



City of Franklin

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

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, December 20, 2018

5:30 PM

City Hall Training 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 Thursday, December 20, 2018 at 5:30 pm in the City Hall Training Room. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resources 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. [18-1268](#) (5:30 - 6:00 pm) Discussion of a Development Plan proposing 426 multifamily residential units and 229,032 square feet of hotel, office, and retail space on 22.70 acres, near the intersection of Ovation Parkway and Carothers Parkway, at 1343 Huffines Ridge Drive (Huffines Property PUD).

Attachments: [JCW Huffines Presentation 12.20.2018](#)

2. [18-1269](#) (6:00 - 6:30 pm) Discussion of a Development Plan revision to remove 5.35 acres of land from the Lockwood Glen PUD, and rezone it for another use.

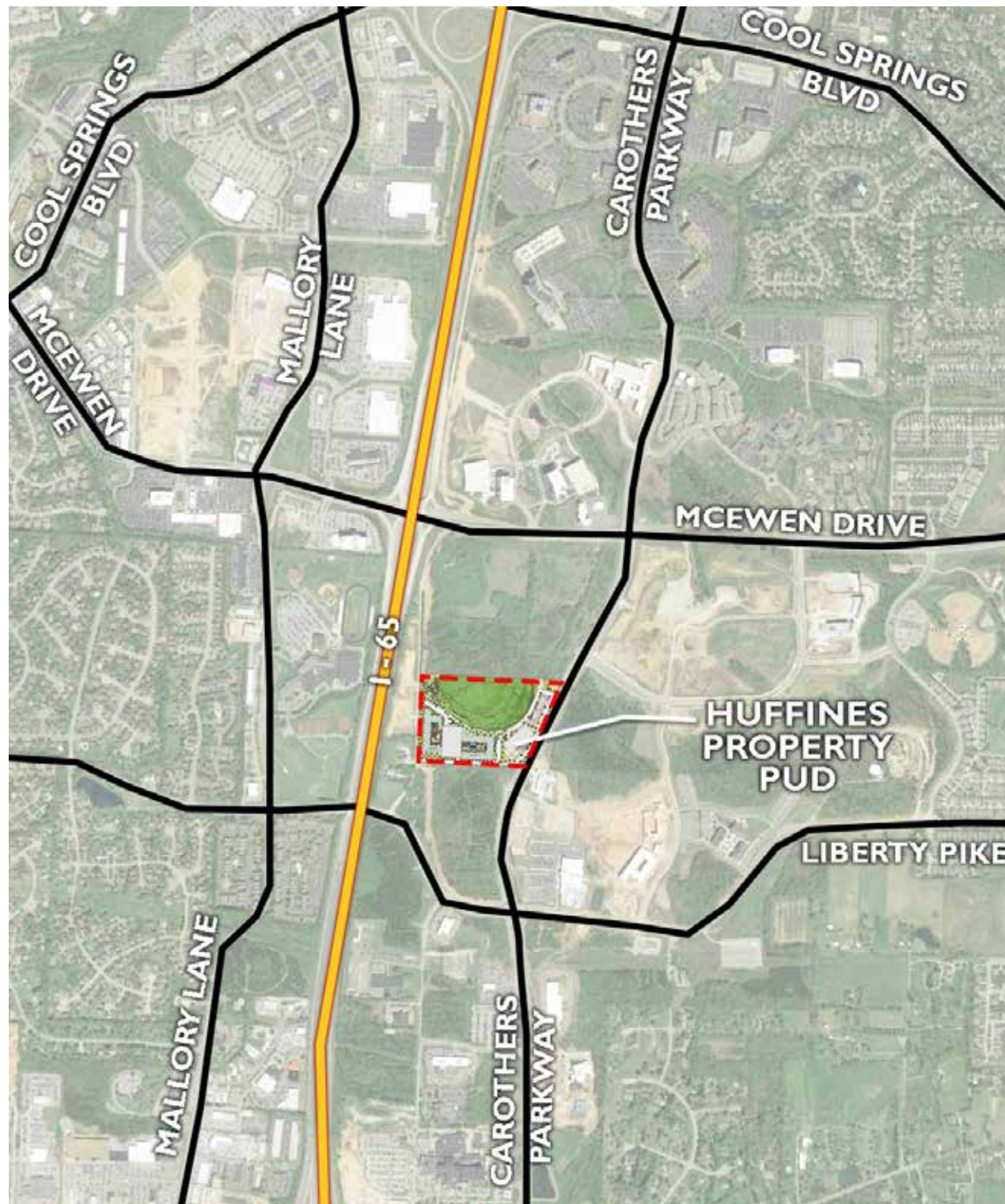
Attachments: [Lockwood Glen-Discovery Center JCW Presentation 12.20.2018](#)
[2018 12 19 Discovery Franklin Context Plan](#)
[2018 12 19 _Discovery Franklin Site Plan](#)

