



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 26, 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, September 26, 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. [19-0945](#) (5:00 - 5:30 pm) Discussion of a Development Plan proposing a 4,800 square foot fuel station, with 3 Modifications of Standards (CAO-2 Setbacks, Detached Canopy, Drive-thru within CAO-2), on 4.74 acres, located at 1540 Columbia Avenue (Downs Boulevard Properties PUD).

Attachments: [TwiceDaily_JointConceptualWorkshop](#)
2. [19-0946](#) (5:30 - 6:00 pm) Discussion of a request to extend the vesting right of the Apex Village PUD Subdivision.

Attachments: [BIGBY_JWS-small](#)
3. [19-0947](#) (6:00 - 6:30 pm) Discussion of the new Zoning Ordinance, specifically Short Term Vacation Rentals.

Attachments: [JCW Short Term Vacation Rentals 9 26 19](#)

OTHER BUSINESS



TWICE DAILY CONVENIENCE STORE

1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE 37064



Contact: Mark Spalding, PE
Phone: (615) 770-8441
Email: mark.spalding@greshamsmith.com
222 2nd Avenue S., Suite 1400
Nashville, TN 37201



Contact: Charlton Bell
Phone: (615) 313-2457
Email: cbell@tristartn.com
1740 Ed Temple Blvd.
Nashville, TN 37208



Contact: Clint Cassetty
Phone: (615) 822-5711
Email: cassetty@cassettytn.com
901 West Main Street
Hendersonville, TN 37075

SITE DATA

SITE PLAN (TWICE DAILY CONVENIENCE STORE ON DOWNS BLVD.)

CITY OF FRANKLIN PROJECT NUMBER	XXXX
MAP 0780, PARCEL 01900, 02000, & 02100	
ADDRESS	1540 COLUMBIA AVENUE
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
DISTRICT	9TH
EXISTING ZONING -	GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY	SOCO - 1 & CFCO - 7
OTHER APPLICABLE OVERLAYS	CAO - 3
APPLICABLE DEVELOPMENT STANDARD	TRADITIONAL (SOME OF THE PROPERTY FALLS WITHIN CONVENTIONAL)
ACREAGE OF SITE	4.74 ACRES
SQUARE FOOTAGE OF SITE	206,340
MINIMUM REQUIRED SETBACK LINES	
- YARD FRONTING ON ANY STREET	30'
- SIDE YARD	15'
- REAR YARD	25'
PROPOSED USE	CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	21'-0"
PROPOSED CANOPY HEIGHT	18'-6"
PARKING REQUIRED	CONVENIENCE = 3.33 x 4.8 (4,800 SF) = 16 SPACES
PARKING REQUIRED	DRIVE THRU = 0.67 x 20 SEATS INDOOR = 14 SPACES
PARKING PROVIDED	30 SPACES
	30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
FORMAL OPEN SPACE	
REQUIRED (5% OF 2.68 ACRES):	0.13 ACRES (5,663 S.F.)
PROVIDED:	7,000 S.F.
EXISTING TREE CANOPY COVERAGE:	30,400 S.F. (26 % OF SITE)
CANOPY COVERAGE PRESERVATION	
REQUIRED (24% OF 30,400 S.F.):	7,300 S.F.
PROVIDED:	7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.



VICINITY MAP
1" = 2,000'

LOT 2

LOT 1

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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LOT



Franklin Garbage Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

35.0000
8.1000
12.0077
0.7100
6.6000
4.0000
-46.0000

1. BASED ON ITS TRIP GENERATION THE FOLLOWING DAILY TRIP COUNT IS ANTICIPATED FOR THIS DEVELOPMENT:	
TOTAL STORE GROSS S.F.	4,800 S.F.
CONVENIENCE STORE WITH GASOLINE SALES	50.69 TRIPS PER 1,000 GROSS S.F. $50.69 \text{ TRIPS} \times (4,800 \text{ S.F.} / 1,000 \text{ S.F.}) = 267 \text{ TRIPS}$
RESTAURANTS	11.15 TRIPS PER 1,000 GROSS S.F. $11.15 \text{ TRIPS} \times (4,800 \text{ S.F.} / 1,000 \text{ S.F.}) = 54 \text{ TRIPS}$
TOTAL DAILY TRIP COUNT	267 TRIPS + 54 TRIPS = 341 TRIPS

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

1. PRIOR TO BEGINNING CONSTRUCTION, THE DEVELOPER/OWNER CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
2. ALL OFF-ROAD WORKS UNDER THE PUBLIC ROAD RIGHT-OF-WAY SHALL REQUIRE AN APPROVED CONSTRUCTION PLAN AND A PERMIT FROM THE DISTRICT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
3. CONSTRUCTION MATERIALS SHALL BE PLACED IN ACCORDANCE WITH THE DESIGNATION AND REQUIREMENTS PROVIDED IN THE REFERENCED "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS" AND THE DISTRICT ENGINEER'S TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
6. ALL TEMPORARY STRINGS SHALL COMPLY TO STANDARD SPECIFICATIONS FOR EXISTING AND BRIDGE CONSTRUCTION PUBLISHED BY THE CITY. THE LATEST REVISIONS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.
7. TEMPORARY PAVEMENT IMPROVEMENTS SHALL BE USED ON ALL PUBLIC AND PRIVATE STREETS AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS AND SHALL BE RESPONSIBLE TO THE DISTRICT ENGINEER FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.



