



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, September 27, 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, September 27, 2018 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

NEW BUSINESS

1. [18-0979](#) (6:00 - 6:30 pm) Consideration of alternative single-family residential lots other than those described in Envision Franklin, for a requested annexation and a potential PUD Development Plan at 4099 and 4101 Clovercroft Road.

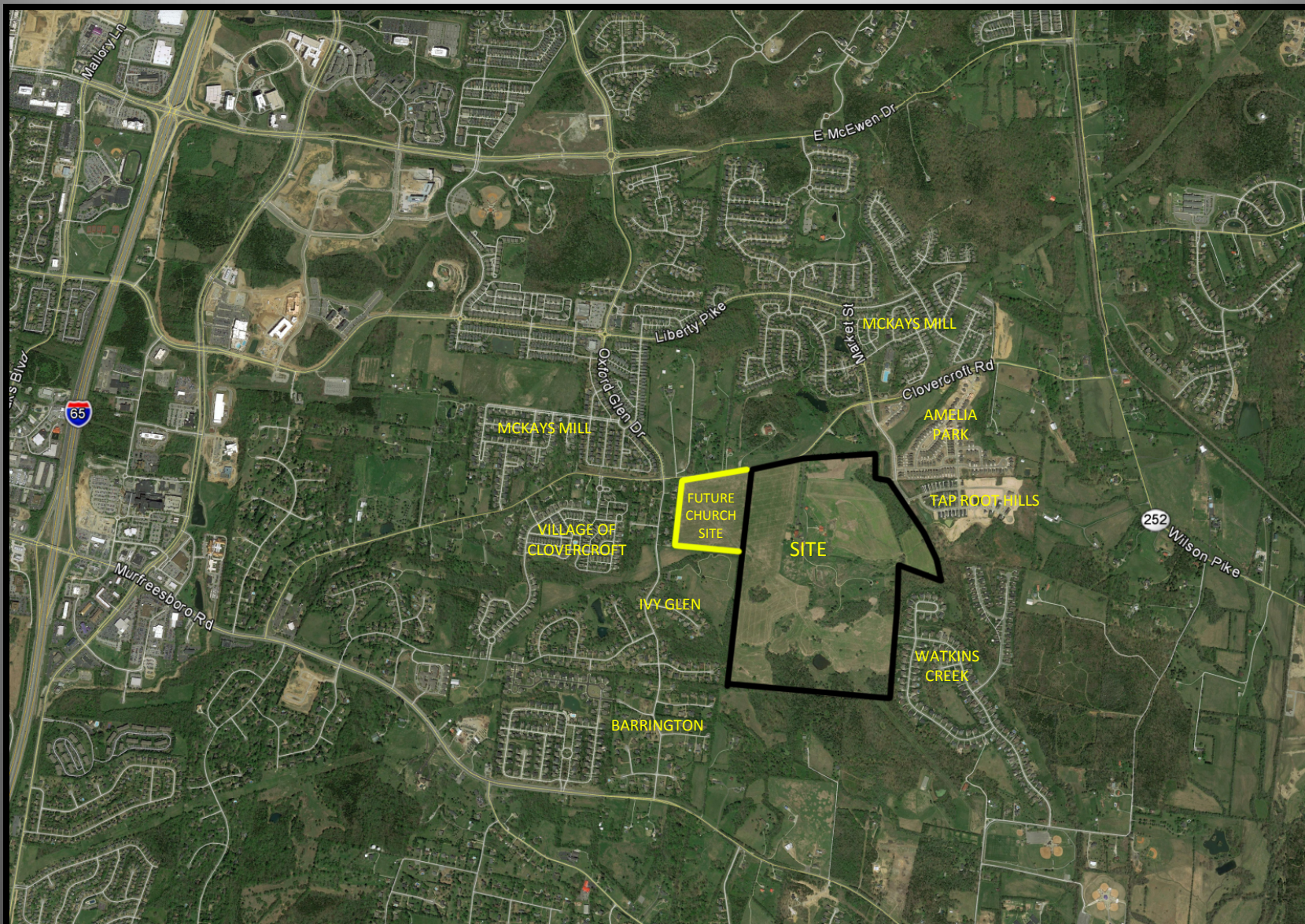
Attachments: [2018.9.26 Ingraham Workshop Presentation](#)

