City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Board of Mayor & Alderman and Franklin Municipal Planning Commission

Thursday, May 28, 2020 | **5:30 PM** | **City Hall Training Room**

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Alderman 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.franklintn.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*

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate 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. • Call 615-550-8420 to listen to the meeting or voice a comment during a specific public comment period. • The public may email comments to planningintake@franklintn.gov to be read aloud during the meeting. Emailed comments will be accepted until 3:00 pm on the day of the meeting. • Limited viewing will be available in the lobby of City Hall to watch the live video.

CALL TO ORDER

1. Consideration Of Resolution 2020-74, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On May 28, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

   Sponsors: Emily Hunter, Amy Diaz-Barriga

NEW BUSINESS

2. (5:30 - 6:00 pm) Discussion of a Development Plan Revision adding an additional 12,738 nonresidential square footage, 165 hotel keys, and 241 residential dwelling units to the McEwen Town Center Development Plan, located north of W. McEwen Drive and west of Mallory Lane.

3. (6:00 - 6:30 pm) Discussion of Envision Franklin Amendment for lot width and lot size minimums for alley-loaded single-family lots.

OTHER BUSINESS

ADJOURN

RESOLUTION 2020-74

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON MAY 28, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16 and Executive Order No. 34 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, and 2020-13 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the May 28, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for May 28, 2020, at 5:30 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at: https://www.franklintn.gov/Home/Components/Calendar/Event/10401/1092

IT IS SO RESOLVED AND DONE on this 28th day of May, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

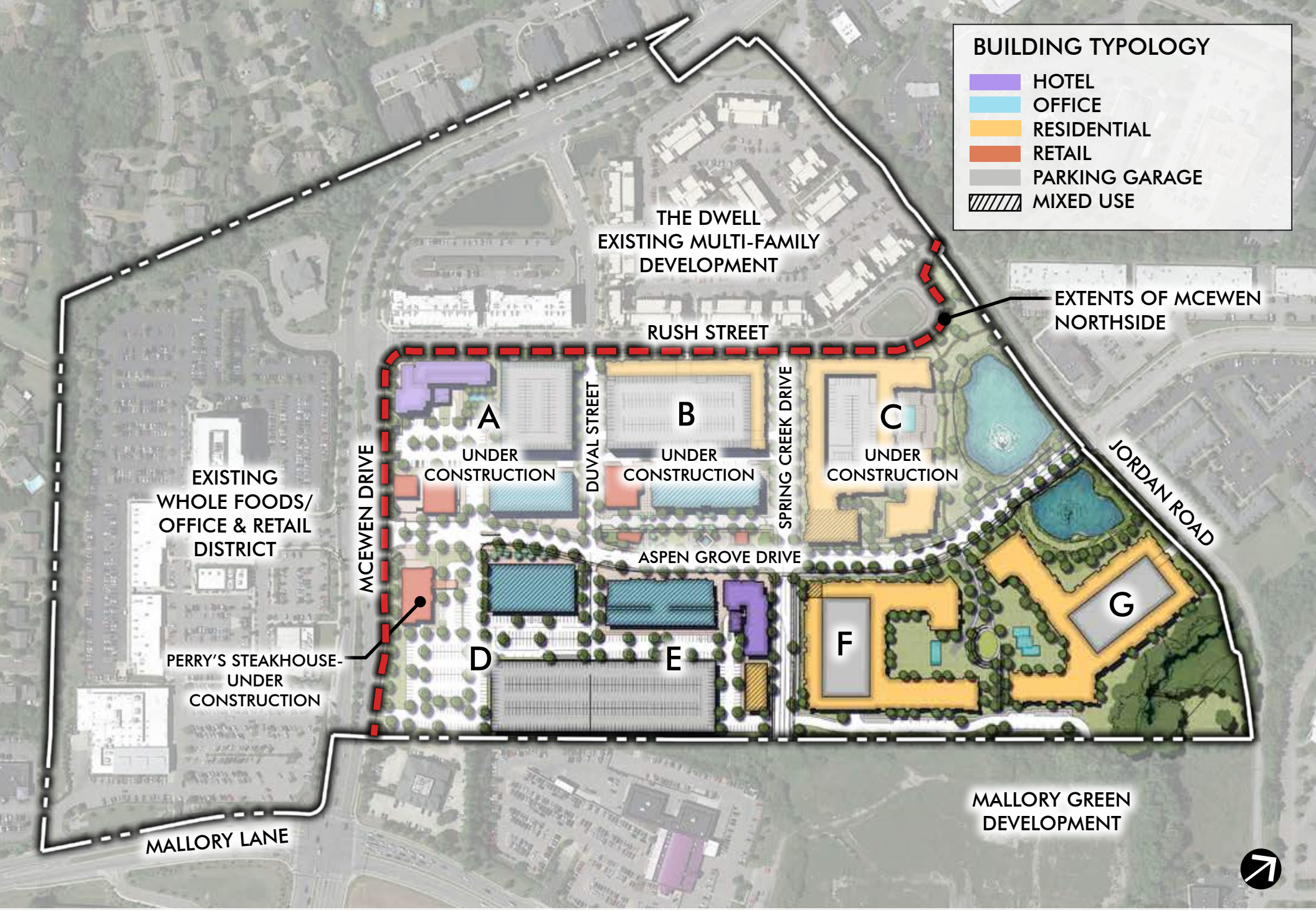
Approved as to Form By:
Shauna R. Billingsley, City Attorney

