



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, August 25, 2016

5:45 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, August 25, 2016, at 5:45 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. [16-0713](#) (5:45 - 6:10 pm) Discussion of Self-Storage Uses

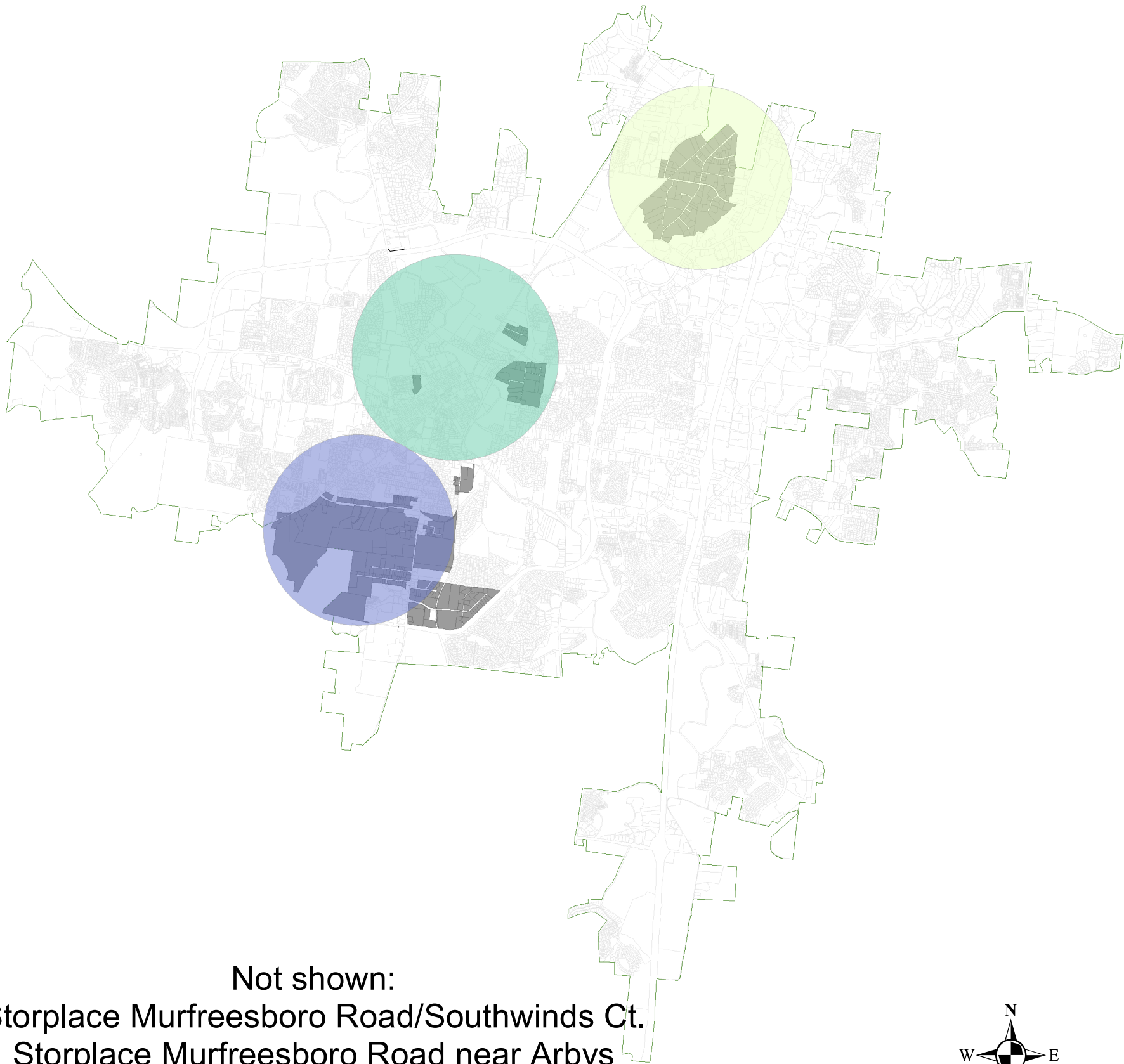
Attachments: [Map](#)
[CoolSpringsTradeMap.pdf](#)
[GCzoneSelfStorage](#)

2. [16-0714](#) (6:10 - 6:30 pm) Revision to the Rizer Point PUD Subdivision, adding one parcel and 16 units, located along Del Rio Pike.

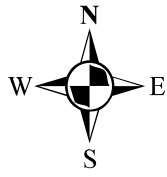
Attachments: [DRAFT Workshop Power Point 8 25 2016](#)