OTHER BUSINESS

Huffines Property PUD Development Plan

Joint Conceptual Workshop | December 20, 2018





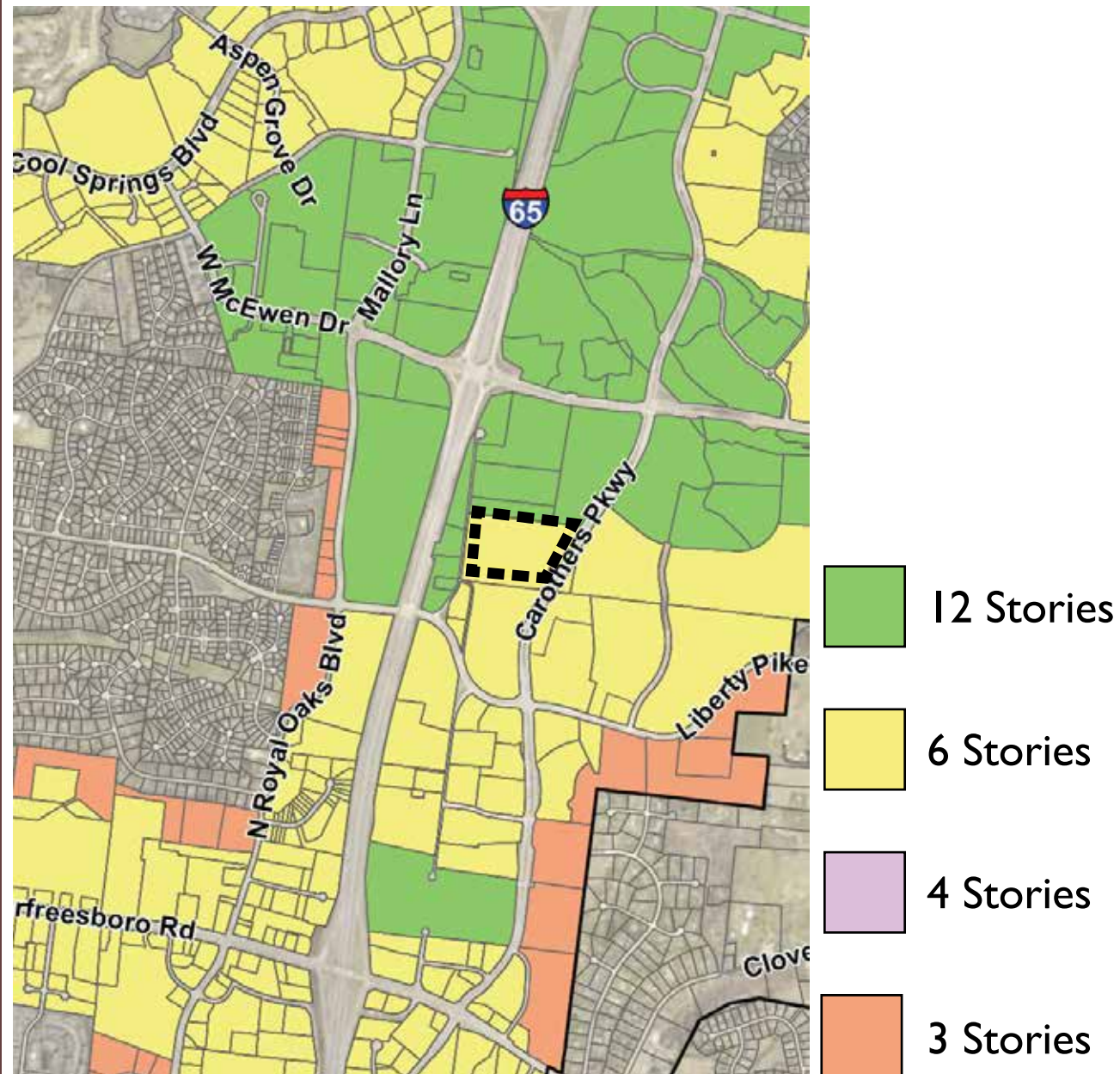
Vicinity Map



Zoning Map

- General Commercial
- General Office
- Civic and Institutional
- Specific Development - Variety
- Specific Development - Residential
- R-3

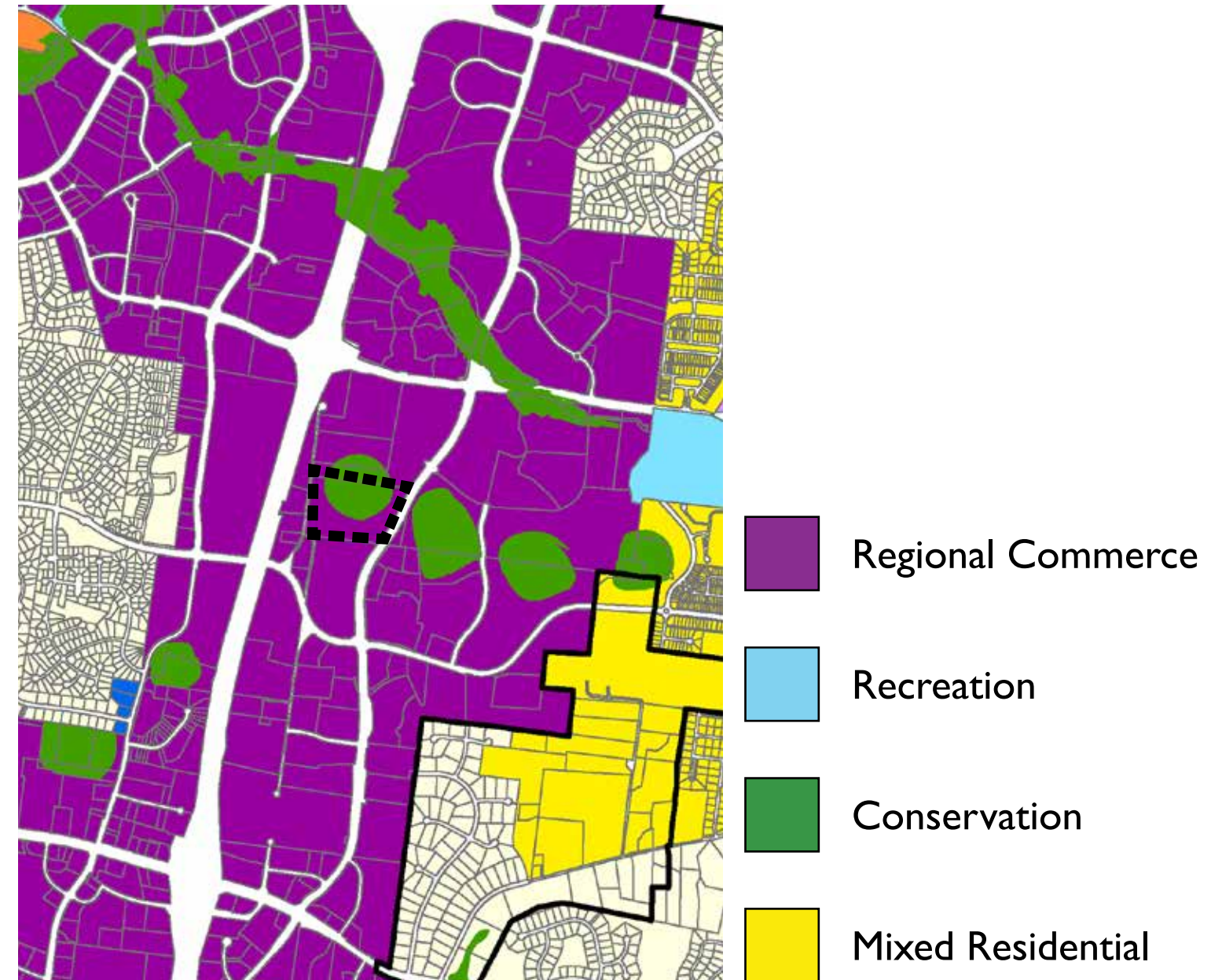
Envision Franklin



Interstate Corridor Building Heights

Regional Commerce

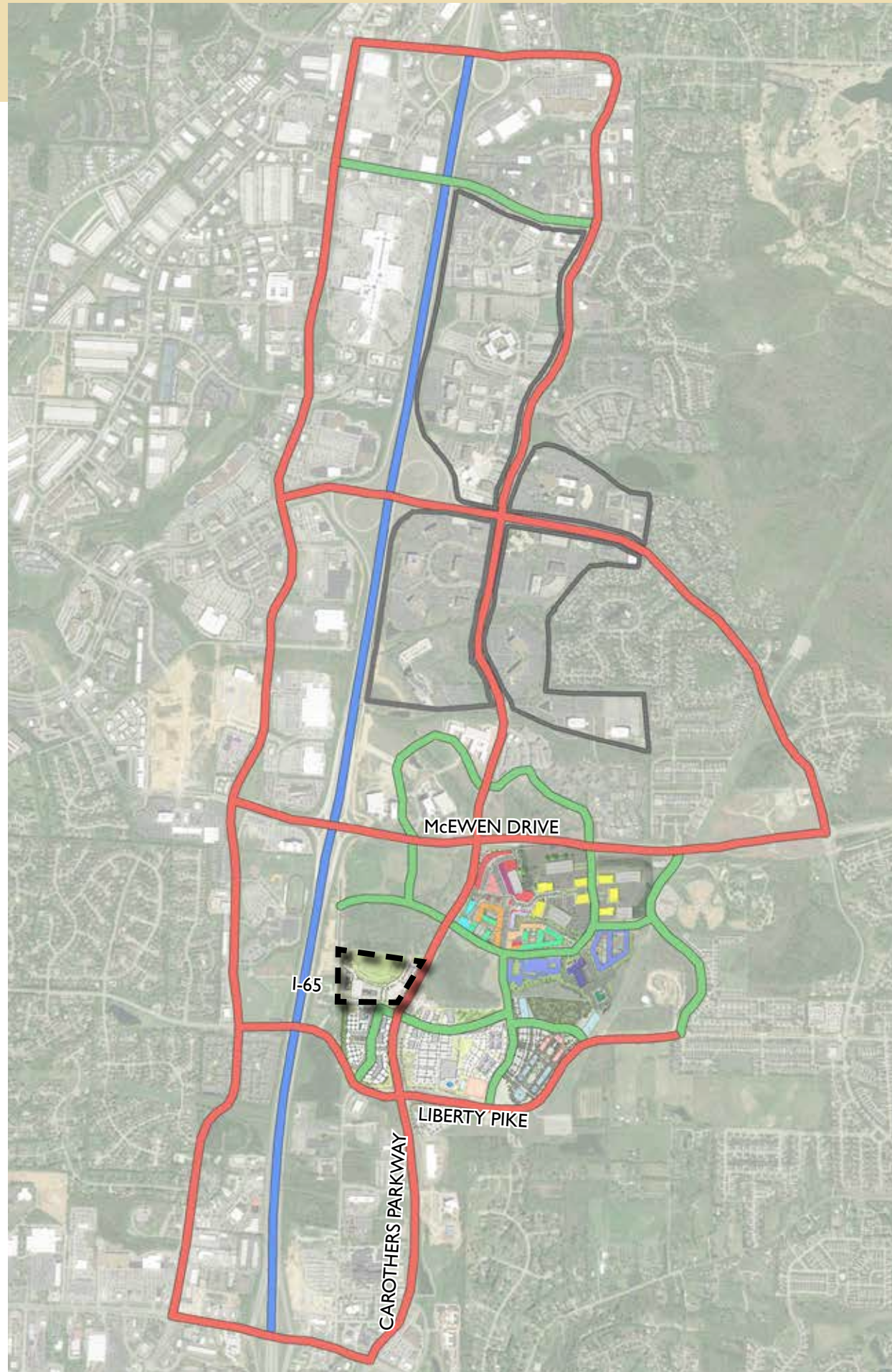
“Taller structures are encouraged around the I-65 interchanges and along Carothers Parkway, north of Liberty Pike, where higher travel demands can be supported, to create an attractive urban view-shed and promote economic development.”



