



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 23, 2018

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, August 23, 2018 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. [18-0844](#) (5:00-5:20pm) Development Plan proposing 108 multifamily residential units on 6.22 acres, near the intersection of Sunrise Circle and Mallory Station Road, at 200 Mallory Station Road. (Gatherings at Mallory Station PUD)

Attachments: [The Gatherings at Mallory Station Joint Conceptual Workshop 08.13.2018](#)

2. [18-0845](#) (5:20-5:40pm) Development Plan Revision proposing the addition of a 18,176 square-foot classroom building and a 7,423 square-foot multi-use building on 13.84 acres, near the intersection of Wilson Pike and Clovercroft Road, at 4150-4160 Clovercroft Road. (Parish Presbyterian PUD)

Attachments: [Parish Presbyterian- JCW Presentation](#)

3. [18-0846](#) (5:40-6:00pm) Development Plan proposing 67,330 square feet of restaurant, bank, retail, and office space and 338 multifamily residential and live-work units on 19.83 acres, at the northwest corner of the intersection of Liberty Pike and Carothers Parkway. (Carothers Crossing West PUD)

Attachments: [Carothers Crossing West Joint Conceptual Workshop Presentation 08.23.2018](#)

4. [18-0847](#) (6:00-6:20pm) Envision Franklin Plan Amendment proposing a change from the Single-Family Residential Design Concept to the Multifamily Residential Design Concept, for the property located at 4114 Murfreesboro Road.

Attachments: [Resort Lifestyle Communities JCW Presentation](#)
 [video](#)

