



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 22, 2017

5:30 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 22, 2017 at 5:30 PM in the City Hall Training Room. Additional information can be found at www.franklinton.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. [17-0541](#) (5:30 - 5:50 pm): Development Plan for a residential development of 10 single-family dwelling units on 6.28 acres, located at 622 Jordan Road.

Attachments: [Jordan Road PUD 6.22.2017 Workshop Presentation](#)

2. [17-0543](#) (5:50 - 6:10 pm): Rezoning and Development Plan for a residential development with 61 total dwelling units (48 apartments, 12 attached residential, and 1 detached residential) on 6.38 acres, located at the terminus of Chicasaw Place at 1101 Shawnee Drive.

Attachments: [Chickasaw Planned Unit Development Powerpoint](#)

3. [17-0544](#) (6:10 - 6:30 pm): Rezoning and Development Plan for a residential development with 264 single-family dwelling units on 199 acres within 5 parcels, located at 1101 Ridgeway Drive.

Attachments: [COLLETTA PARK JCW Presentation](#)

OTHER BUSINESS

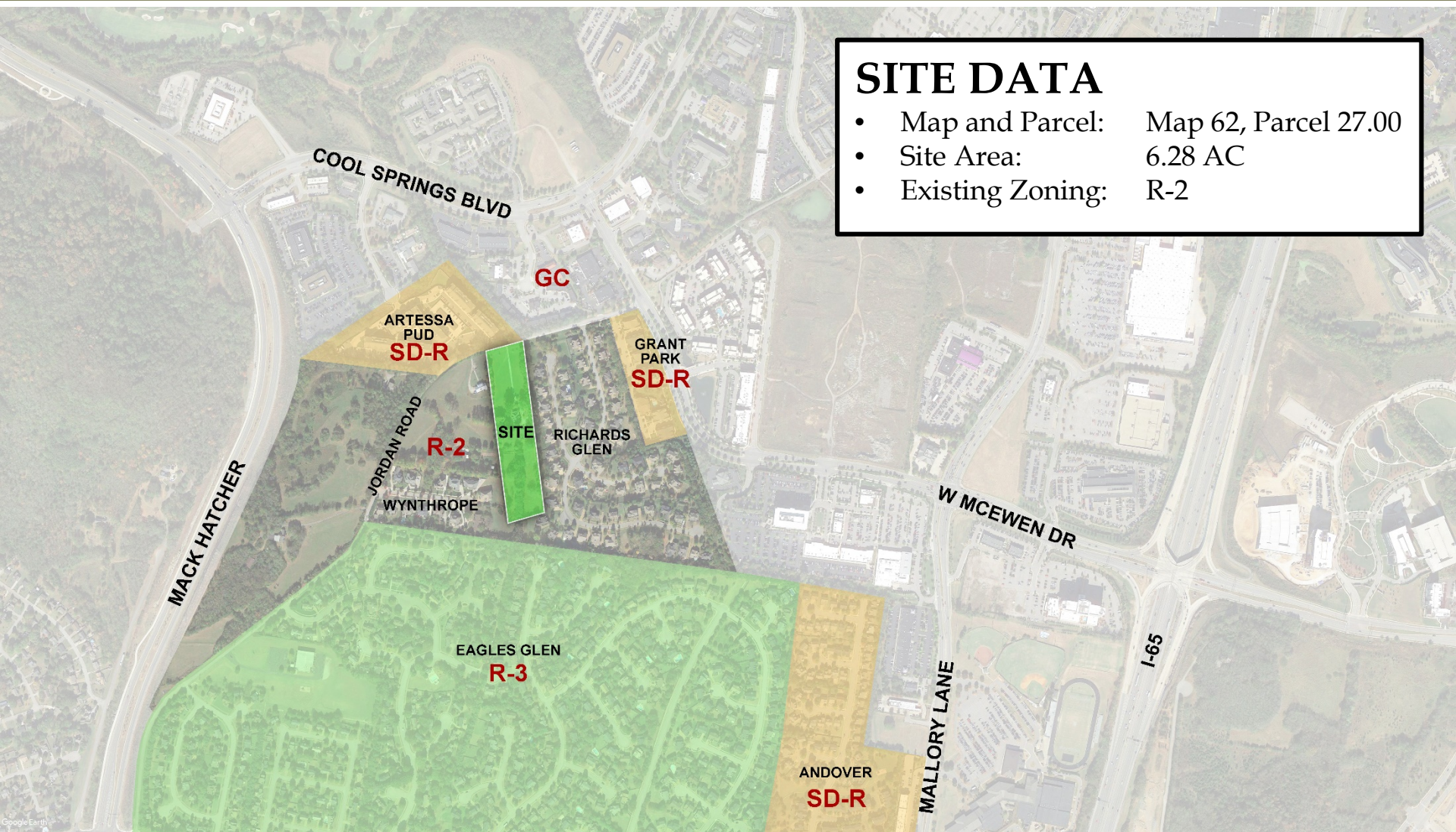
JORDAN ROAD PUD SUBDIVISION

FRANKLIN, TENNESSEE

Joint Conceptual Workshop
June 22, 2017

SITE DATA

