



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, June 22, 2023

5:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.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. (5:00 - 5:20 PM) Discussion of a development plan proposing one duplex, with one Modification of Standards (parking), located at 611 Mt. Hope Street (611 Mt. Hope PUD).
2. (5:20 - 5:50 PM) Discussion of a development plan revision proposing a change in the height of the multifamily buildings and the removal of an external access point, within the eastern portion of the plan, located at the intersection of Mack Hatcher Parkway and New HWY 96 (Westhaven PUD, Revision 6).
3. (5:50 - 6:30 PM) Presentation and discussion of the Goose Creek Coordinated Study Update.

OTHER BUSINESS

ADJOURN



Civil & Environmental Consultants, Inc.

Hard Bargain Development

Joint Conceptual Workshop

June 22, 2023

Project Team



Derrick Solomon
Executive Director

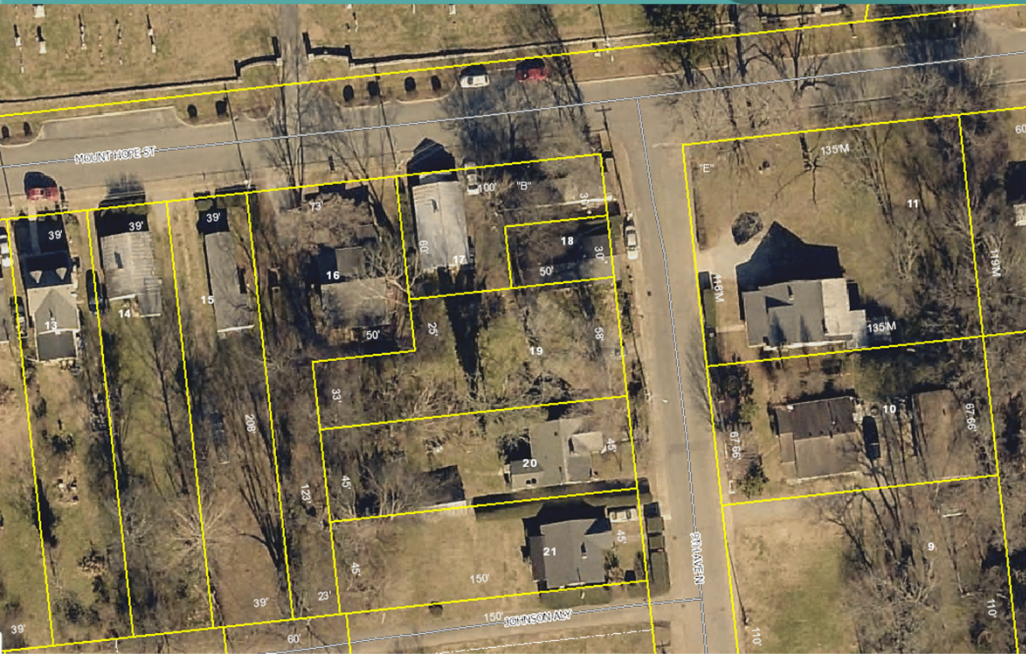


Mathew Piofer, PE
Project Manager

Sydney Holt
Staff Consultant



Project Area



- 1 Properties owned by Hard Bargain Association
- Located at the corner of Mt. Hope Street and 9th Ave. N.
- Existing residence to be replaced
- Historic African American Neighborhood
- Potential for Continued Growth of Affordable Housing

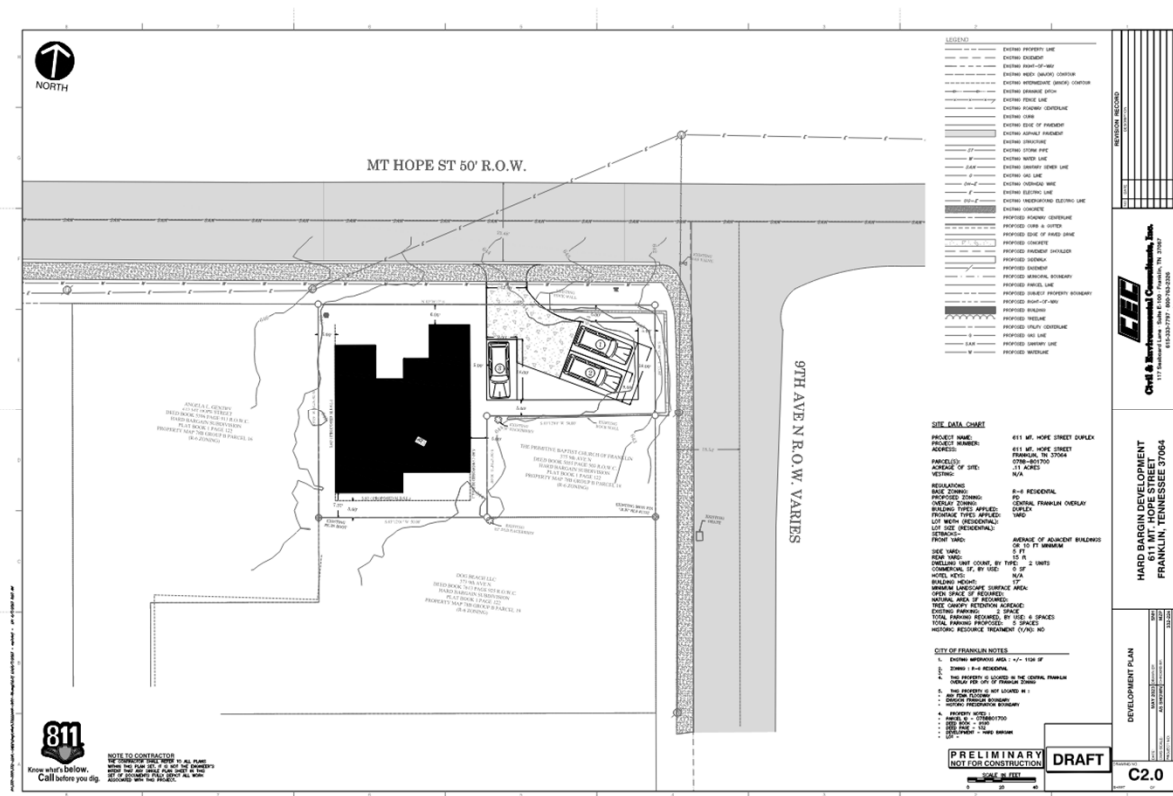


June 7, 2023 Community Meeting Notes

- Citizens expressed concern about maintaining the character of the existing neighborhood. Specifically, they were concerned about investors purchasing the homes and making short term rentals. Hard Bargain specifically includes clauses to prevent this activity because their goal is value home ownership not rental income.
- Citizens asked about these clauses and were directed to Hard Bargain's lawyer.
- Citizens were concerned about parking, specifically if people could store vehicles or trailers indefinitely on any of the spaces. It was explained that the public spaces were subject to the same regulations as all public spaces in the city of Franklin
- Citizens asked if there would be additional notices sent out detailing the project as it progressed through the approval process. A city representative clarified that there would be an additional physical notice for Planning Commission Review
- Citizens were receptive to the development but were concerned about how the project would help to beautify the entrance to the neighborhood.



Proposed Site Plan



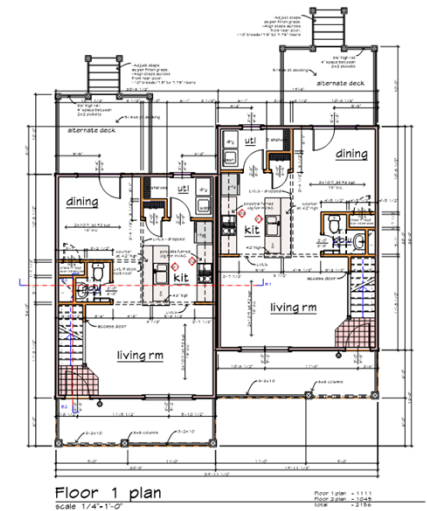
- Proposed driveway access off Mt. Hope Street.
- 1 new 2 story duplex building fronting on Mt. Hope Street.
- Each 1120 sf unit contains a 3 bedroom, 1.5 bath residence
- Addition of 3 off street parking spaces.
- Maintain and utilize 2 existing, on-street parking spaces on the North side of Mt. Hope St.

Benefits of Development



- Addition of 2 new high quality, affordable residences in a historical community
- Improved parking available to residents with the addition of 3 parking spaces
- Beautification of existing neighborhood

- Minimal impact to public services or traffic volumes
- Stormwater improvements consistent with City standards
- Conformance with Envision Franklin



2023-06-22
BOMA FMPC JOINT WORKSHOP

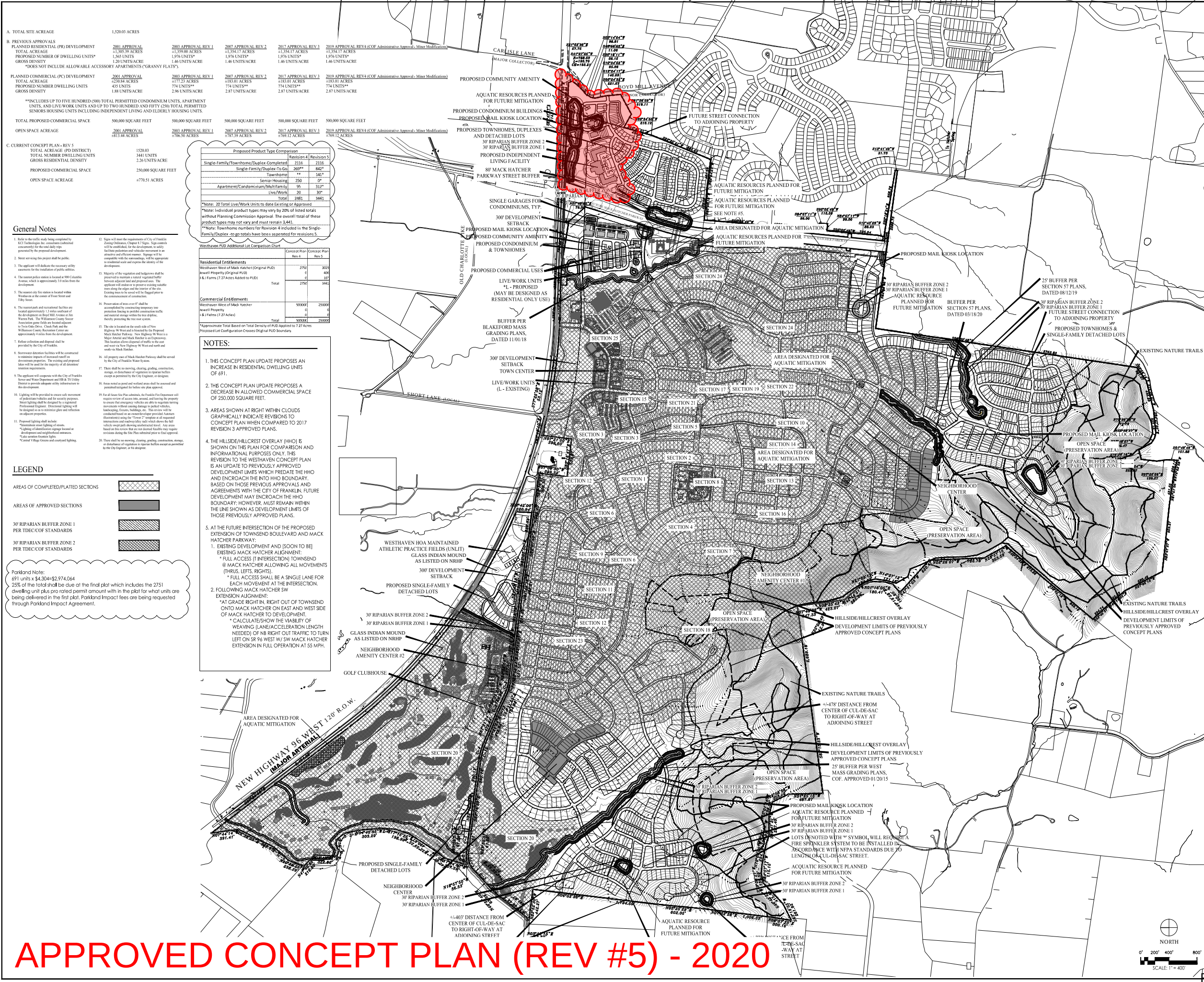
WESTHAVEN DEVELOPMENT PLAN
REVISION #6

LIMITED TO JEWELL AREA (EAST OF MACK HATCHER)

PROPOSED CHANGES:

- 1) IMPROVEMENTS TO PLAN AND ROAD LAYOUT
- 2) CHANGE OF BUILDING HEIGHT

NO OTHER WESTHAVEN DEVELOPMENT ITEMS TO BE DISCUSSED



A. TOTAL SITE ACREAGE	1,520.03 ACRES				
B. PREVIOUS APPROVALS					
PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2001 APPROVAL REV. 1	2007 APPROVAL REV. 2	2012 APPROVAL REV. 3	2019 APPROVAL REV. 4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	41,388.39 ACRES	41,390.00 ACRES	41,354.17 ACRES	41,354.17 ACRES	41,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS	1,976 UNITS	1,976 UNITS	1,976 UNITS
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE
* DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS")					
PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2001 APPROVAL REV. 1	2007 APPROVAL REV. 2	2012 APPROVAL REV. 3	2019 APPROVAL REV. 4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	228.84 ACRES	217.23 ACRES	218.01 ACRES	218.01 ACRES	218.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS*	774 UNITS*	774 UNITS*	774 UNITS*
GROSS DENSITY	1.88 UNITS/ACRE	3.56 UNITS/ACRE	3.57 UNITS/ACRE	3.57 UNITS/ACRE	3.57 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.					
TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL	2001 APPROVAL REV. 1	2007 APPROVAL REV. 2	2012 APPROVAL REV. 3	2019 APPROVAL REV. 4 (COF Administrative Approval - Minor Modifications)
	1813.44 ACRES	1706.50 ACRES	1706.50 ACRES	1706.12 ACRES	1709.12 ACRES

