



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, November 20, 2014

5:30 PM

City Hall Training Room

Joint Workshop

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, November 20, 2014 at 5:30 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

PUD DEVELOPMENT PLANS

1. [14-605](#) (5:35 pm - 6:00 pm) Review and Discuss a Development Plan for the Cottages at 509 Hill Drive PUD Subdivision, consisting of 4 single family dwelling units on 0.56 acres, located at 509 Hill Drive.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Joint Workshop Slideshow 11-20-14](#)

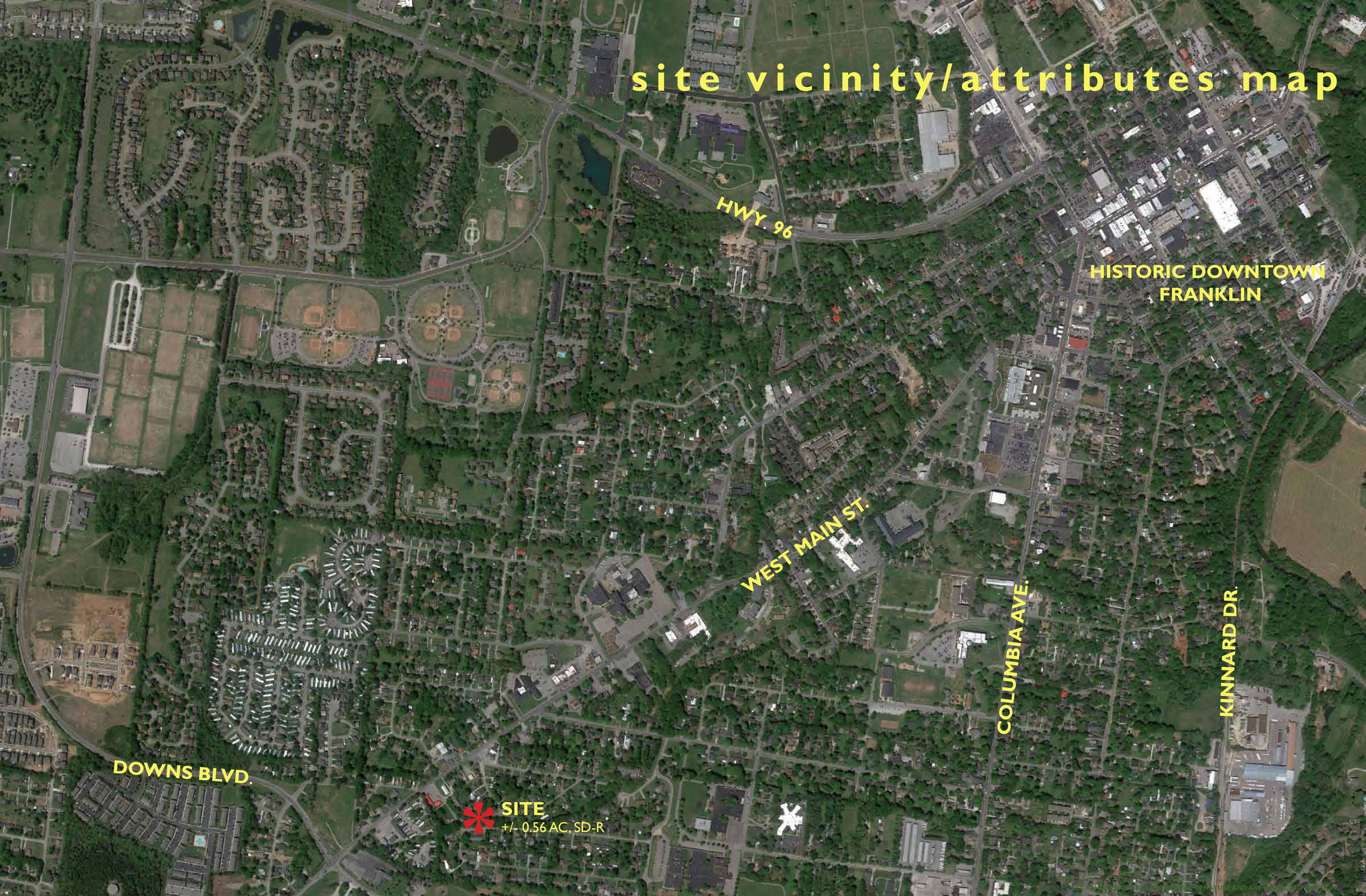
2. [14-638](#) (6:00 pm - 6:30 pm) Review and Discuss fuel stations on corner lots.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Tristar Powerpoint](#)
[MAPCOemail](#)
[MAPCOBOARD1](#)
[MAPCO DEVELOPMENT RENDERING .jpg](#)

