



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, June 23, 2016

4:30 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, June 23, 2016 at 4:30 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. [16-0536](#) (4:30 - 4:35 pm): Height Overlay announcement from Planning staff
2. [16-0537](#) (4:35 - 5:00 pm): Continued discussion of initiating a text amendment to the Zoning Ordinance as it pertains to uses within the floodplain for the Central Franklin Character Area One.

Attachments: [CFCO FFO Map](#)
[Dwntwn Franklin Hampton Inn 2016-06-22](#)
[CFCO FFO 062416 Staff Presentation](#)

3. [16-0538](#) (5:00 - 5:20 pm) Development plan for 142 attached units on 5.14 acres, located at 222 Mallory Station Road.

Attachments: [Joint Conceptual Workshop-Avenida Cool Springs 8 5 X 11](#)

4. [16-0539](#) (5:20 - 5:40 pm): Development plan for 280 attached residential units on 20 acres, located at 145 Legends Club Lane.

Attachments: [DRAFT Ironhorse JCW presentation 6 2 2016 preliminary submittal](#)

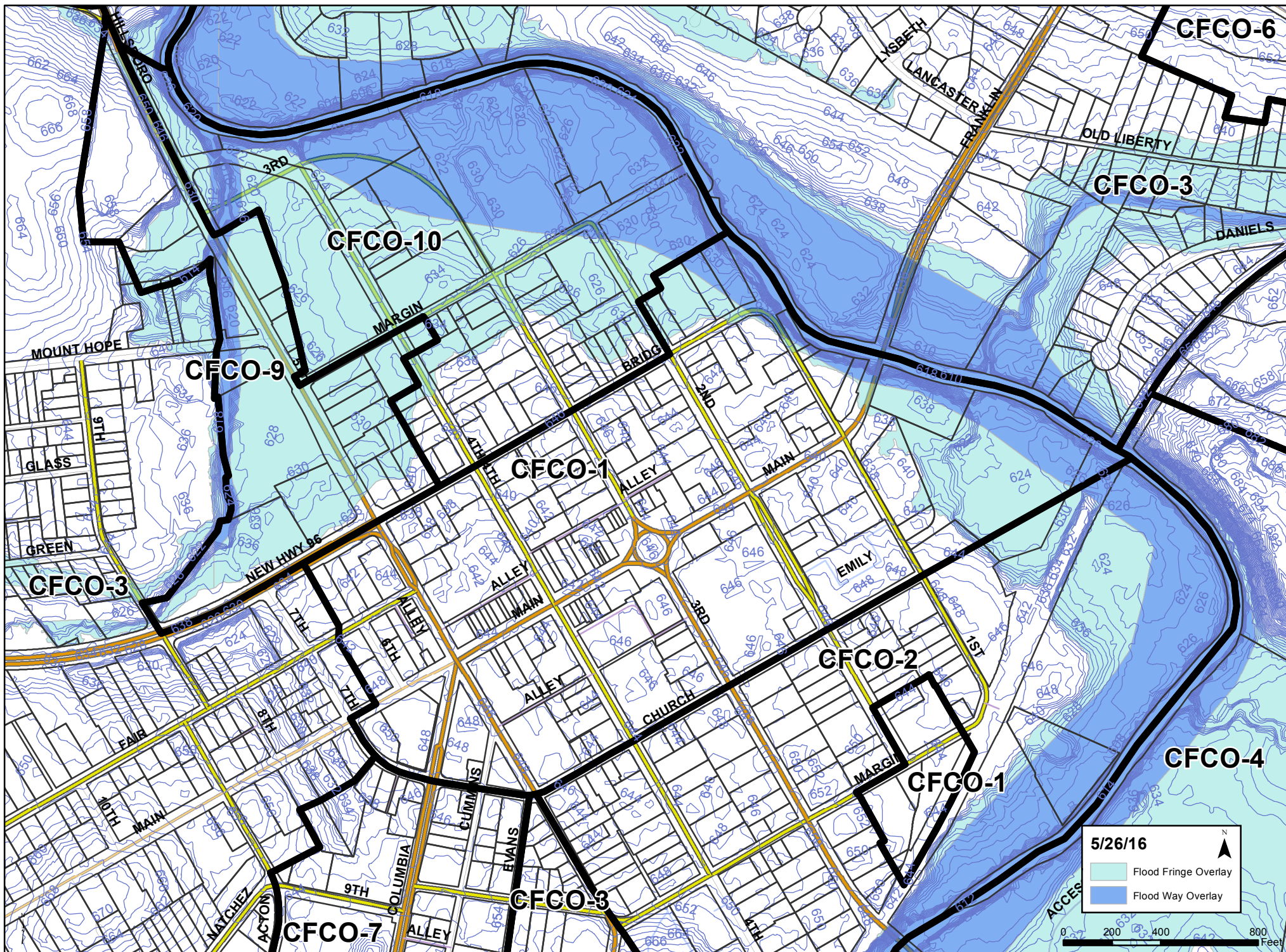
5. [16-0540](#) (5:40 - 6:00 pm): Development plan for 247 attached residential units on 54 acres, located at 1152 Hillview Lane.

Attachments: [powerpoint Shadow Green draft](#)

6. [16-0541](#) (6:00 - 6:30 pm): Developement plan for 306 single-family detached residential units on 181 acres, located 4340, 4348, 4344, 4350 South Carothers Road, and Parcel 89-055.

Attachments: [DRAFT Ashcroft Valley PUD_JCW presentation 6 2 2016](#)

OTHER BUSINESS





PROPOSED MODIFICATION TO
CFCO ALLOWABLE USES WITHIN THE FFO
DOWNTOWN FRANKLIN HAMPTON INN & SUITES

June 23, 2016

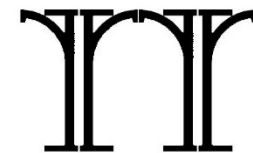


1935 21st Ave. South
Nashville, TN 37212
P 615.385.4144
www.leainc.com

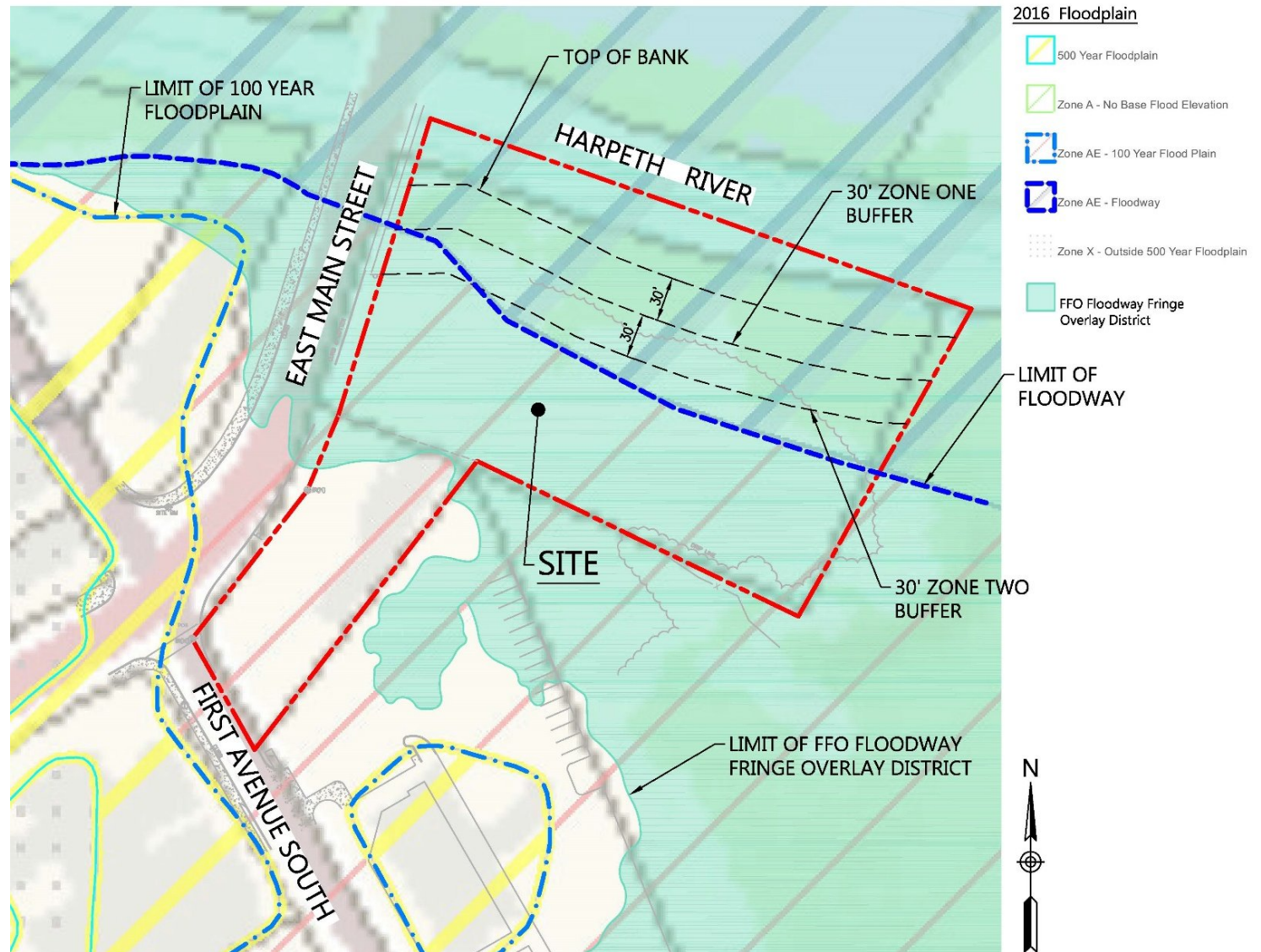
Rabun Rasche Rector Reece

ARCHITECTS

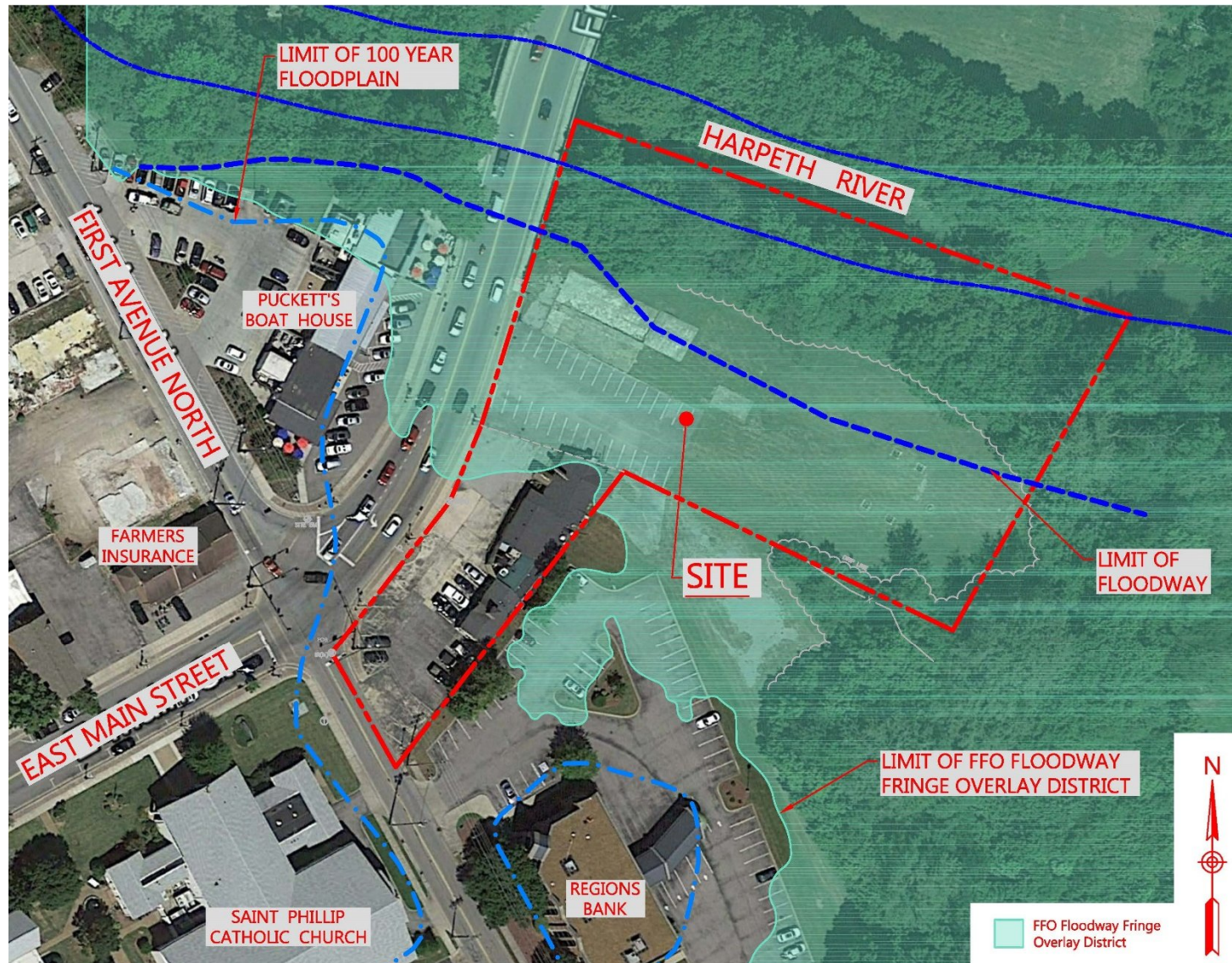
44 Broad Street NW, Suite 300
Atlanta, Georgia 30303
P 404-522-9455 F 404-522-9454