C. CURRENT CONCEPT PLAN - REV. 5	
TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	341 UNITS
GROSS RESIDENTIAL DENSITY	2.24 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	1705.51 ACRES

Proposed Product Type Comparison		
	Revision 4	Revision 5
Single-Family/Townhome/Duplex-Completed	2116	2116
Townhome	44	541*
Senior Housing	250	0*
Apartment/Condominium/Multi-Family	95	512*
Live/Work	20	30*
Total	2481	3441

Westhaven PUD Additional Lot Comparison Chart		
	Concept Plan Rev. 4	Concept Plan Rev. 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2796	3028
Newell Property (Original PUD)	0	606
9 & 1 Farms (7.27 Acres, Addict to PUD)	0	512*
Total	2796	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	900000	250000
Newell Property	0	0
9 & 1 Farms (7.27 Acres)	0	0
Total	900000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary

- NOTES:**
1. THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 691.
 2. THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.
 3. AREAS SHOWN AT RIGHT WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2017 REVISION 3 APPROVED PLANS.
 4. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCRATCH INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCRATCH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.
 5. AT THE FUTURE INTERSECTION OF THE PROPOSED EXTENSION OF TOWNSEND BOULEVARD AND MACK HATCHER PARKWAY:
1. EXISTING DEVELOPMENT AND (SOON TO BE) EXISTING MACK HATCHER ALIGNMENT:
* FULL ACCESS (I INTERSECTION) TOWNSEND @ MACK HATCHER ALLOWING ALL MOVEMENTS (THRU, LEFTS, RIGHTS).
* FULL ACCESS SHALL BE A SINGLE LANE FOR EACH MOVEMENT AT THE INTERSECTION.
2. FOLLOWING MACK HATCHER SW EXTENSION ALIGNMENT:
* AT GRADE RIGHT IN, RIGHT OUT OF TOWNSEND ONTO MACK HATCHER ON EAST AND WEST SIDE OF MACK HATCHER TO DEVELOPMENT.
* CALCULATE/SHOW THE VIABILITY OF WEAVING (LANE/ACCELERATION LENGTH NEEDED) OF NB RIGHT OUT TRAFFIC TO TURN LEFT ON SR 96 WEST W/ SW MACK HATCHER EXTENSION IN FULL OPERATION AT 55 MPH.

- General Notes**
1. Note in the traffic study being completed by KCI Technologies Inc. concerning potential impacts for the total daily trip generated by the proposed development.
 2. Street servicing this project shall be public.
 3. The applicant will deduct the necessary utility easements for the installation of public utilities.
 4. The nearest public water is located at 9000 Charlotte Avenue, which is approximately 1.1 miles from the development.
 5. The nearest city fire station is located within Westhaven at the corner of Frost Street and Tule Street.
 6. The nearest port and recreational facilities are located approximately 1.1 miles southeast of the development at West Mill Avenue or Jim Warren Park. The Williamson County Soccer Association game field is located adjacent to Tule/Old Drive, Chuck Park and the Williamson County Recreation Center are approximately 4 miles from the development.
 7. Refuse collection and disposal shall be provided by the City of Franklin.
 8. Stormwater detention facilities will be constructed to maintain capacity of increased runoff on development properties. The existing and proposed plans will be used for the majority of all detention system requirements.
 9. The applicant will cooperate with the City of Franklin Street and Water Department on HHA & TS Utility District to provide adequate utility easements to this development.
 10. Lighting will be provided to ensure safe movement of pedestrian vehicles and the security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed to so as to minimize glare and reflection on adjacent properties.
 11. Proposed lighting shall include:
* Minimum street lighting of streets.
* Lighting of identification signage located at development and neighborhood entrances.
* Full service street lighting.
* Central Village Green and courtyard lighting.
 12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 5 Signs. Signs controls will be established for the development to satisfy facility signage and signage requirements in an attractive and efficient manner. Signage will be compatible with the surrounding, will be appropriate to residential scale and improve the identity of the development.
 13. Majority of the vegetation and landscapes shall be preserved and/or planted, registered buffer between adjacent land and proposed area. The applicant will be responsible for maintaining suitable trees along the edges and the interior of the site. Existing trees to be removed will be replaced prior to the commencement of construction.
 14. Preservation of trees over 10" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree shelter, thereby protecting the tree root system.
 15. The site is located on the south side of New Highway 96 West and is bounded by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major arterial and Mack Hatcher is a Freeway. This location allows dispersal of traffic to the east and west on New Highway 96 West and south and north on Mack Hatcher.
 16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
 17. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or designer.
 18. Areas noted in pencil and wetland areas shall be measured and permitted designed for before any plan approval.
 19. For all future site plan submittals, the Franklin Fire Department will require review of access site, street, and driveway to ensure that emergency vehicles are able to negotiate turning movements without causing damage to public vehicles. Landscaping, fences, buildings, etc. This review will be conducted based on an assessment provided by the County (Illustrations) using the "Towhee" template at all required intersections and roadways will show the full vehicle swing path showing unobstructed travel. Any area based on this review that is not deemed feasible may require revisions during the Site Plan submittal prior to final approval.
 20. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designer.

- LEGEND**
- AREAS OF COMPLETED/PLANNED SECTIONS
 - AREAS OF APPROVED SECTIONS
 - 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
 - 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

Parkland Note:
691 units x \$4,304=\$2,974,064
25% of the total shall be due at the final plat which includes the 2751 dwelling unit plus pro rated permit amount within the plat for what units are being delivered in the first plat. Parkland Impact fees are being requested through Parkland Impact Agreement.

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillcrest Pkwy, Suite 400 • Nashville, Tennessee 37215
Office: 615.763.1818 • Fax: 615.763.8071 • www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:	
1	01/02/2020 CITY STAFF COMMENTS
2	03/05/2020 CITY STAFF COMMENTS
3	04/02/2020 CITY STAFF COMMENTS
4	05/07/2020 CITY STAFF COMMENTS
5	06/04/2020 FMPC DEFERRAL
6	07/02/2020 FMPC DEFERRAL
7	08/06/2020 FMPC DEFERRAL
8	12/01/2020 CONDITIONS OF APPROVAL

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPT PLAN

SHEET NO.
CP-3

Page 11 of 40

LIMITED TO JEWELL AREA (EAST OF MACK HATCHER)

PROPOSED CHANGES:

1) IMPROVEMENTS TO PLAN AND ROAD LAYOUT

2) CHANGE OF BUILDING HEIGHT

NO OTHER WESTHAVEN DEVELOPMENT ITEMS TO BE DISCUSSED

CONCEPT PLAN (REV #5) JEWELL SITE LAYOUT

JEWELL AREA TOTAL UNITS APPROVED: 416
JEWELL AREA TOTAL UNITS PROPOSED: 413

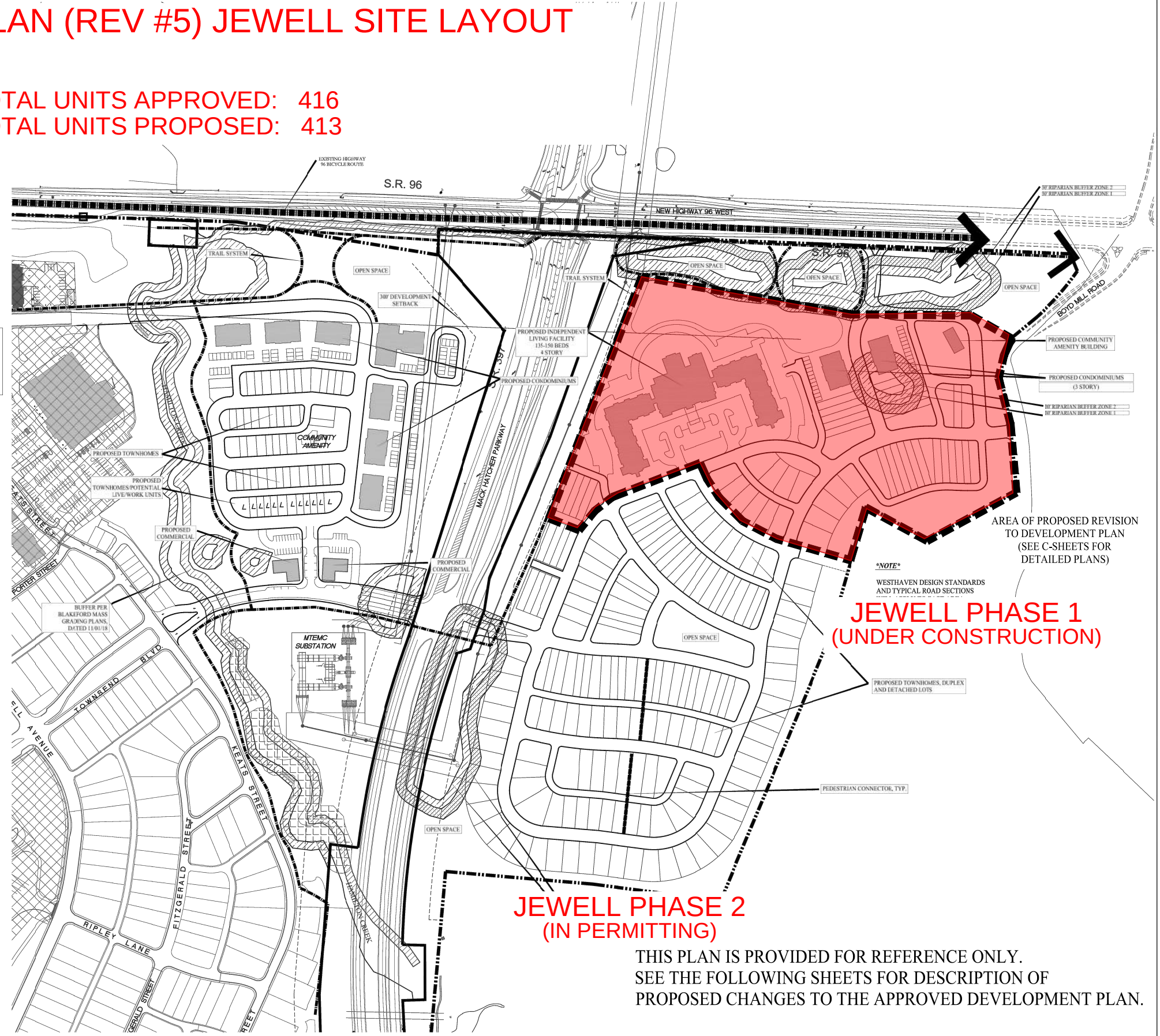
NOTE:
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LEGEND

APPROVED BUILDINGS AND LOTS

30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS



JEWELL PHASE 1
(UNDER CONSTRUCTION)

JEWELL PHASE 2
(IN PERMITTING)

THIS PLAN IS PROVIDED FOR REFERENCE ONLY.
SEE THE FOLLOWING SHEETS FOR DESCRIPTION OF
PROPOSED CHANGES TO THE APPROVED DEVELOPMENT PLAN.

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 776-5873 • Fax (615) 776-5873 • www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

1	01/02/2020	CITY STAFF COMMENTS
2	03/05/2020	CITY STAFF COMMENTS
3	04/02/2020	CITY STAFF COMMENTS
4	05/07/2020	CITY STAFF COMMENTS
5	06/04/2020	FMPC DEFERRAL
6	07/02/2020	FMPC DEFERRAL
7	08/09/2020	FMPC DEFERRAL
8		

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

EAST AREA
CONCEPT PLAN

SHEET NO.
CP-9

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05/26/2023

WESTHAVEN
P.U.D. SUBDIVISION
DEVELOPMENT PLAN, REVISION #6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

1	05/26/23:	PRE APP SUBMITTAL
2		
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4		
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6		

DATE: 05/26/23
JOB #: xxx
PROJECT #: COF #XXXX

EAST AREA
CONCEPT PLAN

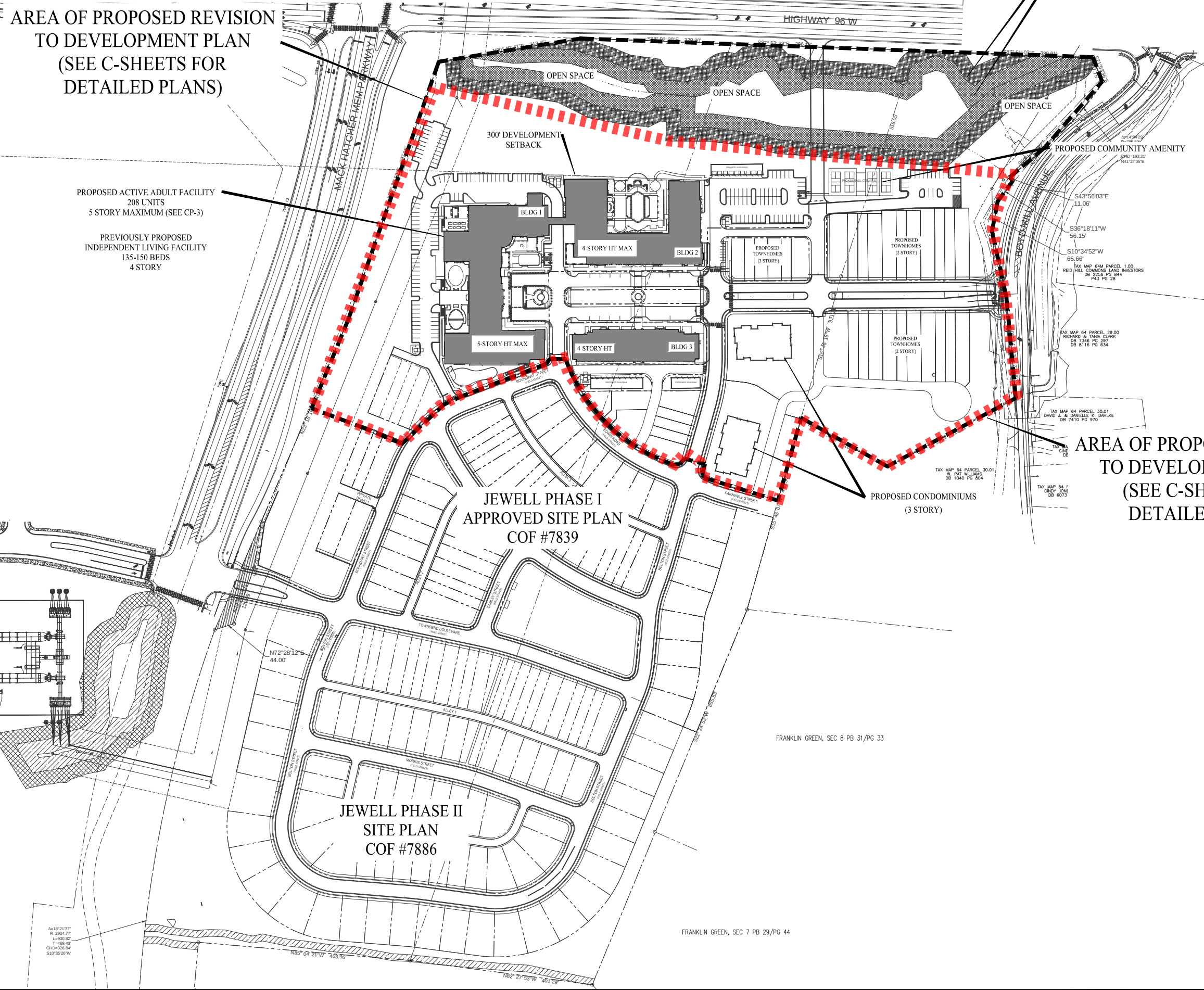
SHEET NO.
CP-1

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PROPOSED SITE PLAN REVISION

AREA OF PROPOSED REVISION
TO DEVELOPMENT PLAN
(SEE C-SHEETS FOR
DETAILED PLANS)

