HISTORIC FRANKLIN TENNESSEE

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 17, 2015 | **5:00 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 17th, 2015, at 5:00 PM in the City Hall Training Room. Additional information can be found at www.franklintn.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. 16-0006 (5:00-5:15 pm): Review and discuss a special use permit, to use greenhouses and seasonal outdoor gardens to increase nutritional accessibility to the surrounding community, for the property at 1306 Academy Drive.

Attachments: Cul2Vate presentation City of Franklin

2. 16-0008 (5:15-5:30 pm): Review and discuss an update on the annexation, rezoning, and development plan, for 227 detached dwelling units on 167 acres, for the property at 1101 Ridgeway Drive.

Attachments: Ashcroft project Joint Conceptual Workshop Submittal 12.3.2015

3. 16-0009 (5:30-6:30 pm): Review of the non-vehicular components of the Comprehensive Transportation Plan

Attachments: BOMA_FMPC Update Presentation 12_17_2015_revised

Proposed Bike Ped Plan_12-10-2015

OTHER BUSINESS

Cul2vate/One Gen

Joint Conceptual Presentation

Cul2vate / One Gen Proposal

1306 Academy Drive, Franklin, TN 37064

Specs

1.21 acres of land

4- Plank fence along Academy Street

3- 100 ft X 25 ft Greenhouses

12 X 20 movable outbuilding for supplies

Water and 3-phase electricity

Buildings / Sizes

- 3-Greenhouses - 100 ftX 25 ft
- 12 X 20 outbuilding

Examples of Bldg. and Greenhouse

Site Rendering

Positives for City

- Engages low-income areas with nutritional food closing existing food gap
- Creates access point for fresh food currently not available to that part of the city
- Showcases Agriculture and creates awareness
- Job / Skills Training
- Job Placement
- Job Creation

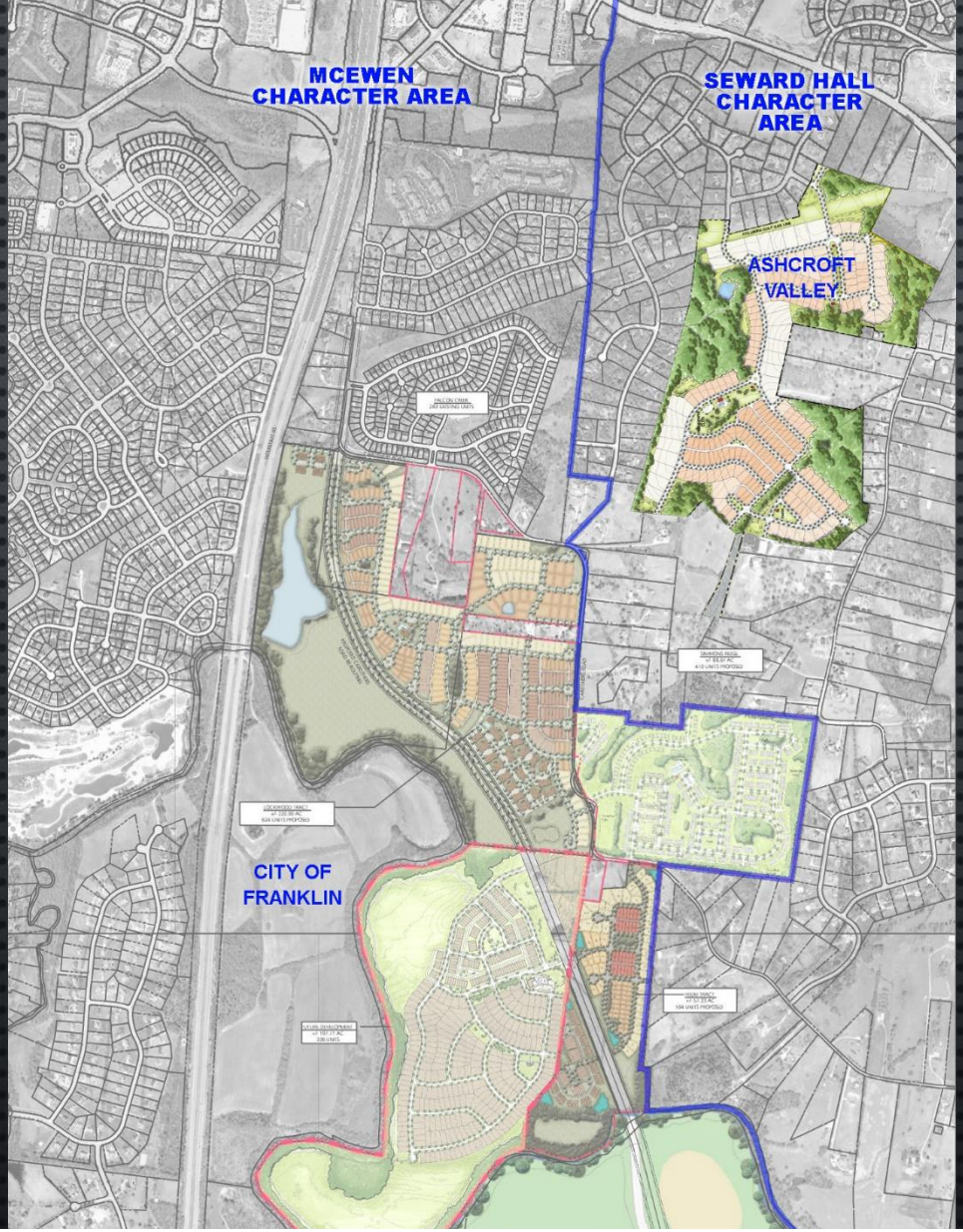
ASHCROFT VALLEY

FRANKLIN, TENNESSEE

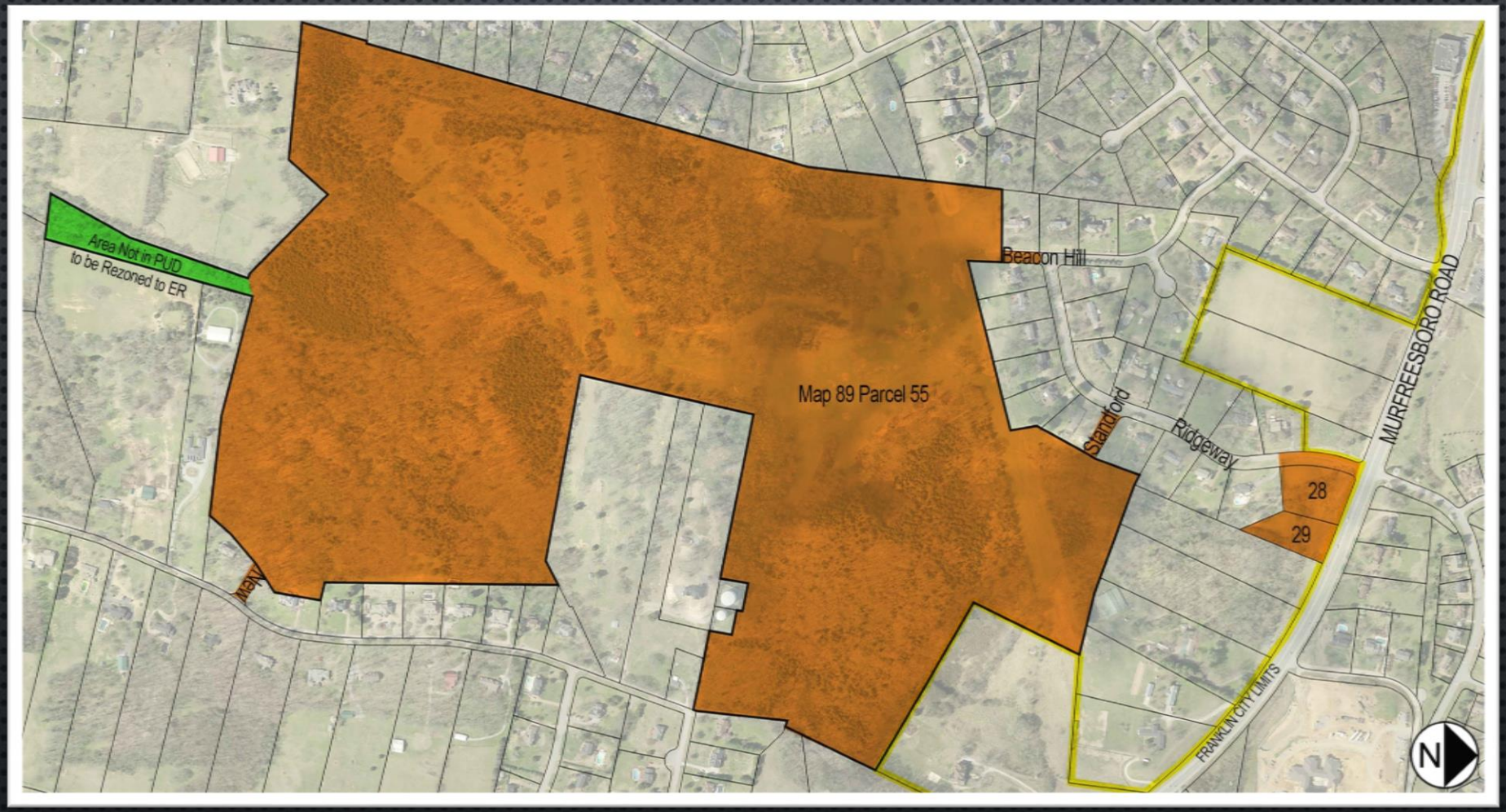
Joint BOMA & Planning Commission Workshop
December 17, 2015