60 0 60 120

GRAPHIC SCALE

A detailed site plan for a parking lot expansion project. The plan shows an existing paved area with several buildings, including one labeled "LOFT 2". A new parking lot expansion is outlined in red, with various lanes and access points highlighted in green, yellow, and orange. The plan includes dimensions, street names like "COLUMBIA STREET" and "LOT 2 DRIVEWAY", and other annotations such as "PROPOSED PARKING LOT EXPANSION" and "EXISTING PAVED DRIVEWAY". The drawing is oriented vertically on the page.



Tower 2 Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

50.0428
8.3308
10.4328
0.8928
8.0008
6.0008
42.0008



0 50 100
FOOT



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
TWICE DAILY CONVENIENCE STORE
PUD AT DOWNS BOULEVARD



Revision		
No.	Date	Description

R.O.W. AND
ACCESS PLAN

C4.0

29956.06
09.09.2019

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2 WEST FACING ELEVATION - FRONT



1 EAST FACING ELEVATION - FRONT

See sheet A2.1
for material legend

GENERAL SIGN NOTES

1. COORDINATE WITH OWNER AND SIGN VENDOR FOR ALL FINAL SIZES FOR BUILDING MOUNTED SIGNS. VERIFY RECESS HEIGHT, WIDTH, AND DEPTH WITH SIGN MANUFACTURER.

A NEW
FACILITY
FOR THE
TWICE DAILY
8816

DOWNS BLVD
& COLUMBIA PIKE
FRANKLIN, TN
37064

CASSETTY
ARCHITECTURE

CASSETTY
ARCHITECTURE
801 West Main Street
Hendersonville, TN 37075
(615) 822-3711
FAX 624-6059
www.casseytyarchitecture.com

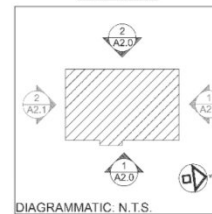
TriStar Services, LLC
1740 E. Maple Blvd.
Franklin, TN 37067
Phone (615) 215-2880
Fax (615) 315-8817
www.tristar-services.com

ORIG. ISSUE DATE

PROJECT NUMBER
5116

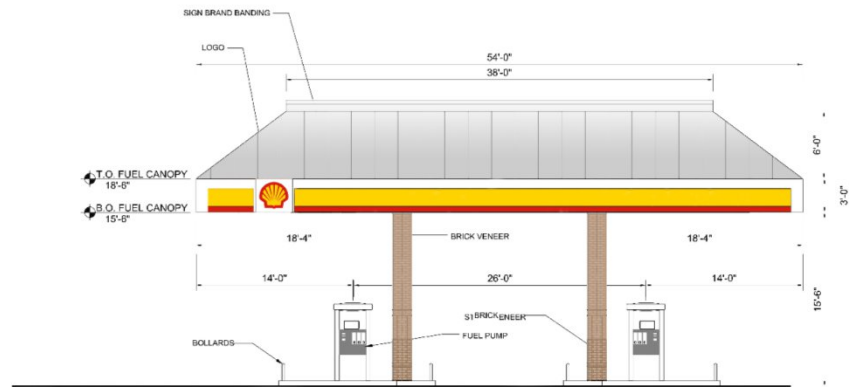
EXTERIOR
ELEVATIONS
A2.0

KEY PLAN

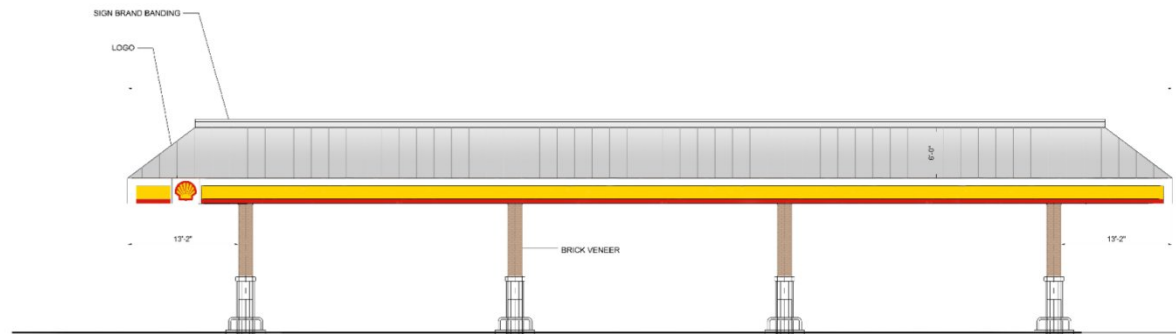


TWICE DAILY CONVENIENCE STORE





2 ELEVATION - SIDE



1 ELEVATION - FRONT

A NEW
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(615) 822-3711
FAX 624-6089
www.cassettynarchitecture.com

TriStar Services, LLC
1741 E. Maple Blvd.
Nashville, TN 37208
Fax: (615) 315-8871
Phone: (615) 315-2880
Fax: (615) 315-4001
twicedaily