THE PURPOSE OF THIS PLAN
IS TO REVISE THE APPROVED
DEVELOPMENT PLAN WITHIN
THE NOTED AREA



PROPOSED ACTIVE ADULT FACILITY
208 UNITS
5 STORY MAXIMUM (SEE CP-3)

PREVIOUSLY PROPOSED
INDEPENDENT LIVING FACILITY
135-150 BEDS
4 STORY

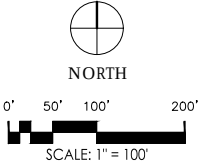
AREA OF PROPOSED REVISION
TO DEVELOPMENT PLAN
(SEE C-SHEETS FOR
DETAILED PLANS)

JEWELL PHASE I
APPROVED SITE PLAN
COF #7839

JEWELL PHASE II
SITE PLAN
COF #7886

FRANKLIN GREEN, SEC 7 PB 29/PG 44

FRANKLIN GREEN, SEC 8 PB 31/PG 33



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P.U.D. SUBDIVISION
DEVELOPMENT PLAN, REVISION #6
FIFTH CIVIL DISTRICT
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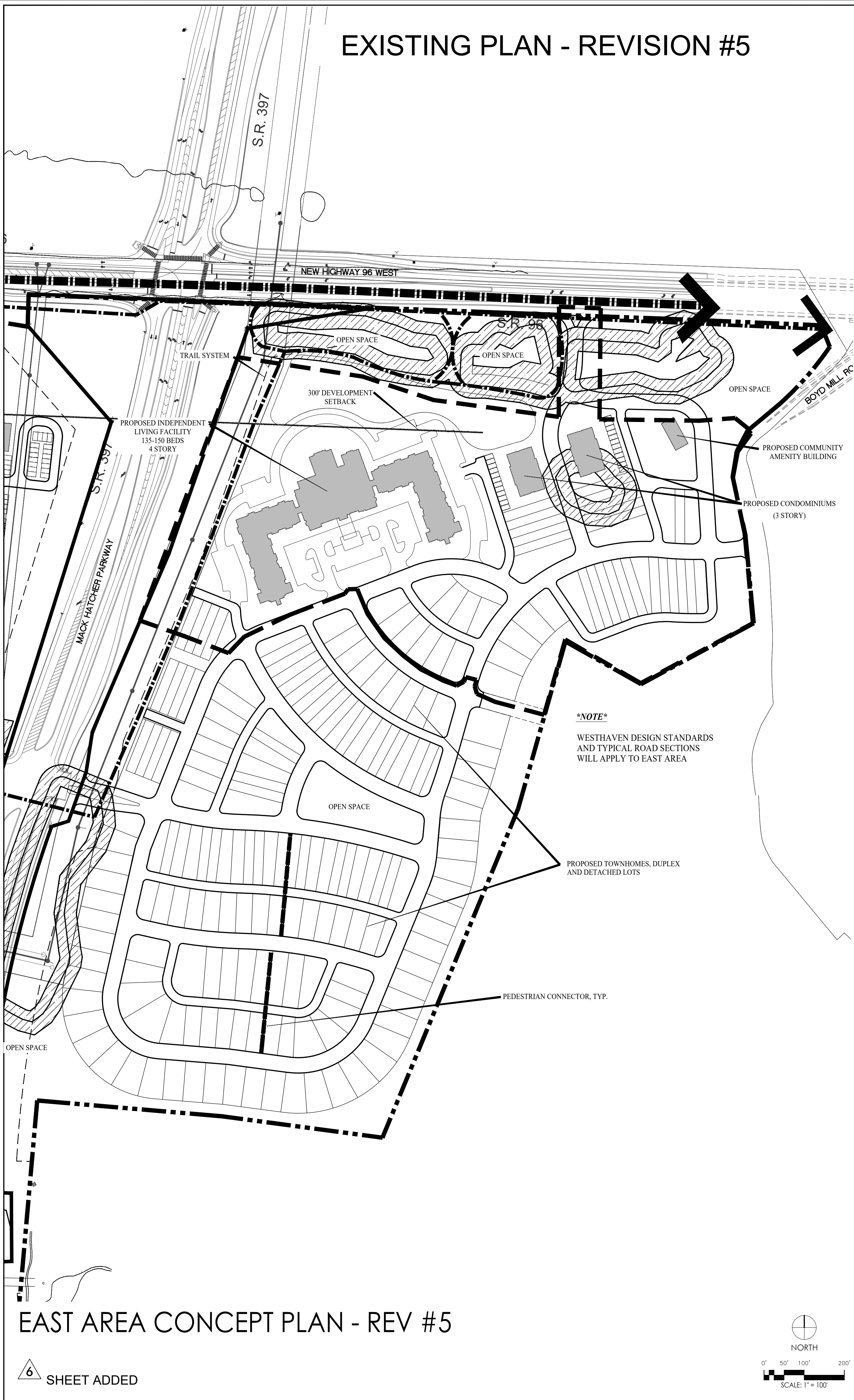
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DATE: 05/26/23
JOB #: xxx
PROJECT #: COF #XXXX

EAST AREA
CONCEPT PLAN

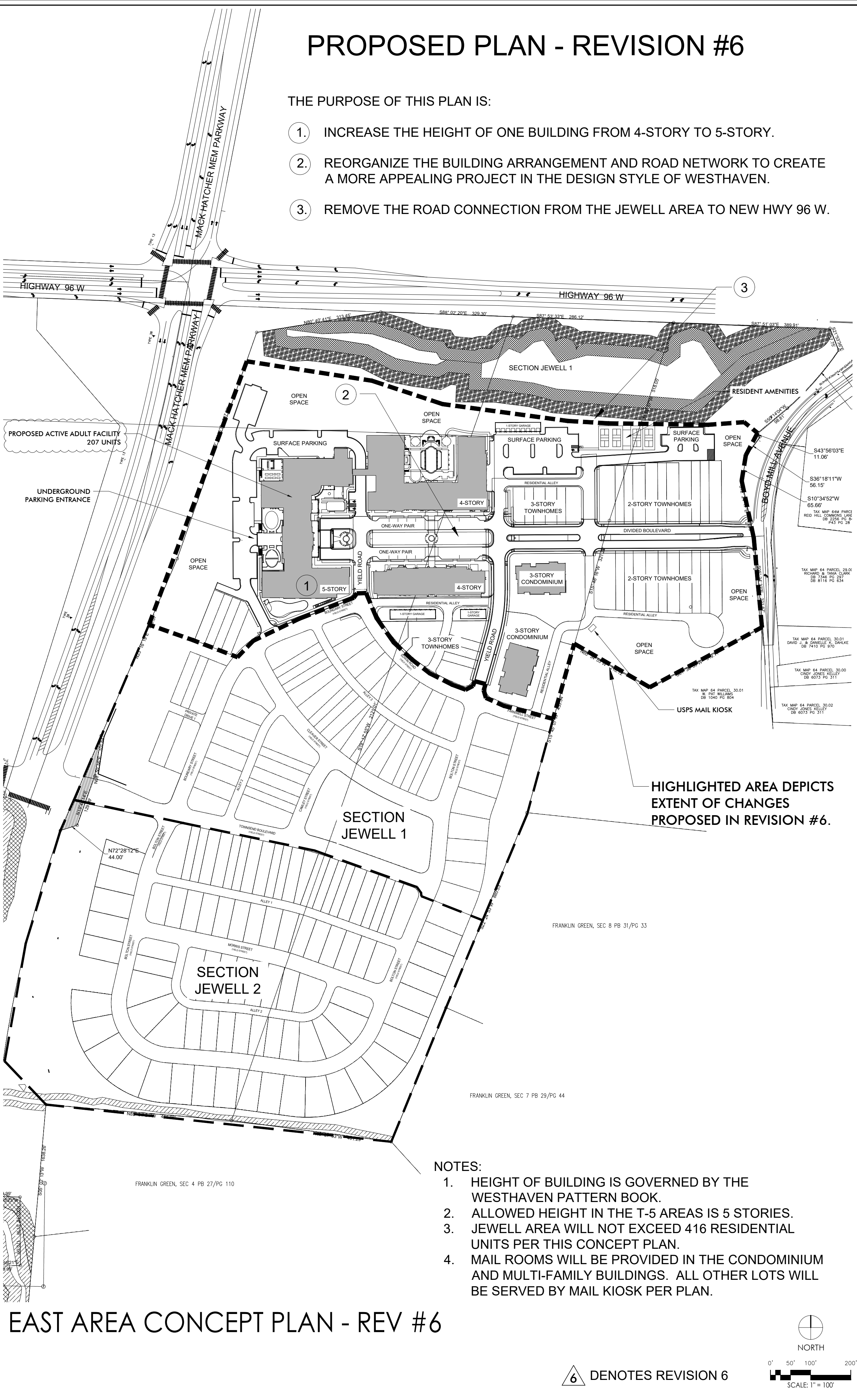
SHEET NO.
CP-2

EXISTING PLAN - REVISION #5



EAST AREA CONCEPT PLAN - REV #5

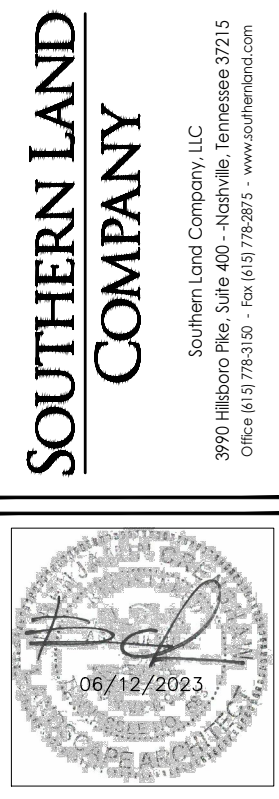
PROPOSED PLAN - REVISION #6



EAST AREA CONCEPT PLAN - REV #6

- THE PURPOSE OF THIS PLAN IS:
1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
 2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
 3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.

- NOTES:
1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
 2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
 3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
 4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.



WESTHAVEN
CONCEPT PLAN - REVISION 6 - EAST AREA MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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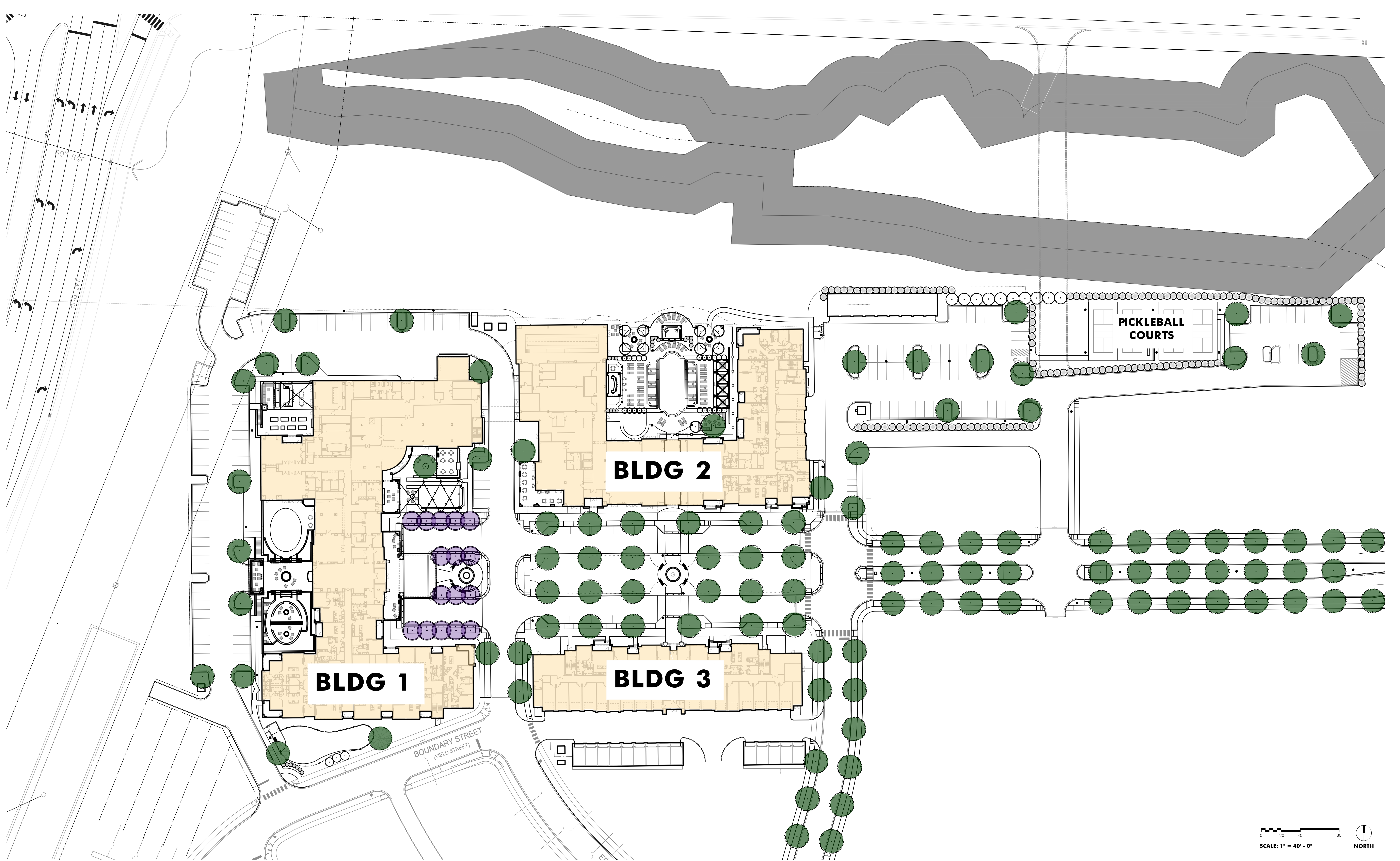
REVISIONS:	
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DATE: 06/12/2023	
JOB #:	
PROJECT #: COT XXXX	