OTHER BUSINESS

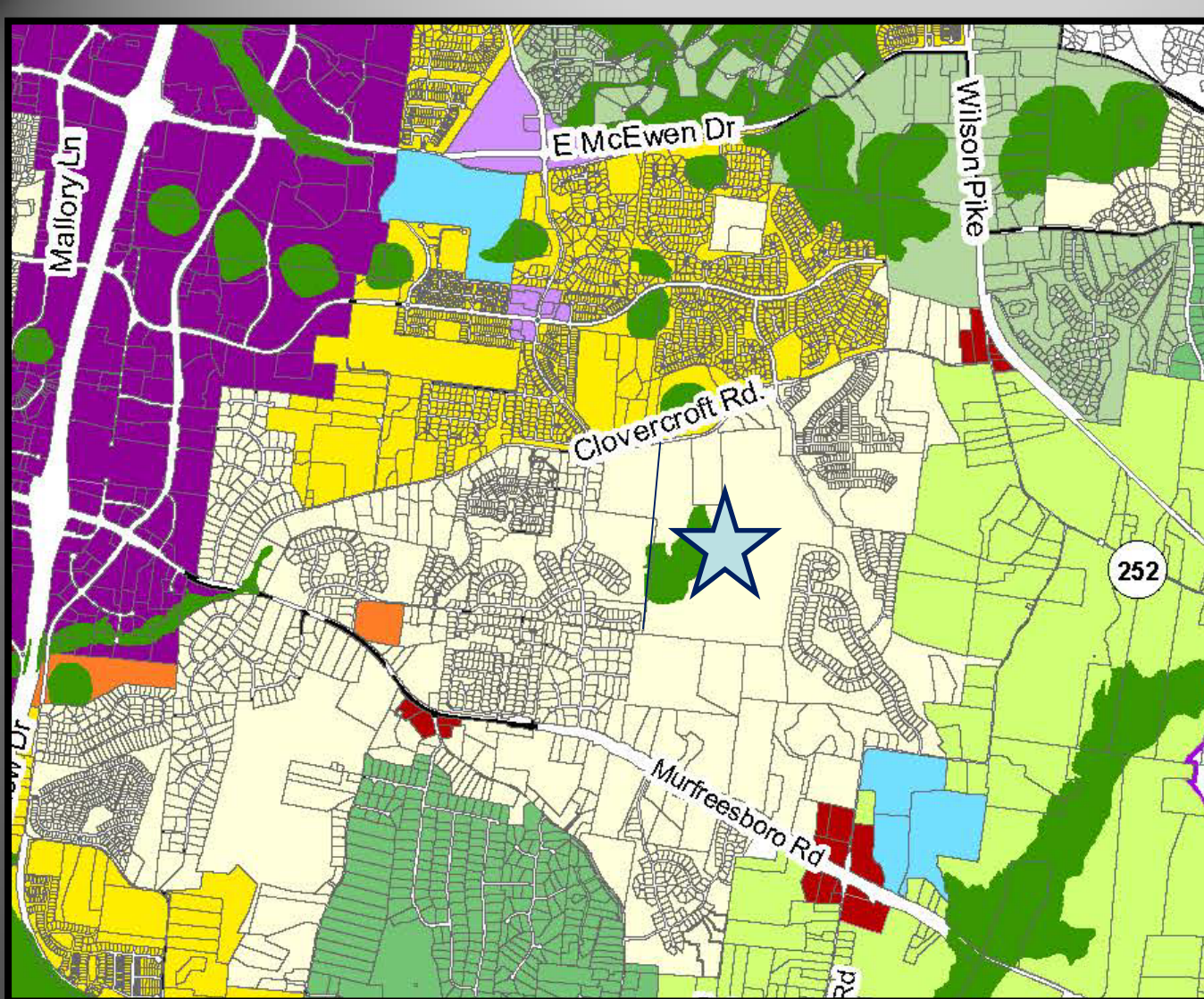
Ingraham Farm

Joint Conceptual Workshop
September 27, 2018





+/- 259.89 Acres (+/- 31.50 Acres Future Church Property)

