



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, October 23, 2014

6:00 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, October 23, 2014 at 6:00 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

PUD DEVELOPMENT PLANS

1. [14-528](#) (6:05 pm - 6:25 pm) Review and Discuss the Development Plan Revision for the Highlands at Ladd Park PUD Subdivision, consisting of an increase in 40 dwelling units for a gross residential density of 1.92 du/acre (1,190 residential lots), located along the north side of Long Lane.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Ladd Park Dev Plan Revision 6 workshop presentation](#)

2. [14-529](#) (6:25 pm - 6:45 pm) Review and Discuss the Rezoning and Development Plan Revision for the Waters Edge PUD Subdivision, consisting of an increase of 37 dwelling units for a gross residential density of 1.91 du/acre (373 units), located along South Carothers Parkway.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Waters Edge Joint Workshop Presentation](#)

ADJOURN

The Highlands
AT LADD PARK



A TRILLIUM VENTURES DEVELOPMENT

The Highlands at Ladd Park

Approved Development Plan Highlights

- Existing Zoning: R2 (2 residential units per acre)
- Approved for 1,150 Single Family Homes
- Existing Density: 1.86 DUA
- Approximately 60% build out



The Highlands at Ladd Park

Proposed Development Plan Revision

- Revision to Section N only
- Increase of 40 residential lots in Section N
- Impacts to total Development Plan
 - Total residential lots: 1,190
 - Total density: 1.92 DUA



The Highlands at Ladd Park

Typical architecture proposed for Section N



WATER'S EDGE

FRANKLIN, TENNESSEE



YOUR *Dream* STARTS HERE

Development Plan Revision 3
Joint BOMA/Planning Commission Workshop
October 23, 2014