OTHER BUSINESS

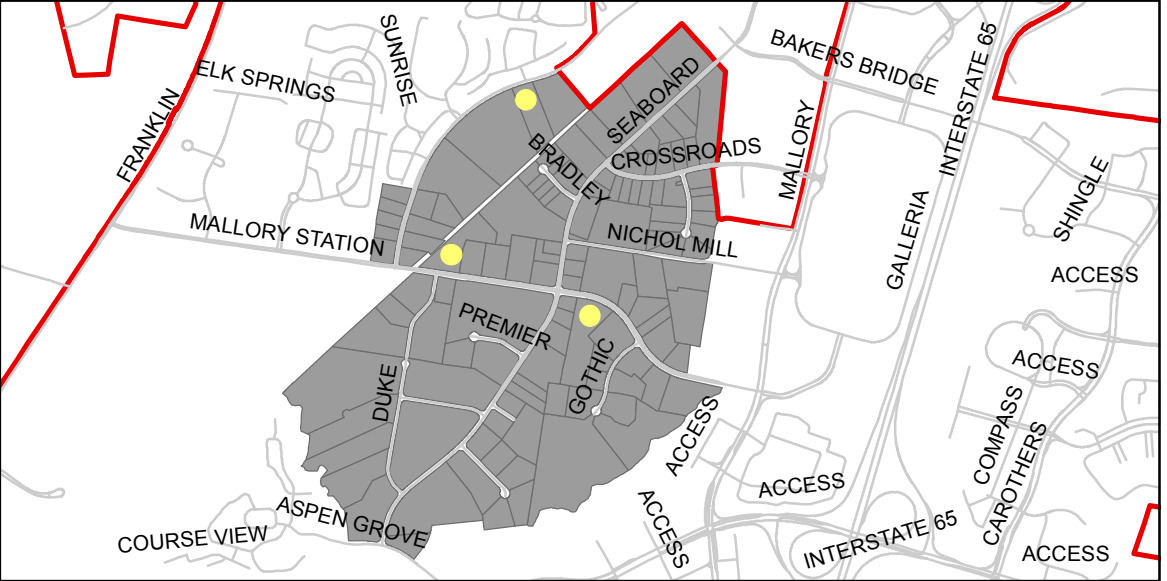
INDUSTRIAL ZONED LAND
CITY OF FRANKLIN



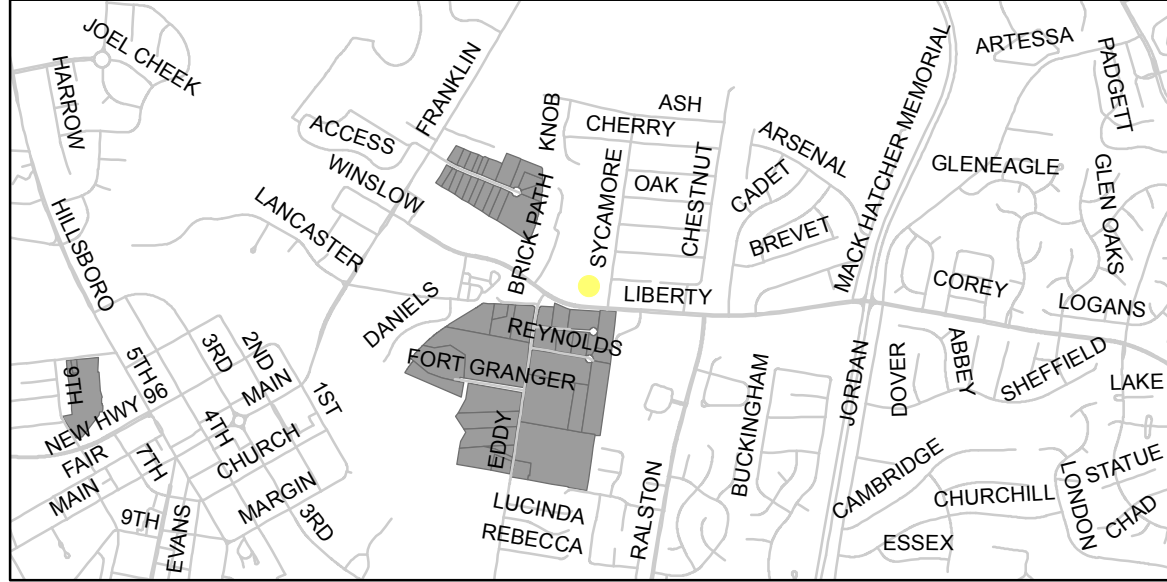
Not shown:
Storplace Murfreesboro Road/Southwinds Ct.
Storplace Murfreesboro Road near Arbys
Lakeview Drive/N. Royal Oaks Blvd.