LENNAR

GDC
gamble design collaborative



Area Context

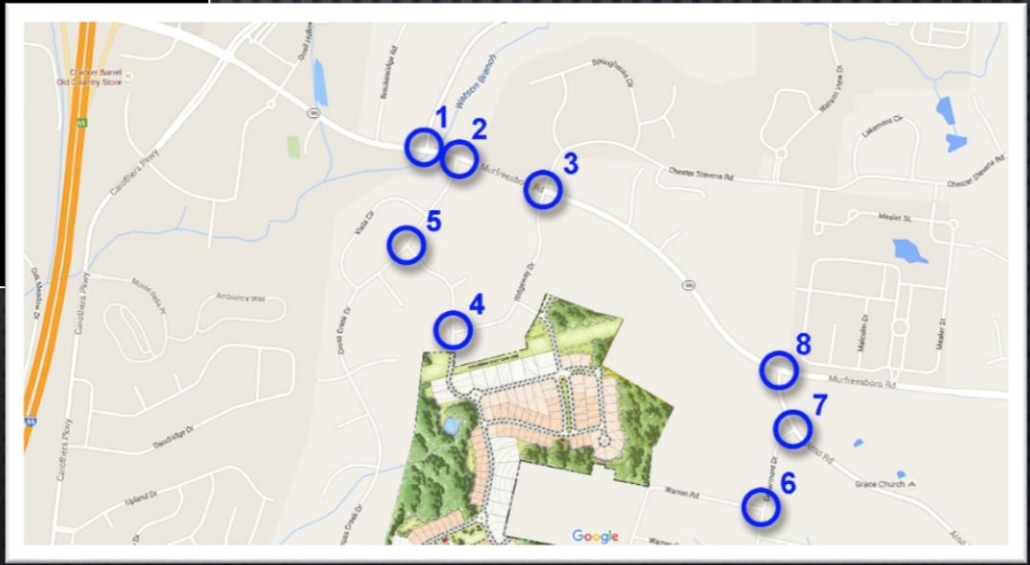


Total Acreage: 169.89 acres

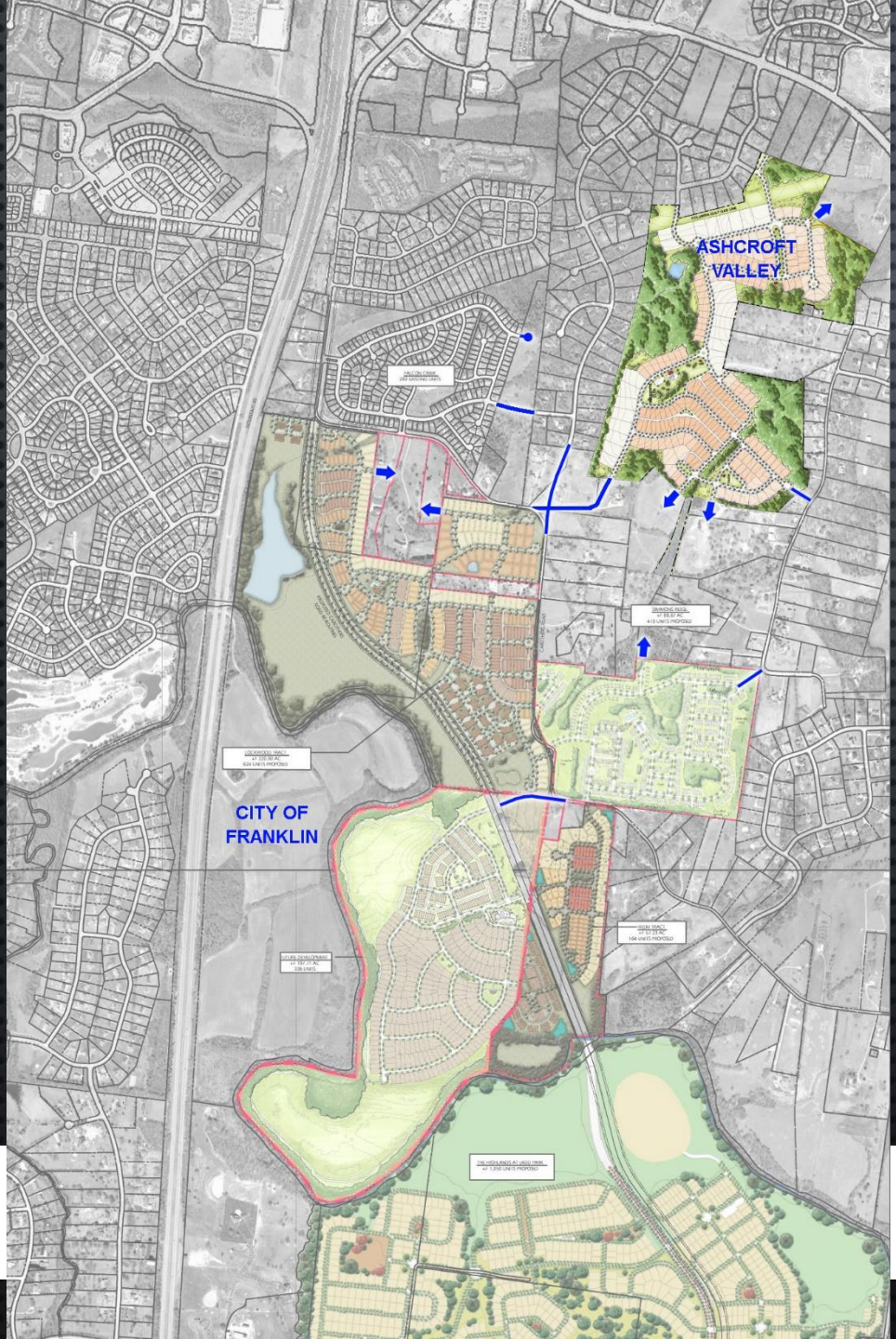
Area of Annexation

Traffic Study Intersections

1. Murfreesboro Road and Clovercroft Road
2. Murfreesboro Road and Cross Creek Drive
3. Murfreesboro Road and Ridgeway Drive
4. Ridgeway Drive and Beacon Hill Drive
5. Cross Creek Drive and Beacon Hill Drive
6. Cedarmont Drive and Warren Road
7. Arno Road and Cedarmont Drive
8. Murfreesboro Road and Arno Road



Traffic Study



External Street Connectivity

In addition to the internal street connectivity requirements, Circulation Plans for all new development, except for lots within the CFCO District, shall maintain external street connectivity in accordance with the following standards:

(a) The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoining lands are undeveloped and intended for future development or in which the adjoining lands are developed and include opportunities for such connections.