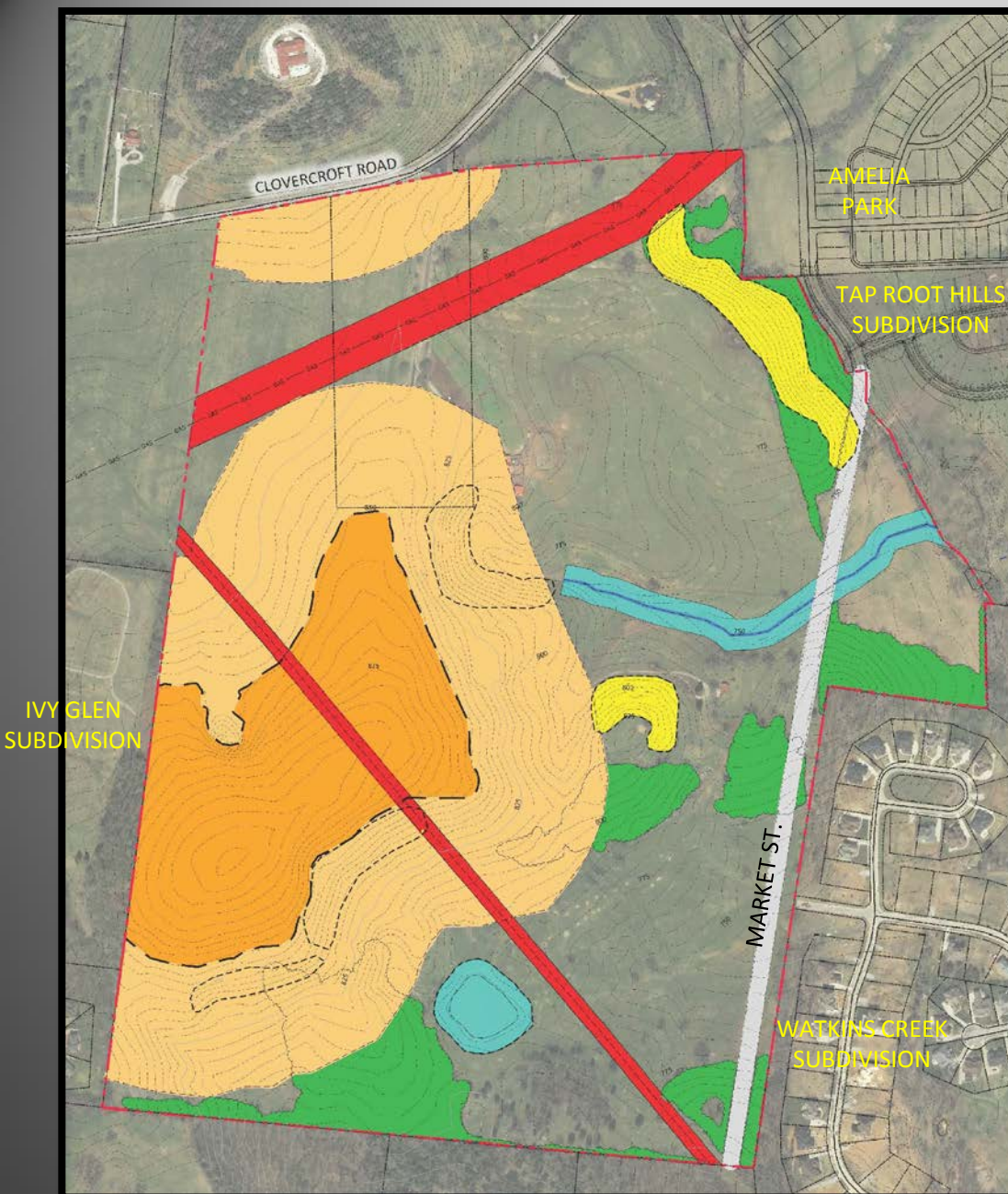


Legend

- Parcels
- Conservation
- Development Reserve
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Historic Residential
- Compact Residential
- Single-Family Residential
- Office Residential
- Mixed Residential
- Multifamily Residential
- Fifth Avenue North
- Main Street
- Neighborhood Mixed-Use
- Neighborhood Commercial
- Regional Commerce
- Industrial Flex
- City Limits
- Harpeth River
- Urban Growth Boundary

ENVISION FRANKLIN

- Single-Family residential neighborhoods
- Provide a range of single-family dwelling types and lots sizes
- Transition from the existing development patterns in adjacent neighborhoods
- New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods
- Designed around natural features to highlight forested areas, hillsides and hilltops, and tree rows as accessible community amenities.



SITE DATA CHART:

Total Site Area:	+/- 229.4 acres
Existing Tree Canopy:	+/- 31.2 acres
• Required Canopy Preservation	+/- 16.8 acres (54%)
• Tree Canopy within Slopes, Buffers, Easements:	(+/- 9.7 acres)
• Required Canopy Preservation outside of Slopes, Buffers, Easements:	(+/- 7.1 acres)
Hillside Overlay:	(+/- 29.2 acres)