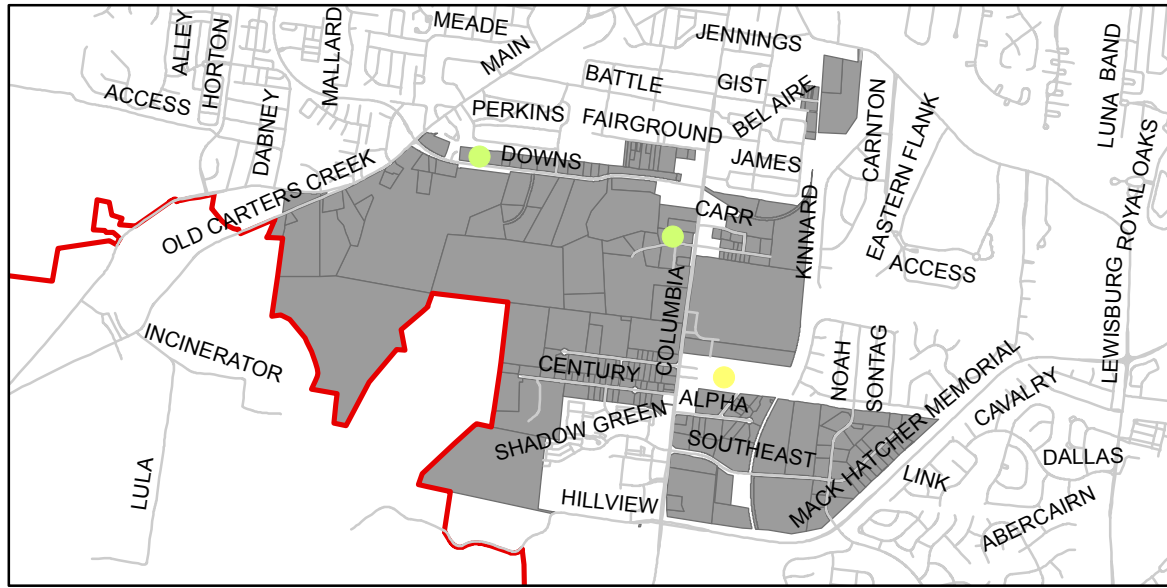
MALLORY STATION AREA



DOWNTOWN/FACTORY



COLUMBIA/QUARRY



COOL SPRINGS TRADE AREA FRANKLIN, TENNESSEE

14 MILES TO
NASHVILLE

COOL SPRINGS
GALLERIA

THOROUGHBRID
VILLAGE

WHOLE
FOODS
CENTER

WILLIAMSON MEDICAL CENTER

HEALTHSOUTH
REHABILITATION
HOSPITAL

HWY 96

CAROTHERS PARKWAY

LIBERTY PIKE

MGWEN DRIVE

270K SF
OFFICE

NISSAN
NORTH
AMERICA

960K SF
OFFICE

1.56M SF
OFFICE

290K SF
OFFICE

515K SF
OFFICE

CAROTHERS PARKWAY

FRANKLIN PARK
338 APARTMENT
UNITS

JACKSON
NATIONAL
INSURANCE

GREGGENT
232 APARTMENT
UNITS

VENUE
428 APARTMENT
UNITS

AVALON
\$600-2M

CARONBRIDGE
\$600-800K

ENCLAVE
\$750-2M

1250
APARTMENT
UNITS

THE WOODS
\$400-700K

MEKAYS MILL
\$300-600K

PEAK 10
DATA CENTER

SCOTT HAMILTON
PROTON CANCER
THERAPY CENTER

SOUTHSTAR

MC EWEN CAROTHERS DEVELOPMENT AREA

(1) FRANKLIN PARK

Total Office Area
1,250,000 SF
Residential
338 Units

(2) CRESCENT RESOURCE CENTER

Total Office Area
240,000 SF
Residential
680 Units

(3) FRANKLIN SUMMIT

Total Office Area
1,000,000 SF
Hotel
250 Rooms

(4) VANDERBILT MEDICAL

Total Office Area
(+/-) 500,000 SF

(5) OVATION

Total Office Area
1,400,000 SF
Retail
450,00 SF
Residential
950 Units
Hotel
450 Rooms

(6) NW CORNER LIBERTY & CAROTHERS

Project Classification: Retail Total Acreage: 20

(7) CAROTHERS CROSSING EAST

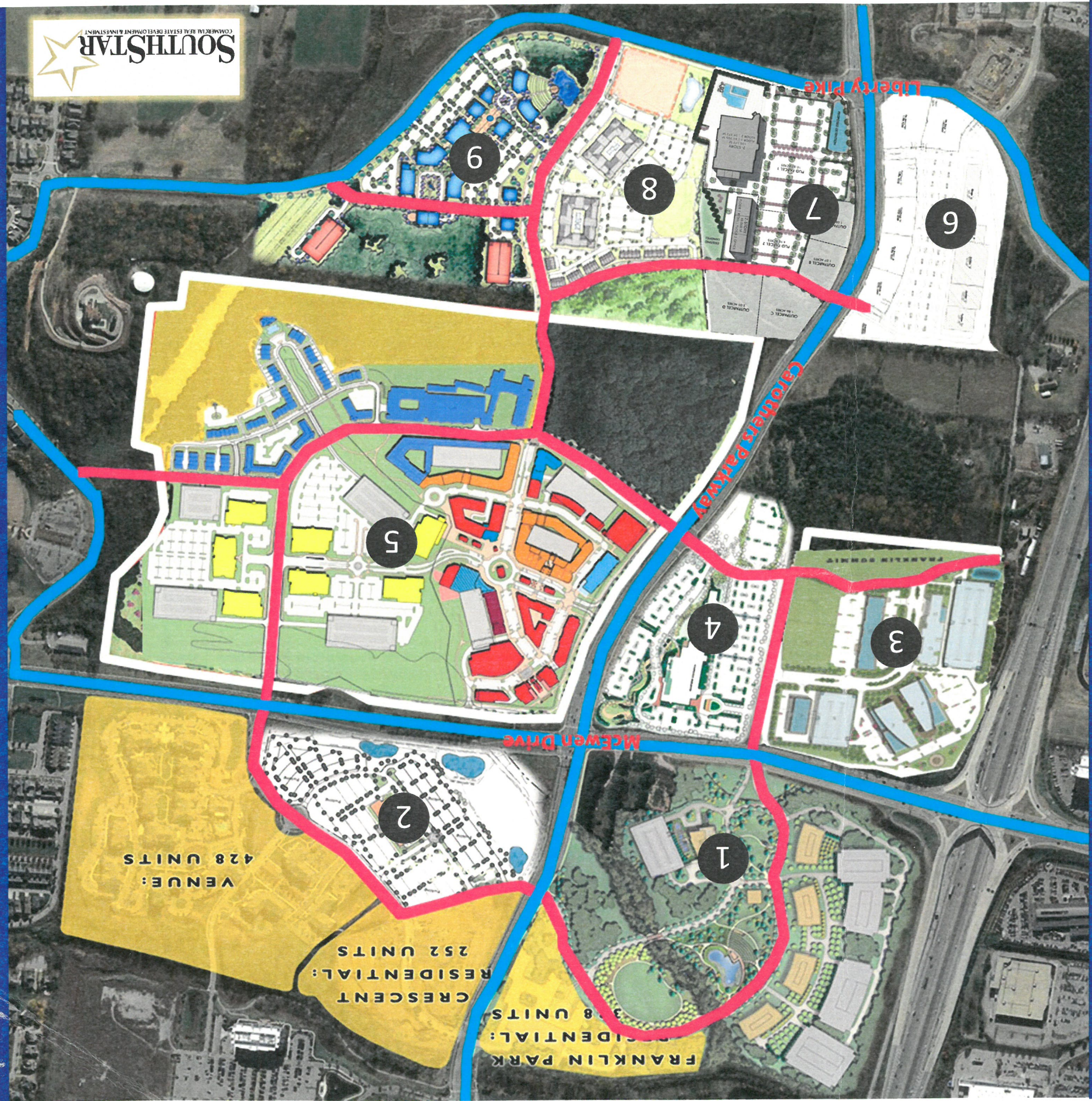
Lifetime Fitness
Office
120,000 SF
48,000 SF
4 including Convenience Store
Outparcels

