



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, July 23, 2015

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, July 23, 2015, at 5:00pm 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

PUD DEVELOPMENT PLANS

1. [15-0643](#) (5:00pm - 5:20pm) Review and Discuss the 231 Public Square PUD, which proposes an addition and exterior renovations to the existing First Tennessee Bank building, located at 231 Public Square.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [15-07-10 231 Public Square Joint Conceptual Workshop](#)
[15-06-26 FMPC Conceptual Workshop Application- rev 5-13-13](#)

2. [15-0644](#) (5:20pm - 5:40pm) Review and Discuss the Cardel Village PUD, which proposes 20 single family residential lots on +/- 6.92 acres, for the properties located at 1034 and 1040 Carlisle Lane.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Cardel Village Workshop Presentation](#)
[ApplicationandCheck](#)

OTHER BUSINESS

3. [15-0642](#) (5:40pm - 6:30pm) Review and Discuss Automotive-Oriented Uses on Corner Lots.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [Presentation-Gas Stations2.pdf](#)



Slide - Will Send Revised Slide by Ju



Slide - Will Send Revised Slide by Ju



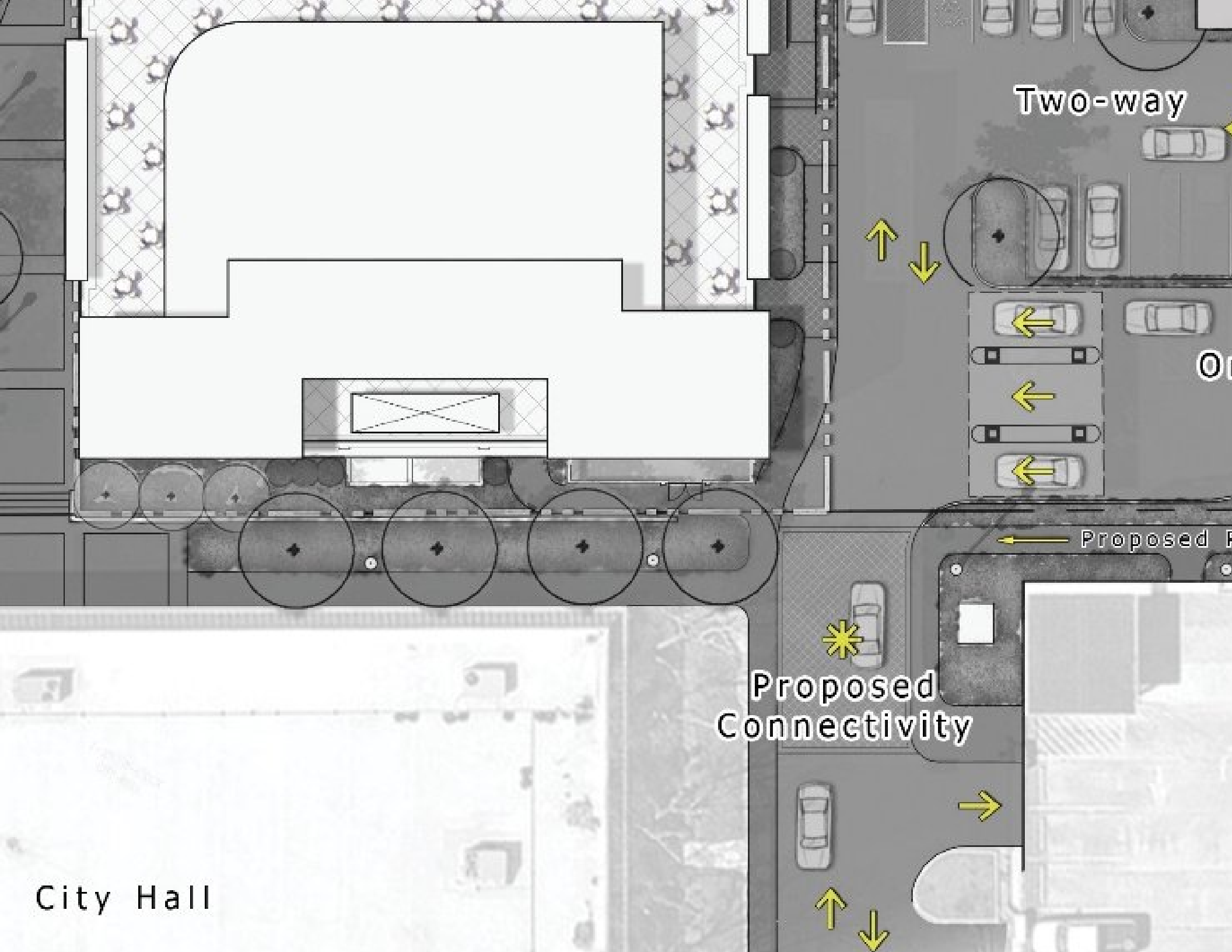
Mechanical

Landscape Plan Limits

Driveway

T
Rec

City Hall



Two-way

0

Proposed P

*
Proposed
Connectivity

City Hall



















Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	Matthew K. Taylor, RA, LEED AP					
	☐ On File			☐ On File ☒ Same as Applicant		
Title:	Architect					
Organization:	Studio 8 Design :: Matt Taylor, Architect, PLLC					
Phone:	(615) 250-8150	Fax:	(615) 250-8151		Fax:	
Email:	mtaylor@s8-design.com					
Street:	714 8th Avenue South, Nashville					
State:	Tennessee	ZIP:	37203		ZIP:	

Project Information:

Applicant's Proposed Name of Project:	231 Public Square	Address of Property:	231 Public Square Franklin, Tennessee 37064		
Site Acreage:	.32 Acres	Map, Group, and Parcel:	078C / Group F / Parcel 1	Proposed # of Units	N/A