FFO DISTRICT & FLOODPLAIN MAP



SITE ANALYSIS/ EXISTING CONDITIONS

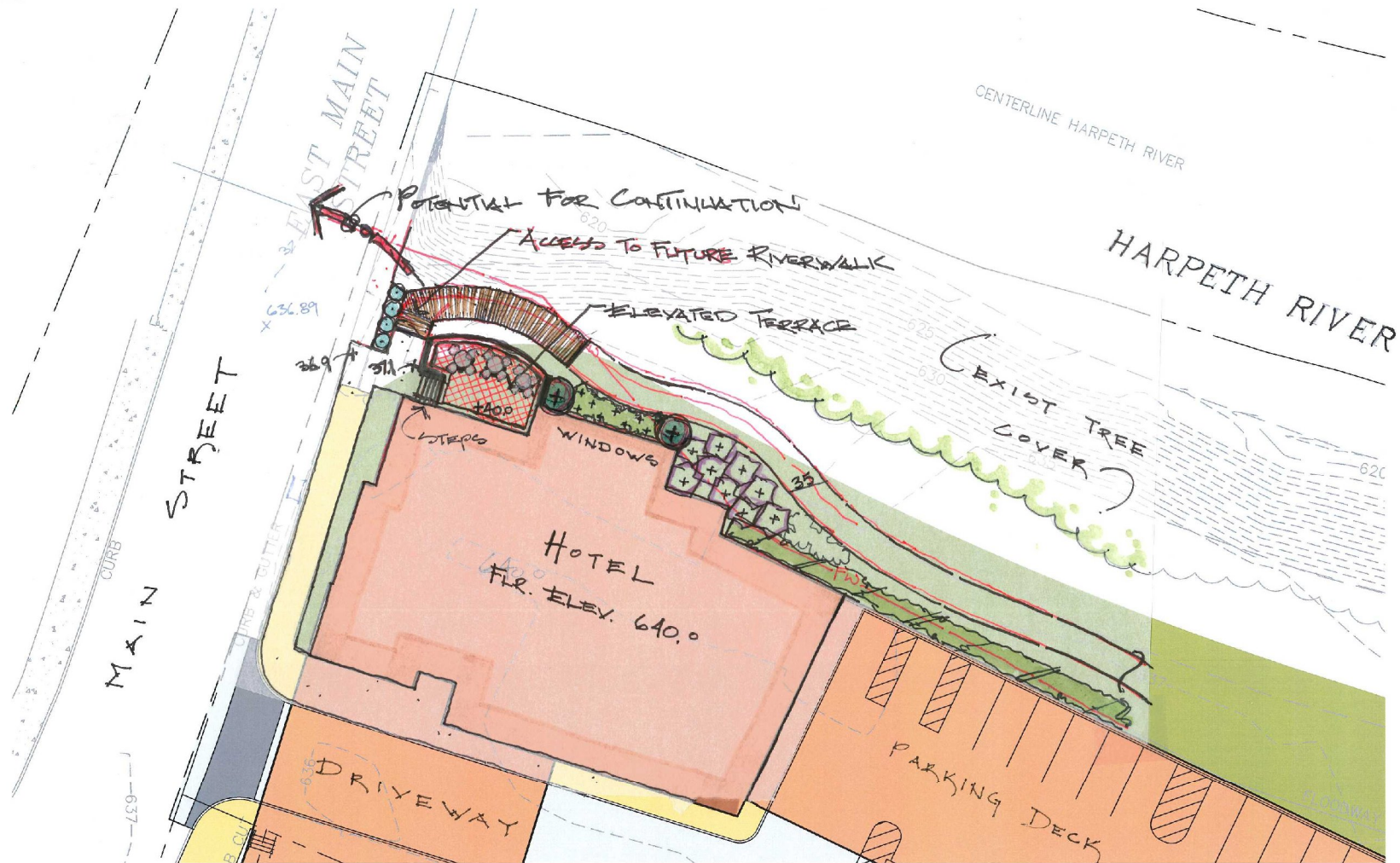


Downtown Franklin Hampton Inn & Suites

PROPOSED SITE PLAN



RIVERWALK CONCEPT SKETCH





Downtown Franklin Hampton Inn & Suites



Downtown Franklin Hampton Inn & Suites



Downtown Franklin Hampton Inn & Suites



Downtown Franklin Hampton Inn & Suites



Downtown Franklin Hampton Inn & Suites

BUILDING RENDERINGS



Downtown Franklin Hampton Inn & Suites



Downtown Franklin Hampton Inn & Suites



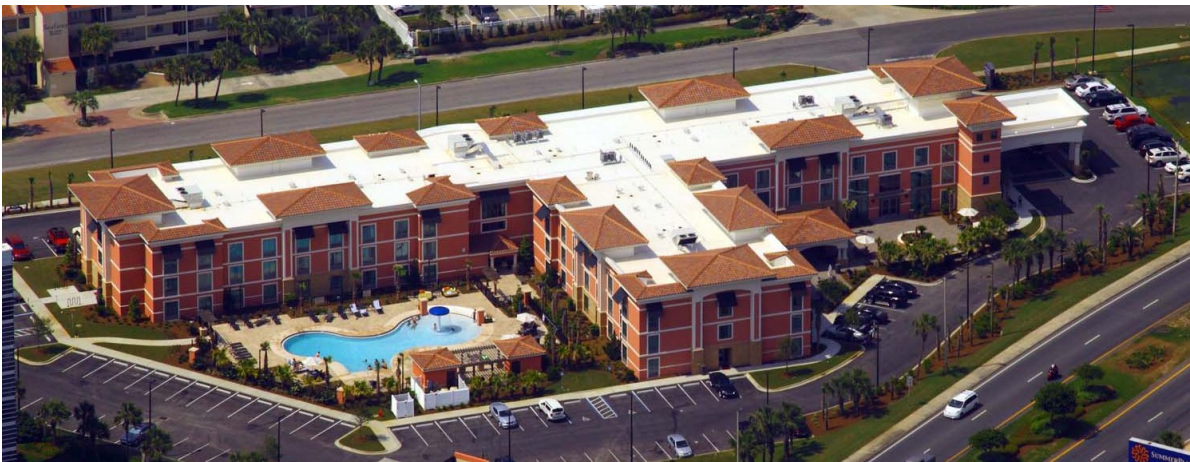
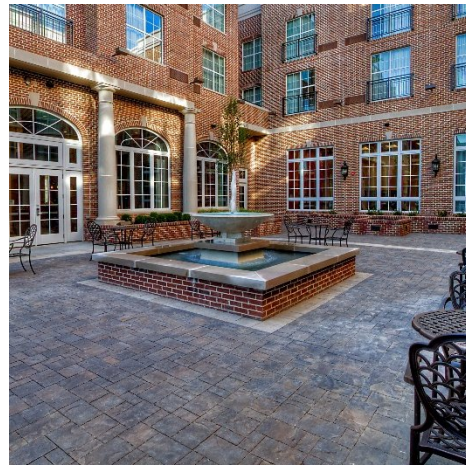
Downtown Franklin Hampton Inn & Suites

STEPS IN THE PROCESS

- FMPC Staff to Prepare Revised FFO District Ordinance for CFCO- Area 1
- Planning Commission & BOMA Review & Approval of Revised FFO Ordinance
- Site Plan & Plat Submittal to Planning Comm.
 - Calculations provided indicating offsetting cut and fill within 100 year floodplain.
- Upon Approval of Plans & Permits, Site Work will be Performed to Establish the Hotel FFE a Minimum of 1 Foot Above the Base Flood Elevation
- Elevation Certificate Prepared to Document Bldg. FFE

QUESTIONS & COMMENTS

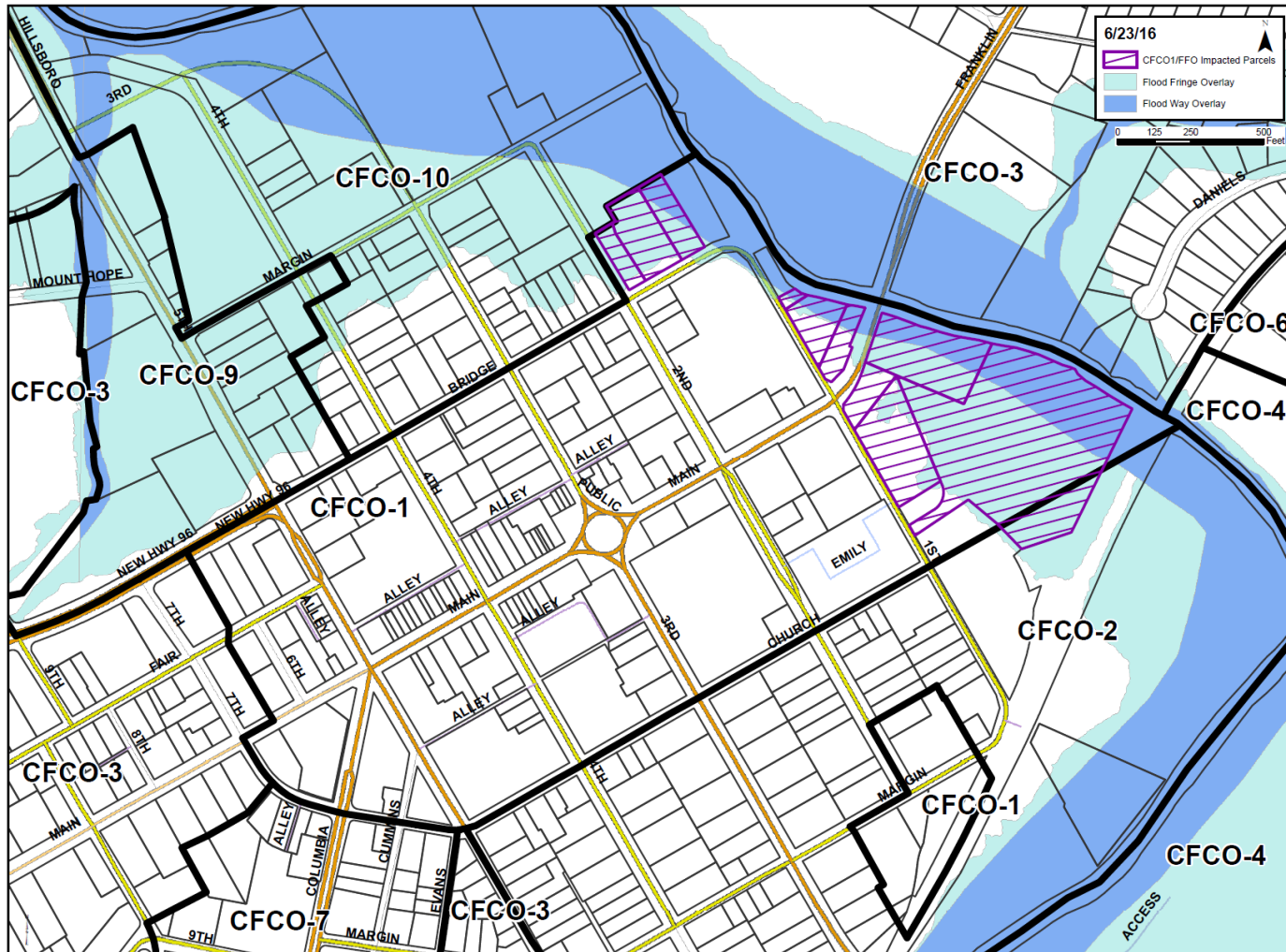
CHARTWELL
HOSPITALITY



Expanding Uses in the FFO within Central Franklin



Zoning regulations are not site-specific. Changing the regulations would impact multiple properties.



Expanding Uses in the FFO within Central Franklin



Staff Recommendation

Complete a Downtown Riverfront Plan (for incorporation into the Land Use Plan) and prepare a Zoning Ordinance text amendment to enforce the plan's policies.