YOUR *Dream* STARTS HERE

Goodall HOMES



Winner of the 2011
National Housing
Quality Bronze Award



Winner of the
Nashville Business Journal's
2011 Best in Business Award



Winner of the
Guild Master Award for
Outstanding Customer
Service in 2010



Goodall Homes...
Supporting
Our Veterans

Jan 15, 2012 | Nashville Business Journal

Home | **LISTS** | **BOOK OF LISTS**

Residential builders Ranked by number of closings

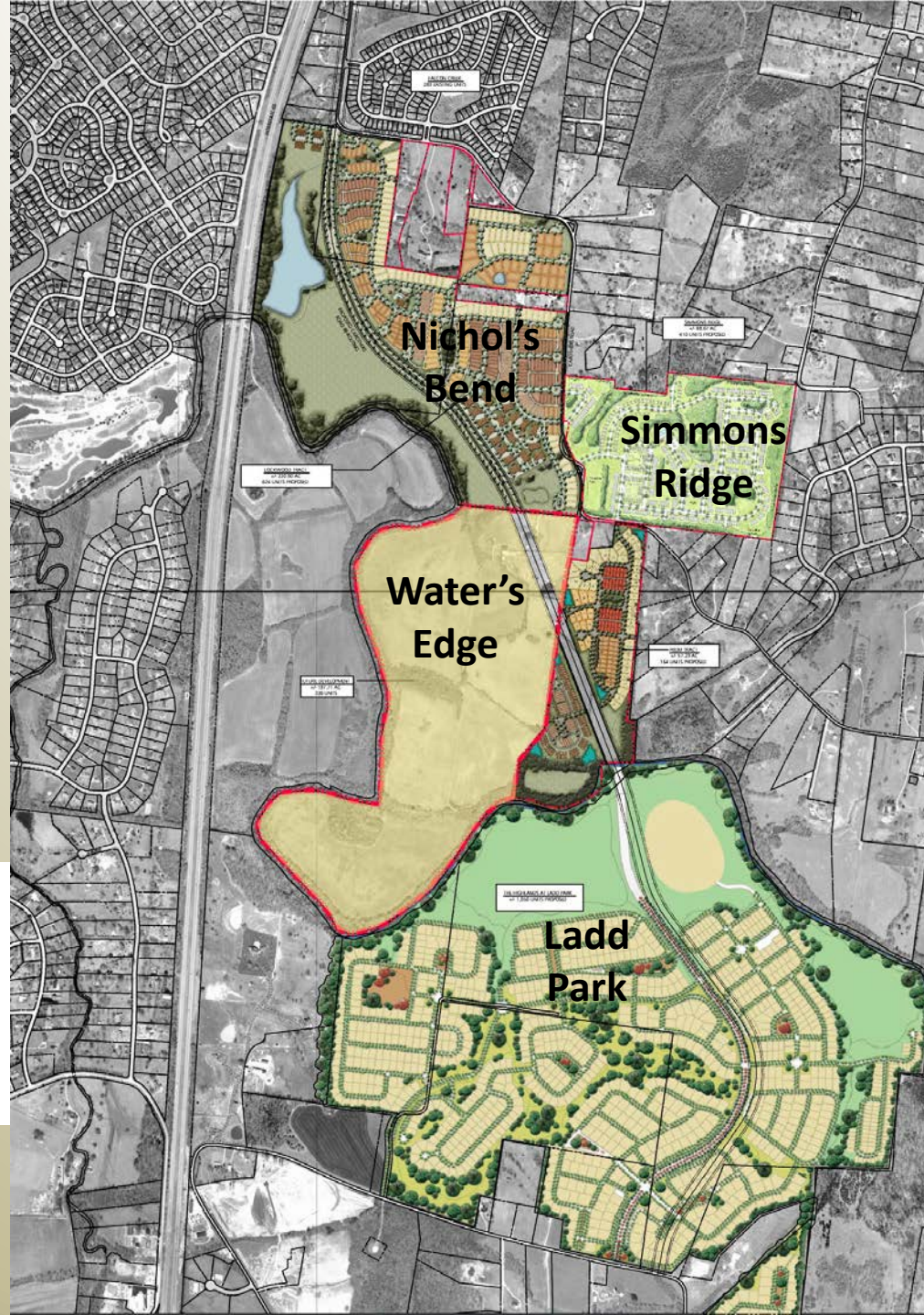
Rank	Builder	Address	No. of Bldgs. (2011)	2011 Sales (\$ mil)	2011 Units	2011 Avg. Price (\$)	2011 % Change	2011 New Homes	2011 New Homes
1	Dr. David Proctor	211 Main St., Suite 200, Nashville 37203	100	221.5	1,000	221,500	10%	100	100
2	Franklin Communities	1000 1st Ave. S., Nashville 37203	100	201.1	900	223,444	10%	100	100
3	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	180.0	800	225,000	10%	100	100
4	The Big Bear	1000 1st Ave. S., Nashville 37203	100	170.0	700	242,857	10%	100	100
5	Johns Homes	1000 1st Ave. S., Nashville 37203	100	160.0	600	266,667	10%	100	100
6	The Home Co. of Nashville	1000 1st Ave. S., Nashville 37203	100	150.0	500	300,000	10%	100	100
7	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	140.0	400	350,000	10%	100	100
8	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	130.0	300	433,333	10%	100	100
9	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	120.0	200	600,000	10%	100	100
10	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	110.0	100	1,100,000	10%	100	100
11	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	100.0	100	1,000,000	10%	100	100
12	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	90.0	90	1,111,111	10%	100	100
13	Bevan Homes	1000 1st Ave. S., Nashville 37203	100	80.0	80	1,250,000	10%	100	100

Number two in new builder home closings in the Nashville area, 2012.

Best in Business Award winner 2011 with a 23 percent increase in home sales over the previous year.

Franklin Communities
Ladd Park
Shadow Green
Rizer Point
Water's Edge





Area Map

Approved Development Plan Highlights

Approved 2013

1. Approved with RX Zoning, Density of 1.72 DUA
2. Site Area: 195.5 AC, 60% set aside for Open Space
3. Amenities include neighborhood parks, Fitness Center, Pool, Walking Trails, and canoe launch.
4. Total Homes: 336
Single Family Homes: 213
Cottage Homes: 123



Currently Approved Development Plan

Plan Revisions:

241 Single Family Homes

132 Cottage Homes

373 Total Homes

- Increase of 37 homes
 - 28 Single Family
 - 9 Cottage Homes
- Increase in density from 1.72 DUA to 1.91 DUA
- Open Space reduced from 60% to 59%



Proposed Development Plan

THE HOMES AT WATER'S EDGE



The single family homes planned for Water's Edge are predominantly two-stories. All homes are finished with masonry materials and concrete board siding.



All single family homes have two-car garages that are recessed a minimum of ten feet from the front of the home.