OTHER BUSINESS



The Gatherings At Mallory Station



Joiny Conceptual Workshop
August 23, 2018

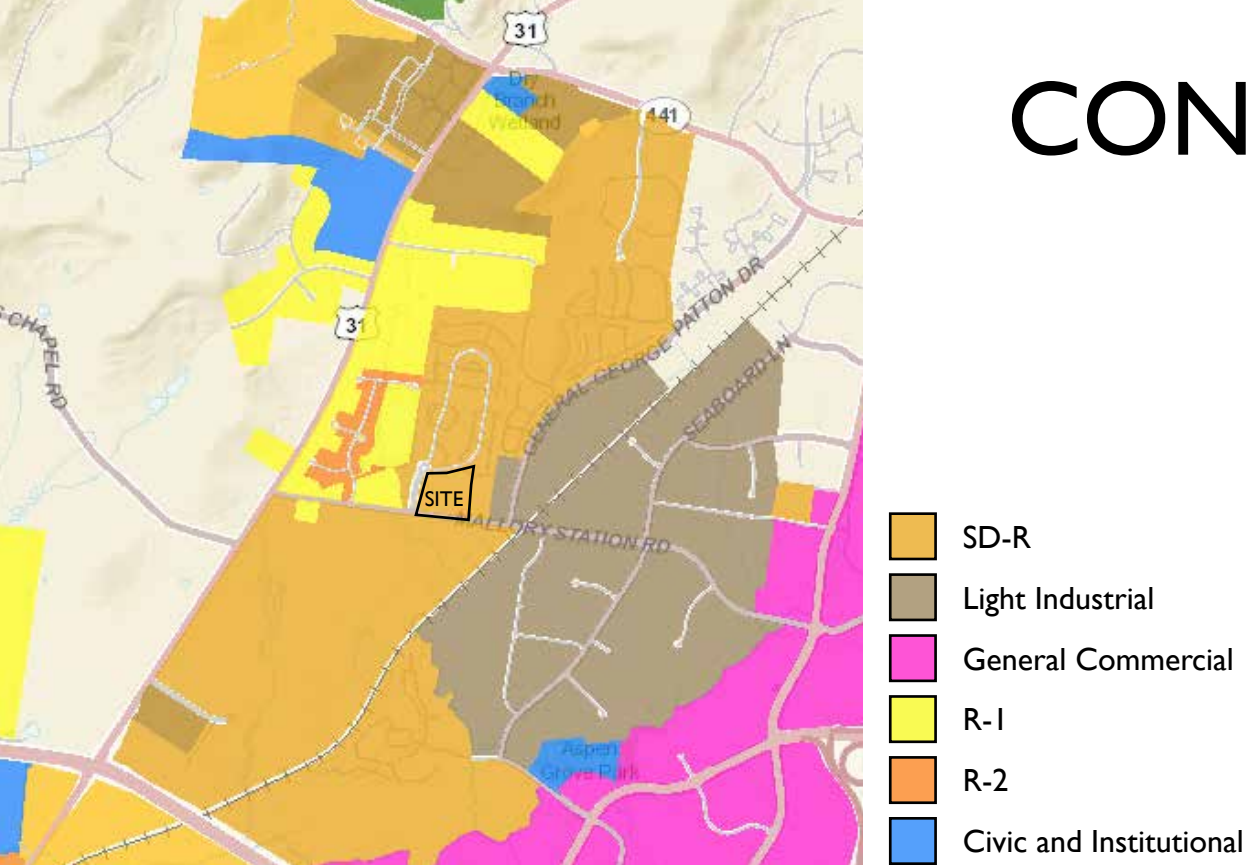


SITE CONTEXT

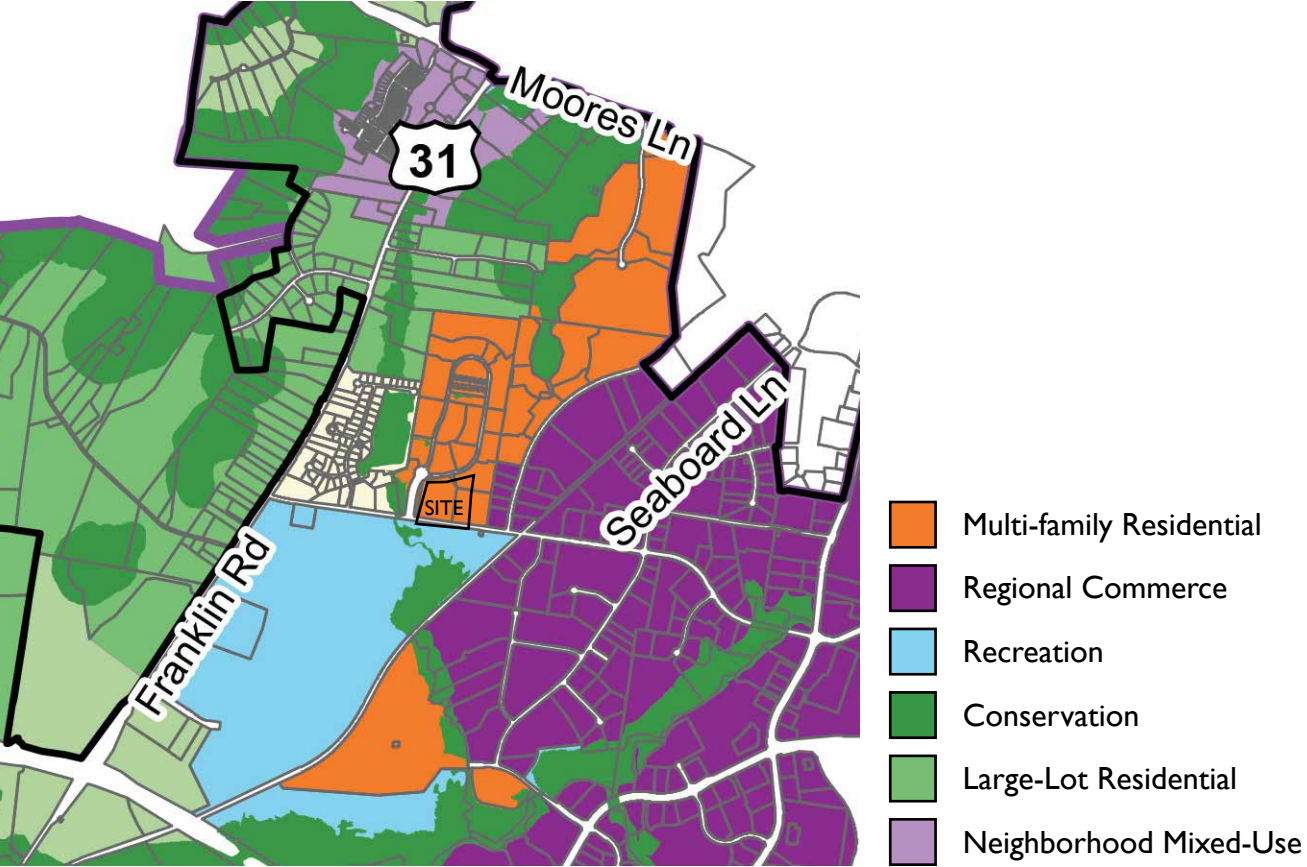
Vicinity Map



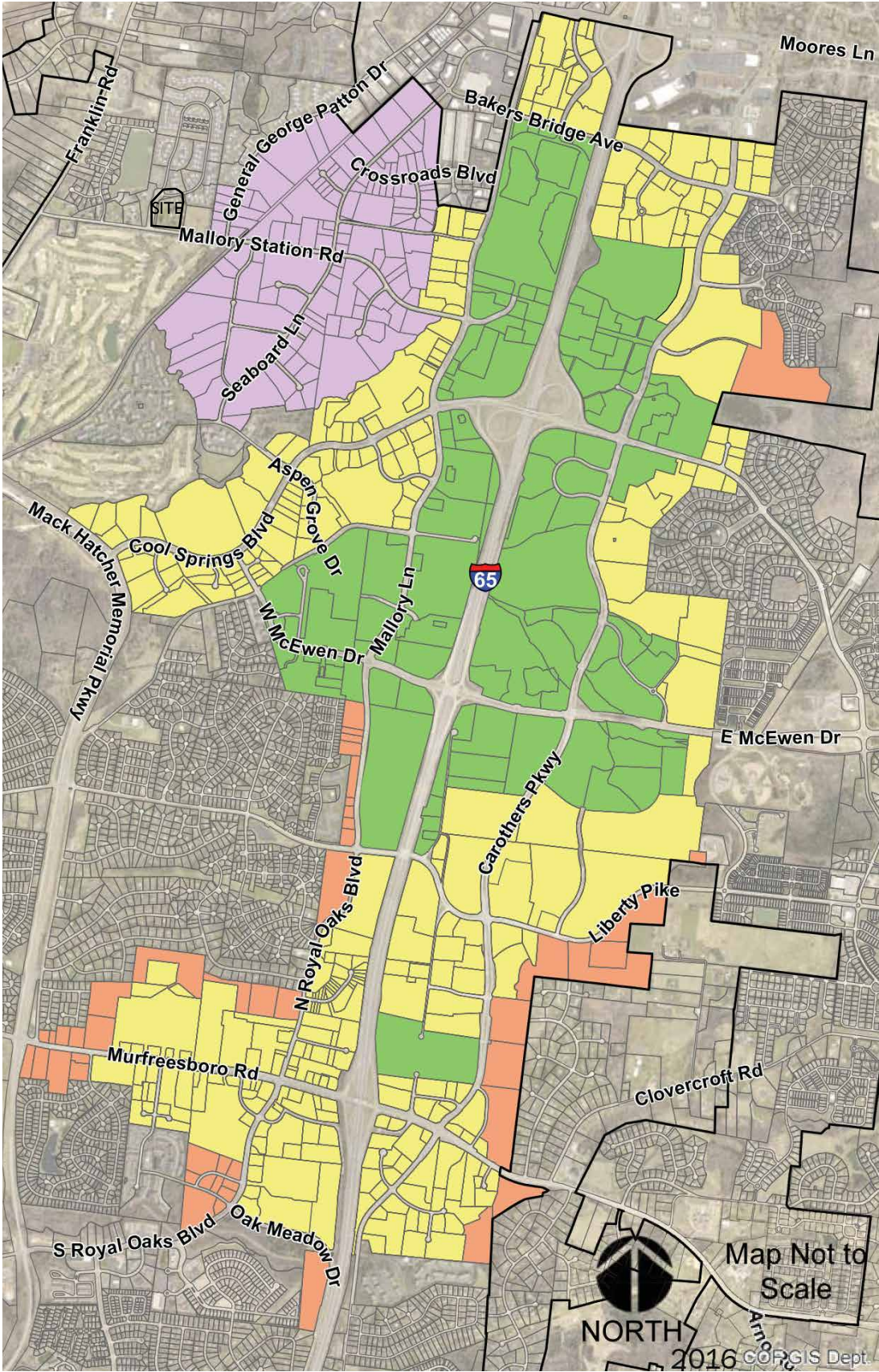
Existing Zoning - SD-R



Envision Franklin - Multifamily Residential



BUILDING HEIGHT TRANSITIONS



- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories

MULTIFAMILY RESIDENTIAL

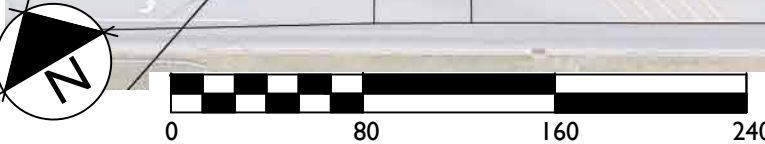
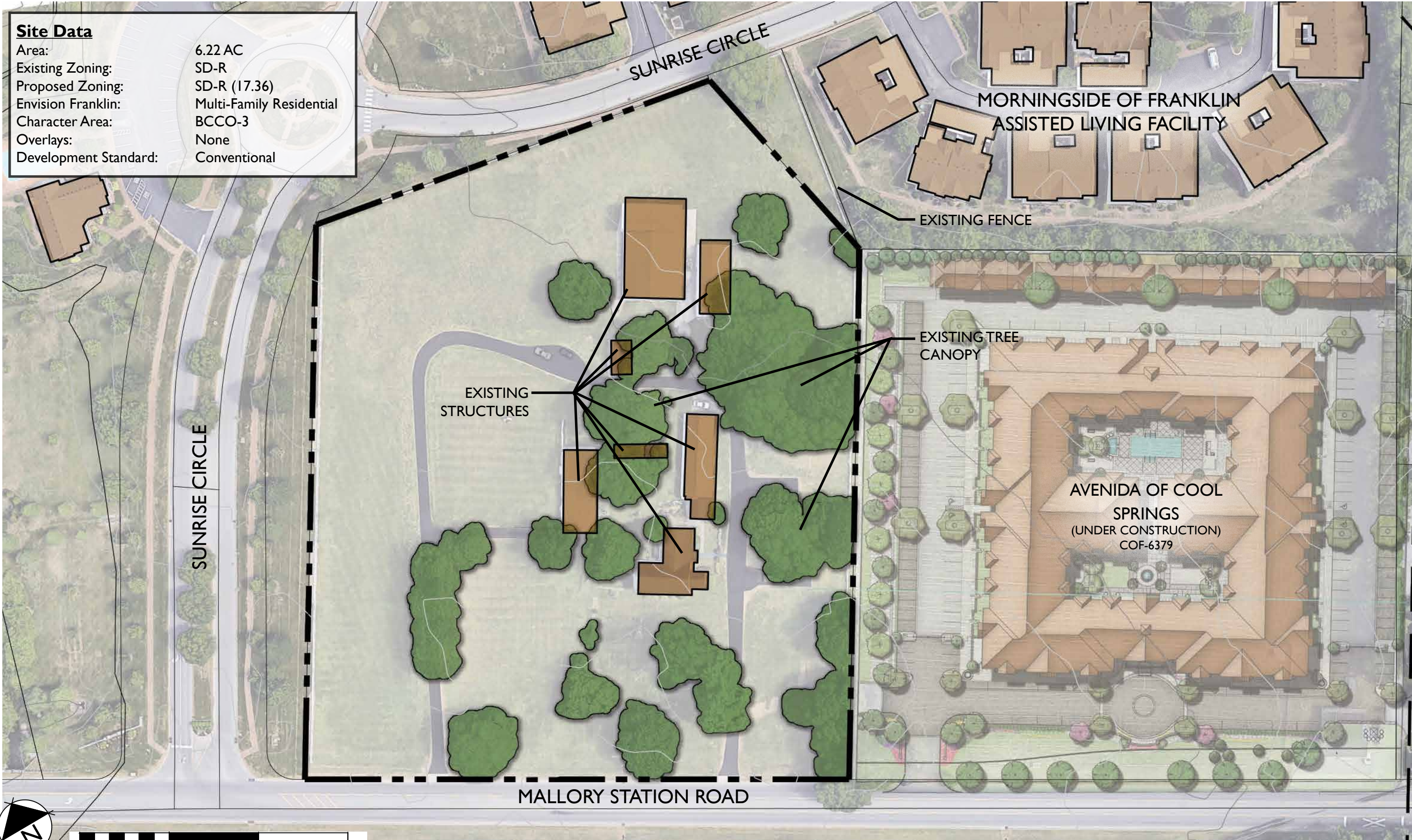
FORM	Building Character (continued)	Development inside Mack Hatcher Parkway: The small-town identity of the area should be preserved through special attention to massing and scale of new development. New buildings should be designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings.
	Building Height	Maximum of three stories inside and four stories outside of Mack Hatcher Parkway. Within Mack Hatcher Parkway, buildings on the periphery of a development should appear to be within one-half story of the predominant building height of adjacent buildings in order to ensure a compatible transition.
	Lot Size	Where single-family residential or duplex lots are located on the periphery of a development, lot sizes should be designed to be appropriately sized for each street and to promote contextual compatibility.
SITE DESIGN	Landscape	New development should have landscaping and street trees. Landscaping should be provided at neighborhood entrances and in common open spaces.
	Amenities	Common amenities include clubhouses, fitness centers, multi-use paths, playgrounds, and pools. Emphasis should be placed on quality open space as part of new development. Multifamily developments should be designed around open spaces, which, in turn, should connect to adjacent open spaces or regional systems. Open space should not be designated as an afterthought based simply on land that is left over.
	Access	Internal drives should resemble streets rather than parking lot drive aisles. Streets should have multiple connections that allow for opportunities to walk to local destinations by a variety of routes. Streets should be designed for slower speeds to allow for mixing pedestrian and vehicular traffic. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Parking	Off- and on-street. Off-street parking should be provided to the rear or side of buildings. Structured parking is encouraged.

EXISTING CONDITIONS

The Gatherings at Mallory Station

Site Data
Area:
Existing Zoning:
Proposed Zoning:
Envision Franklin:
Character Area:
Overlays:
Development Standard:

6.22 AC
SD-R
SD-R (17.36)
Multi-Family Residential
BCCO-3
None
Conventional



MASTER PLAN

The Gatherings at Mallory Station

Site Data

Buildings:

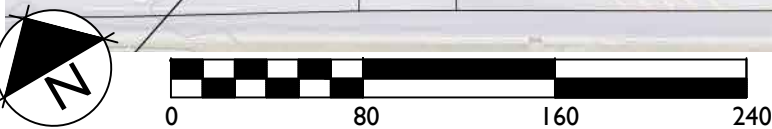
Units / Building:

Total Units:

4

27

108 (All 2-BR Units)