EAST AREA
CONCEPT PLAN

SHEET NO.
CP-5

6 DENOTES REVISION 6

6 SHEET ADDED



0 20 40 80
SCALE: 1" = 40' - 0" NORTH

WESTHAVEN ACTIVE ADULT VILLAGE | **OVERALL SITE PLAN**

**SOUTHERN LAND
COMPANY**

LIMITED TO JEWELL AREA (EAST OF MACK HATCHER)

PROPOSED CHANGES:

1) IMPROVEMENTS TO PLAN AND ROAD LAYOUT

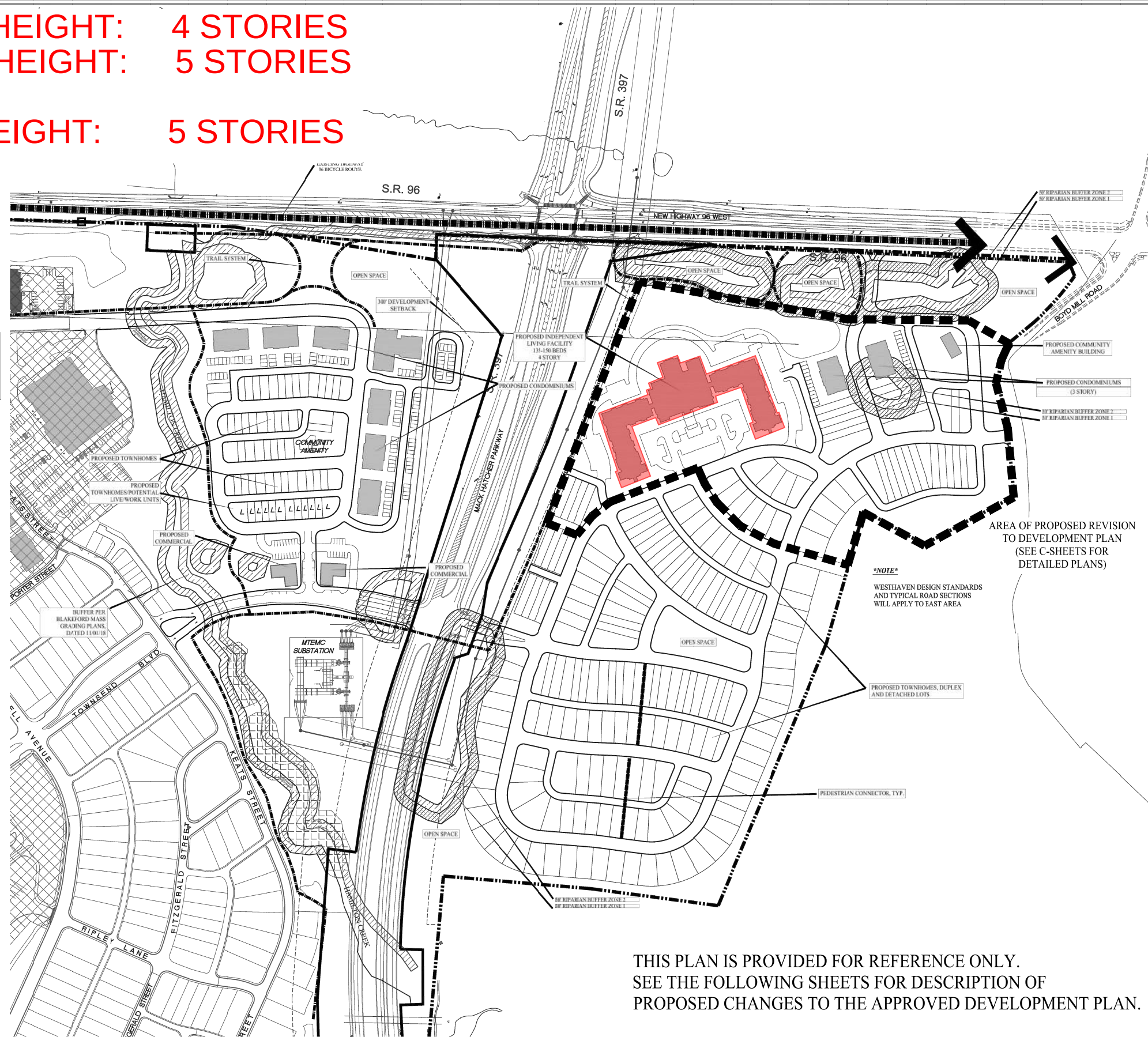
2) CHANGE OF BUILDING HEIGHT

NO OTHER WESTHAVEN DEVELOPMENT ITEMS TO BE DISCUSSED

APPROVED HEIGHT: 4 STORIES
PROPOSED HEIGHT: 5 STORIES
ALLOWED HEIGHT: 5 STORIES

NOTE:
SIDEWALKS IN THESE AREAS WILL BE PROVIDED TO MEET TYPICAL WESTHAVEN STANDARDS FOR PEDESTRIAN CONNECTIONS. THESE WILL BE SHOWN IN DETAIL AT SITE PLAN SUBMITTAL.

- LEGEND
- APPROVED BUILDINGS AND LOTS
 - 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
 - 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS



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FIFTH CIVIL DISTRICT
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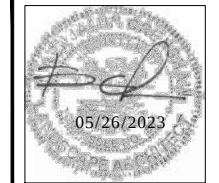
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SYSTEM, WITHOUT PERMISSION IN WRITING
FROM SOUTHERN LAND COMPANY, LLC.
A MODIFICATION TO THIS PLAN SHEET
SHALL BE SUBMITTED BY A QUALIFIED
ARCHITECT, ENGINEER, LANDSCAPE
ARCHITECT OR CONTRACTOR.

REVISIONS:	
1	01/02/2020 CITY STAFF COMMENTS
2	03/05/2020 CITY STAFF COMMENTS
3	04/02/2020 CITY STAFF COMMENTS
4	05/07/2020 CITY STAFF COMMENTS
5	06/04/2020 FMPC DEFERRAL
6	07/02/2020 FMPC DEFERRAL
7	08/09/2020 FMPC DEFERRAL
8	
DATE: 12/09/2019	
JOB #: 284000	
PROJECT #: COF 7133	

EAST AREA
CONCEPT PLAN

SHEET NO.
CP-9

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3990 Hillboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 776-5873 - Fax (615) 776-5873 - www.southernland.com



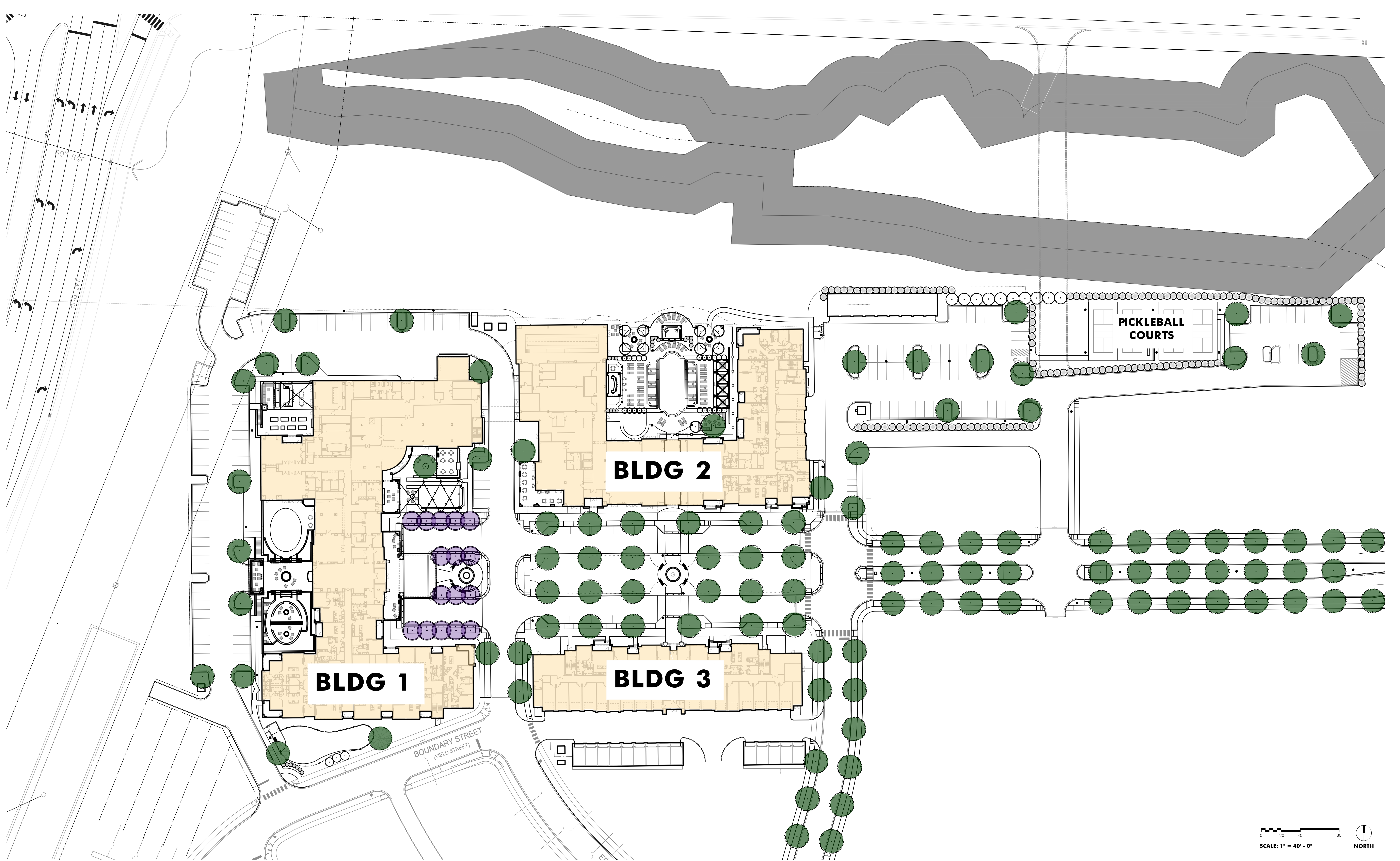
WESTHAVEN
P.U.D. SUBDIVISION
DEVELOPMENT PLAN, REVISION #6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
1	05/26/23: PRE APP SUBMITTAL
2	
3	
4	
5	
6	

DATE: 05/26/23
JOB #: xxx
PROJECT #: COF #XXXX

EAST AREA
CONCEPT PLAN

SHEET NO.
CP-1



WESTHAVEN ACTIVE ADULT VILLAGE | **OVERALL SITE PLAN**

2023-06-05

**SOUTHERN LAND
COMPANY**



1 BUILDING 1 - EAST
1A-3.000 1/16" = 1'-0"



2 BUILDING 1 - NORTH
1A-3.000 1/16" = 1'-0"



3 BUILDING 1 - SOUTH
1A-3.000 1/16" = 1'-0"

5-STORY

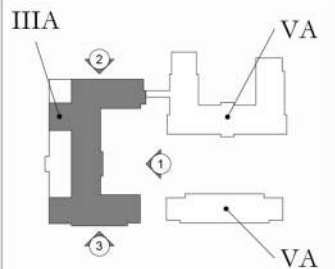
5-STORY

5-STORY

MORE THAN 4' OUT OF GRADE CLASSIFIED AS A STORY

MORE THAN 4' OUT OF GRADE CLASSIFIED AS A STORY

KEY PLAN



SHEET NOTES

- 1 ARCHITECTURAL ASPHALT SHINGLES
- 2 BRICK VENEER
- 3 6" EXPOSURE LAP SIDING
- 4 BRICK WATERTABLE
- 5 FIBERCEMENT TRIM
- 6 FIBERCEMENT SIDING PANELS; INSET
- 7 42" METAL RAILING, TYP.
- 8 4" EXPOSURE LAP SIDING
- 9 STANDING SEAM METAL ROOF
- 10 RESIDENTIAL GARAGE DOORS
- 11 BRICK INSET W/ HERRINGBONE PATTERN