OTHER BUSINESS

site vicinity/attributes map



 **SITE**
+/- 0.56 AC, SD-R

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

NOVEMBER 6, 2014



project map

SITE DATA:

APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL

SITE ACREAGE: +/- 0.56 AC

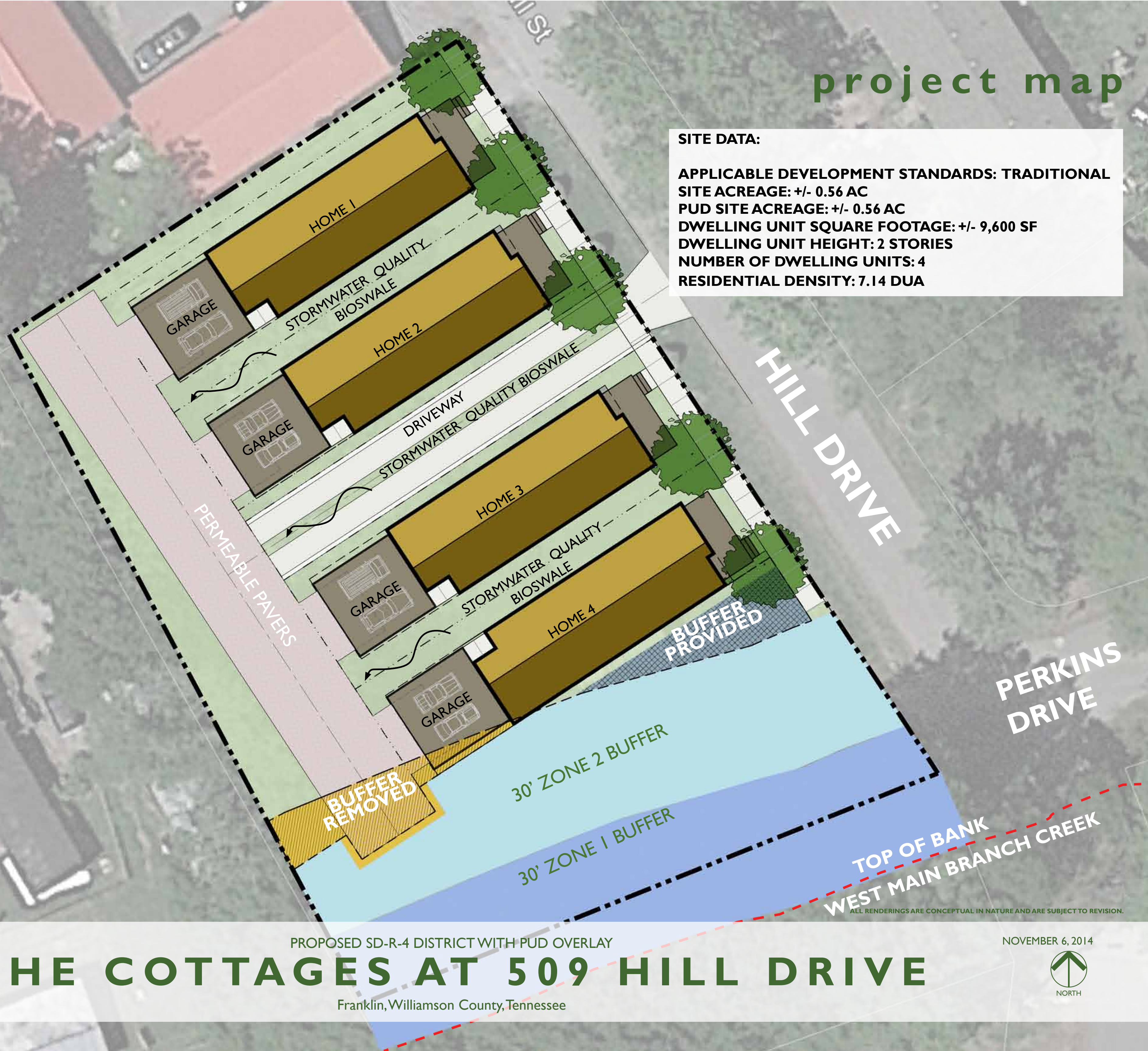
PUD SITE ACREAGE: +/- 0.56 AC

DWELLING UNIT SQUARE FOOTAGE: +/- 9,600 SF

DWELLING UNIT HEIGHT: 2 STORIES

NUMBER OF DWELLING UNITS: 4

RESIDENTIAL DENSITY: 7.14 DUA



PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

NOVEMBER 6, 2014



physical features map

-  = 30' ZONE 1 BUFFER
-  = 30' ZONE 2 BUFFER

SANITARY MH
RIM = 689.62'
INV = 684.62'