Hillside Overlay Buffer:	(+/- 65 acres)
Watercourse & Pond Buffers:	+/- 6.8 acres
Watercourse & Pond Buffers to be preserved:	(+/- 3.4 acres (50%))
Easements/Utilities:	(+/- 12.8 acres)
Slopes in Excess of 20%:	(+/- 12.0 acres)
Market Street R.O.W.:	(+/- 4.3 acres)
TOTAL UNENCUMBERED LAND:	+/- 95.60 acres

ENVISION FRANKLIN

•Alley Load Lot:

- Minimum Lot Width: 45 Feet
- Minimum Lot Area: 4,950 Square Feet

•Front Load Lot –Detached Garage To Rear

- Minimum Lot Width: 50 Feet
- Minimum Lot Area: 5,500 Square Feet

•Front / Side Load Lot

- Minimum Lot Width: 65 Feet
- Minimum Lot Area: 7,150 Square Feet

ZONING ORDINANCE*

•Alley Load Lot:

- Minimum Lot Width: 40 Feet
- Minimum Lot Area: 4,000 Square Feet

•Front / Side Load Lot

- Minimum Lot Width: 50 Feet
- Minimum Lot Area: 5,000 Square Feet

*** Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.**



SITE DATA

Site Area:	+/- 229.41 AC
Total Lots:	+/- 420
Density:	+/- 1.83 DU/AC
34' Alley Load:	+/- 50%
45' Alley Load:	+/- 7 %
65'-75' Front / Side Load:	+/-43%
Preserved Open Space:	+/- 120 Acres (52%)



























DISCUSSION:

Would you consider this Single – Family product type?

