



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 12, 2019

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 12, 2019, 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. [19-1274](#) (5:00 - 5:30 pm) Discussion Of Establishing Envision Franklin Design Concepts For Recently Annexed Properties In Goose Creek.

Attachments: [Goose Creek Project Overview](#)
2. [19-1275](#) (5:30 - 6:00 pm) Discussion of a Development Plan proposing the removal of eight existing multi-family units within one building and constructing 72 new multi-family units within three new buildings at an existing multi-family complex, on 20 acres, located at 801 Del Rio Pike (Madison PUD).

Attachments: [The Madison JCW](#)
3. [19-1276](#) (6:00 - 6:30 pm) Discussion of a Development Plan revision, reducing the commercial square footage from 500,000 SF to 200,000 SF, increasing the unit count by 766 units, and adding one additional parcel to the PUD limits, on approximately 1520 acres, located west of Del Rio Pike along New HWY 96 (Westhaven PUD).

Attachments: [2019- 12-12 - Westhaven](#)

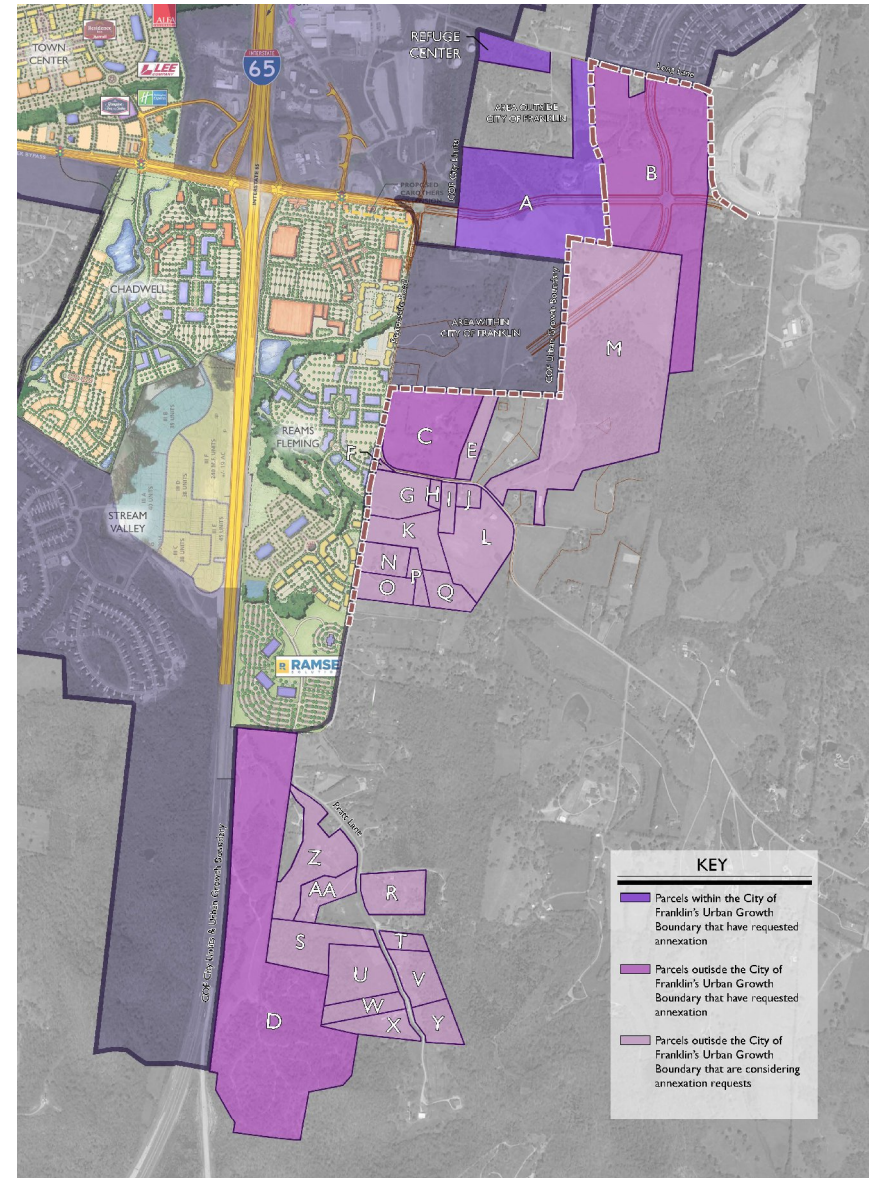
OTHER BUSINESS

Envision Franklin Amendment

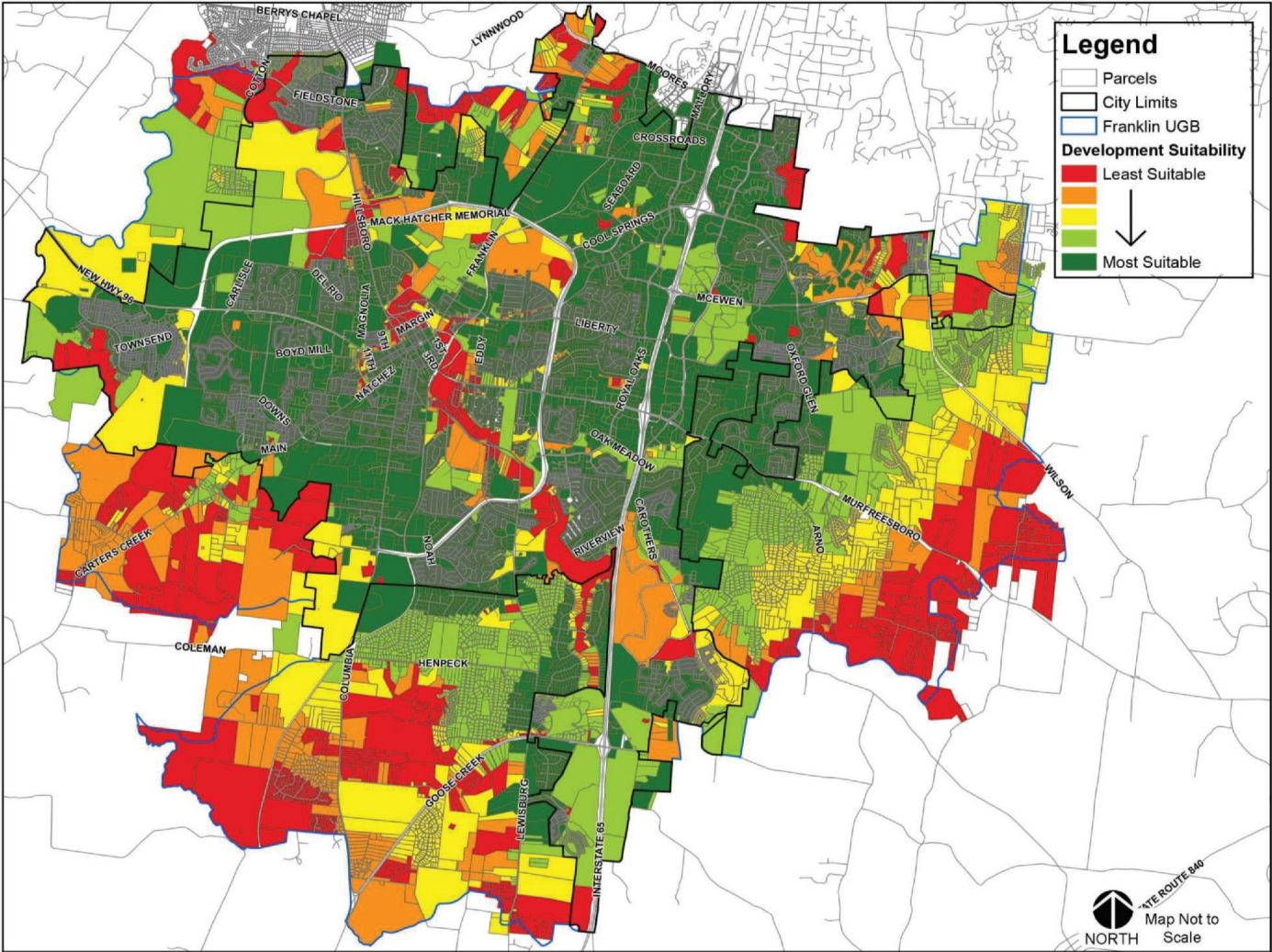
Establishing Design Concepts for Recently Annexed Properties in Goose Creek.

Annexed Parcels

Note: All Goose Creek annexed properties were given the Estate Residential (ER) Zoning Designation and comprises 474 Acres

