



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 22, 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, August 22, 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. [19-0818](#) (5:00 - 5:30pm) Discussion of a Development Plan Revision changing the typical lots of 11 of the 20 single-family lots, from rear garage locations to front-facing attached garages, on 7.16 acres, near the intersection of Carlisle Lane and Del Rio Pike (Cardel Village PUD).

Attachments: [2019-08-22 Cardel Village JCW Presentation](#)
2. [19-0805](#) (5:30 - 6:00pm) Discussion of a Development Plan proposing approximately 45 single-family lots, on 22.07 acres, located at 4338 and 4340 South Carothers Road (Carothers Glen PUD).

Attachments: [Joint Conceptual Workshop Presentation \(Carothers Glen\)](#)
3. [19-0806](#) (6:00 - 6:30pm) Discussion of a potential Envision Franklin amendment regarding lot width minimums for alley-loaded single-family residential lots.

Attachments: [Lot Width Minimums](#)

OTHER BUSINESS

Cardel Village

PUD Subdivision
Development Plan, Revision 2

Joint Conceptual Workshop
August 22, 2019

Cardel Village PUD Subdivision Development Plan, Revision 2

Franklin, TN



Location

Cardel Village PUD Subdivision Development Plan, Revision 2 Franklin, TN



Proposed Revision

- Lots 1-11, front-facing garages, offset 10' from the primary facade of the house
- Lots 12-20, no changes

Master Plan

Cardel Village PUD Subdivision Development Plan, Revision 2 Franklin, TN



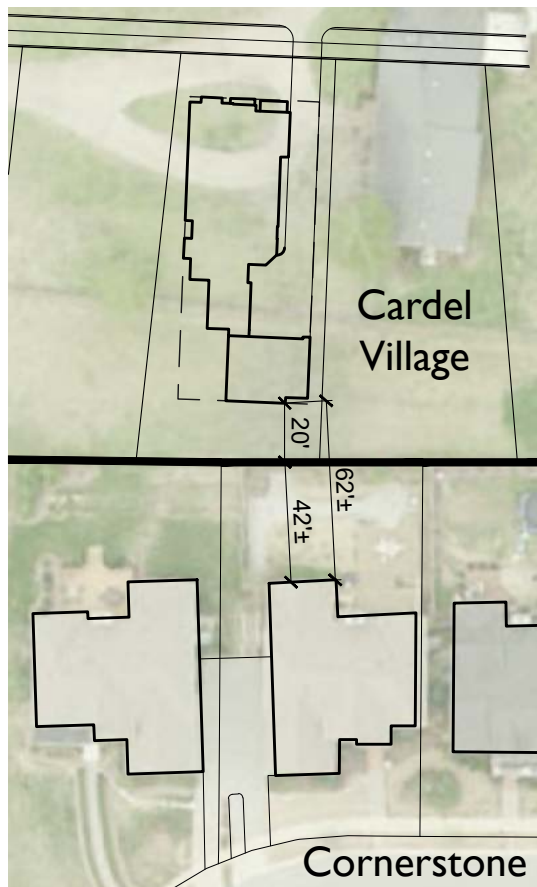
Current Conditions

Cardel Village PUD Subdivision Development Plan, Revision 2

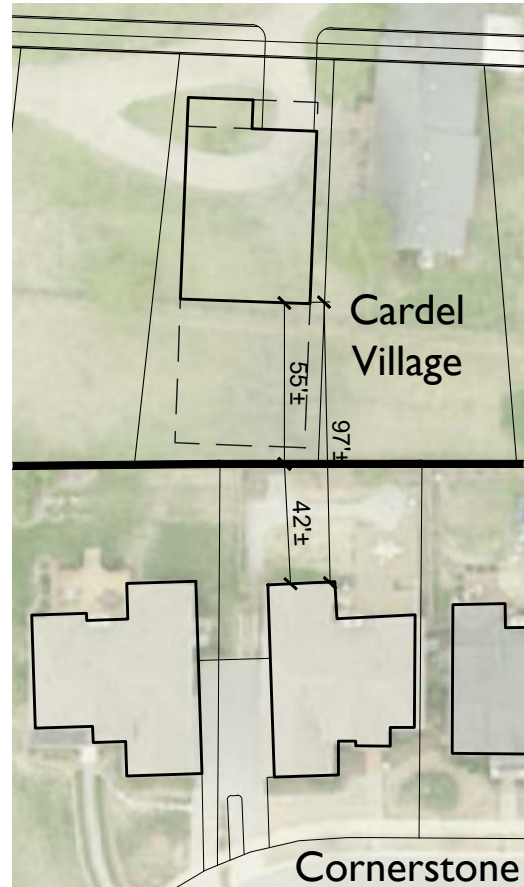
Franklin, TN



Currently Approved



Proposed



Blossom
Park

Proposed Revision

Cardel Village PUD Subdivision Development Plan, Revision 2

Franklin, TN



Front-Loaded Product (Lots 1-11)

