



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, August 24, 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

OTHER BUSINESS

ADJOURN

NEW BUSINESS

1. (5:00 - 5:30 PM) Discussion of a Development Plan revision, requesting a change in side yard setbacks for 65 feet wide single-family lots from 7.5 feet to 5 feet, on approximately 295 acres, located west of the intersection of Clovercroft Road and Market Street (Poplar Farms PUD).
2. (5:30 - 6:00 PM) Discussion of a Development Plan proposing 33 residential units, on approximately 5.3 acres, with three Modifications of Standards (Parking, Retaining Wall Height, Fence Height), located at the intersection of ANC Williams Way and 5th Avenue North ("the Hill" property).
3. (6:00 - 6:30 PM) Discussion of an Envision Franklin Amendment to add a special consideration for institutional uses at a specific address, on approximately 51.9 acres, located at 1190 Lewisburg Pike.

POPLAR FARMS

DEVELOPMENT PLAN REVISION

CITY OF FRANKLIN TN



+



Approved Development Plan

Project Acreage: +/- 295

Proposed Dwelling Units: 546

Provided Open Space: +/- 141 Ac. (48%)

Front Loaded Single Family Homes



Alley Loaded Single Family Homes



WHY ARE WE MAKING THIS AMENDMENT REQUEST?

- To allow for greater architectural variety in the street front elevations of homes.
- To reduce the visual impact of street facing garage doors by recessing them an additional 20 feet to 40 feet minimum.
- Ability to provide options for 3 car garages.
- Ability to build larger homes with increased square footage.

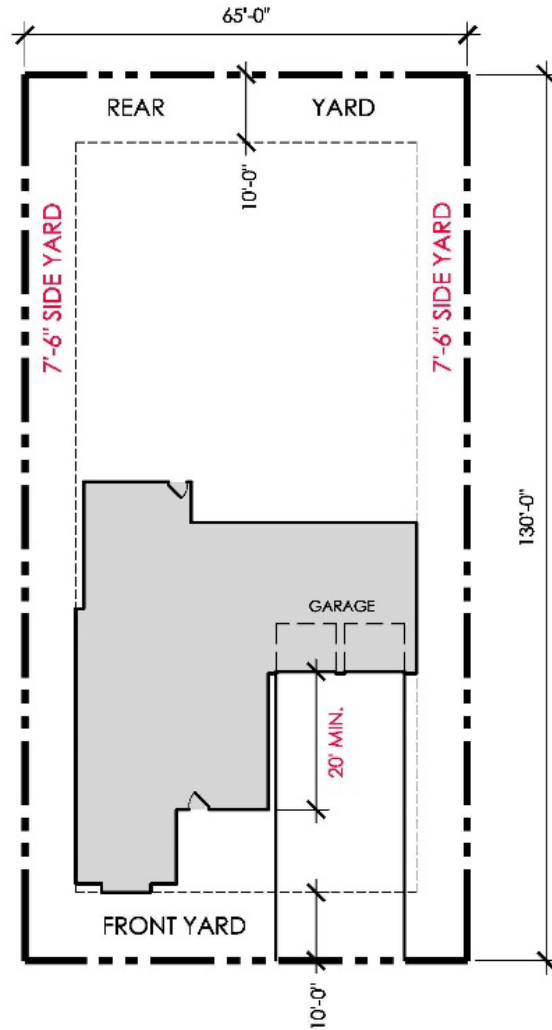
WHAT IS THE DEVELOPER REQUESTING?

- Reduce the minimum side yard setback from 7.5 feet to 5 feet in width.
- Increase the minimum front facing garage setback from 20 feet to 40 feet.

WHAT LOTS WILL THIS REQUEST CHANGE?