Land Use Plan

Regional Commerce

“New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces.”



I-65 Corridor



Columbia State Community College



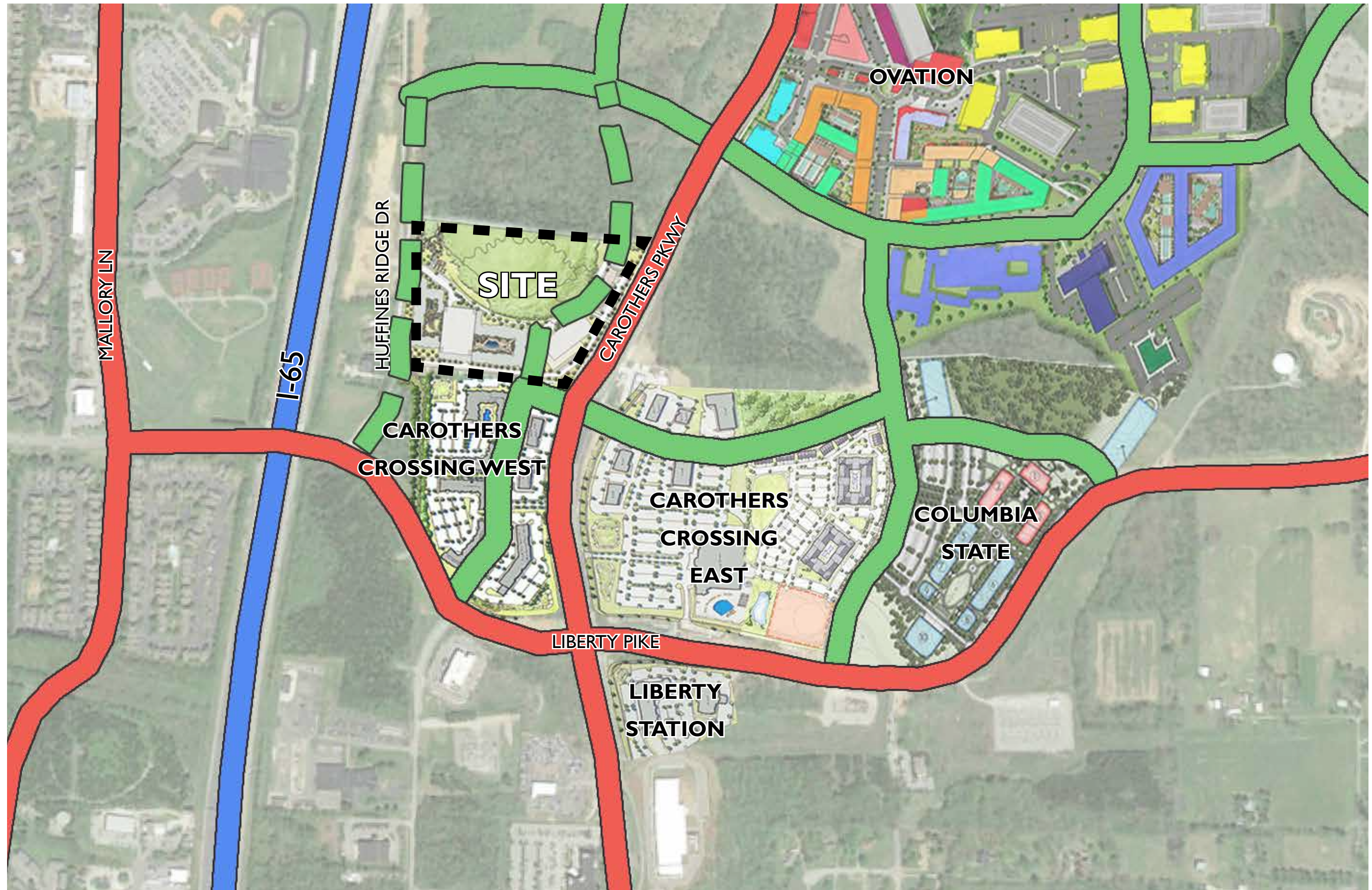
McEwen Town Center



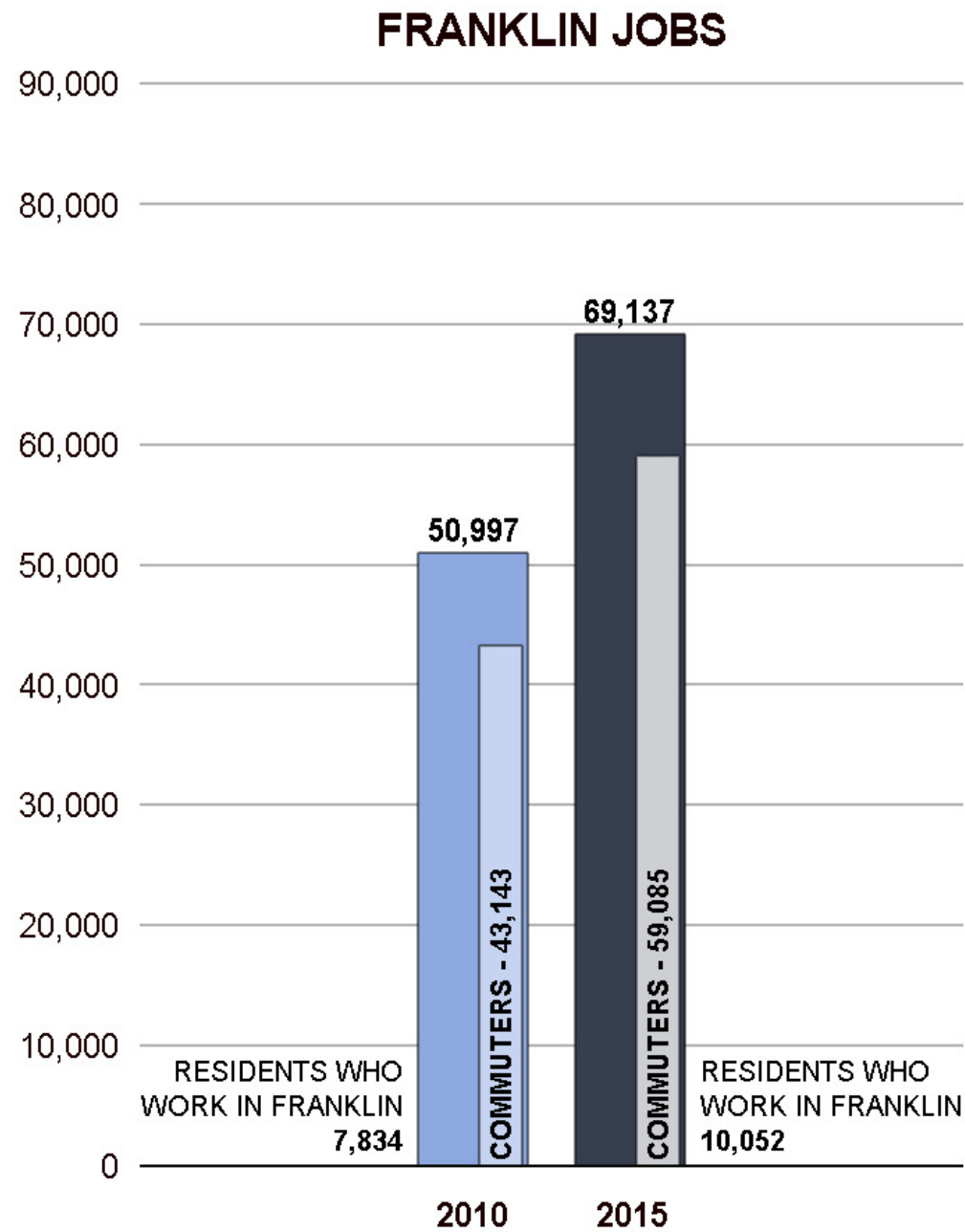
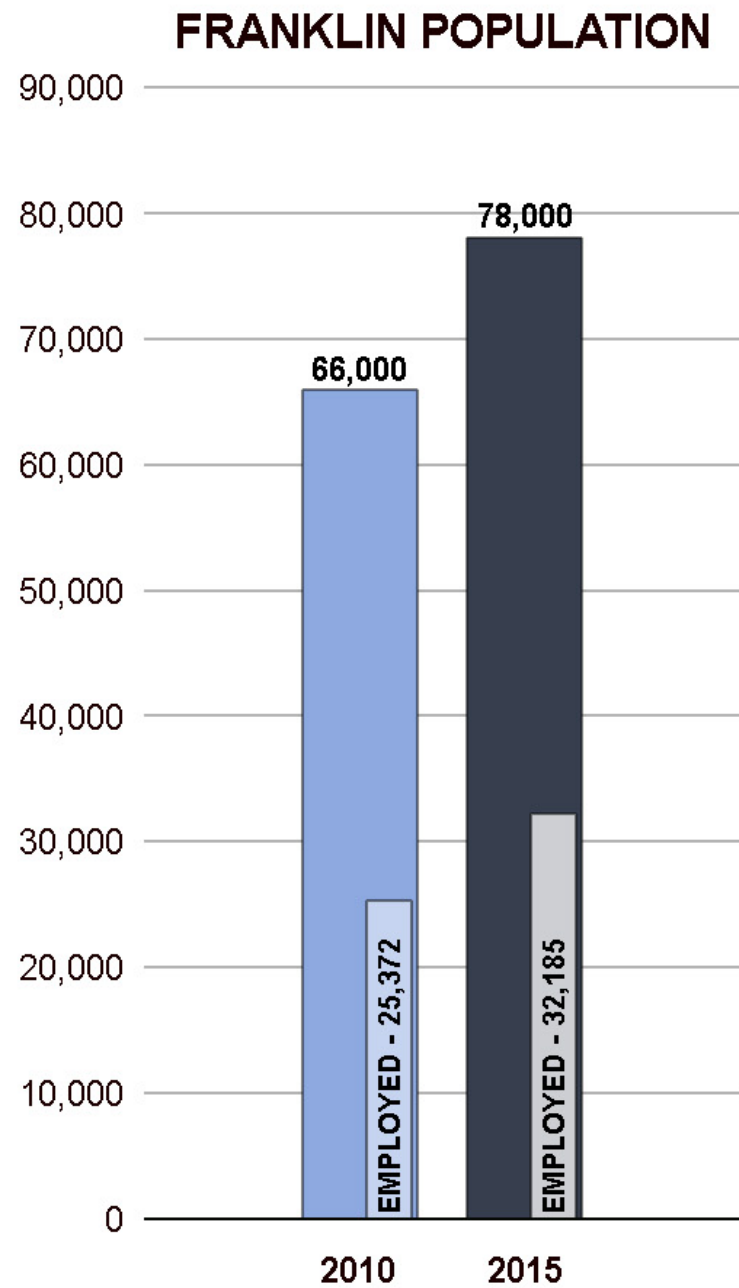
Emblem

Franklin's Mixed-Use & Smart-Growth Neighborhood

Adjacent Properties



Current & Projected Demographics



1.34 Million Sq Ft of Commercial Building Permits in 2017.

1.33 Million Sq Ft of Commercial Site Plans Approved in 2017.

FRANKLIN HOUSING STATISTICS

	2010	2018