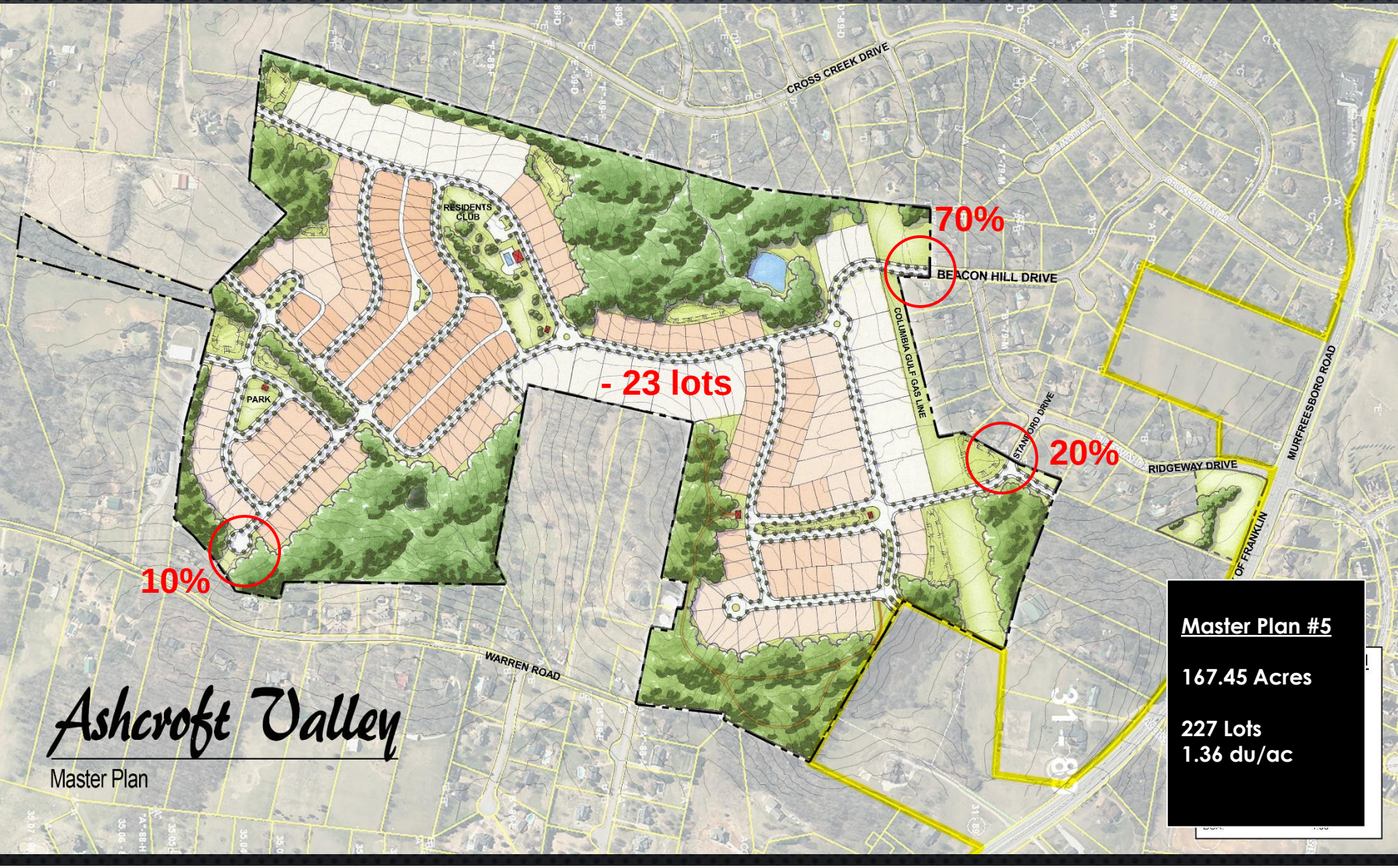
Connectivity

Master Plan #4

167.45 Acres

250 Lots
1.49 du/ac

Ashcroft Ridge Master Plan

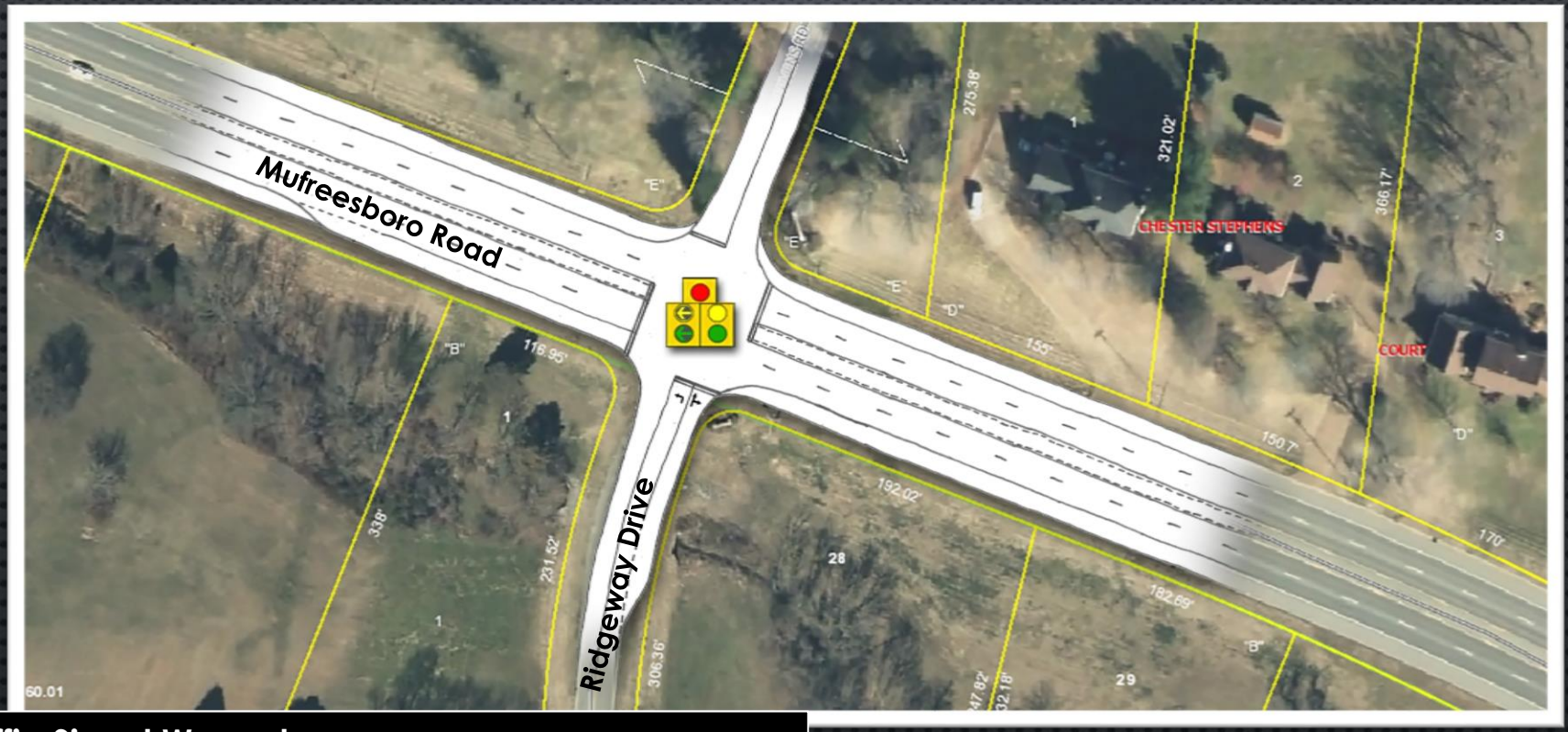


Ashcroft Valley Master Plan

Ridgeway Drive and
Murfreesboro Road

Stanford Drive and
Ridgway Drive

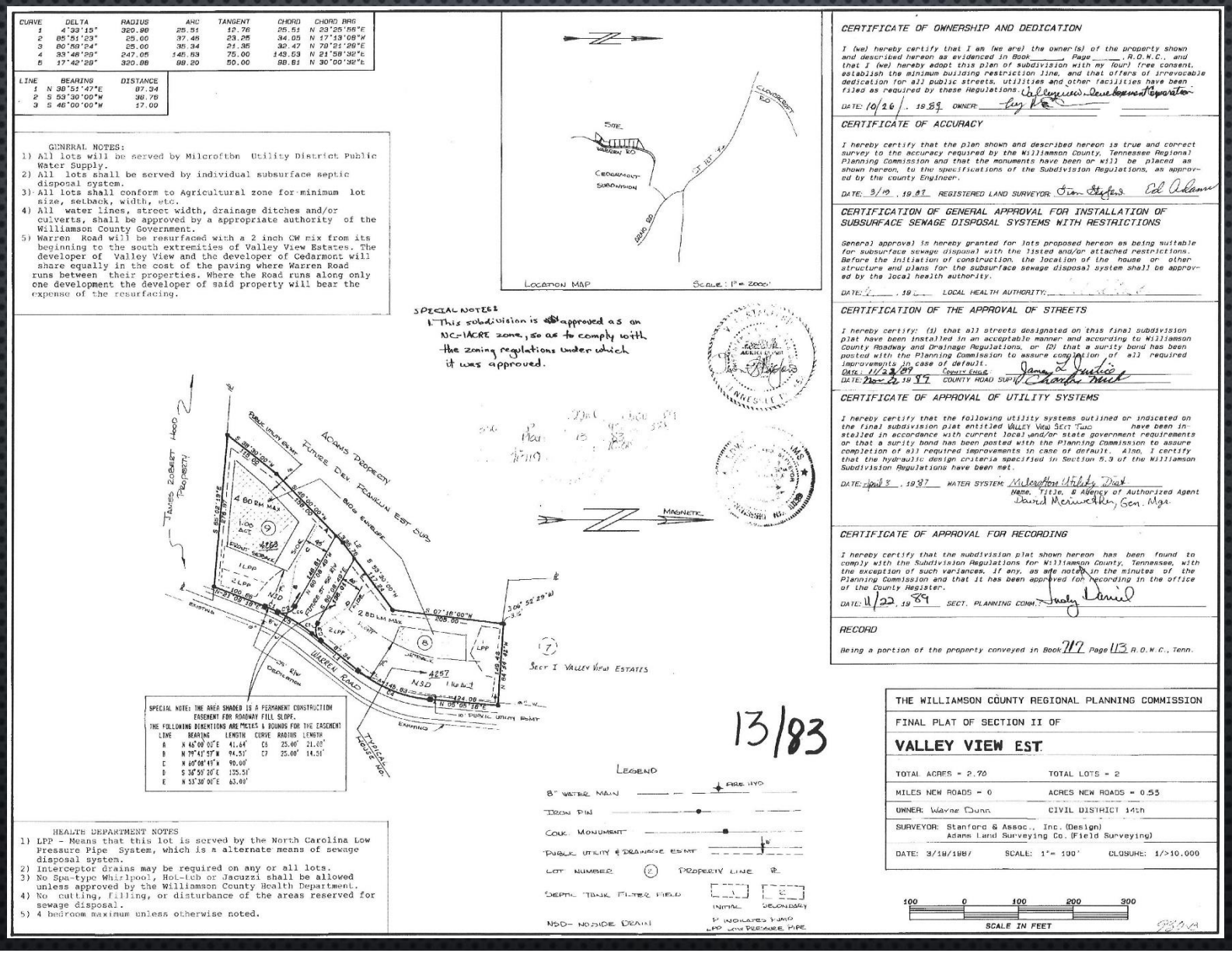
Beacon Hill Drive
Dead End



Traffic Signal Warrents

If 60% of traffic from the proposed development, Cross Creek Subdivision, and Franklin East use this intersection, then a signal will be warranted.

Traffic Study



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	4°33'15"	320.00	25.51	12.76	25.51	N 23°25'56"E
2	85°51'23"	25.00	37.46	23.25	34.05	N 17°13'08"W
3	80°59'24"	25.00	35.34	21.35	32.47	N 79°21'26"E
4	33°48'29"	247.05	145.83	75.00	143.73	N 21°58'32"E
5	17°42'29"	320.00	98.90	50.00	98.51	N 30°00'32"E

LINE	BEARING	DISTANCE
1	N 38°51'47"E	87.34
2	S 53°30'00"W	38.75
3	S 46°00'00"W	17.00

GENERAL NOTES:
1) All lots will be served by Milcroftbn Utility District Public Water Supply.
2) All lots shall be served by individual subsurface septic disposal system.
3) All lots shall conform to Agricultural zone for minimum lot size, setback, width, etc.
4) All water lines, street width, drainage ditches and/or culverts, shall be approved by a appropriate authority of the Williamson County Government.
5) Warren Road will be resurfaced with a 2 inch CW mix from its beginning to the south extremities of Valley View Estates. The developer of Valley View and the developer of Cedarmont will share equally in the cost of the paving where Warren Road runs between their properties. Where the Road runs along only one development the developer of said property will bear the expense of the resurfacing.

LOCATION MAP — Scale: 1" = 2000'

SPECIAL NOTES:
1. This subdivision is approved as an NC-1ACRE zone, so as to comply with the zoning regulations under which it was approved.

SPECIAL NOTE: THE AREA SHADED IS A PERMANENT CONSTRUCTION EASEMENT FOR ROADWAY FILL SLOPE.
THE FOLLOWING DIMENTIONS ARE METES & BOUNDS FOR THE EASEMENT

LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH
A	N 45°00'00"E	41.64'	C6	25.00'	21.08'
B	N 79°41'57"W	94.51'	C7	25.00'	14.51'
C	N 60°08'49"W	90.00'			
D	S 36°59'20"E	125.51'			
E	N 53°30'00"E	63.00'			

HEALTH DEPARTMENT NOTES
1) LPP - Means that this lot is served by the North Carolina Low Pressure Pipe System, which is a alternate means of sewage disposal system.
2) Interceptor drains may be required on any or all lots.
3) No Spa-type Whirlpool, Hot-Tub or Jacuzzi shall be allowed unless approved by the Williamson County Health Department.
4) No cutting, filling, or disturbance of the areas reserved for sewage disposal.
5) 4 bedroom maximum unless otherwise noted.

13/83

LEGEND
8" WATER MAIN — FIRE HYD
IRON PIN
CONC. MONUMENT
PUBLIC UTILITY & DRAINAGE ESMT
LOT NUMBER (2) PROPERTY LINE
SEPTIC TANK FILTER FIELD — INITIAL — SECONDARY
NSD- NO SIDE DRAIN — P INDICATES FUND LPP LOW PRESSURE PIPE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book ____, Page ____, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations. Valleyview Development Corporation

DATE: 10/26/, 1989 OWNER: Ivy Va

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the county Engineer.

DATE: 3/19, 1987 REGISTERED LAND SURVEYOR: Stan Stafford Ed Adams

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: ____, 19__ LOCAL HEALTH AUTHORITY: ____

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surity bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 11/22/89 Surety Bond: James L. Jenkins

DATE: Nov 22, 19 89 COUNTY ROAD SUPT: Charles Mack

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Valley View Sect Two have been installed in accordance with current local and/or state government requirements or that a surity bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.9 of the Williamson Subdivision Regulations have been met.