SANITARY MH
RIM = 688.99'
INV NW = 683.99' (6")
INV E = 683.84' (6")
INV W = 685.29' (4" PVC)

PERKINS
DRIVE

THE COTTAGES AT 509 HILL DRIVE

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

Franklin, Williamson County, Tennessee

NOVEMBER 6, 2014



ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

circulation map

= STREETS

= SIDEWALK

HILL DRIVE

PERKINS DRIVE

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

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project phasing

PROJECT TO BE CONSTRUCTED
IN A SINGLE PHASE

IA

HILL DRIVE

**PERKINS
DRIVE**

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

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architectural elevation



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NOVEMBER 6, 2014

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preapplication meeting notes - held 10.17/2014

- Floorplans are to be updated to match footprint shown on submittal documents.
- No zero lot lines are to be used for this project.
- Dripline of trees if garages are to be on within them.
- Since traditional streetscape standards apply, all parallel parking on street must be inset. (if applicable)
- Street improvements on Hill Drive are to be from centerline of street to Eastern site boundary.
- All structures and driveways are to be setback from property line a minimum of 5'.
- Driveways are to be a minimum of 20' tangent length from those on adjacent properties.
- Parkland dedication will not be required for this project, given it is less than 10 dwelling units.
- Fire hydrant flow test must be done.
- "Landscape Buffer" note should be removed.
- Additional architectural imagery should be provided.

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 6, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

Current Zoning Ordinance 3.2.7.5 states:

(5) Convenience Stores and Automotive Fuel Sales

“Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating at the intersection of two public streets”.

City of Franklin, Tennessee | Zoning
Ordinance Page 3-12 Last Amended
8/26/14

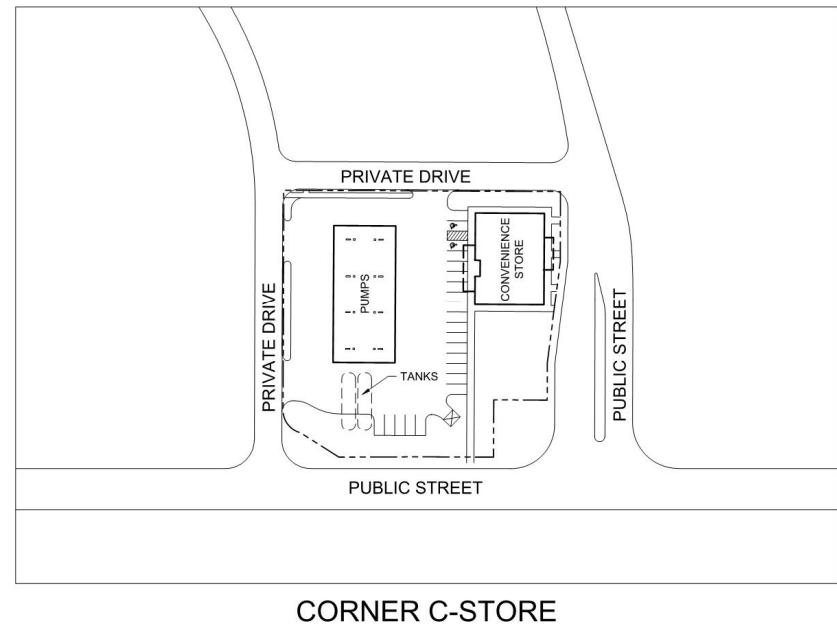
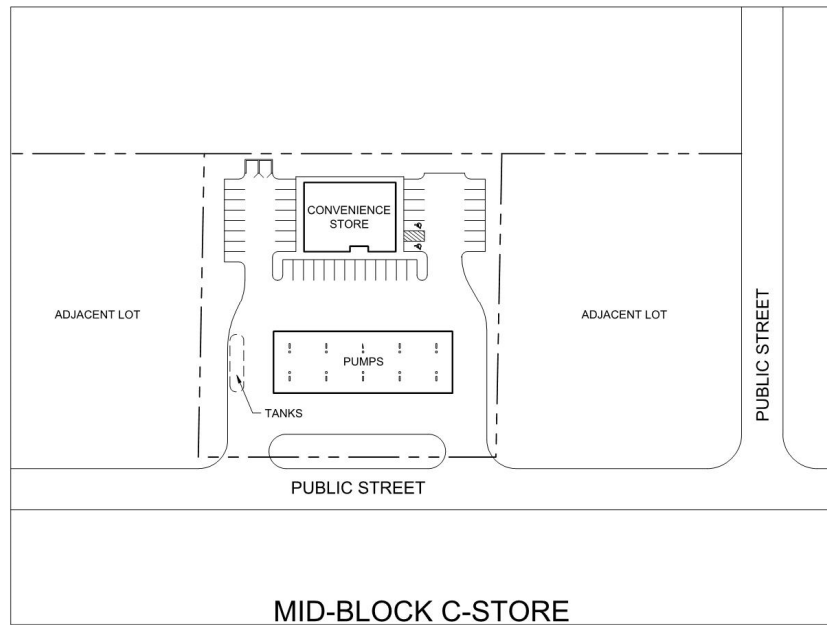
Our Position