- The Plan should:
 - (1) Examine the impact of expanding permitted uses in the FFO in the study area (riverfront properties between Pinkerton and Bicentennial Parks)
 - (2) Address site and building design criteria, specific to riverfront and floodplain properties
 - (3) Establish a public access vision to ensure strategically-located public spaces along the river between Pinkerton and Bicentennial Parks.
- The visioning and planning process could occur concurrently with the preparation of the Zoning text amendment (i.e. the Land Use Plan amendment and Zoning text amendment could be placed on the same FMPC agenda).

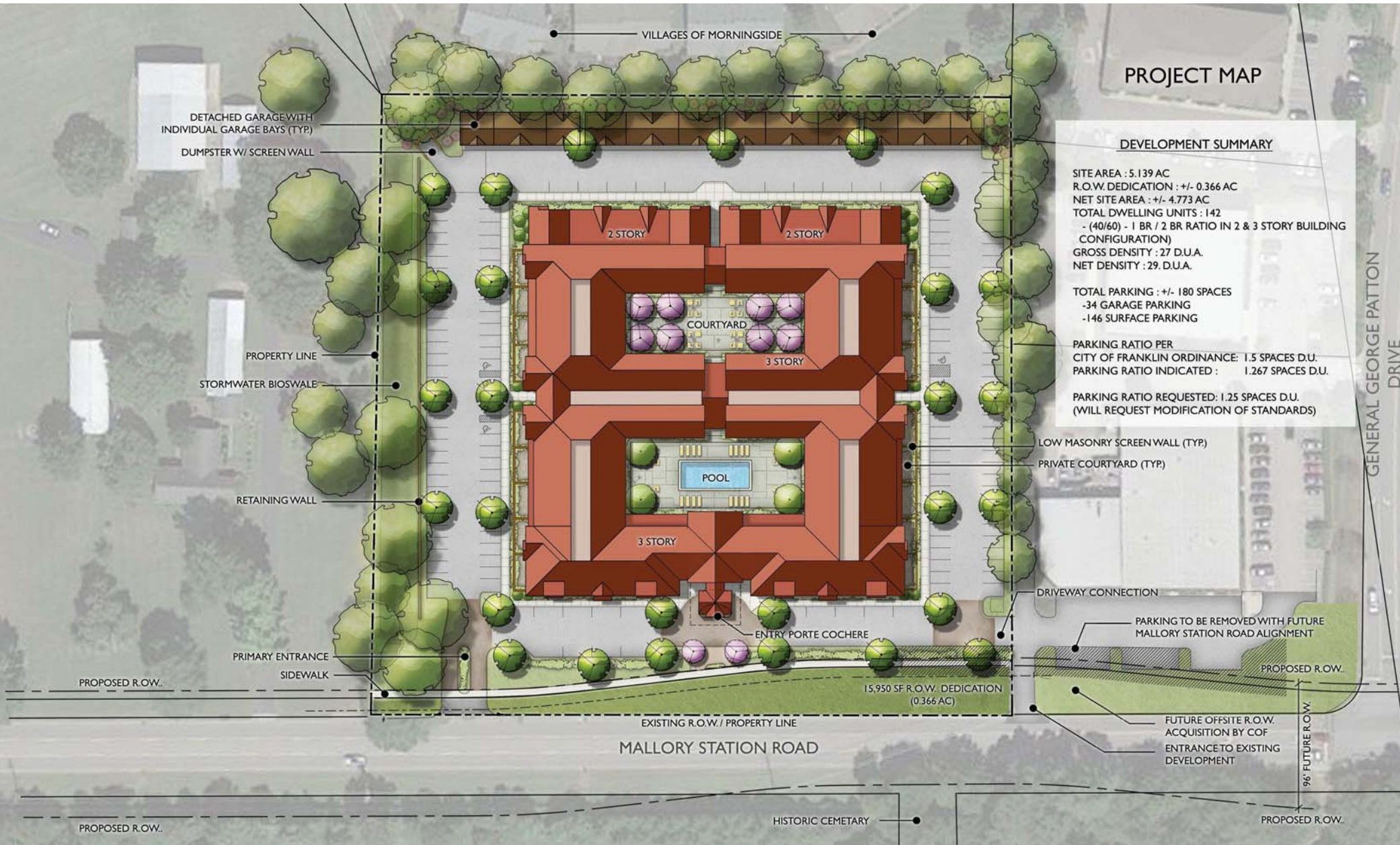


Options

1. Complete a Downtown Riverfront Plan (for incorporation into the Land Use Plan) and prepare a Zoning Ordinance text amendment to enforce the plan's policies concurrently.
2. Immediately prepare a Zoning Ordinance text amendment to the CFCO-1 District to allow the boutique hotel use within the FFO.

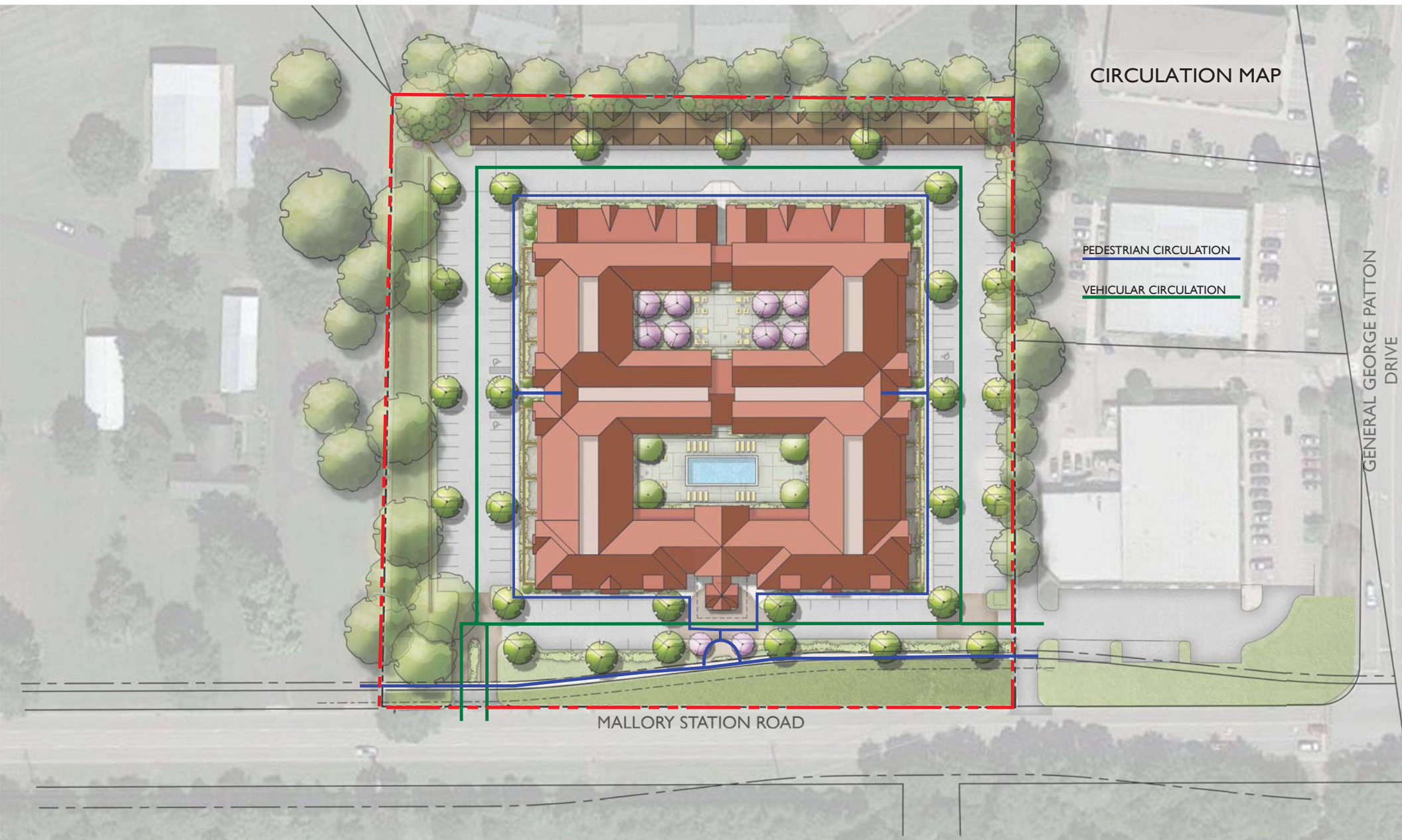
SITE VICINITY / ATTRIBUTES MAP





EXISTING CONDITIONS / PHYSICAL FEATURES MAP





CIRCULATION MAP

PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

MALLORY STATION ROAD

GENERAL GEORGE PATTON
DRIVE

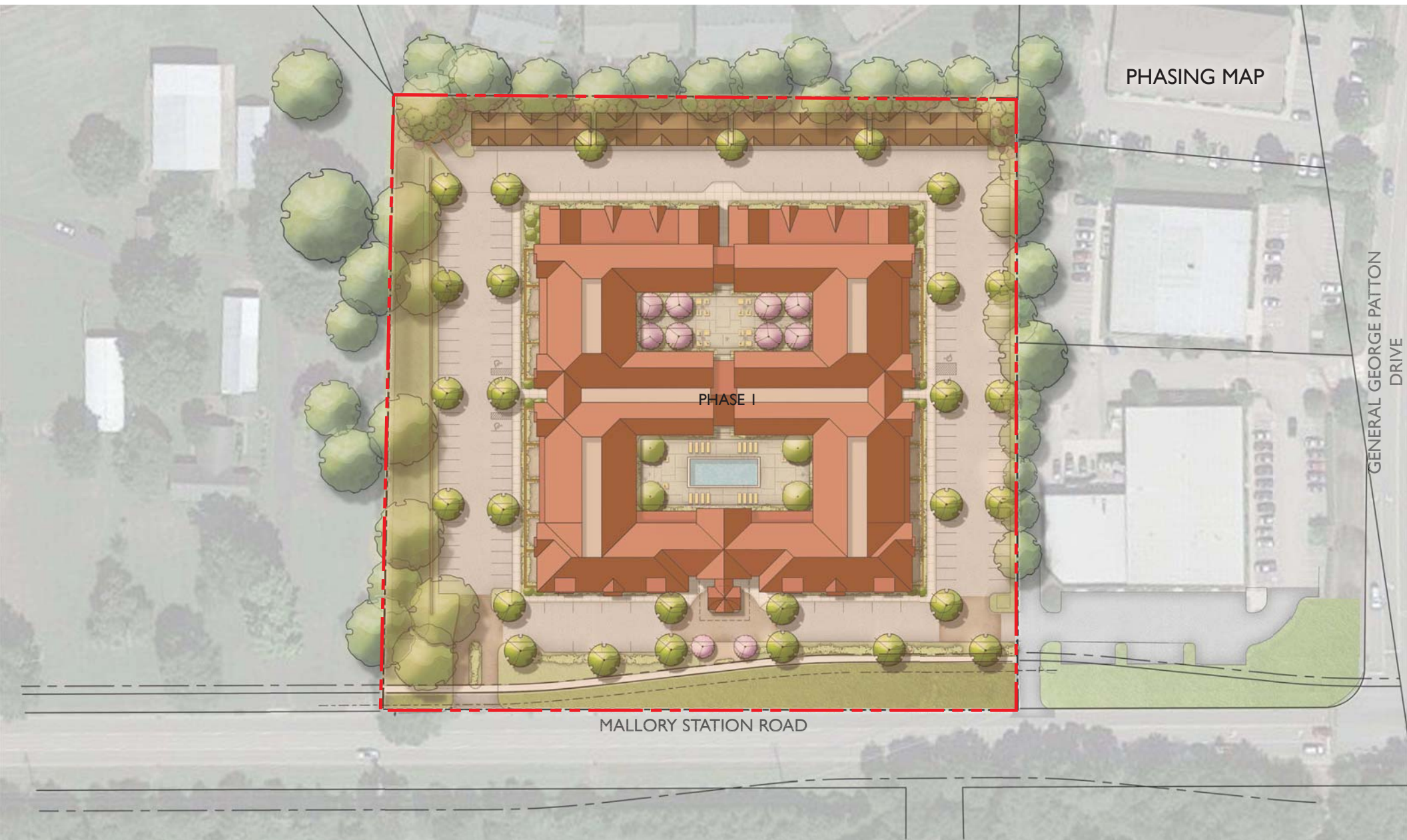


OPEN SPACE / PARKLAND MAP

GREEN / OPEN SPACE

GENERAL GEORGE PATTON
DRIVE

MALLORY STATION ROAD





KV+D
KISER VOGGIN DESIGN

**LORD
AECK
SARGENT**

FULMER
ENGINEERING
3033 RICHARD JONES ROAD - SUITE C304
NASHVILLE, TENNESSEE 37218
INFO@FULMERENG.COM - (615) 518-8477

PROPOSED SD-R ZONING / PUD DEVELOPMENT PLAN
AVENIDA OF COOL SPRINGS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Avenida Partners