Owner Occupied Households	16,136 (67%)	20,593 (68%)
Renter Occupied Households	7,858 (33%)	9,759 (32%)

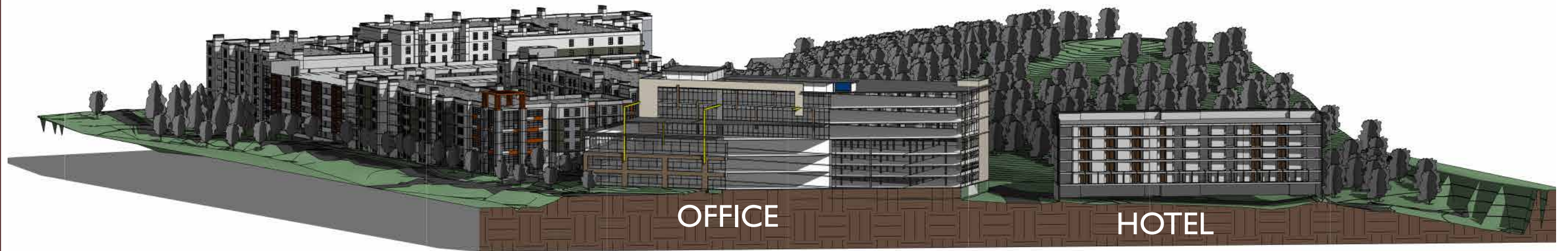
SINGLE FAMILY HOME SALES

	July 2018	October 2018
Average Price	\$587,452	\$613,970
Median Price	\$499,450	\$540,000

(Prices from Williamson County Association of Realtors Reports for July and October)

Site Data	
Total Area	22.70 AC
Residential:	
1 Bedroom Units:	180
2 Bedroom Units:	210
3 Bedroom Units:	36
Total Units:	426
Residential Density:	18.7 DUA
Office:	147,744 SF
Hotel:	170 Rooms
Park Area:	+/- 10.03 AC