(8) THE STANDARD

Residential
450 Units
2.25 Acres
Outparcel

(9) COLUMBIA STATE COMMUNITY COLLEGE

Phase 1
Opening August 2016
3 Buildings, \$46.7 M, 2,200 Students
Opening TBD
Phase 2
4 Buildings, 4,000 Students



Self Storage in Commercial Zones

Josh King
City of Franklin
Planning and Sustainability

Consider

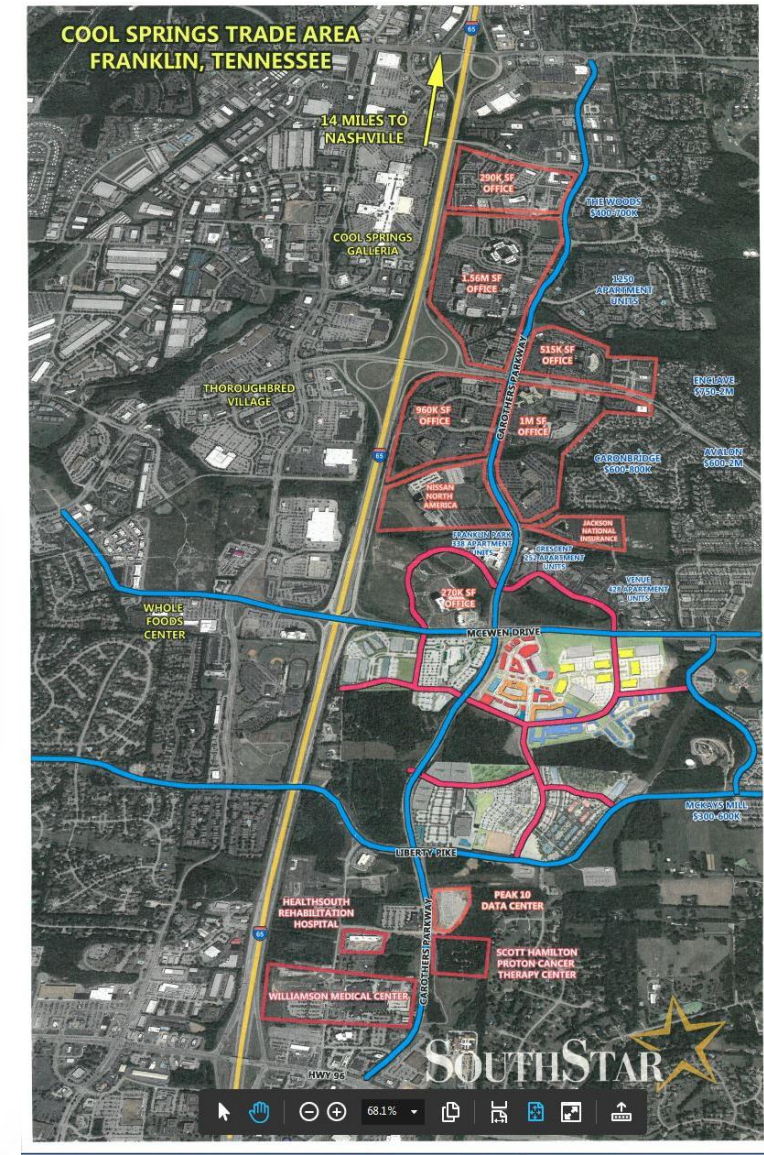
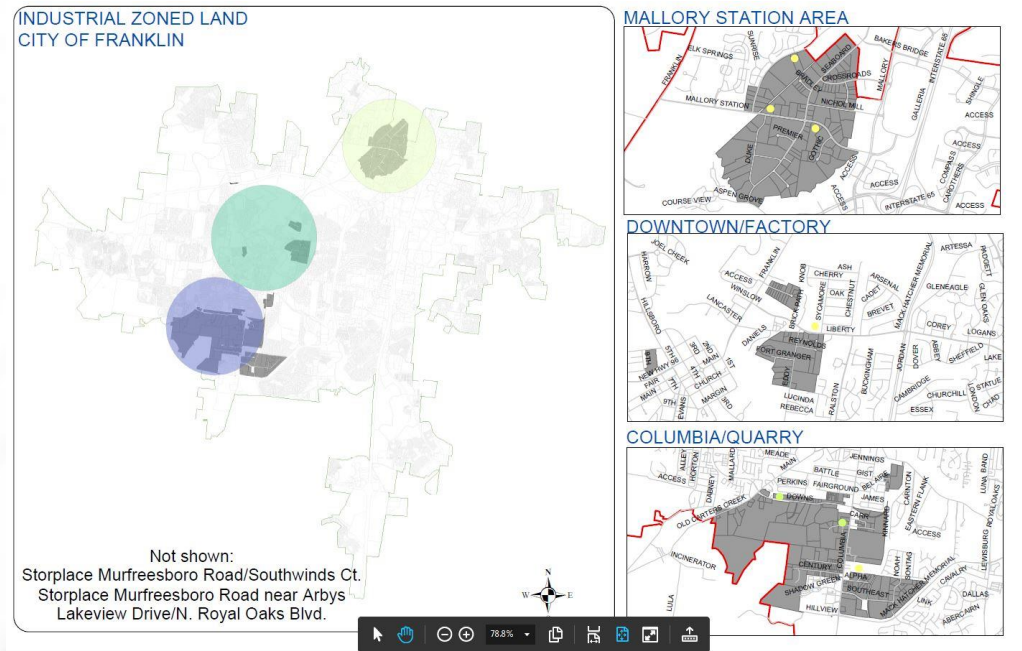
- Self Storage as a use in commercial zones
 - Some sights would have active ground floor uses
- Self Storage in mixed use (SD-X) zones