RESIDENTIAL ARCHITECTURE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING HEIGHT COMPARISONS

The Gatherings at Mallory Station



AVENIDA OF COOL SPRINGS



PROPOSED GATHERINGS AT
MALLORY STATION



SOMERBY FRANKLIN



PROPOSED GATHERINGS AT
MALLORY STATION

NEXT STEPS

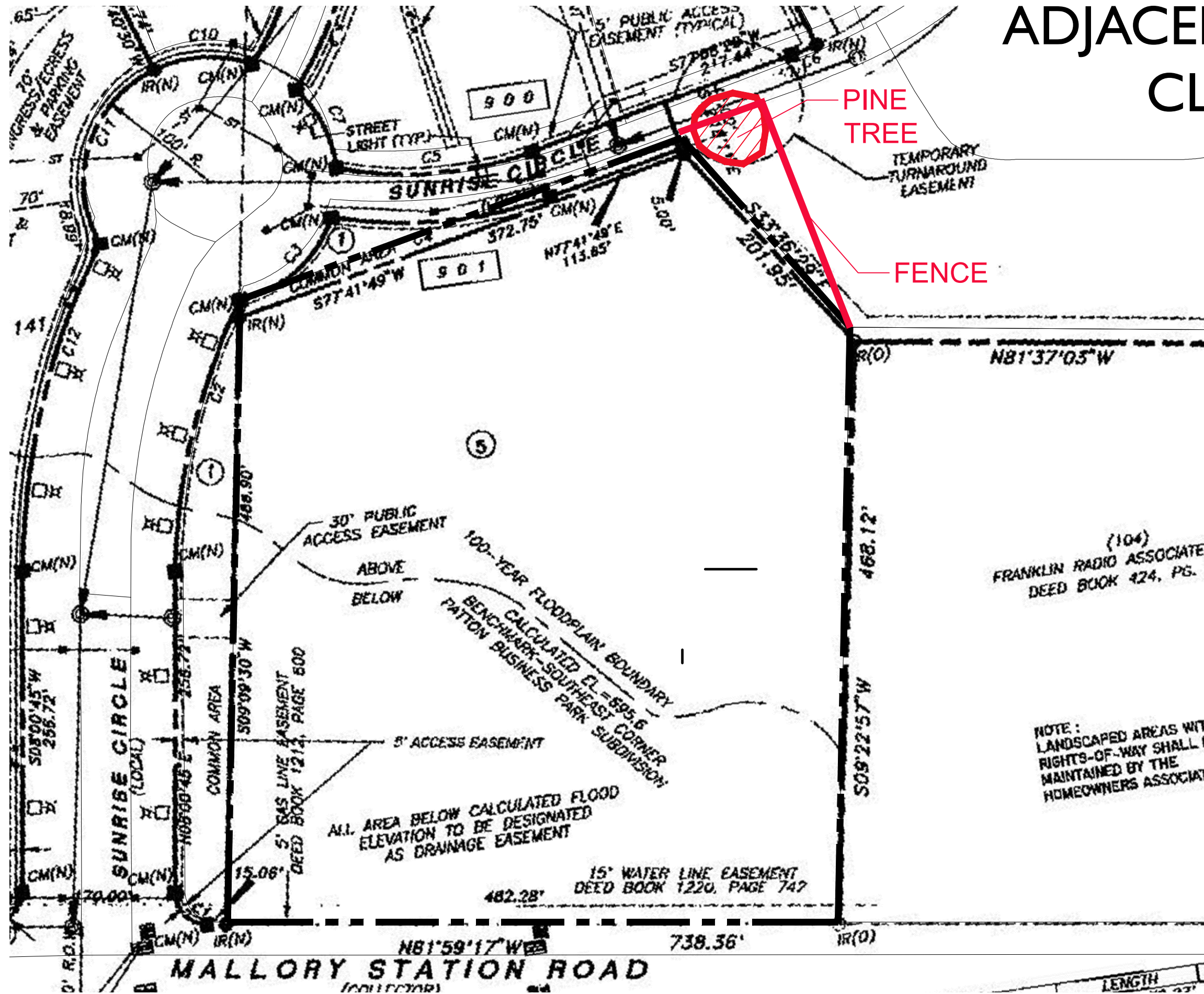
The Gatherings at Mallory Station



Initial Submittal:
Joint Conceptual Workshop:
Planning Commission

What We've Heard from
Morningside HOA:
-Consider a connected internal
sidewalk system
-What will the garage elevations
look like?
-What will the landscape look like
on the Northern Boundary?

ADJACENT PROPERTY CLARIFICATION

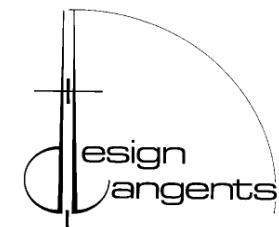


(104)
FRANKLIN RADIO ASSOCIATES
DEED BOOK 424, PG. 1

NOTE:
LANDSCAPED AREAS WITH
RIGHTS-OF-WAY SHALL BE
MAINTAINED BY THE
HOMEOWNERS ASSOCIATION

Parish Presbyterian Church Development Plan Revision

Joint Conceptual Workshop
August 23, 2018

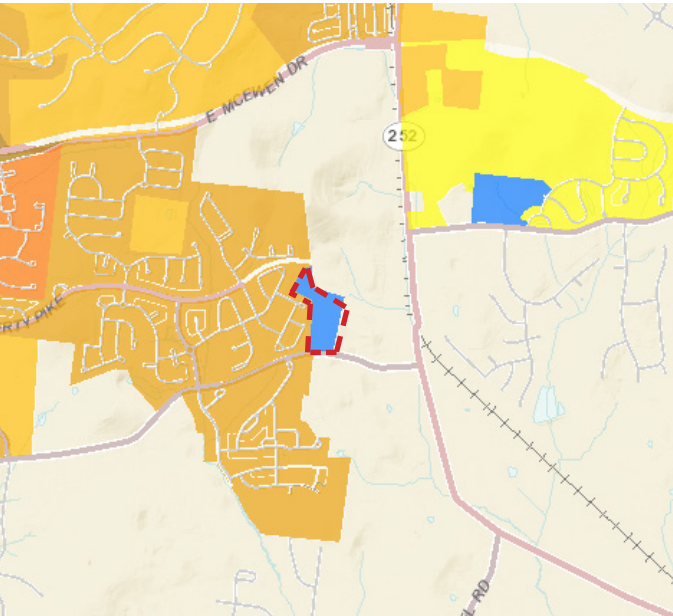


Site Context

Parish Presbyterian Church - Franklin, TN

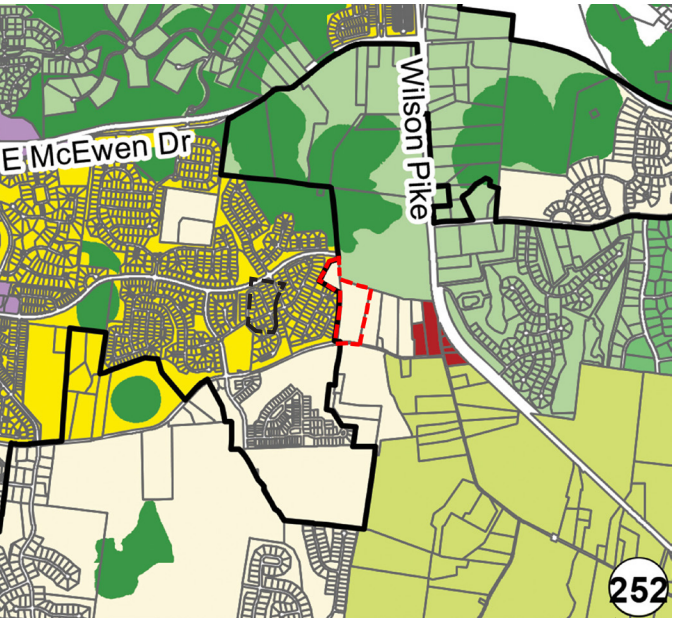


Vicinity Map



Existing Zoning
Civic and Institutional

- Civic and Institutional
- Specific Development- Residential
- Estate Residential
- R-1 Residential
- R-2 Residential