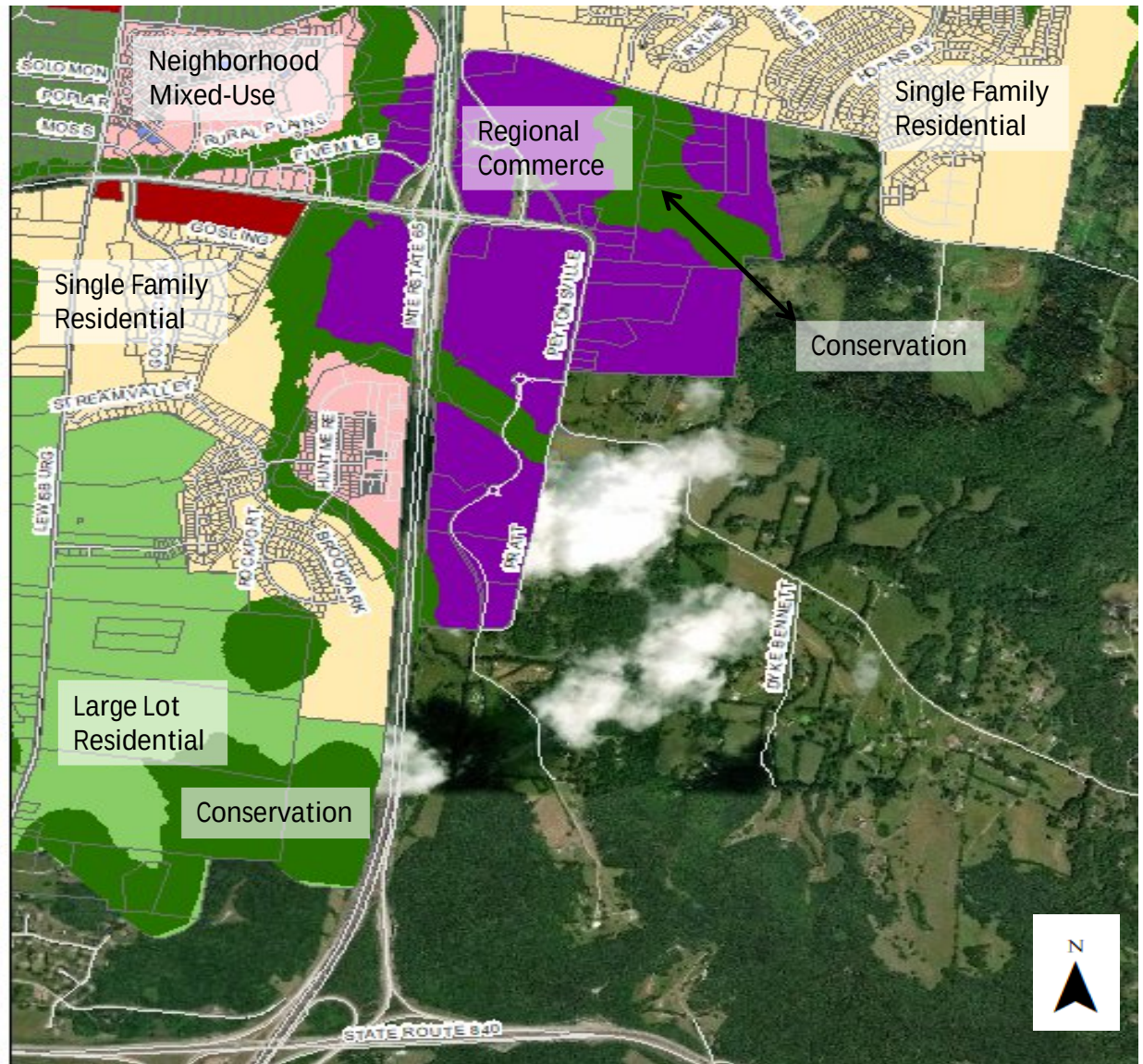


Suitability
Analysis



Existing Conditions

Existing Design Concepts



COOL SPRINGS 1994

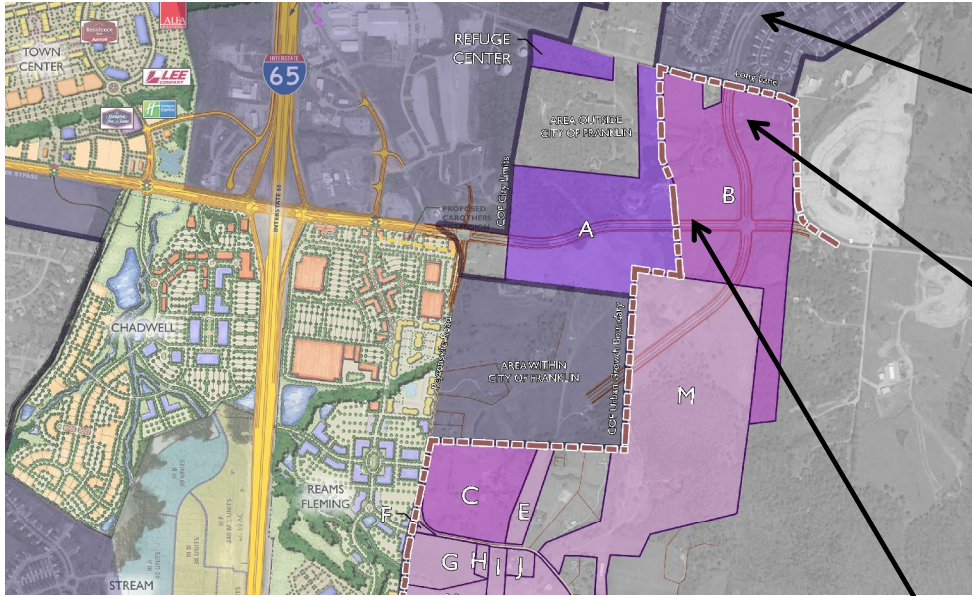


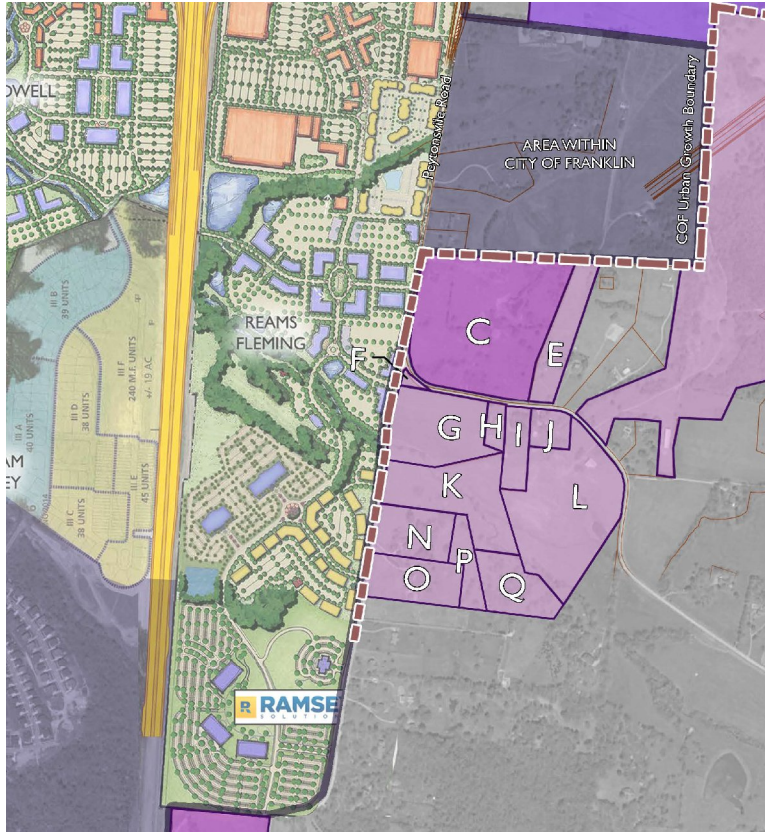
© Phoenix Aerial, Inc.
Nashville, TN

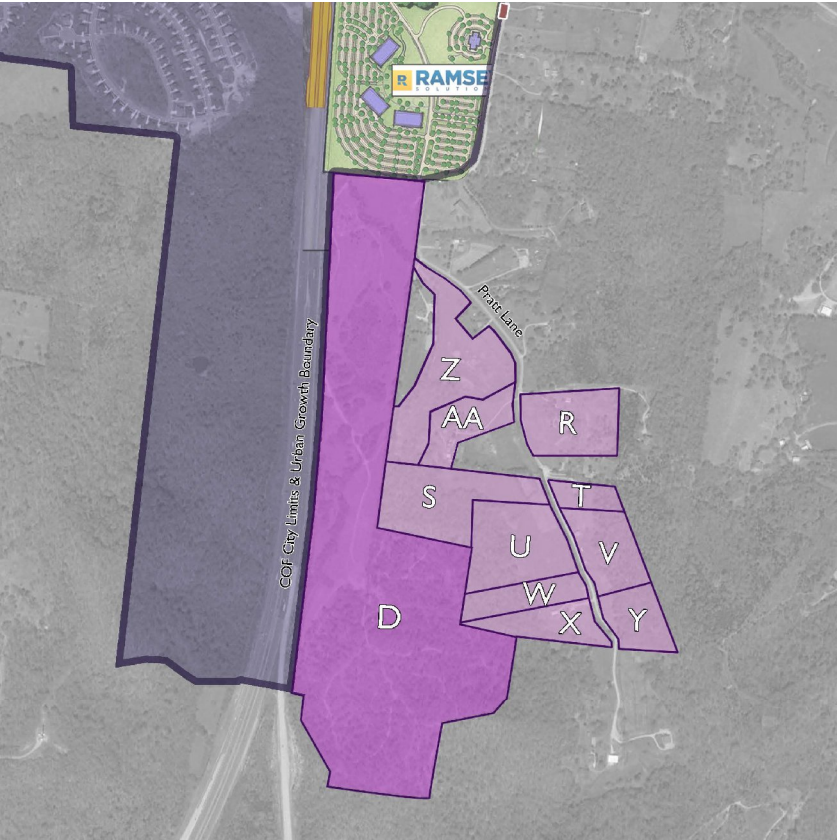
Principles for Staff's Recommendation

- Strategic growth is encouraged in locations supported by existing City infrastructure and services or where they are planned to be provided in an efficient and orderly manner.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to maximize efficiency and public benefit while minimizing negative impacts of growth.
- Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas.
- Strategically locate neighborhood commercial and mixed-use nodes to serve surrounding residential neighborhoods and help reduce traffic and trip length.
- Utilizing major intersections to create nodes of activity.
- Scenic viewsheds and vistas should be preserved as amenities. These scenic resources include rolling hills, rural landscapes, Century Farms, rural corridors, floodplain, and forested areas.

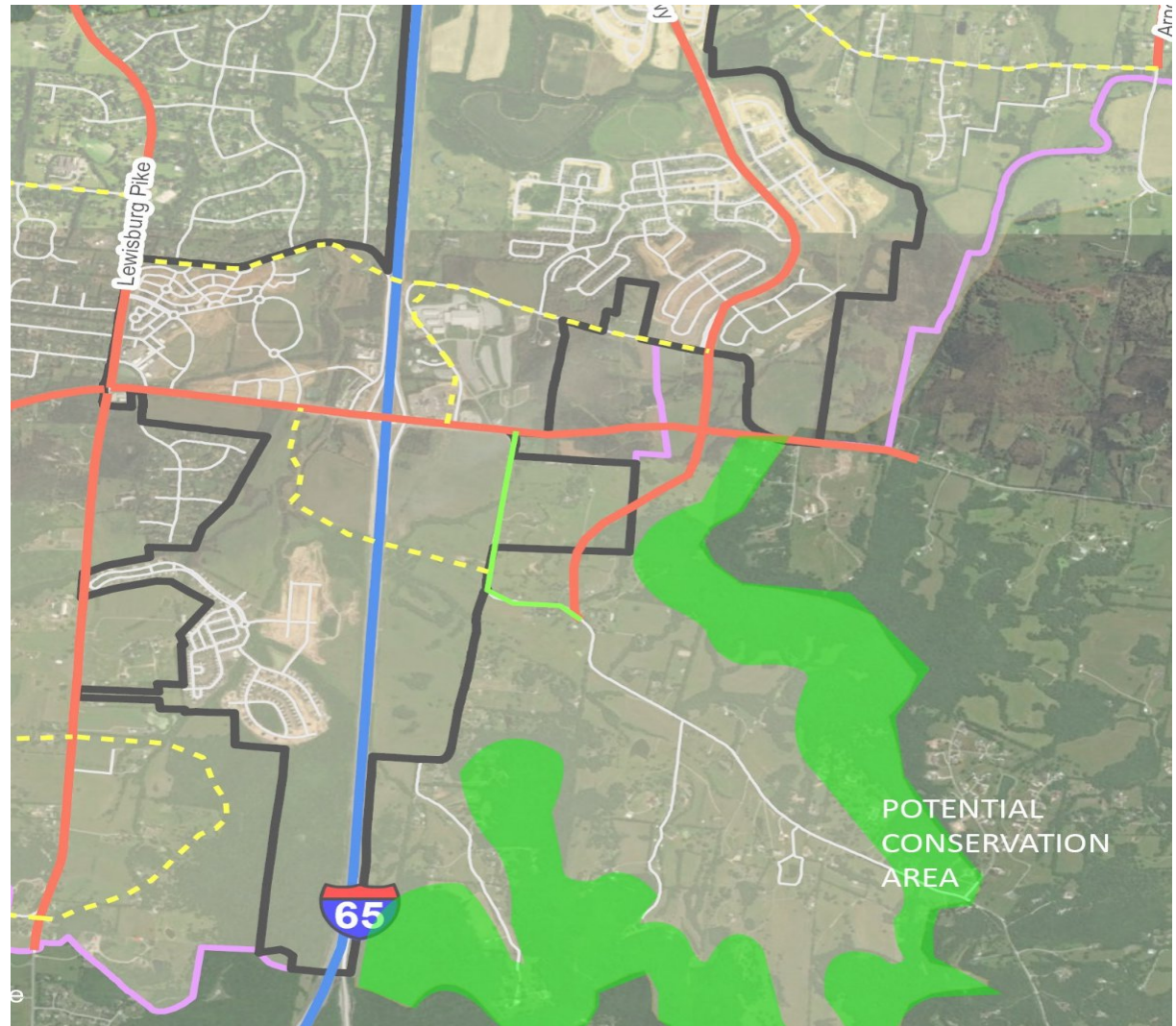
Existing Conditions







Potential Conservation Areas with Future Roadway Network



Next Steps and Meetings

- Stakeholder meetings – December & January
- Community Meeting at Eastern Flank – January 15, 2020 @ 5-7PM
 - Will mail notices and put up signs in area
- Open Office Hours – January 17, 2020 8:00 AM-5:00 PM
- Joint Conceptual – January 23, 2020
- Joint Conceptual – February 27, 2020
- Planning Commission – March 26, 2020

