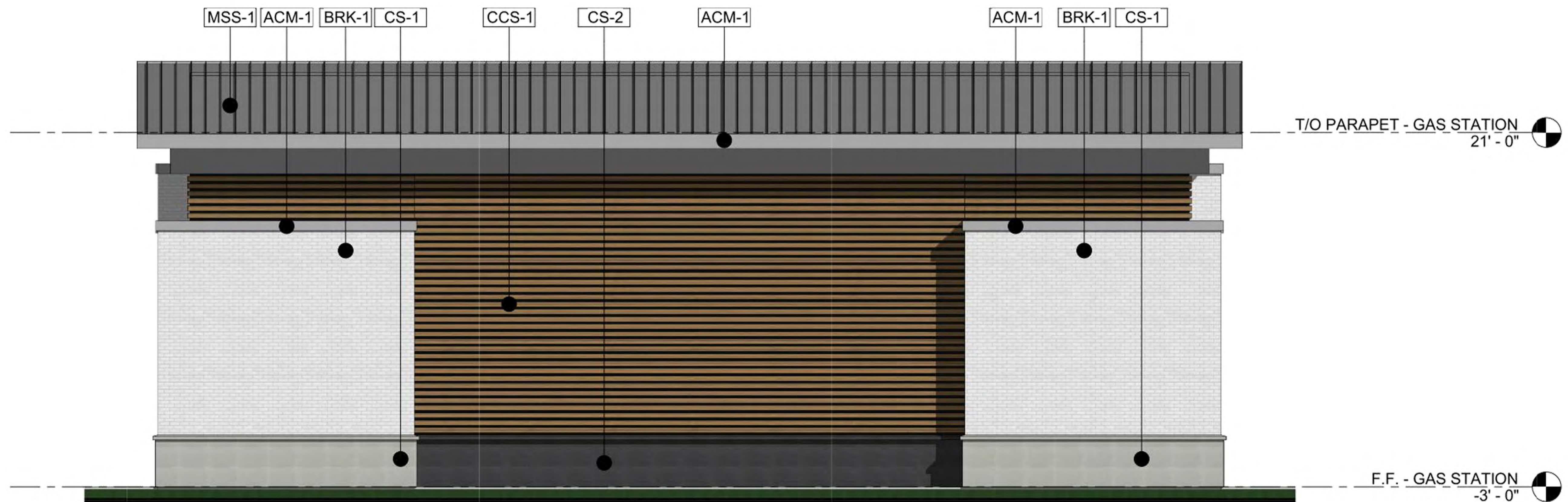
3 FRONT RETAIL - WEST
P2 SCALE: 1/8" = 1'-0"



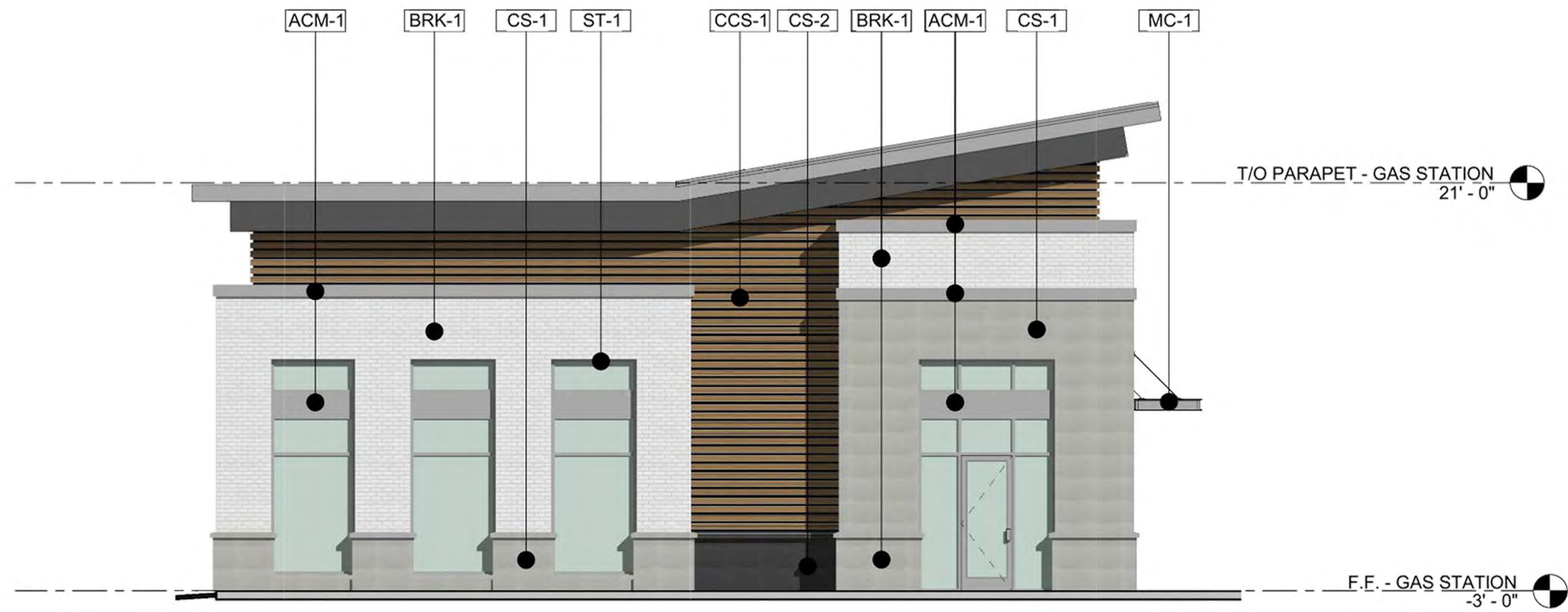
4 FRONT RETAIL - SOUTH
P2 SCALE: 1/8" = 1'-0"