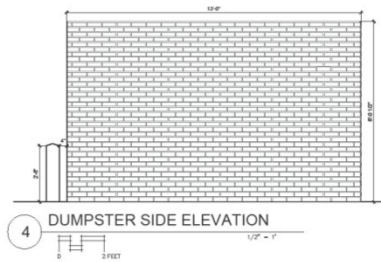
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PROJECT NUMBER
5116

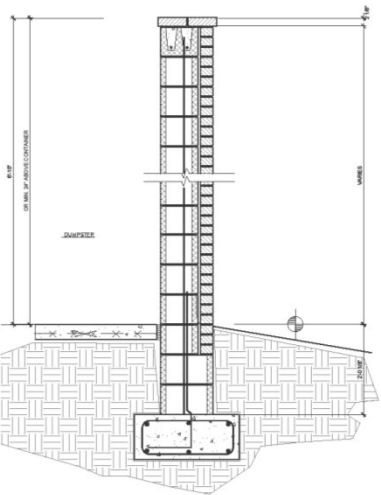
FUEL PUMP
CANOPY
EXTERIOR
ELEVATIONS
A2.2

TWICE DAILY CONVENIENCE STORE

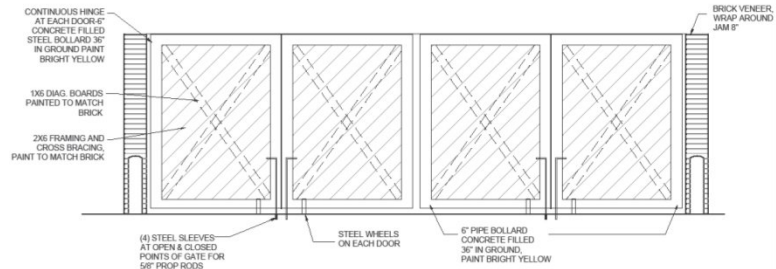




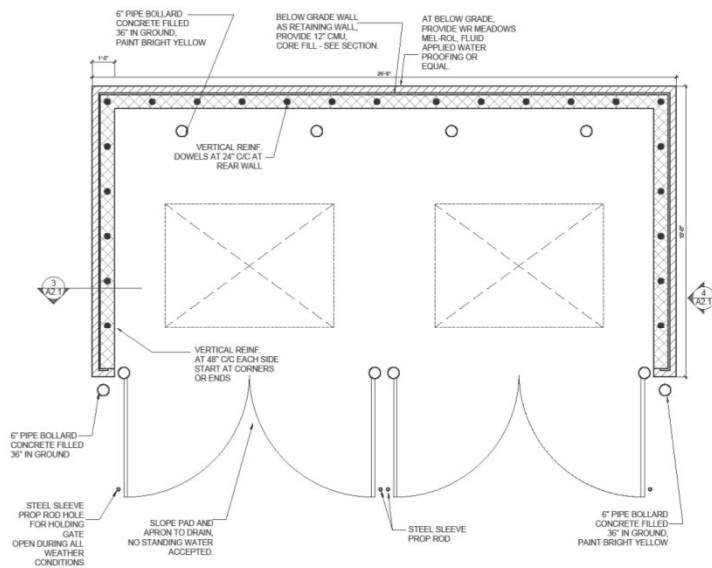
DUMPSTER SIDE ELEVATION



DUMPSTER SCREEN SECTION



DUMPSTER ENCLOSURE ELEVATION



DUMPSTER ENCLOSURE PLAN

A NEW
FACILITY
FOR THE
**TWICE DAILY
8816**
DOWNS BLVD.
& COLUMBIA PIKE
FRANKLIN, TN
TN 37064

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ARCHITECTURE
801 West Main Street
Hendersonville, TN 37075
(615) 822-3711
FAX 624-6089
www.casseytyarchitecture.com

TriStar Services, LLC
1740 E. Maple Blvd.
Nashville, TN 37208
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4800-17400

ORIG. ISSUE DATE
PROJECT NUMBER
5116

DUMPSTER
ELEVATIONS
A2.1

MODIFICATION OF STANDARDS REQUESTS

- THE PROPOSED CONVENIENCE STORE HAS BEEN LOCATED APPROXIMATELY 235 FEET FROM THE FRONT PROPERTY LINE ALONG COLUMBIA AVENUE. THIS MODIFICATION OF STANDARDS IS REQUESTED TO ALLOW THE BUILDING TO BE LOCATED AWAY FROM THE LOW END OF THE SITE AT THE INTERSECTION OF COLUMBIA AVENUE AND DOWNS BOULEVARD TO FACILITATE STORMWATER MANAGEMENT.
COF ZONING ORDINANCE 3.4.7.(5).(c).(ii)
- THE PROPOSED LOCATION OF THE FUEL ISLAND CANOPY IN FRONT OF THE STORE IS TO ACCOMMODATE CUSTOMERS AND MAXIMIZE VEHICULAR TRAFFIC EFFICIENCY.
COF ZONING ORDINANCE 3.4.7.(5).(g).(i)
- THE PROPOSED CONVENIENCE STORE WILL HAVE A DRIVE-THRU TO FOR FAST AND EASY CUSTOMER ACCESS TO THE INTERNAL WHITE BISON COFFEE SHOP.
COF ZONING ORDINANCE 3.4.7.(5).(g).(ii)

THE STORY OF APEX VILLAGE NOW KNOWN AS “BIGBY”

Bigby. Life is about layers. Stories from the past collaborate with visions of the future. Personal passions layer on career aspirations. It's about creating new experiences designed into natural landscapes. The 'Bigby Cannon' limestone classification is prevalent in Central Tennessee and in Williamson County. It's easily recognized by a horizontal layered look and often seen cut through for roadways. Limestone preserves the past and is helping to build the future. The layered stratigraphy of Tennessee's stunning limestone formations reminds us of the intricate relationship between our personal pursuits and the environment around us.