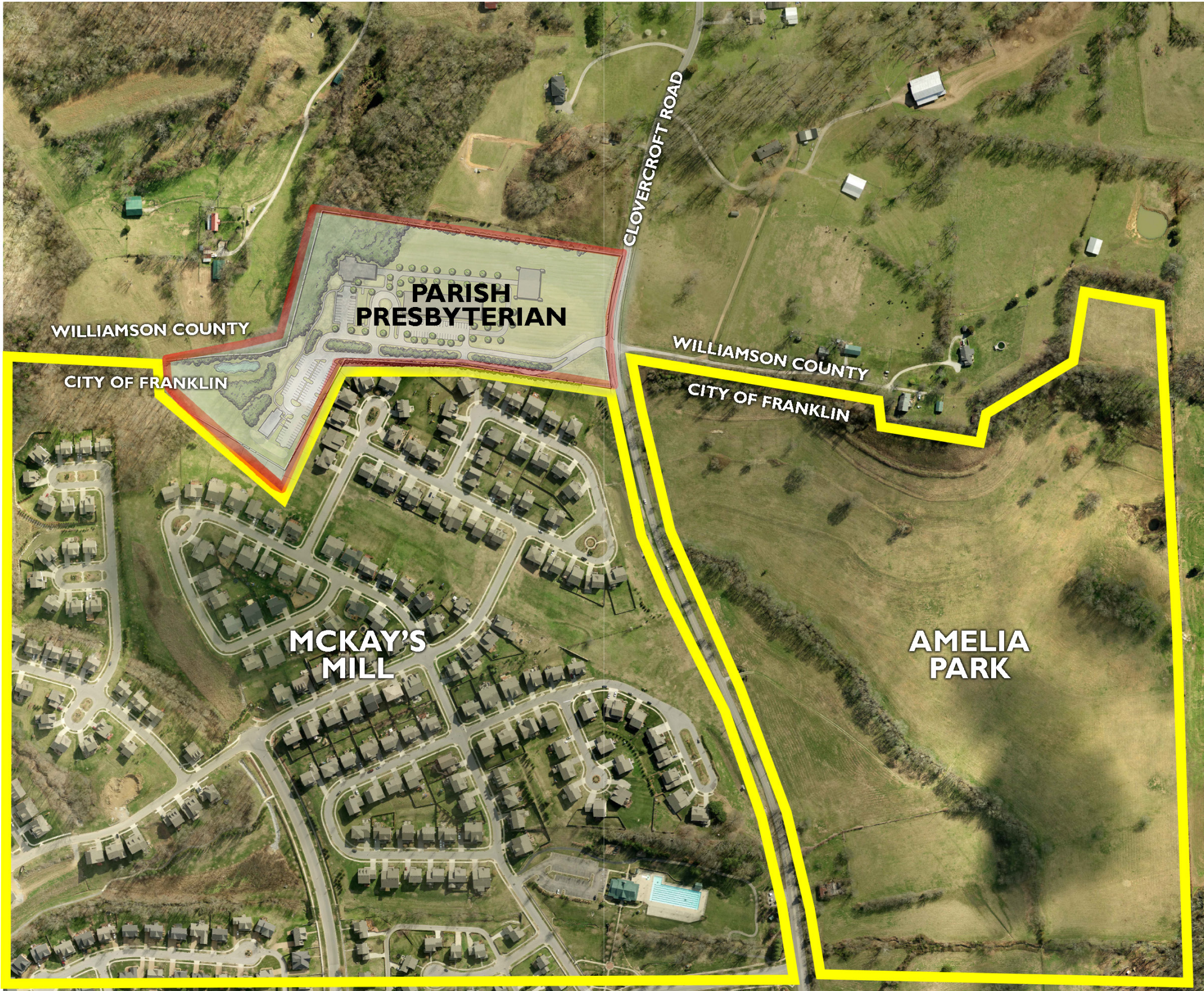


Envision Franklin
Single-Family Residential

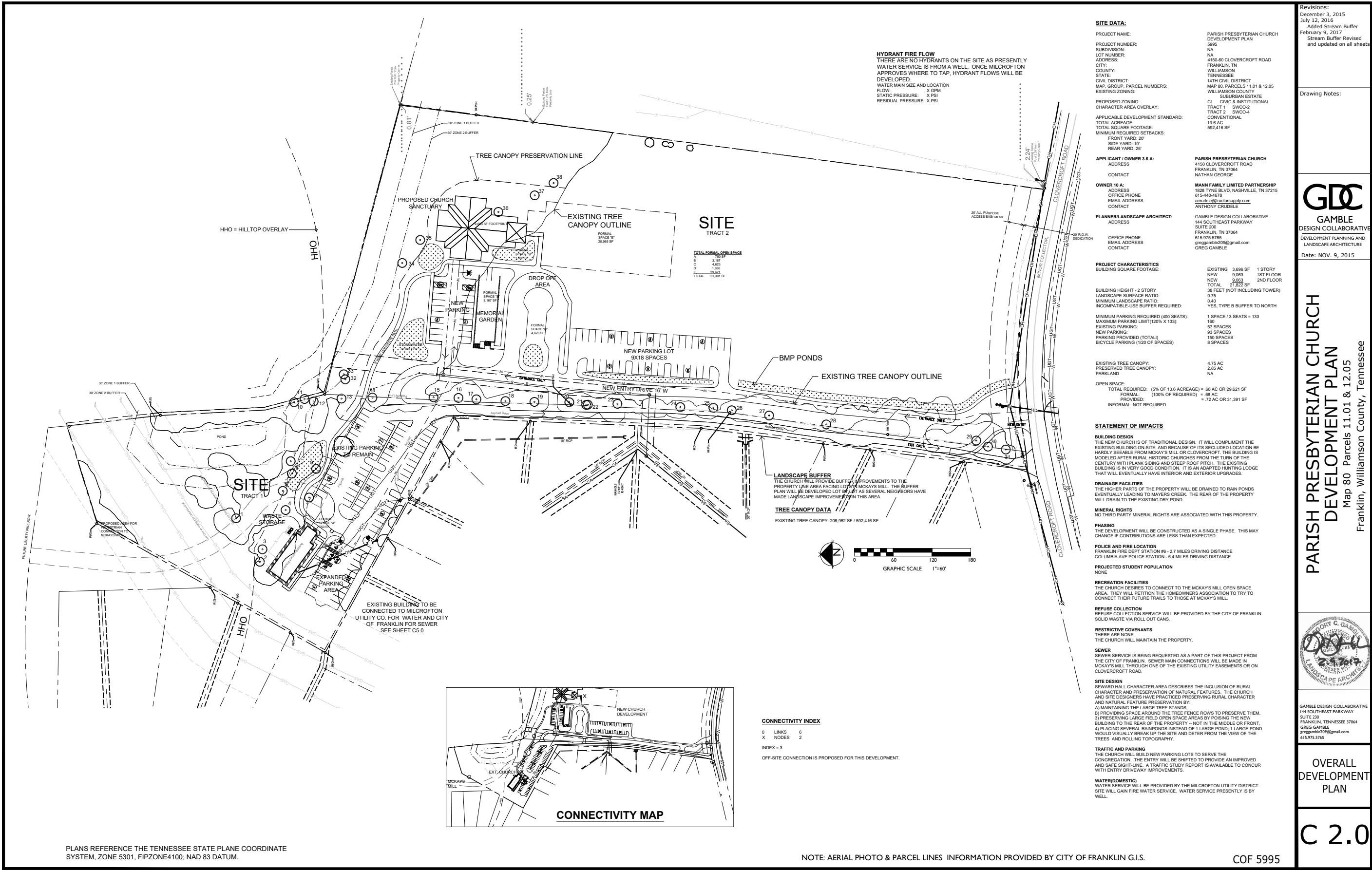
- Single-Family Residential
- Conservation Subdivision
- Conservation
- Mixed Residential
- Development Reserve
- Neighborhood Commerce
- Neighborhood Mixed-Use

Project Context

Parish Presbyterian Church - Franklin, TN



Current Approved Development Plan

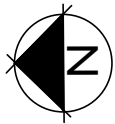


New Master Plan



Site Data

Total Acreage:	13.84 AC
Existing Zoning:	CI
Character Area Overlay:	SWCO-2 SWCO-4
Development Standard:	Conventional
Existing:	
Building Height:	1-Story
Square Footage:	3,696
Proposed:	
Chapel (Previously Approved):	
Building Height:	2-Story
Square Footage:	7,215 1st 7,215 2nd
School:	
Building Height:	1-Story
Square Footage:	18,176
Multi-Use Building:	
Building Height:	1-Story
Square Footage:	7,423



Architecture



Multi-Use Building



Chapel - Front



Classroom Building



Chapel - Rear

Next Steps



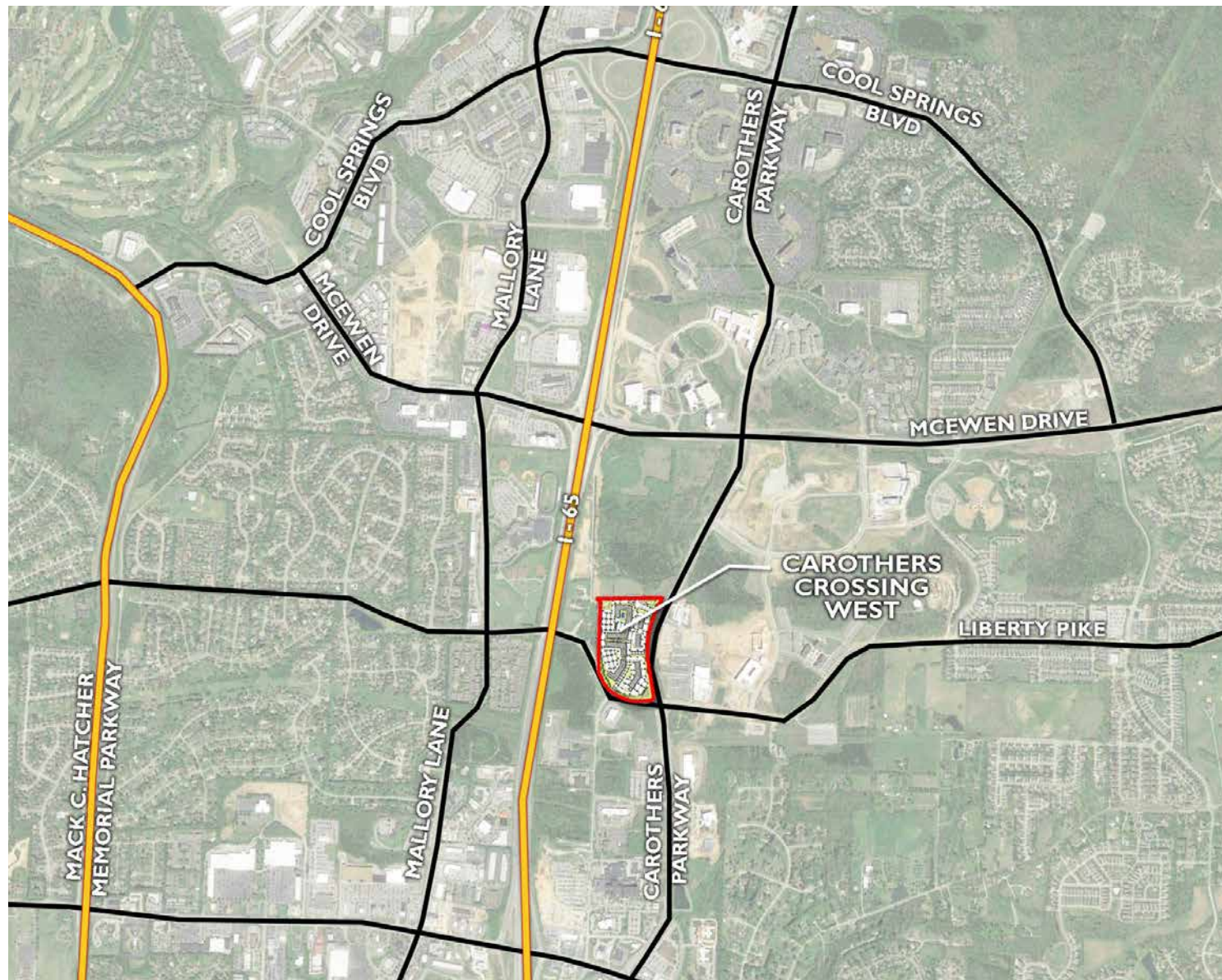
Initial Submittal (Completed):	August 13, 2018
Joint Conceptual Workshop:	August 23, 2018
Planning Commission:	September 27, 2018
Board of Mayor and Alderman Work Session:	October 9, 2018
BOMA 1st Reading:	October 23, 2018
BOMA Public Hearing 2nd Reading:	November 27, 2018
BOMA 3rd and Final Reading:	December 11, 2018

Carothers Crossing West PUD Development Plan

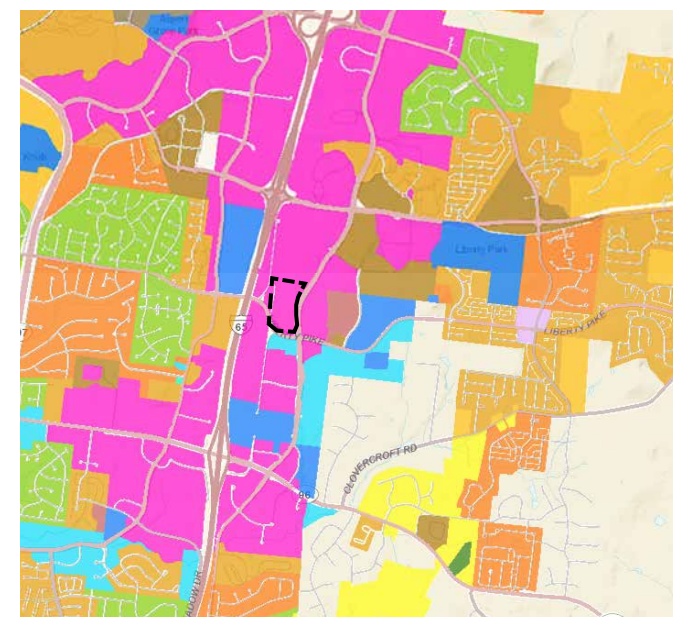
Joint Conceptual Workshop
August 23, 2018