-2,650-3,650 SF

-3-4 Bedrooms

- 2-Car Garage



Alley-Loaded Product (Lots 12-20)

Architecture

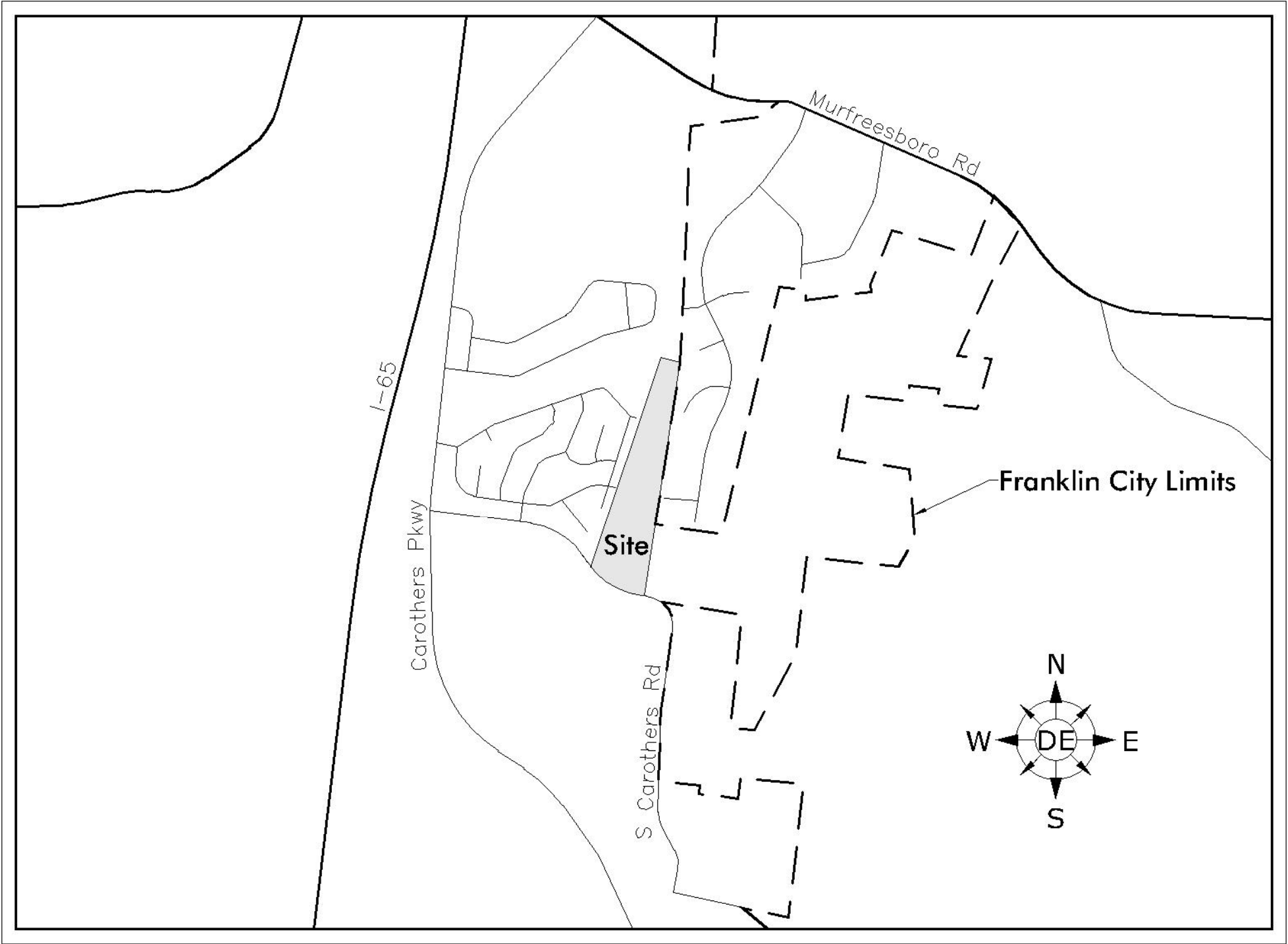
Cardel Village PUD Subdivision Development Plan, Revision 2