3 GAS STATION - WEST
P3 SCALE: 1/8" = 1'-0"



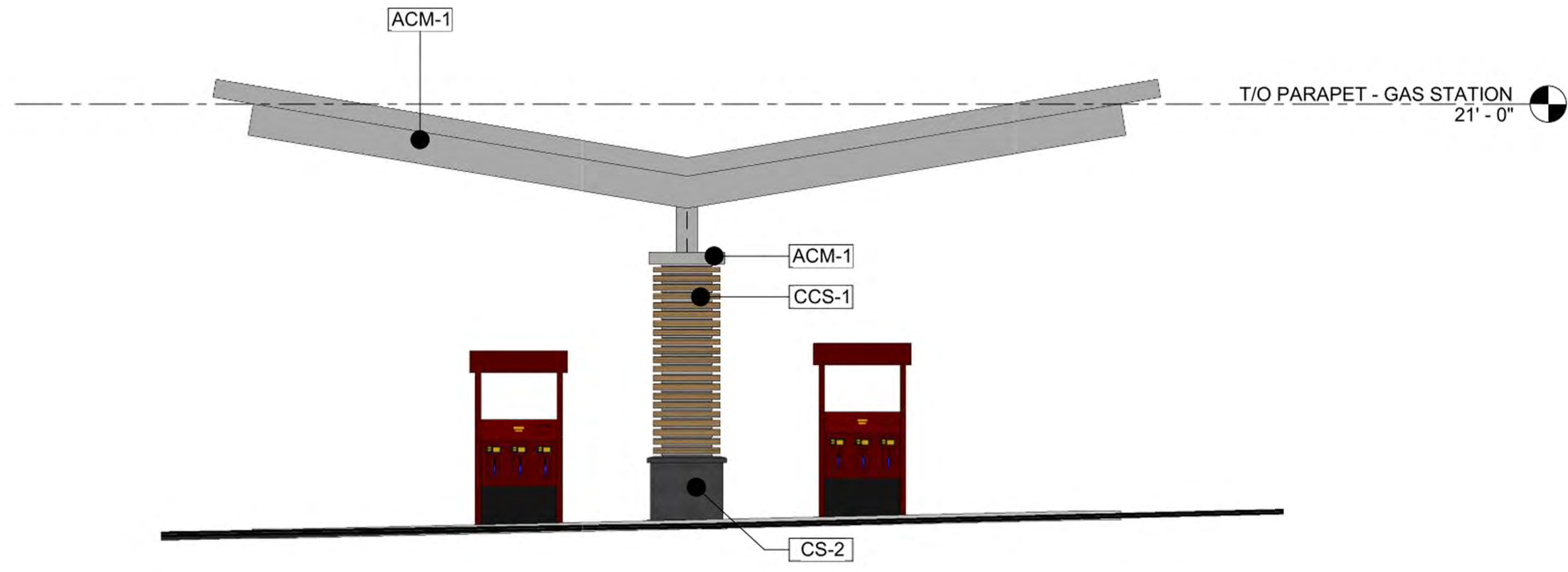
4 GAS STATION - SOUTH
P3 SCALE: 1/8" = 1'-0"