Site Context Map

McEWEN TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

NORTHWOOD RAVIN · BOYLE · KV+D KISER VOGRIN DESIGN · Kimley»Horn · 906 STUDIO ARCHITECTS



NORTHWOOD RAVIN BOYLE KV+D KISER VOGRIN DESIGN

Overall Master Plan

McEWEN TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

Kimley»Horn 906 STUDIO ARCHITECTS

FLYOVER VIDEO OF NORTHSIDE MCEWEN
MAY 2020

https://www.youtube.com/watch?v=WWy82iO8uMI&feature=youtu.be

Renderings

McEWEN TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

NORTHWOOD RAVIN BOYLE KV+D KISER VOGRIN DESIGN Kimley»Horn 906 STUDIO ARCHITECTS

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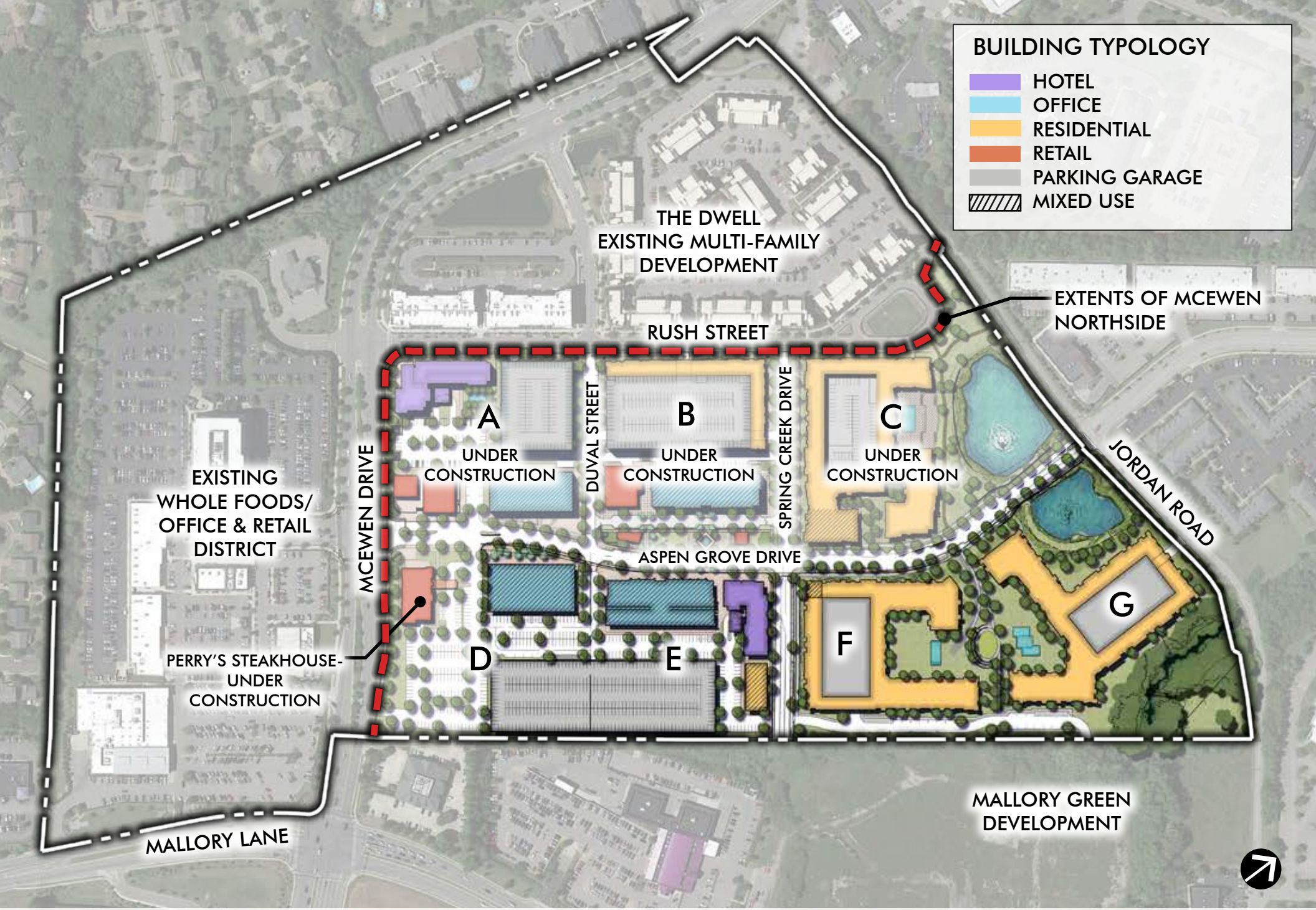