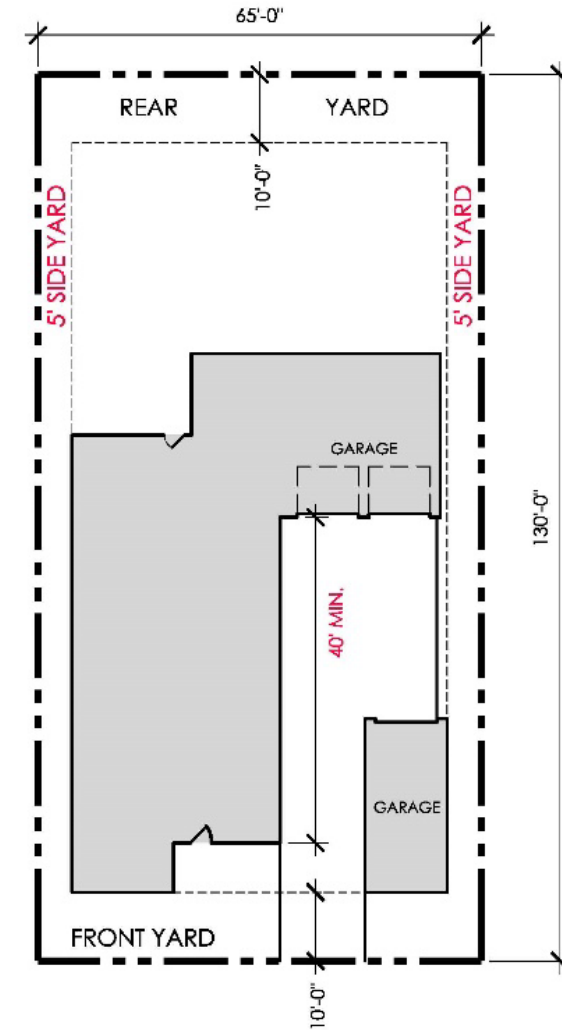
- 65' FRONT LOAD LOTS

APPROVED LOT LAYOUT



65' FRONT LOAD LOT

PROPOSED LOT LAYOUT



65' FRONT LOAD LOT

EXAMPLE ARCHITECTURE: 7'-6" MIN. SIDE YARD SETBACK



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EXAMPLE ARCHITECTURE: 5' MIN. SIDE YARD SETBACK



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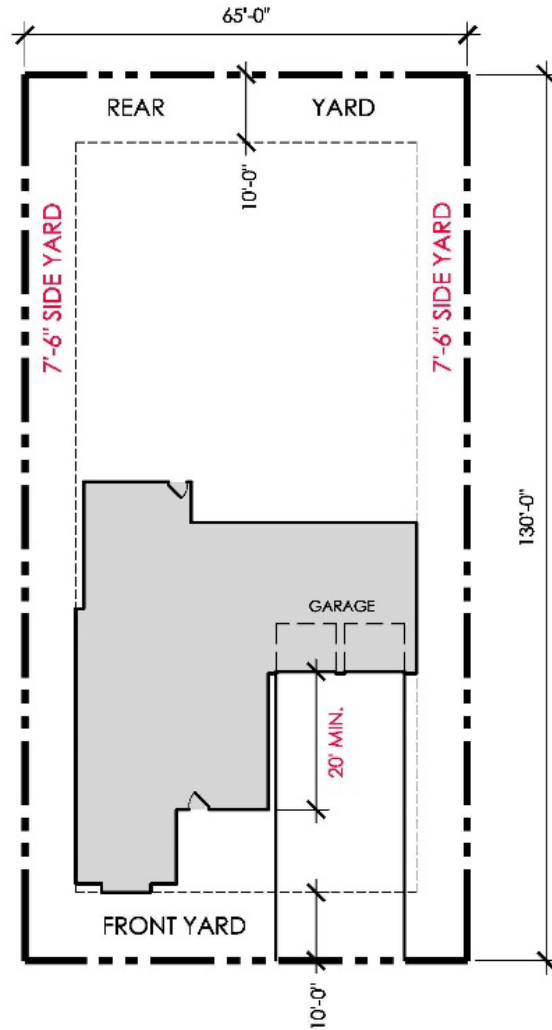
EXAMPLE ARCHITECTURE: 5' MIN. SIDE YARD SETBACK



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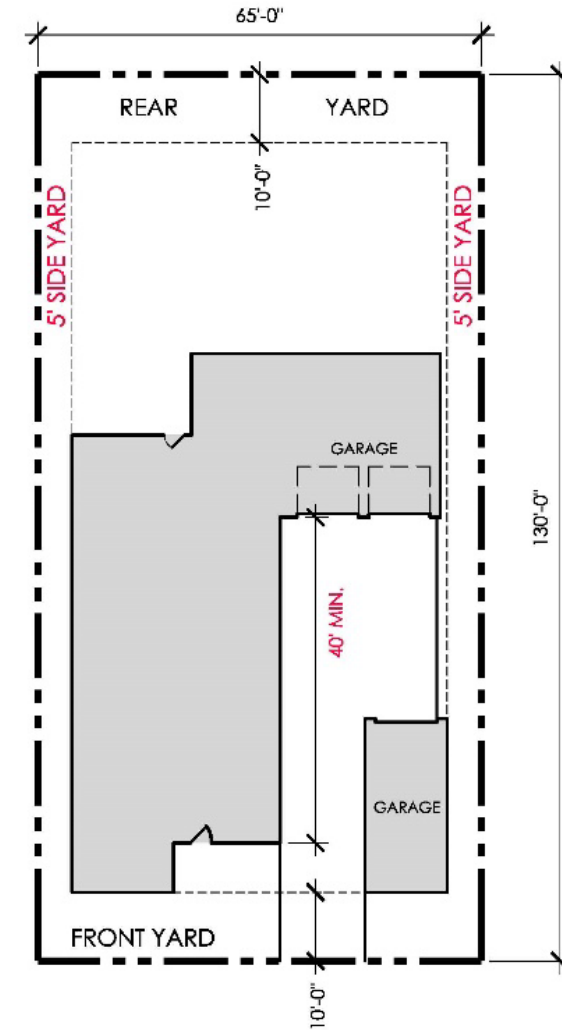


APPROVED LOT LAYOUT



65' FRONT LOAD LOT

PROPOSED LOT LAYOUT

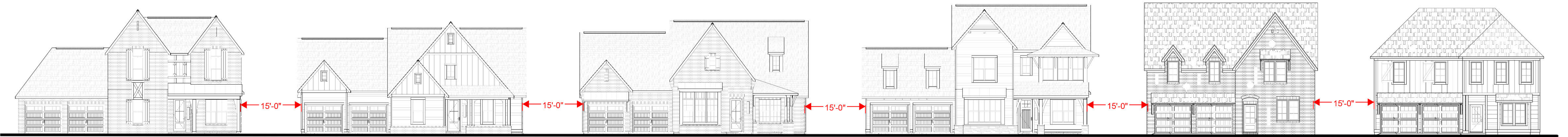


65' FRONT LOAD LOT

POTENTIAL STREETScape: 5' MIN. SIDE YARD SETBACK



STREETSCAPE SETBACK COMPARISON



APPROVED STREETSCAPE
(7'-6" SIDE YARD SETBACKS)



PROPOSED STREETSCAPE
(5'-0" SIDE YARD SETBACKS)