Site Context



Vicinity Map

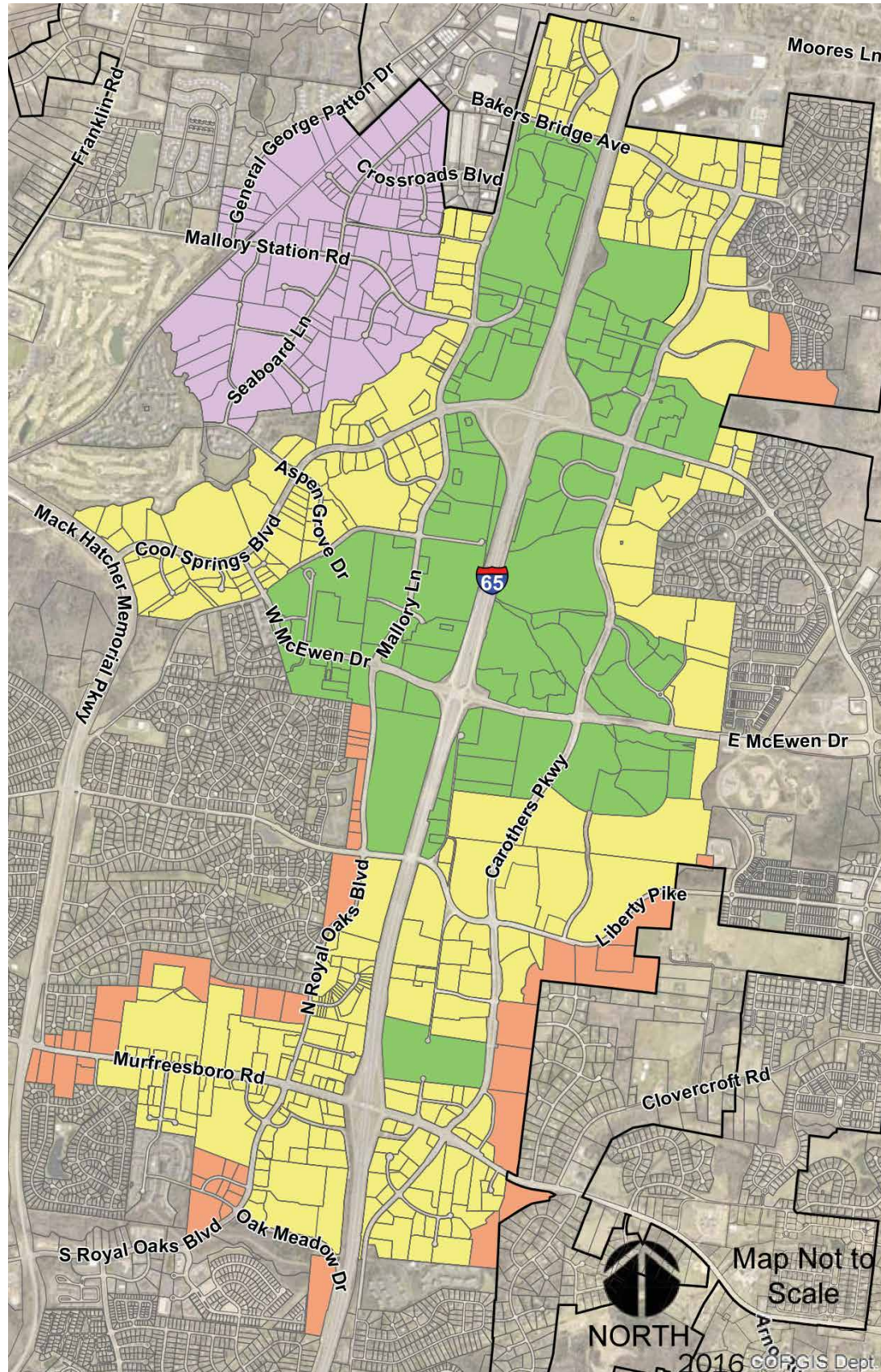


Existing Zoning
General Commercial

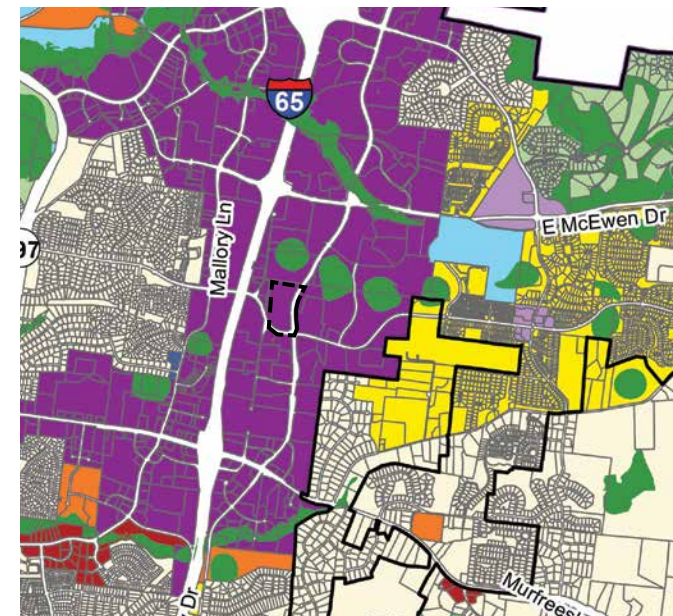
- General Commercial
- General Office
- Civic and Institutional
- Specific Development - Variety
- Specific Development - Residential
- R-3



Envision Franklin



- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories



Envision Franklin
Land Use Plan

Property Land Use Policy

Regional Commerce

"New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces."