NORTHWOOD RAVIN BOYLE KV+D KISER VOGRIN DESIGN

Overall Master Plan

McEWEN TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

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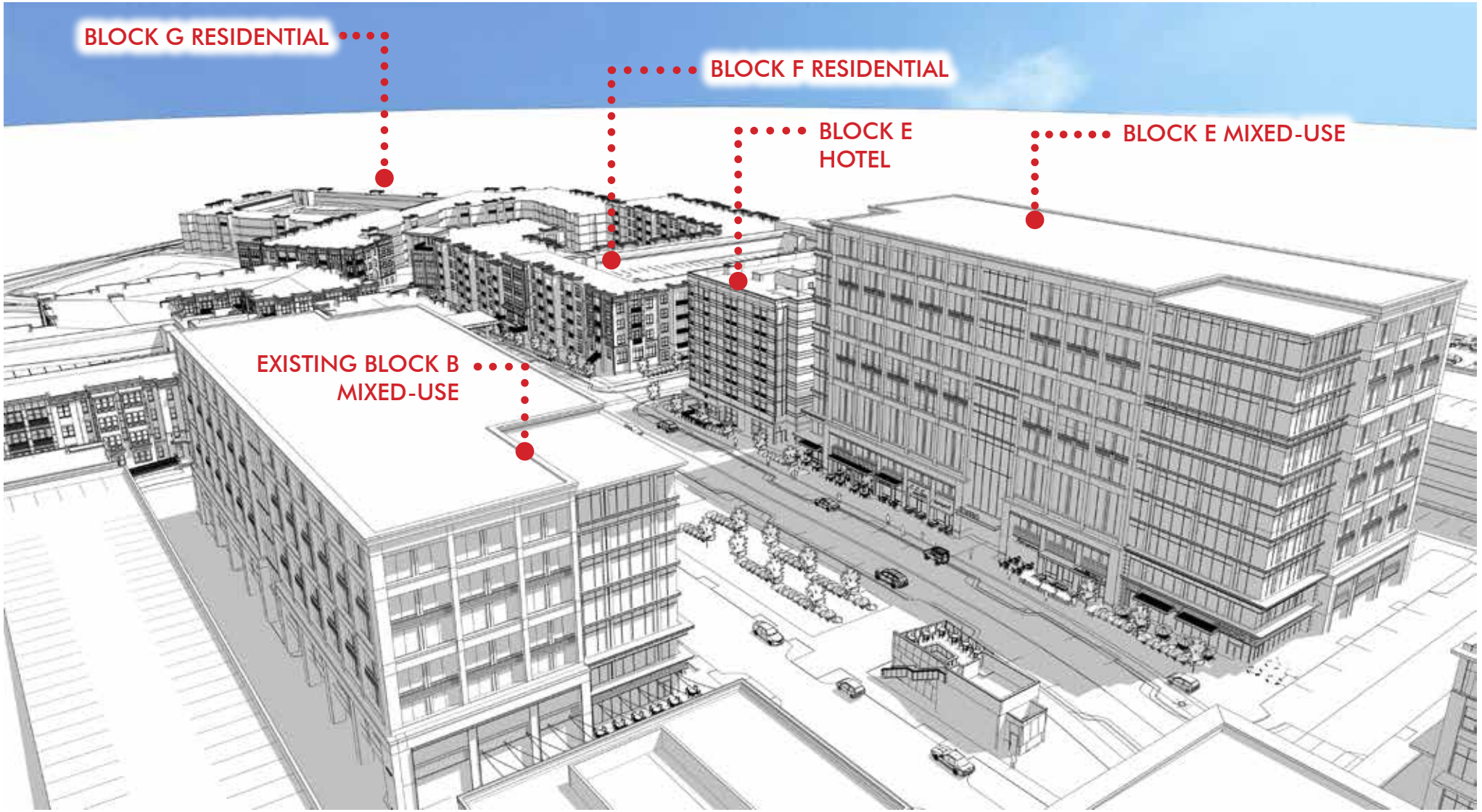
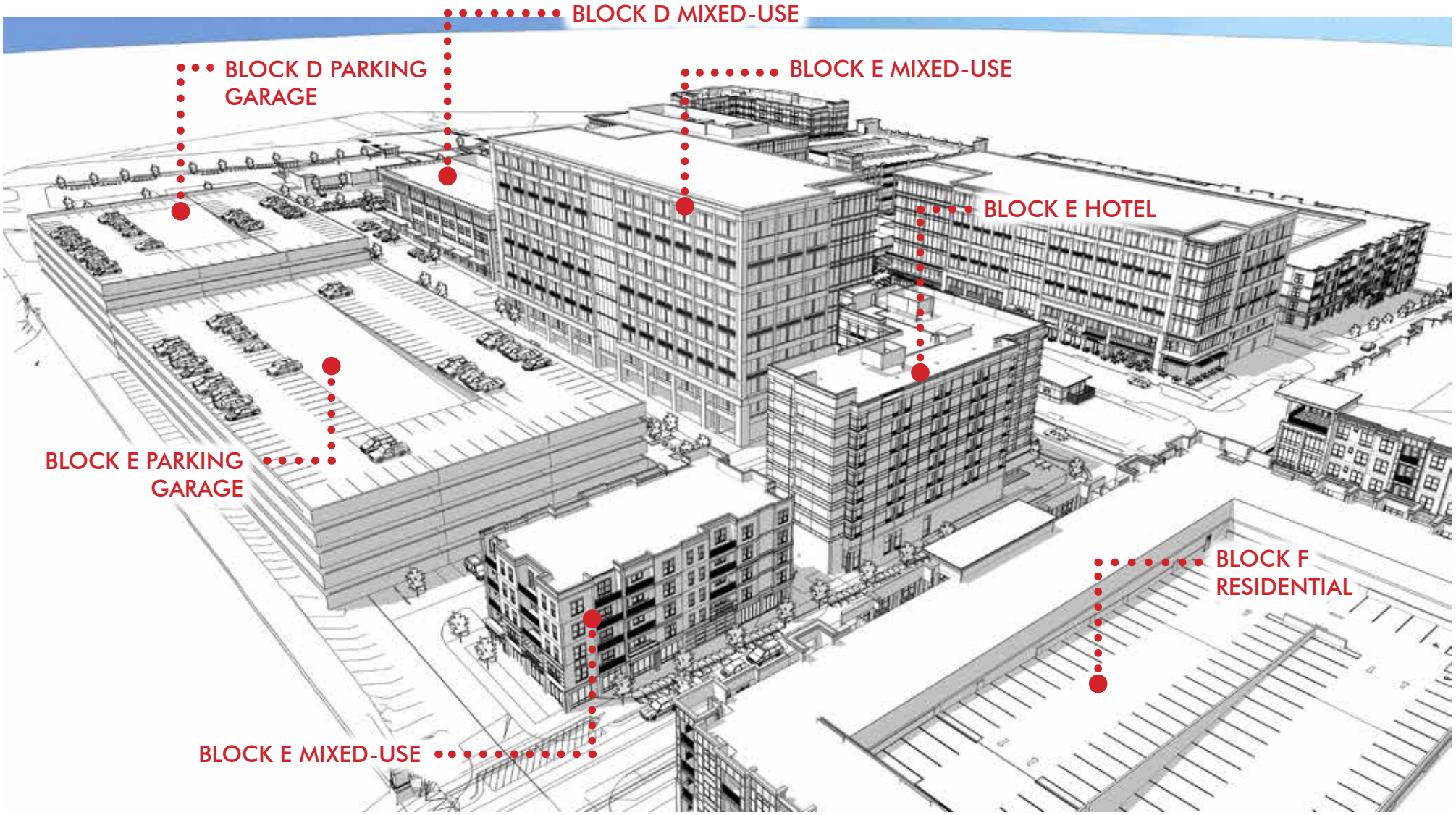
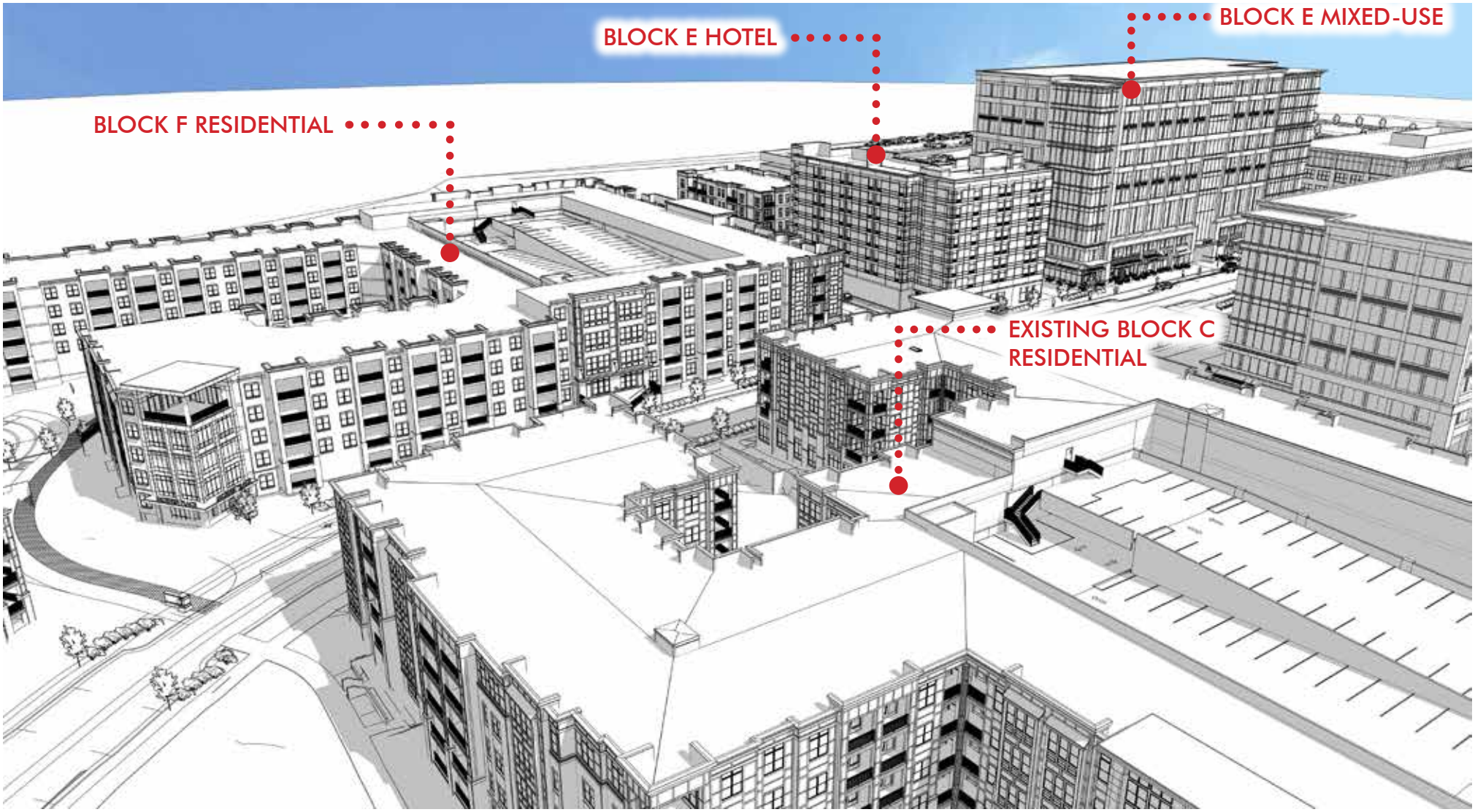