Conceptual Overview of Project:	Renovation of, and addition to, the existing 3-story (plus Basement) building on site. The exterior skin, stairs, elevators, toilets, HVAC, will be completely replaced as part of the project. The building use is currently 100% office, including a branch bank; proposed use includes a restaurant on the First Floor & Basement, branch bank on the first floor, shell office space on floors 2 & 3, and a rooftop bar. We propose to expand the footprint by approximately 20' to the west, so that the new face of the building aligns with the North side of the Square, and repairs the historic geometry of the Square.				

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- ☐ A Pre-application conference must have been held with the staff.
- ☐ Pay Conceptual Project Workshop Fee of \$50.00
- ☐ Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- ☐ Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- ☐ Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- ☐ Detached Dwelling
- ☐ Attached Dwelling (duplexes, condos, apartments, townhouses)
- ☐ Group Homes
- ☐ Nonresidential:
 - ☐ Retail
 - ☒ Office
 - ☐ Institutional (church, school)
 - ☐ Industrial
- ☒ Other: Restaurant, Bank

Development Standard:

- ☐ Conventional
- ☒ Traditional

Character Area Overlay:

Central Franklin Special Area 1

Other Applicable Overlays:

Downtown Historic Overlay

Intended Workshop Date:

July 23, 2015

CARDEL VILLAGE PUD

FRANKLIN, TENNESSEE

Conceptual Workshop
July 23, 2015



Location



Planning

- 20 residential lots
- 2.89 units per acre
- 1.75 acres of open space
- Average lot size of 8,973 square feet
- Entry Road from Carlisle Lane

Master Plan



Context



36' Type 'C' Transitional Features Buffer



Homes

- 2,650 – 3,650 sf
- 3 – 4 bedrooms
- 2 and 3 garage options



Architecture



Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	GREG GAMBLE			
☐ On File		☐ On File ☐ Same as Applicant		
Title:	OWNER			
Organization:	GAMBLE DESIGN COLLABORATIVE			
Phone:	615.975.5765	Fax:		
Email:	GREGGAMBLE209@GMAIL.COM			
Street:	144 SOUTHEAST PARKWAY, STE 200			
State:	TN	ZIP:	37064	

Project Information:

Applicant's Proposed Name of Project:	CARDEL VILLAGE (FORMERLY MELZ PROPERTY)	Address of Property:	1034 & 1040 CARLISLE LANE		
Site Acreage:	6.92	Map, Group, and Parcel:	MAP 64, PARCELS 16.00 & 17.00	Proposed # of Units:	20
Conceptual Overview of Project:	20 LOT DETACHED RESIDENTIAL SUBDIVISION ON CARLISLE LANE.				