*www.franklin.tn.gov/goosecreek

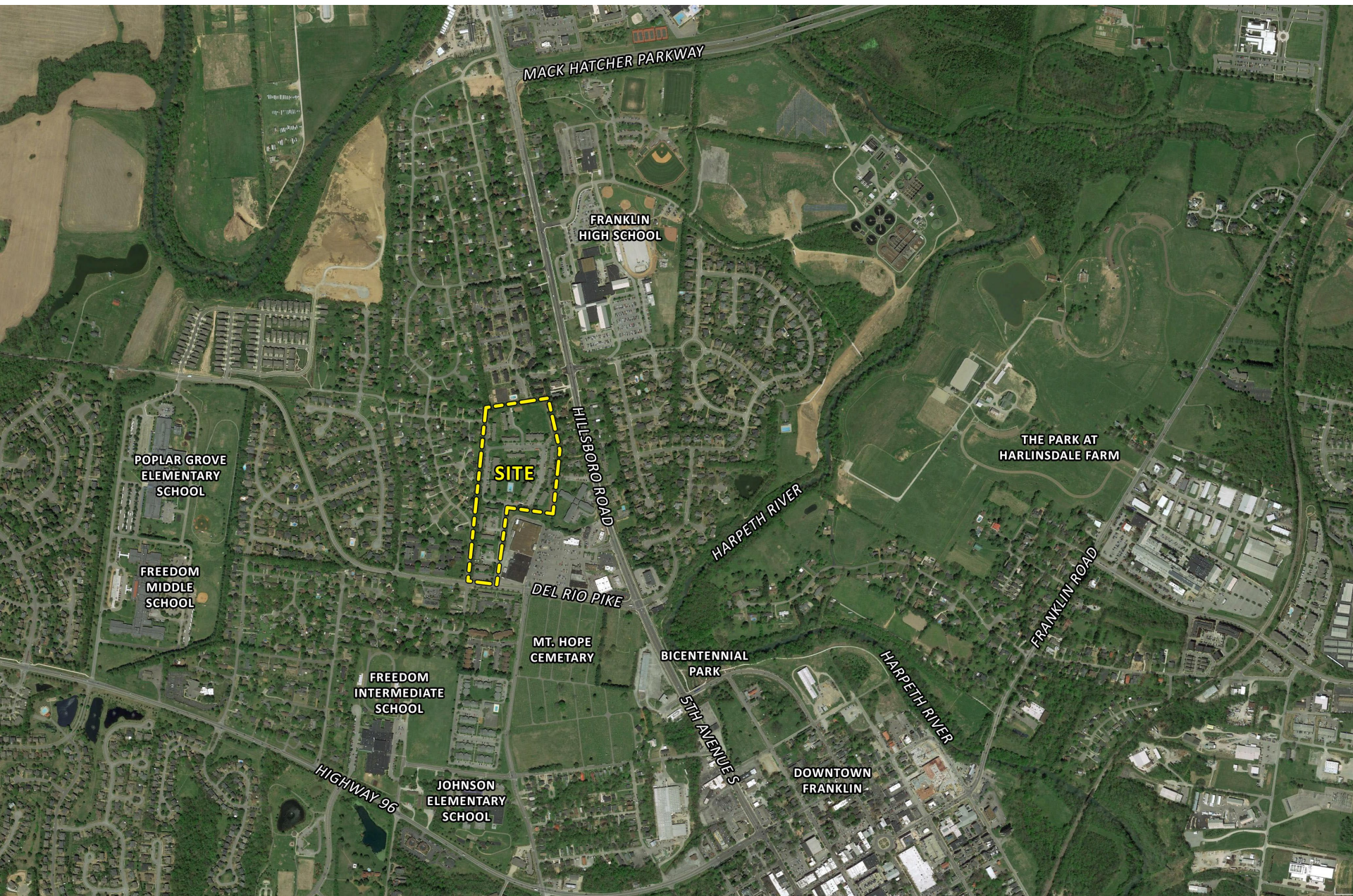
The Madison Franklin

Joint Conceptual Workshop

December 12, 2019

RAGAN•SMITH

Vicinity Map/Project Attributes



Physical Features Map



Existing Conditions Map



Project Map



Site Data:

Units:	254 (182 Existing, 72 New)
New Bldgs:	3 (79,776 ± SF)
Bldg. Height:	3-Story
LSA (Green):	50% ±
Phasing:	Summer 2020 - Summer 2021
Buffer/s:	C Buffer adj. to detached-res.

Landscape Buffers

EX. VEGETATION
(TO REMAIN)