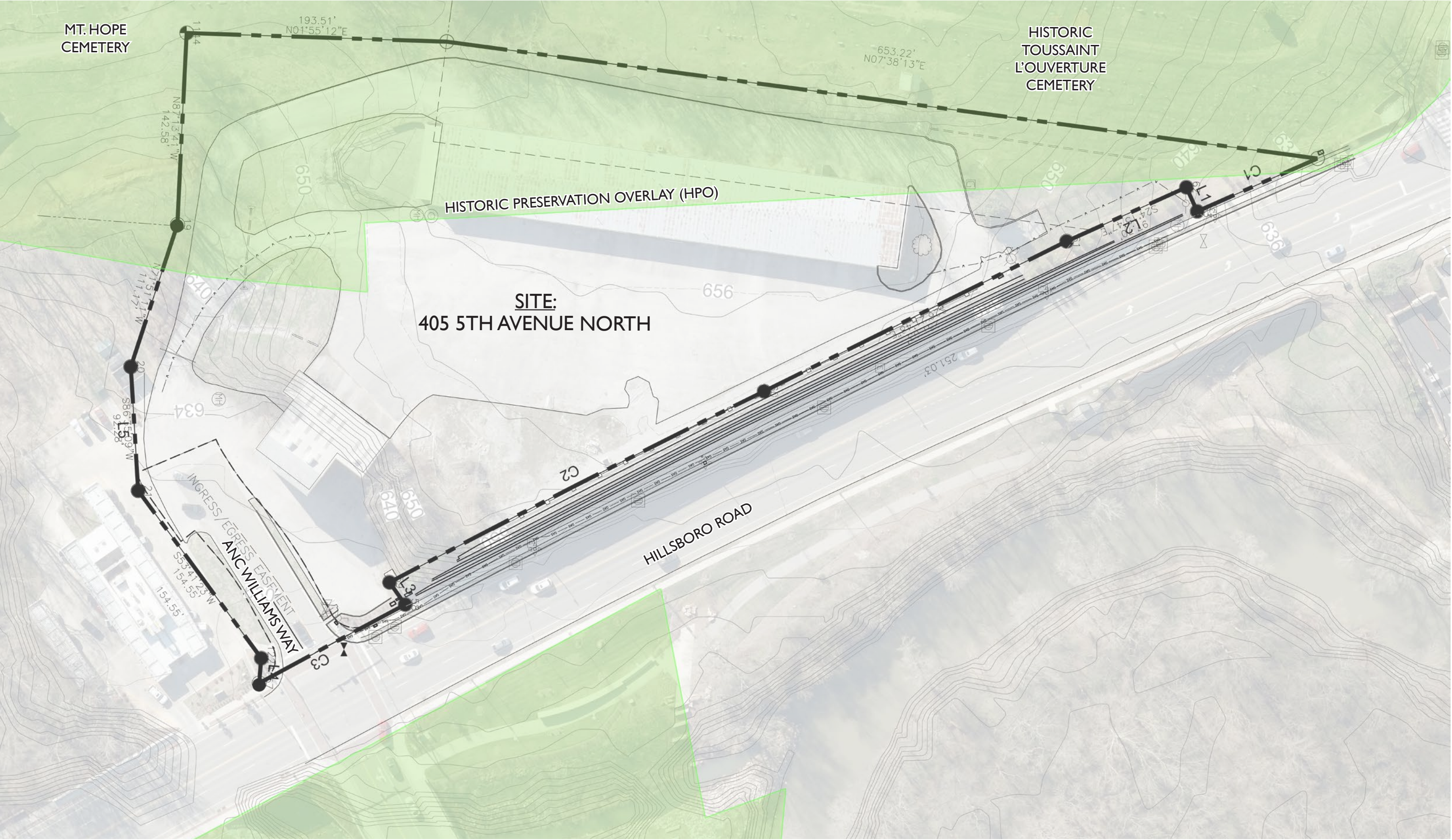
BOUSQUET PLACE

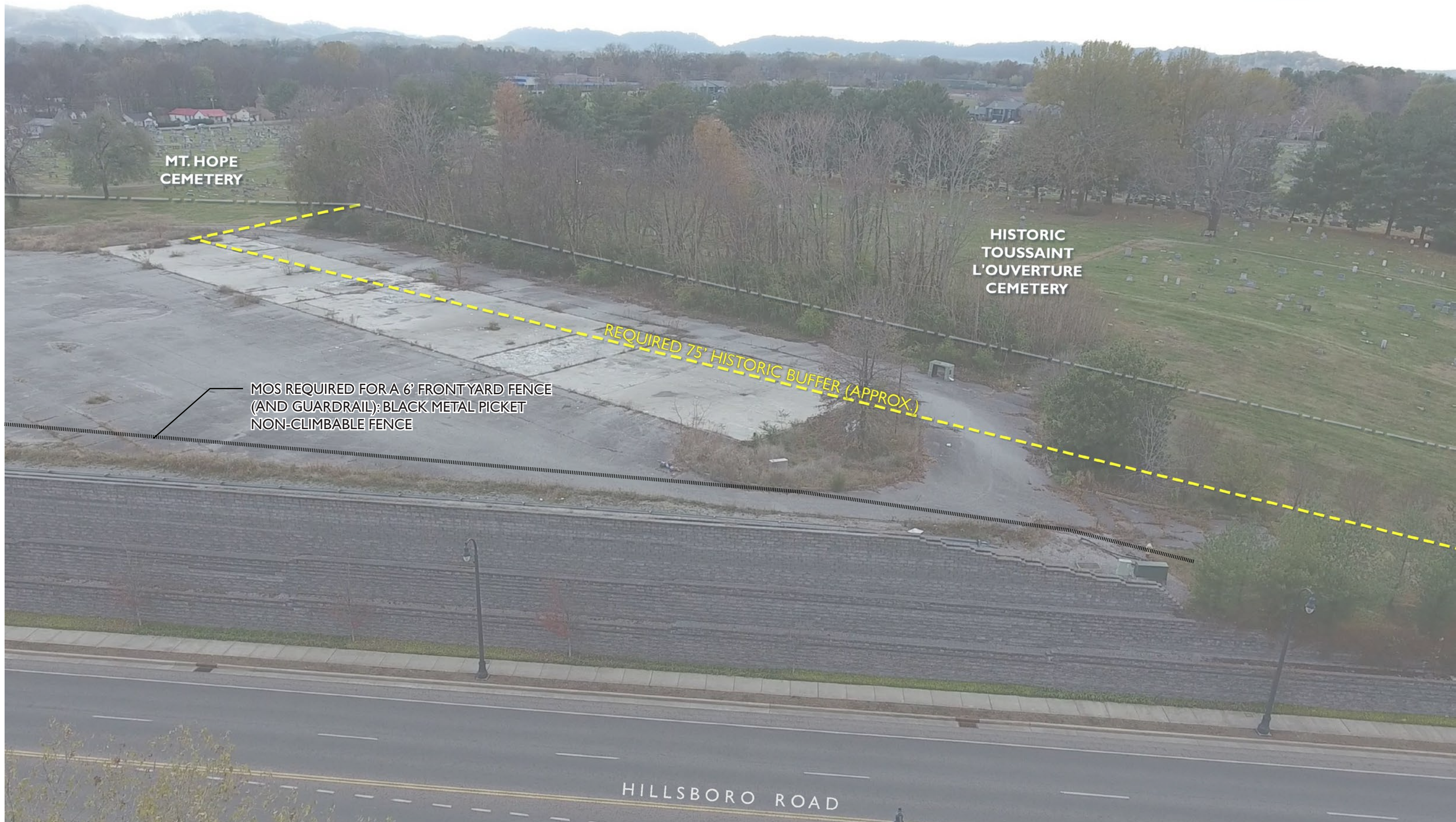
405 5TH AVENUE NORTH
FRANKLIN, TN

JOINT CONCEPTUAL WORKSHOP 08/24/2023







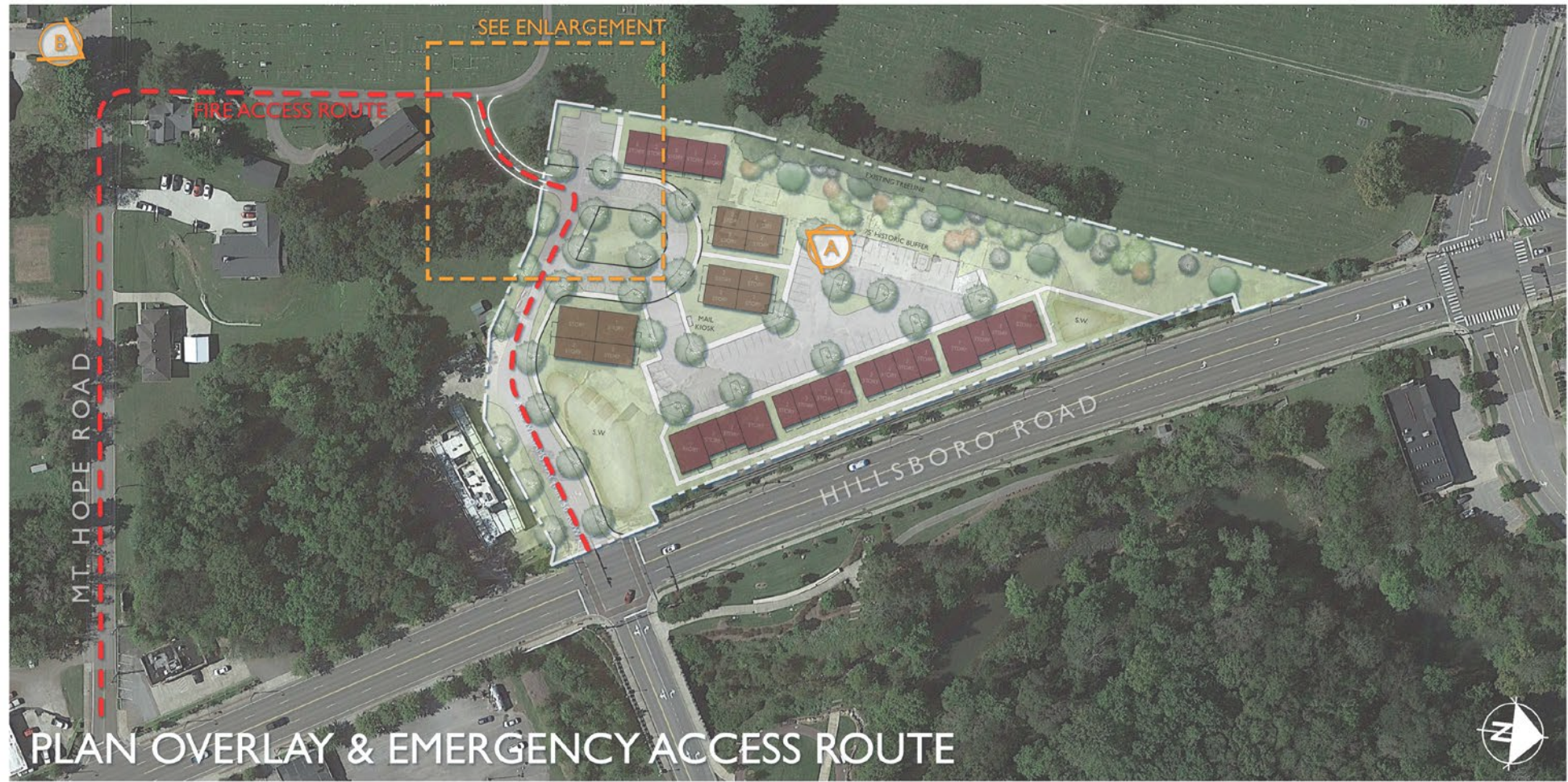




SITE DATA:

21 - TOWNHOMES
 12 - MULTIPLEX HOMES
 33 - TOTAL HOMES

PARKING:
 PROVIDED: 84 SPACES



MODIFICATIONS OF STANDARDS

#1 REQUIRED PARKING

(33) 3 BEDROOM HOMES PROPOSED
COF PARKING REQUIREMENTS ARE
3 SPACES PER 3-BEDROOM UNIT, OR 99 SPACES

OUR MOS REQUEST WOULD BE TO ALLOW
82 SPACES,WHICH WOULD BE A REDUCTION OF
3 SPACES PER 3-BEDROOM HOME TO
2.48 SPACES PER 3-BEDROOM HOME.