DATE: April 3, 1987 WATER SYSTEM: Milcrofton Utility Dist
Name, Title, & Agency of Authorized Agent
David McIntosh, Gen. Mgr.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

DATE: 11/22, 19 89 SECT. PLANNING COMM.: Judy Linnell

RECORD

Being a portion of the property conveyed in Book 117 Page 113 R.O.W.C., Tenn.

THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION

FINAL PLAT OF SECTION II OF

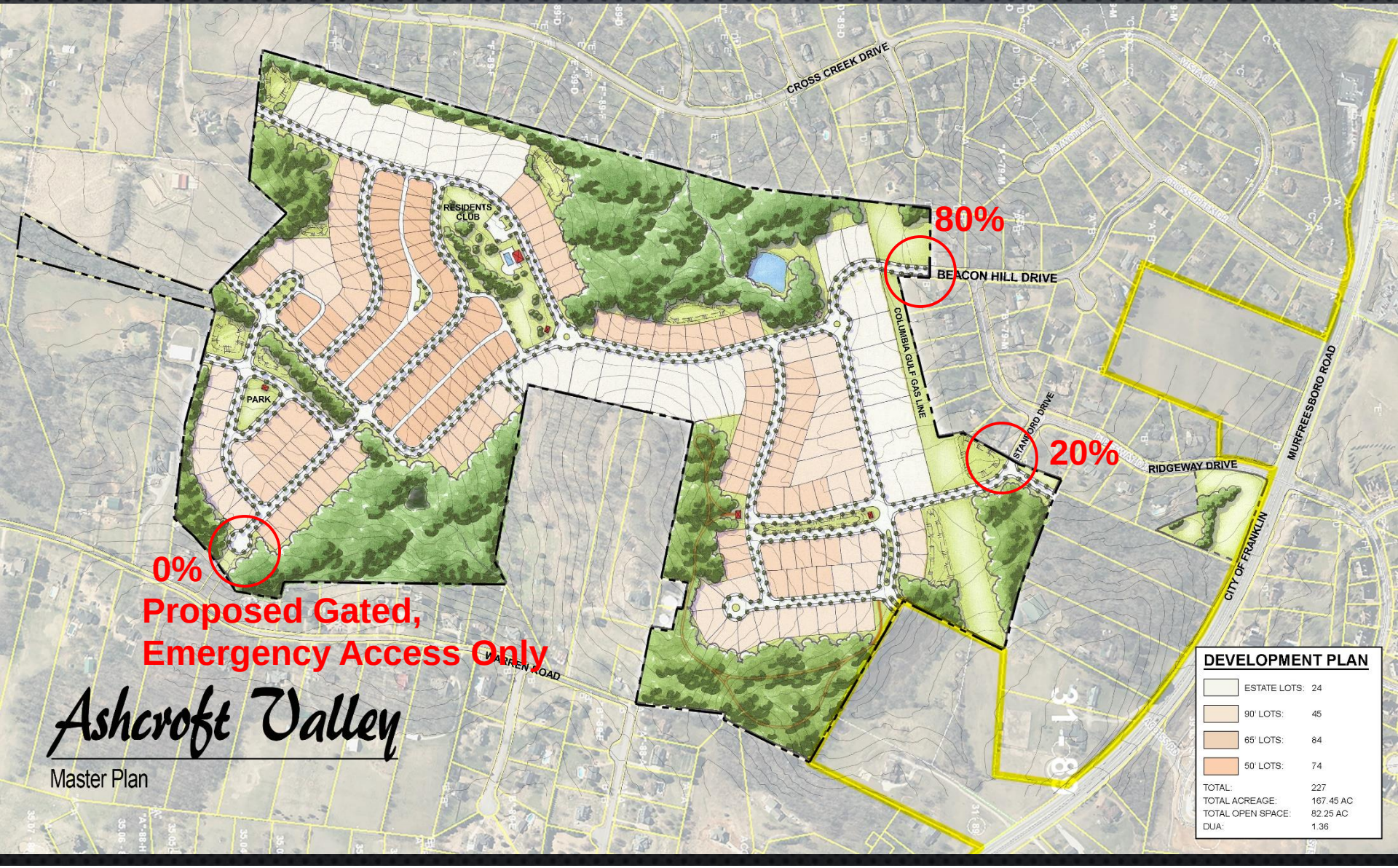
VALLEY VIEW EST.

TOTAL ACRES = 2.70	TOTAL LOTS = 2
MILES NEW ROADS = 0	ACRES NEW ROADS = 0.55
OWNER: Wayne Dunn	CIVIL DISTRICT 14th
SURVEYOR: Stanford & Assoc., Inc. (Design) Adams Land Surveying Co. (Field Surveying)	
DATE: 3/19/1987	SCALE: 1"= 100' CLOSURE: 1/>10,000

100 0 100 200 300
SCALE IN FEET

Recorded Plat

Recorded Plat Construction Easements



Ashcroft Valley Master Plan

CONNECT FRANKLIN

A Comprehensive Transportation Plan

Joint BOMA/Plan Commission Meeting
December 17, 2015

Agenda

- Transit
- Bike/Pedestrian Plan
- Cross Sections
- Schedule

Transit Plan

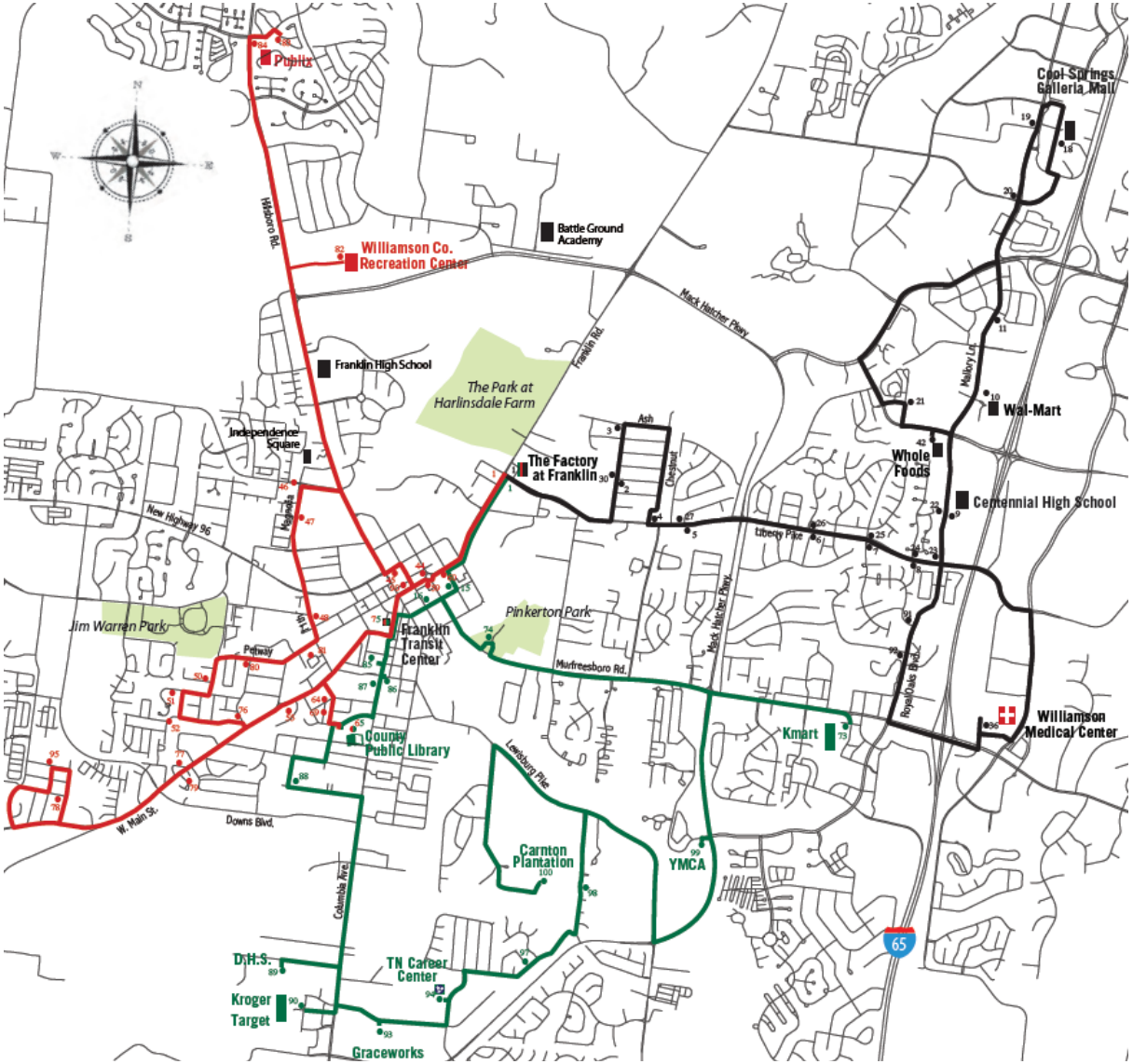
Joint BOMA/Plan Commission Meeting

December 17, 2015

Focus of Transit Plan

- Reviewed Franklin Transit Authority's transit service and Cool Springs Multi-modal Transportation Network Study (CSMNS)
- Overall Franklin has good transit services that provides services to much of the geographical footprint
- However…..
    - With the level of job growth and residential growth an opportunity exists for transit to play a larger role in the multi-modal network.