Western Property Line



Eastern Property Line



Supplemental Evergreen
Landscape Buffer



Example Landscape Buffer Material

Evergreen Trees



Cryptomeria



American Holly



Burk Red Cedar



Southern Magnolia

Evergreen Shrubs



Burford Holly



Inkberry Holly



Oregon Grape Holly



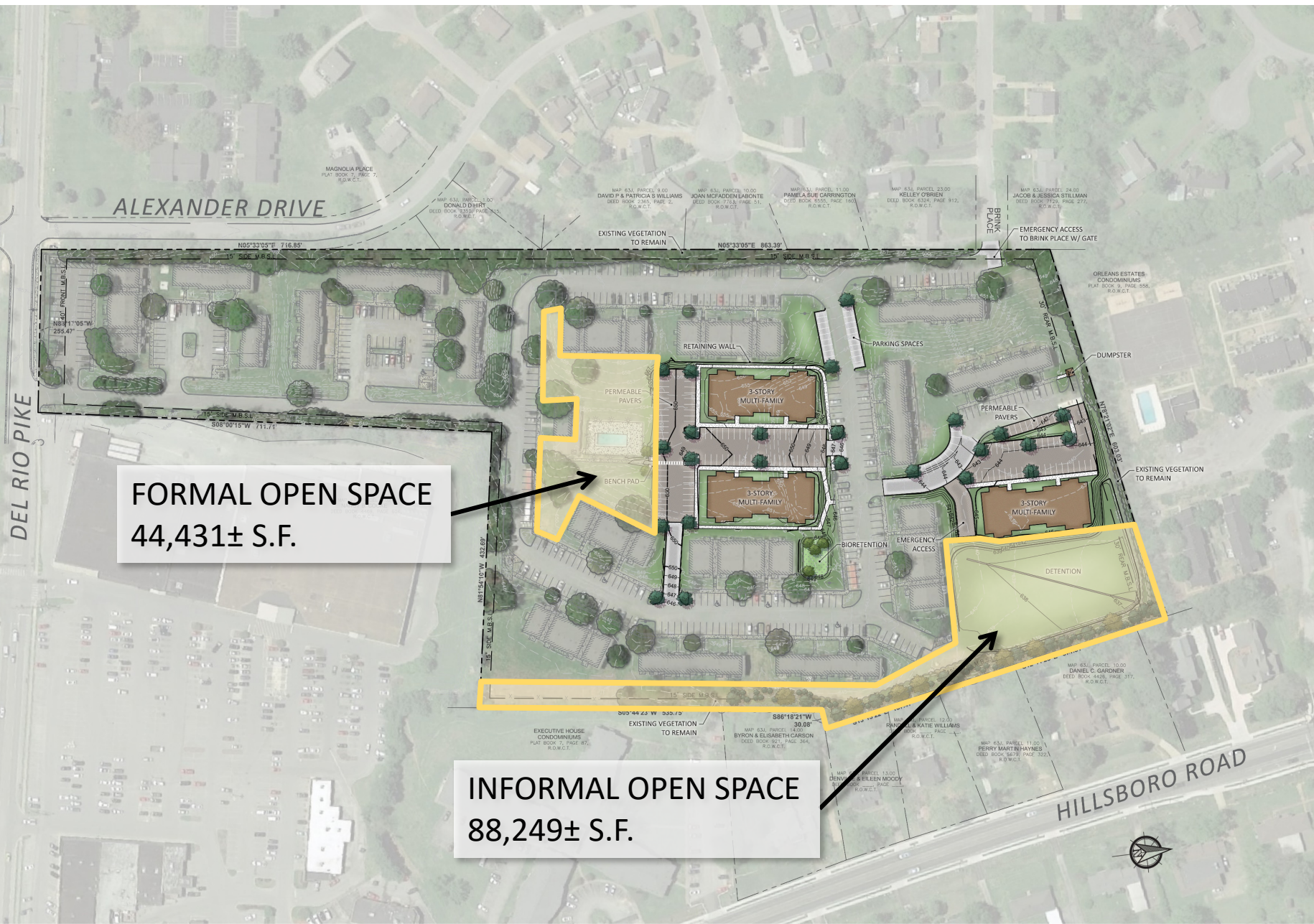
Prague Viburnum

Circulation System

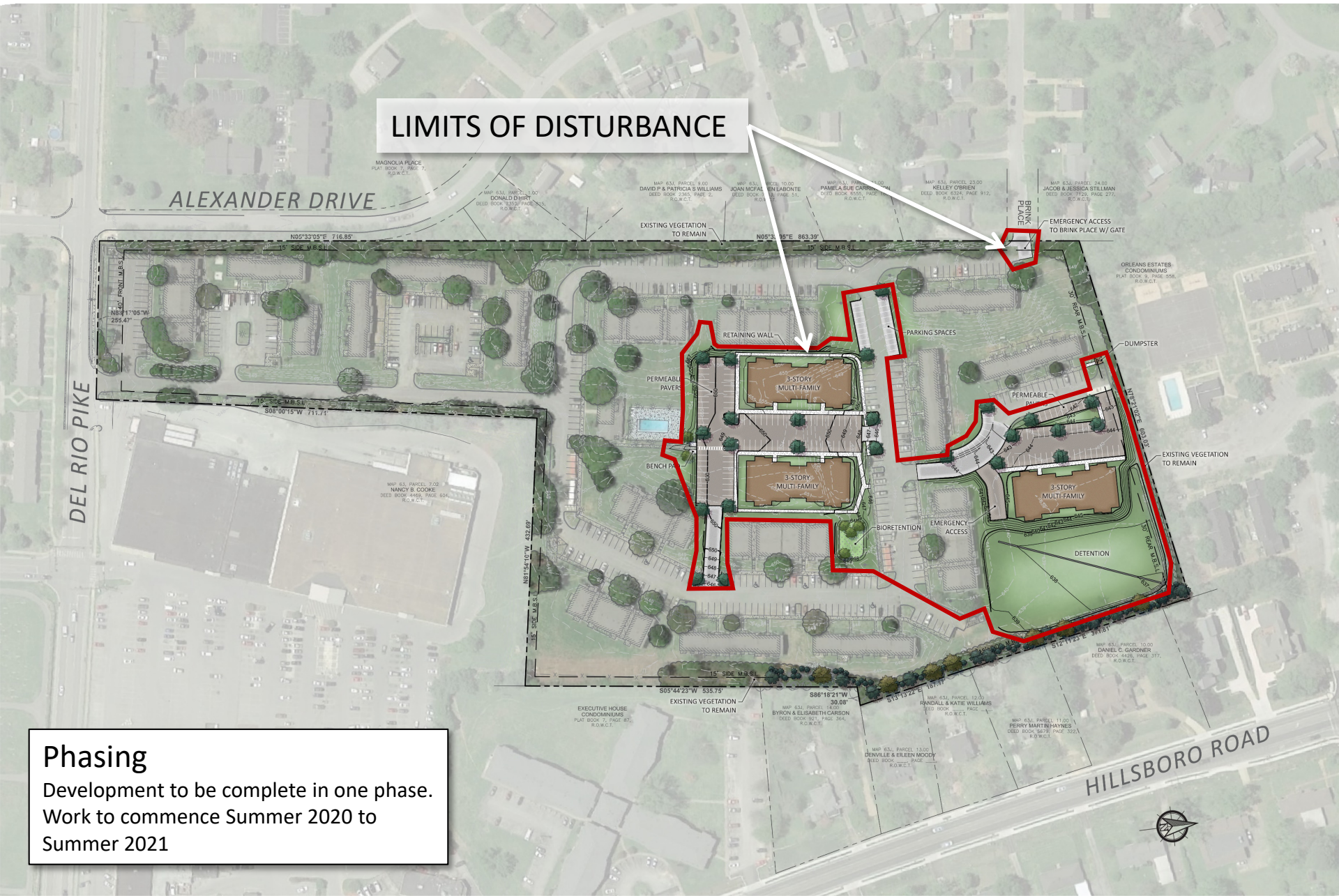
The site plan illustrates the circulation system for a development located between Alexander Drive to the north, Hillsboro Road to the east, and Del Rio Pike to the west. The development includes three 3-story multi-family buildings, parking spaces, a bench pad, a detention pond, and various access points. Red lines indicate the proposed circulation routes, which include a main road along the north boundary, a road along the east boundary, and a road along the south boundary. The plan also shows existing vegetation to remain, a retaining wall, permeable pavers, and a bioretention area. Surrounding properties are labeled with owner names and map references, including Magnolia Place, David P & Patricia S Williams, Joan McFadden LaBonte, Pamela Sue Carrington, Kelley O'Brien, Jacob & Jessica Stillman, Orleans Estates Condominiums, Nancy B Cooke, Executive House Condominiums, Byron & Elisabeth Carson, Randall & Katie Williams, Daniel C Gardner, Perry Martin Haynes, and Denville & Eileen Moody. The plan also includes a north arrow and a scale bar.



Open Space/Parkland



Phasing/Infrastructure



Phasing
Development to be complete in one phase.
Work to commence Summer 2020 to Summer 2021

Elevations of all proposed buildings

Covenant Capital Group



1 Building Type 300 - Side
Scale: 1/8" = 1'-0"

Elevation



1 Building Type 300 - Front and Rear
Scale: 1/8" = 1'-0"

Elevation

Modification of Standards requests

- 1. MOS #1:** Allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line and to utilize existing vegetation in lieu of required plantings/types. Existing site does not allow for 50' of landscape buffer, as the parking lot encroaches the property line within the 50' buffer width.
- 2. MOS #2:** Reduction in required planting by 50% per 100 LF due to existing fence/wall and vegetation that will remain. Proposed planting material will be installed to supplement the existing vegetation.
- 3. MOS #3:** Allow the Buffer Width to be 37.5' based on existing site conditions along the eastern property line due to existing patios/patio screens within 50' of the property line. The zoning code allows a reduction in buffer with by 25% (from 50' to 37.5') when a fence/wall is present.

Pre-application Conference

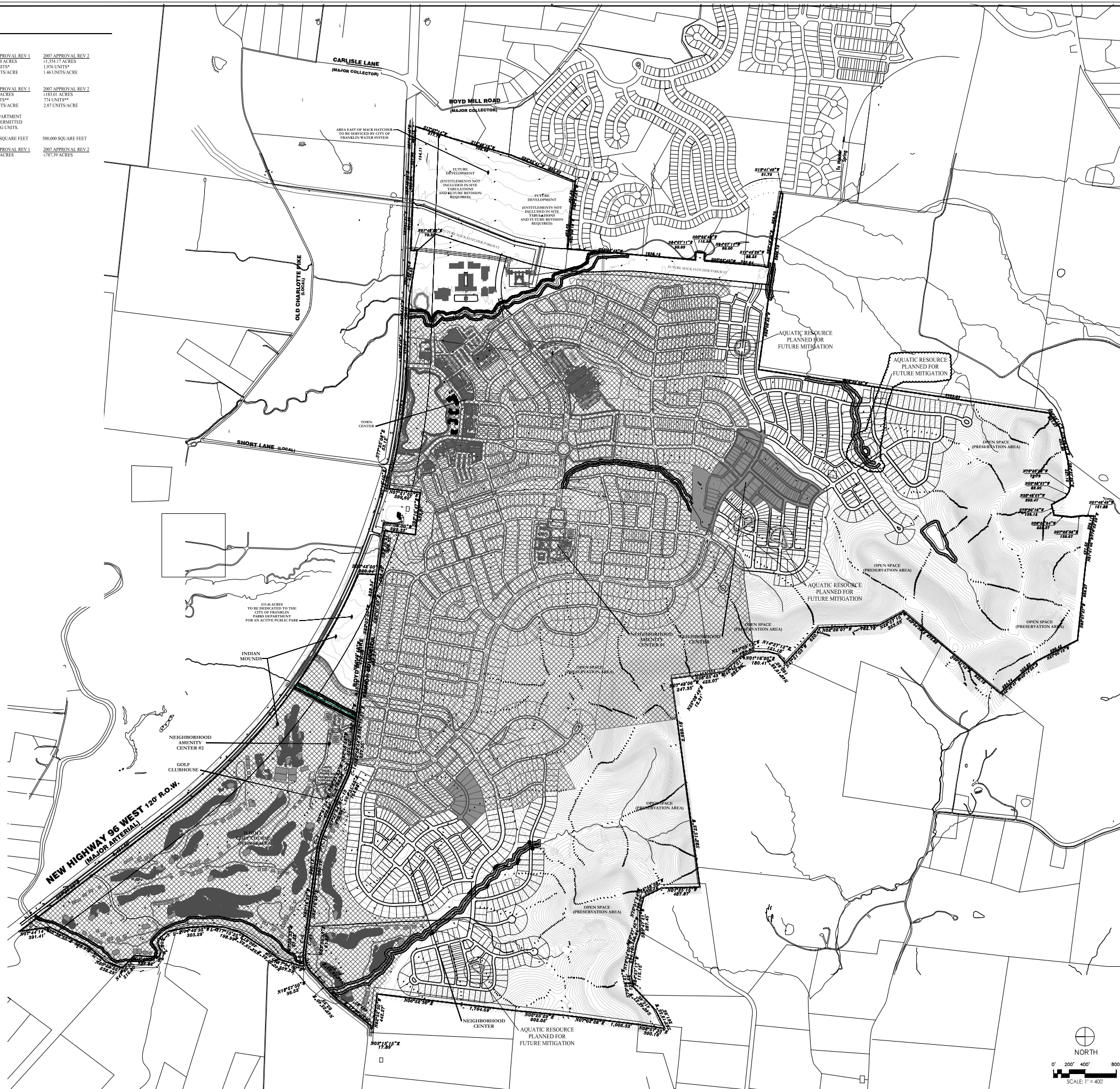


WESTHAVEN CONCEPT PLAN UPDATE
JOINT FMPC/BOMA WORKSHOP
12.12.2019

A. TOTAL SITE ACREAGE		1,536.23 ACRES		
B. PREVIOUS APPROVALS				
PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	
TOTAL ACREAGE	1,150.93 ACRES	1,159.00 ACRES	1,154.17 ACRES	
PROPOSED NUMBER OF DWELLING UNITS**	1,565 UNITS*	1,076 UNITS*	1,076 UNITS*	
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	
*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS (GRANNY FLATS).				
PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	
TOTAL ACREAGE	232.84 ACRES	217.22 ACRES	210.07 ACRES	
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 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 DWELLING UNITS INCLUDING INDEPENDENT LIVING AND ELDERSHOP HOUSING UNITS.				
TOTAL PROPOSED COMMERCIAL SPACE	500.00 SQUARE FEET	500.00 SQUARE FEET	500.00 SQUARE FEET	
OPEN SPACE ACREAGE	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	
	831.44 ACRES	2306.50 ACRES	2707.39 ACRES	
C. CURRENT CONCEPT PLAN - REV 3				
TOTAL ACREAGE - (SP+DISTRICT)	1536.23			
TOTAL NUMBER DWELLING UNITS	2750 UNITS			
GROSS RESIDENTIAL DENSITY	1.79 UNITS/ACRE			
PROPOSED COMMERCIAL SPACE	500.00 SQUARE FEET			
OPEN SPACE ACREAGE	1769.12 ACRES			

[illegible]

AREAS OF PLATTED SECTIONS	
AREAS OF APPROVED SECTIONS	
25' WATERWAY BUFFER	



**SOUTHERN LAND
COMPANY**

Southern Land Company, LLC
 1350 W. McEwen Drive, Suite 200 • Franklin, Tennessee 37067
 Office (615) 776-1150 • Fax (615) 776-0175 • www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 3
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

- THE DESIGN AND DRAWINGS CONTAINED HEREIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY (SLC). THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
- SLC MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THIS PLAN, AND IT SHALL HAVE NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM THE CONSTRUCTION IN ACCORDANCE WITH THIS PLAN.
- MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

REVISIONS:	
1	05/04/2017 CITY COMMENTS
2	05/23/2017: CONDITIONS OF APPROVA
3	
4	
5	
6	
7	
8	

DATE: 04/10/2017

JOB #: 284000

PROJECT #: COF 6408

CONCEPT PLAN

SHEET NO.
CP-3

Westhaven

Concept Plan Update

	Concept Plan 2017
Residential Entitlements	
Westhaven West of Mack Hatcher	2,750
Jewell Property	-
J & J Farms (7.27 Acres)	-
Total	2,750
Commercial Entitlements	
Westhaven West of Mack Hatcher	500,000
Jewell Property	0
J & J Farms (7.27 Acres)	0
Total	500,000