- Map and Parcel: Map 62, Parcel 27.00
- Site Area: 6.28 AC
- Existing Zoning: R-2



Location



SITE DATA

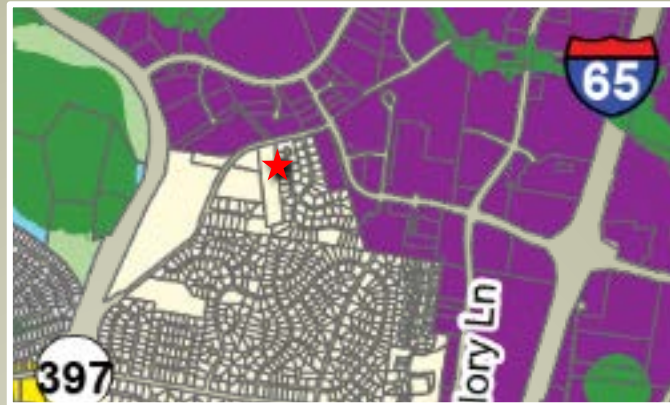
- Existing single family home
- No zoning overlays
- Zoned R-2 (no rezoning request as a part of this PUD)
- Traditional design standards

McEWEN CHARACTER AREA

- New development shall reflect the same character as the established area, but no additional Attached Residential shall be permitted.

ENVISION FRANKLIN

- Proposed Single Family Residential by the Design Concepts Map:



Legend	
	Parcels
	City Limits
	Harpeth River
	Urban Growth Boundary
Design Concepts	
	Development Reserve
	Recreation
	Conservation
	Conservation Subdivision
	Large-Lot Residential
	Historic Residential
	Compact Residential
	Single-Family Residential
	Office Residential
	Mixed Residential
	Multifamily Residential
	Fifth Avenue North
	Main Street
	Neighborhood Mixed-Use
	Neighborhood Commercial
	Regional Commerce
	Industrial Flex

Existing Conditions



Development Program

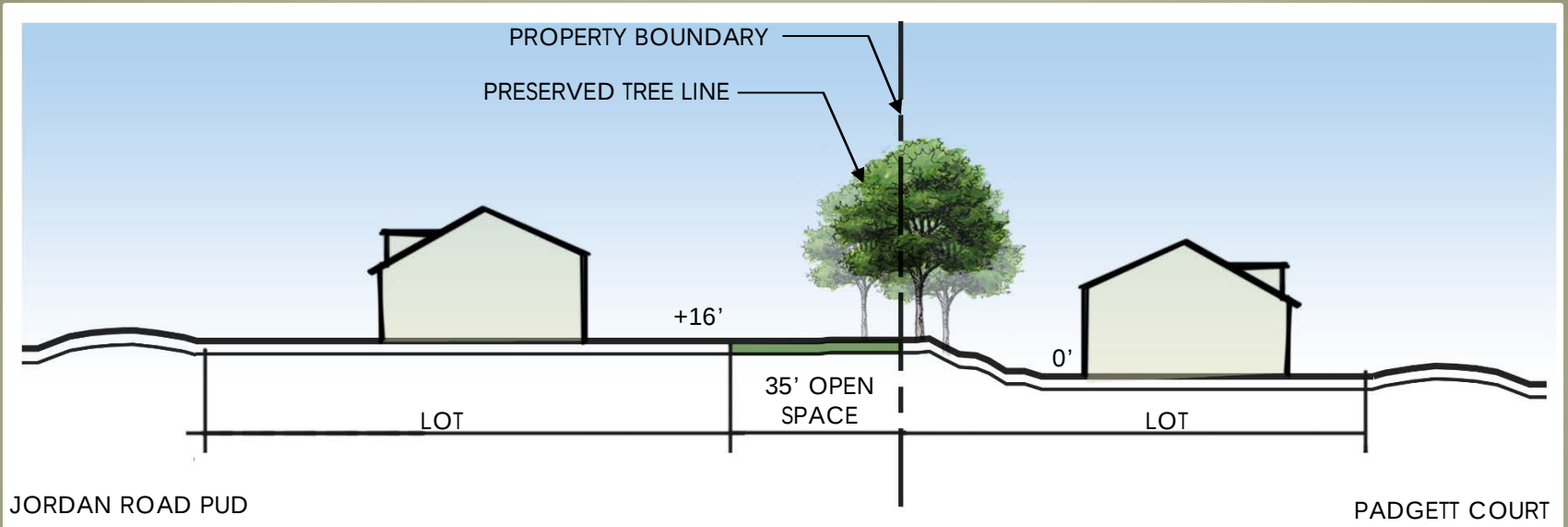
- Compliant with existing R-2 zoning
- 10 single family homes (1.59 DUA)
- Typical lot is 100' wide
- Open space lot to preserve tree line between this development and lots along Padgett Court