- ▣ Current restrictions have discouraged the development of convenience stores with fueling stations in Franklin despite the City's growth
- ▣ Neighborhood fueling facilities are necessary and will be necessary in all areas in Franklin as it grows, where permitted by the Zoning Ordinance
- ▣ More flexible guidelines will accommodate the establishment of stores in locations consistent with the functional and aesthetic standards of the City of Franklin

Our Position

- ▣ Unclear as to underlying rationale for this restriction
- ▣ Requiring mid-block convenience stores is contrary to best practices
 - Traffic patterns and safety
 - Ability to serve outbound and inbound traffic
 - Customer convenience
 - Economic viability no longer exists
- ▣ Restriction perhaps reflects aesthetic concerns arising from past convenience store patterns of development

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City of Franklin, TN

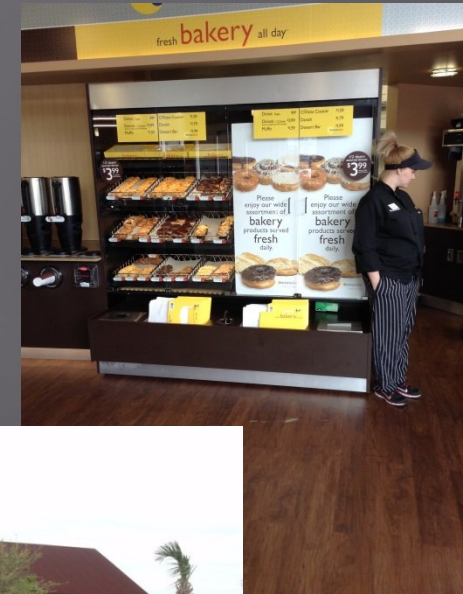
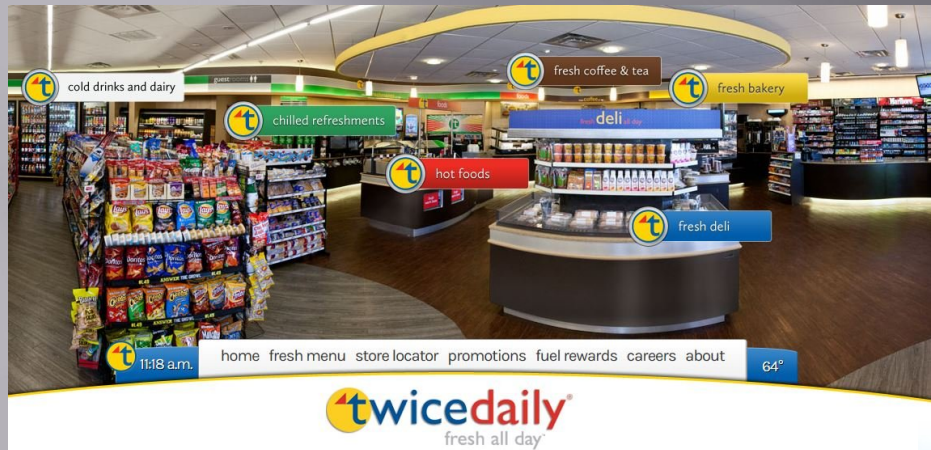


Designs of the Past:



BOMA / FMPC - Nov. 20, 2014 - Zoning Review
City of Franklin, TN

Designs of the Future:



Industry Leaders: drawing customers from the fuel pump to the interior requires a new aesthetic

Discriminating customers: showing careful judgment or fine taste



BOMA / FMPC - Nov. 20, 2014 - Zoning Review
City of Franklin, TN

Designs of the Future:



improving the
quality and
consistency of the
customer experience
at retail on the
prepared-food side.