#2 MAX FENCE HEIGHT

MOS TO ALLOW A MIN. 6’ BLACK METAL PICKET FENCE
(NON-CLIMBABLE) THE FRONT YARD.

THIS WOULD ALSO SERVE AS THE
GUARD RAIL FOR RESIDENT SAFETY.

#3 RETAINING WALL HEIGHT

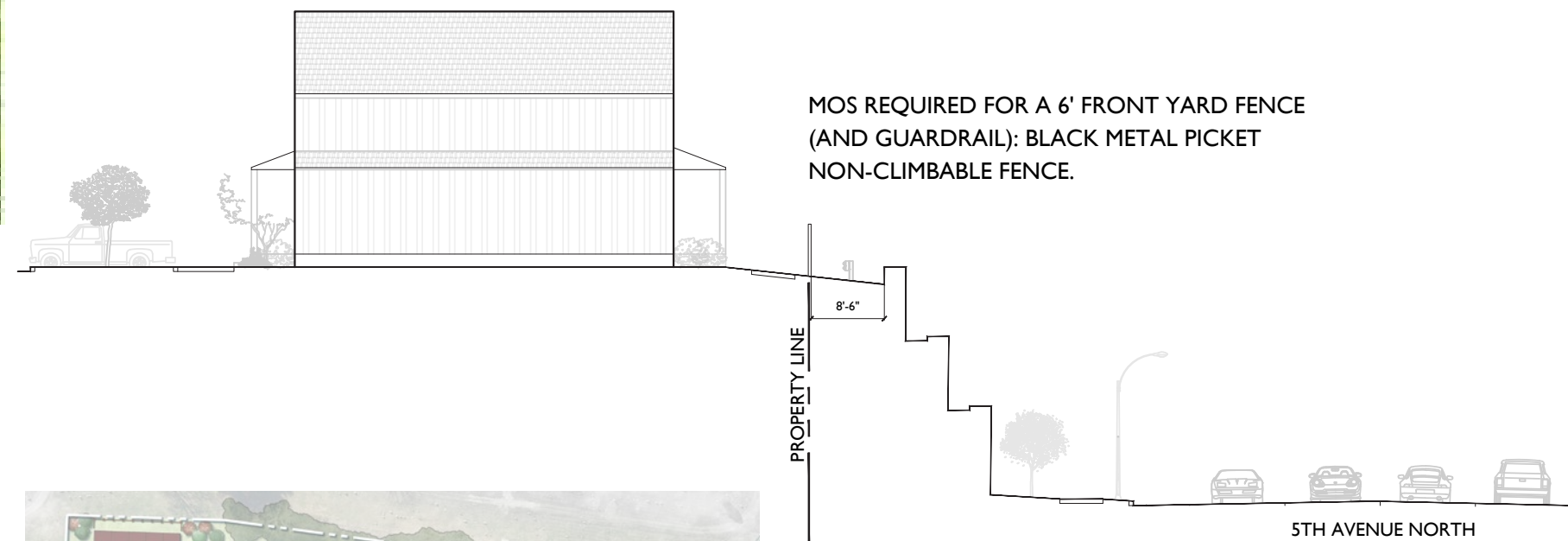
MOS TO ALLOW A RETAINING WALL ON SITE WHERE
THERE IS AN EXISTING WALL THAT WILL BE TORN
DOWN AND REBUILT. WALL HEIGHT UP TO 6’.