Master Plan



NEIGHBORHOOD COMPARISON

- An embankment with an existing tree line separates Jordan Road PUD and Padgett Court.
- A 35' width open lot runs behind the majority of homes



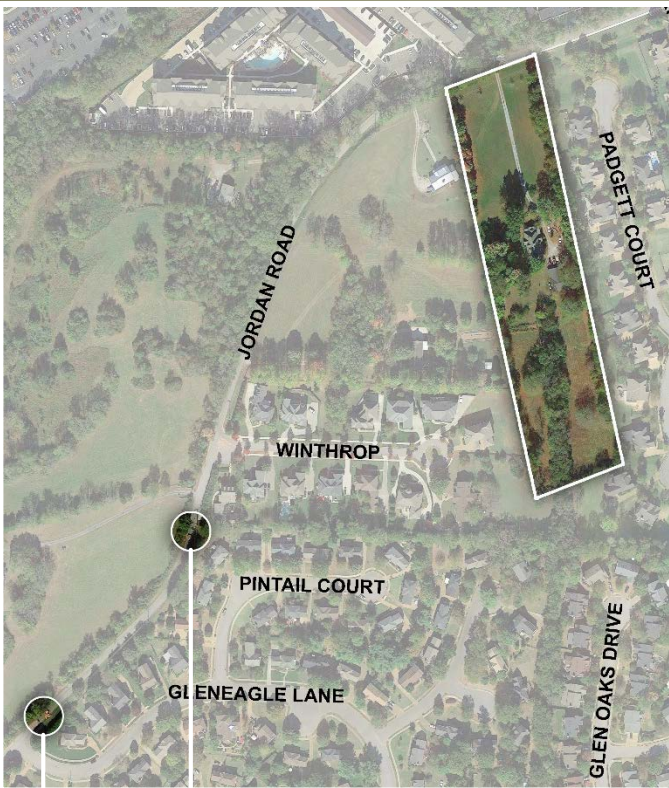
Neighborhood Lot Comparison

Development Plan vs. Preliminary Plat



- Master Plan is compliant with R-2 zoning; however, the applicant will request a Modification of Standards which is only allowable through the PUD process.
- Applicant will request a MOS for cul-de-sac length longer than 500'. Cul-de-sac can be extended up to 1000' with the approval of a MOS, and the use of residential fire sprinklers. Proposed cul-de-sac length is 915'.
- Curb cut to be included for future development to the east. This future development will shorten the cul-de-sac to 236' in length.

Development Plan Process



EXISTING ROAD BLOCKS



EXISTING ROAD CONDITION



**PROPOSED EMERGENCY ACCESS GATE WITH
PEDESTRIAN WALK AROUND ACCESS**

Improved Emergency Access



TYPICAL STREETSCAPE



TYPICAL ELEVATIONS



Homes

- Custom designed homes
- 3,500 sf – 5,000 sf
- 4+ Bedrooms
- 2-4 Garage options

Architecture



Schedule

- Neighborhood Meeting
Date: June 20, 2017
- Pre-application Meeting
Date: June 15, 2017
- Initial Submittal to COF
Date: July 10, 2017
- Anticipated FMPC
Date: August 24, 2017

Next Steps



FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing.