Existing Fixed Route Service



West Bound Route

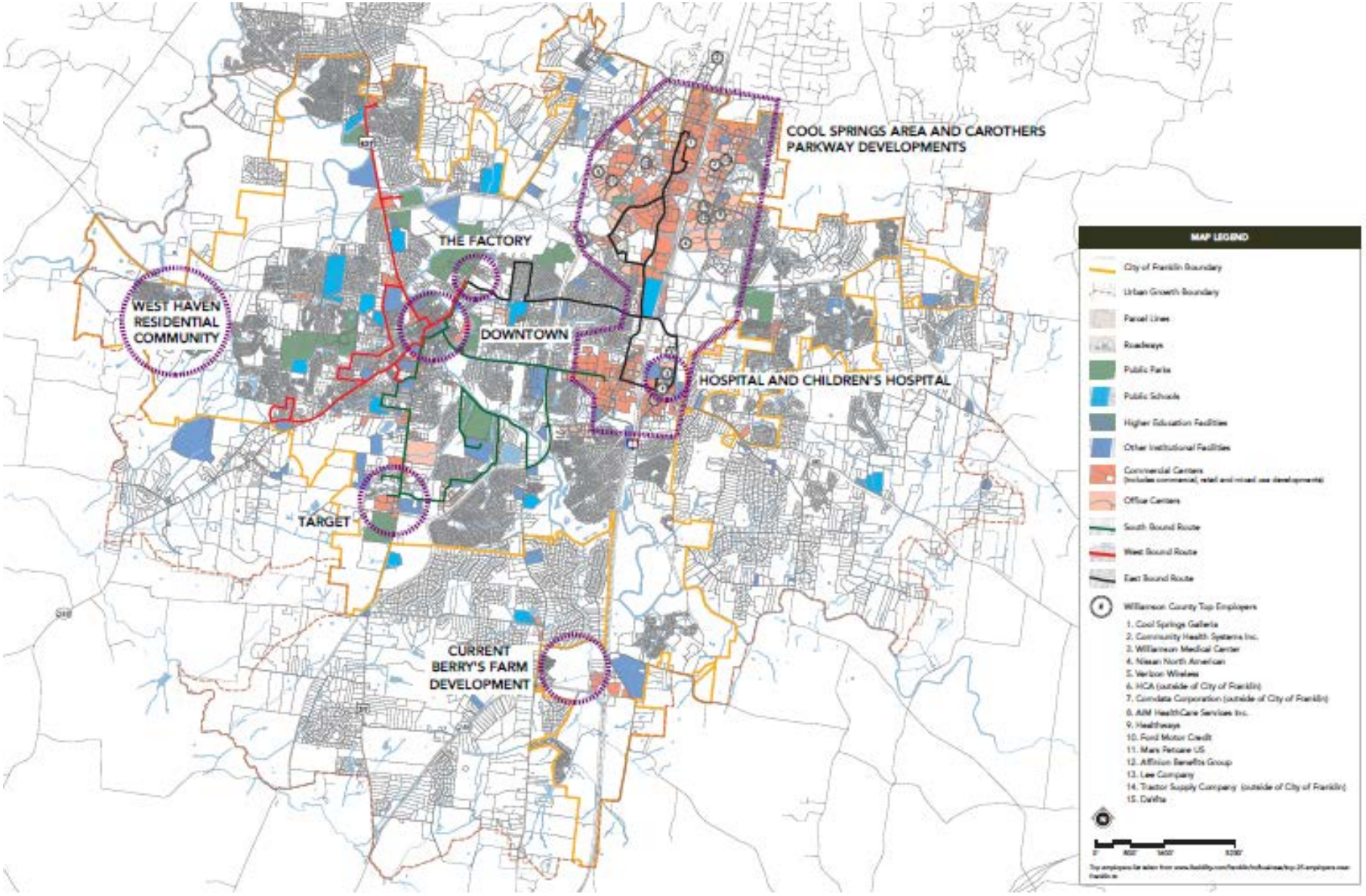
East Bound Route

South Bound Route

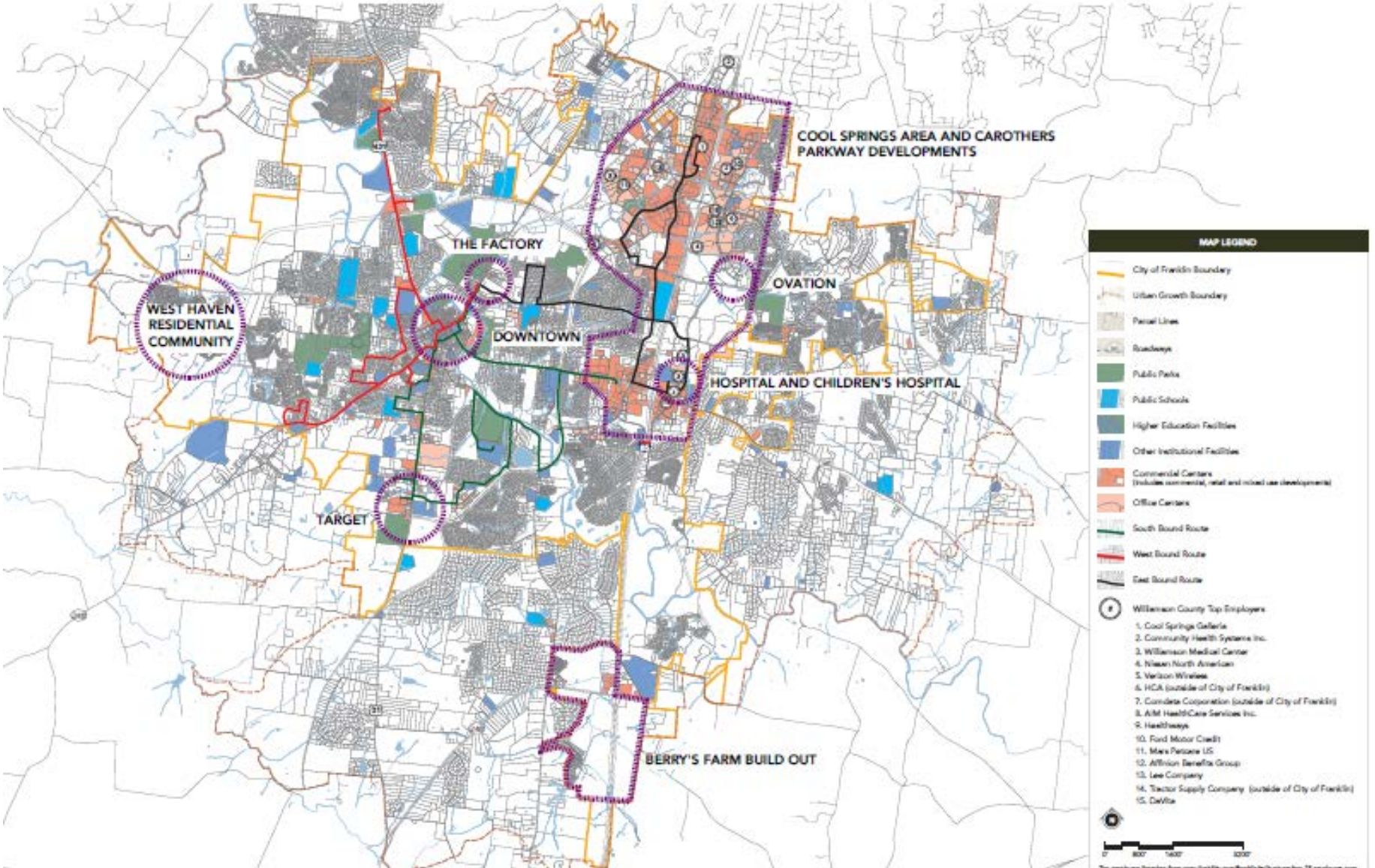
Key Observations

- Current bus facility is too small to store and park vehicles.
- Current transit routes do not service many residential areas
- Access to and from bus stop to create accessible accommodations. Sidewalks are not available in the majority of areas
- There has been a transit focus in the Cool Springs Area, but more is needed for Carothers Parkway
- Downtown has a great anchor for a certain group of folks in Franklin.
- Transit can improve with better coordination and integration with the City's transportation infrastructure.

Existing Activity Centers



Future Activity Centers



Recommendations in CTNP

- Create a system wide transit plan to complement the work done on the CSMNS
- Service additional residential areas
- Lengthen hours of services
- Partner with area employers, social service agencies and others
- Improved commuter service
- Incorporating transit into transportation infrastructure
- Increased technology use

Bike/Pedestrian Plan

Joint BOMA/Plan Commission Meeting

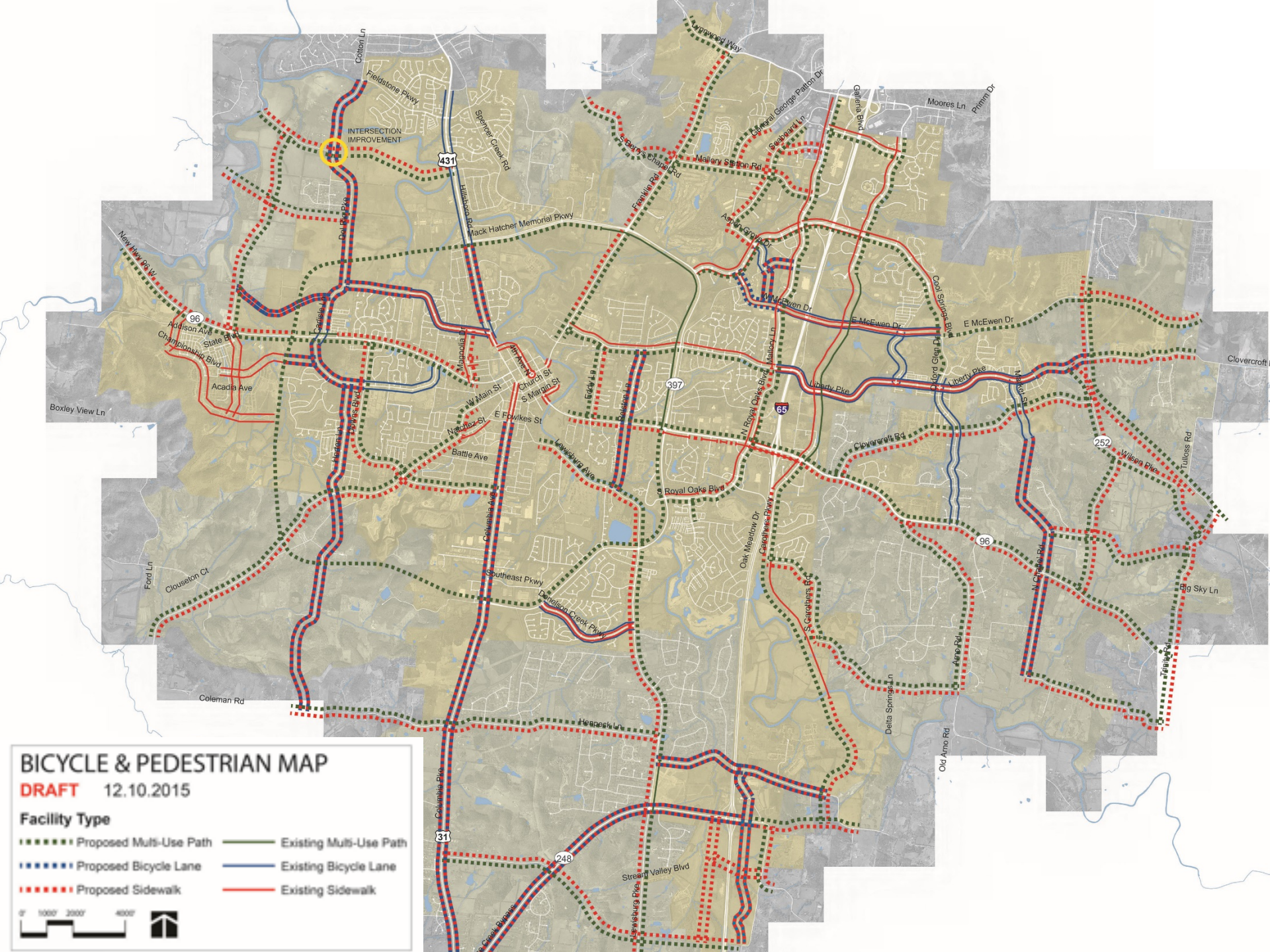
December 17, 2015

Focus of Bike/Ped Plan

- Reviewed Greenways and Trails Master Plan (GTMP) and Existing information provided by Engineering for roadways to determine gaps and overlap in the entire bike and ped system
- GTMP focuses mainly with some on off-street facilities but do recommend some on-street facility
- CTNP currently focuses on roadways and intersection improvements
- Combined plan will take into account GTMP and fill in the gaps to create one master bike/ped plan that can be incorporated into public and private roadway projects