I-65 Corridor



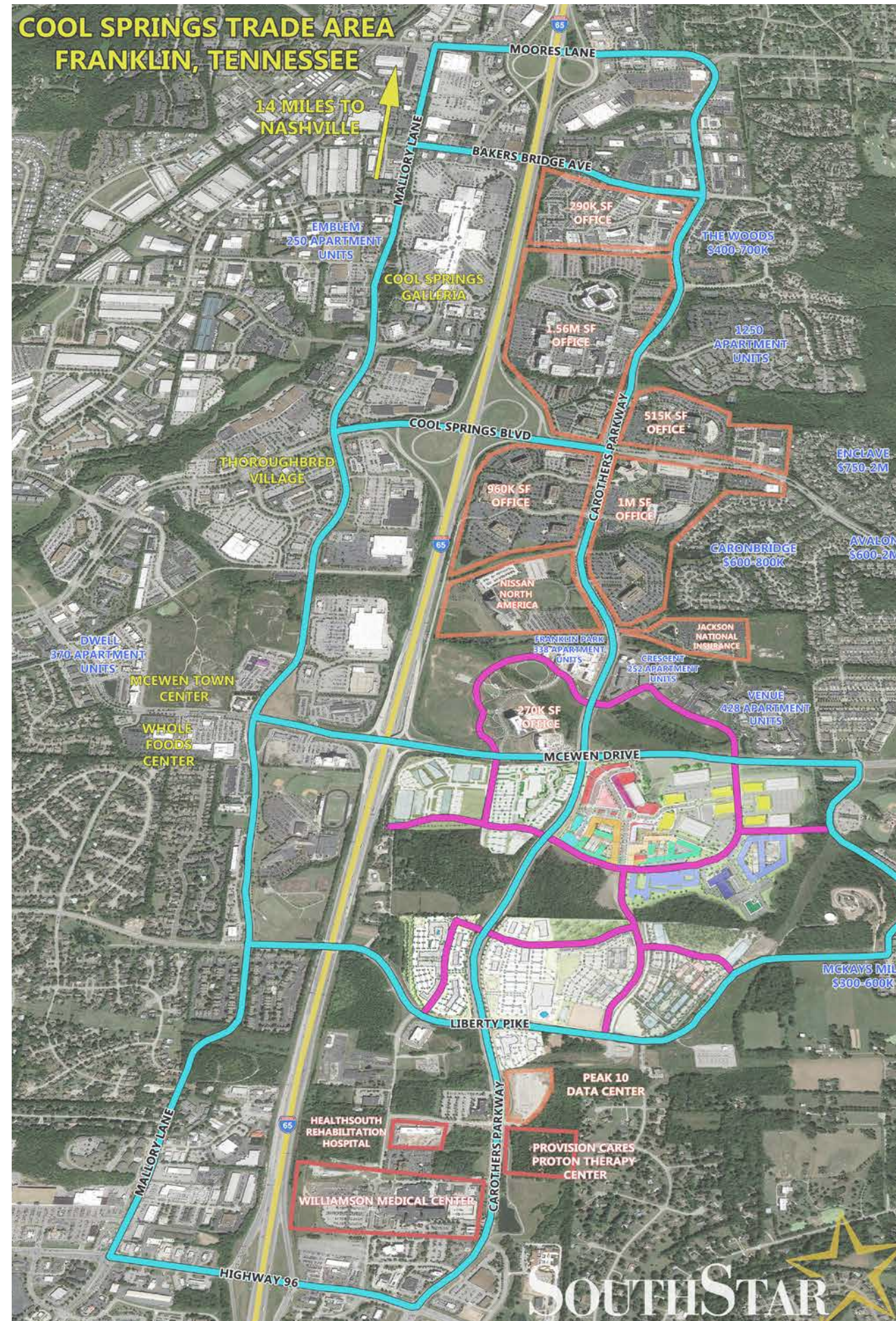
Emblem



Franklin Park



Mars Petcare

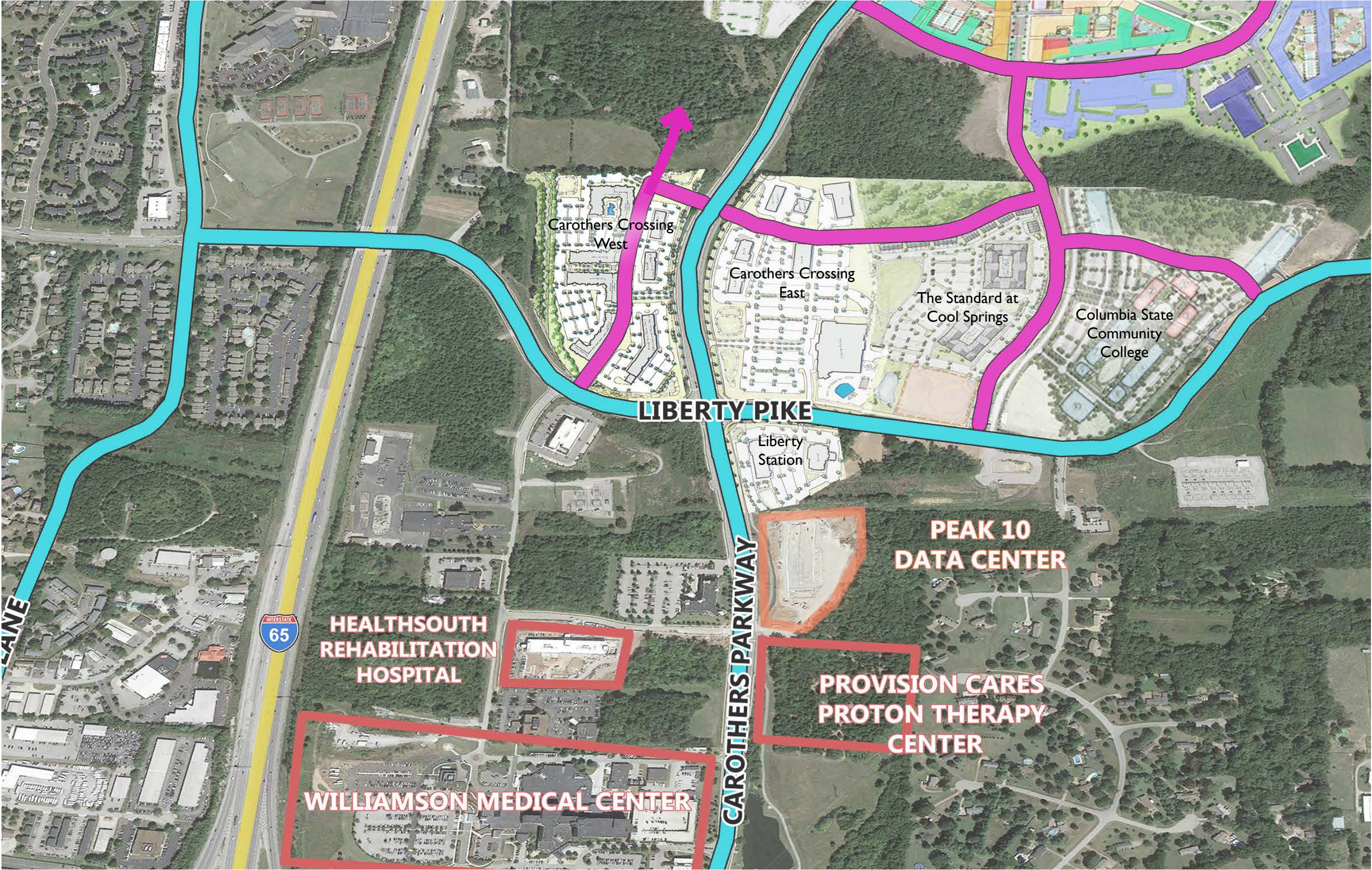


Columbia State Community
College



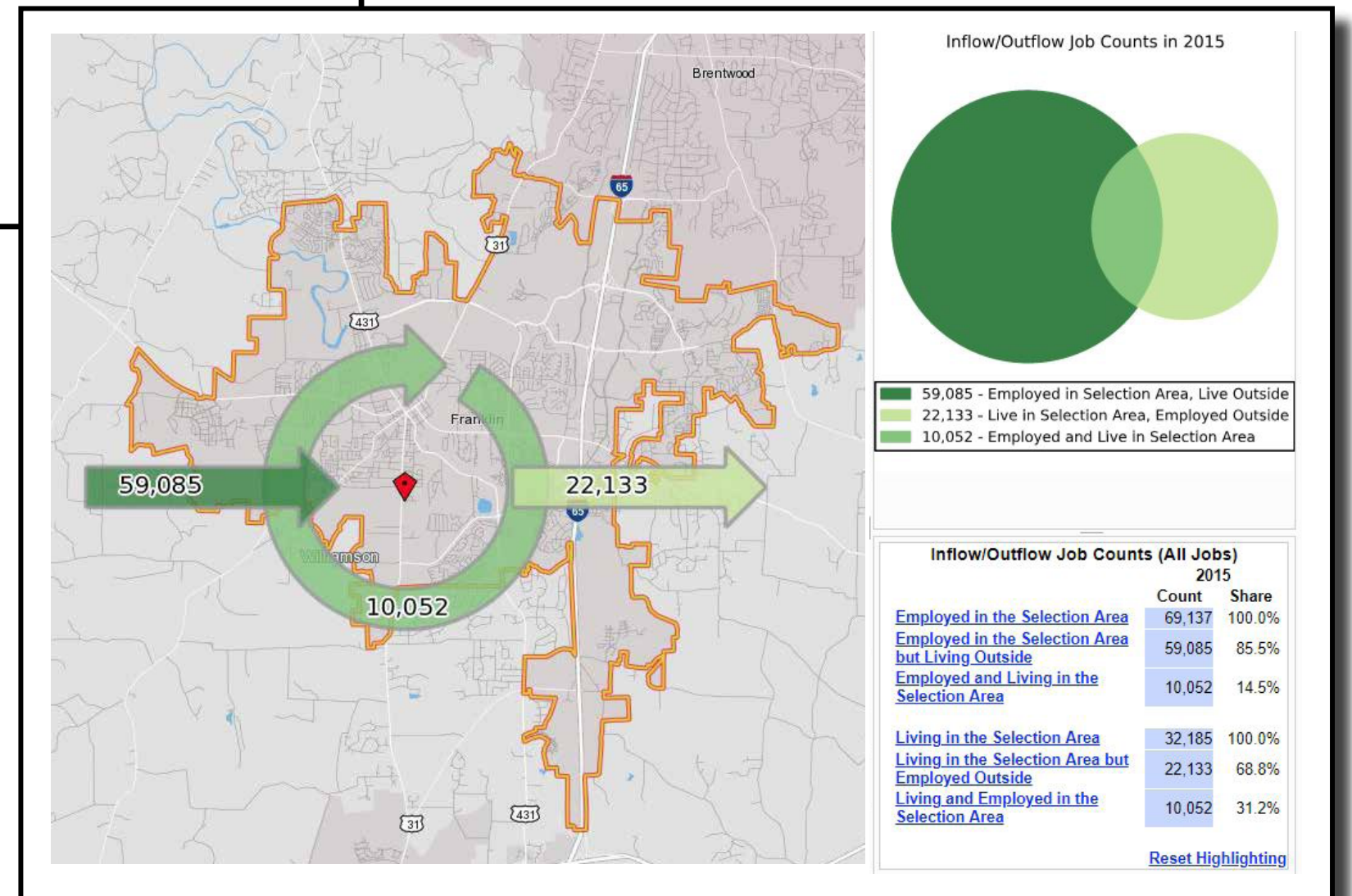
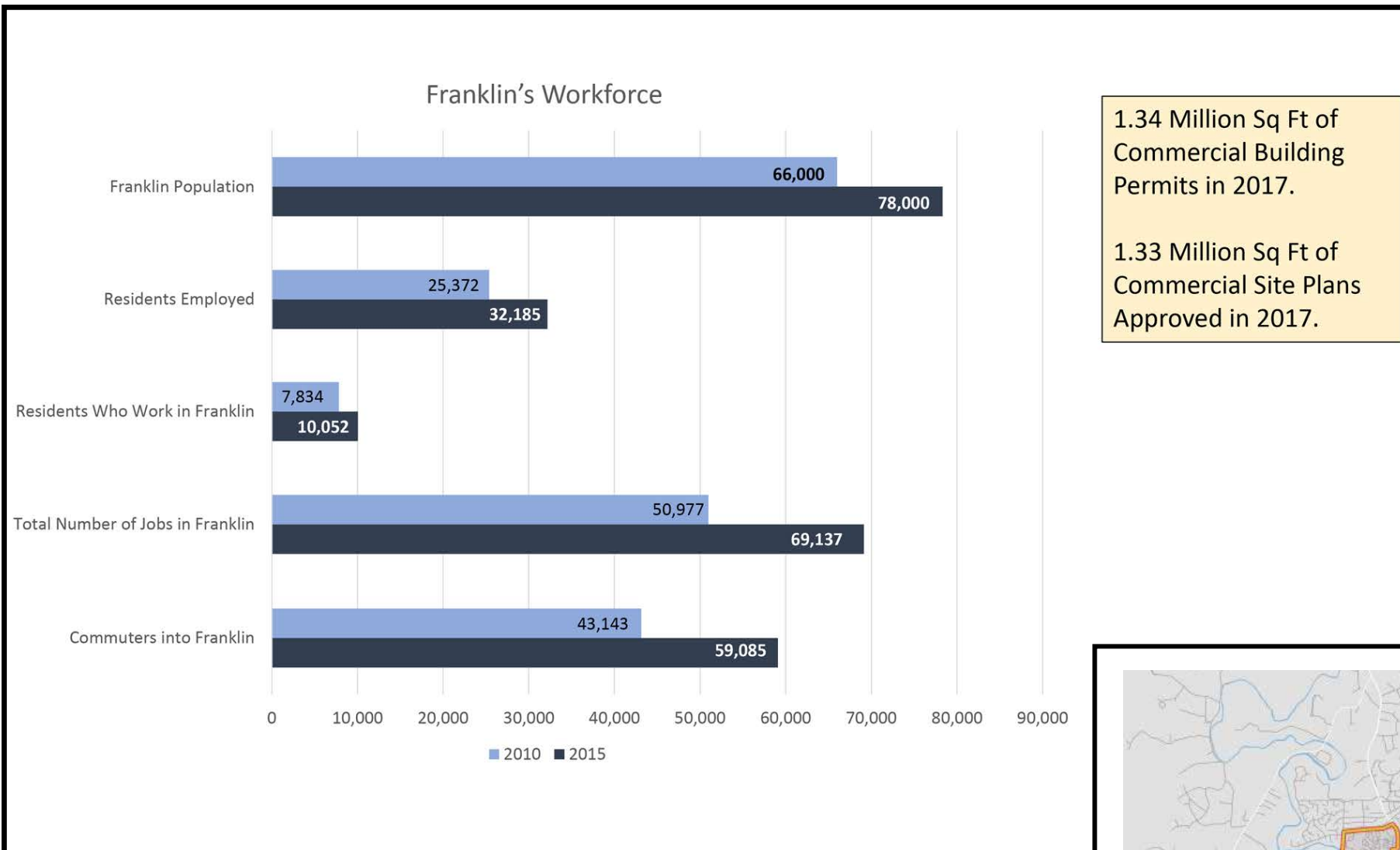
McEwen Town Center

Adjacent Projects



Carothers Crossing West - Franklin, TN

Current & Projected Demographics





Master Plan

Site Data	
Residential:	
1 Bedroom Units:	160
2 Bedroom Units:	132
Live-Work Units:	46
Total Units:	338
Residential Density:	17.04 DUA
Commercial:	
Restaurant:	4,800 SF
Bank:	3,900 SF
Retail:	34,565 SF
Office:	24,065 SF
Total Commercial SF:	67,330 SF