Staff Preferred Option

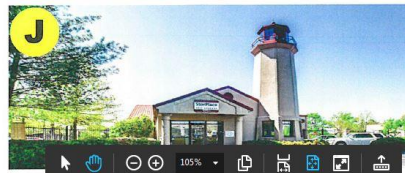
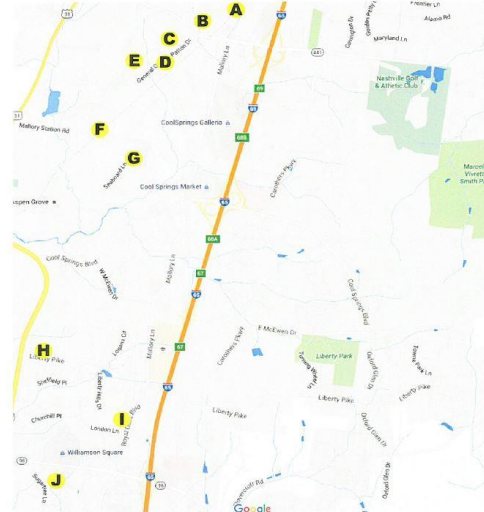
- Move forward with adding self storage as a use in GC and SD-X zones
 - Design restrictions stay in place
 - New projects will have to meet underlying zoning district guidelines
 - Placement restrictions along arterials still applies
 - Active ground floor uses
- #Envision Franklin update coming

Why Now?

- Changes in the industry
- Market demands



Existing Locations



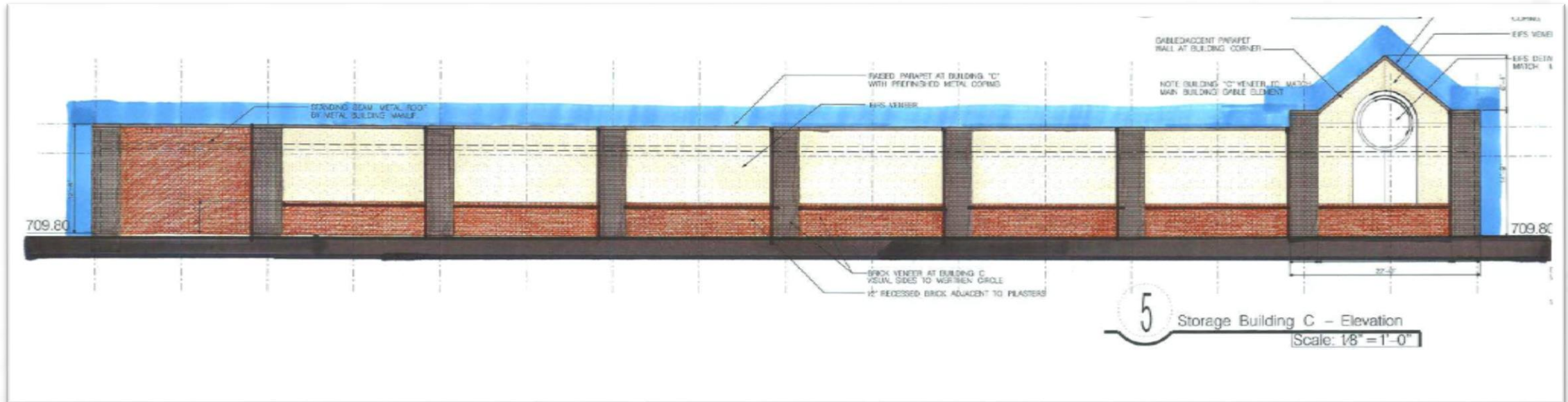
500 Downs Blvd Self Storage



Zone: LI
 Lot Size: 4.29 Acres
 3 Stories
 120' x 300' = 108,000 ft²
Under Construction