Westhaven

Concept Plan Update

	Concept Plan 2017	Concept Plan 2019
Residential Entitlements		
Westhaven West of Mack Hatcher	2,750	3,100
Jewell Property	-	400
J & J Farms (7.27 Acres)	-	16
Total	2,750	3,516
Commercial Entitlements		
Westhaven West of Mack Hatcher	500,000	250,000
Jewell Property	0	-
J & J Farms (7.27 Acres)	0	-
Total	500,000	250,000

Westhaven

Concept Plan Update

	Concept Plan 2017	Concept Plan 2019	
Residential Entitlements			Delta
Westhaven West of Mack Hatcher	2,750	3,100	350
Jewell Property	-	400	400
J & J Farms (7.27 Acres)	-	16	16
Total	2,750	3,516	766
Commercial Entitlements			
Westhaven West of Mack Hatcher	500,000	250,000	(250,000)
Jewell Property	0	-	-
J & J Farms (7.27 Acres)	0	-	-
Total	500,000	250,000	(250,000)

Westhaven

Concept Plan Update

	Concept Plan 2017	Concept Plan 2019		Current
Residential Entitlements			Delta	
Westhaven West of Mack Hatcher	2,750	3,100	350	2,116
Jewell Property	-	400	400	-
J & J Farms (7.27 Acres)	-	16	16	-
Total	2,750	3,516	766	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500,000	250,000	(250,000)	178,902
Jewell Property	0	-	-	-
J & J Farms (7.27 Acres)	0	-	-	-
Total	500,000	250,000	(250,000)	178,902

Westhaven

Concept Plan Update

	Concept Plan 2017	Concept Plan 2019		Current	Available To Go
Residential Entitlements			Delta		
Westhaven West of Mack Hatcher	2,750	3,100	350	2,116	350
Jewell Property	-	400	400	-	400
J & J Farms (7.27 Acres)	-	16	16	-	16
Total	2,750	3,516	766	2,116	766
Commercial Entitlements					
Westhaven West of Mack Hatcher	500,000	250,000	(250,000)	178,902	71,098
Jewell Property	0	-	-	-	-
J & J Farms (7.27 Acres)	0	-	-	-	-
Total	500,000	250,000	(250,000)	178,902	71,098

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2017 APPROVAL REV 3
TOTAL ACREAGE	±1,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,976 UNITS*
GROSS DENSITY	1.46 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2017 APPROVAL REV 3
TOTAL ACREAGE	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	774 UNITS**
GROSS DENSITY	2.87 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

OPEN SPACE ACREAGE 2017 APPROVAL REV 3
±769.12 ACRES

C. CURRENT CONCEPT PLAN - REV 4

TOTAL ACREAGE (SP-X DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3516 UNITS
GROSS RESIDENTIAL DENSITY	2.31 UNITS/ACRE

PROPOSED COMMERCIAL SPACE 200,000 SQUARE FEET

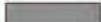
OPEN SPACE ACREAGE ±759.37 ACRES

LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS



AREAS OF APPROVED SECTIONS



25' WATERWAY BUFFER



AREAS UPDATED FOR FUTURE DEVELOPMENT
(CURRENTLY WITHIN THE WESTHAVEN
BOUNDARY)



AREAS UPDATED FOR FUTURE OPEN SPACE
(CURRENTLY WITHIN THE WESTHAVEN
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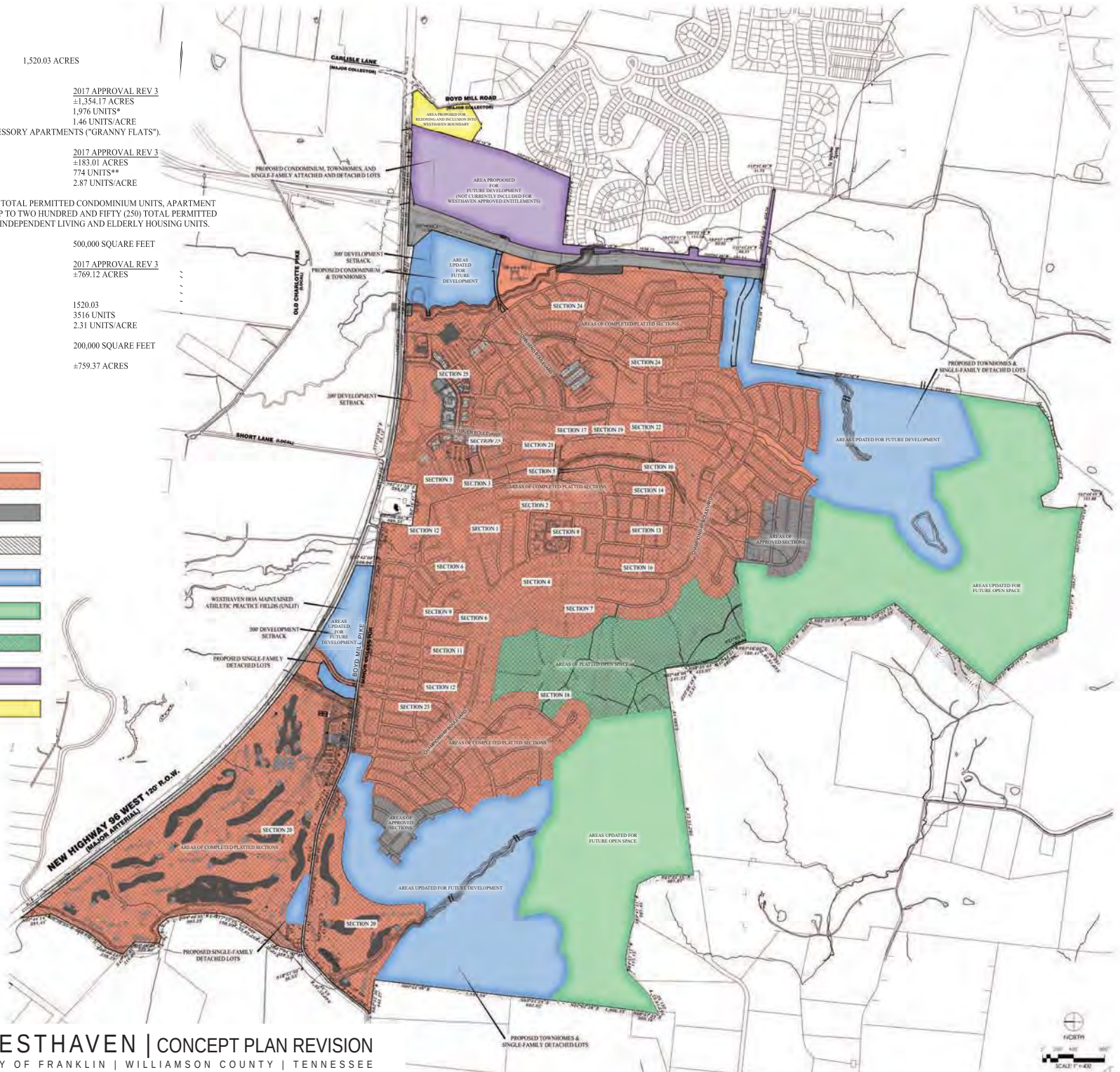
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AREAS PROPOSED FOR REZONING AND
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HIGHWAY 96