Architecture



Residential Building



One-Story Commercial Buildings



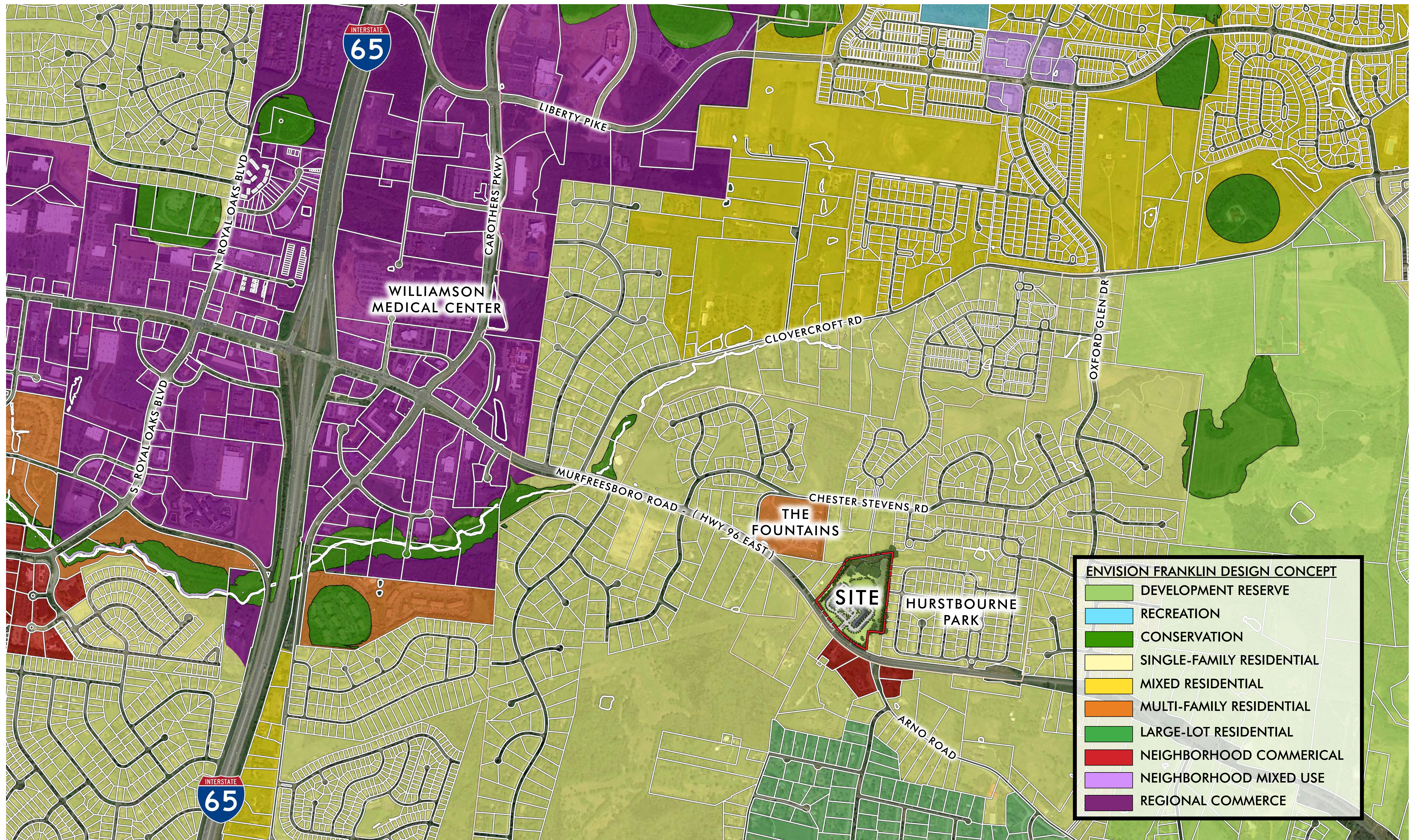
Two-Story Commercial Building





Next Steps

Initial Submittal:	August 13, 2018
Joint Conceptual Workshop:	August 23, 2018
Planning Commission:	September 27, 2018









RESIDENTIAL
DISTRICT R-1

EXISTING VEGETATION

~~SIGNIFICANT SLOPE~~

CRUSHED GRAVEL LOT

**EXISTING
LANDSCAPE NURSERY &
SALES BUSINESS**

AGRICULTURAL DISTRICT (AG)

RESIDENTIAL
DISTRICT R-1

**SINGLE-FAMILY
RESIDENCE**

**SINGLE-FAMILY
RESIDENCE**

**BELLSOUTH
COMMUNICATIONS
MICROWAVE TOWER**

HURSTBOURNE PARK

RESIDENTIAL
DISTRICT R-1

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TN



RESORT LIFESTYLE
COMMUNITIES

KV+D
KISER VOGGRIN DESIGN

COF JCW
8.23.2018
KVD #18063



THE FOUNTAINS

COLUMBIA GULF TRANSMISSION CO. EASEMENT

50' BUFFER

OPEN SPACE

DRAINAGE AREA

50' BUFFER

TERRI PARK WAY

LANES END DRIVE

HURSTBOURNE PARK

MURFRESBORO ROAD - HWY 96 EAST

(MAJOR ARTERIAL ROAD +26,400 ADT)

DRAINAGE AREA

SITE DEVELOPMENT PROGRAM

MAP PARCEL : 080 03900
SITE ACREAGE: 15.82 AC

CHARACTER OVERLAY : SWCO-2
EXISTING USE : SINGLE-FAMILY RESIDENTIAL, LANDSCAPE NURSERY
PROPOSED USE : INDEPENDENT SENIOR LIVING
HISTORIC PROPERTIES : NONE KNOWN
BUILDING HEIGHT : 3 STORIES
BUILDING FOOTPRINT: +/- 60,000 SF
TOTAL DWELLING UNITS : 130 UNITS
4 3BR / 62 2BR / 60 1BR / 4 STUDIO

OPEN SPACE: +/- 10 AC (+/- 60%)