CAROTHERS & MCEWEN AERIAL VIEW



LOFT OFFICE
MAIN STREET

HOTEL

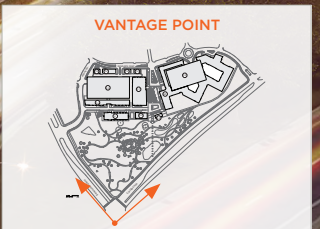
ONE BIGBY

MULTIFAMILY APARTMENTS

TRAILS

12-ACRE PARK

VISION



Where Franklin's charm meets Nashville's energy, you get Bigby – a community that truly rises above the rest. Named after the native stratified bedrock upon which it's built – the prevalent Bigby-Cannon limestone – we are building a community that celebrates the layers of life. Where stories from the past collaborate with visions of the future. Where personal passions layer on career aspirations. Where new experiences are designed into natural landscapes.

Steeped in charm and history, the city of Franklin truly glimmers among the rolling hills of Middle Tennessee, especially with nearby Cool Springs attracting notable businesses and retail over the past decade. Soon, at the intersection of these two distinctive places, Crescent Communities will introduce an entirely new way to experience the area. By bringing together inspired residential, retail, office and restaurant space into a contemporary, convenient environment, the Cool Springs submarket will become home to this pedestrian-friendly, mixed-use community of tomorrow.

Compact and curated, Bigby will redefine what it means to live, work and play here – with a new, energetic, urban-influenced experience. After nearly 15 years of Crescent investment in and development of this fast-growing area, Bigby caps it all off by providing a true town center that embraces the distinctive regional topography through beautifully terraced land, buildings and green spaces – including a 12-acre signature park. Here you'll find an immensely walkable community that fosters interaction at every turn, setting the stage for a dynamic, close-knit neighborhood.

MASTER PLAN

As the final phase of a master plan, Bigby caps off more than a decade and over two million square feet of development by Crescent in the Cool Springs submarket. Deliberately conceived to be an alternative to the legacy single-use office buildings and corporate business parks so prevalent in Cool Springs (and throughout suburban America), Bigby starts at the pedestrian scale to deliver a place uniquely created to respond to how people prefer to live, work and play today. Bringing a true Main Street to this fast growing area while embracing the distinctive topography of Middle Tennessee, Bigby offers a close-knit neighborhood of buildings and green spaces connected through a four-mile network of thoughtfully-designed trails and sidewalks. Main Street Bigby's 350,000 square feet of commercial office and retail space, 330 luxury apartments, 15 townhomes and 200-room hotel will empower those who live, work and play there to blur the lines throughout the day, week and year to provide the highest quality of life whether at home or at work.

EXISTING BIGBY

One Greenway | 155,000 SF Office

Two Greenway | 155,000 SF Office (Now Leasing)

Venue at Cool Springs | 428 Apartment Homes

Cadence at Cool Springs | 252 Apartment Homes

MAIN STREET BIGBY

Commercial (Retail & Office) | 350,000 SF

Hotel | 200 Rooms

Residential | 345 Units



MAIN STREET BIGBY

Bigby’s master plan heralds a dynamic Main Street with abundant dining and retail options, welcoming public plazas, integrated public art, easy access to the trail system, and an array of contemporary residential, office, hotel and retail buildings. Here you’ll find a true town center, rich in amenities and personality, and immensely safe, walkable and convenient.

OUTDOOR

A signature feature of Bigby will be generous green spaces, including a twelve-acre park open to all, with well-lit walking paths, fountains and benches; dynamic public plazas; assorted pocket parks; pedestrian-only gathering spaces, large and small dog parks; as well as integrated public art.

WELLNESS

Outdoor amenities, such as green space and walking trails, will encourage physical activity, promote wellness, foster collaboration and uniquely integrate the landscape. Blurring the lines between the city and nature, the master plan design draws the lush preserved green space up the hill and into the built environment.

RECREATION

A vibrant urban square and terraced commons will serve as the centerpiece of the neighborhood providing flexible space conducive to hosting special events like concerts, pop-up markets, food trucks and festivals. In addition, the integrated stairs with seating areas and gathering spaces overlook the park and views beyond.

COMMUNITY

Bigby will offer experiences that draw residents and workers into the community, while attracting and welcoming visitors. These amenities will provide a range of places to dine, meet or relax – spaces where people can serendipitously engage with one another, fostering community and a close-knit neighborhood feel.