Franklin, TN

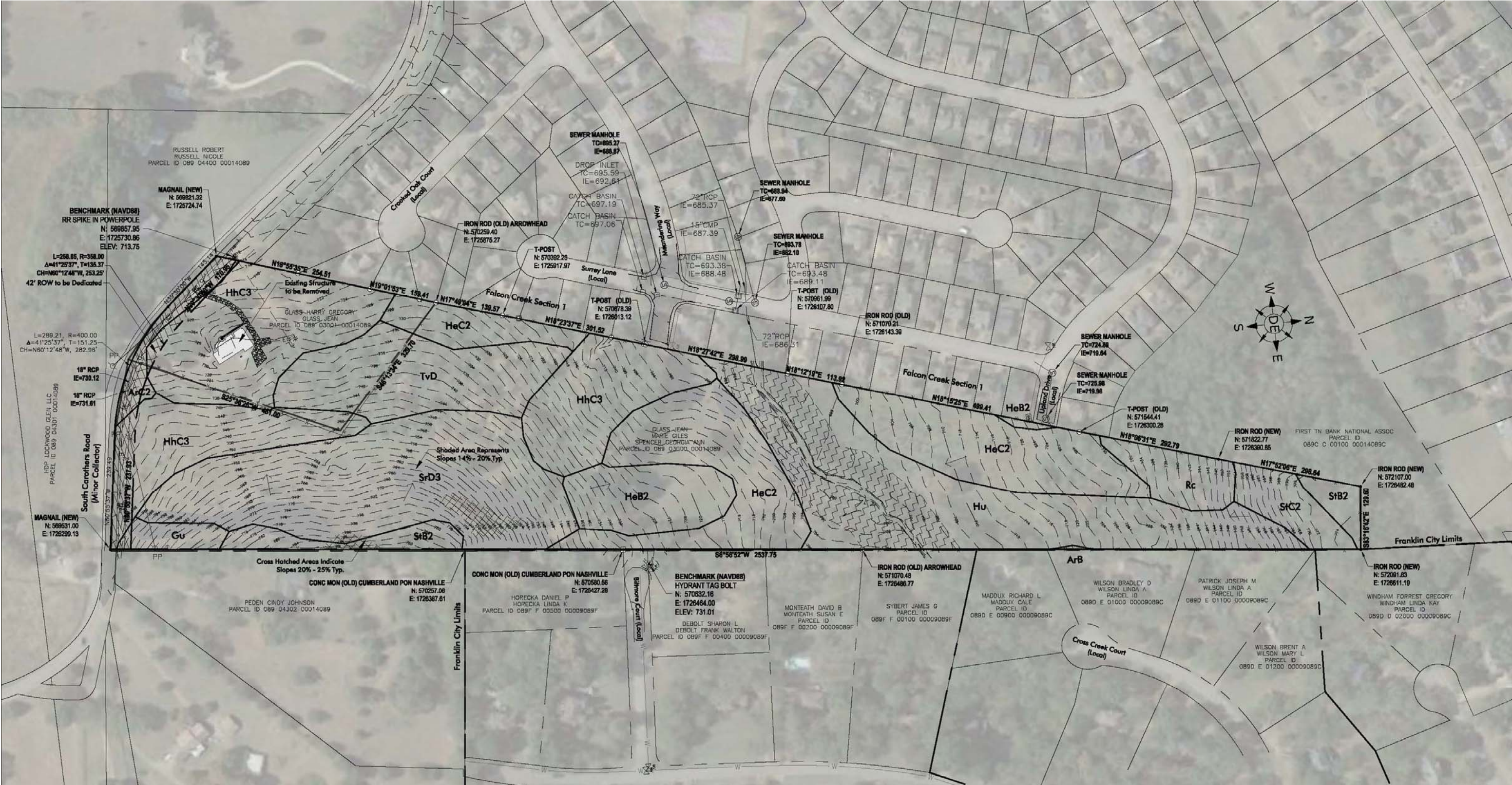


Area Context

Carothers Glen PUD



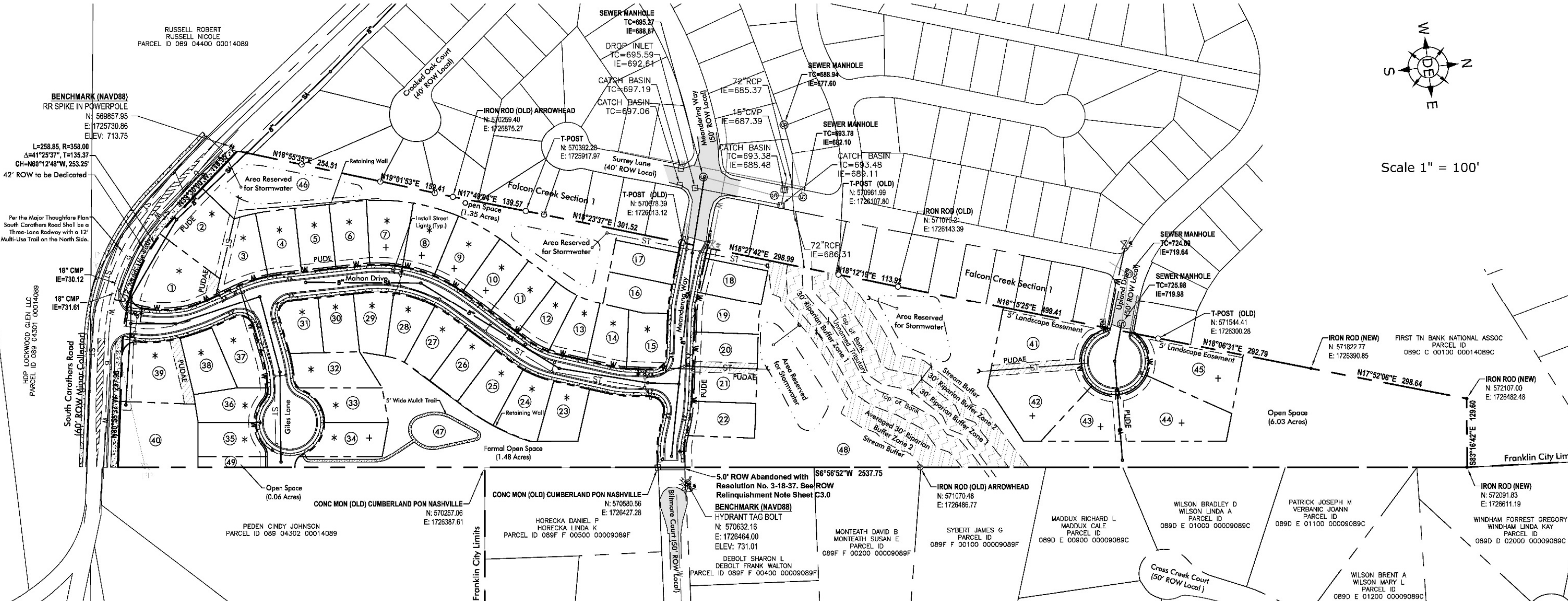
Vicinity Map
NTS



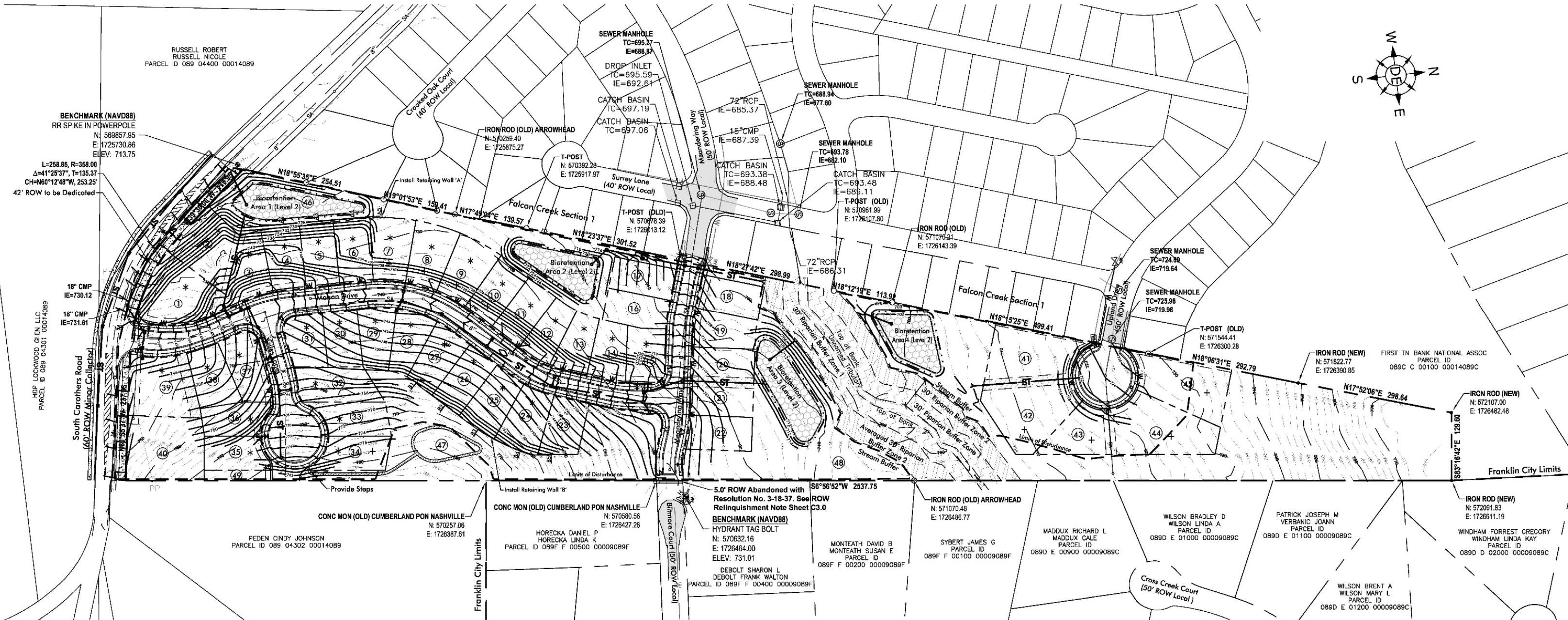
Existing Conditions

Concerns at BOMA

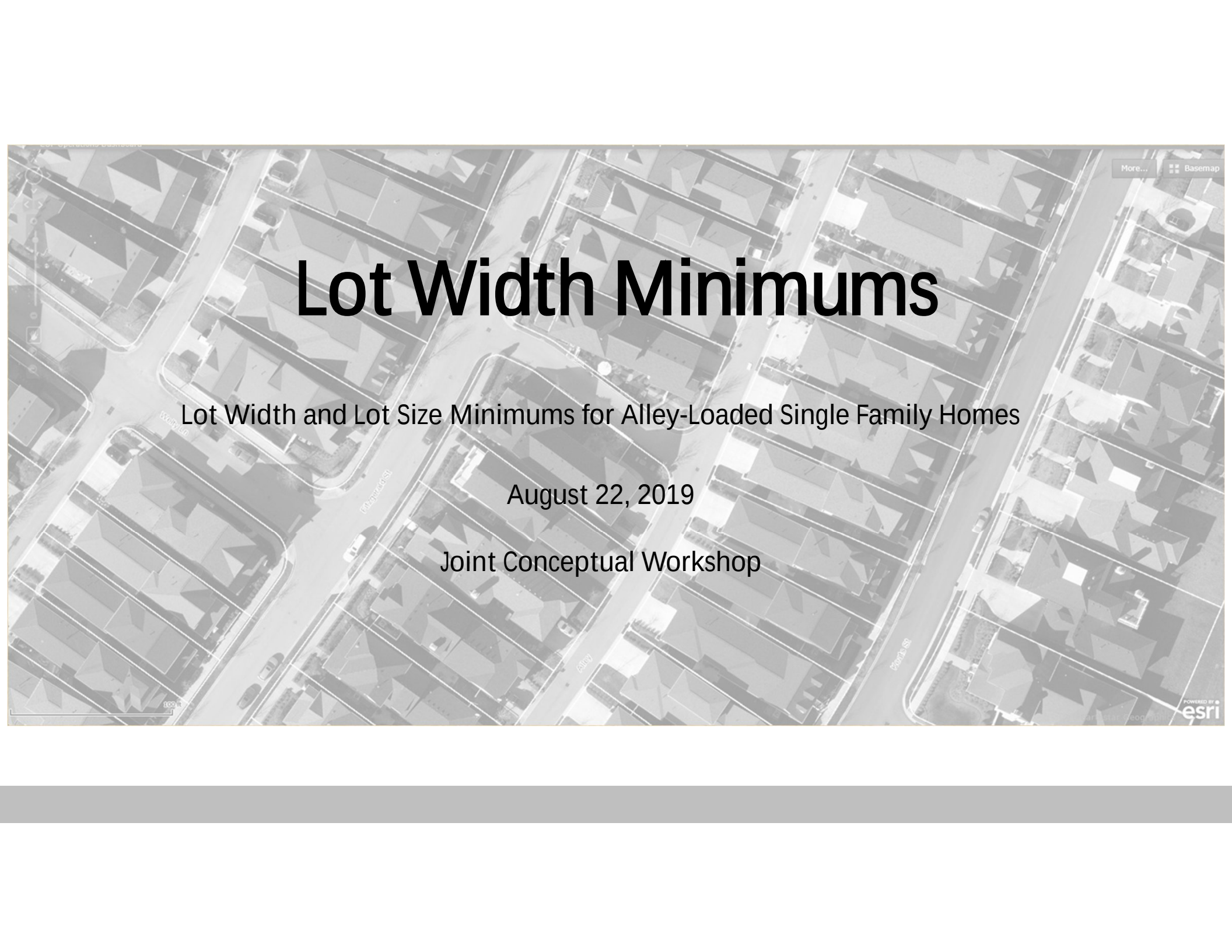
- Blasting
- Connectivity
- Immediate Adjacent Lots



Layout



Grading and Infrastructure

An aerial photograph of a residential neighborhood with a grid-like street pattern. The map is overlaid with a semi-transparent gray layer containing text. In the bottom left corner, there is a scale bar labeled '100 ft'. In the bottom right corner, there is a logo for 'esri' with the text 'POWERED BY' above it. The text 'More...' and 'Basemap' are visible in the top right corner of the map area. The street names 'Wagon Wheel', 'Palm Street', 'Alley', and 'Pine Street' are visible on the map.