GENERAL NOTES

- A. DD PROGRESS GRADE PLANE PROVIDED BY CIVIL. REFER TO CIVIL FOR ACTUAL GRADING PLAN AND F.F.E
- B. GUTTERS AND DOWNSPOUTS TO BE FURTHER COORDINATED. G.C TO INCLUDE 6" OGEE GUTTERS AND 4" ROUND DOWNSPOUTS FOR PRICING
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BLDG 1

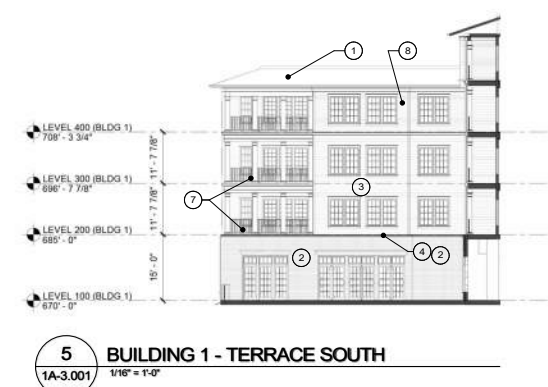
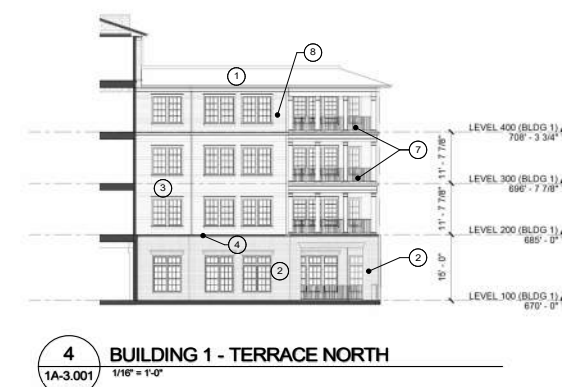
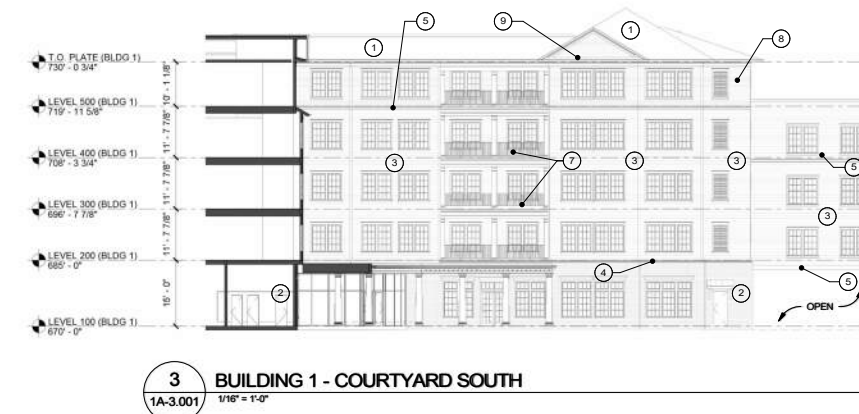
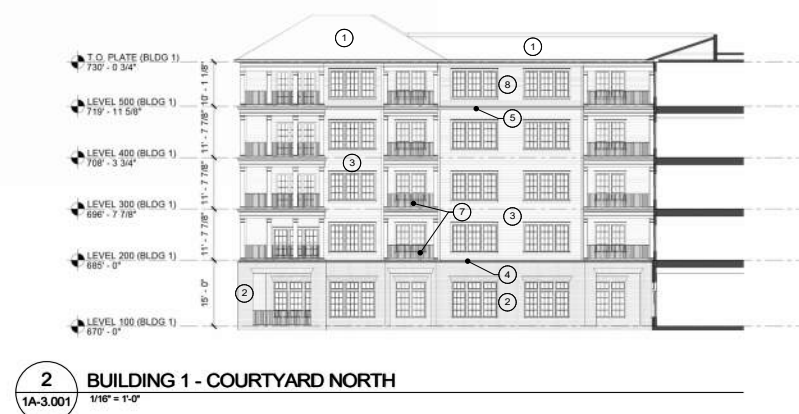


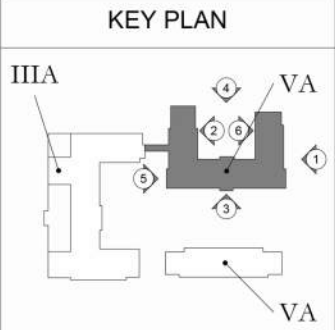
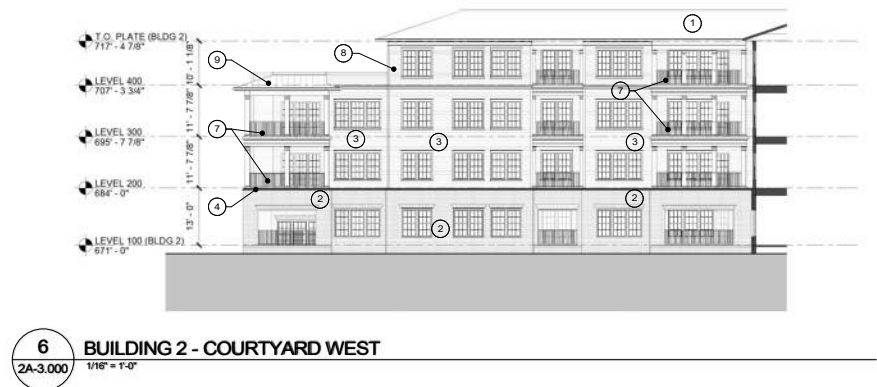
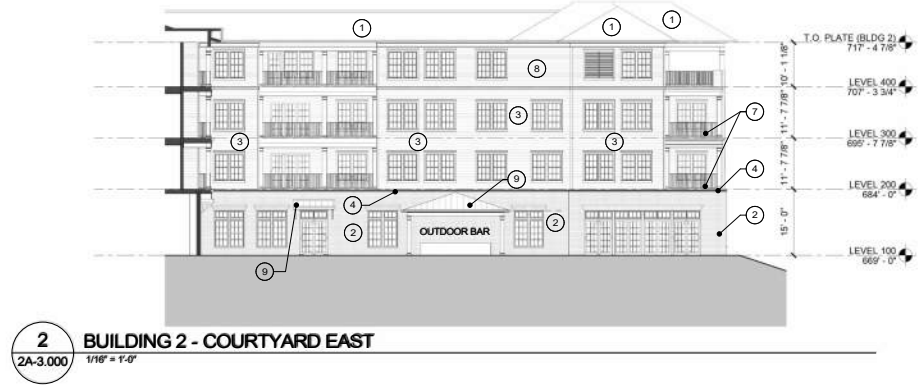
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1	2023-04-14	50% DD SET
2	2023-04-28	PROGRESS DD SET
3	2023-05-24	DD PACKAGE
4	2023-05-26	COF Pre-App Submittal

date	2023-05-26
scale	1/16" = 1'-0"
drawn by	PR/SS
checked by	AW/ERS
project no.	225591.00
title	EXTERIOR ELEVATIONS
sheet number	

- 1 ARCHITECTURAL ASPHALT SHINGLES
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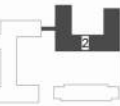
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- ### SHEET NOTES
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BLDG 2



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1	2023-04-14	50% DD SET
2	2023-04-28	PROGRESS DD SET
3	2023-05-24	DD PACKAGE
4	2023-05-26	COF Pre-App Submittal

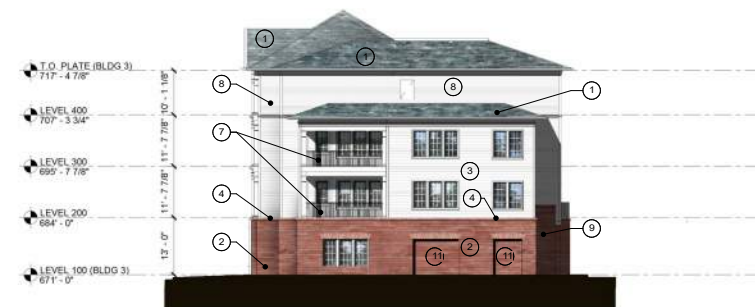
Date	2023-05-26
Scale	As indicated
Drawn	PR/SS
Checked	AW/ERS
Project no.	225591.00
Title	EXTERIOR ELEVATIONS
Sheet number	



1 BUILD
3A-3.000 1/16" = 1'-0"



2
3A-3.000 1/16" = 1'-0"

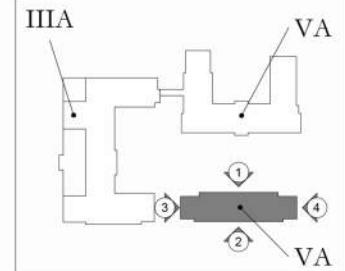


3 BUILDING 3 - WEST
3A-3.000 1/16" = 1'-0"



4 BUILDING 3 - EAST
3A-3.000 1/16" = 1'-0"

KEY PLAN



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H
HARRISON DESIGN

3565 Piedmont Rd NE
Building 1, Suite 700
Atlanta, GA 30305
phone: 404-365-7760
harrisondesign.com

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WESTHAVEN ACTIVE ADULT VILLAGE
FRANKLIN, TENNESSEE



BLDG 3



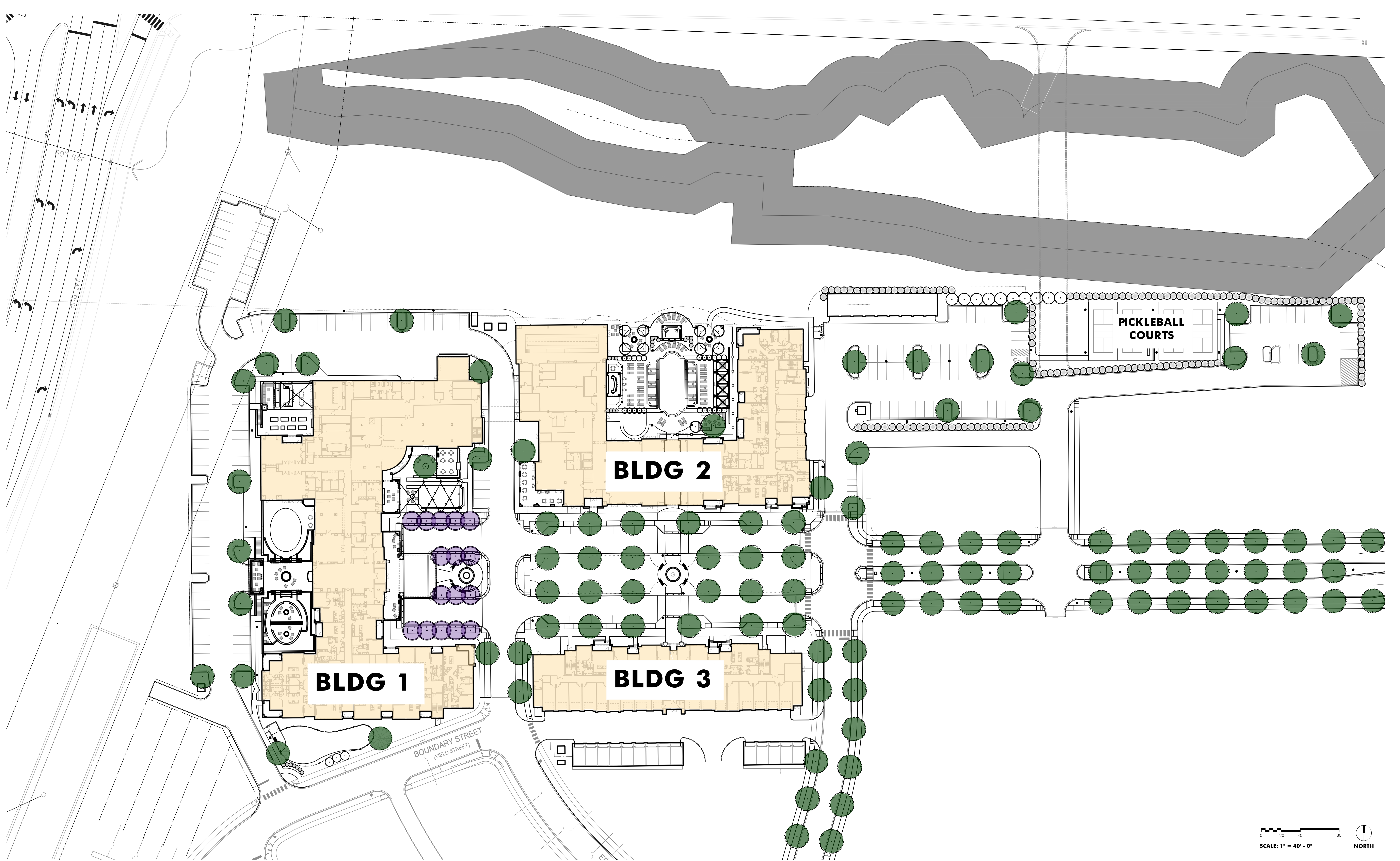
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1 2023-04-14 50% DD SET
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3 2023-05-24 CO PACKAGE
4 2023-05-26 COF Pre-App Submittal

date 2023-05-26
scale As indicated
drawn PR/SS
project no. 225591.00
title EXTERIOR ELEVATIONS
sheet number