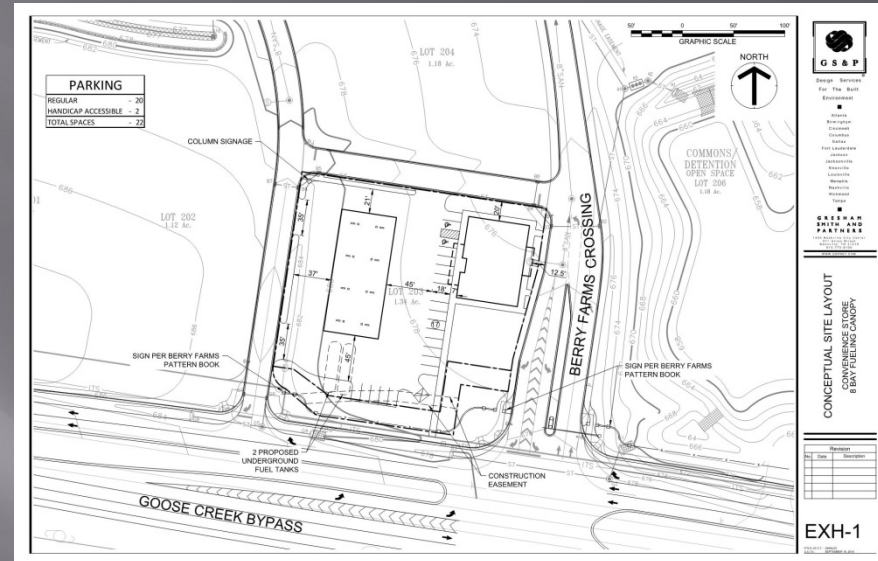
GRESHAM
SMITH AND
PARTNERS

CASSETTY
ARCHITECTURE

BOMA / FMPC – Nov. 20, 2014 – Zoning Review
City of Franklin, TN



It's based on traditional attributes such as green space, walkability, and community in harmony with the built environment.

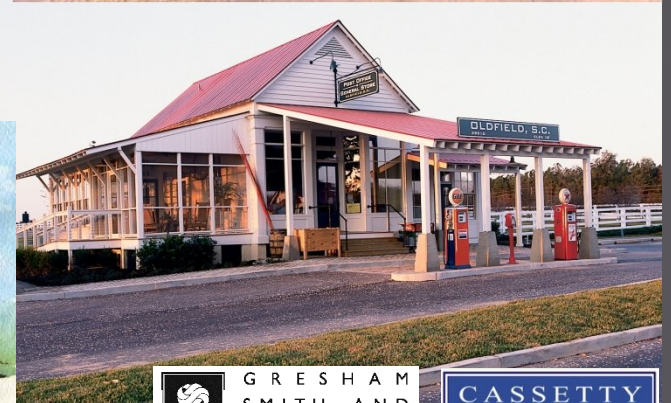
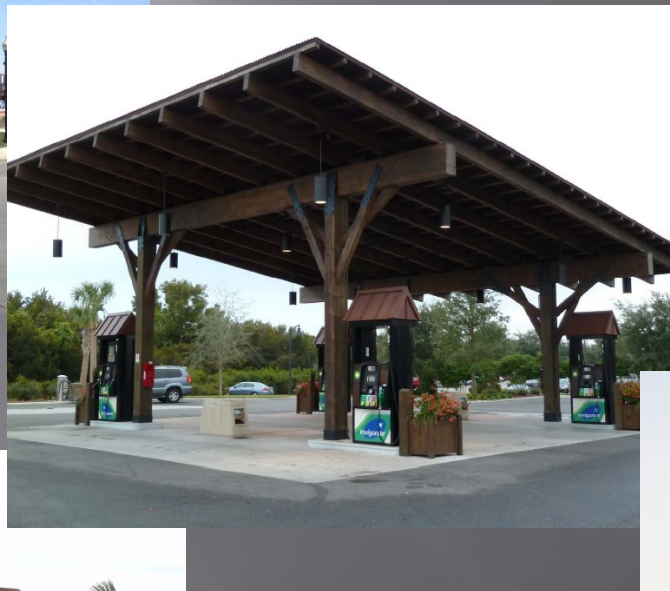


... the vision of connecting people to the things in their lives that are most meaningful. It is a community centered on making it easy for people to connect to their neighbors, to work, to businesses, to shopping, restaurants and nature.