- **Proposed Alley Load Lot Size**

- 34' Wide x 120' Deep
- 4,080 Square Feet – Exceeds Minimum Area Per Zoning Ordinance

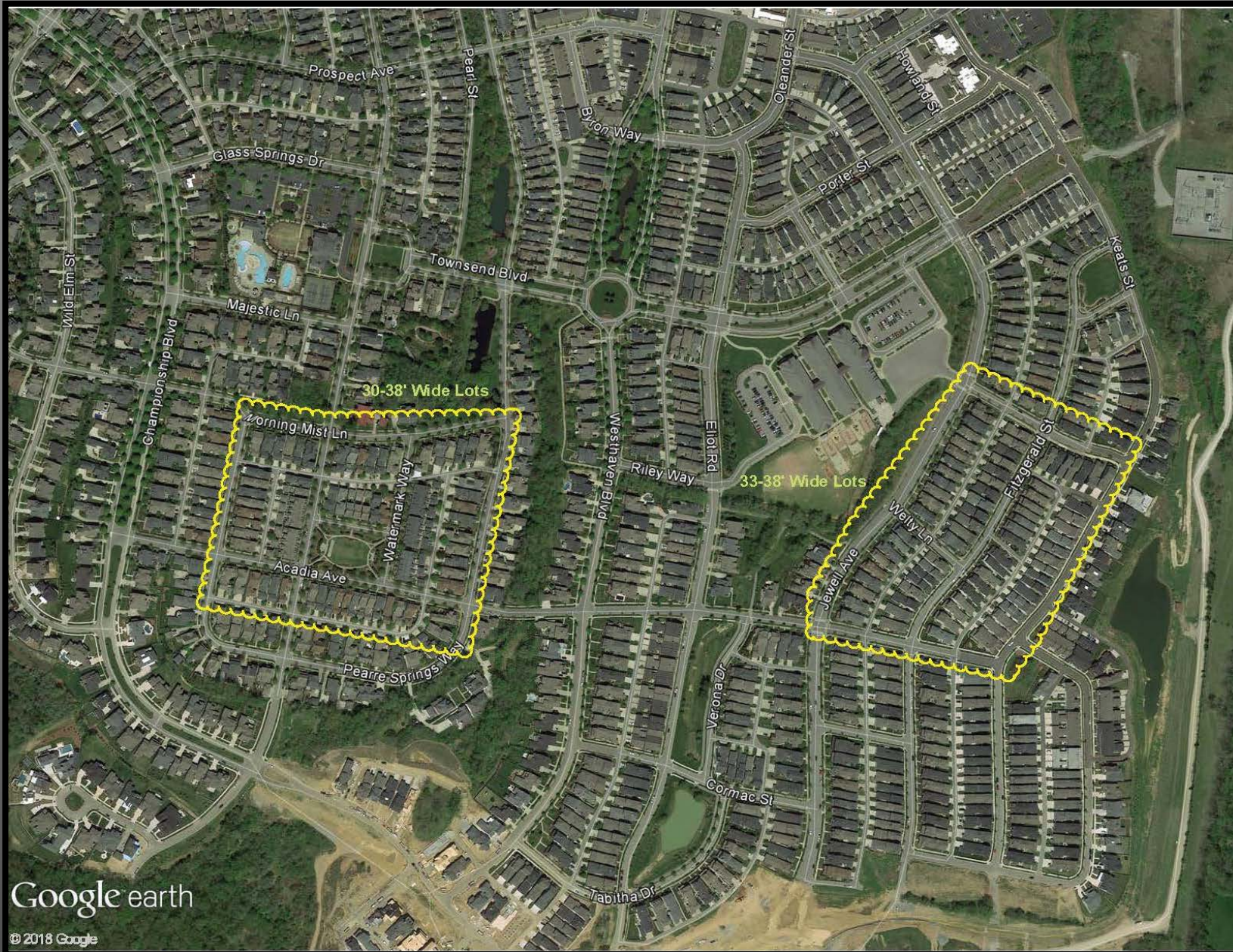
- Alley-loaded lots less than 45' wide have been built in Franklin.

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SITE DATA

Site Area:	+/- 229.41 AC
Total Lots:	+/- 420
Density:	+/- 1.83 DU/AC
34' Alley Load:	+/- 50%
45' Alley Load:	+/- 7 %
65'-70' Front / Side Load:	+/-43%
Preserved Open Space:	+/- 120 Acres (52%)



EXISTING EXAMPLES OF PRODUCT