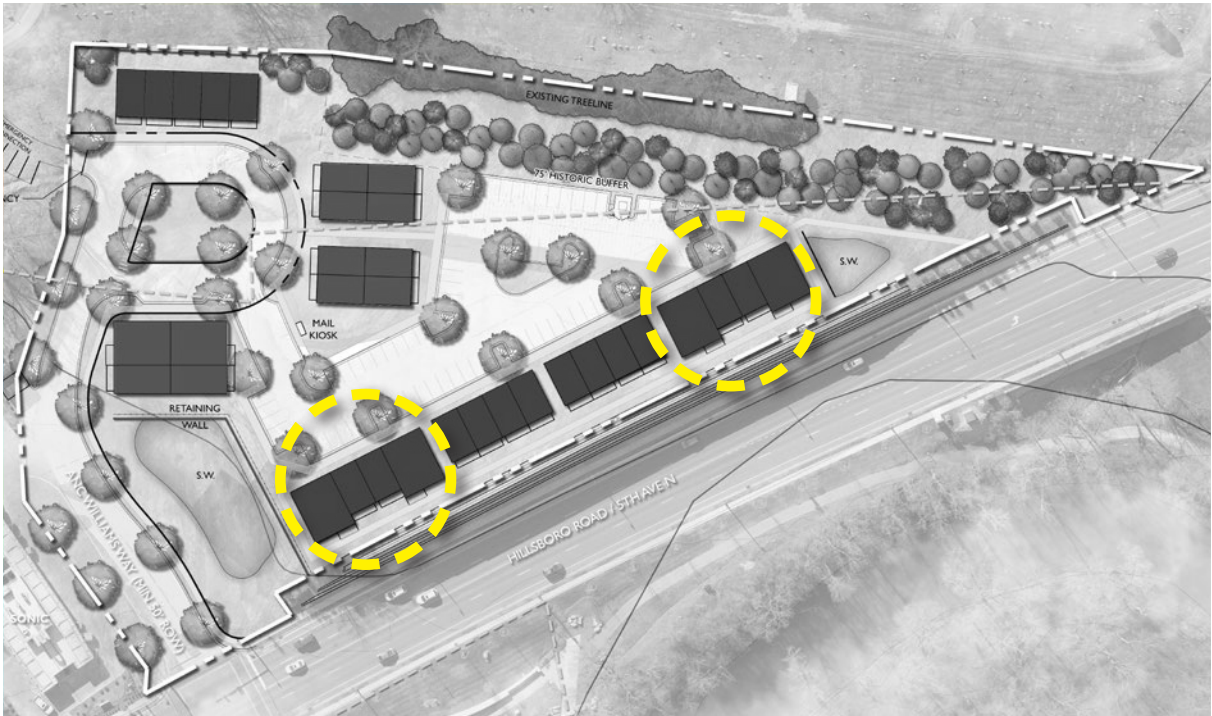


6' FRONT YARD FENCE: BLACK METAL PICKET, NON-CLIMBABLE

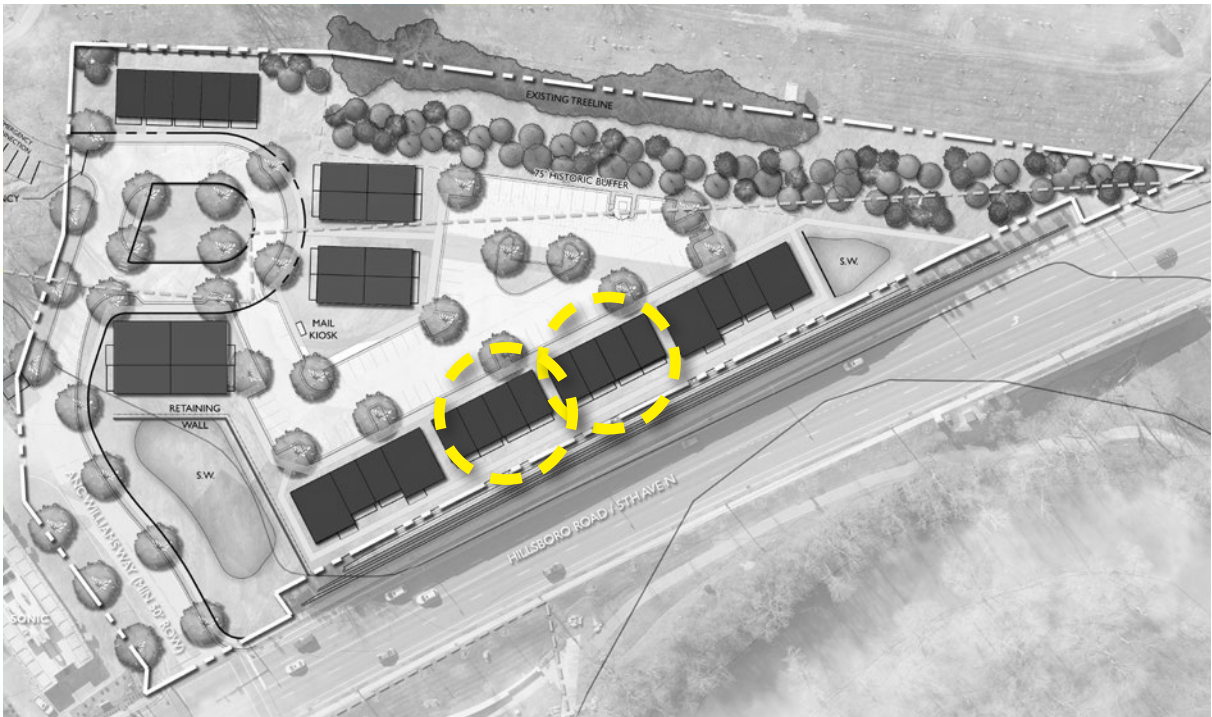


EXISTING CONDITION: 25' RETAINING WALL ALONG 5TH AVE N FRONTAGE





FRONT ELEVATION



FRONT ELEVATION



FRONT & REAR (MIRRORED) ELEVATION



FRONT & REAR (MIRRORED) ELEVATION



SIDE ELEVATION



SIDE ELEVATION

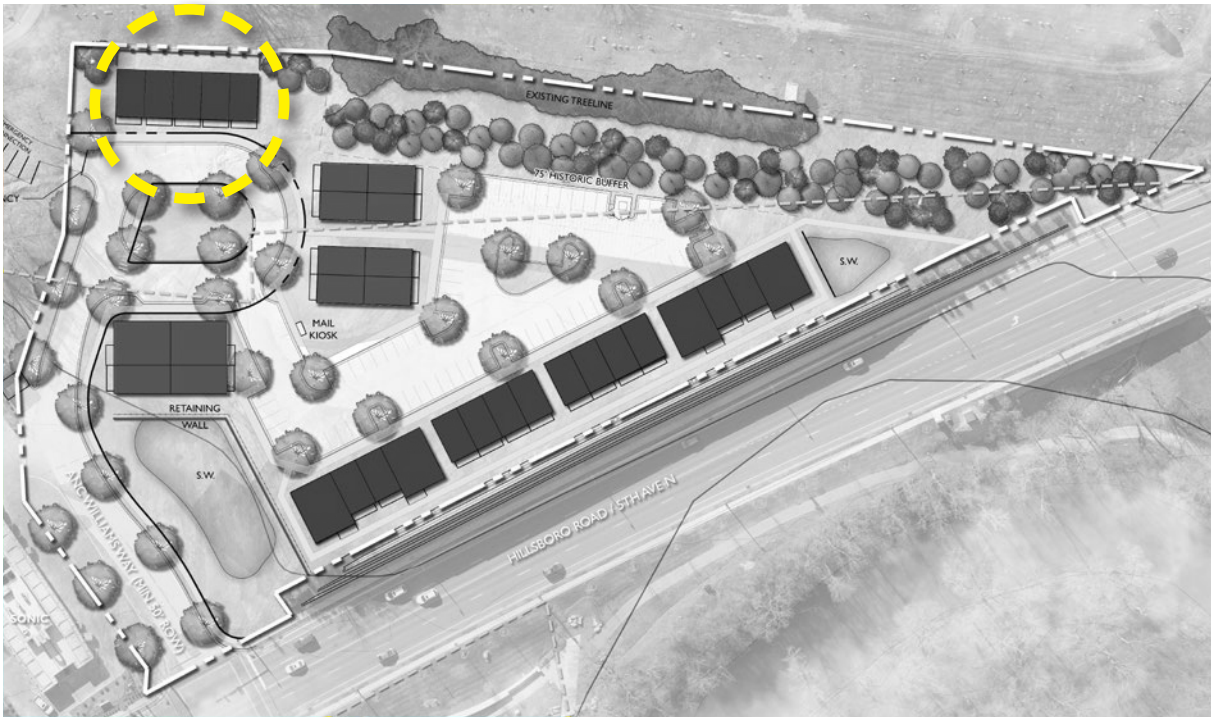
BOUSQUET PLACE

PROPOSED ARCHITECTURE





FRONT & REAR ELEVATION



FRONT ELEVATION



NEXT STEPS: SCHEDULE & DATES

2023-08-24 JOINT CONCEPTUAL WORKSHOP

2023-09-28 FMPC MEETING (7:00 PM)



ENVISION FRANKLIN AMENDMENT

1190 LEWISBURG PIKE

JOINT CONCEPTUAL WORKSHOP 08/24/2023



Fellowship
Bible Church





COMMUNITY RECREATION FIELDS ALONG ROAD FRONTAGE



FRANKLIN FELLOWSHIP [COLUMBIA AVE]



POND & "QUAD"