BOMA / FMPC – Nov. 20, 2014 – Zoning Review
City of Franklin, TN

Integrated Elements In Mixed Use Developments



GRESHAM
SMITH AND
PARTNERS

CASSETTY
ARCHITECTURE

Our Request

- ▣ Encourage staff to work with us and other interested parties to develop guidelines that support best practices for the modern concepts of convenience stores and fueling services while maintaining Franklin's standards of design, safety and functionality
- ▣ A solution that allows a store at an intersection of two public streets

Josh King

From: Steve Vanden Noven <steve.vandennoven@mapcoexpress.com>
Sent: Thursday, November 06, 2014 11:58 AM
To: Josh King
Cc: Emily Hunter; Neil Weber
Subject: RE: FMPC/BOMA Joint Conceptual Meeting
Attachments: Blankenbaker & Ellingsworth_DEVELOPMENT RENDERING_final_2_jpg.jpg; BOARD1.pdf

Hi Josh,

As you know, MAPCO supports a change in the Franklin ordinance that prohibits corner development of convenience stores selling gasoline/auto fuels.

Corner sites are vital to the economics of c-stores – MAPCO won't build stores at mid-block locations due to their proven sub-par performance versus corner locations that provide access to both streets. The evolution of c-stores from small stores with 2-4 dispensers to 5,000+ s.f. buildings with prepared food sales and 8-10 fuel dispensers demands high-volume traffic and access that only prominent corners offer. With an average investment exceeding \$3M per location, only a prominent corner location with over 25,000 vehicles per day will provide an adequate return on investment. By requiring c-stores to be off-corner, the economics become far less attractive and retailers must cut corners to try to make the numbers work, resulting in less attractive buildings with fewer consumer offerings.

The old, smaller c-stores that often become eye sores over time are obsolete and disappearing one by one. Today's c-stores are modern marketplaces featuring freshly prepared hot foods, healthy snacks, gourmet coffees, seating with internet access, craft beer & wine sales, ATMs and a variety of convenience items, along with a full slate of auto fuel products including three grades of gasoline plus several biofuel offerings such as E-15 & E-85. To be competitive and appeal to upscale customers, new c-stores are being built with high quality masonry products, substantial windows/glazing, LED lighting, attractive signage, full landscaping and convenient parking.

Attached are two slides showing MAPCO developments and elevations. Please feel free to present these slides and read this email at Franklin's BOMA meeting tonight or in future discussions regarding this topic. I am unable to attend the meeting due to other obligations.

Please don't hesitate to contact me with any questions or concerns. Thanks.

Steve Vanden Noven

Director of Real Estate



Mapco Express, Inc./NTI Investments, LLC

7102 Commerce Way

Brentwood, TN 37027

Direct: (615) 224-7868

Cell: (414) 303-7050 [NOTE – New Cell # - Please save]