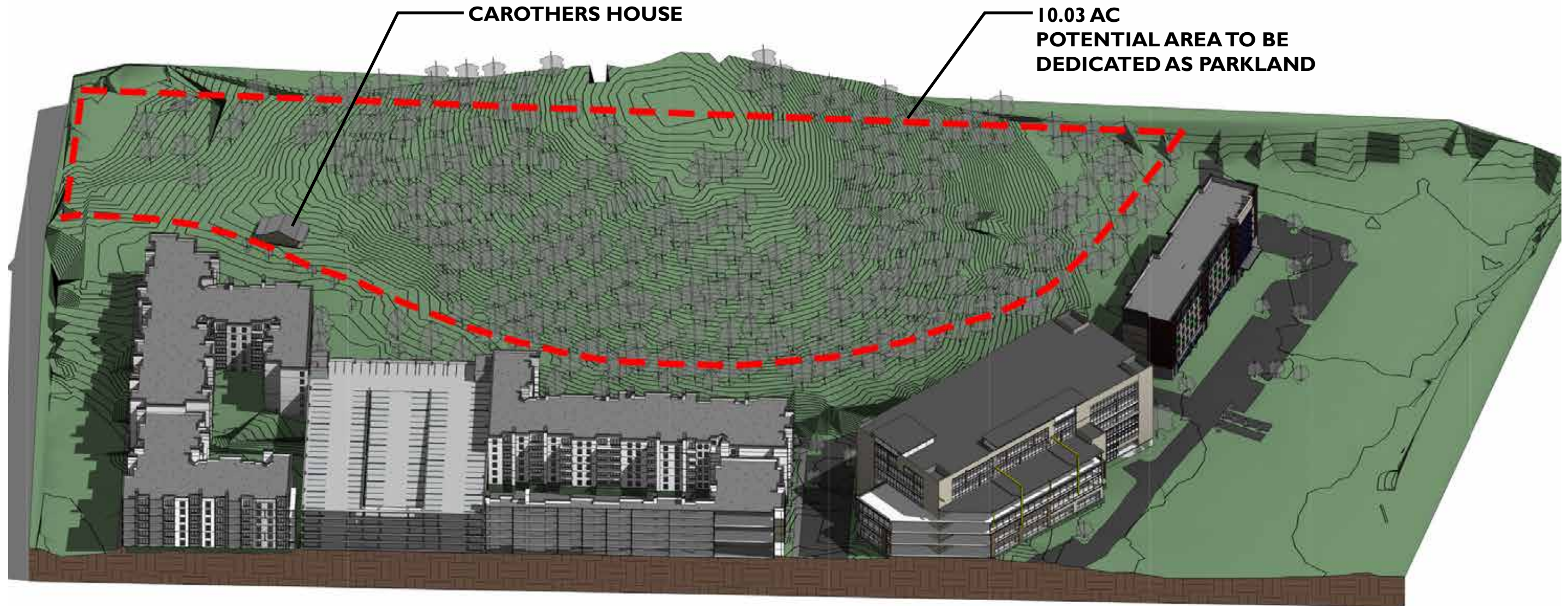
View From Carothers Parkway



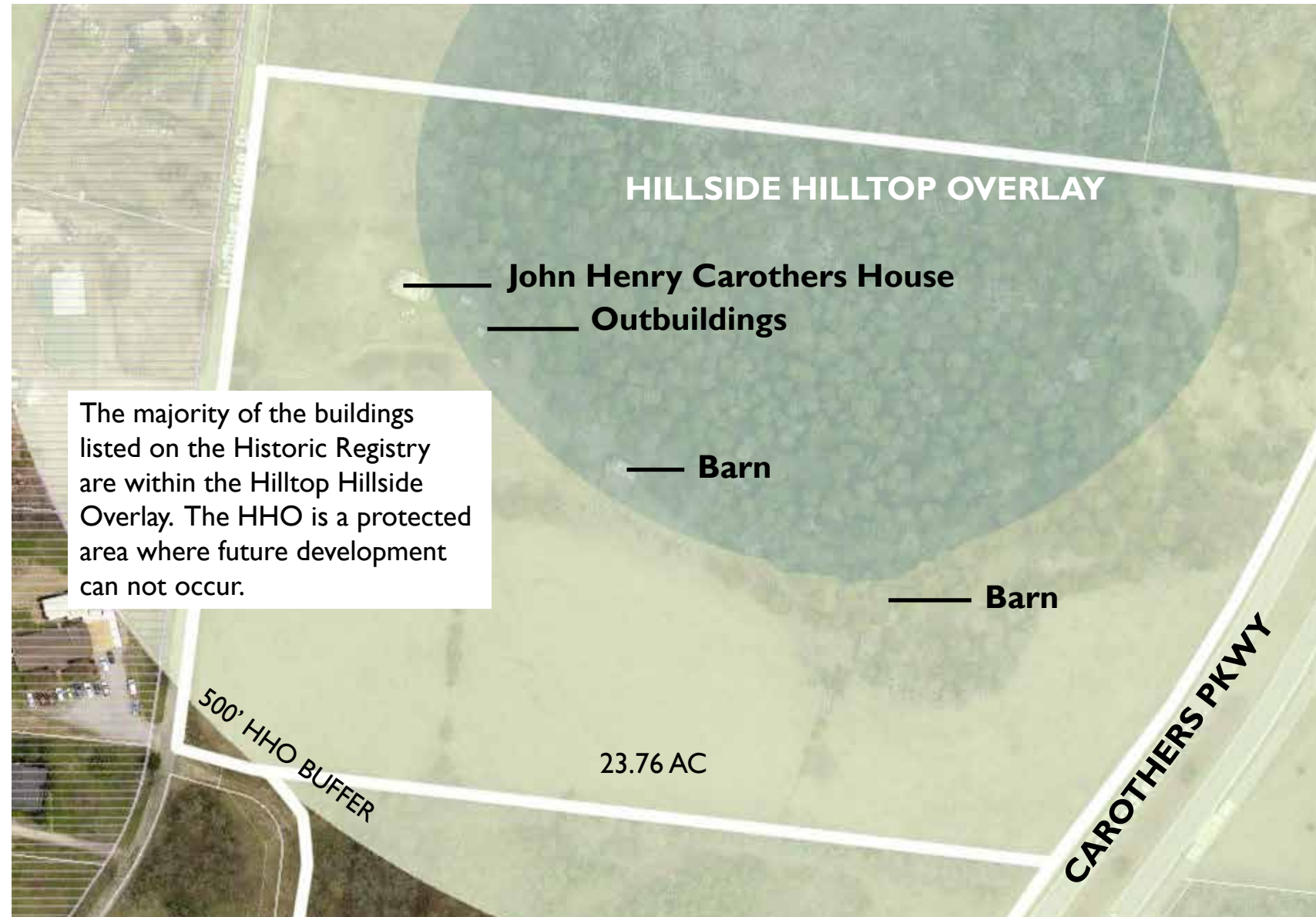
View From Carothers Parkway



View From Huffines Ridge



Overall View



The majority of the buildings listed on the Historic Registry are within the Hilltop Hillside Overlay. The HHO is a protected area where future development can not occur.