WESTHAVEN ACTIVE ADULT VILLAGE | **OVERALL SITE PLAN**

2023-06-05

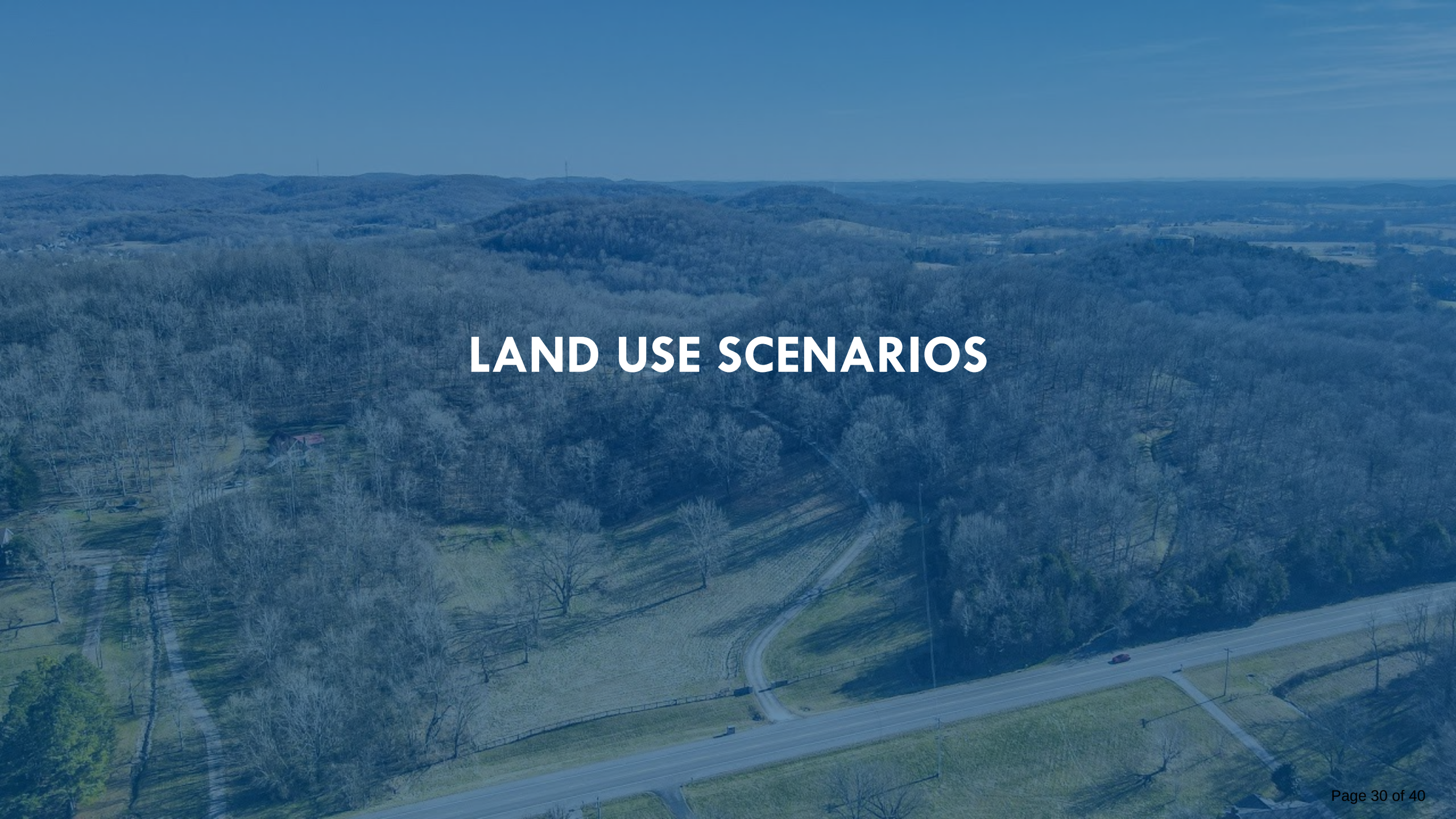
An aerial photograph of a rural landscape. In the foreground, a two-lane road curves from the bottom left towards the center, intersecting with a wider road that runs horizontally across the lower third of the image. The landscape is covered with numerous bare, deciduous trees, suggesting a late autumn or winter setting. The terrain is hilly, with various ridges and valleys visible in the background. The sky is a clear, pale blue. The overall image has a slightly desaturated, blue-tinted appearance.

GOOSE CREEK BASIN COORDINATED STUDY OF LAND USE, INFRASTRUCTURE, AND THE ROADWAY NETWORK

Joint Conceptual Workshop | June 22, 2023

Presentation Outline

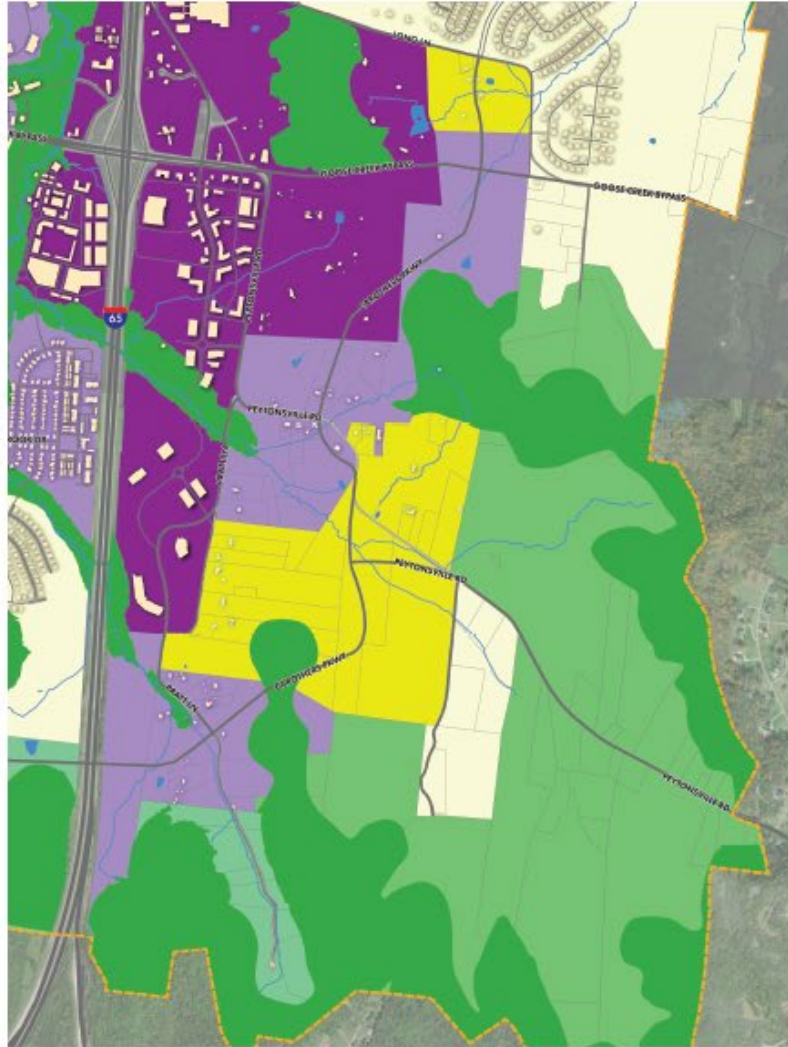
- **Purpose:** Present a fourth land use scenario to be integrated into the Envision Franklin Comprehensive Update
- **Review Previous Land Use Scenarios**
- **Present Scenario 4**
- **Discuss Draft Special Considerations**
- **Next Steps**

An aerial photograph of a rural landscape. In the foreground, a two-lane asphalt road curves from the bottom left towards the right. To the left of the road, there is a grassy field with scattered trees. To the right, a dense forest of bare trees covers a hillside. In the background, rolling hills are visible under a clear blue sky. The text "LAND USE SCENARIOS" is overlaid in the center of the image.