JUNE 13, 2016



KV+D
KISER VOGGIN DESIGN

**LORD
AECK
SARGENT**

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3001 RICHARD JONES ROAD - SUITE C304
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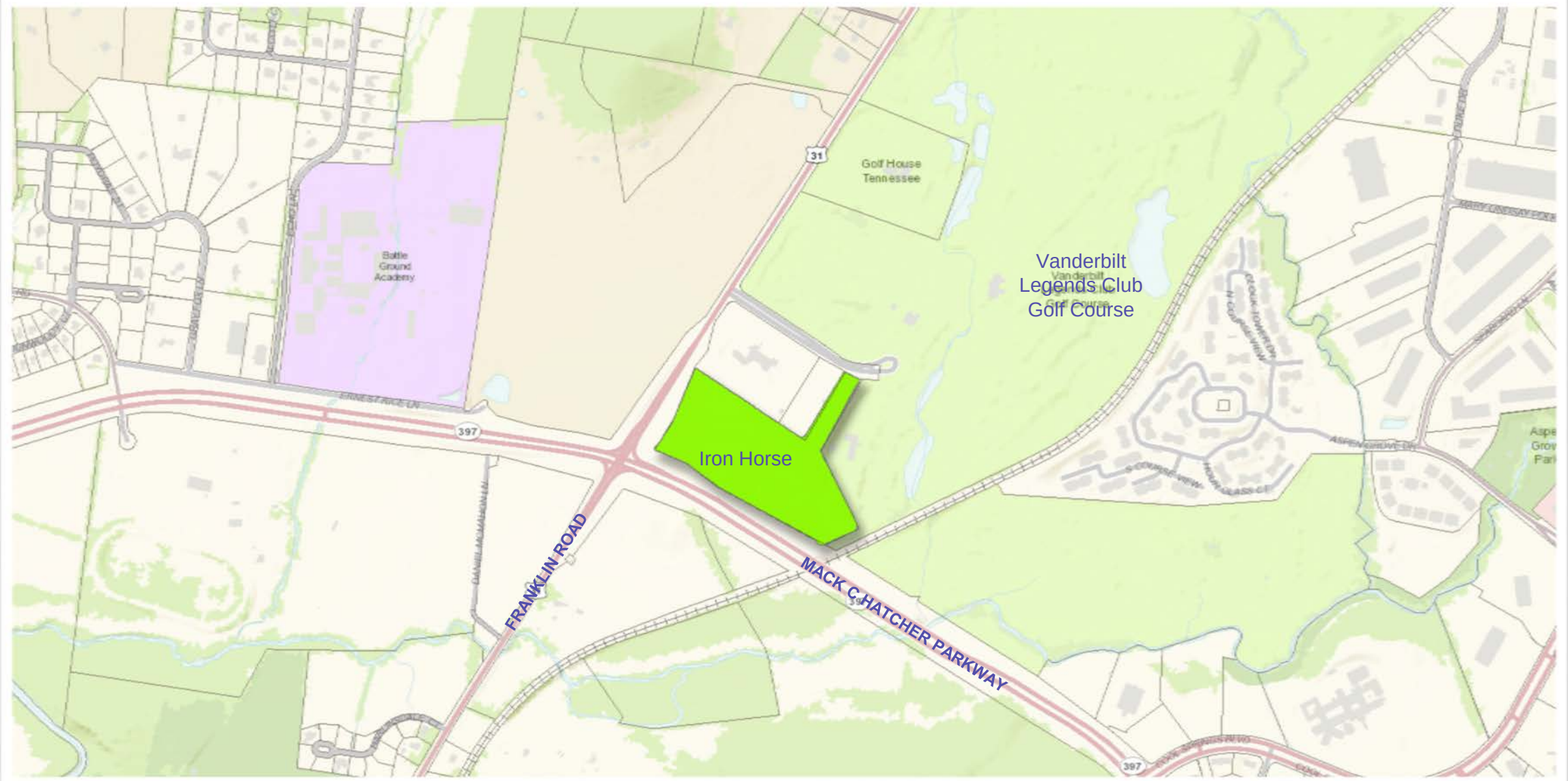
Avenida Partners

JUNE 13, 2016

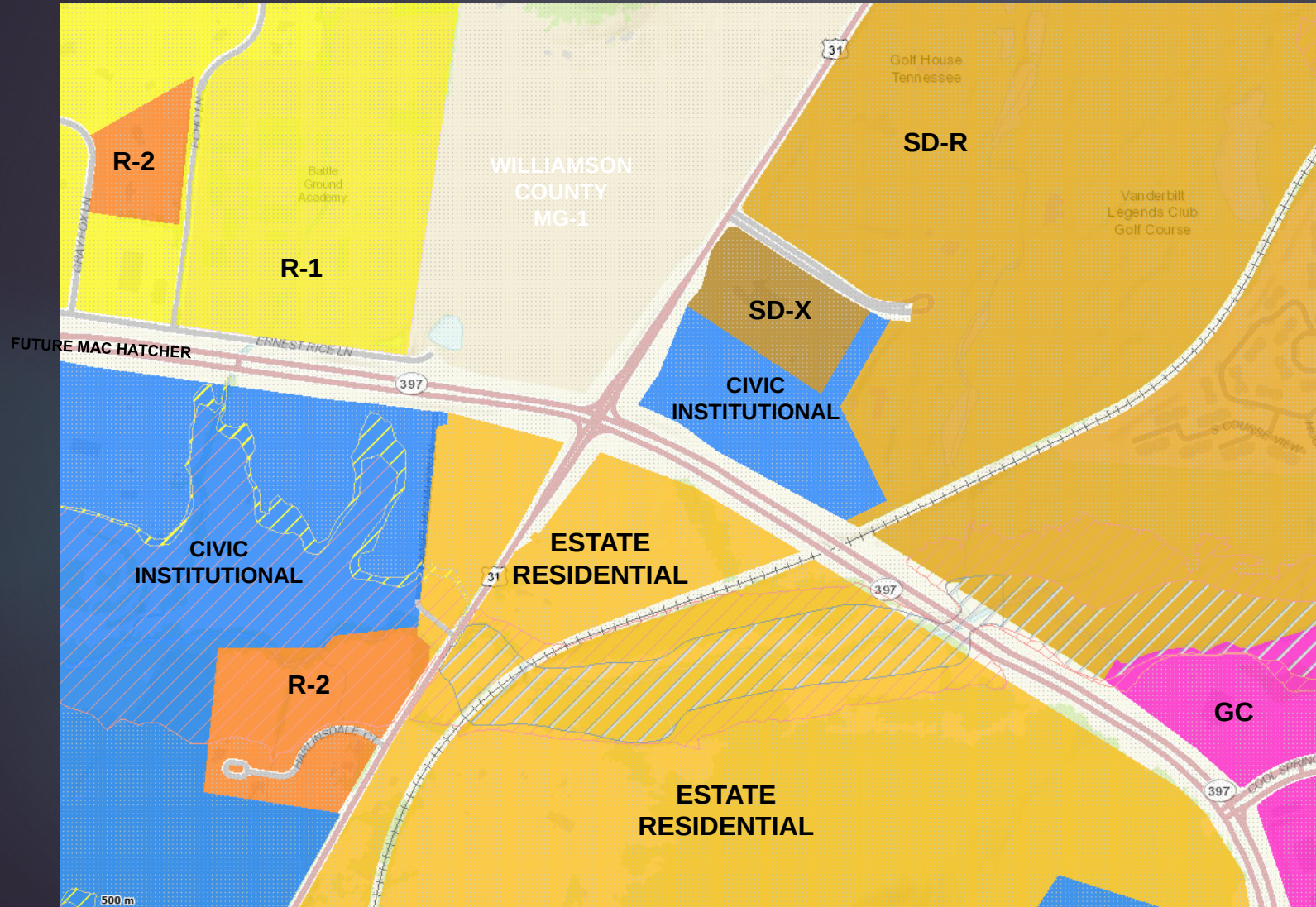
Iron Horse

PROPOSED DEVELOPMENT PLAN
JOINT CONCEPTUAL WORKSHOP

Location Map

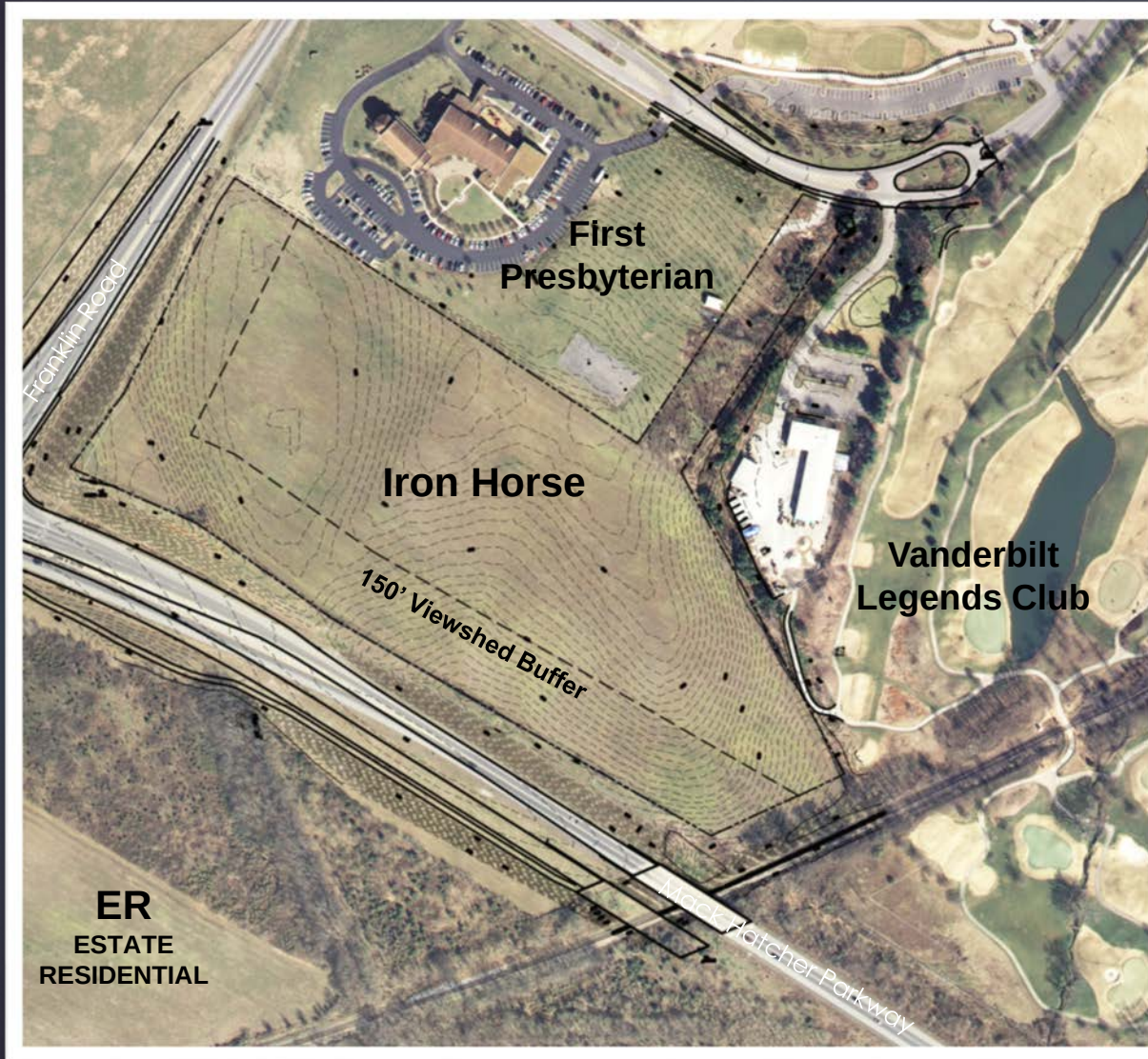


Zoning and Existing Uses



- Property is zoned Civic Institutional with a Scientific Research Overlay
- The property is currently an undeveloped property in agricultural use.