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- ☐ A Pre-application conference must have been held with the staff.
- ☐ Pay Conceptual Project Workshop Fee of \$50.00
- ☐ Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- ☐ Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- ☐ Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- ☒ Detached Dwelling
- ☐ Attached Dwelling (duplexes, condos, apartments, townhouses)
- ☐ Group Homes
- ☐ Nonresidential:
 - ☐ Retail
 - ☐ Office
 - ☐ Institutional (church, school)
 - ☐ Industrial
- ☐ Other: _____

Development Standard:

- ☒ Conventional
- ☐ Traditional

Character Area Overlay:

WHCO-2

Other Applicable Overlays:

Intended Workshop Date:

7.23.2015

Gamble Design Collaborative

144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064
615.975.5765

FRANKLIN SYNERGY BANK
FRANKLIN, TN

87-932/641

0445

6/25/2015

PAY TO THE
ORDER OF City of Franklin

\$ **50.00

Fifty and 00/100*****

DOLLARS



City of Franklin


AUTHORIZED SIGNATURE

MEMO application fee workshop

⑈000445⑈ ⑆064109329⑆ 2011555⑈

Gamble Design Collaborative

City of Franklin

Application fee for workshop

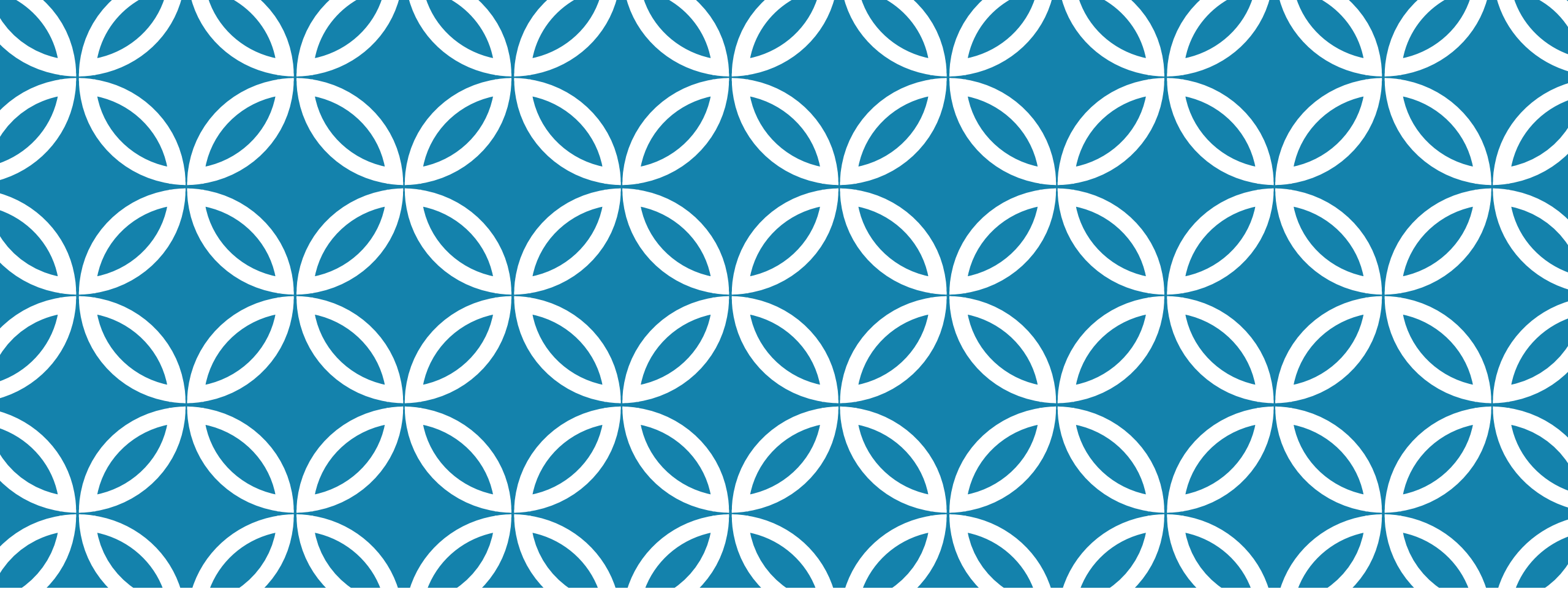
6/25/2015

50.00

0445

Gamble Design Collab application fee workshop

50.00



AUTOMOTIVE USES AND COF ZONING

Josh King, AICP
City of Franklin Planning
Department

AMERICAN PLANNING ASSOCIATION (APA)