Fax: (615) 224-7941

steve.vandennoven@mapcoexpress.com

www.mapcoexpress.com

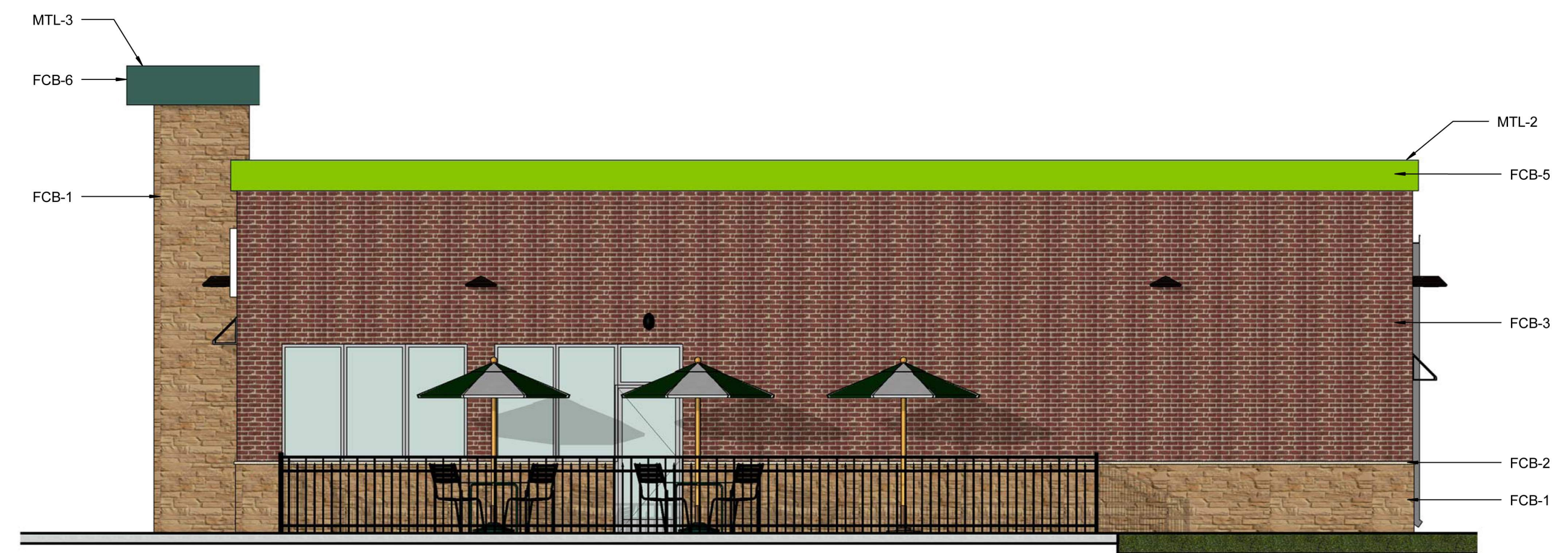
From: Josh King [mailto:josh.king@franklintn.gov]

Sent: Tuesday, November 04, 2014 9:45 AM



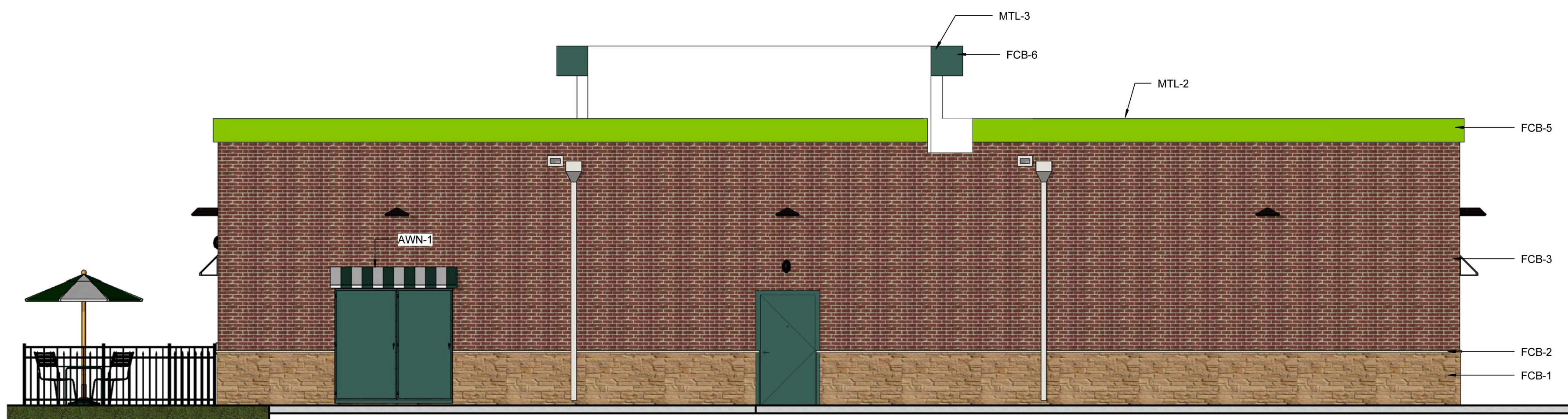
1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