DEVELOPMENT OVERVIEW

Residential +/- 345 Units

Multifamily Apartments 330 Units

Townhomes 15 Units

Retail +/- 30,000 RSF

Hotel +/- 200 Rooms

Office +/- 320,000 RSF

One Bigby (Tower) +/- 280,000 RSF

Loft +/- 40,000 RSF

Total Parking +/- 2,015 Spaces



FEATURES LEGEND

- 1 Entry Plaza
- 2 The Commons
- 3 The Square
- 4 Main Street
- 5 Park
- 6 Trail System
- 7 “Small Dog” Dog Park
- 8 “Large Dog” Dog Park
- 9 Stormwater Detention
- 10 Multifamily Amenity

BUILDING LEGEND

- O-T Office Tower (One Bigby)*
- O-L Loft Office*
- H Hotel
- R1/2 Retail Pad
- MF Multifamily Apartments*
- TH Townhome
- P1/2 Parking Garage

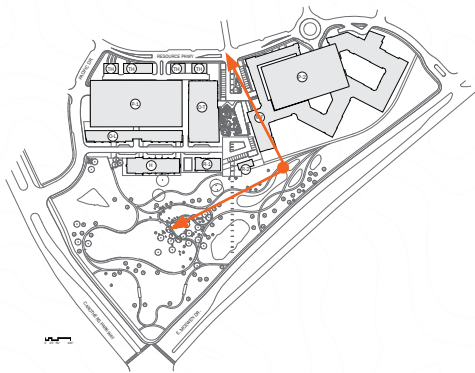
Includes Ground Floor Retail

AERIAL PARK VIEW

A vibrant urban commons will serve as the centerpiece of the development. Unlike anything existing in the Cool Springs submarket, the plaza capitalizes on a fifteen foot grade change by carving both social gathering and personal reflection spaces into the sloping terrain. Providing flexible space perfect for hosting special events like concerts, pop-up markets, food trucks and festivals, the neighborhood gathering space will draw residents, workers and visitors to the community.

With One Bigby as the centering structure of this view, one can see how Bigby optimizes its topography to organize an array of places and spaces crafted into the Middle Tennessean landscape.

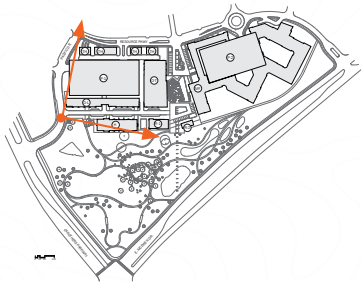
VANTAGE POINT



PACIFIC DRIVE VIEW

A perched approach provides great visibility to and from Franklin's newest address of choice. Bigby's main street not only is a walkable and storefront-lined avenue, it is the central organizing element and access point to the energy and activity in the heart of Bigby.

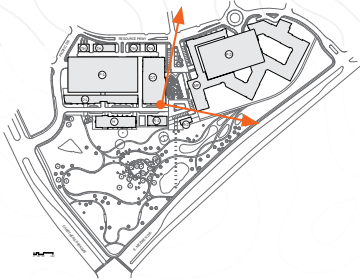
VANTAGE POINT



MULTIFAMILY HOMES VIEW

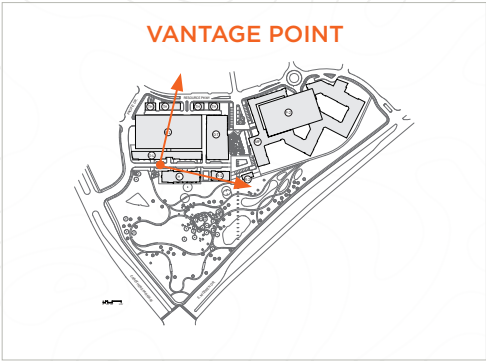
At the intersection of Franklin's charm and Nashville's energy, you'll find an entirely new way to live, work and play in the Cool Springs submarket. Bigby will bring together inspired residential, office, retail and nature into a convenient, pedestrian-friendly, urban-influenced experience. Compact and curated, this mixed-use community will appeal to residents and workers alike, while attracting and welcoming visitors to all that it offers.

VANTAGE POINT



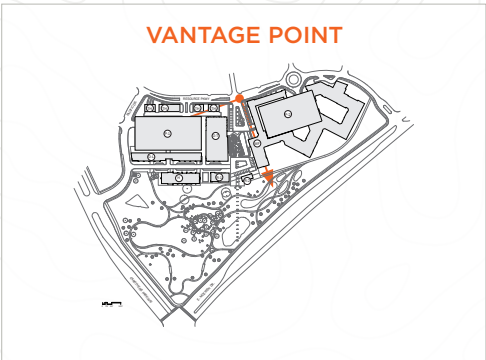
MAIN STREET VIEW

A look down Bigby's main street reveals a pedestrian-friendly address reflecting the true personality and energy of Bigby. Walking along this landscaped, curated boulevard delivers a uniquely Bigby experience, replete with easy access to residential and commercial spaces, ground-level retail and dining, nearby paths and parks, gathering spaces and other amenities.