LAND USE SCENARIOS

SCENARIO 1

FLYOVER

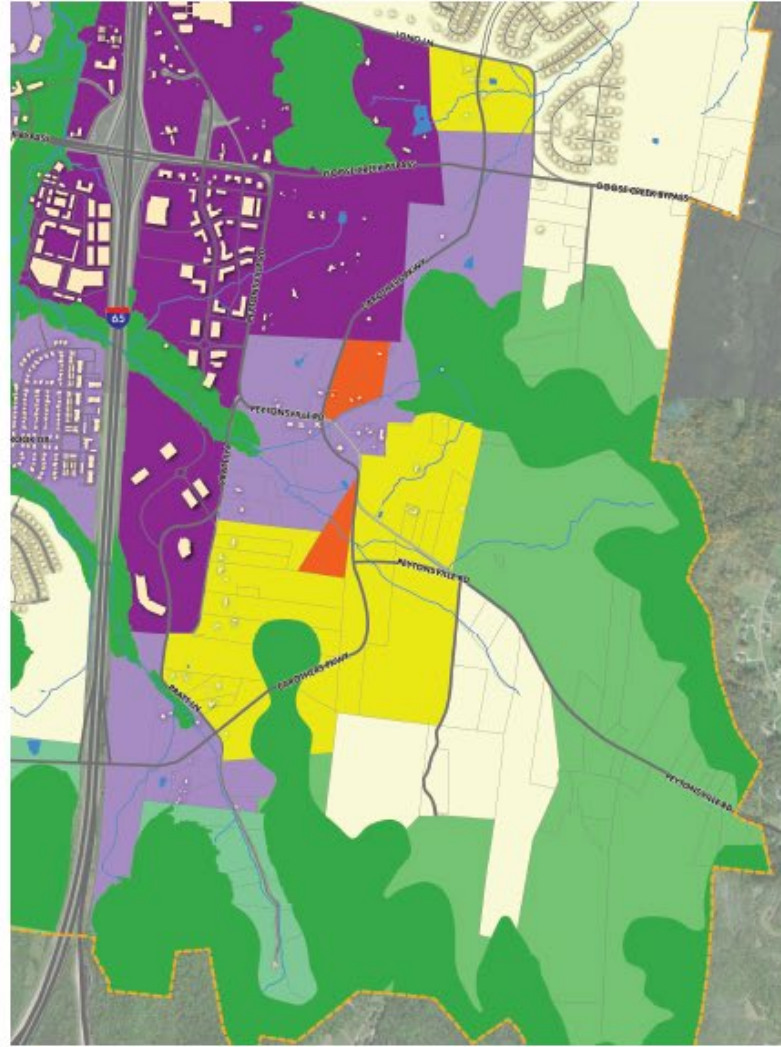


NEIGHBORHOOD
COMMERCIAL



SCENARIO 2

PARTIAL INTERCHANGE

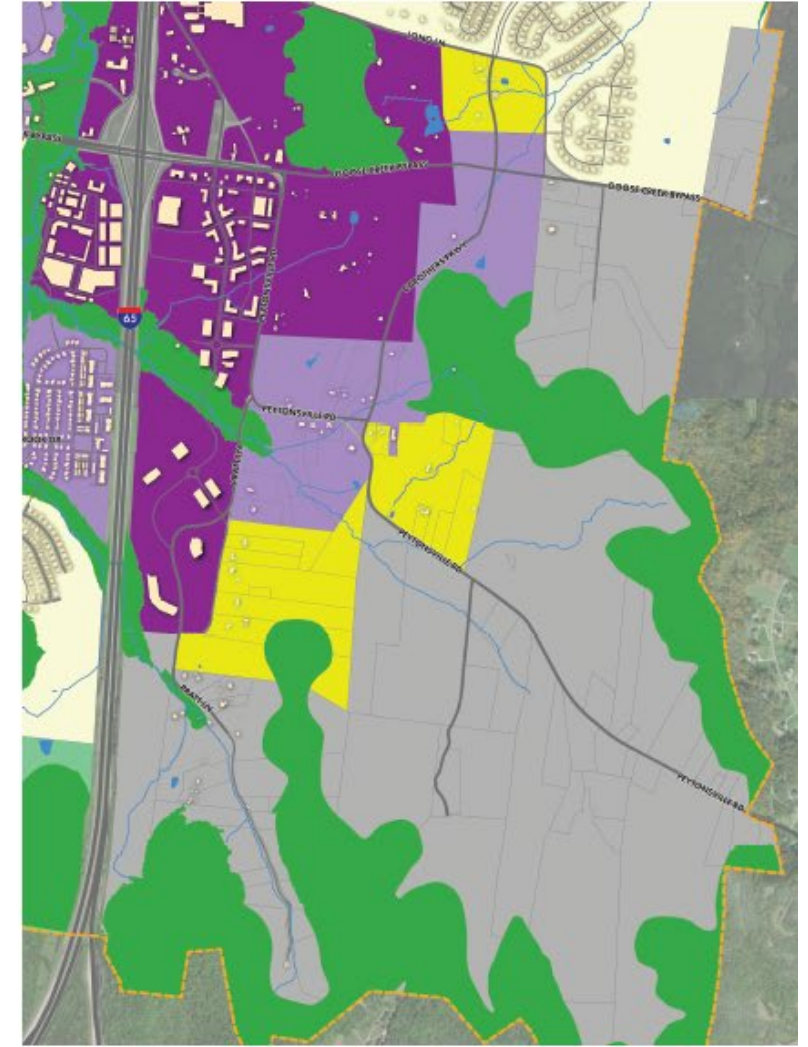


DEVELOPMENT
RESERVE



SCENARIO 3

LIMITED CONNECTIVITY



NEIGHBORHOOD
MIXED-USE
REGIONAL
COMMERCE



CONSERVATION
CONSERVATION
SUBDIVISION



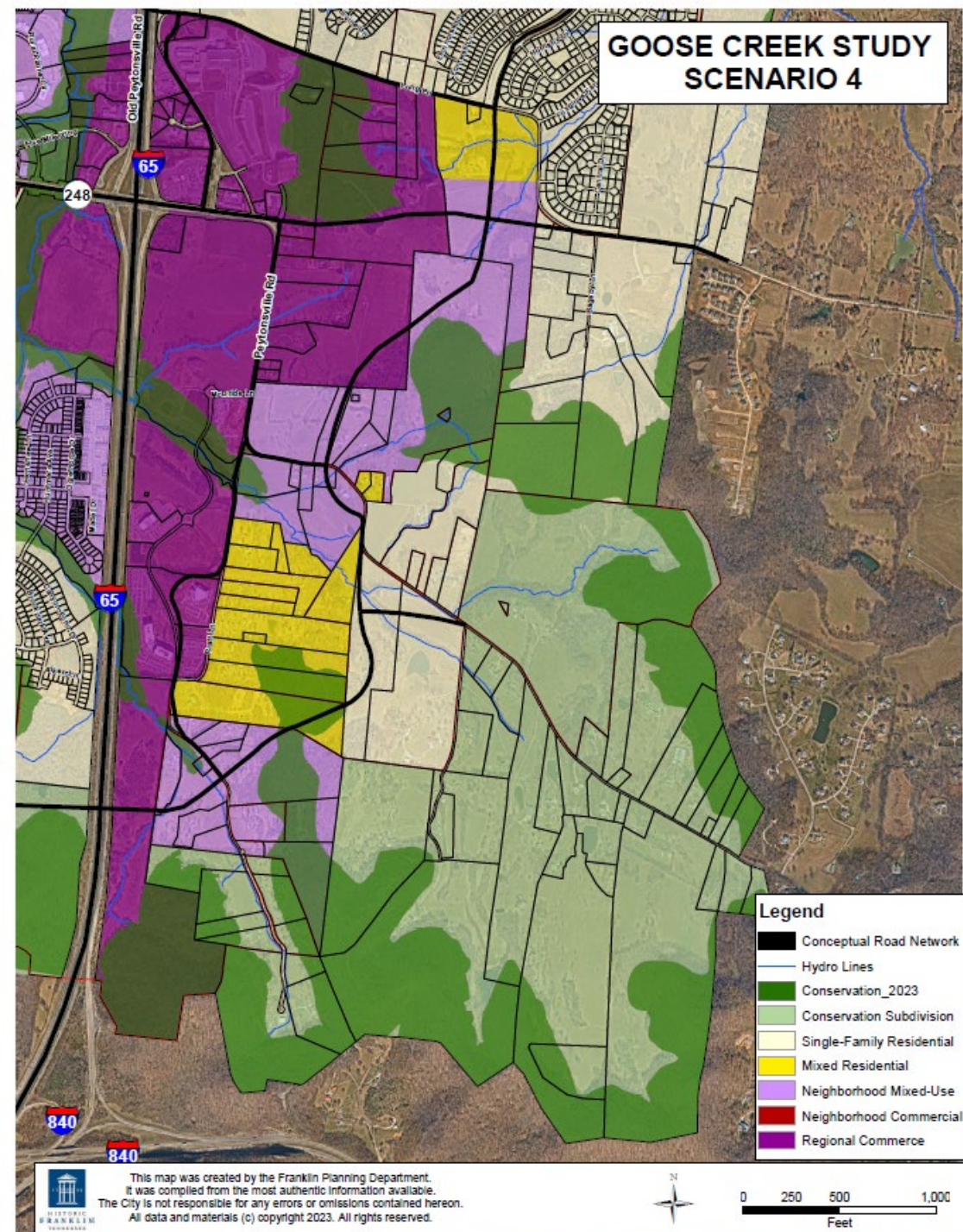
MIXED
RESIDENTIAL
SINGLE-FAMILY
RESIDENTIAL



GOOSE CREEK STUDY SCENARIO 4

4th Scenario

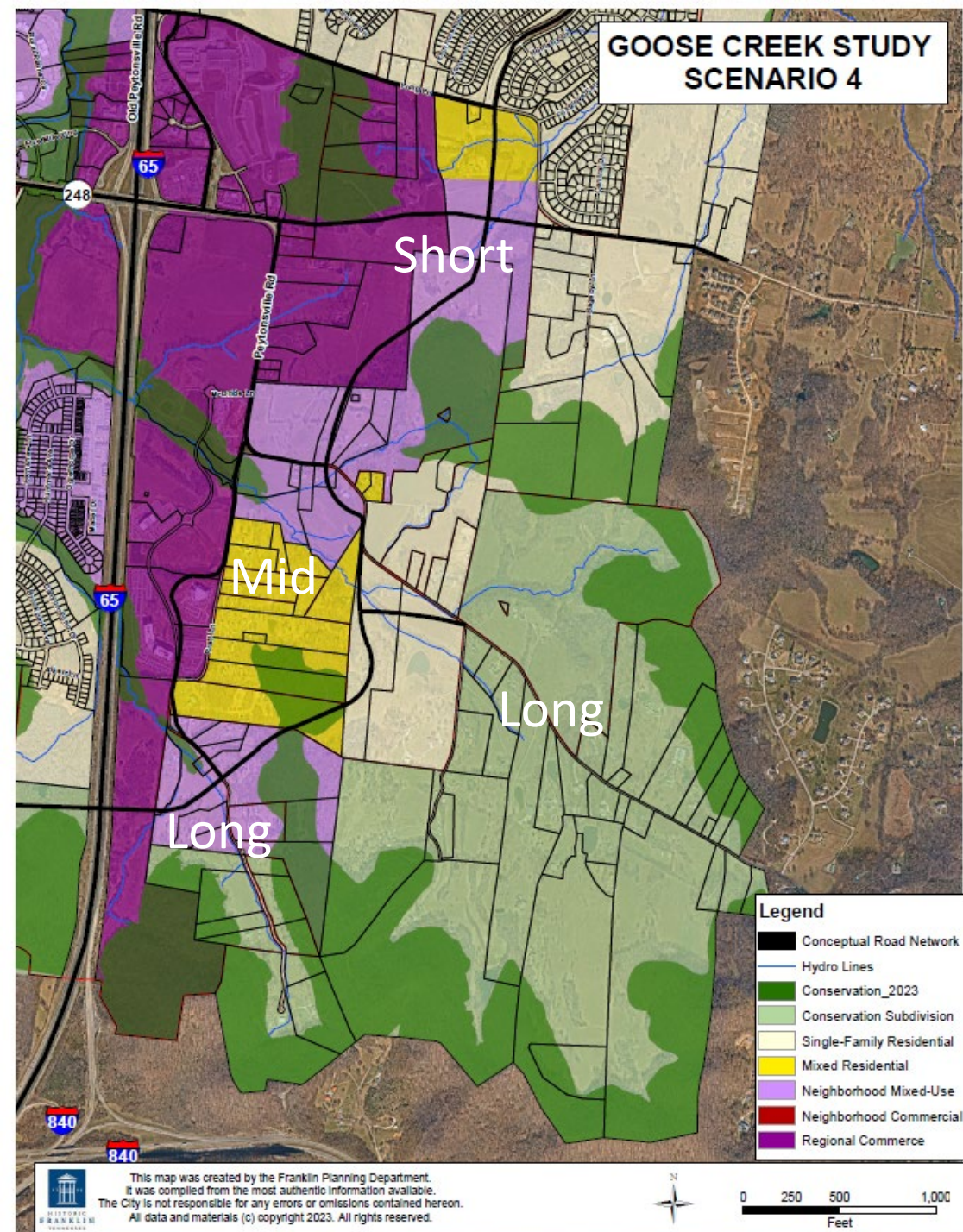
- Focuses on short and mid-term growth areas, but plans for entire basin.
- Heavily utilizes Conservation Subdivision, which is being refined as part of the comprehensive update to Envision Franklin.
- Single-Family Residential is used as a transitional design concept between higher and lower intensity uses.
- The staff also anticipates changes to the Neighborhood Mixed-Use Design Concept to better define multifamily uses.



GOOSE CREEK STUDY SCENARIO 4

4th Scenario

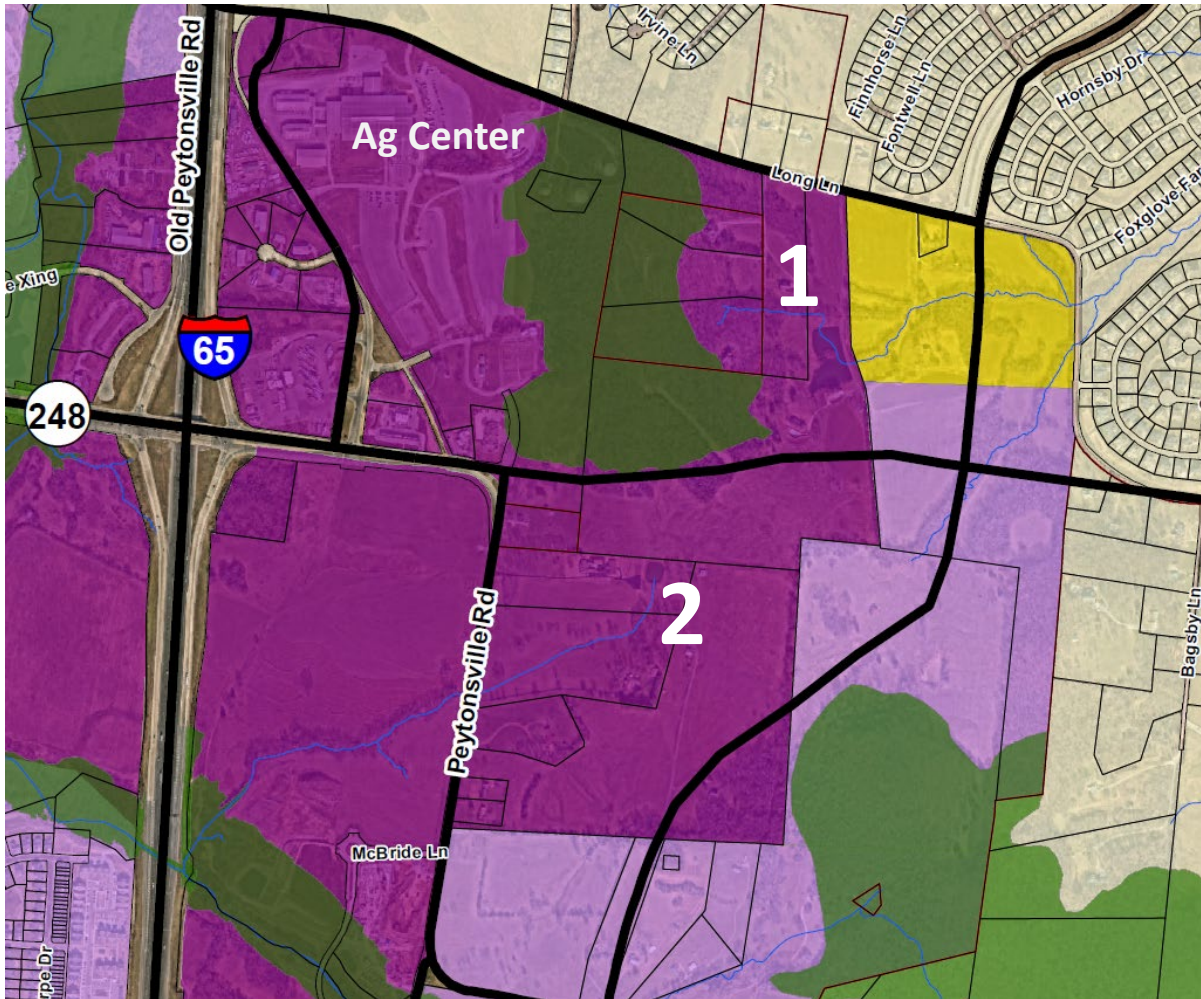
- The Northwest part of the study area is considered by the staff to be a short-term growth area.
- Extending Goose Creek Bypass to the east, improving Peytonsville Road along the Reams-Fleming frontage, and extending Carothers Parkway to the south will be critical to building out this area and allowing the long-term growth areas to develop.
- Development should be limited in the southern third of the study area until the aforementioned streets and the southern flyover can be constructed.



An aerial photograph of a rural landscape. A paved road runs horizontally across the lower third of the image. To the left of the road, a dirt path or driveway leads into a wooded area. The landscape is filled with bare trees, suggesting late autumn or winter. In the background, rolling hills are visible under a clear blue sky. The text "SPECIAL CONSIDERATIONS" is overlaid in white, bold, sans-serif font in the center of the image.