The self-service gasoline station has become a controversial issue in many communities... The stations have been attacked as being a menace to public safety and have been defended as a vanguard of free enterprise

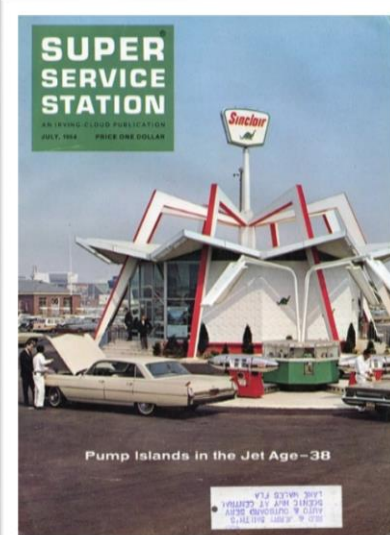


June, 1950.

PRESENTATION TOPICS

- ▣ Examples
- ▣ Context
- ▣ Options

VARIETY



VARIETY



VARIETY



VARIETY

- Each of the 9 photos represented different design styles from around the world and across time
- Each has one unifying thread

Context

URBAN

West End and 17th Ave North



Form and Context

- Urban
 - Heavy mix of uses
 - High rise office/residential/ Retail
- 6 Lane Urban Boulevard and 2 lane urban street

RURAL

Concord Rd and Wilson Pike



Form and Context

- Rural-Suburban
 - Large single family homes
 - No to little mix of uses
- 4 lane highway and 2 lane road

SUBURBAN-ACTIVITY CENTER

Cool Springs Blvd & Frazier Dr.



Form and Context

- Suburban- Activity Center
 - Mix of retail uses
- 4 lane divided boulevard and 2 lane street
- Activity Center form
- High quality materials

NEIGHBORHOOD- ACTIVITY CENTER

Dolphins BP- Cary, NC



Activity Center

- Suburban- Neighborhood Character
- Activity Center/Residential Neighborhood



NEIGHBORHOOD- ACTIVITY CENTER

96 West and Downs Blvd



Form and Context

- Suburban- Neighborhood Character
- Activity Center
 - Mix of retail uses connecting into residential neighborhood
- High quality materials



OPTIONS



OPTION 1

Striking Restrictions

CURRENT COF ZONING

Current 3.2.7

(5) Convenience Stores and Automotive Fuel Sales

Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating at the intersection of two public streets.

Proposed 3.2.7

~~(5) Convenience Stores and Automotive Fuel Sales~~

~~Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating at the intersection of two public streets.~~

CURRENT COF ZONING

Current 5.3.6

Major Intersections

Lots located on a street intersection composed of one or more arterial or collector streets shall not include an automotive fuel sales or other auto-oriented service and sales use, including but not limited to automobile sales or leasing establishments.

Proposed 5.3.6

Major Intersections

~~*Lots located on a street intersection composed of **one two** or more arterial or collector streets shall not include an automotive fuel sales or other auto-oriented service and sales use, including but not limited to automobile sales or leasing establishments.*~~

OPTION 2

Corridor Level Planning

Pros:

- Corridor level planning studies to determine:
 - appropriate form
 - context of all uses
- Franklin Land Use Plan contains supporting design concepts and form

Cons:

- Complex & Unique
- Long Term Commitment- Franklin is a diverse City with varied development patterns and concepts in place

OPTION 3

No Action At This Time

Pros:

- Staff can continue exploring this issue and developing options for FMPC/BOMA members to review

Cons:

- City is facing development pressure currently from several sites and potential projects around the City

**ANY OPTION OR COMBINATION OF OPTIONS IS
ACCEPTABLE!**