THE COTTAGES AT WATER'S EDGE



The Cottages planned for Water's Edge offer residents are planned for residents looking for a maintenance free life-style. This home is designed with Active Adults in mind, and focuses on the first floor as the living level.

Amenity Center:

Residence Club

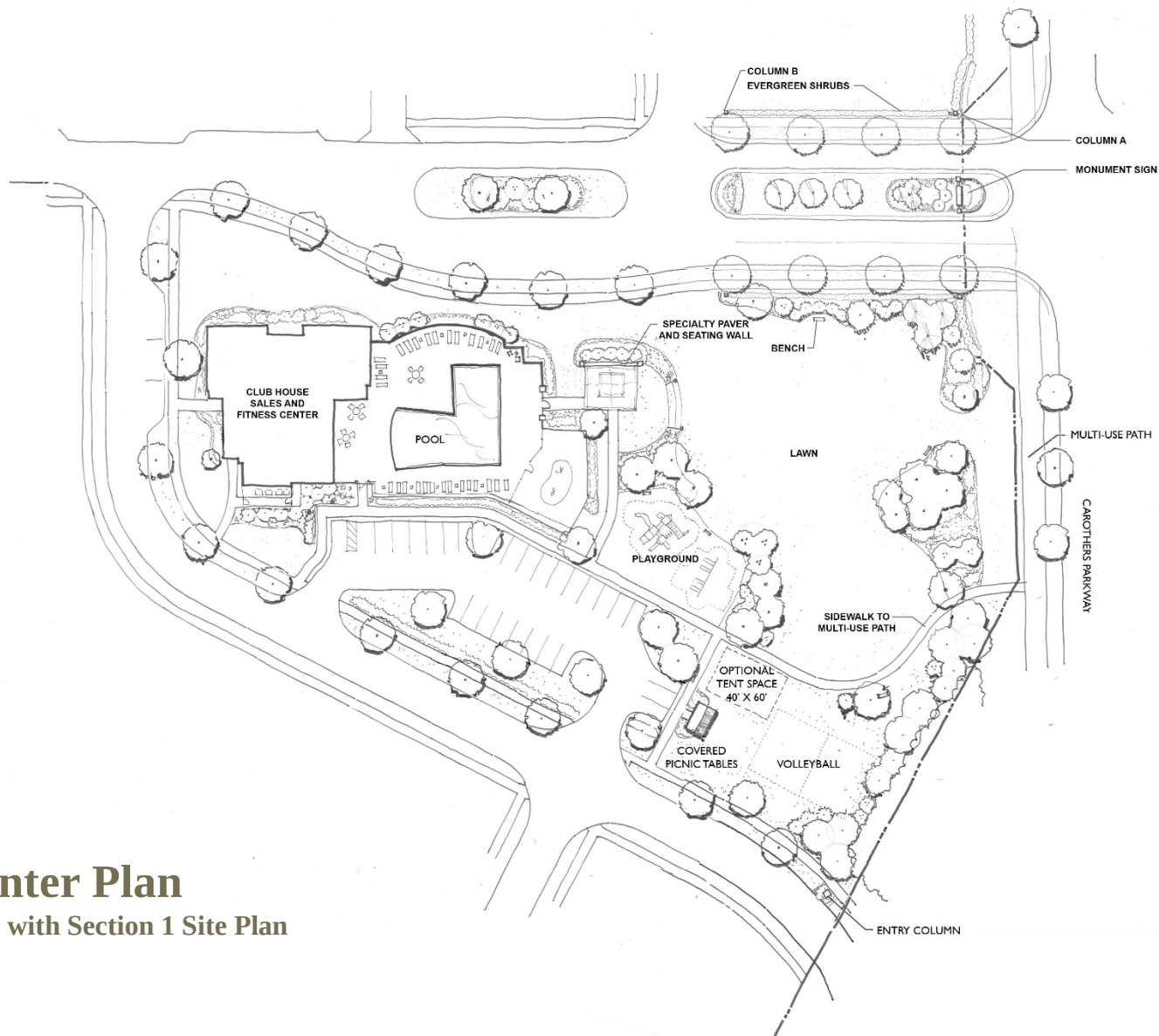
Pool Club House

Fitness Center



CONCEPTUAL FRONT ELEVATION

1/8" = 1'-0"



Amenity Center Plan

Currently approved with Section 1 Site Plan