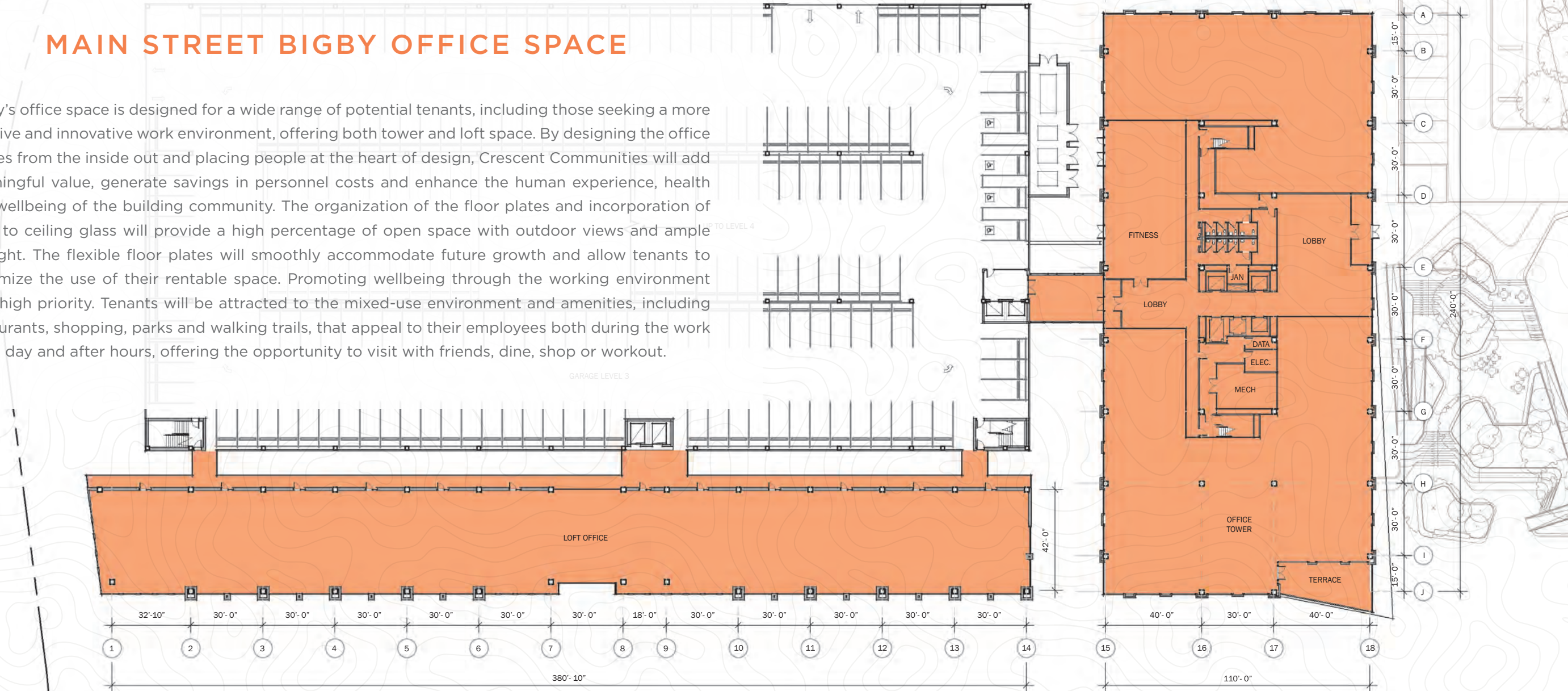
RESOURCE PARKWAY VIEW

Sited atop Cool Springs' most visible corner, One Bigby provides a “see and be seen” vantage point. One Bigby's front door plaza provides convenient and dedicated visitor parking and an outdoor collaborative space unmatched in Nashville.



MAIN STREET BIGBY OFFICE SPACE

Bigby's office space is designed for a wide range of potential tenants, including those seeking a more creative and innovative work environment, offering both tower and loft space. By designing the office spaces from the inside out and placing people at the heart of design, Crescent Communities will add meaningful value, generate savings in personnel costs and enhance the human experience, health and wellbeing of the building community. The organization of the floor plates and incorporation of floor to ceiling glass will provide a high percentage of open space with outdoor views and ample daylight. The flexible floor plates will smoothly accommodate future growth and allow tenants to maximize the use of their rentable space. Promoting wellbeing through the working environment is of high priority. Tenants will be attracted to the mixed-use environment and amenities, including restaurants, shopping, parks and walking trails, that appeal to their employees both during the work day and after hours, offering the opportunity to visit with friends, dine, shop or workout.