Facility Definitions

- **Sidewalks**
  - Sidewalks and associated intersection crossings that have dedicated space for pedestrians
  - Separated from travel lanes
  - Appropriate intersection and mid-block crossing treatments
- **Bikeways**
  - On-street facilities with dedicated space for bicyclists'
  - Wayfinding and pavement markings
  - Appropriate intersection crossing treatments
- **Multi-Use Paths**
  - Paved pathways for walking, biking and other non-motorized activities
  - Adjacent roadway pathways will have appropriate buffer space
  - Appropriate intersection and mid-block crossing treatments


BICYCLE & PEDESTRIAN MAP
DRAFT 12.10.2015
Facility Type
Proposed Multi-Use Path
Existing Multi-Use Path
Proposed Bicycle Lane
Existing Bicycle Lane
Proposed Sidewalk
Existing Sidewalk
0' 1000' 2000' 4000'
INTERSECTION IMPROVEMENT
Fieldstone Pkwy
Colton Ln
Sloan Creek Rd
Mack Hatcher Memorial Pkwy
Hillsboro Rd
Franklin Rd
Berry's Chapel Rd
Mallory Station Rd
Seaboard Ln
General George Patton Dr
Galleria Blvd
Moores Ln
Primm Dr
Ashley Grove Dr
Cool Springs Blvd
E McEwen Dr
W McEwen Dr
Liberty Pike
Clovercroft Rd
Wilson Pike
Tulloss Rd
Big Sky Ln
Old Arno Rd
Delta Springs Ln
Carothers Rd
Oak Meadow Dr
Caldwell Ln
N Royal Oaks Blvd
S Royal Oaks Blvd
Lewisburg Ave
Columbia Ave
Columbia Pike
Southeast Pkwy
Donelson Creek Pkwy
Hennesy Ln
Stream Valley Blvd
Lewisburg Pike
Coleman Rd
Ford Ln
Clouseton Ct
Boxley View Ln
New Hwy 96 W
Addison Ave
State St
Championship Blvd
Acadia Ave
Carlisle Ln
Magnolia Dr
Jordan Ln
Battle Ave
Natchez St
W Main St
E Fowlkes St
S Margin St
Church St
E Fifth Ave
Dalton Ln
Mallory Ln
Nichol St
Arno Rd
N Chapel Rd
Tyne Blvd
Trinity Ln
Clovercroft
96
431
397
65
252
31
248

Sections

Joint BOMA/Plan Commission Meeting

December 17, 2015

Roadway Cross Sections

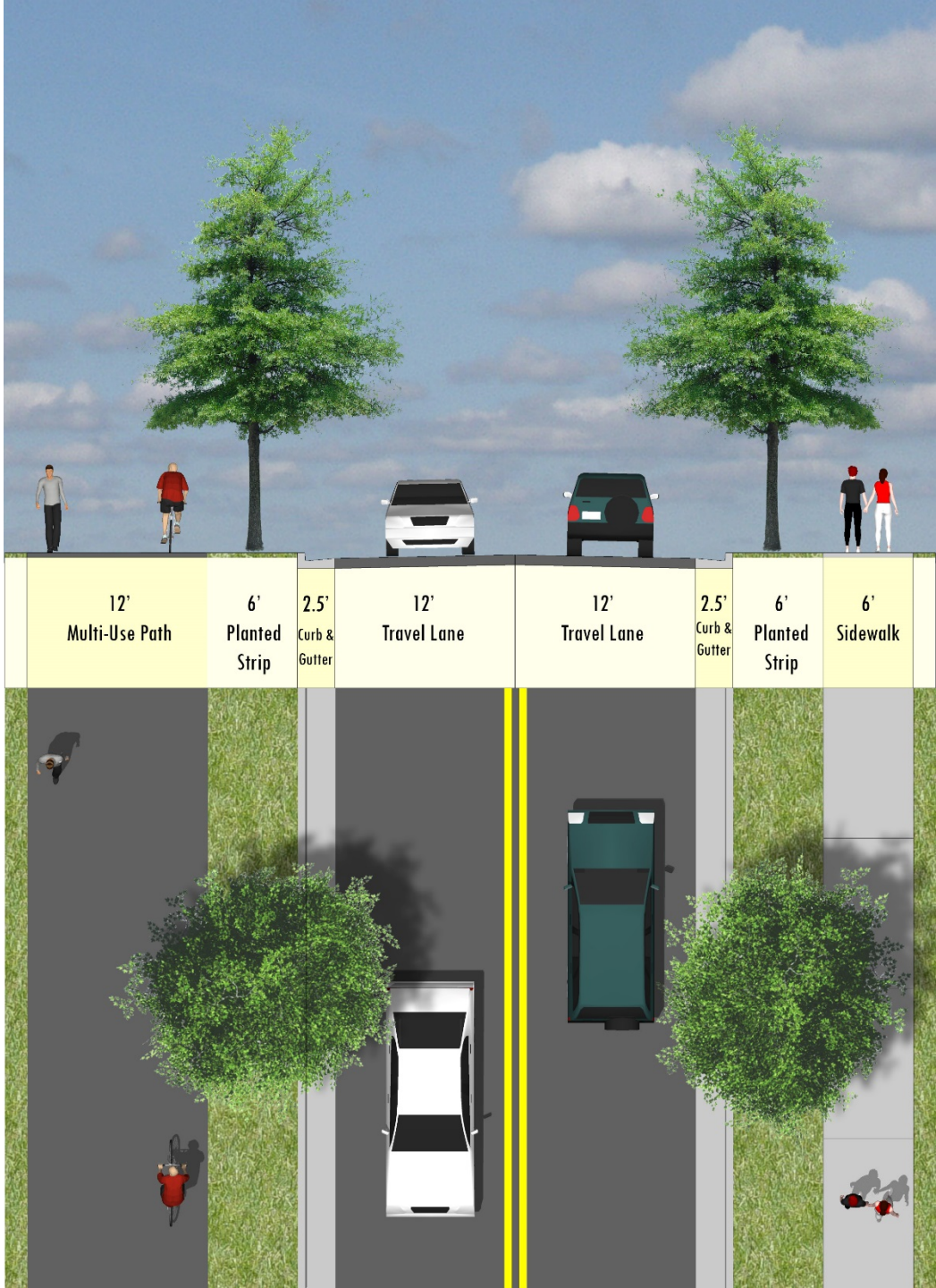
- **Past Sections (14)**
  - 2 each of major & minor arterial, major collector
  - 4 minor collector
  - 3 two lane local (based on volume)
  - 1 alley
- **Current Sections (7)**
  - 2 – two lane sections with option (local streets and minor collectors only)
  - 2 – three lane sections with options (local streets and minor collectors only)
  - 2 – four lane sections with options (major/minor arterials and collectors)
  - 1 alley

Section 2A:
2 Lane 62’

(Local Streets and Minor Collectors Only)

Typical
- 1 - 12’ multi-use path
- 1 - 6’ sidewalk

Options
- 2 - 6’ sidewalks
- 2 – 6’ on-street bike-lanes
- 1 – 9’ parking lane
- 1 – 12’ transit lane



Section 2B: 2 Lane 68’

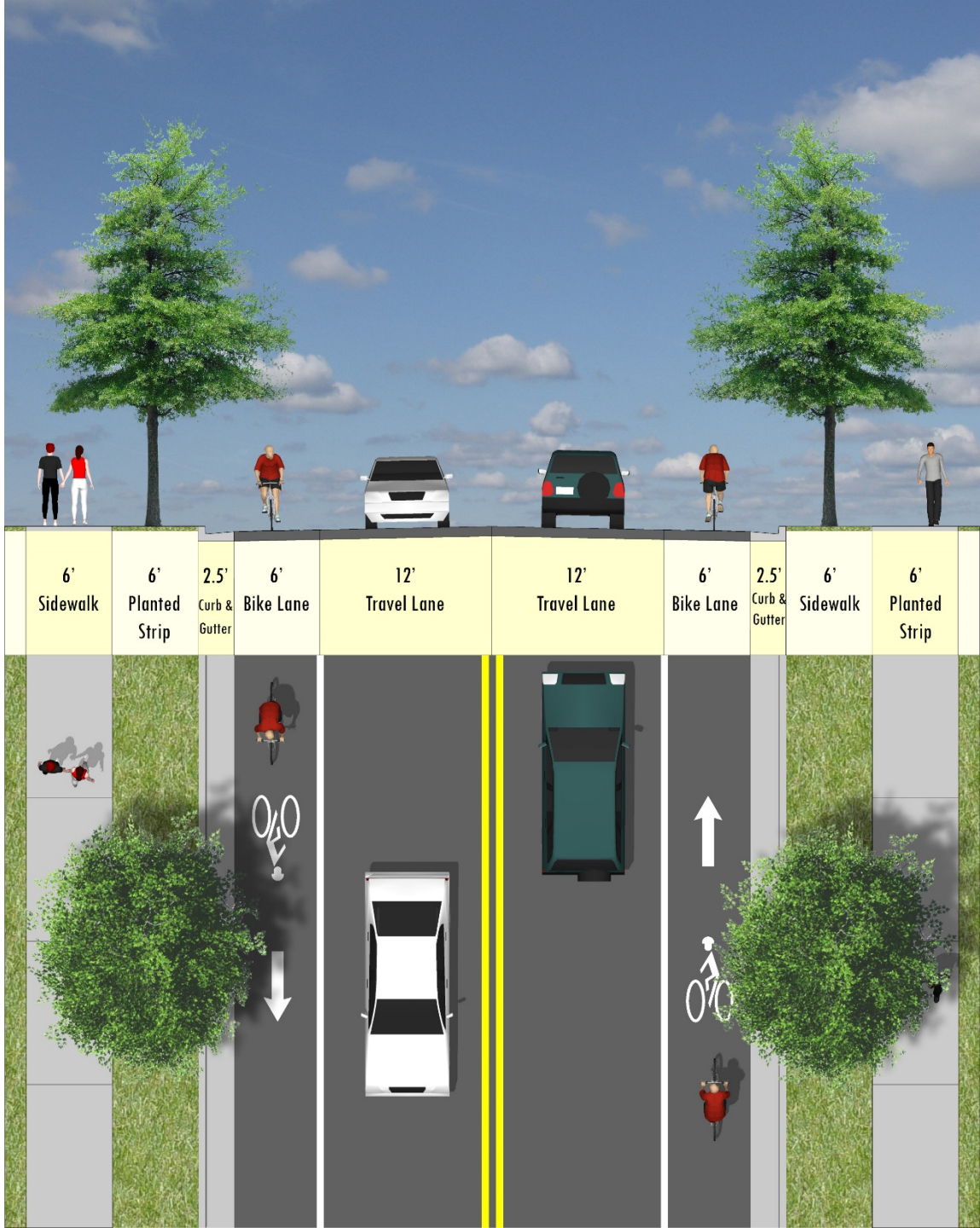
(Local Streets and Minor Collectors Only)