Lot Width Minimums

Lot Width and Lot Size Minimums for Alley-Loaded Single Family Homes

August 22, 2019

Joint Conceptual Workshop

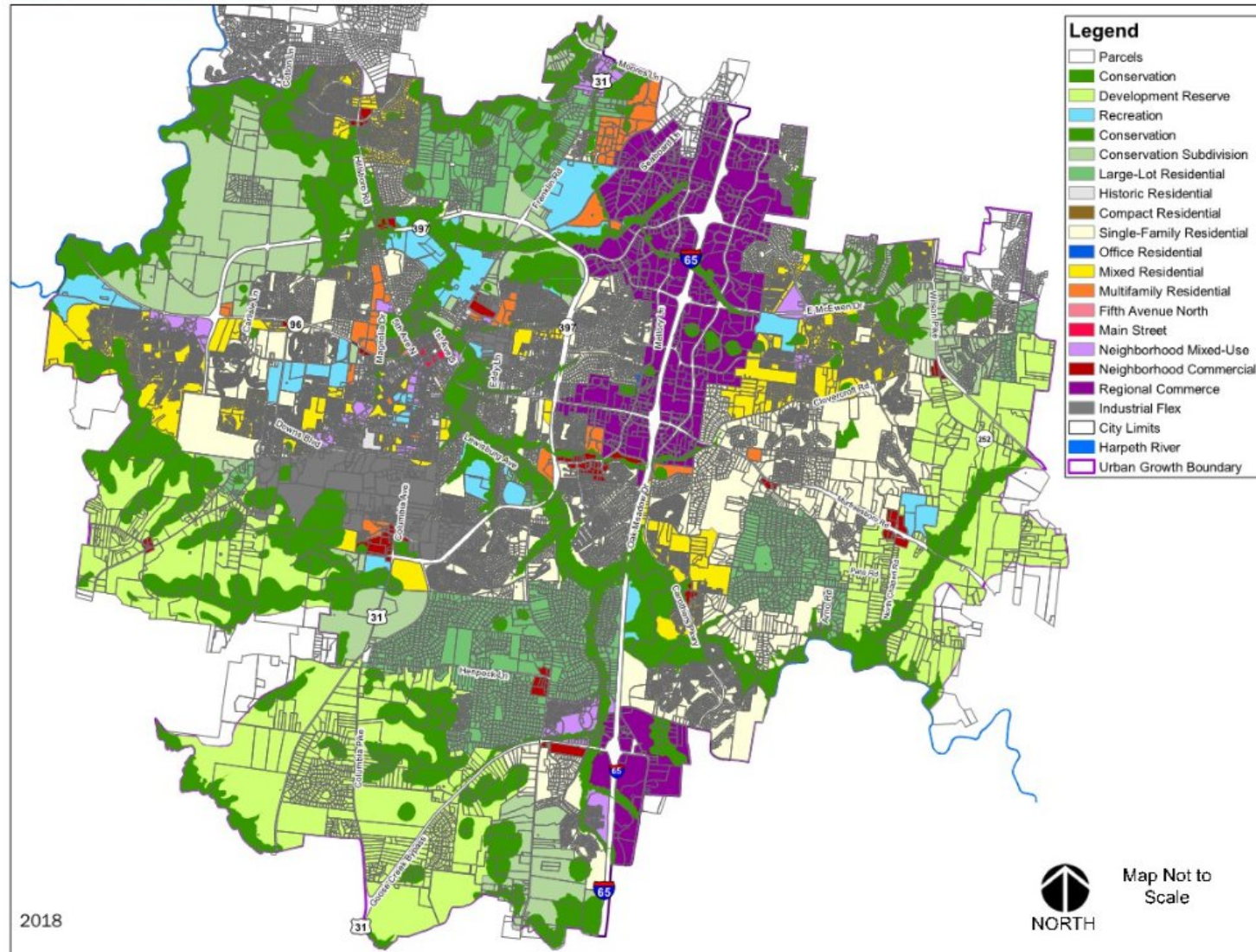
Envision Franklin Guidance

- *Alley-loaded single family homes
- Lot Width and Lot Size Minimums
 - 45' minimum lot width
 - 4,950 minimum lot size (45 ft x 110 ft)
- Applies to Single Family, Mixed Residential and Conservation Subdivision Design Concepts



Minimums Apply to:

- Single Family Residential
- Mixed Residential
- Conservation Subdivision



Envision Franklin Background

*Purpose of the minimums...