SECOND LEVEL PLAN

OFFICE +/- 320,000 SF

LOFT OFFICE

+/- 40,000 SF

2 OFFICE LEVELS *

+/- 20,000 SF PER LEVEL

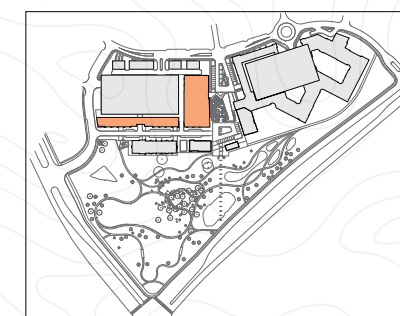
*ABOVE MAIN STREET

ONE BIGBY | OFFICE TOWER

+/- 280,000 SF

10 OFFICE LEVELS *

+/- 28,000 SF PER LEVEL

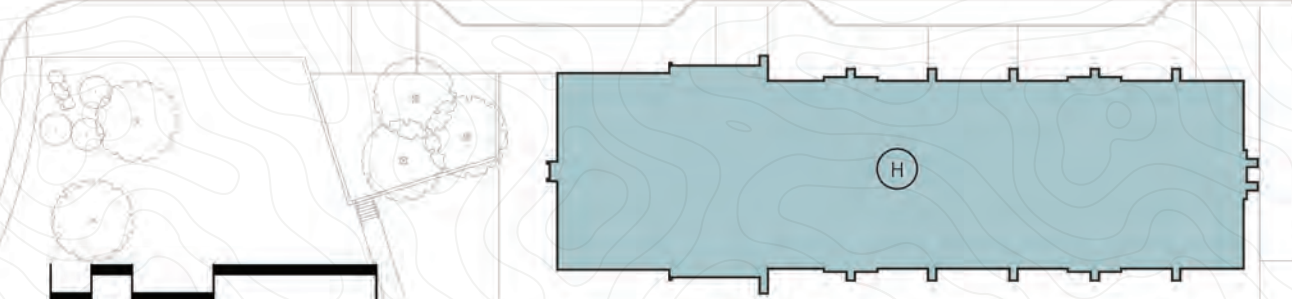
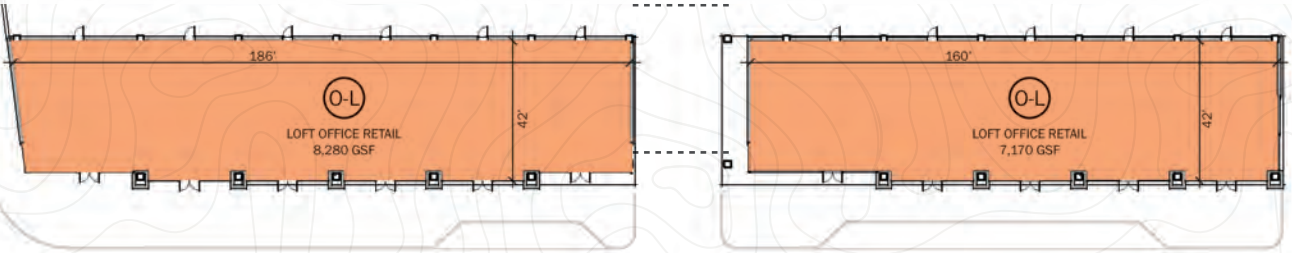


RETAIL & HOTEL

As you travel through Bigby’s Main Street, the sidewalk bustles with activity from the street-level retail below Bigby’s creative loft office space and the hotel’s lobby and amenity spaces. Convenient parking can be found on-street or in the easily accessible but visually screened 5-level parking garage. Daily life is seamless at Bigby, where opportunities to live, work, and play are all just a short walk away. More than any other location in Franklin, Bigby offers an unparalleled quality of life.



OF CONSUMERS AGREE
“It is important to live in a community where you can walk to the stores, services and amenities that you use most often.”
(2015 Crescent Communities Segmentation Study)



MAIN STREET LEVEL PLAN

RETAIL +/- 30,000 SF

HOTEL +/- 200 ROOMS +/-0.5 ACRE PAD SIZE



BUILDING LEGEND

- Office Tower (One Bigby)*
- Loft Office*
- Hotel
- Retail Pad
- Multifamily Apartments*
- Townhome
- Parking Garage

Includes Ground Floor Retail



CRESCENT STORY

Crescent believes that everyone that lives, works and plays at our communities deserves the best experience possible. For nearly half a century, we have strived to create places with a higher purpose. We don't simply construct buildings and landscapes, we instill the spirit of community into everything we do. With assets over \$1 billion, including 24,000 acres of land, we continue to stay focused on developing the most innovative places for today's market.

Focused on the Southeast, Southwest, and Mid-Atlantic, our mission is to create mixed-use, residential, commercial and multi-family that cultivate places with lasting legacies. Our integrated, cross-disciplined approach to high-quality investment and development allow us to create unique and unrivaled communities.

CRESCENT FOOTPRINT

Although focused on quality over quantity, Crescent has been a prolific developer across a variety of product types.