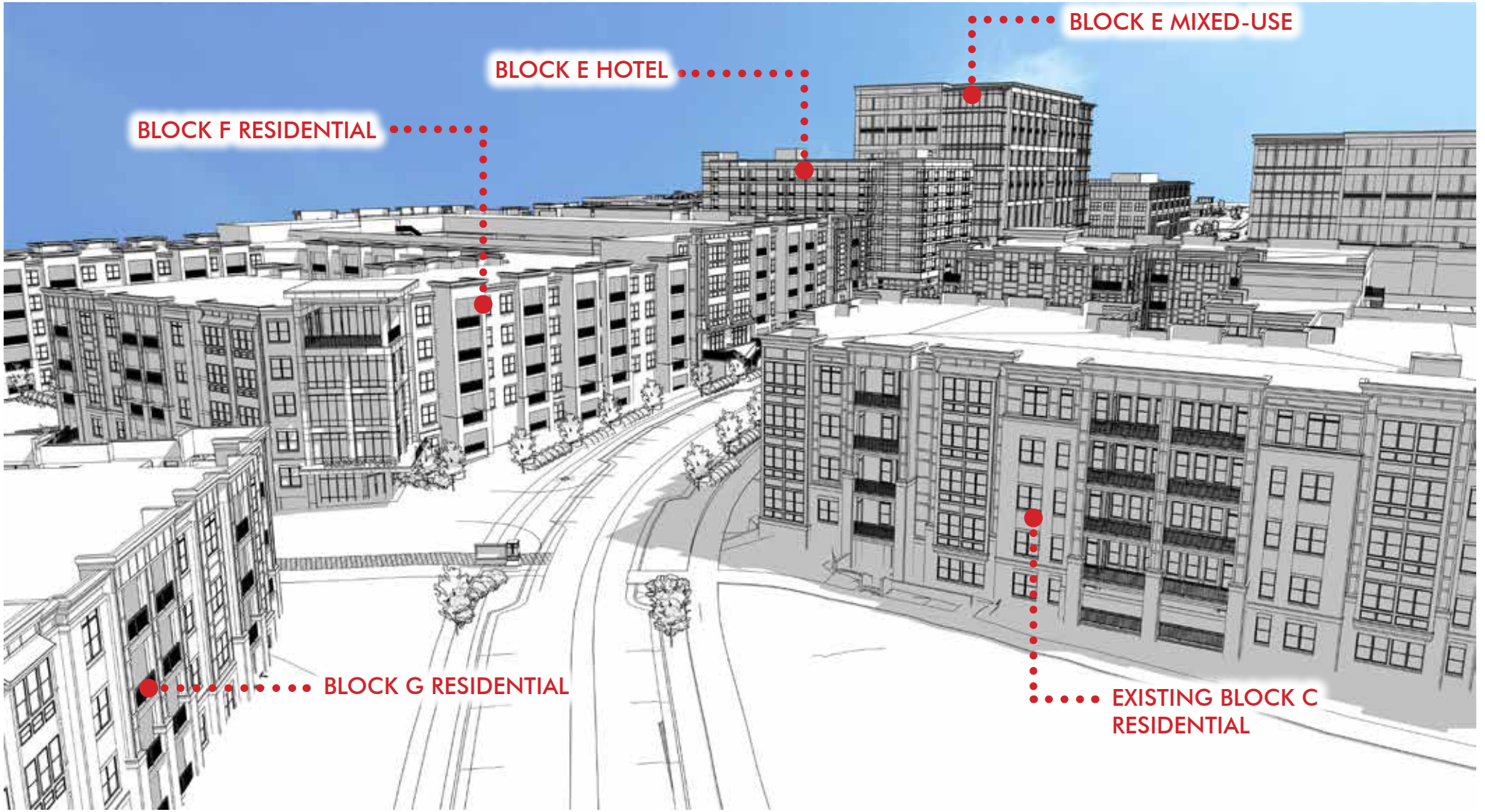
AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK B