Typical

- 2 - 6’ sidewalks
- 2 – 6’ on-street bike-lanes

Options

- 1 – 12’ multi-use path
- 1 – 6’ sidewalk
- 1 – 9’ parking lane
- 1 – 12’ transit lane



Section 3A: 3 Lane 74’

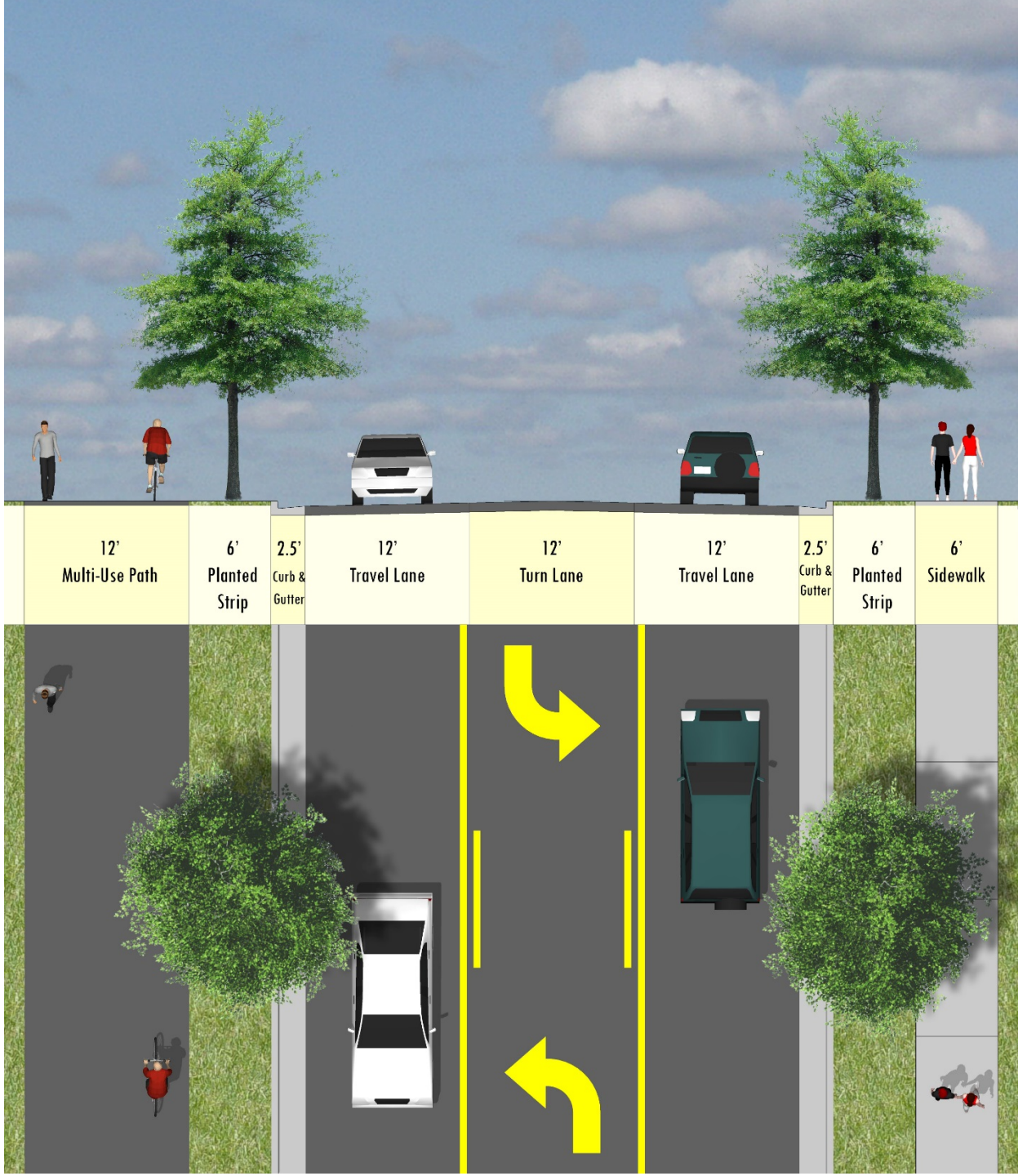
(Local Streets and Minor Collectors Only)

Typical

- 1 - 6’ sidewalks
- 1 – 12’ multi-use path

Options

- 2 – 6’ sidewalk
- 1 – 9’ parking lane
- 1 – 12’ transit lane
- 1 – min 8’ Raised Median



Section 3B: 3 Lane 80’

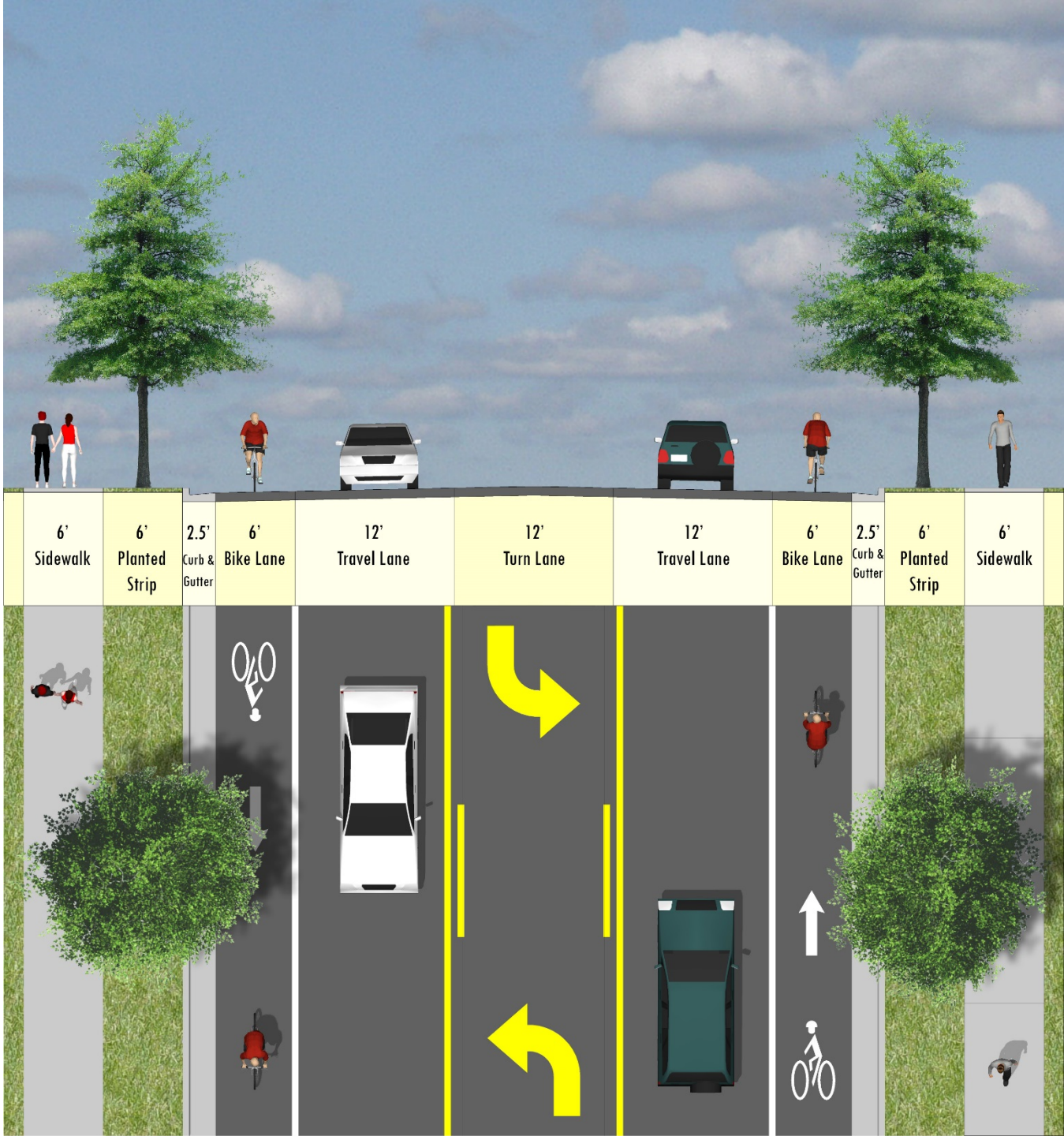
(Local Streets and Minor Collectors Only)