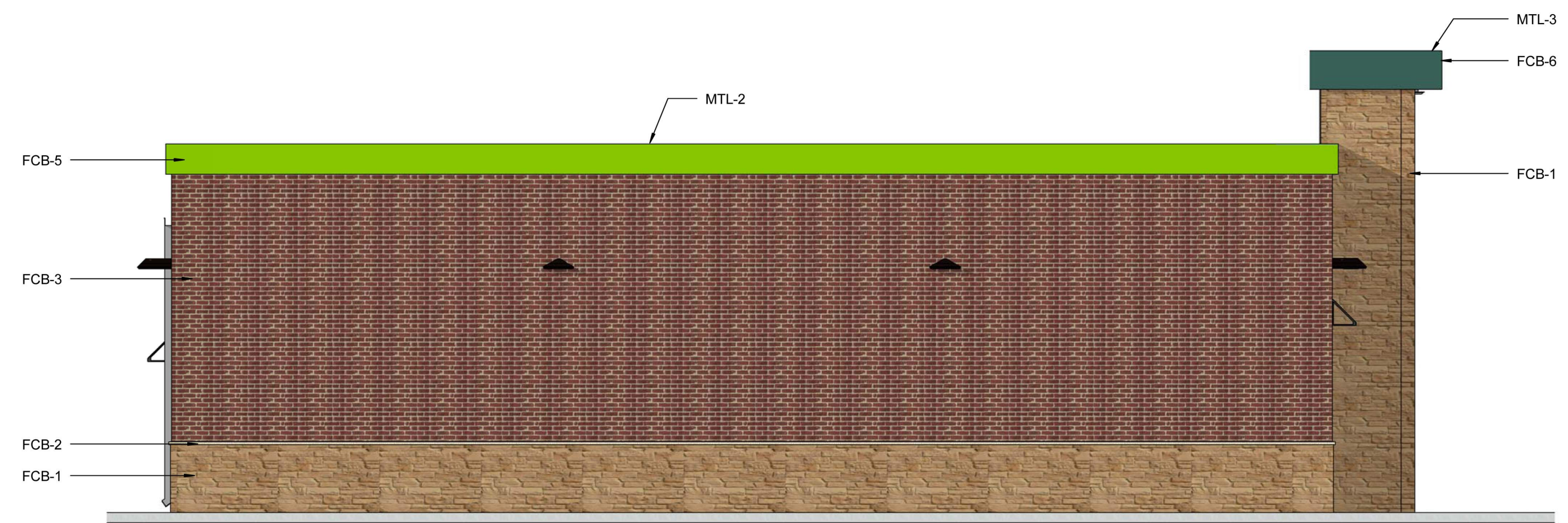
2 SIDE ELEVATION

SCALE: 3/16" = 1'-0"



3 REAR ELEVATION

SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION

SCALE: 3/16" = 1'-0"



5 FENCE ELEVATION

SCALE: 3/32" = 1'-0"



6 FUEL CANOPY ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND & NOTES

FCB-1:	STACKED STONE FCB MFR: NICHHA COLOR: DESERT		FCB-1:	STACKED STONE FCB MFR: NICHHA COLOR: DESERT
FCB-2:	STONE SILL-CHISELED FCB MFR: NICHHA COLOR: GREY		FCB-2:	STONE SILL-CHISELED FCB MFR: NICHHA COLOR: GREY
FCB-3:	PLYMOUTH BRICK FCB MFR: NICHHA COLOR: ALEXANDRIA BUFF		FCB-3:	PLYMOUTH BRICK FCB MFR: NICHHA COLOR: ALEXANDRIA BUFF
FCB-5:	ARCHITECTURAL BLOCK SERIES MFR: NICHHA COLOR: PNT-11		PNT-11:	COLOR: BENJAMIN MOORE, BM2031-30, 'SWEET PEA'
FCB-6:	ARCHITECTURAL BLOCK SERIES MFR: NICHHA COLOR: PNT-7		PNT-7:	COLOR: SHERWIN WILLIAMS, SW6468, HUNT CLUB GREEN
AWN-1:	METAL AWNINGS MFR: SIGN COMPANY COLOR: PAINTED PMS 349 GREEN (BOTH SIDES) STRIPED W/ WHITE VINYL			
MTL-2:	METAL CAP (PRE-FINISHED) MFR: BERRIDGE (OR SIMILAR) COLOR: PNT-11			
MTL-3:	METAL CAP (PRE-FINISHED) MFR: BERRIDGE (OR SIMILAR) COLOR: FOREST GREEN			
PNT-5:	COLOR: BENJAMIN MOORE, CLASSIC COLORS 1203, WARM SIENNA NOTE: PAINT ALL J-BOXES PNT-5			
PNT-7:	COLOR: SHERWIN WILLIAMS, SW6468, HUNT CLUB GREEN			
PNT-11:	COLOR: BENJAMIN MOORE, BM2031-30, 'SWEET PEA'			
FENCE-1:	METAL FENCE MFR: ATLANTIC FENCE MANUFACTURING, INC. MODEL: WILMINGTON, COMMERCIAL GRADE FENCE COLOR: BLACK			



PROPOSED ELEVATIONS

ELLINGSWORTH & BLANKENBAKER
LOUISVILLE, KY