AERIAL VIEW: SPRING CREEK DRIVE AT BLOCK F

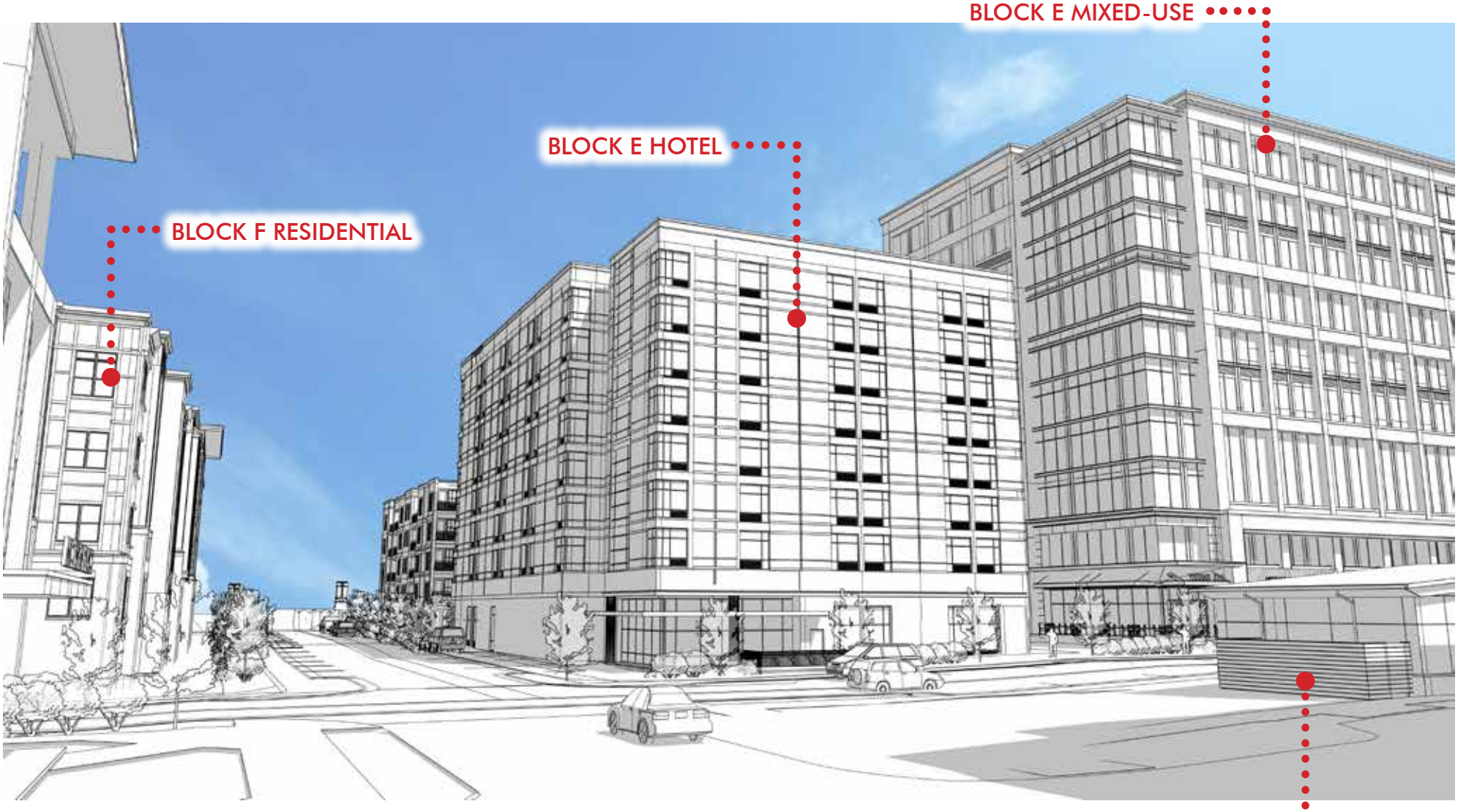


AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK C