- Previous Land Use Plan did not address lot widths and lot size
 - Primary concern was lot width of front-loaded garages
 - Concern of increasingly small lots
 - Seeking variety of lot sizes
- 

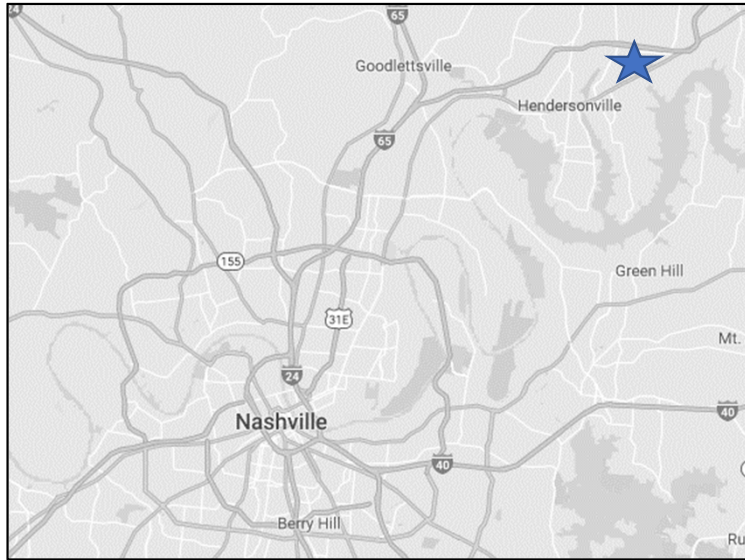
Neighborhoods with Alley- Loaded Lots less than 45 feet in width

- Westhaven
- Berry Farms
- Lockwood Glen
- Simmons Ridge (Development Plan Revision 4)
- Waters Edge (Development Plan Revision 4)
- Echelon (11 lots)
- Jamison Station Cottages (8 lots)



Regional Examples

- Ashcrest Point, Hendersonville, TN
- Arden Village, Columbia, TN
- Westhaven, Franklin, TN



Project Data:

Located off Exit 7 of Vietnam Veterans (386)

