



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 15, 2018

6:00 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, November 15, 2018, at 6:00 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. [18-1185](#) (6:00 - 6:30pm) Discussion of a Development Plan proposing 77 single-family residential units and 67 townhomes on 43.97 acres, near the intersection of Reese Drive and Del Rio Pike, at 2970 Del Rio Pike (The Fields at Reese Farm PUD).

Attachments: [2018-11-06 The Fields at Reese Farm - JCW Presentation \(002\)](#)

OTHER BUSINESS



THE FIELDS AT REESE FARM

FRANKLIN, TN

The Fields at Reese Farm is a proposed development located on Del Rio Pike. The property is currently zoned Agriculture.



CURRENT ZONING MAP

ADJACENT ZONING:

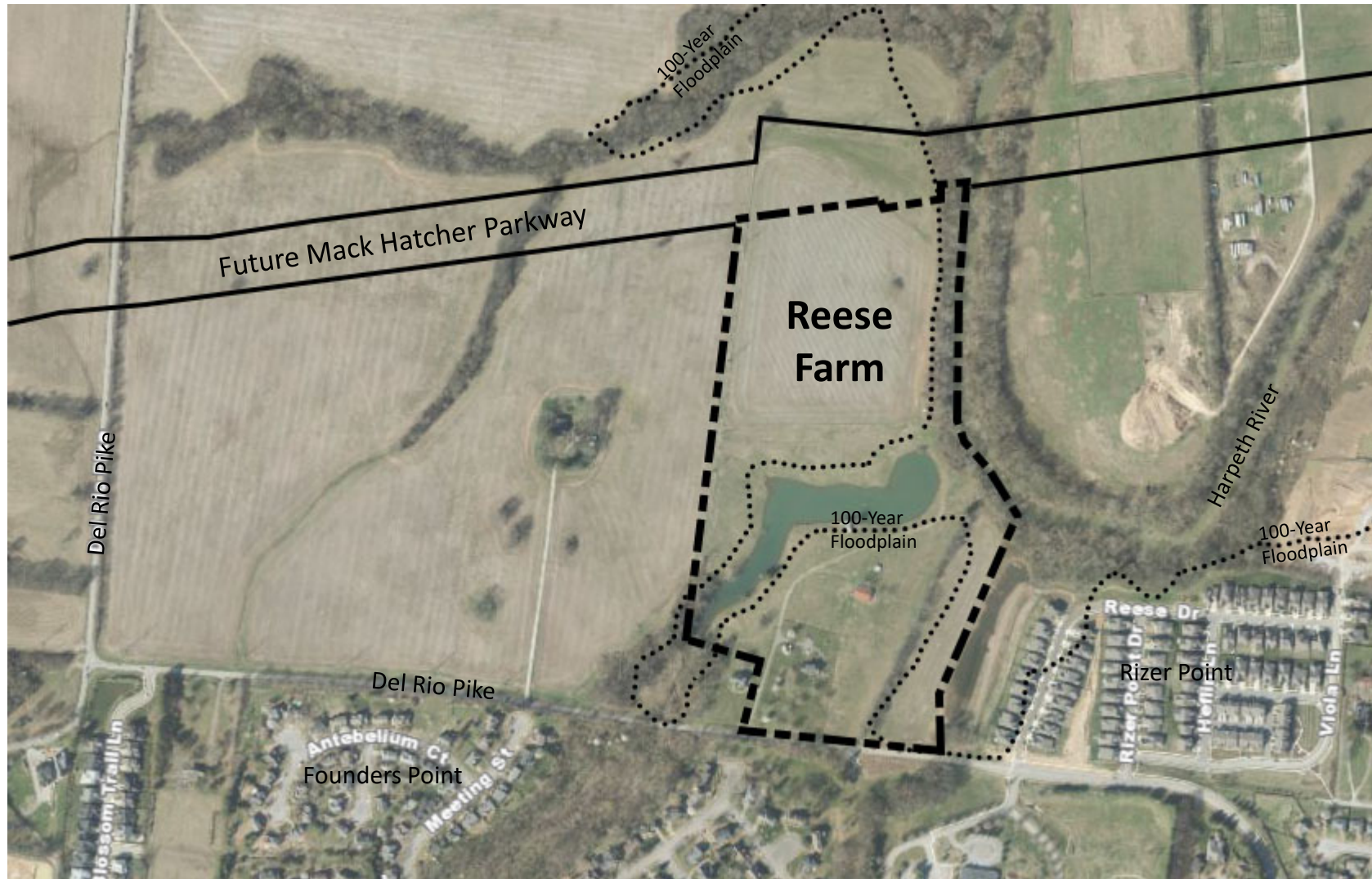
- AG - Agriculture
- R3 (min 10,000 sf lot) – Founders Point
- SDR – Specific Design Residential – Rizer Point
- Civic Institutional (school)

SCHOOL ZONES:

- Poplar Grove School (walking distance)
- Freedom Middle School (walking distance)
- Franklin High School (2.5 miles)

ENVISION FRANKLIN

- Conservation Subdivision Policy
- Permitted Uses:
 - Detached Single Family
 - Townhomes

**SITE DATA:**

- Site Acreage: 44.60 AC

SITE NARRATIVE:

The existing property is relatively flat with a large lake bisecting the property. The northeast boundary of the property is bordered by the Harpeth River which has an established tree row along the river. The proposed Mack Hatcher Parkway is shown and forms the northern boundary of the site.

There is an existing residence and several outbuildings located on the southern portion of the property.

The property is located to the west of Rizer Point subdivision.