Universal Storage- Werthan Circle C



Zone: LI
Lot Size: 4.29 Acres
1 Story
16 Units
Under Construction

Germantown Self Storage



Concept Elevation

February 15, 2016

GERMANTOWN STORAGE
Nashville, Tennessee

SGS #16005.00



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Germantown Self Storage



Design Flexibility



Charlotte, NC

Design Flexibility



Richmond, VA

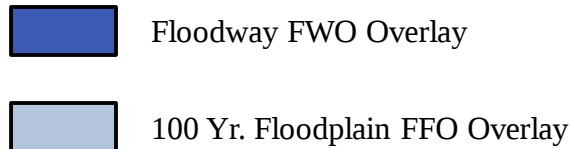
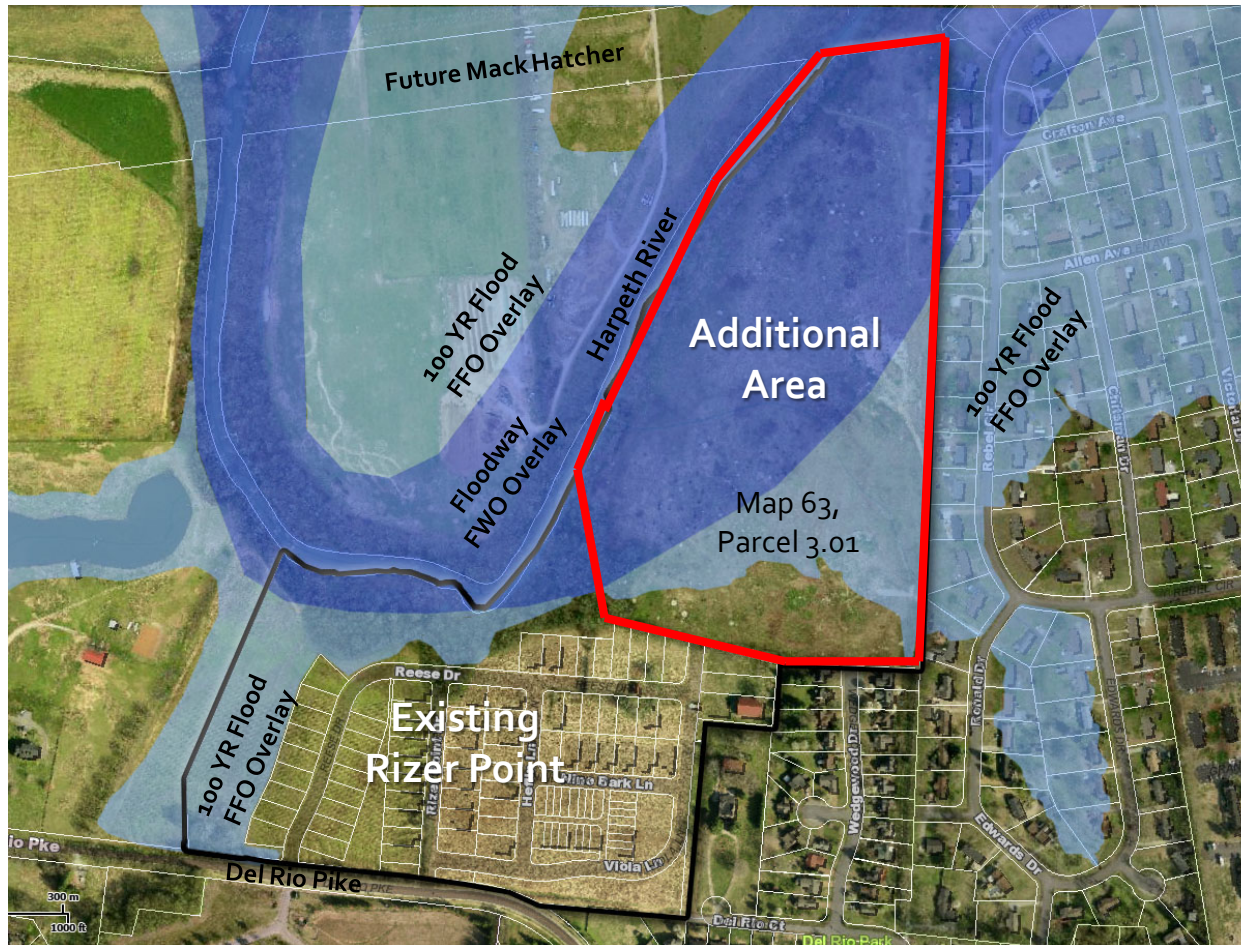
Self Storage

- Would FMPC/BOMA support a zoning ordinance amendment to add Self Storage as a use in:
 - SD-X Zones
 - General Commercial
 - Other commercial zones?
- With active ground floor uses

RIZER POINT

FRANKLIN, TENNESSEE

Development Plan Revision & Rezoning Request
Joint FMPC/BOMA Workshop
August 25, 2016



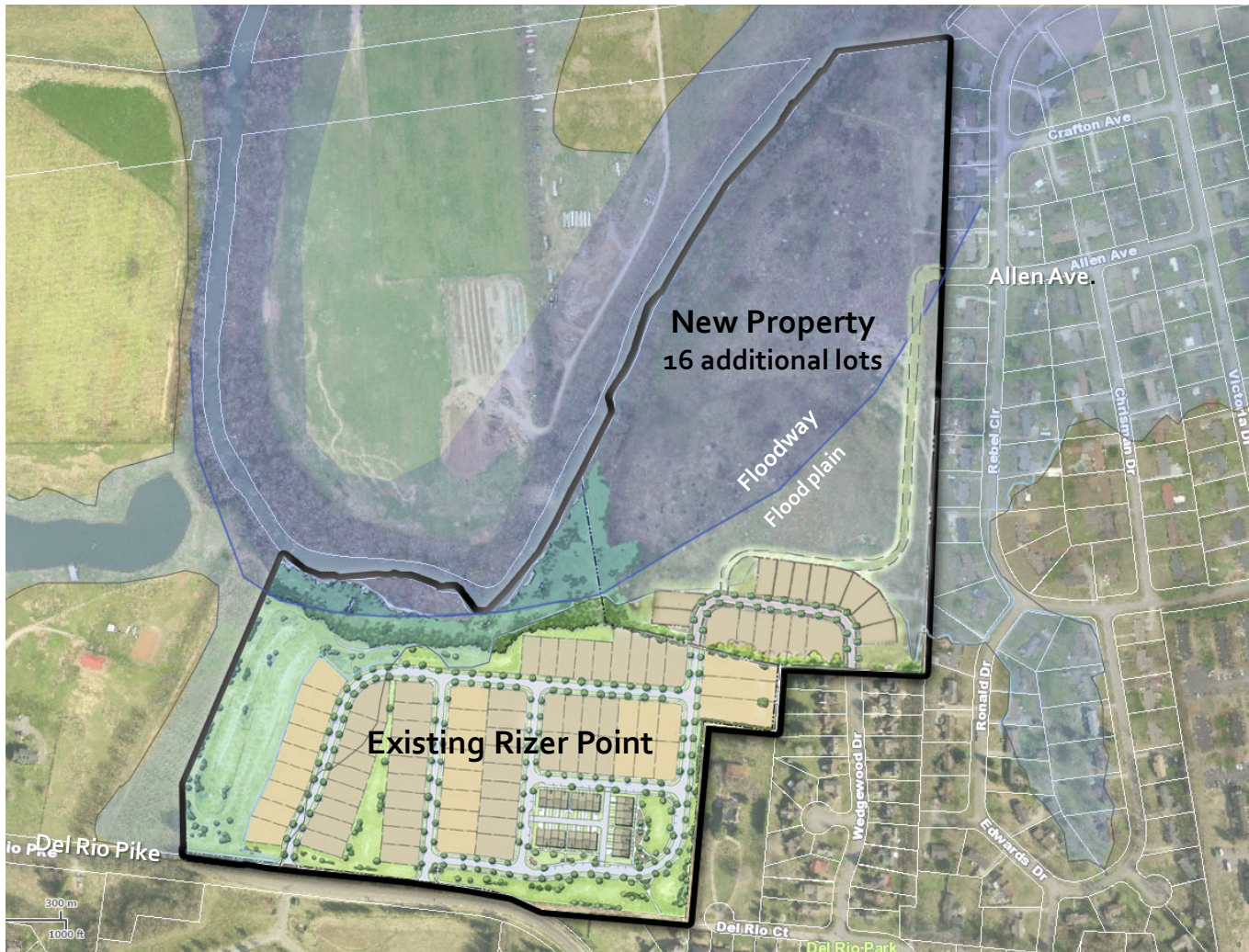
Existing Rizer Point:

- Character Area: WHCO-2 & 3
- Zoning: SD-R (2.64)
- Land Use: Residential
- Overlays: FFO, FWO

Additional Area:

- Character Area: WHCO-2 & 3
- Existing Zoning: AG
- Proposed Zoning: SD-R (0.46)
- Land Use: Vacant
- Overlays: FFO, FWO
- Total Area: 35.74 AC
- Area in Floodway: +/-23.5 AC
- Area in Floodplain: +/-6.5 AC
- Area out of Floodplain: +/-29.0 AC

Existing Conditions



Floodway FWO Overlay



100 Yr. Floodplain FFO Overlay

Proposed Revision 3:

- 16 new single family homes
- Road connection between Viola Lane and Wedgewood Drive, with traffic calming chicanes
- Emergency access easement to Allen Ave.
- Proposed Zoning for New Property:
SD-R (0.46)

Density:

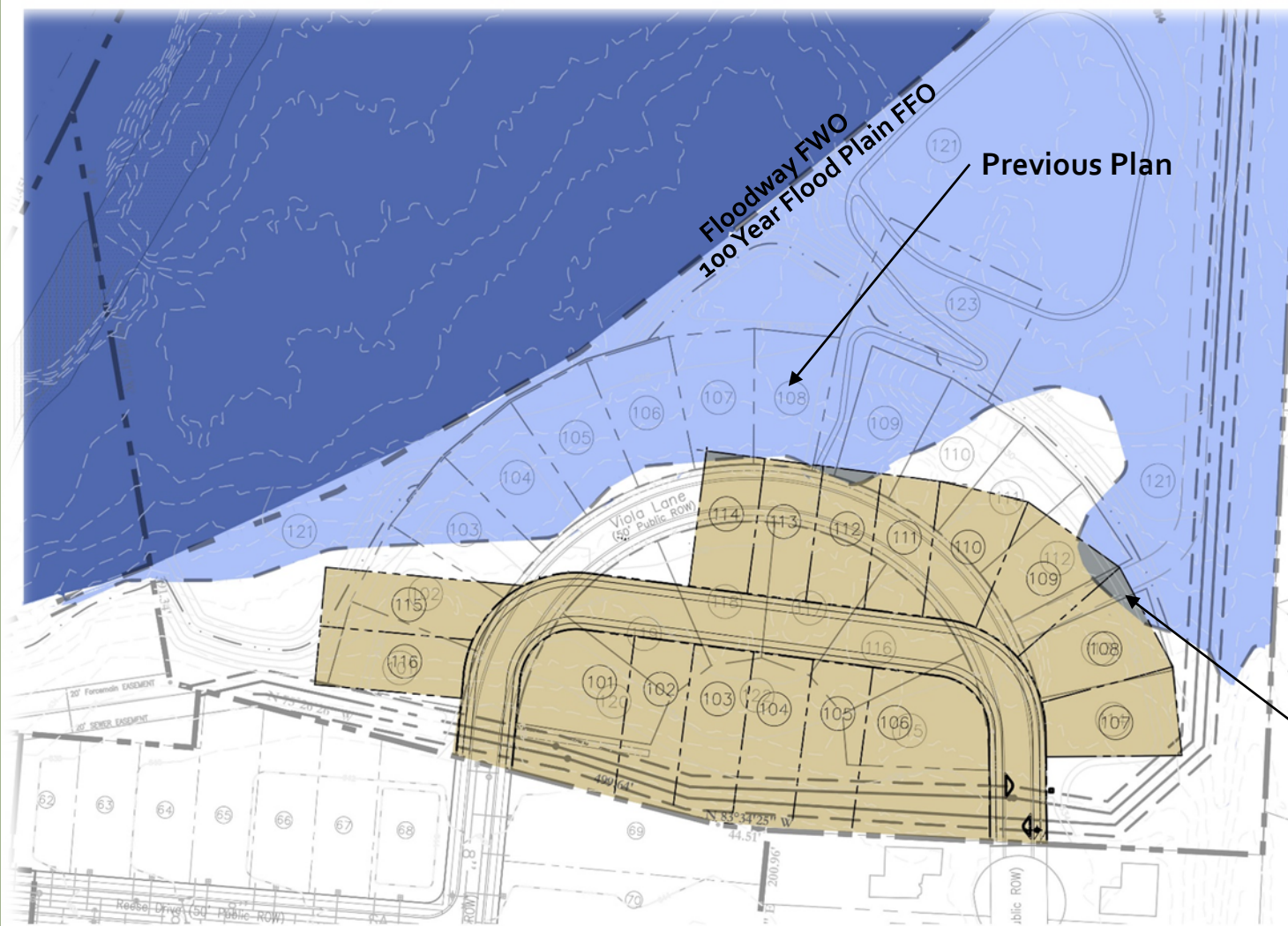
Existing PUD : 2.87 DUA
 New Property: 0.45 DUA
 Overall Density: 1.65 DUA