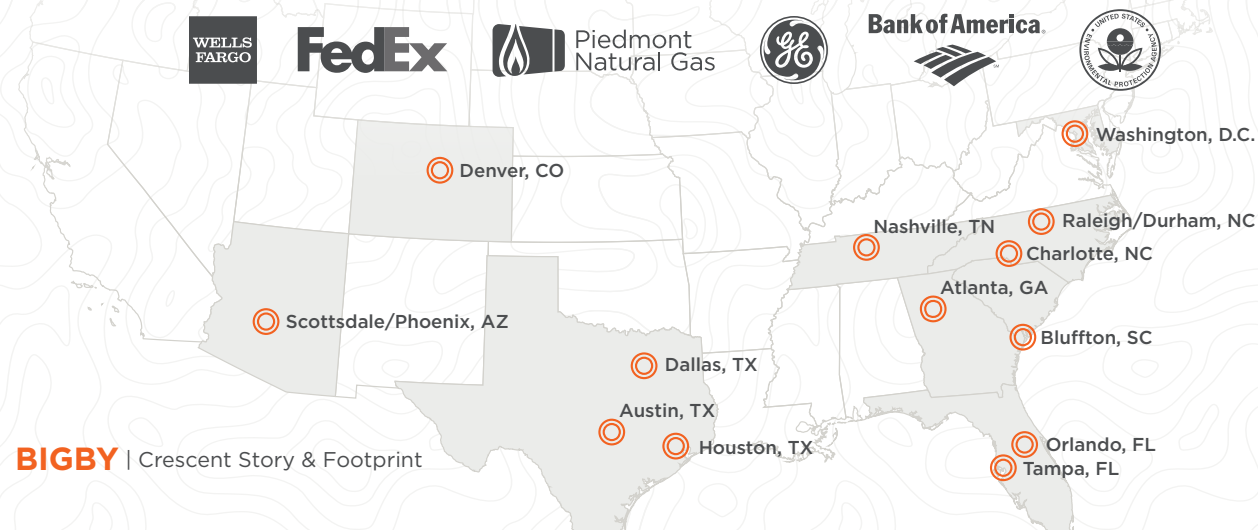
Selected by Multifamily Executive as one of the nation's **top 25 Developers in 2013**

9,500+ homes built and sold, with more than \$5.9B in revenue since company inception

19,800 home sites sold, with more than \$2.8B in land revenue since company inception

Legacy Land division has **sold more than 223,000 acres of land since 1990**

High quality office projects totaling more than 19 million square feet and attracting top companies including General Electric, Wells Fargo, Bank of America, the EPA, Piedmont Natural Gas and FedEx



Phipps Tower | Atlanta, GA



Adventist Health | Altamonte Springs, FL



Piedmont Town Center | Charlotte, NC



Ally Charlotte Center | Charlotte, NC



Stonewall Station | Charlotte, NC



Potomac Yards | Washington, D.C.



Cameron Village | Raleigh, NC

CRESCENT FRANKLIN

Crescent Communities has developed over 1.4 million square feet of Class A, commercial office space and 700 apartments in Franklin, TN over the past 20 years. Instrumental in the relocation of Nissan's Corporate North American Headquarters to the area, Crescent transformed the Cool Springs submarket to one of the most successful in the country. Crescent's office communities and residences are known for quality and attention to detail.

ENTITLEMENT VESTING TIMELINE

Original Approval	March 2017
Three Year Vesting Expires	March 2020
Joint Workshop Session	September 26, 2019
FMPC	October 24, 2019
BOMA	November 12, 2019
Proposed Extension Request	March 2021 (1 year)

CRESCENT DEVELOPMENT IN FRANKLIN



CONSULTANT TEAM



A nationally recognized architecture firm located in the heart of Nashville, Tennessee, ESa translates visions into reality with responsive design, cutting-edge technology and tireless dedication to create buildings that inspire and sustain. With a half-century of experience, ESa believes that people drive design—and that good design improves lives.



Hodgson Douglas is an award-winning firm with over 85 years of collective planning and design experience in Nashville and the surrounding areas. With a core philosophy of creating timeless spaces with simple elegance that can be enjoyed by all, Hodgson Douglas seeks authenticity by honoring local history and natural context while also pursuing imaginative and innovative solutions.



Kimley-Horn, one of the nation's premier planning and design consultants, professionals are experts in many disciplines yet share one passion: the success of their clients. Combining creative yet practical solutions, a sense of urgency, and a focus on bottom line value to meet specific project needs.

City of Franklin, Tennessee

ZONING ORDINANCE UPDATE Short-Term Vacation Rentals

Joint Conceptual Workshop

September 19, 2019



FEBRUARY PLANAPALOOZA INPUT

Public input during downtown Franklin focus meeting:

- More regulation on short-term vacation rentals in downtown neighborhoods



AUGUST OPEN HOUSE COMMENTS

- Support for the additional requirements by downtown residents
- Concern from STVR owners about the future of their short-term vacation rentals and how the new rules would affect them

STATE LAW STVR GRANDFATHERING

Short-term vacation rentals that were legally established and issued a permit prior to the effective date of this Ordinance are subject to the law in place at the time that the property was being used as a short-term vacation rental until the property is:

1. Sold;
2. Transferred;
3. Ceases being used as a short-term vacation rental for a period of 30 continuous months; or
4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

PROPOSED REGULATIONS FOR R4 DISTRICT

- A. A maximum of one short-term vacation rental is permitted on a lot
- B. The property owner must reside on the property
- C. On a lot that has a house and an accessory dwelling, the owner of the lot may live in one and rent out the other as an STVR



PROPOSED REGULATIONS FOR R4 DISTRICT

- D. On a lot that has a house, the owner shall rent out the entire house and vacate the premises for the duration of the rental, but only on an occasional basis



DISCUSSION

RECOMMENDED SCHEDULE FOR ADOPTION

October 24	FMPC Meeting and Public Hearing
November 12	BOMA Work Session/1 st Reading and Public Hearing
November 26	2nd Reading and Public Hearing
December 10	3 rd Reading and Final Reading

December 30, 2019 Effective Date