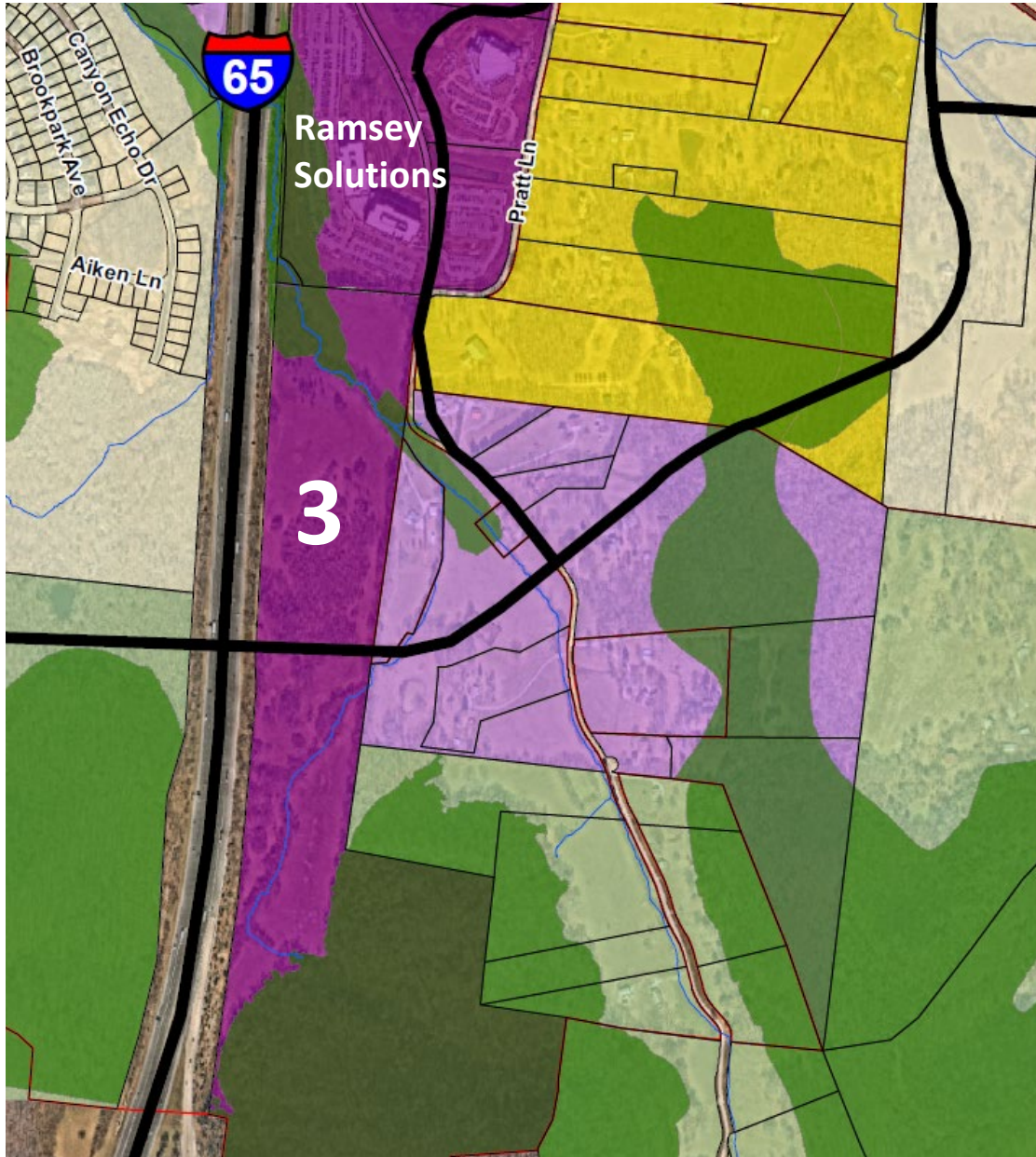
SPECIAL CONSIDERATIONS

Regional Commerce Special Considerations



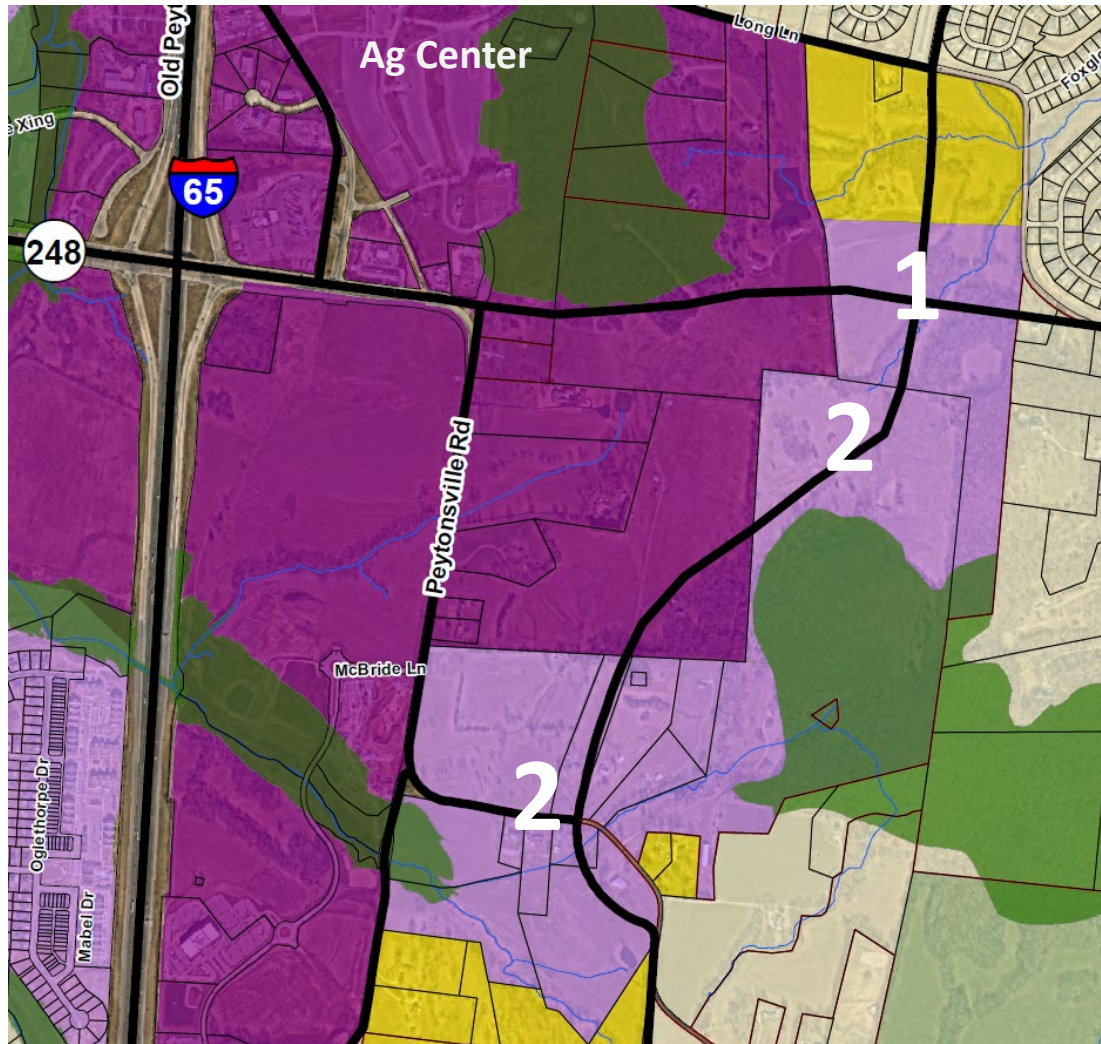
- **Location 1 South of Long Lane:** Future development should be low-scale nonresidential uses with minimal to moderate traffic demands that are compatible with adjacent approved projects. Institutional uses are encouraged.
- **Location 2 South of Future Goose Creek Bypass Extension:** Support uses with relatively low traffic impacts like institutional, small-scale offices, local commercial, and other residential uses, not just large-scale multifamily uses.

Regional Commerce Special Considerations



Location 3 South of the Reams-Fleming Tract: New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and the Carothers Parkway extension from Long Lane to Lewisburg Pike.

Neighborhood Mixed Use (NMU) Special Considerations



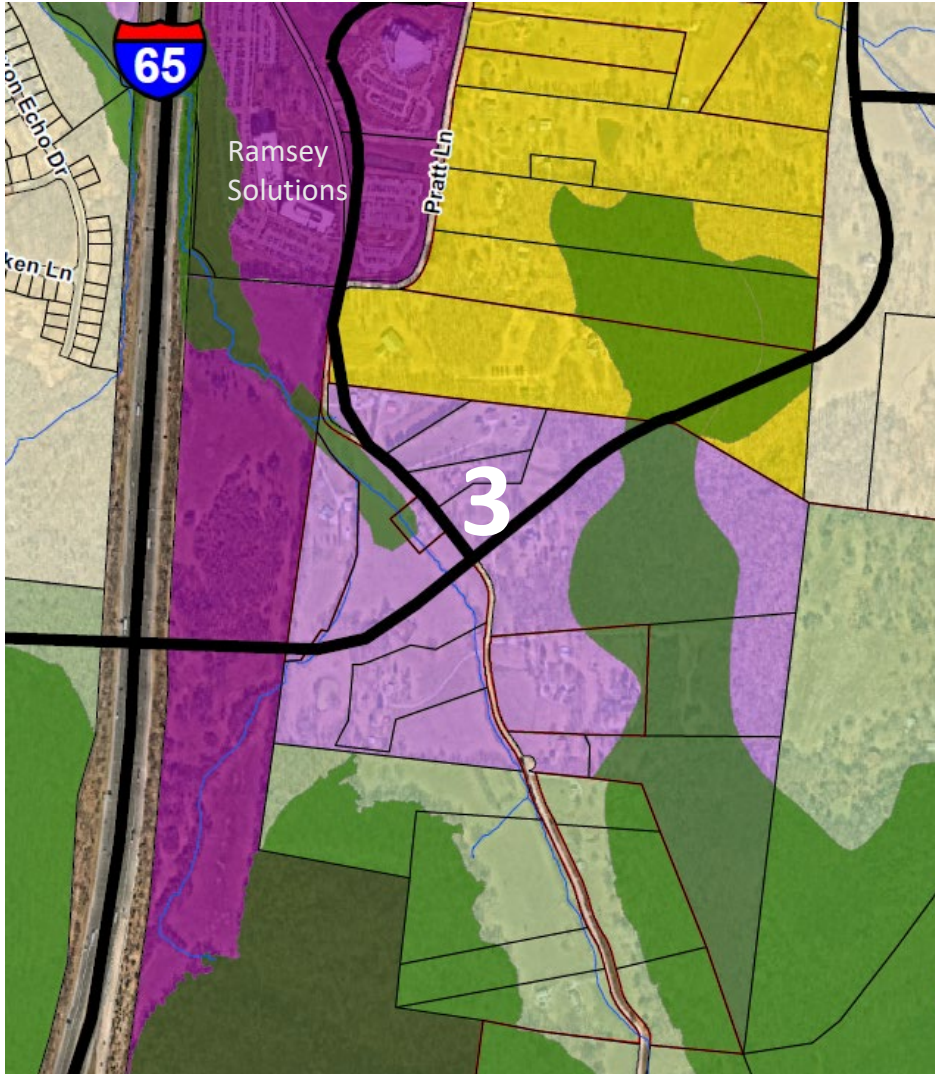
Location 1 Future Goose Creek Bypass and Future Carothers Parkway Intersection

At least one quadrant should have primarily local commercial uses anchoring the intersection to serve the area.

Location 2 All NMU Areas East of I-65

Any new standalone multifamily buildings should be small-scale in order to create a low-scale residential character as you travel away from I-65.

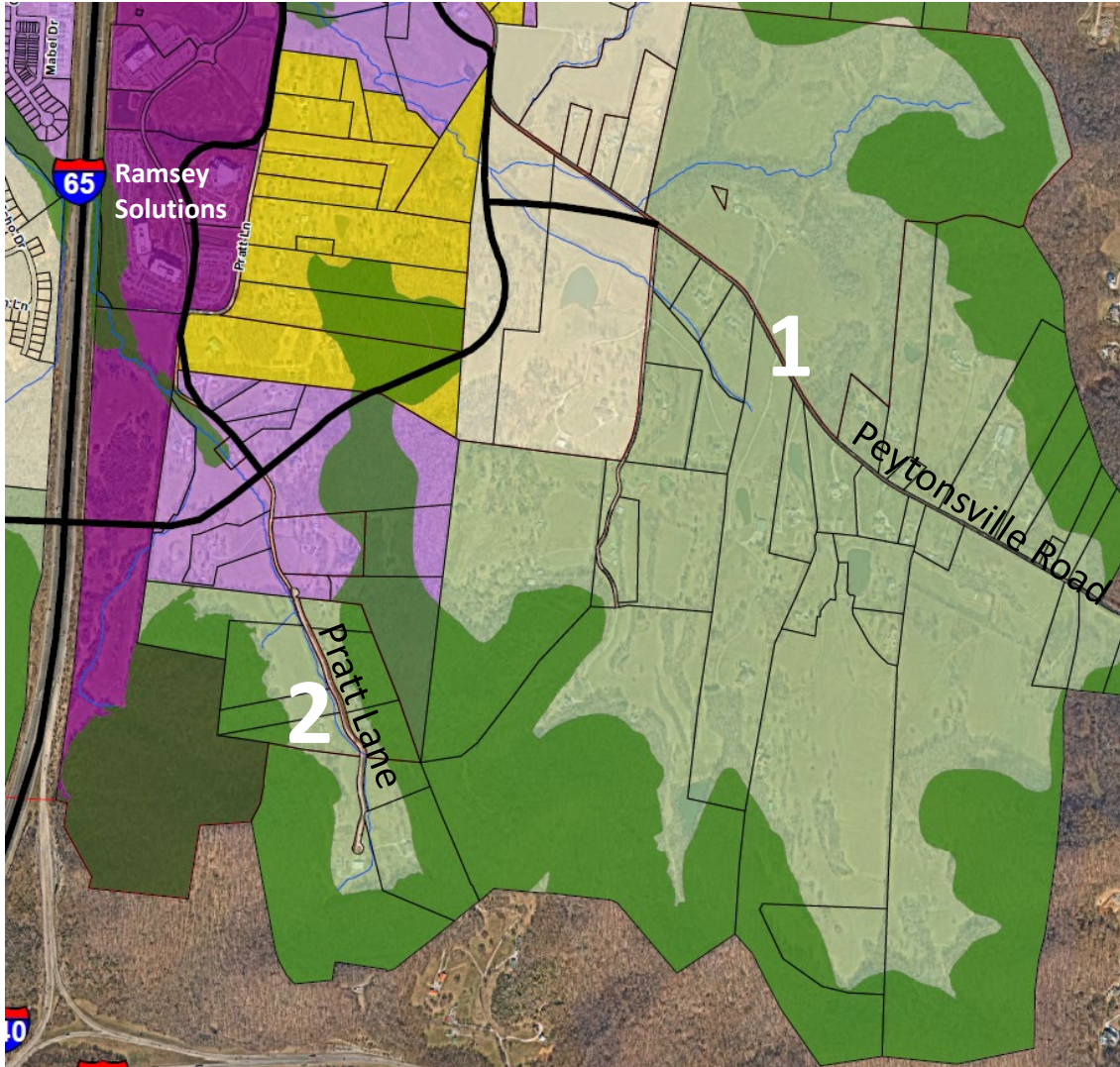
Neighborhood Mixed Use Special Considerations



Location 3 Pratt Lane and Potential Flyover

New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and the Carothers Parkway extension from Long Lane to Lewisburg Pike.

Conservation Subdivision Special Considerations



Location 1 Properties Along Peytonsville Road

The Scenic Corridor Overlay should be applied for properties along Peytonsville Road.

Location 2 Pratt Lane and Potential Flyover

New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and the Carothers Parkway extension from Long Lane to Lewisburg Pike.

An I-65 interstate interchange could have regional significance and may necessitate a reevaluation of the Design Concept and Special Considerations.

NEXT STEPS

As part of the Comprehensive Envision Franklin Update:

- Assign design concepts for entire study area
- Assign Conservation Areas
- Include Special Considerations

The UGB Update and the Envision Franklin Update are now tracking together on similar adoption timelines.