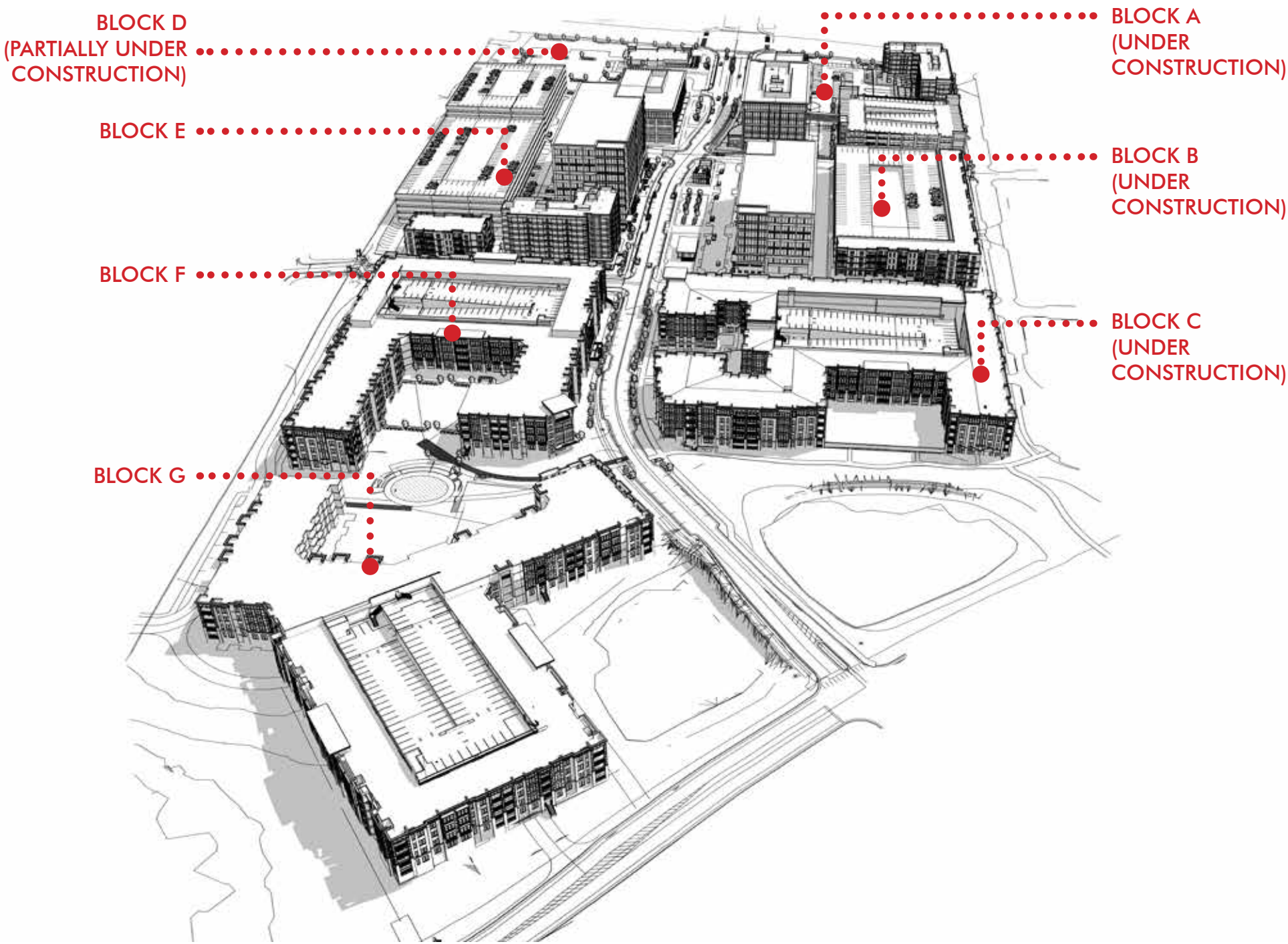


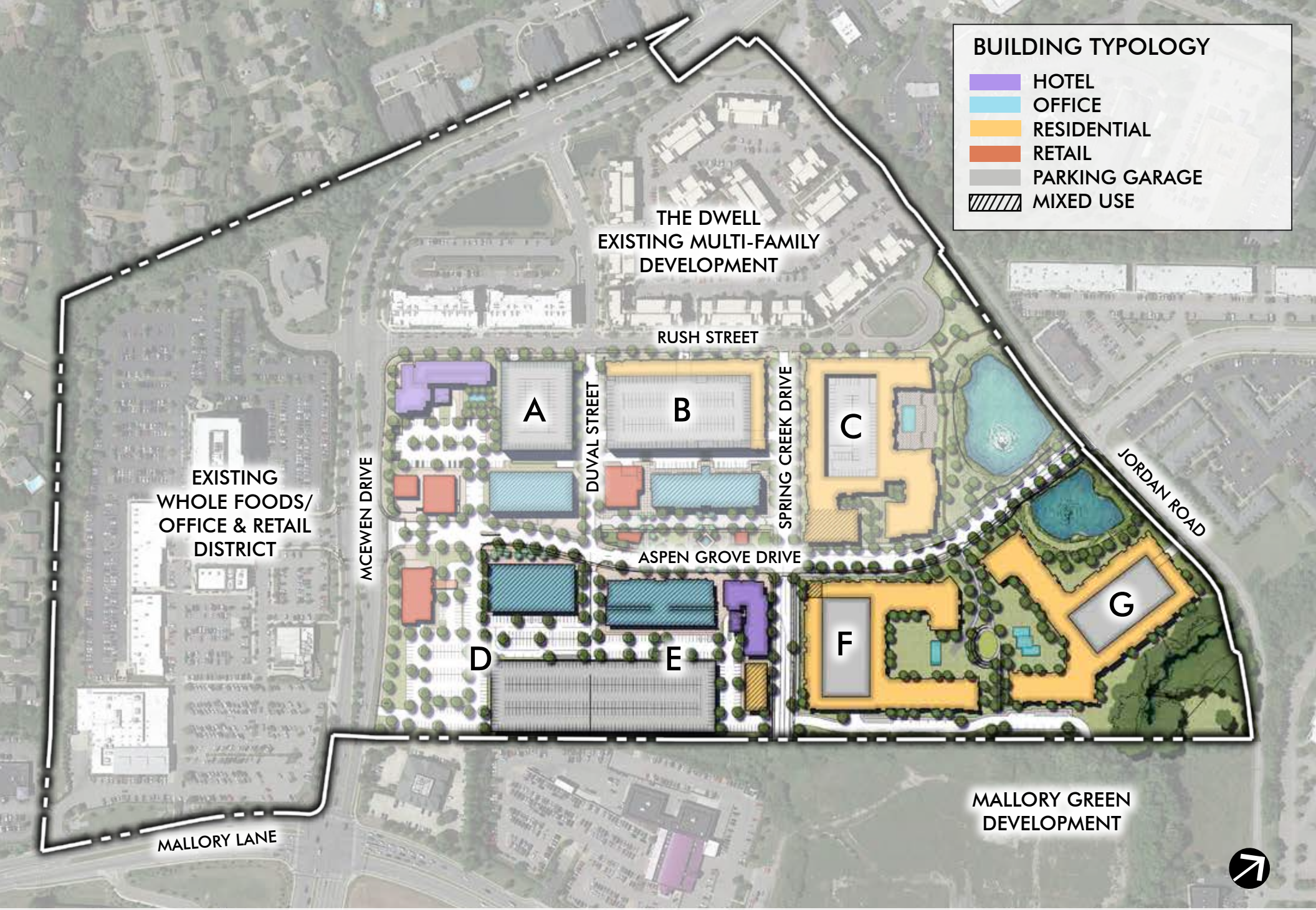
AERIAL VIEW: ASPEN GROVE DRIVE AT BLOCK G