JOHN HENRY CAROTHERS HOUSE- CIRCA 1989



CURRENT CONDITIONS OF STRUCTURES:

JOHN HENRY CAROTHERS HOUSE



BARN



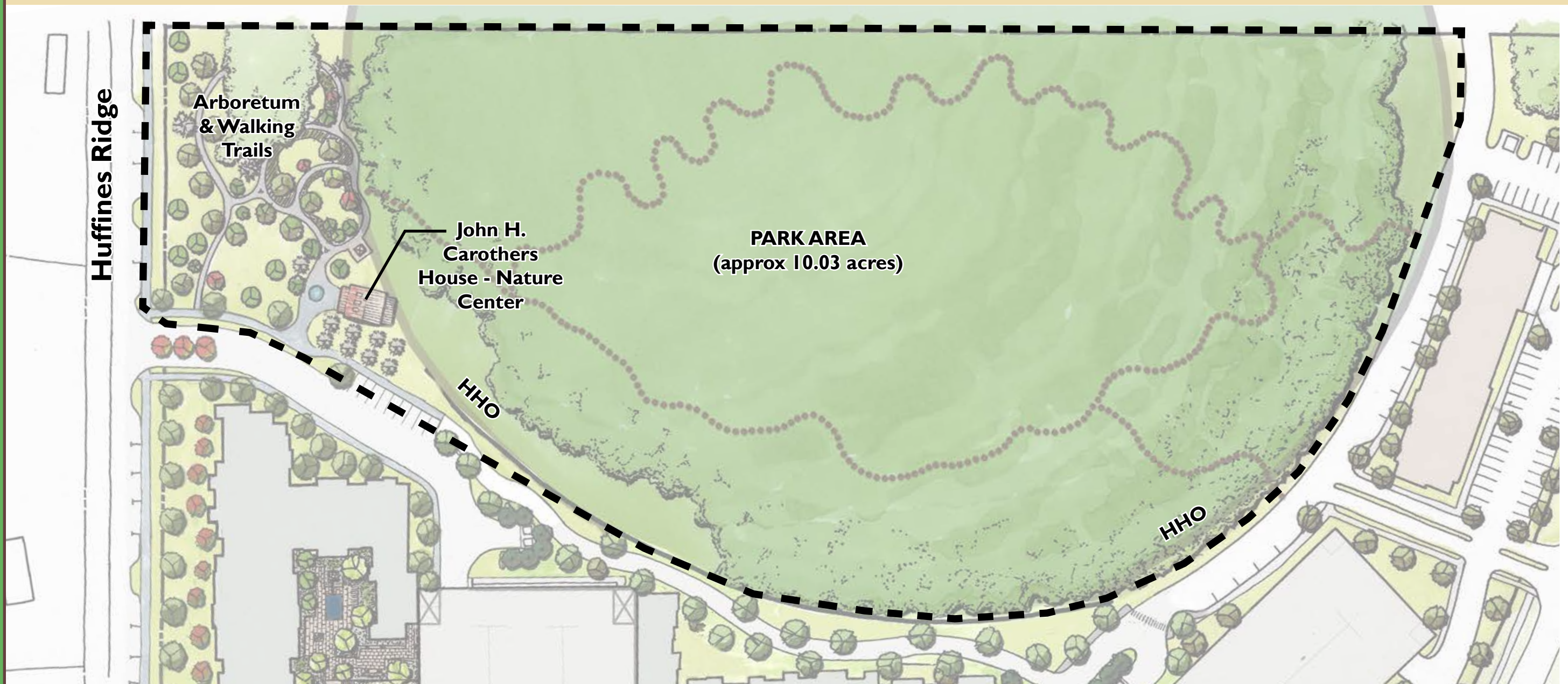
SHED



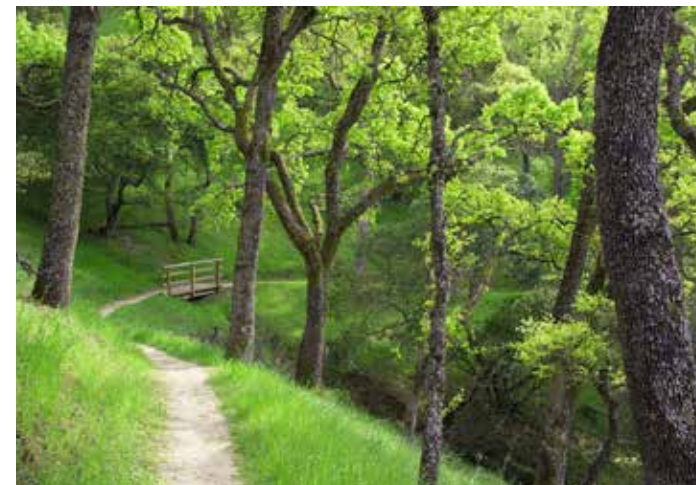
SMOKEHOUSE



Parkland Area



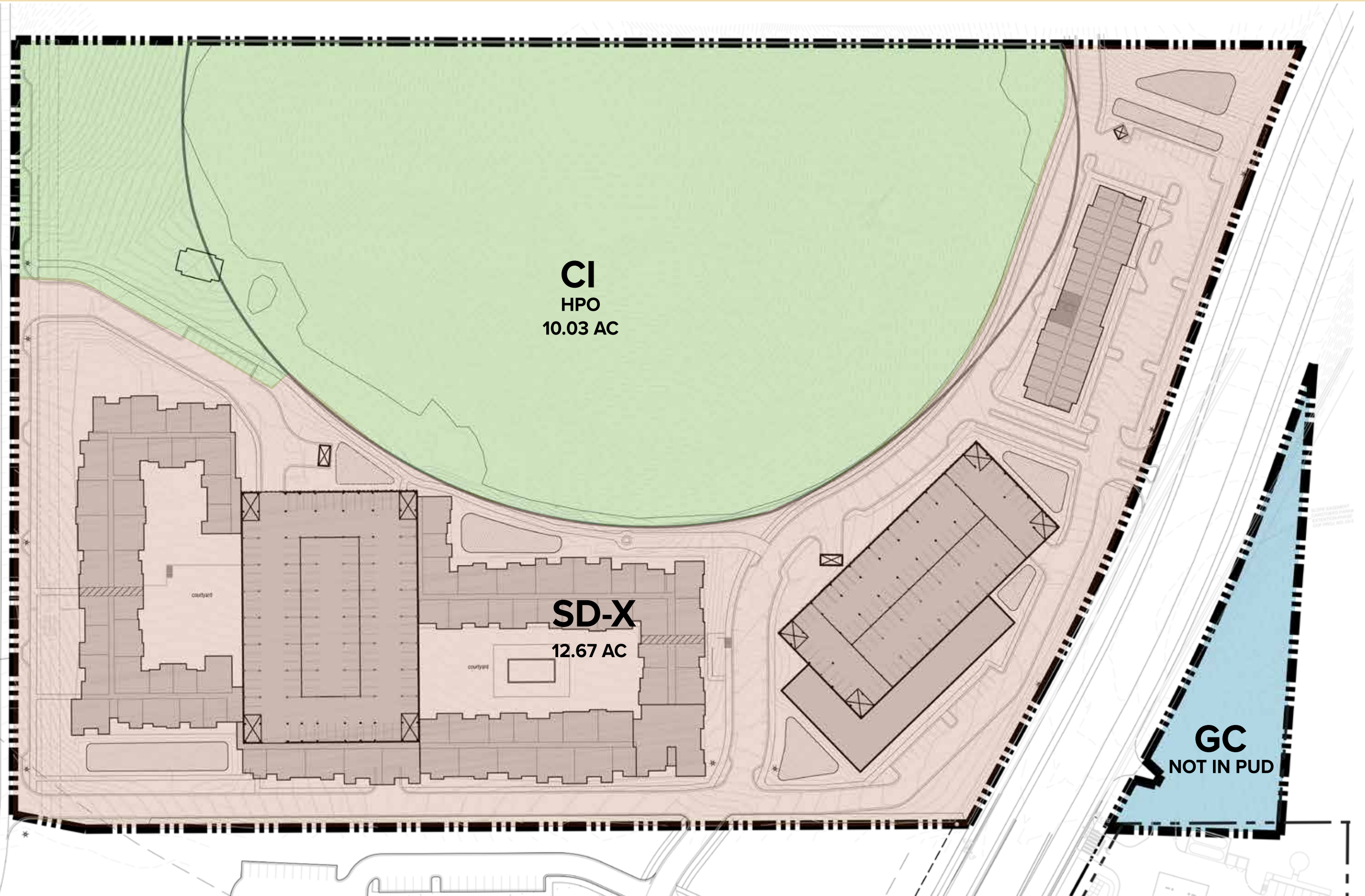
The Parkland Dedication Area is an approximately 10 acre park that will consist of signage, trails, community gardens, and the restored John Henry Carothers House.