Physical Features Map



Base Zoning District: Civic Institutional

Special Area Designation: BCCO 7

Overlay Zoning Districts: SRO

Existing Land Use: Agricultural

Existing or Planned Road Network:

- accessed by Legends Club Drive
- Future Right in Right out from Franklin Road

Natural Features that may limit development:

- 150' Viewshed Buffer along Franklin Road and Mack Hatcher Parkway

Frederick Law Olmsted Master Plan – Louisville, KY. US-25

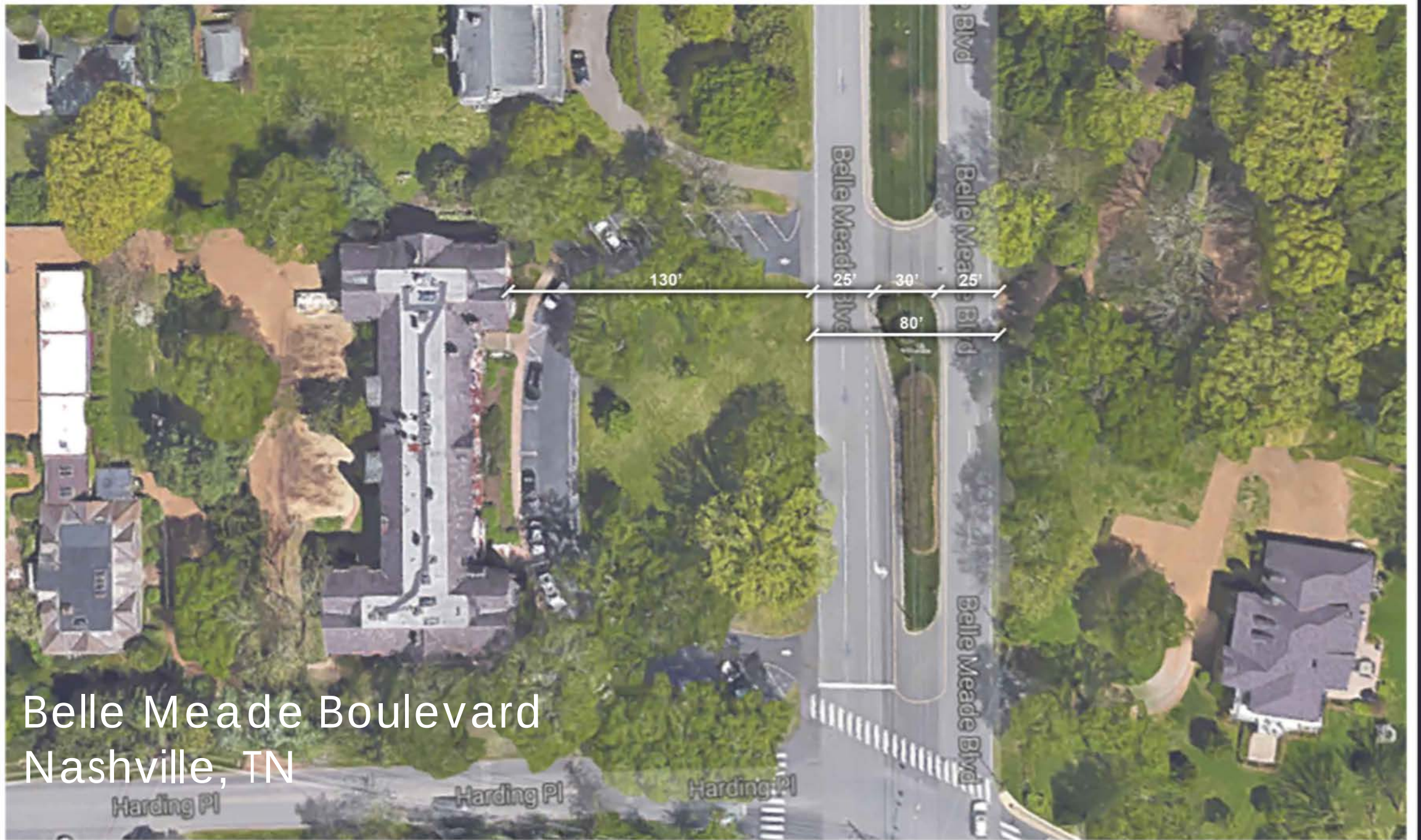






Belle Meade Boulevard
Nashville, TN





Belle Meade Boulevard
Nashville, TN



Inspiration





► Downtown Franklin



► West Haven



“Farm to Table”





- Material use at exterior
- Connection to outdoor spaces
- Awning detail
- Tall glazing with narrow mullions
- Standing seam metal roof
- Vertical Board n' batten



- Modernized barn
- Pool surrounded by greenspace





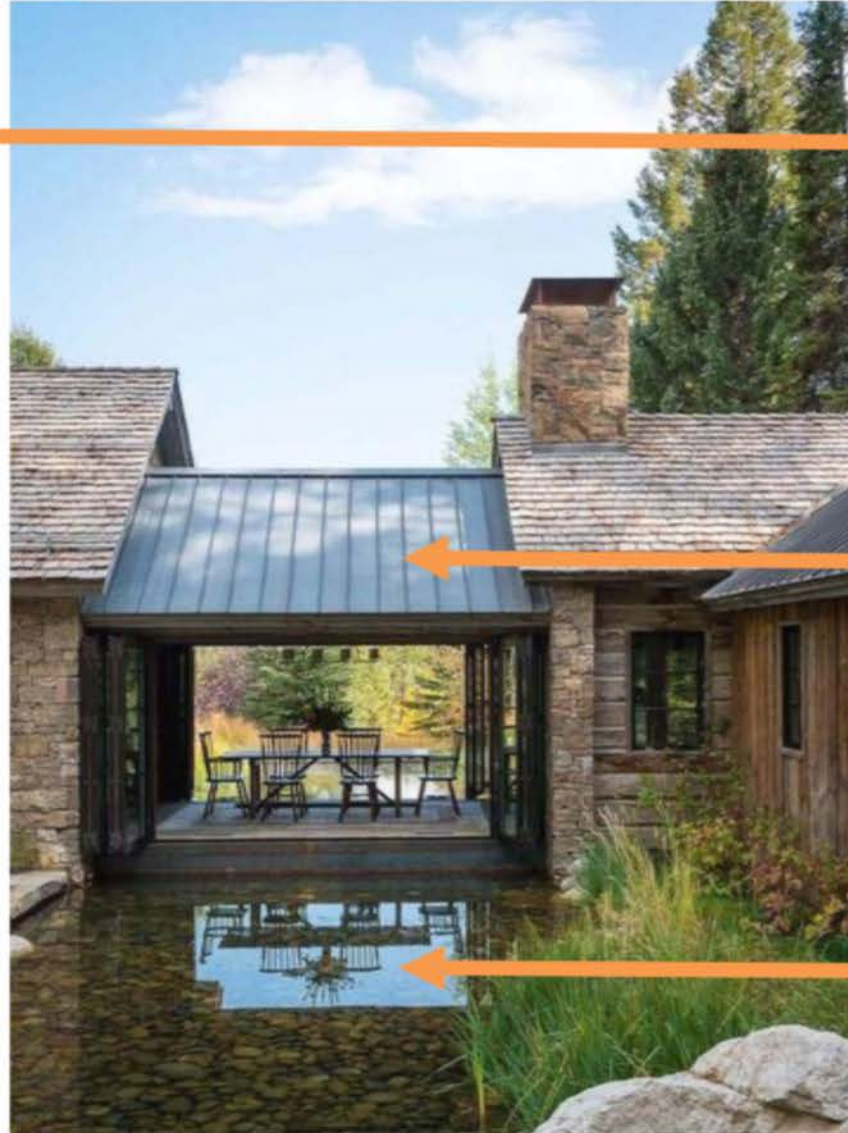
- Tall, operable windows



- Seamless connection to outdoors
- Glass with stone



- Use of stone + wood siding
- Porch



- Amenity nooks and crannies

Standing Seam Mtl
w/ Stone

- Connection of
water feature
and outdoor
space



- Corrugated metal and exposed wood structure



- Trellis
- Concrete terrace with integrated planters
- Awning detail
- Adirondack farm + wood patio