MACK HATCHER PARKWAY

Jewell Area-Proposed

WESTHAVEN
Franklin, TN

SOUTHERN LAND
COMPANY

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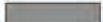
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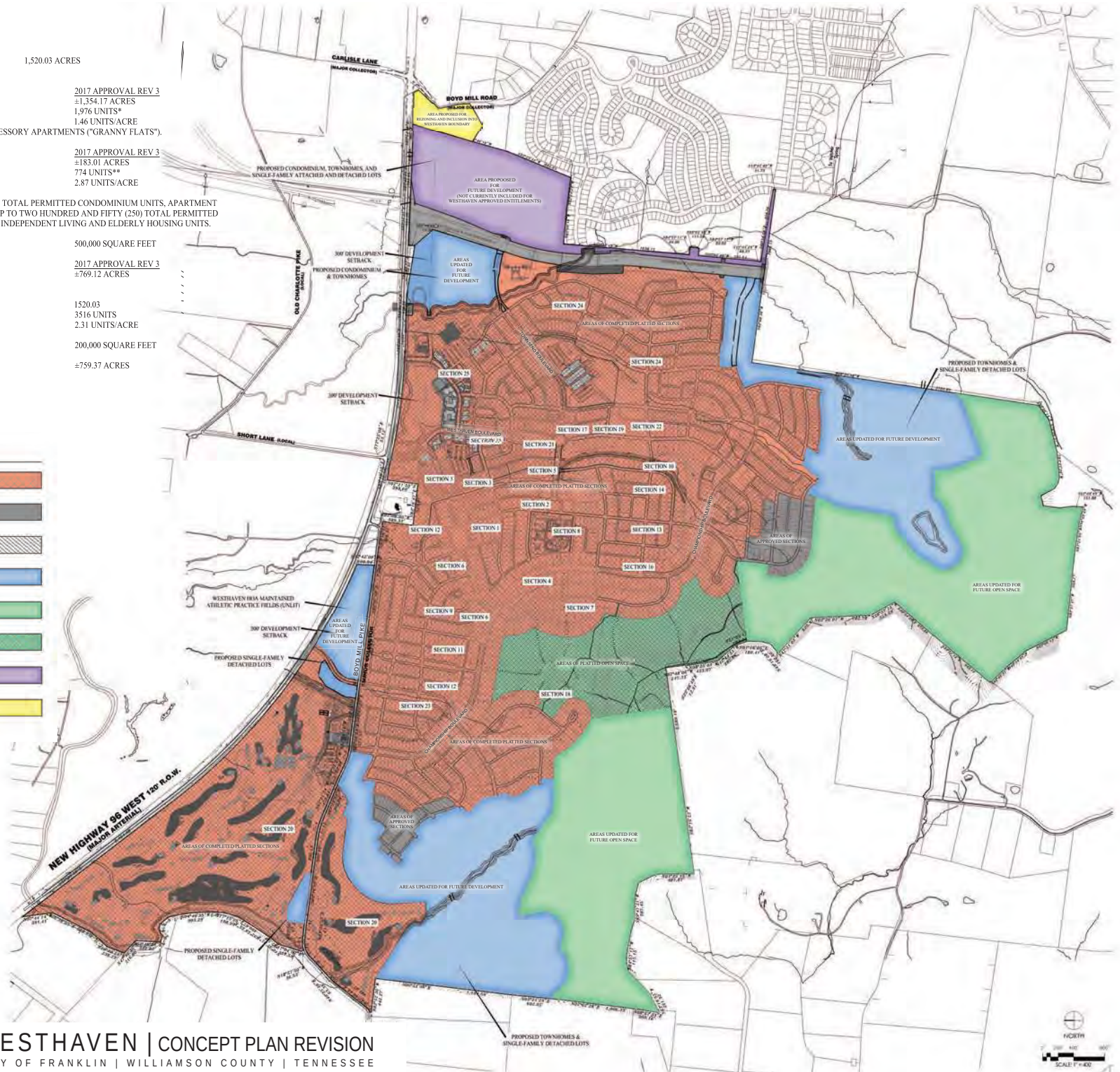
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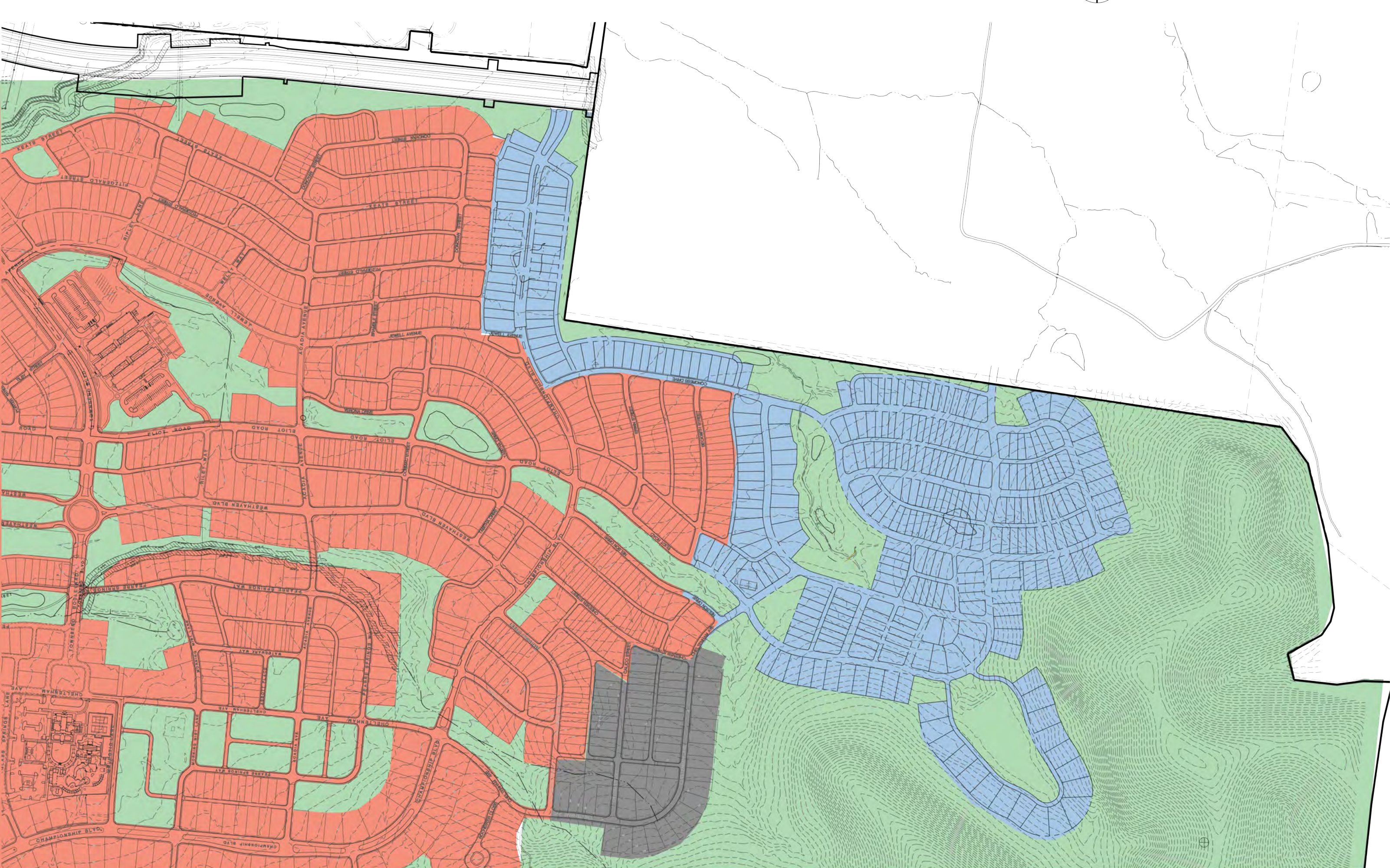


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AREAS PROPOSED FOR REZONING AND
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South Area-Proposed

WESTHAVEN
Franklin, TN

**SOUTHERN LAND
COMPANY**

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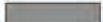
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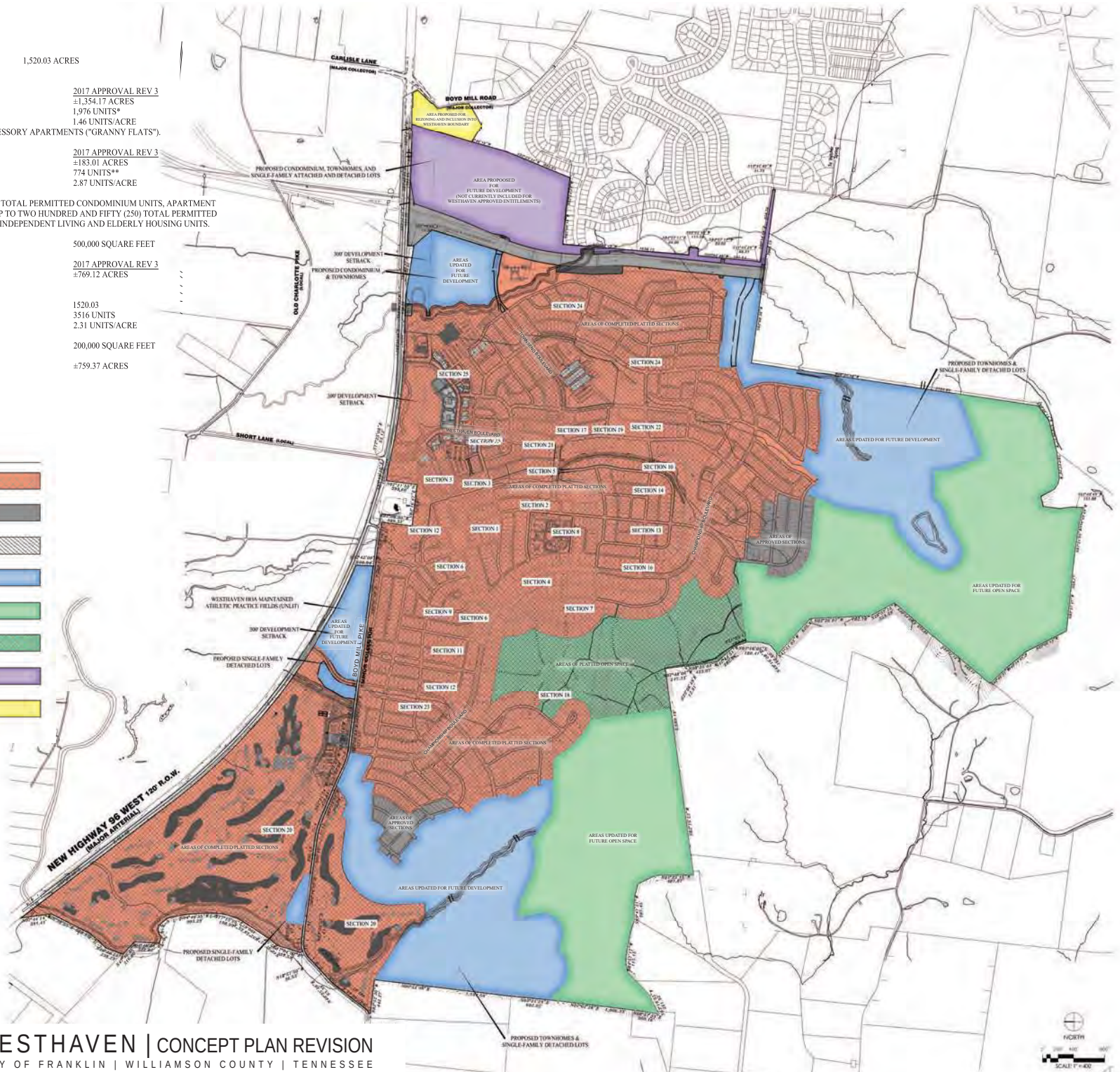
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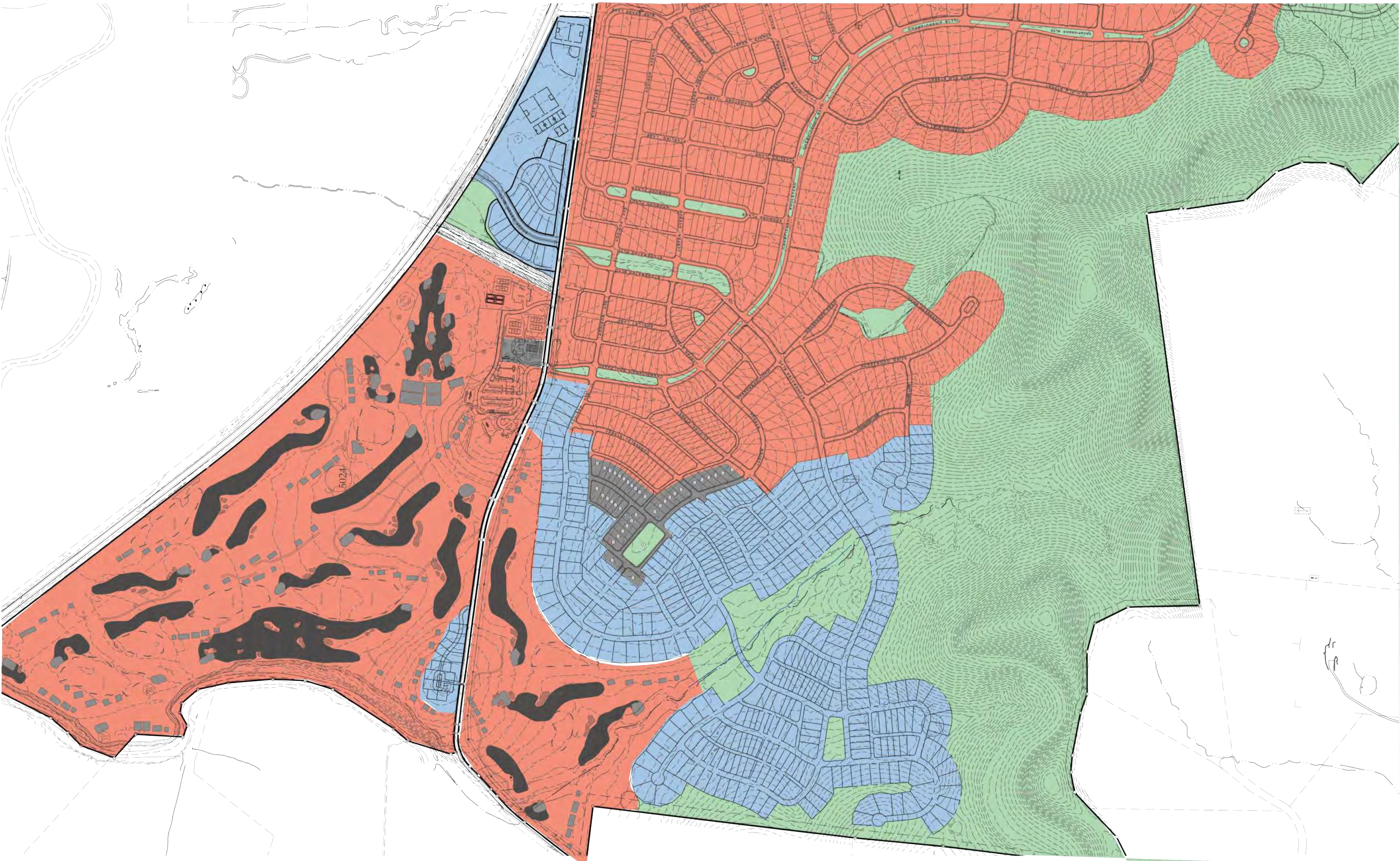