23 acres

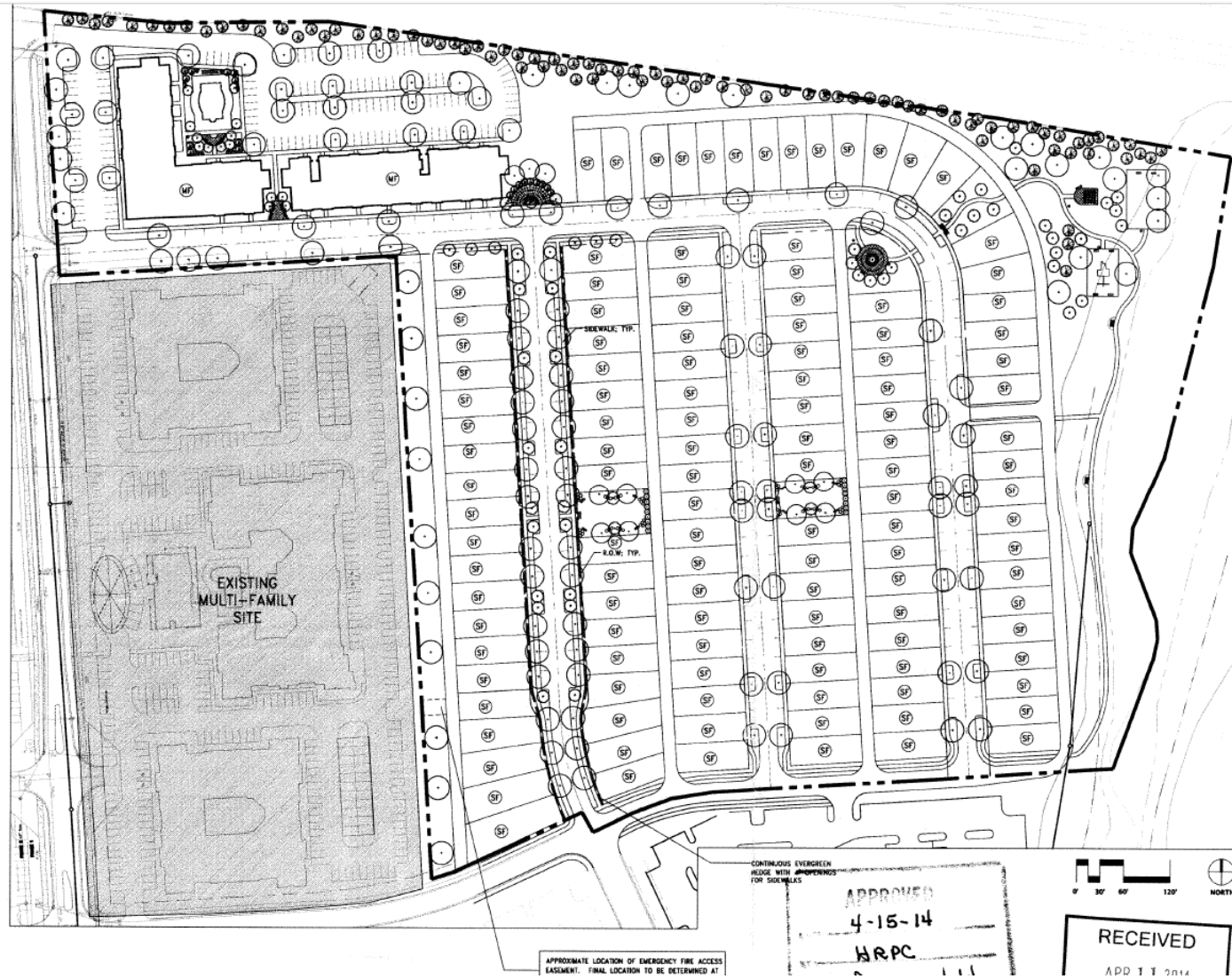
218 units

9 units/acre

6 acres of o/s



Ashcrest Point (Indian Lakes)—Hendersonville, TN

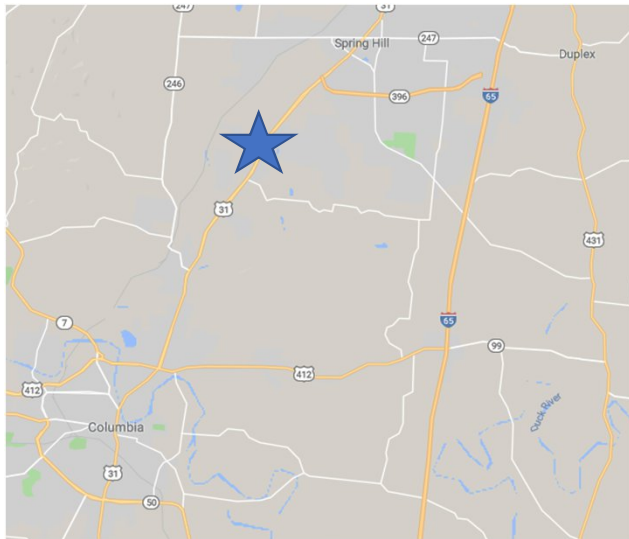


- ❑ 35 feet x 94 feet
- ❑ 3,290 sqft lots
- ❑ 1,800-3,000 SF homes
- ❑ 4 homes listed for sale, in the \$300s





Quality Open Spaces



45 acres

561 units

Alley-Loaded Typical Lot:

30 ft x 119 ft.

3,570 sq. ft.



Arden Village, Columbia, TN

[illegible]

& 9 (12 UNIT CONDOMINIUMS)
108 UNITS TOTAL

[illegible]

02/23/2010 02:09 PM

CERTIFICATE OF THE APPROVAL OF STREETS.

I hereby certify: (1) That streets have been installed in an acceptable manner and according to City Specifications or (2) that a surety bond in the amount of \$ 334,000 has been posted with City of Columbia, Tennessee to assure completion of all required improvements in case of default.

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA
SUBDIVISION REGULATIONS AND OTHER ADOPTED
ORDINANCES, AND IS CORRECT.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN AND THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY AND THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 ± AS SHOWN HEREON.

Dr. D. L. Hall

ARDEN VILLAGE

SECTION 1 - REVISED
 LOTS 1 THRU 59 59 Lots (Revised)
 LOTS 67 THRU 73 7 Lots (Existing lots as shown)
 LOT 209 1 Lot (Existing lot as shown)
 = 67 Lots Total
 & 9 (12 UNIT CONDOMINIUMS)





Westhaven—Keats and Donovan Streets



Photos from Westhaven

Observations

- Importance of common/usable open space
 - Activation of the side yard patio
 - Drainage—side yard and front yard
 - Architectural variety
 - Adequate parking needs to be provided
-

Envision Franklin Implications

- Do we want to change the lot width and lot size minimums?
- What is the new lot width minimum for alley-loaded homes?
- What is the new lot size minimum?
- How many lots can be the minimum?
- How much variety in lot sizes is enough variety?
- Apply to Single Family Residential, Conservation Subdivision, and Mixed Residential?
- Landscape Surface Area Requirements in the Zoning Ordinance?