STREET VIEW: SPRING CREEK DRIVE FACING WEST



STREET VIEW: SPRING CREEK DRIVE FACING SOUTH-EAST


BLOCK D
(PARTIALLY UNDER
CONSTRUCTION)
BLOCK E
BLOCK F
BLOCK G
BLOCK A
(UNDER
CONSTRUCTION)
BLOCK B
(UNDER
CONSTRUCTION)
BLOCK C
(UNDER
CONSTRUCTION)


BUILDING TYPOLOGY
HOTEL
OFFICE
RESIDENTIAL
RETAIL
PARKING GARAGE
MIXED USE
THE DWELL
EXISTING MULTI-FAMILY
DEVELOPMENT
RUSH STREET
A
B
C
DUVAL STREET
SPRING CREEK DRIVE
JORDAN ROAD
EXISTING
WHOLE FOODS/
OFFICE & RETAIL
DISTRICT
MCEWEN DRIVE
ASPEN GROVE DRIVE
D
E
F
G
MALLORY GREEN
DEVELOPMENT
MALLORY LANE

Lot Width Minimums

Lot Width and Lot Size Minimums for Alley-Loaded Single Family Homes

Envision Franklin Amendment

May 2020 Joint Conceptual Workshop

Envision Franklin Existing and Proposed Standards

For Single Family, Conservation Subdivision, and Mixed Residential:

Existing Policy:

- 45’ minimum lot width
- 4,950 minimum lot size (45ft x 110 ft)

Proposed Policy:

- 40’ minimum lot width
- 4,000 minimum lot size (40ft x 100 ft)

*Up to 15% of total units on narrower lots, interspersed, if parking, drainage, and infrastructure concerns are adequately addressed

Recommendations Based upon

For Single Family, Mixed Residential, and Conservation Subdivision Design Concepts:

- Development Requests;
- Existing Neighborhoods;
- Feedback from FMPC and BOMA:
  - Desire to regulate lot size
  - Allow narrower than what is currently supported by Envision Franklin
  - Desire a mix of lot sizes
  - Desire a percentage on narrow lots
- Previous City standard for “Traditional” areas

Percentage of Total Units on Lots Narrower than 45 feet in width:

Examples

Lockwood Glen
11% of units

Simmons Ridge
12% of units

Echelon
7% of units

Waters Edge
10% of units

Southbrook
38%

Percentage of Total Units on Lots Narrower than 40 feet in width:

Examples

Lockwood Glen
9% of units

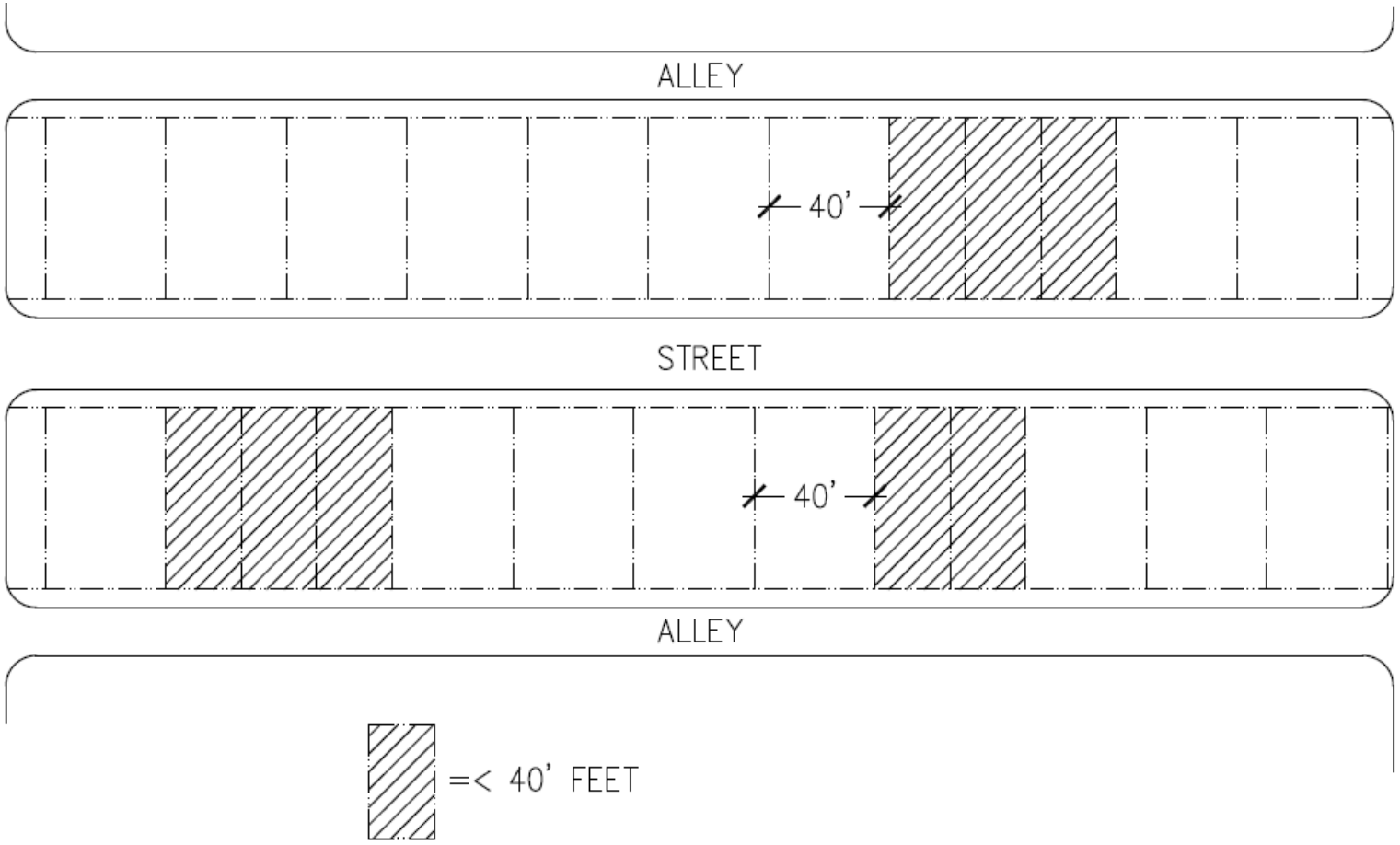
Simmons Ridge
12% of units

Echelon
0% of units

Waters Edge
0% of units

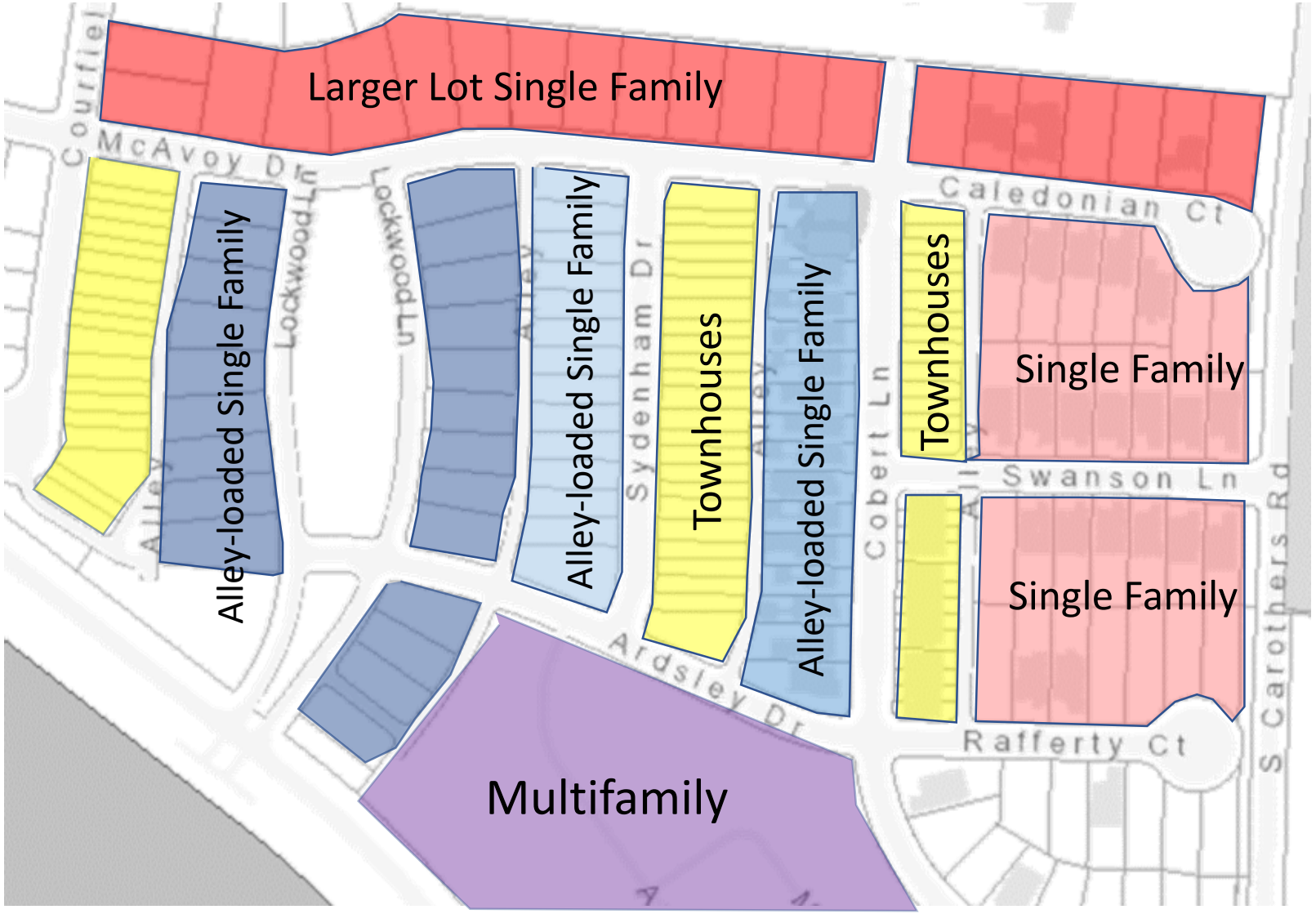
Southbrook (shown as 34’-40’ width)
20% of units

What do you mean by interspersed?



*This fictitious example shows alley-loaded lots that would meet the new 40 foot lot width minimum. The shaded lots are narrower than 40 feet and are *interspersed* along the block face.

What do you mean by Interspersed?



*This is a local example of mixing residential uses with a range of lot sizes. Each shade of blue represents a different typical lot for alley-loaded single family lots. For large master planned developments like this, interspersing narrow lots could be applied more broadly.

Project Schedule:

- February 13, 2020 Community Meeting
  - 21 attendees
  - 10 comment cards received (9/10 in support or suggesting a higher percentage under 40 feet in width);
  - Received a few emails against proposal to “hold the line.”
- February 25, 2020 BOMA Work Session
- February 27, 2020 Joint Conceptual Workshop
- ~~March 26, 2020 FMPC at 7:00 PM (Public Hearing)~~
- May 28, 2020 Joint Conceptual Workshop
- June 25, 2020 FMPC at 7:00 PM (Public Hearing)