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West Area-Proposed

WESTHAVEN
Franklin, TN

SOUTHERN LAND
COMPANY

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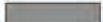
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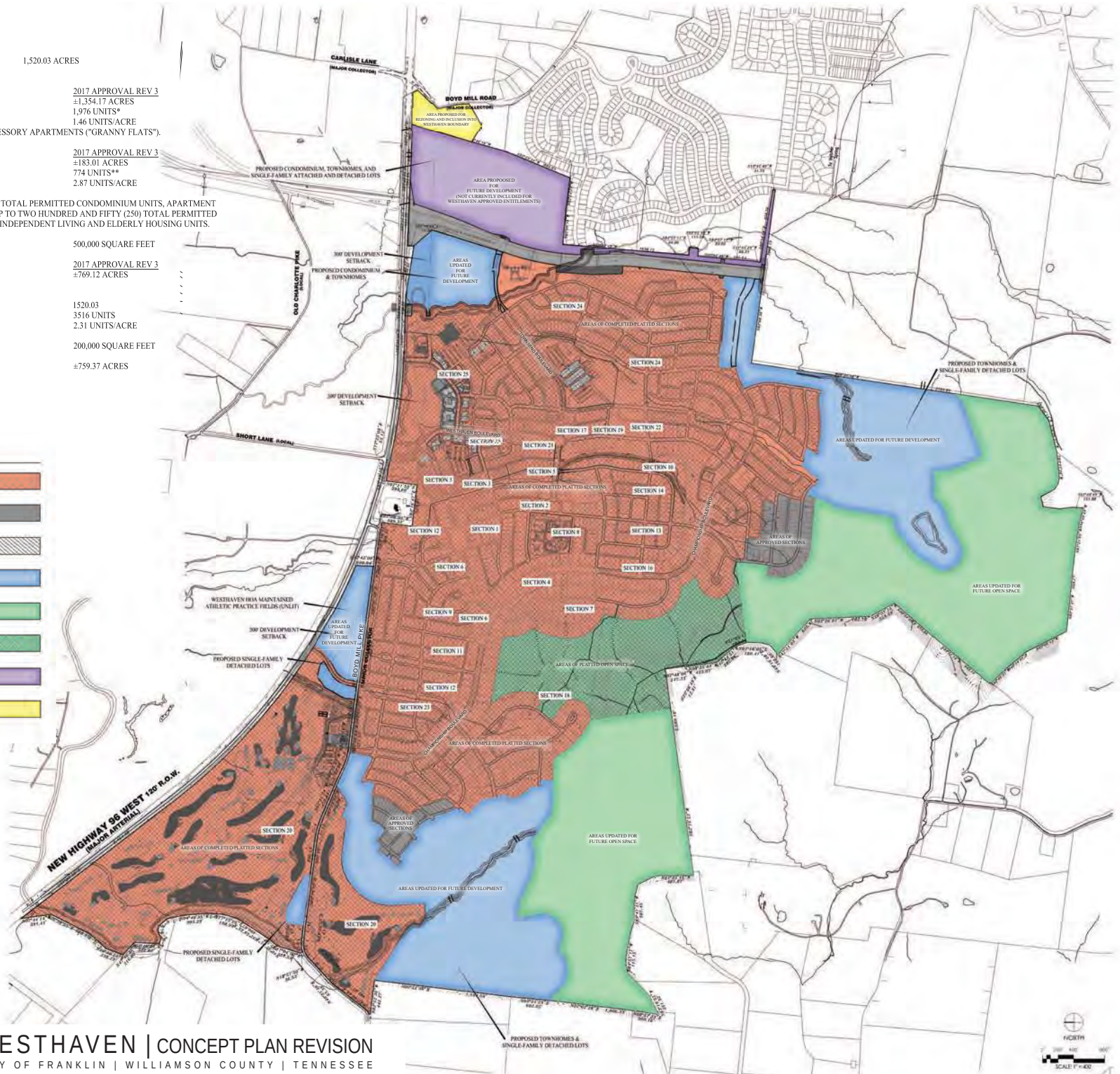
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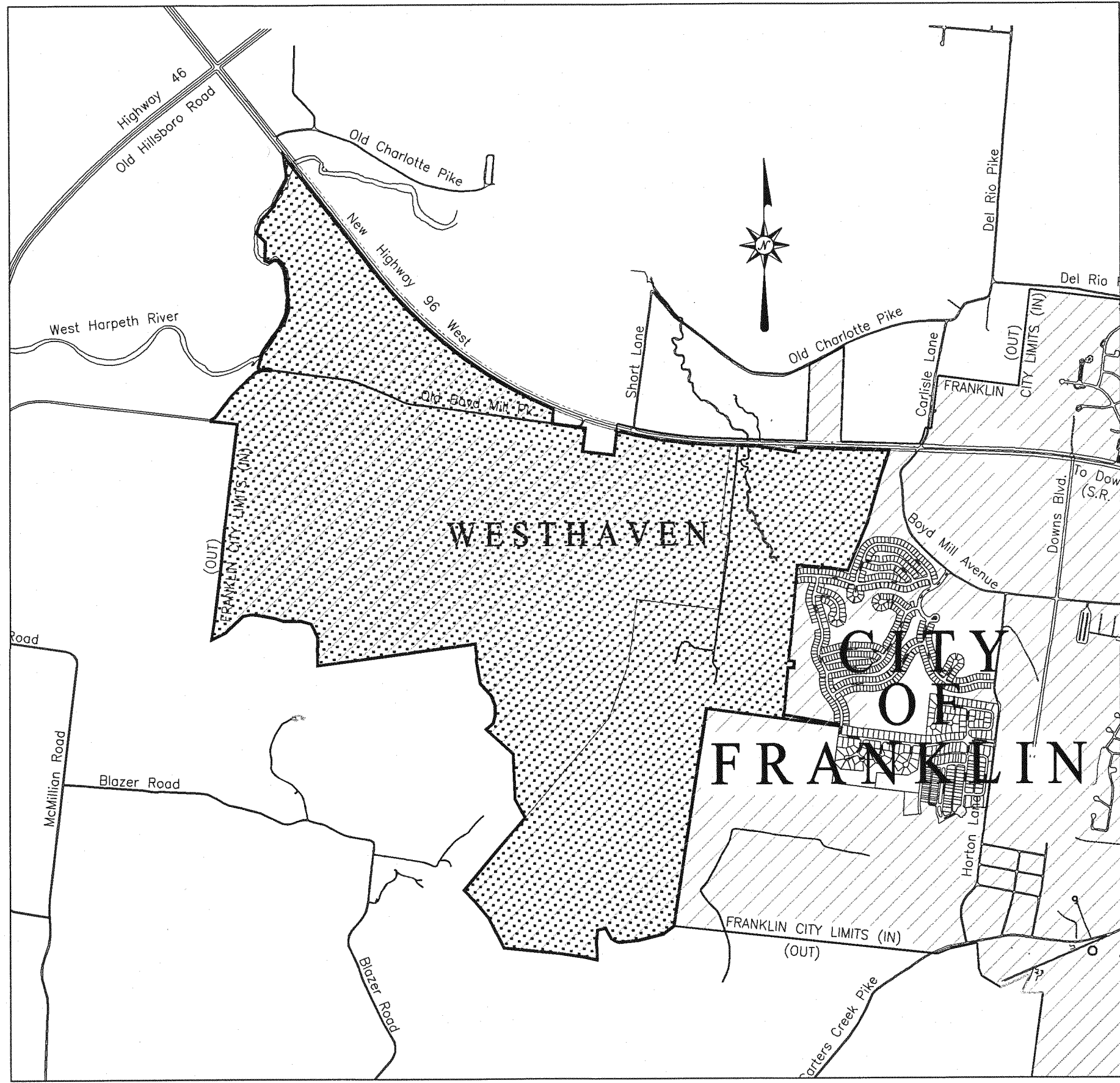
Town Center Area-Proposed

WESTHAVEN
Franklin, TN

SOUTHERN LAND
COMPANY



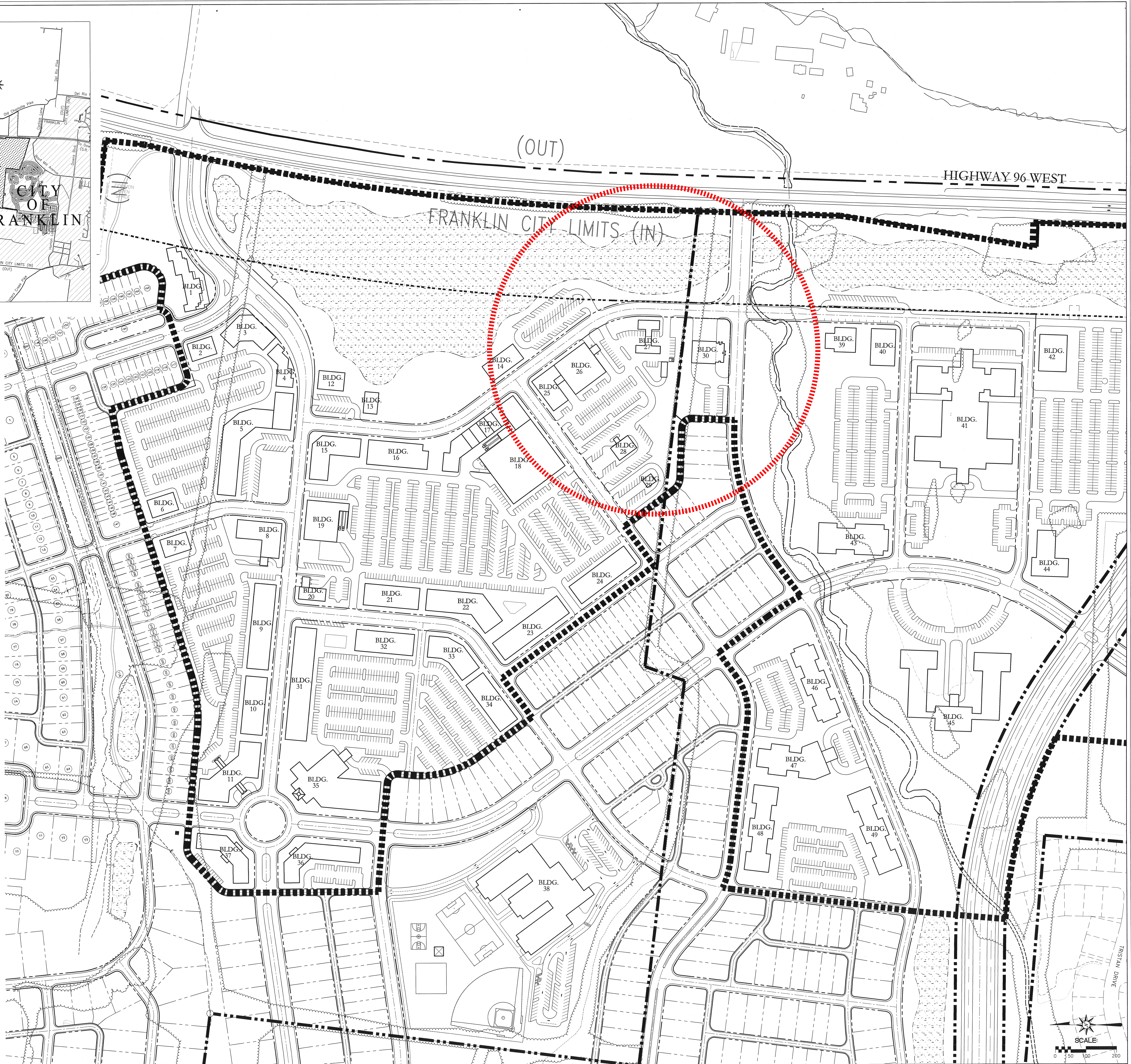




VICINITY MAP
SCALE: 1"=2000'