GROSS DENSITY: 8 UNITS/AC

CONCEPTUAL PLAN

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



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8.23.2018
KVD #18063

SITE MOVIE/RENDERING

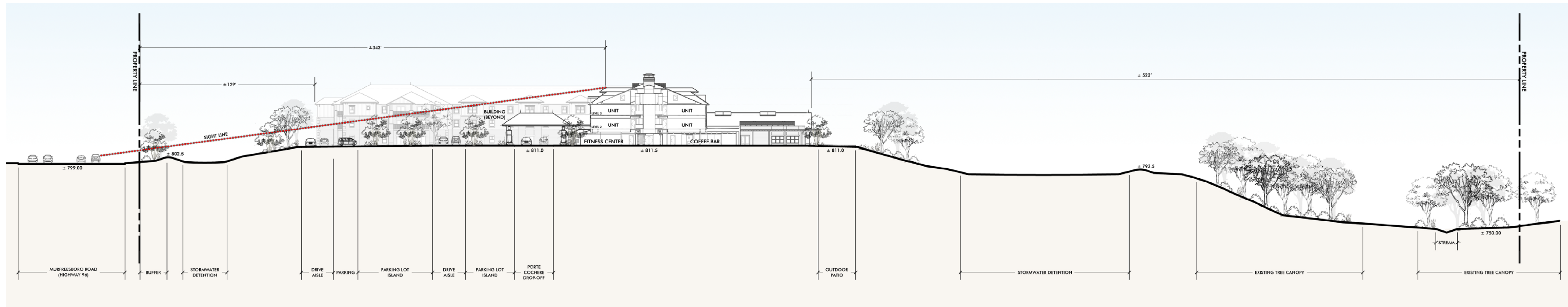


RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



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ILLUSTRATIVE SECTION CUT A



ILLUSTRATIVE SECTION CUT B

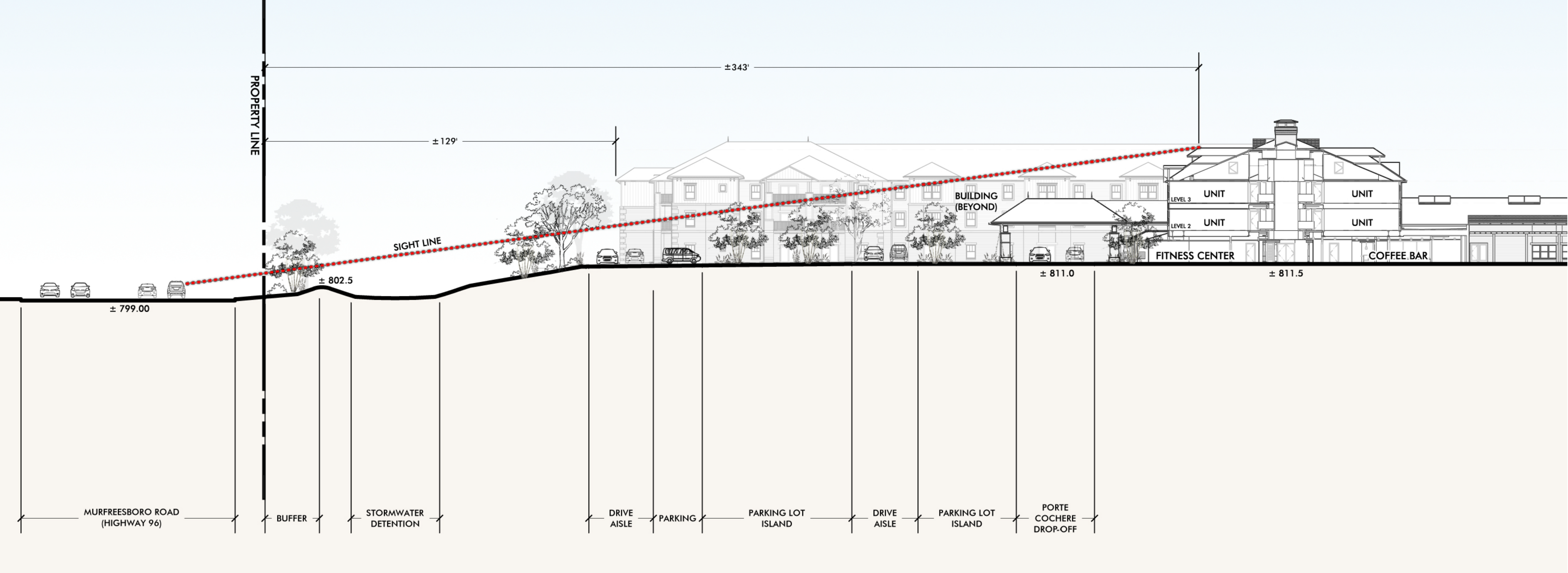


SECTIONS

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



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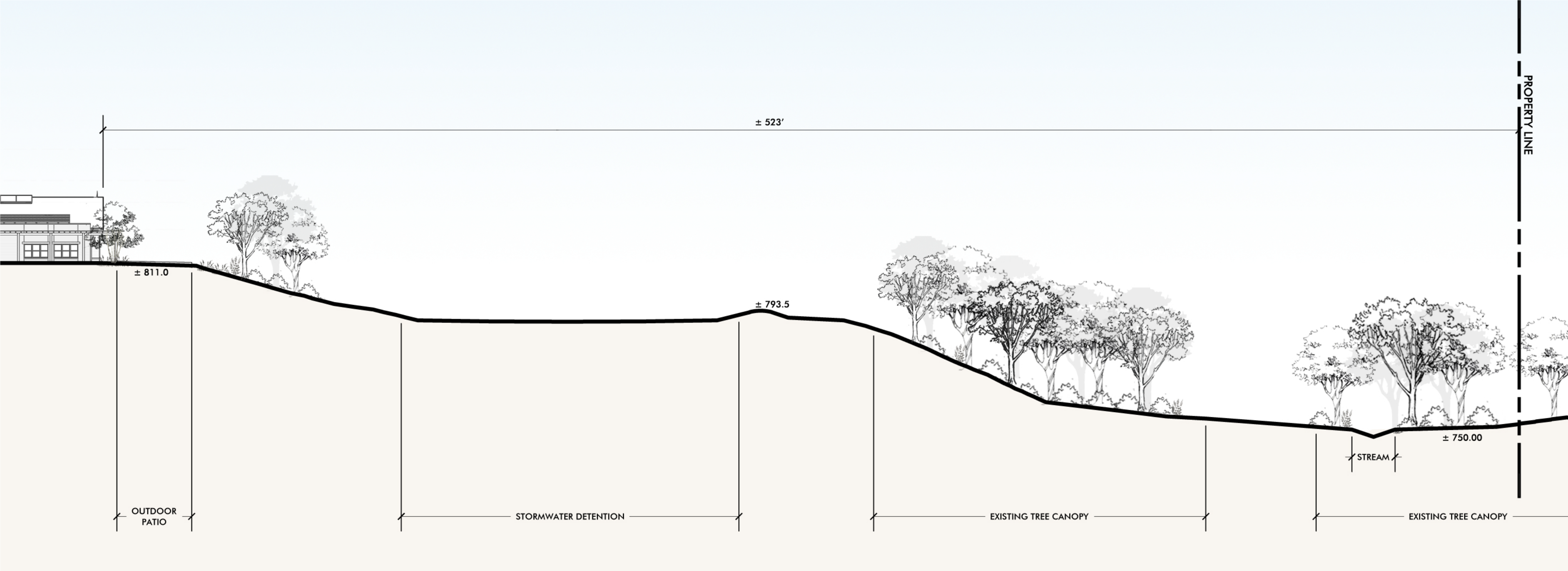
SECTION A - SOUTHERN ENLARGEMENT

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TN



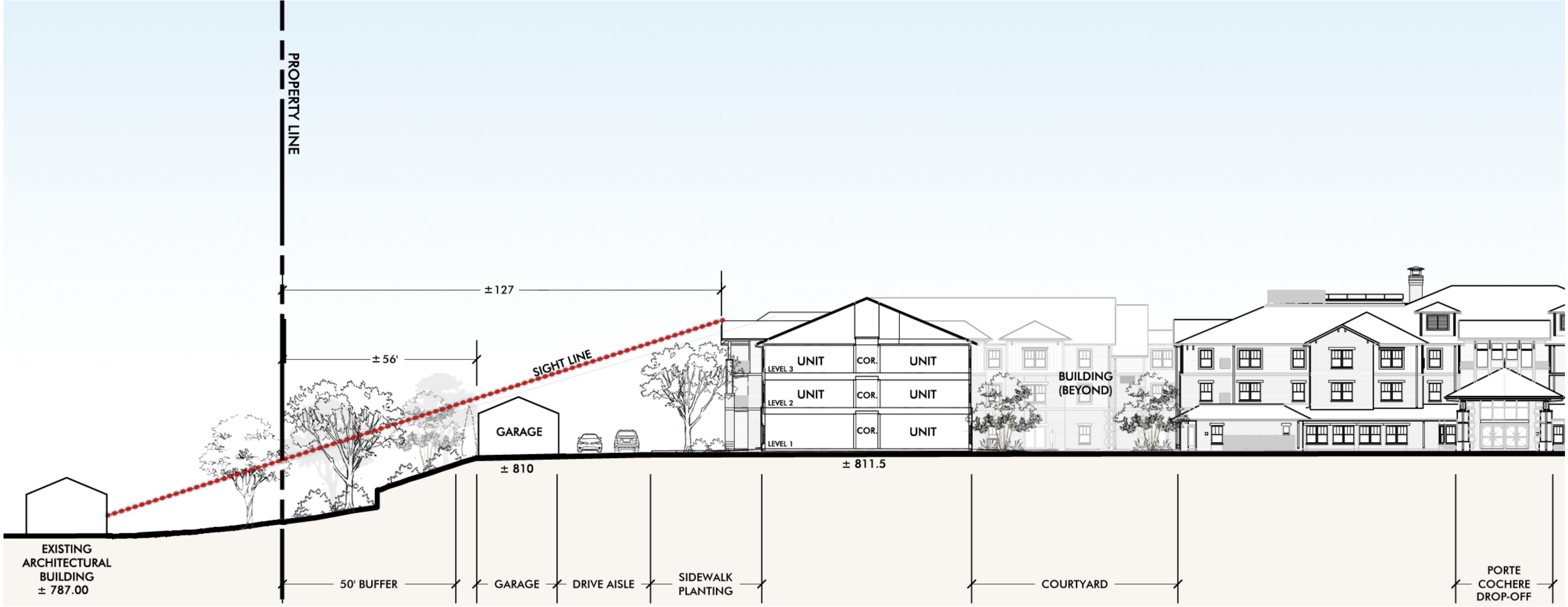
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SECTION A - NORTHERN ENLARGEMENT
RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



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SECTION B - WESTERN ENLARGEMENT

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN

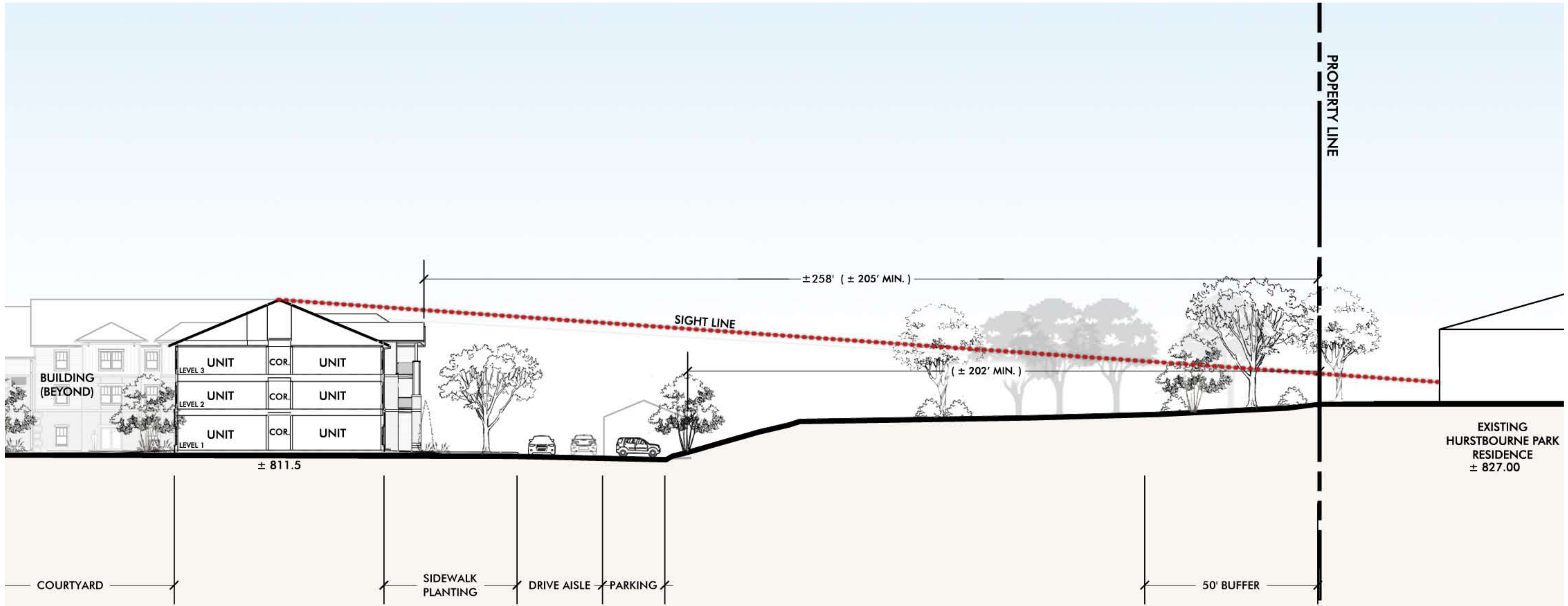
FRANKLIN, WILLIAMSON COUNTY, TN



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8.23.2018
KVD #18063



EXISTING VEGETATION TO REMAIN





ARCHITECTURE

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TN



COF JCW
8.23.2018
KVD #18063

Our luxurious, all-inclusive resort-style community has been developed exclusively for adults 55 and over. We offer the comforts and conveniences of modern-day living without the hassle of upkeep.

A few of our amenities include:

Service

- ◆ Live-in Managers
- ◆ 24/7 Professionally Staffed
- ◆ Medical Alert System 24/7
- ◆ Concierge Services
- ◆ Free Scheduled Transportation
- ◆ Resort Style Dining
- ◆ Valet Parking
- ◆ Weekly Housekeeping
- ◆ Full Time Maintenance
- ◆ Home Health Care Welcome

Home

- ◆ Full Modern Kitchens
- ◆ Spacious Closets
- ◆ Washer & Dryer Hook-Ups
- ◆ Individual Climate Controls
- ◆ Pet Friendly
- ◆ All Utilities Paid (except phone)
- ◆ Cable Included
- ◆ Patios & Balcony Options

Community

- ◆ 150-seat Theatre
- ◆ On-Site Bank
- ◆ Pharmacy/Gift Shop
- ◆ Salon/Barber
- ◆ Library
- ◆ Billiards
- ◆ Communications Center
(Internet, Mail, Copy & Fax)
- ◆ Garages & Storage Options
- ◆ Elevators on All Floors

Fun

- ◆ Full Time Lifestyle Director
- ◆ Daily Social Invitations & Activities
- ◆ Shopping & Outings
- ◆ Lounge
- ◆ Resident Travel Program
- ◆ Fitness Center 24/7
- ◆ Free Fitness Classes
- ◆ Whirl Pool/Spa

AMENITIES

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



COF JCW
8.23.2018
KVD #18063