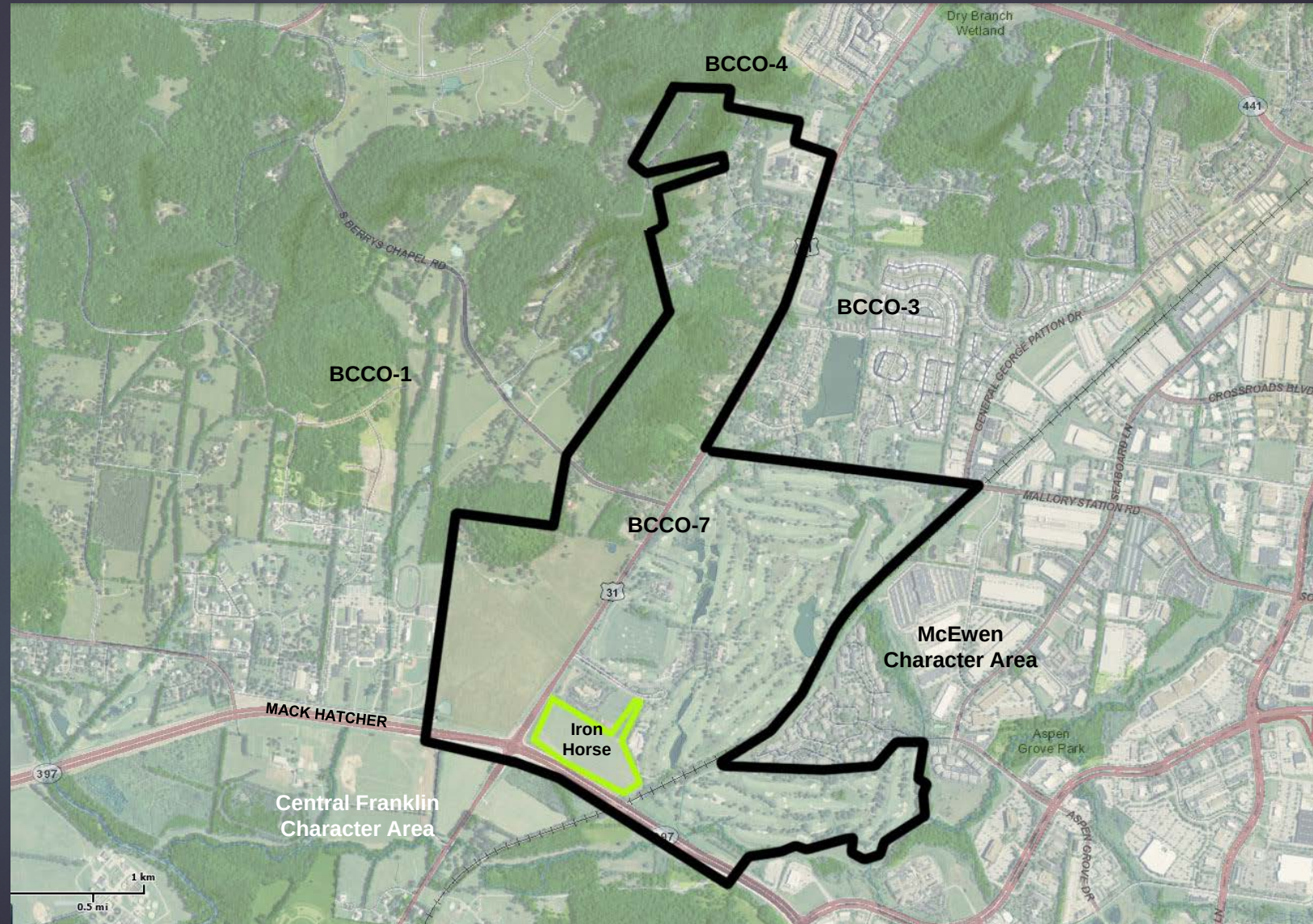


- Cherry Blossom or Dogwood tree farm

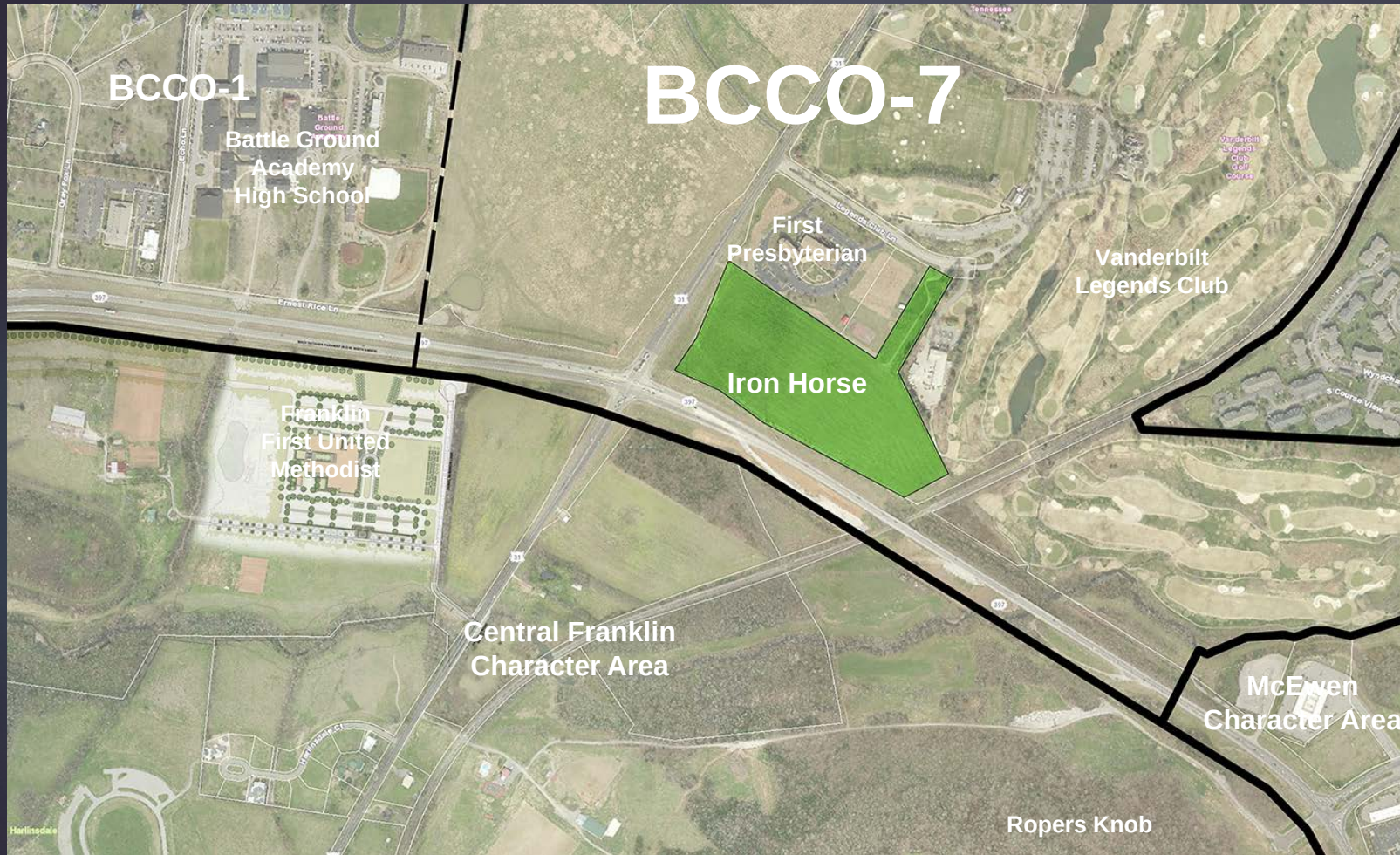
- Community gardening: FARM TO TABLE



Berrys Chapel Special Area 7



BCCO-7 Proposed Text Amendment



Berrys Chapel Character Area, Special Area 7

Current LUP Text

#3 Building scale should be limited to 1 – 2 stories with an exception for civic and institutional buildings, which are subject to the PUD review process during which an alternative maximum height may be established.

Proposed LUP Text

#3 Building scale should be limited to 1 – 2 stories. In certain circumstances, buildings may be at a height up to 3 stories pursuant to a PUD.

Heights of Buildings

Architectural Design and Creativity:

Currently, the LUP for Special Area 7, Development Forms, item 5, states that attached residential can be proposed if the architecture takes on the form of a **Big House style**, or a **historic farm house**.



Homestead Manor

A three story residential building is typically 45 to 50 feet in height with 10' floor to floor with a 15' gabled roof.



"Big House Style"

Heights of Buildings along Franklin Road within BOCO-7



First Presbyterian Church BOCO-7



Clearview Baptist Church BOCO-7

Franklin Road Small Area Plan



Franklin Road Small Area Plan, Vehicular Circulation and Access

Current LUP Text

#1. Legends Club Lane shall be the only vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. If the north west quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval.

Proposed LUP Text

#1 Legends Club Lane shall be the **primary** vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. **Secondary access to Franklin Road may be considered subject to a traffic analysis and TDOT approval.** If the north west quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval.



First Presbyterian

Legends Club Lane

Franklin Road

Mack Hatcher Parkway

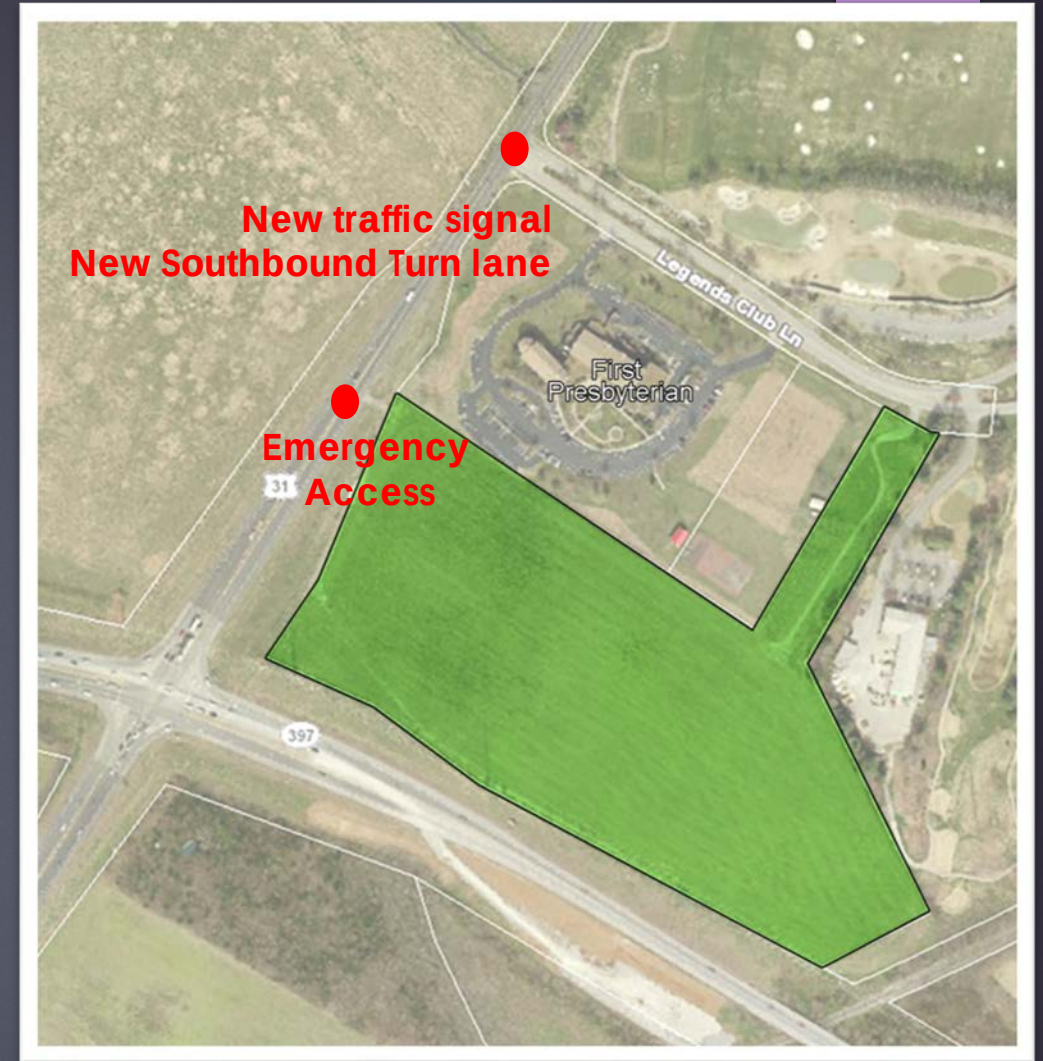
Vanderbilt
Legends Club

Master Plan

Off Site Improvements:

(Subject to City of Franklin and TDOT Approval)

- Install Traffic Signal at Franklin Road and Legends Club Lane
- Install Left Turn Lane on Franklin Road into Legends Club Lane
- Study Mallory Station and Franklin Road
- Install Greenway Trail to connect to existing trail on Mack Hatcher