Chickasaw Planned Unit Development Joint FMPC/BOMA Conceptual Project Workshop June 22, 2017



HISTORIC
FRANKLIN
TENNESSEE

Project Attributes

Project Description: Chickasaw Planned Unit Development

Proposed Use: Attached Dwelling & Detached Dwellings

Site Acreage: 6.38

Proposed Number of Units: 61

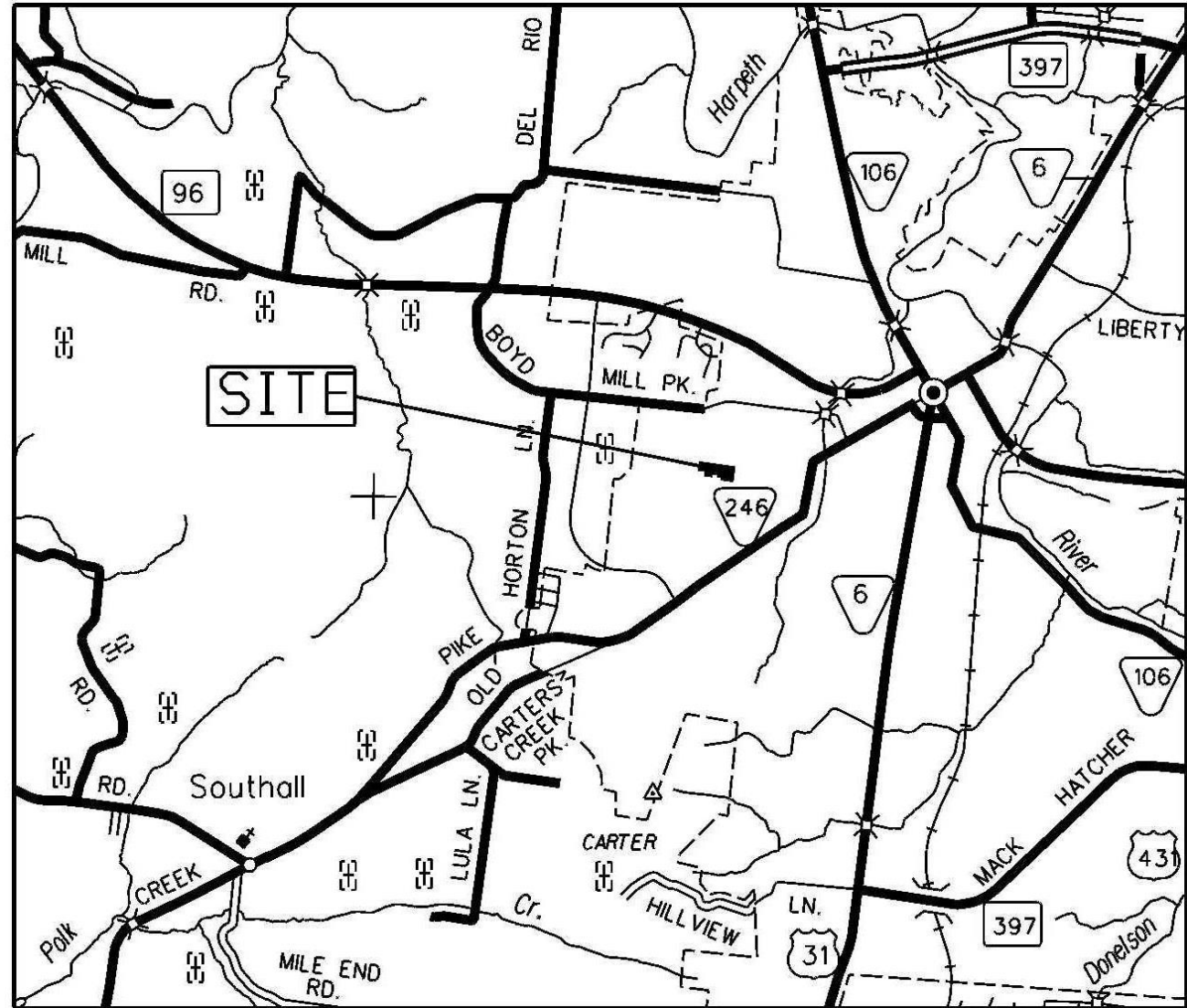
Proposed Senior Living: 48 Units

Existing Residential Attached: 12 Units