Overall Master Plan



Proposed Revision 3:

- 16 new single family homes
- Walking trails
- Enhanced landscape to buffer new development from existing development
- Construction access through Rizer Point only, not on Wedgewood Drive.



Proposed Revision 3:

- No Floodway alterations proposed
- Total Flood Plain on-site: 6.5 AC
- Total Flood Plain impacted: XX AC

Previous Plan

Current Plan

xx AC Flood Plain impact



Floodway FWO Overlay

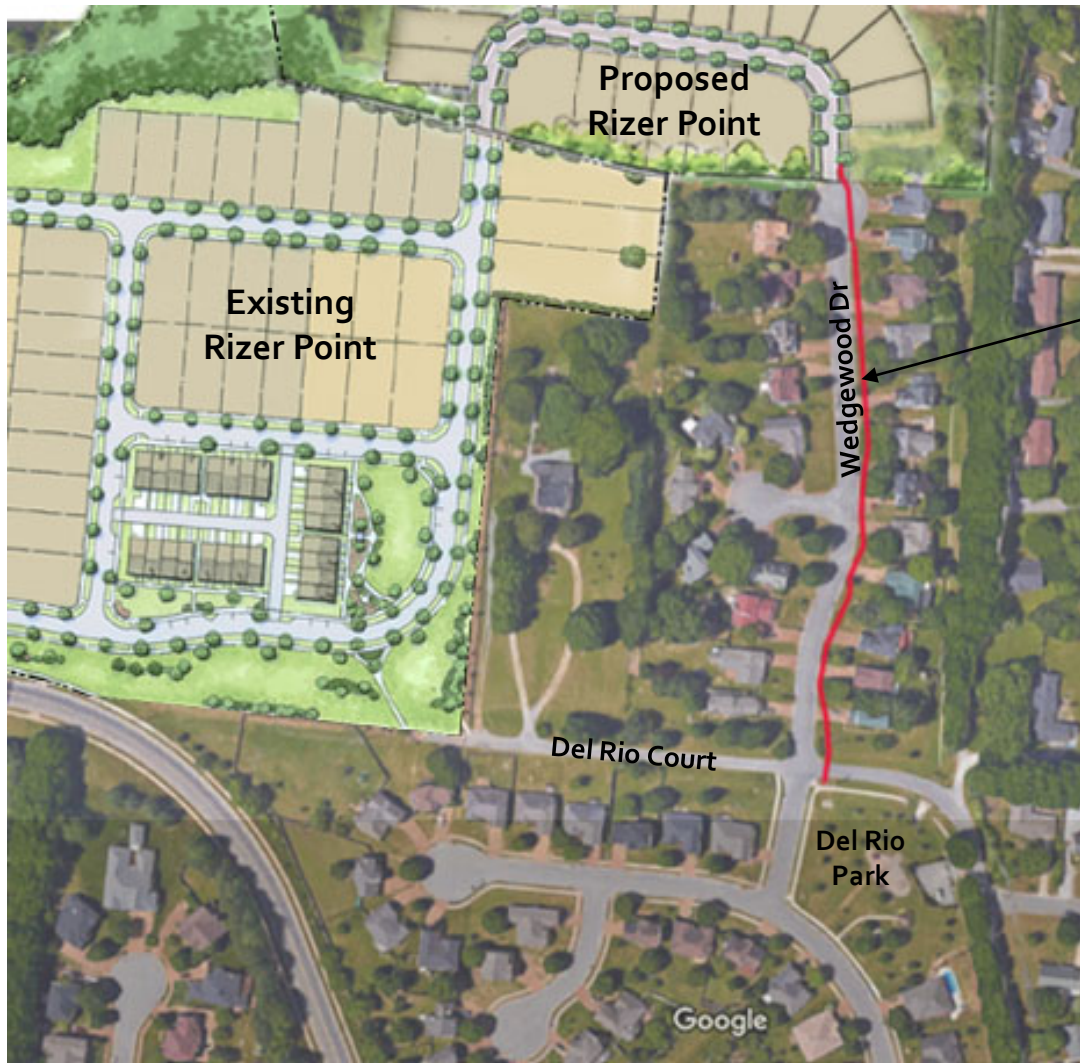


100 Yr. Floodplain FFO Overlay



Current Proposed Plan (lots and roads)

Proposed Flood Plain Impact



Location of
proposed side walk

The developer has committed to constructing a side walk in the Right-Of-Way along Wedgewood Drive to connect residents to the park at the corner of Wedgewood and Del Rio Court.

Proposed Side Walk Connection



The developer has committed to removing existing debris from the site as part of this construction.

Proposed Site Clean-Up

TYPICAL ARCHITECTURE





Proposed Revision 3:

Pre-Application Meeting with COF Staff
(August 24, 2016)

- Comments TBD

Neighborhood Meeting: August 24, 2016

- Comments- TBD

Next Steps:

- Development Plan & Rezoning Request
submittal for October FMPC meeting.

What We've Heard ...