Trails System



NEW ZONING OVERLAYS



Next Steps

Initial Submittal - COMPLETED December 10, 2018

Resubmittal of Plans: January 3, 2019

Planning Commission Meeting: January 24, 2019



Lockwood Glen Development Plan, Revision 4

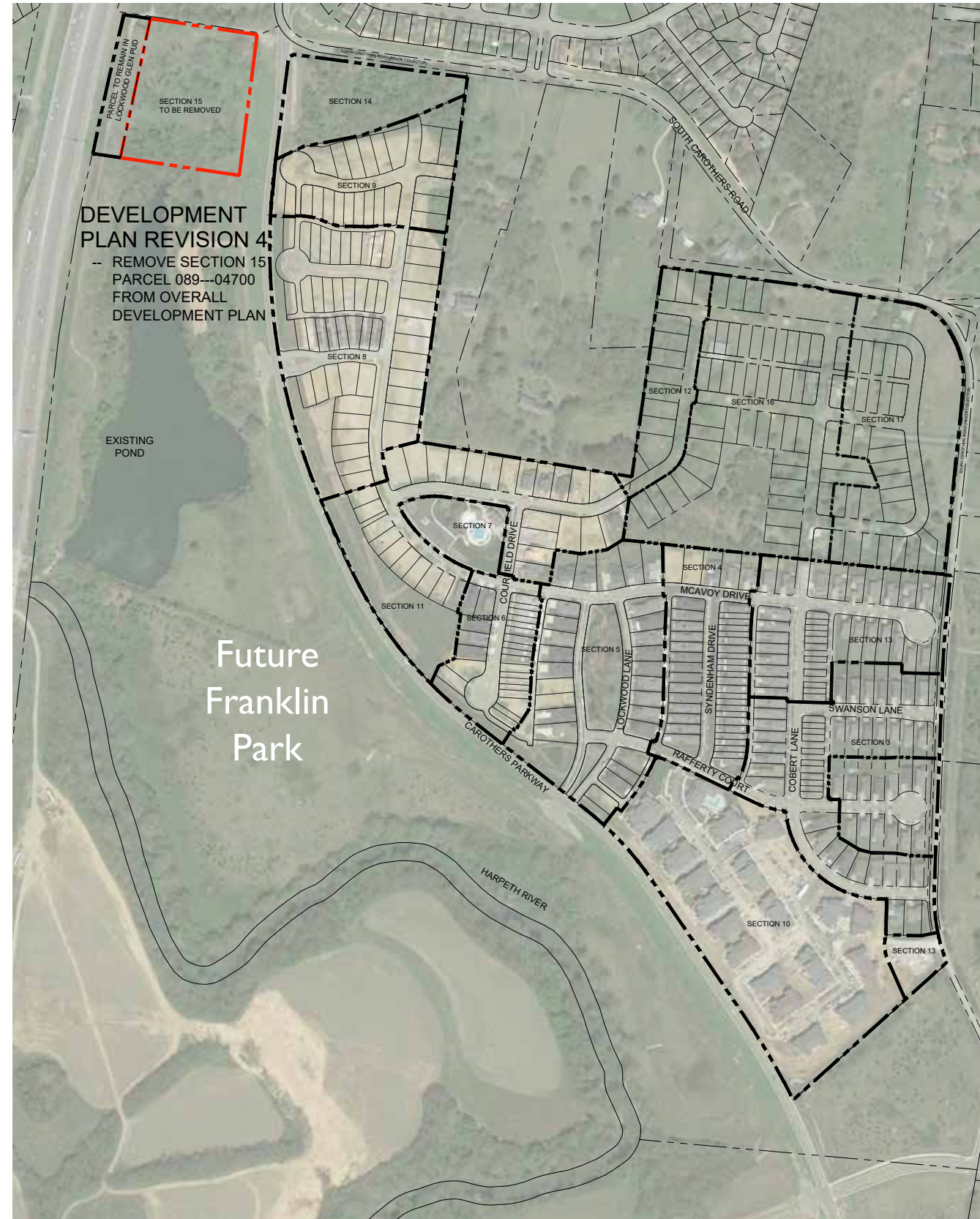
Joint Conceptual Workshop
December 20, 2018



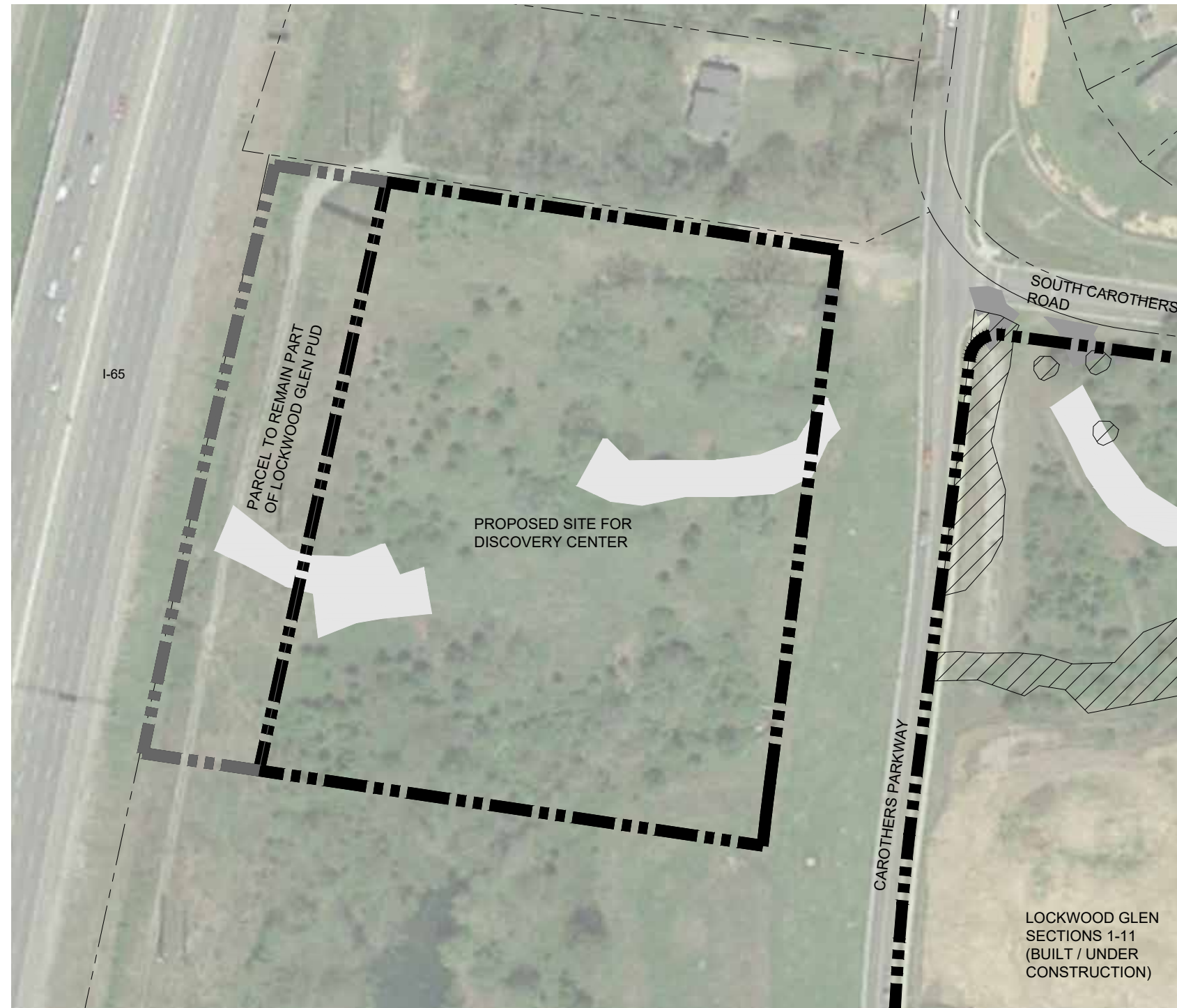


Development Plan

Proposed Revision



Discovery Center Moving Forward



Step 1 - Remove property from
Lockwood Glen PUD

Step 2 - Rezone property

Step 3 - Design the site plan

Site Area - 5.35 AC

Current Entitlement - 16 Townhomes

Discovery Center

Mission Statement



Engaging curious minds to fuel the future.