Existing Residential Detached: 1 Unit

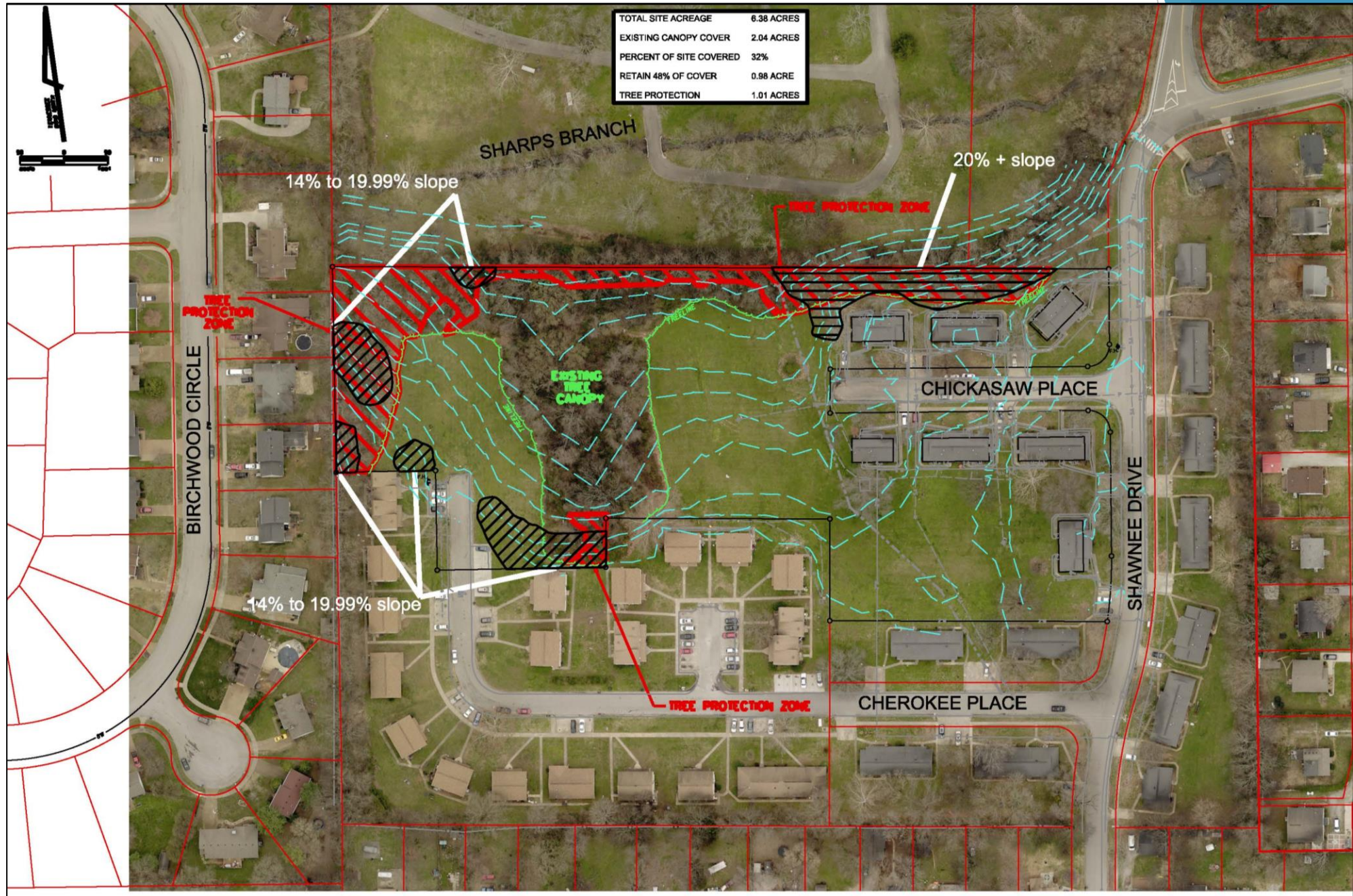
Nonresidential: 0 Units

Overall Density: 9.56 Units per Acre

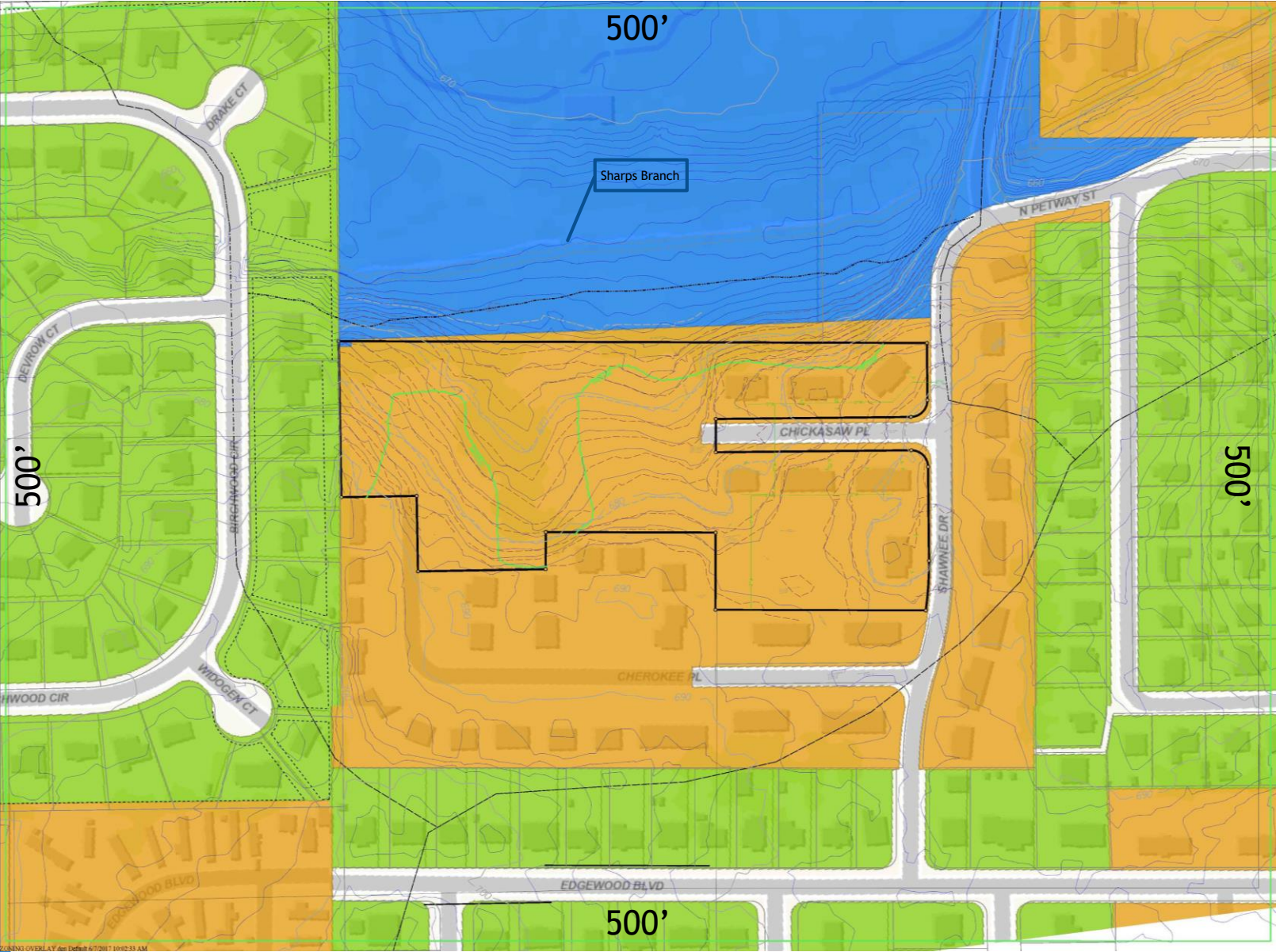


VICINITY MAP
N.T.S.