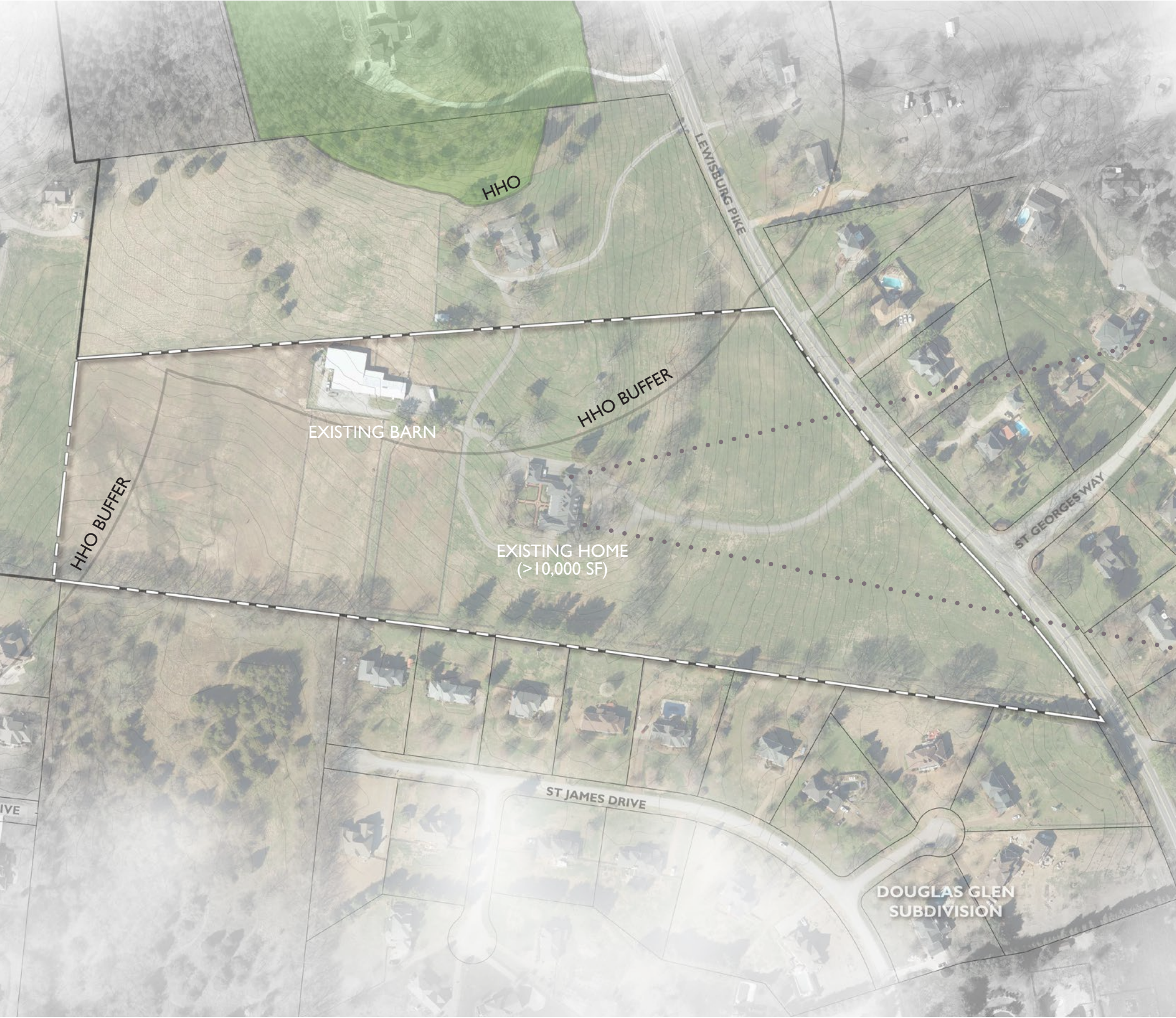


PARK-LIKE CAMPUS



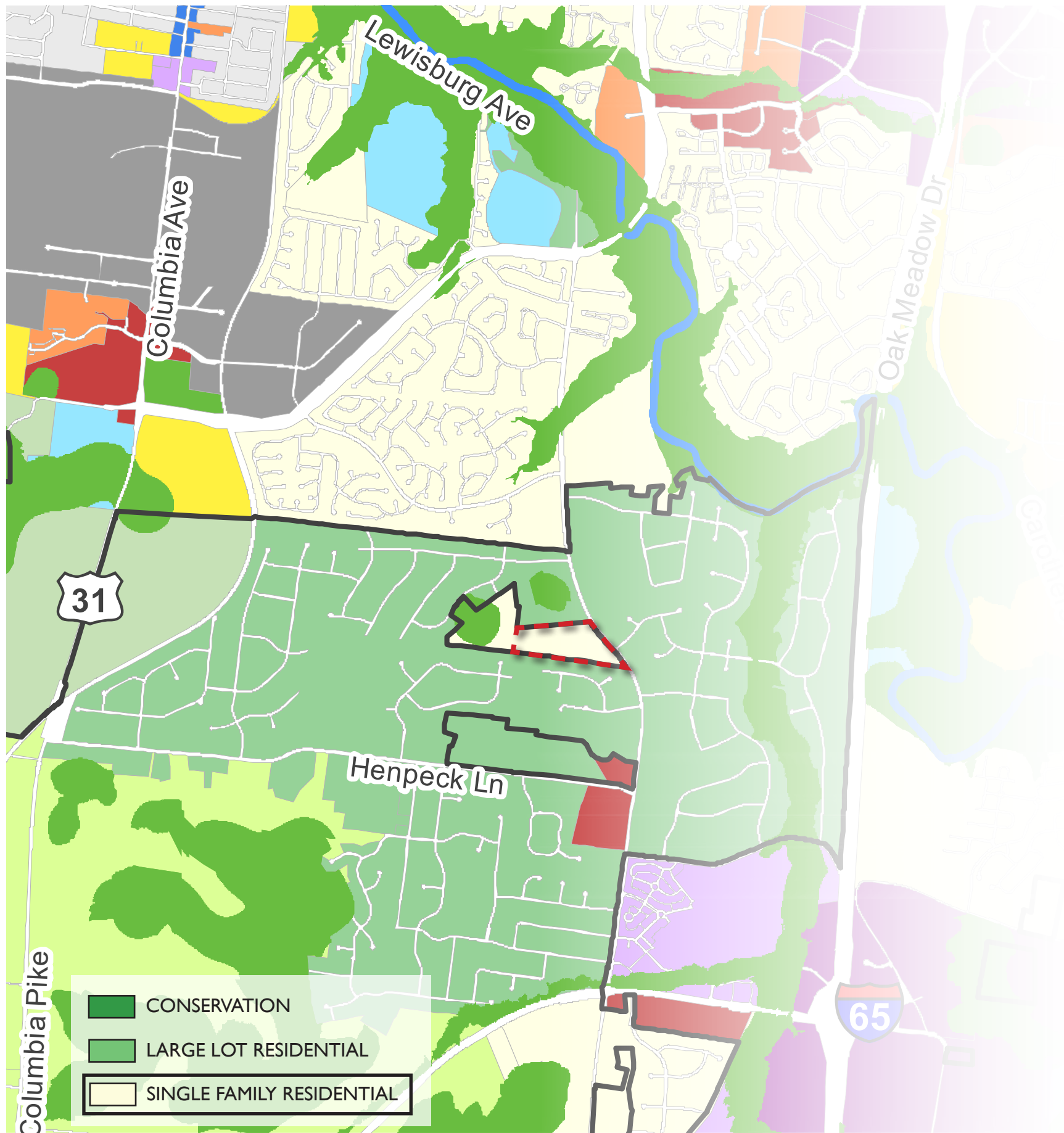


APPROVED PUD	PROPOSED W/ EFA
• 32 SINGLE-FAMILY RESIDENTIAL LOTS* (*27 LOTS ON STUDY SITE) • 9 HOMES LOCATED BETWEEN LEWISBURG PIKE AND THE EXISTING HOME • 0.63 ACRE POCKET PARK* (*ON STUDY SITE)	• FELLOWSHIP BIBLE CHURCH'S NEW FRANKLIN CAMPUS • PRESERVED VIEWSHED AND PASTORAL LAWN AREA ALONG LEWISBURG PIKE • QUAD PARK WITH ATHLETIC FIELDS, PAVILLION, AND COMMUNITY AMENITIES



EXISTING HOME:
Proposed language allows adaptive reuse of the existing residential structure into civic/institutional.





EXISTING POLICY:

SINGLE FAMILY RESIDENTIAL DESIGN CONCEPT [SPECIAL CONSIDERATIONS]

“INSTITUTIONAL USES: Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area. These uses are encouraged to be located at major intersections of arterial and collector streets. Additional stories may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.”
ENVISION FRANKLIN, PAGE 100

PROPOSED LANGUAGE:

Institutional Uses located at the Tuck Away Development (1190 Lewisburg Pike)

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 100’ to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.



PROPOSED USES (WITH E.F.A.):

- WORSHIP BUILDING, CHILDREN'S MINISTRY, CONNECTION CENTER
- QUAD-STYLE PARK WITH OPEN-AIR PAVILION, WALKING TRAILS, OUTDOOR CHAPEL, POND, ATHLETIC FIELDS/COURTS, & GARDENS
- CLUSTERED PARKING TO THE BACK/WEST, PRESERVED BUCOLIC MEADOW/LAWN FRONTING LEWISBURG PIKE, & PRESERVED TREE LINE

NEXT STEPS:

- 2023-08-24 JOINT CONCEPTUAL WORKSHOP (5:00 PM)
- 2023-09-28 PLANNING COMMISSION (7:00 PM)