BUILDING	FLOOR	POTENTIAL USE
1	FIRST	RESIDENTIAL
2	SECOND	RESIDENTIAL
3	FIRST	COMMERCIAL/RESIDENTIAL
4	SECOND	RESIDENTIAL
5	THIRD	RESIDENTIAL
6	FIRST	COMMERCIAL
7	SECOND	COMMERCIAL
8	THIRD	COMMERCIAL/RESIDENTIAL
9	FIRST	COMMERCIAL
10	SECOND	COMMERCIAL
11	THIRD	COMMERCIAL/RESIDENTIAL
12	FIRST	COMMERCIAL/RESIDENTIAL
13	SECOND	RESIDENTIAL
14	THIRD	RESIDENTIAL
15	FIRST	COMMERCIAL/RESIDENTIAL
16	SECOND	RESIDENTIAL
17	THIRD	RESIDENTIAL
18	FIRST	COMMERCIAL
19	SECOND	COMMERCIAL
20	THIRD	COMMERCIAL/RESIDENTIAL
21	FIRST	COMMERCIAL
22	SECOND	COMMERCIAL
23	THIRD	COMMERCIAL/RESIDENTIAL
24	FIRST	COMMERCIAL
25	SECOND	COMMERCIAL
26	THIRD	COMMERCIAL/RESIDENTIAL
27	FIRST	COMMERCIAL
28	SECOND	COMMERCIAL
29	THIRD	COMMERCIAL/RESIDENTIAL
30	FIRST	COMMERCIAL
31	SECOND	COMMERCIAL
32	THIRD	COMMERCIAL/RESIDENTIAL
33	FIRST	COMMERCIAL
34	SECOND	COMMERCIAL
35	THIRD	COMMERCIAL/RESIDENTIAL
36	FIRST	COMMERCIAL
37	SECOND	COMMERCIAL
38	THIRD	COMMERCIAL/RESIDENTIAL
39	FIRST	COMMERCIAL
40	SECOND	COMMERCIAL
41	THIRD	COMMERCIAL/RESIDENTIAL
42	FIRST	COMMERCIAL
43	SECOND	COMMERCIAL
44	THIRD	COMMERCIAL/RESIDENTIAL
45	FIRST	COMMERCIAL
46	SECOND	COMMERCIAL
47	THIRD	COMMERCIAL/RESIDENTIAL
48	FIRST	COMMERCIAL
49	SECOND	COMMERCIAL
50	THIRD	COMMERCIAL/RESIDENTIAL
51	FIRST	COMMERCIAL
52	SECOND	COMMERCIAL
53	THIRD	COMMERCIAL/RESIDENTIAL
54	FIRST	COMMERCIAL
55	SECOND	COMMERCIAL
56	THIRD	COMMERCIAL/RESIDENTIAL
57	FIRST	COMMERCIAL
58	SECOND	COMMERCIAL
59	THIRD	COMMERCIAL/RESIDENTIAL
60	FIRST	COMMERCIAL
61	SECOND	COMMERCIAL
62	THIRD	COMMERCIAL/RESIDENTIAL
63	FIRST	COMMERCIAL
64	SECOND	COMMERCIAL
65	THIRD	COMMERCIAL/RESIDENTIAL
66	FIRST	COMMERCIAL
67	SECOND	COMMERCIAL
68	THIRD	COMMERCIAL/RESIDENTIAL
69	FIRST	COMMERCIAL
70	SECOND	COMMERCIAL
71	THIRD	COMMERCIAL/RESIDENTIAL
72	FIRST	COMMERCIAL
73	SECOND	COMMERCIAL
74	THIRD	COMMERCIAL/RESIDENTIAL
75	FIRST	COMMERCIAL
76	SECOND	COMMERCIAL
77	THIRD	COMMERCIAL/RESIDENTIAL
78	FIRST	COMMERCIAL
79	SECOND	COMMERCIAL
80	THIRD	COMMERCIAL/RESIDENTIAL
81	FIRST	COMMERCIAL
82	SECOND	COMMERCIAL
83	THIRD	COMMERCIAL/RESIDENTIAL
84	FIRST	COMMERCIAL
85	SECOND	COMMERCIAL
86	THIRD	COMMERCIAL/RESIDENTIAL
87	FIRST	COMMERCIAL
88	SECOND	COMMERCIAL
89	THIRD	COMMERCIAL/RESIDENTIAL
90	FIRST	COMMERCIAL
91	SECOND	COMMERCIAL
92	THIRD	COMMERCIAL/RESIDENTIAL
93	FIRST	COMMERCIAL
94	SECOND	COMMERCIAL
95	THIRD	COMMERCIAL/RESIDENTIAL
96	FIRST	COMMERCIAL
97	SECOND	COMMERCIAL
98	THIRD	COMMERCIAL/RESIDENTIAL
99	FIRST	COMMERCIAL
100	SECOND	COMMERCIAL

*NOTE: THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE USES DESCRIBED ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THIS EXHIBIT IS NOT INTENDED TO OFFER ANY SPECIFIC USES TO ANY BUILDING OR ANY FLOOR WITHIN A BUILDING.



WESTHAVEN

REVISION 1
FRANKLIN, TENNESSEE
WILLIAMSON COUNTY

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REVISIONS:
1. JUNE 10, 2003 REVISED AS PER CITY OF FRANKLIN COMMENTS
2. JULY 1, 2003 REVISED AS PER CITY OF FRANKLIN COMMENTS
3. JULY 17, 2003 APPROVED FRANKLIN MUNICIPAL PLANNING COMMISSION
4. OCTOBER 3, 2003 REVISED AS PER CITY OF FRANKLIN COMMENTS
5.

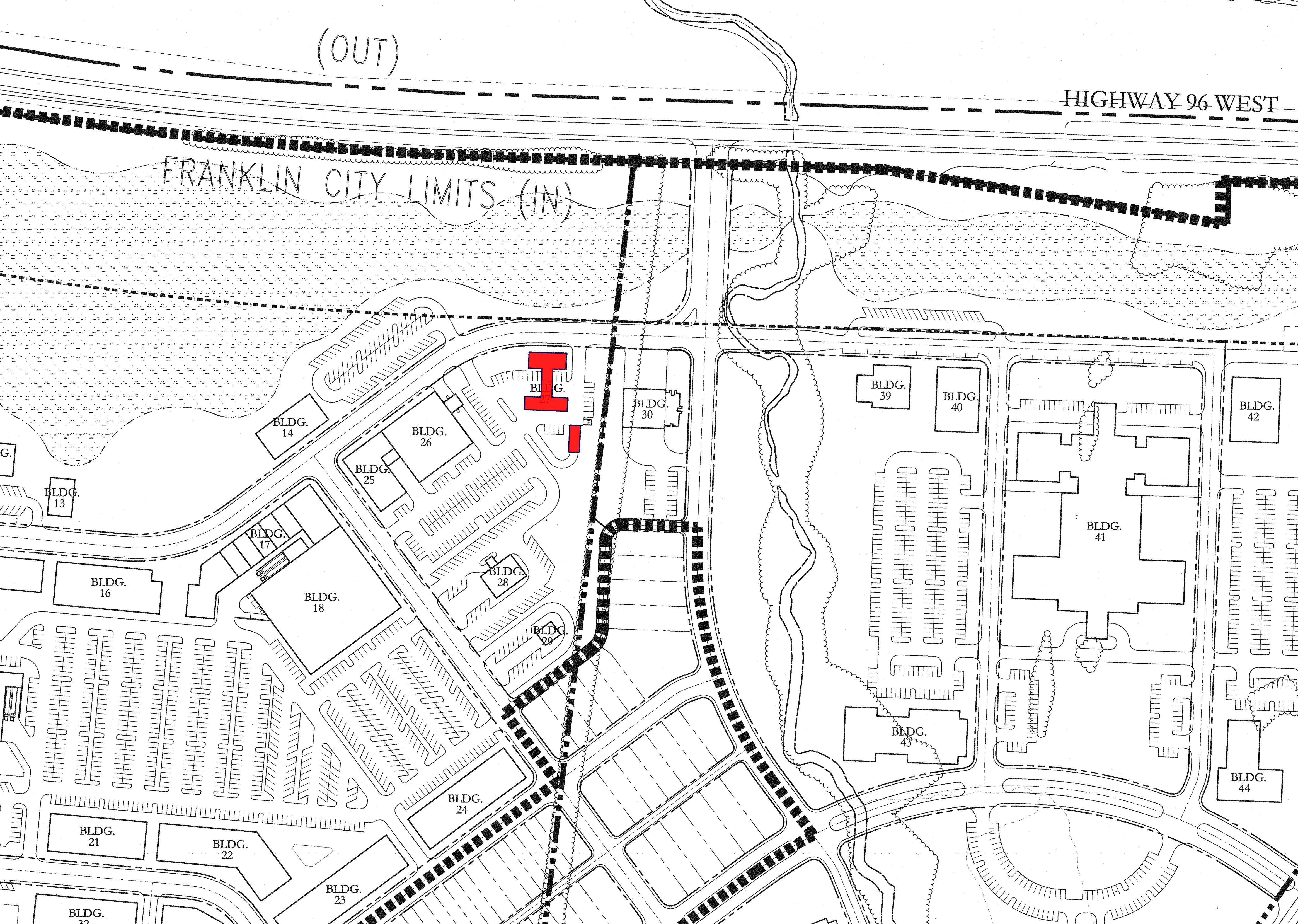
DATE: MAY 13, 2003
JOB NO: WH Concept
DRAWN BY: RSM
CONCEPT PLAN
CONCEPTUAL
COMMERCIAL BUILDING
USAGE PLAN

SHEET NO.
L - 11

(OUT)

HIGHWAY 96 WEST

FRANKLIN CITY LIMITS (IN)





WESTHAVEN CONCEPT PLAN UPDATE
JOINT FMPC/BOMA WORKSHOP
12.12.2019