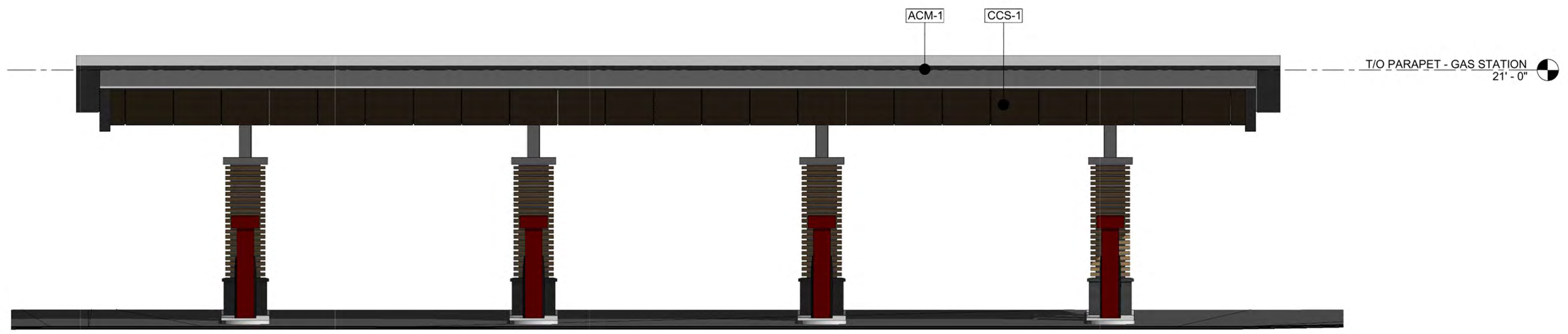
1 **GAS STATION - EAST**
P3 SCALE: 1/8" = 1'-0"



2 **GAS STATION - NORTH**
P3 SCALE: 1/8" = 1'-0"



5 **GAS STATION CANOPY - EAST**
P3 SCALE: 1/8" = 1'-0"

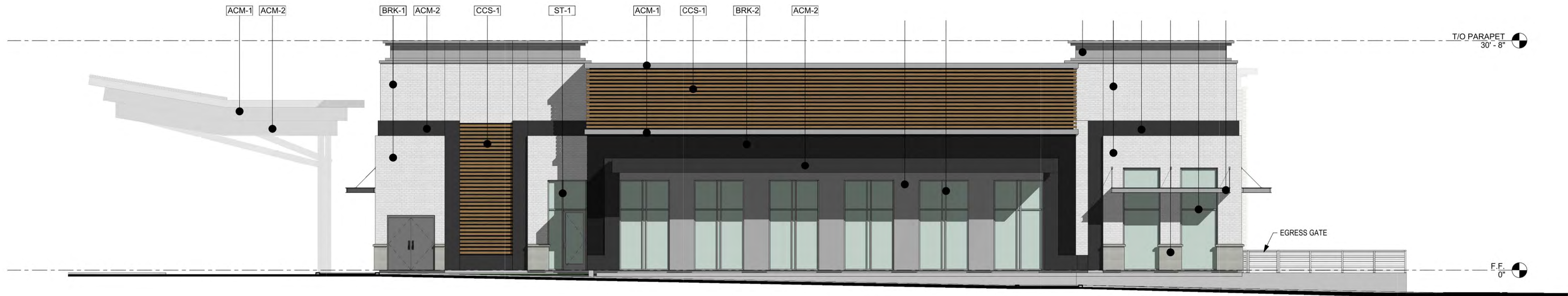


6 **GAS STATION CANOPY - SOUTH**
P3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION



3 **DAYCARE - SOUTH**
P4 SCALE: 1/8" = 1'-0"



4 **DAYCARE - WEST**
P4 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - DAYCARE