SHADOW GREEN PUD SUBDIVISION

DEVELOPMENT PLAN & REZONING REQUEST

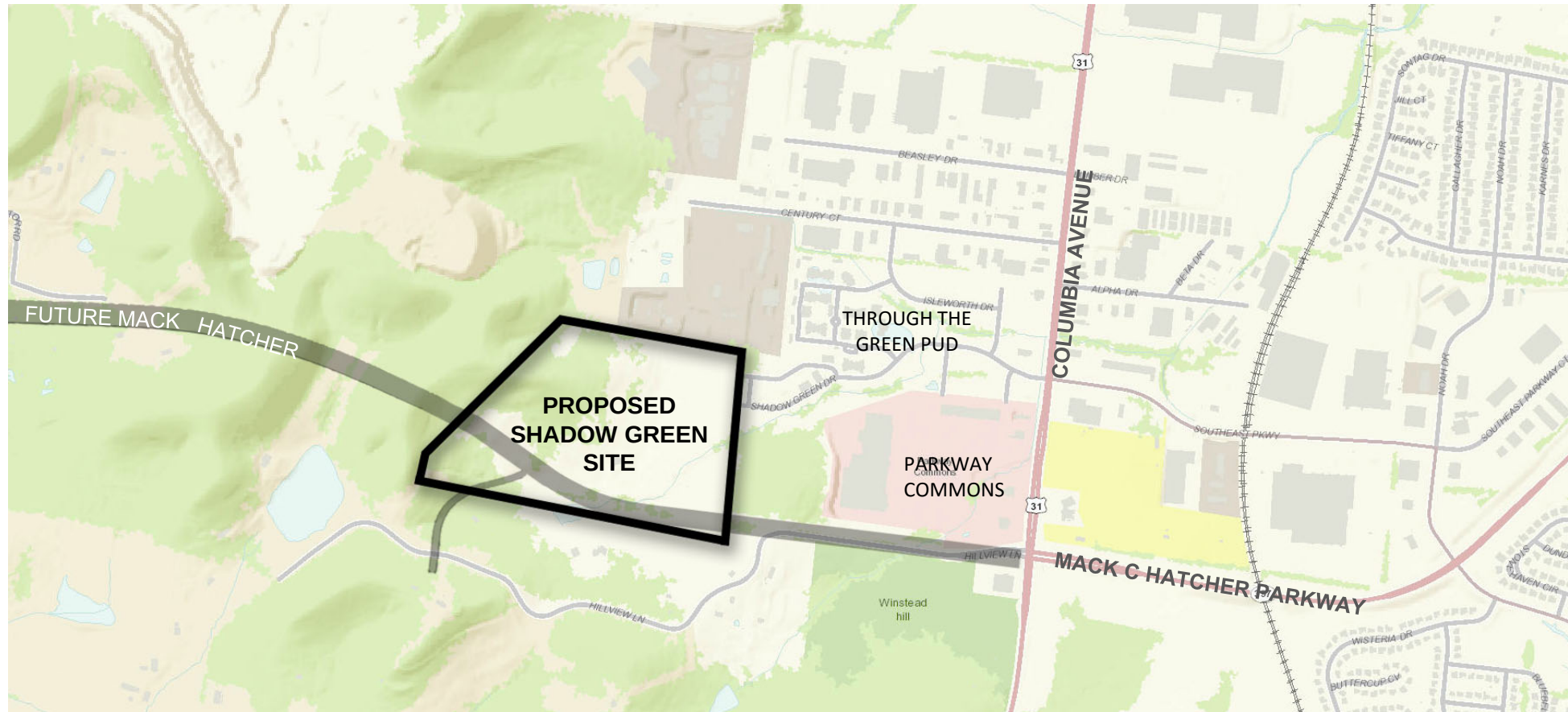
JOINT CONCEPTUAL WORKSHOP

JUNE 23, 2016

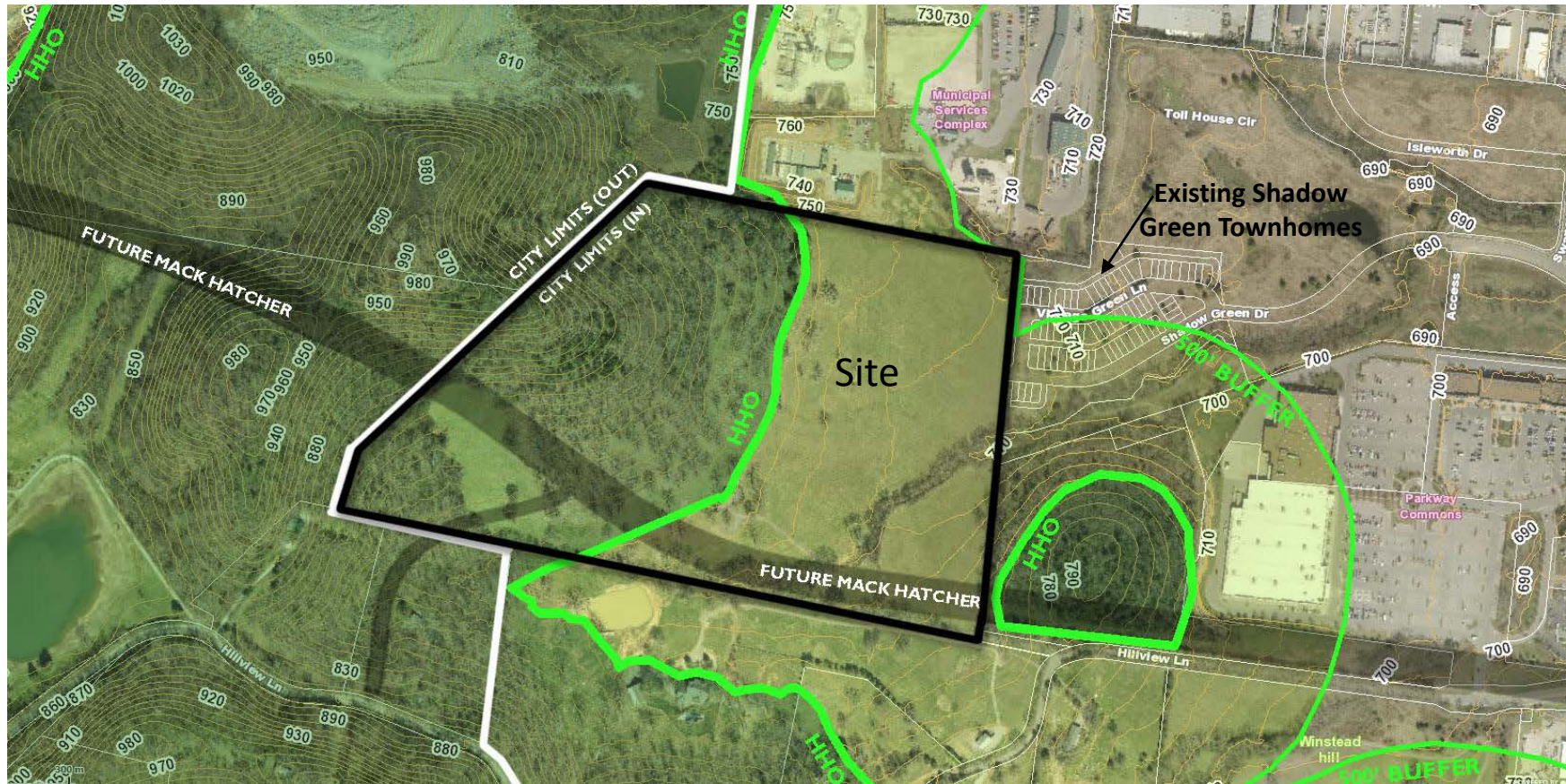
COF # XXXX



Location Map



Physical Features Map



Site Area: +/-52.54

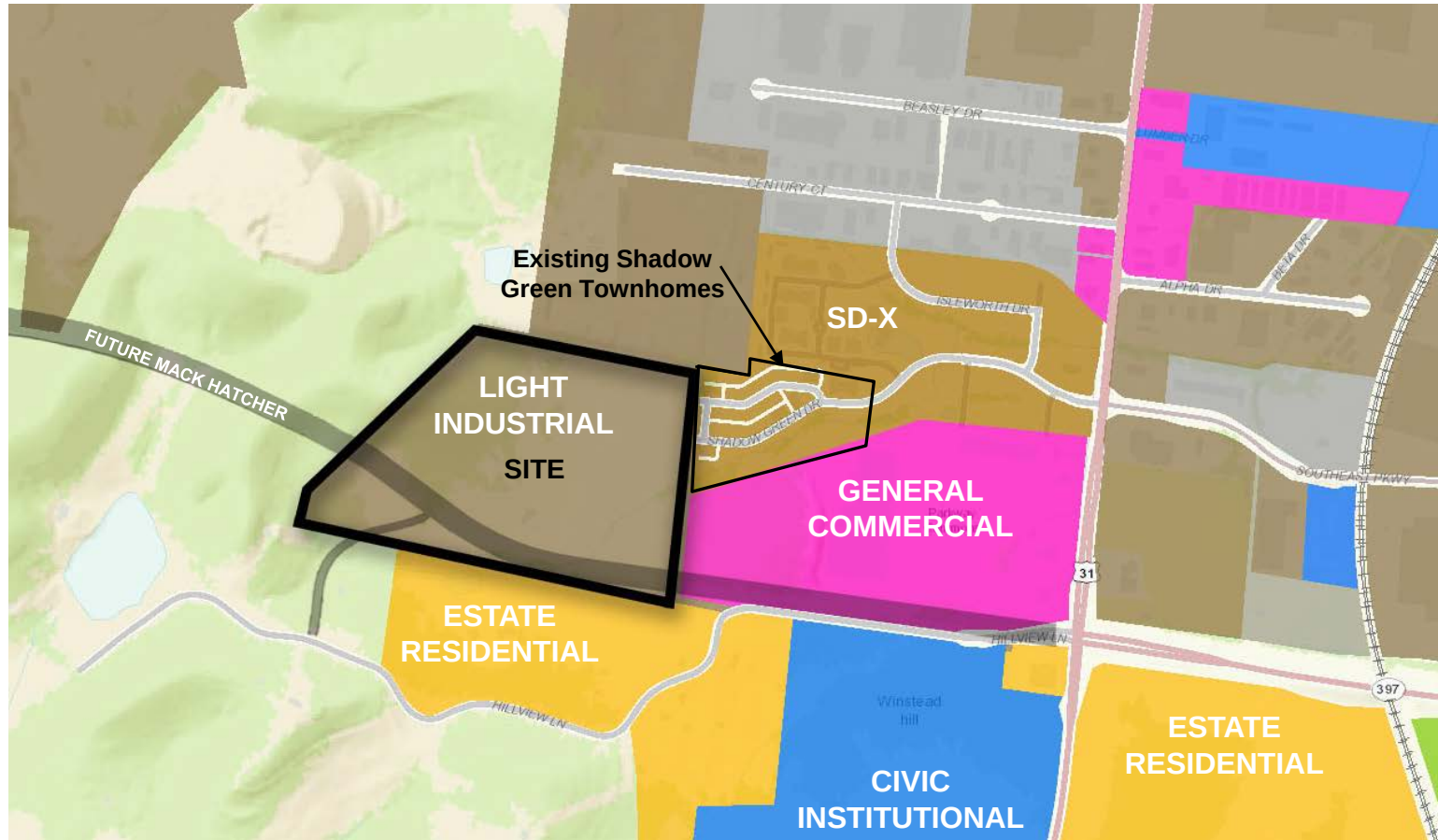
Existing Land Use:
Vacant/Former Residential

Overlays:
Hilltop/Hillside Overlay
500' HHO Buffer Overlay

Accessed by local roads:
Village Green Lane,
Shadow Green Drive
Future Mack Hatcher

Note: Future Mack Hatcher Parkway is shown traversing the subject property in a slightly different location than currently approved by the City of Franklin. This proposed alignment is subject to review and approval by the City of Franklin and TDOT.

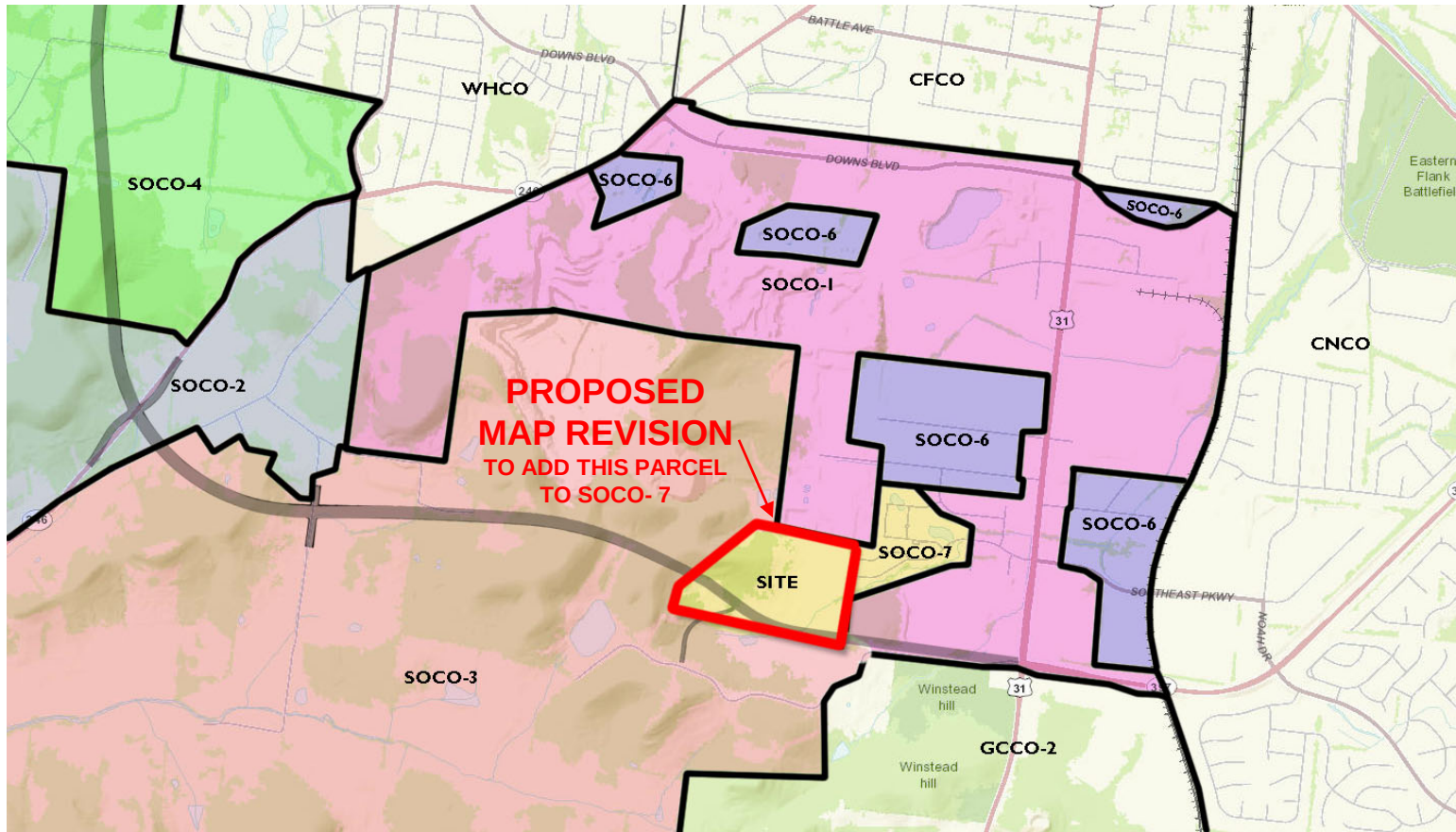
Existing and Proposed Zoning



Existing Zoning: Light Industrial

Proposed Zoning: SD-X (4.7)

Proposed Character Area Change



A Land Use Plan amendment has been submitted for this site and will be considered by FMPC on June 23, 2016.

Existing Character Area: Southall Special Area 3

Proposed Character Area: Southall Special Area 7

The character area change has been requested to allow this site to become an extension of the development patterns established by the Through the Green PUD/SOCO-7. This site provides firm boundaries for this special area through the Hilltop/Hillside Overlay and Future Mack Hatcher Parkway.

Master Plan

Site Area: +/-52.54 AC

Proposed Residential Units: 247

Big House Units: 13 Buildings,

16 units per Building

Town Homes: 39 units

Density: 4.7 DUA



Design Principles:

- Extension of the existing Shadow Green Town Home Community.
- A mixture of Big House style residential buildings with park under and detached garages and alley loaded Town Homes.
- The existing and proposed residents would share a Pool and Club House proposed on the new property.

Note: Future Mack Hatcher Parkway is shown traversing the subject property in a slightly different location than currently approved by the City of Franklin. This proposed alignment is subject to review and approval by the City of Franklin and TDOT.