Development Program:

LOTS:

Single Family Detached 65':	22
Single Family Detached 34':	55
Single Family Townhomes:	67
Total:	144

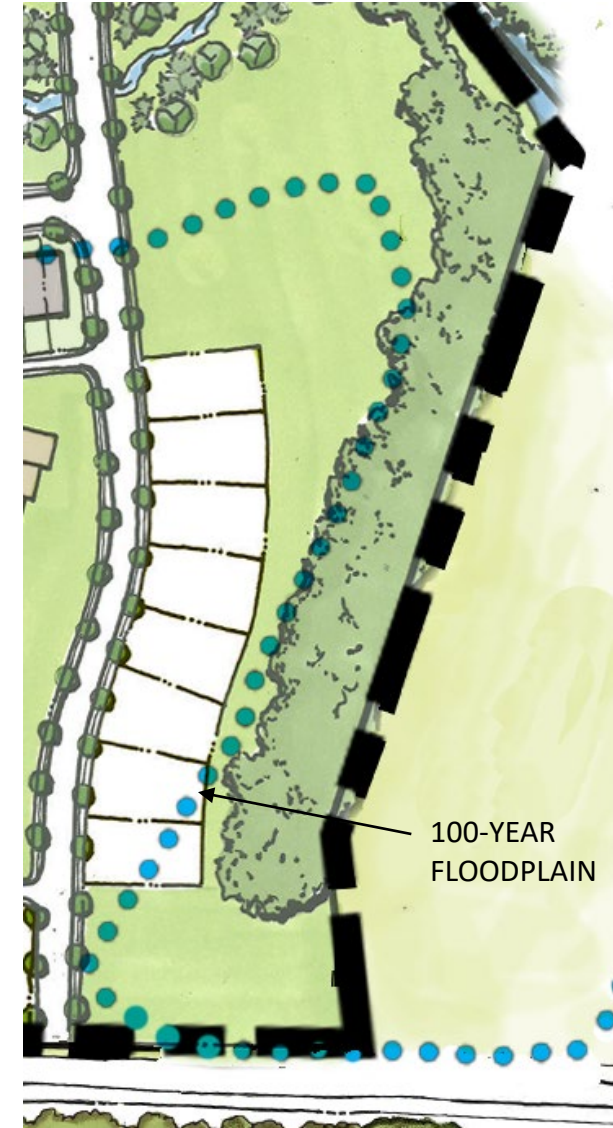
OPEN SPACE:

Acreage:	+/- 22.30 AC
Percentage:	50%

KEY:

- Single Family Detached 65'x 120'
- Single Family Detached 34'x 113'
- Single Family Townhomes

- Conservation Subdivision
- Mixture of home types
- Single-family lots face Del Rio Pike
- Intentional usable parks
- Greenway trail



LANDSCAPE BUFFER

Landscape Buffer

Plantings will be a minimum of 50% evergreen and include Canopy Trees, Understory Trees and Shrubs.

Additionally, the area bordering the lake will be planted with indigenous species of trees and shrubs to act as a water quality feature for surface storm water entering the lake.



TYPICAL STREETScape OF TOWN HOMES



ARCHITECTURAL IMAGE OF 34' WIDE ALLEY LOADED SINGLE FAMILY HOMES



TYPICAL STREETScape OF SINGLE FAMILY HOMES



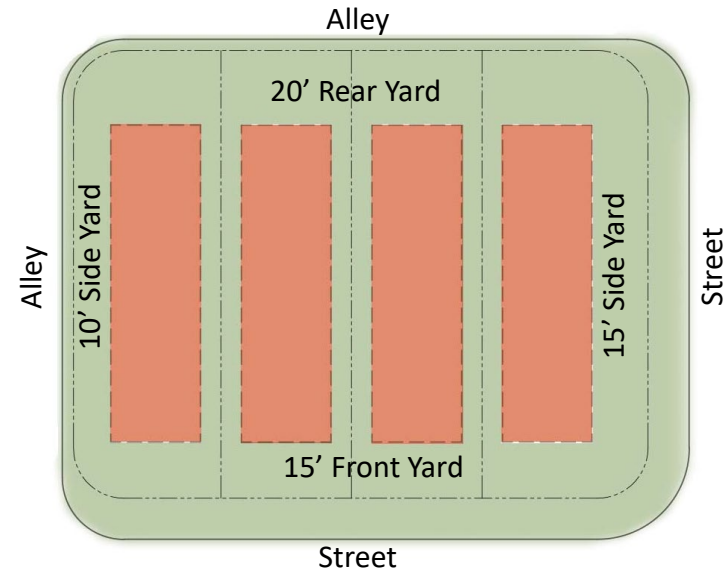
TYPICAL STREETScape OF SINGLE FAMILY HOMES

The proposed homes to be built in Reese Farm are comparable to those previously constructed in Rizer Point.

WEST HAVEN: 30'-38' Lot, Alley-Loaded Homes



FOR CONSIDERATION: 34' Lot, Alley-Loaded Homes



ENVISION FRANKLIN CONSERVATION SUBDIVISION SPECIAL CONSIDERATIONS FOR NW QUADRANT OF MACK HATCHER PARKWAY BETWEEN HILLSBORO ROAD AND NEW HWY 96 WEST TO THE EDGES OF THE UGB:

“Duplexes and townhouses, in addition to the residential land uses supported in this design concept, are appropriate in this area as a continuation of the traditional residential development pattern found at Westhaven on the south side of New Highway 96 West...”

Table 3-6 [8] Lot frontages are permitted in cases where topographical or natural constraints exist in a PUD.