Typical

- 2 - 6’ sidewalks
- 2 – 6’ on-street bike-lanes

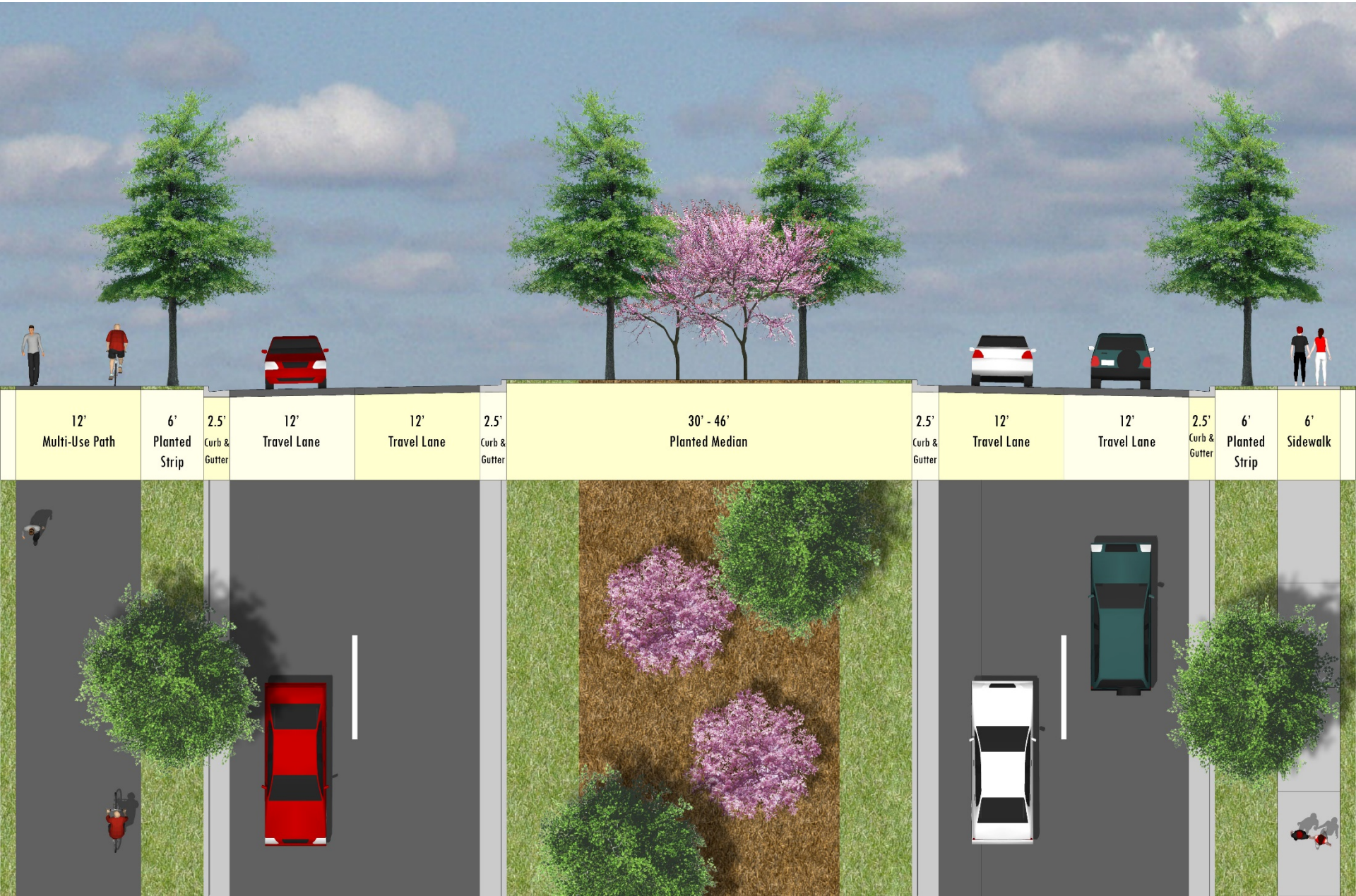
Options

- 1 – 12’ multi-use path
- 1 – 9’ parking lane
- 1 – 12’ transit lane
- 1 – min 8’ Raised Median



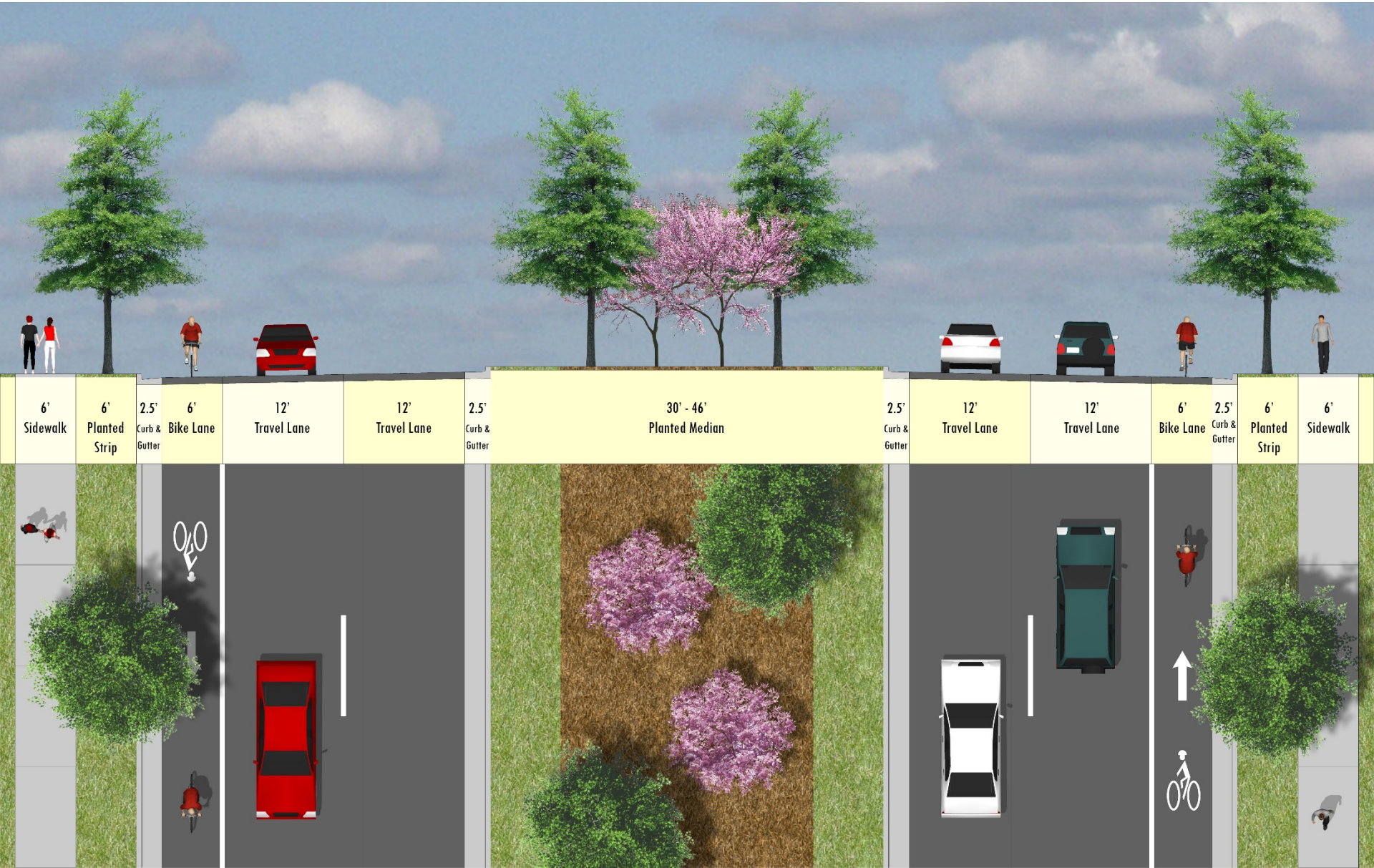
Section 4A: 4 Lane 120’ to 136’

Major Arterial: 46’ Median
Minor Arterial: 40’ Median
Major and Minor Collector: 30’ Median



Section 4B: 4 Lane 126’ to 142’

Major Arterial: 46’ Median
Minor Arterial: 40’ Median
Major and Minor Collector: 30’ Median



Schedule

Joint BOMA/Plan Commission Meeting

August 27, 2015

Schedule

- December 17, 2015 BOMA/FMPC Meeting: transit, bike/ped, corridor character application
- January 12, 2016 BOMA Meeting: preliminary approval of transit, bike/ped, corridor character application
- January 28, 2016: BOMA & FMPC Meetings: overall presentation of CTNP
- February 2 or 3, 2016 Public Meeting: Presentation of Recommendations of CTNP
- February 9, 2016: BOMA Working Meeting: discussion of CTNP
- February 23, 2016: BOMA Meeting: recommendation of approval of CTNP to FMPC
- February 25, 2016 FMPC meeting: presentation of CTNP and final approval

CONNECT FRANKLIN

A Comprehensive Transportation Plan

August 27, 2015

BICYCLE & PEDESTRIAN MAP

DRAFT 12.10.2015

Facility Type

- Proposed Multi-Use Path
- Proposed Bicycle Lane
- Proposed Sidewalk
- Existing Multi-Use Path
- Existing Bicycle Lane
- Existing Sidewalk

0' 1000' 2000' 4000'

INTERSECTION IMPROVEMENT

Colton Ln
Fieldstone Pkwy
Lynnwood Way
General George Patton Dr
Galleria Blvd
Moores Ln
Primm Dr
Seaboard Ln
Sherrer Creek Rd
Hillsboro Rd
Berry Chapel Rd
Mallory Station Rd
Franklin Rd
Aspen Grove Dr
Mack Hatcher Memorial Pkwy
Del Rio Pike
New Hwy 96 W
Carlisle Ln
Addison Ave
State Blvd
Championship Blvd
Acadia Ave
Boxley View Ln
Magnolia Dr
Church St
S Main St
W Main St
E Fowlkes St
Natchez St
Battle Ave
Eddy Dr
Boston Ln
Leipersville Rd
Leiperwood Ave
Columbia Ave
Lewisburg Ave
S Royal Oaks Blvd
N Royal Oaks Blvd
Maldon Ln
W McEwen Dr
E McEwen Dr
Cool Springs Blvd
Oxford Glen Blvd
Liberty Pike
Clovercroft Rd
Wilson Pike
Tulloss Rd
Oak Meadow Dr
Cardinal Dr
Cardinals Pkwy
S Carothers Rd
N Chapel Rd
Arno Rd
Old Arno Rd
Delta Springs Ln
Big Sky Ln
Trinity Rd
Ford Ln
Clouseton Ct
Southeast Pkwy
Derrington Creek Pkwy
Coleman Rd
Hennepin Ln
Columbia Pike
Carter Creek Pkwy
Stream Valley Blvd
Old Hillsboro Rd

431
96
397
65
252
31
248