Our vision is to build a community with the courage to ask thoughtful questions, the drive to find creative solutions, and the confidence to implement positive changes.

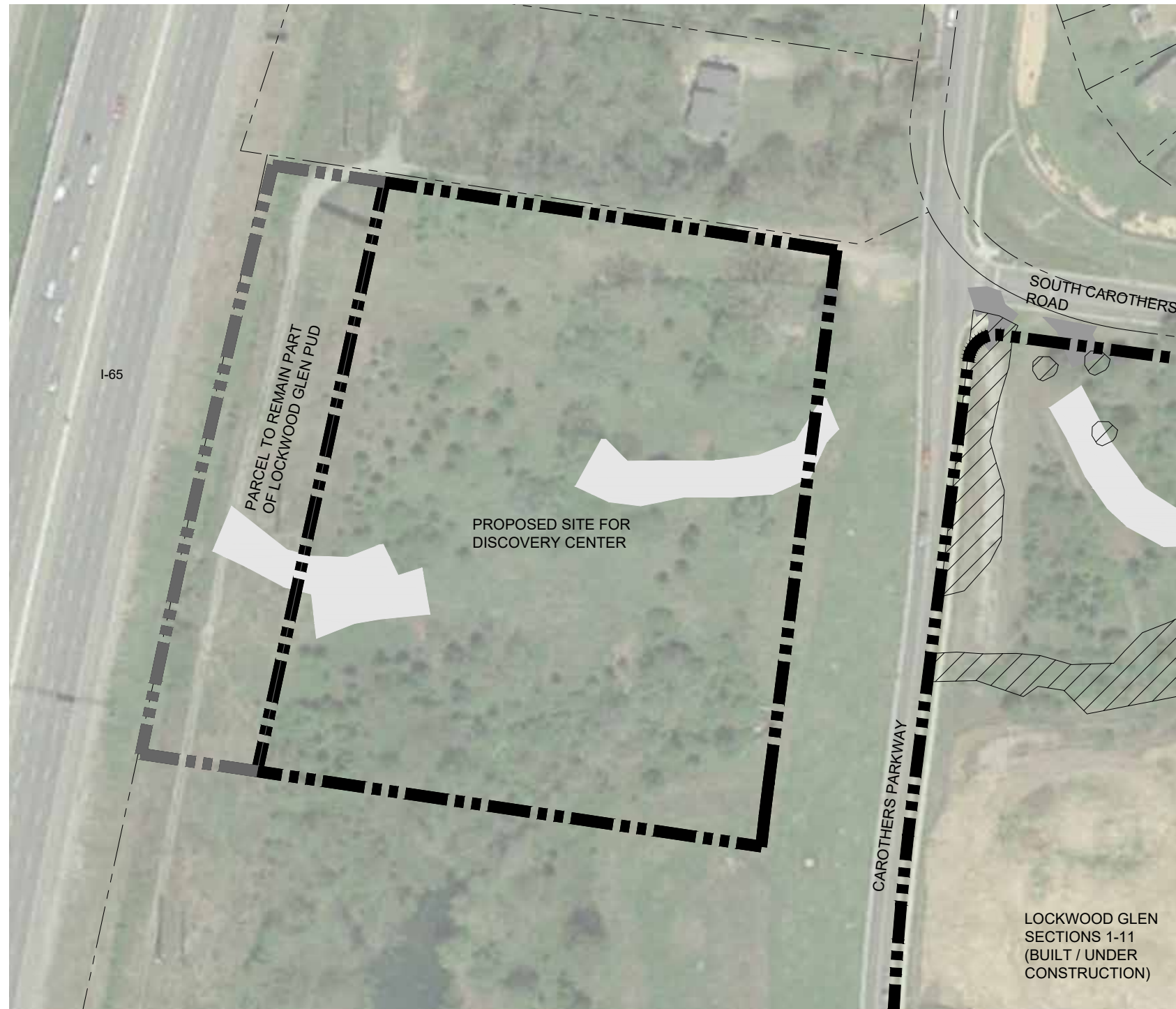
Discovery Center

Goals and Objectives



- Family-centered exploration
- Learn & Play together
- Access for everyone
- Resource for teachers
- Youth development
- Connecting curiosity to careers
- Tourism destination
- Grassroots community building

Discovery Center Moving Forward



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Discovery Center

Site Context Plan



Discovery Center Enlarged Context Plan





PROPOSED
DISCOVERY
CENTER SITE

PARK MASTER
PLAN BY OTHERS

6' BOARDWALK
WITH
INTERPRETIVE
SIGNAGE

6' ASPHALT
TRAIL AROUND
LAKE

EXISTING
TVA ROAD

SMALL
PICNIC
AREA

"MINOR"
ENTRY FEATURE

DECORATIVE
FENCE AROUND
CEMETERY WITH
SIGNAGE

SMALL
PICNIC
AREA

SMALL
PICNIC
AREA

FISHING
DOCK

FORMAL EVENT
PAVILION W/ PIER

FISHING
DOCK

"MINOR"
ENTRY FEATURE

12' PAVED
MULTI-MODAL TRAIL

FISHING
DOCK

VENDOR

TRASH COLLECTION

FLOATING BOAT
RENTAL DOCK

+/- .55 AC
FORMAL
EVENT LAWN

+/- 2.26 AC
OVERFLOW
EVENT /
MAINTAINED
LAWN

"MINOR"
ENTRY FEATURE

BIO-RETENTION
AREA PLANTINGS
(CONSISTS OF NATIVE
ADAPTIVE CANOPY,
EVERGREEN, AND
UNDERSTORY TREES)

MAIN PARK ENTRY
FEATURE

10 PARKING
SPACES

EXISTING TREE
ROW

+/- 1.56 AC
MULTI-PURPOSE
PLAY FIELD

+/- .50 AC
PLAYGROUND
AREA
(AREA TAKEN FROM
PINKERTON)

60 PARKING
SPACES

OVERFLOW
PARKING
(+/- 100 SPACES)

RIVER
ACCESS

12' PERVIOUS
MULTI-MODAL TRAIL

+/- 4.67 AC
MAINTAINED LAWN
AREA (INCLUDES PLAY
FIELD AND PLAYGROUND
AREA)

SMALL
PAVILION

"ARBORETUM"

REST ROOMS

LARGE
PAVILION

"ARBORETUM"

PERVIOUS RIVER
OVERLOOK, TYP.

PERVIOUS
"STAGING
AREA"

RIVER
ACCESS

"MINOR"
ENTRY FEATURE

FLOODWAY PRINCE
OVERLAY

FUTURE
DEVELOPMENT

SMALL DOG
PARK

LARGE DOG
PARK

BRIDGE

SITE CONTEXT PLAN



PROPOSED BUILDING

PROPOSED PARKING

SIDEWALK

CAROTHERS PARKWAY

CONCEPTUAL SITE PLAN

PARK CONNECTOR