Typical Architecture – Big House



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'0"

Typical Architecture – Town Home

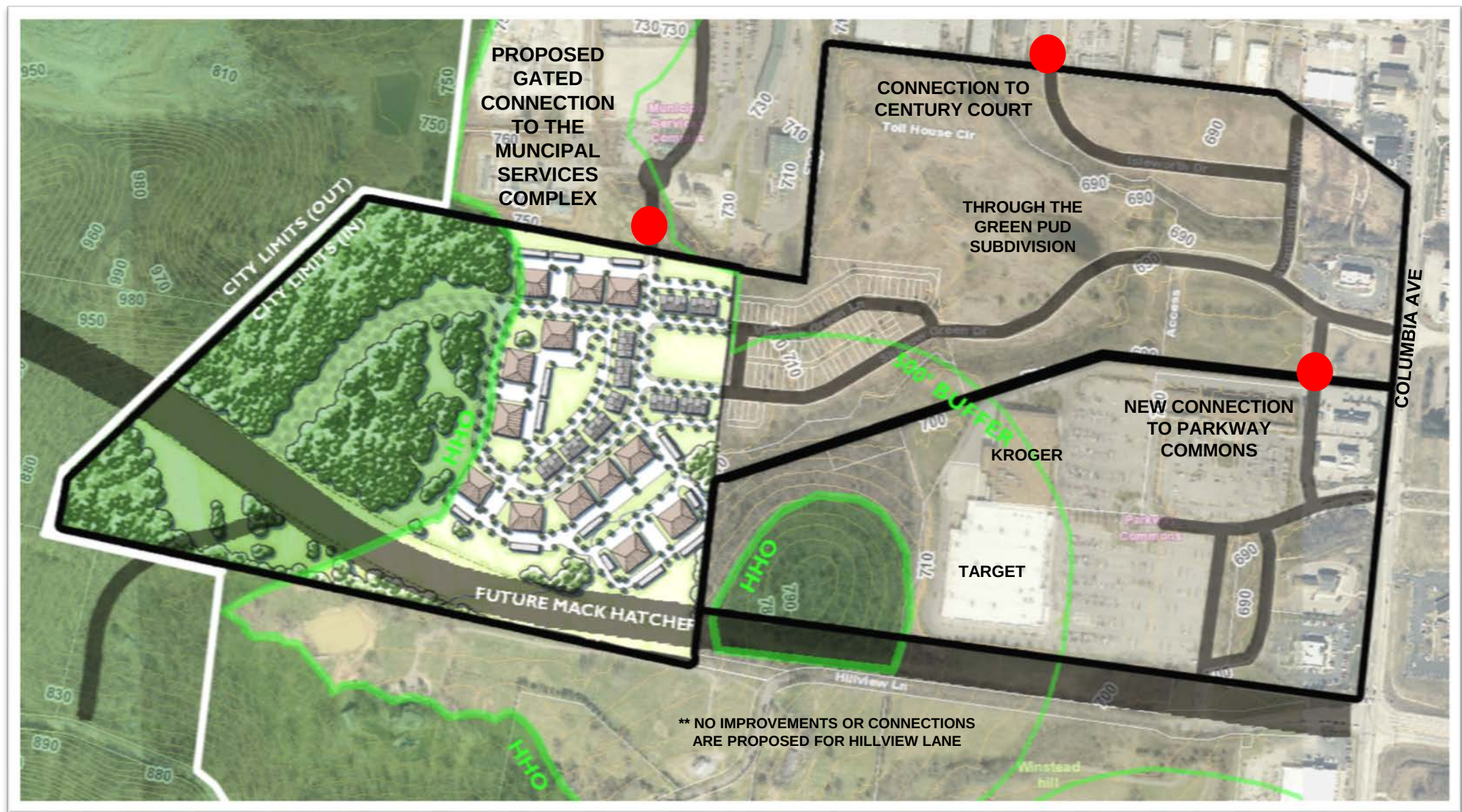


Columbia Avenue Widening & Improvement Projects



The proposed Shadow Green PUD would be accessed from the existing street connections to Village Green Lane and Shadow Green Drive. Shadow Green Drive connects to Columbia Avenue.





Connectivity Improvements

ASHCROFT VALLEY

FRANKLIN, TENNESSEE

Joint BOMA & Planning Commission
Workshop
June 23, 2016

Land Solutions





Ashcroft Valley Master Plan – April 26, 2016



Issues Addressed in the Master Plan

- Open space area of 50%
- Preservation of natural features and tree line
- Lot size transition and buffers.
 - Smaller lots to the south with larger lots along the boundaries.
- Connectivity
 - Connection to Warren Road is removed.
 - Two connections to the north and three connections to the south.

Ashcroft Valley Master Plan – April 26, 2016



Feedback

- Concern with access via Williamson County Roads
- Concern with access through existing neighborhoods
- Increased traffic at Murfreesboro Road and Ridgeway Drive intersection
- Connecting to Warren Road would change the character of the community as well as add to a growing number of safety concerns
- Additional Sinkholes not identified
- Desire to see larger lots on Northern portion of the Site and reduced density.

Neighborhood Feedback



Feedback from Fire Marshal

- Need southern connection if not connecting to Warren Road.

2ND MEANS OF EGRESS



Feedback from Fire Marshal

- Need southern connection if not connecting to Warren Road.

Additional properties under purchase agreement

- 2 properties within the City of Franklin
- 4 properties requested for annexation

Additional Properties Under Contract



Design Principles

1. **A diverse mix of residential lot types** to foster a greater sense of community, and preserve open space for a greater community quality of life.
2. **Open space buffers** provided along the Development boundaries, and transitions from large lots to smaller lots in the interior.
3. **The smallest lots are located to the south as a transition** to the Carother's corridor neighborhoods. The proposed lots that are smaller than 1 acre in size allow for the preservation of larger expanses of open space.
4. **Ashcroft Valley will have full connectivity to adjacent roadways.**
5. **Improved alignment of South Carothers Road.**
6. **All roadways will be developed to City of Franklin Street Standards.**

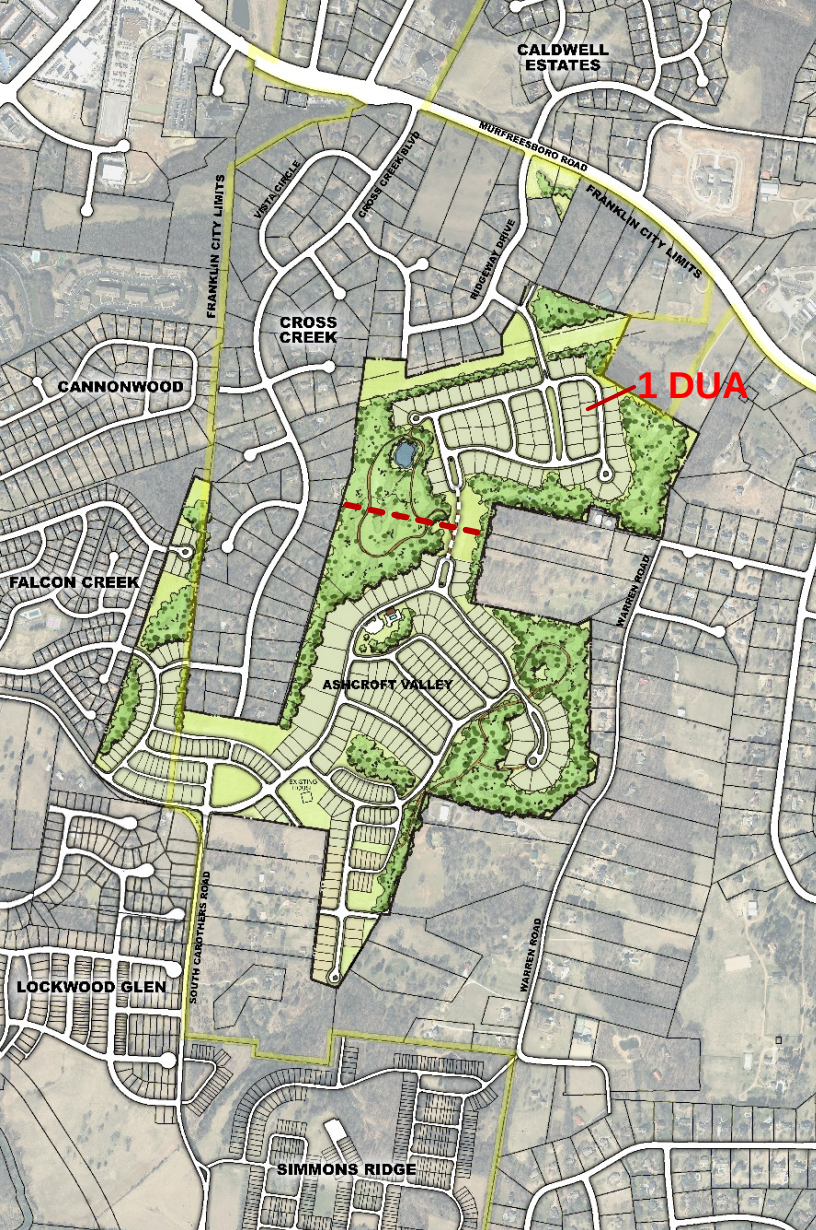
Plan A – Full Connectivity



Plan A - North



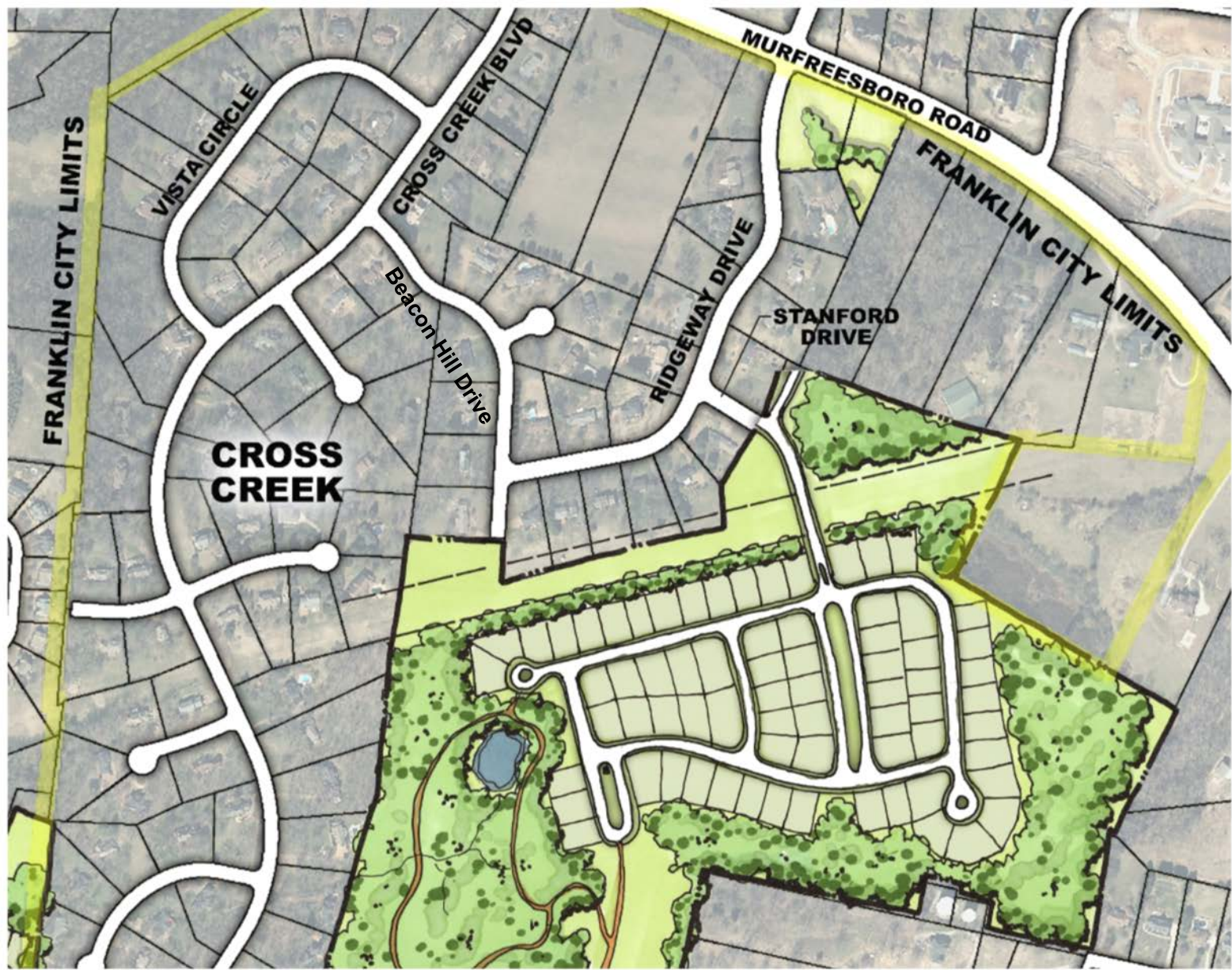
Plan A – South



Additional Design Principles

1. Gated neighborhood accessed from Stanford Drive. 1 DUA, 70 homes on 70 acres.
2. Emergency Connection from North to South.
3. Southern access is from South Carothers Road Corridor.
4. Emergency connection only to Biltmore Court in Cross Creek Subdivision.

Plan B – Limited Connectivity



Plan B – North



Community Context