Physical Features Map



Existing Conditions Map



Development Standard: Traditional

Current Zoning: SD-R

Proposed Zoning: SD-R10

Zoning Overlay: CFCO-3

Zoning Districts

- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

Zoning Overlays Districts

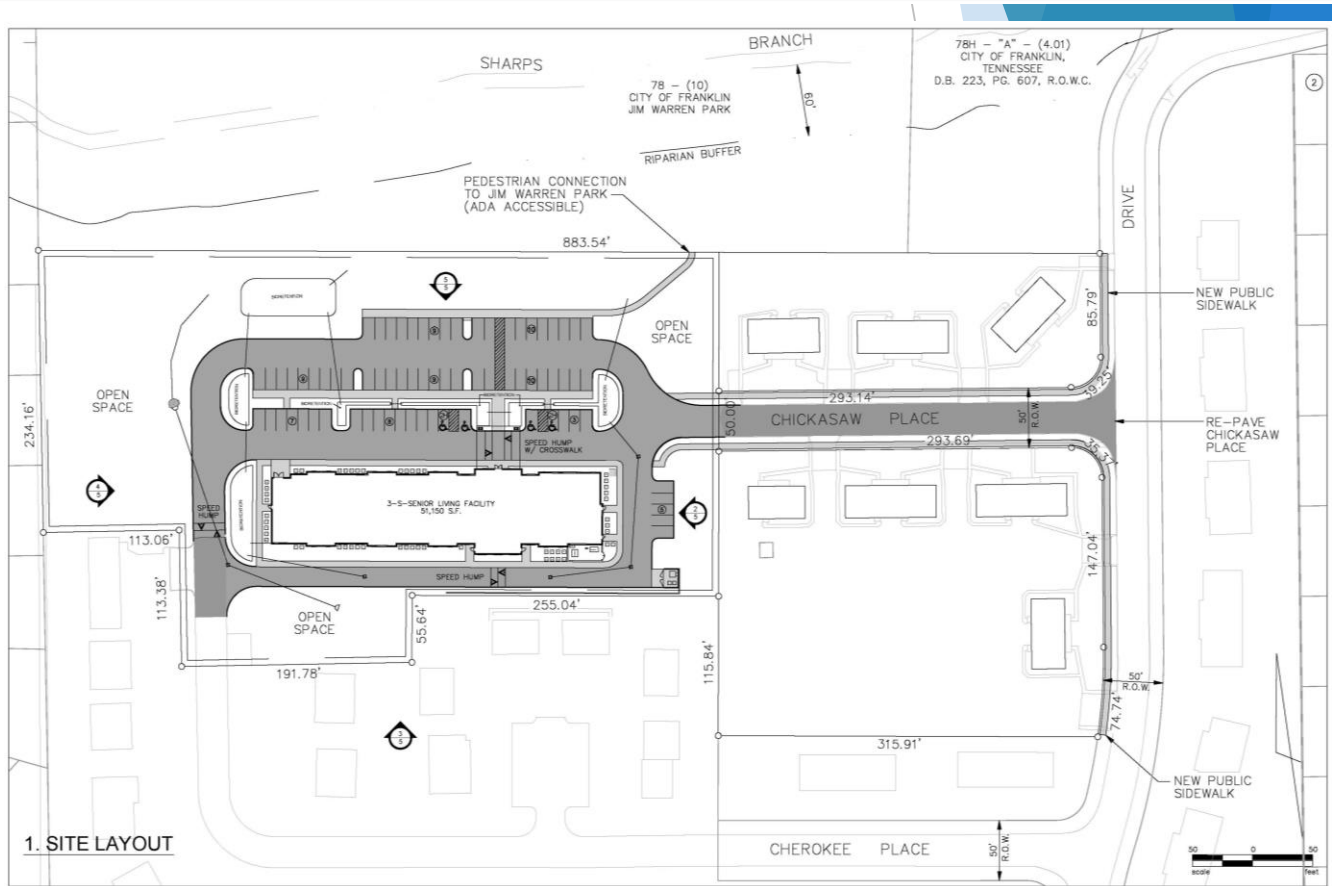
- HPO Historic Preservation Overlay District
- FFO Floodway Fringe Overlay District
- FWO Floodway Overlay District
- HHO Hillside/Hillcrest Overlay District
- 500 ft Buffer of Hillside/Hillcrest Overlay District
- CAO Columbia Avenue Overlay District
- HTO Height Overlay District
- SRO Scientific Research Overlay District

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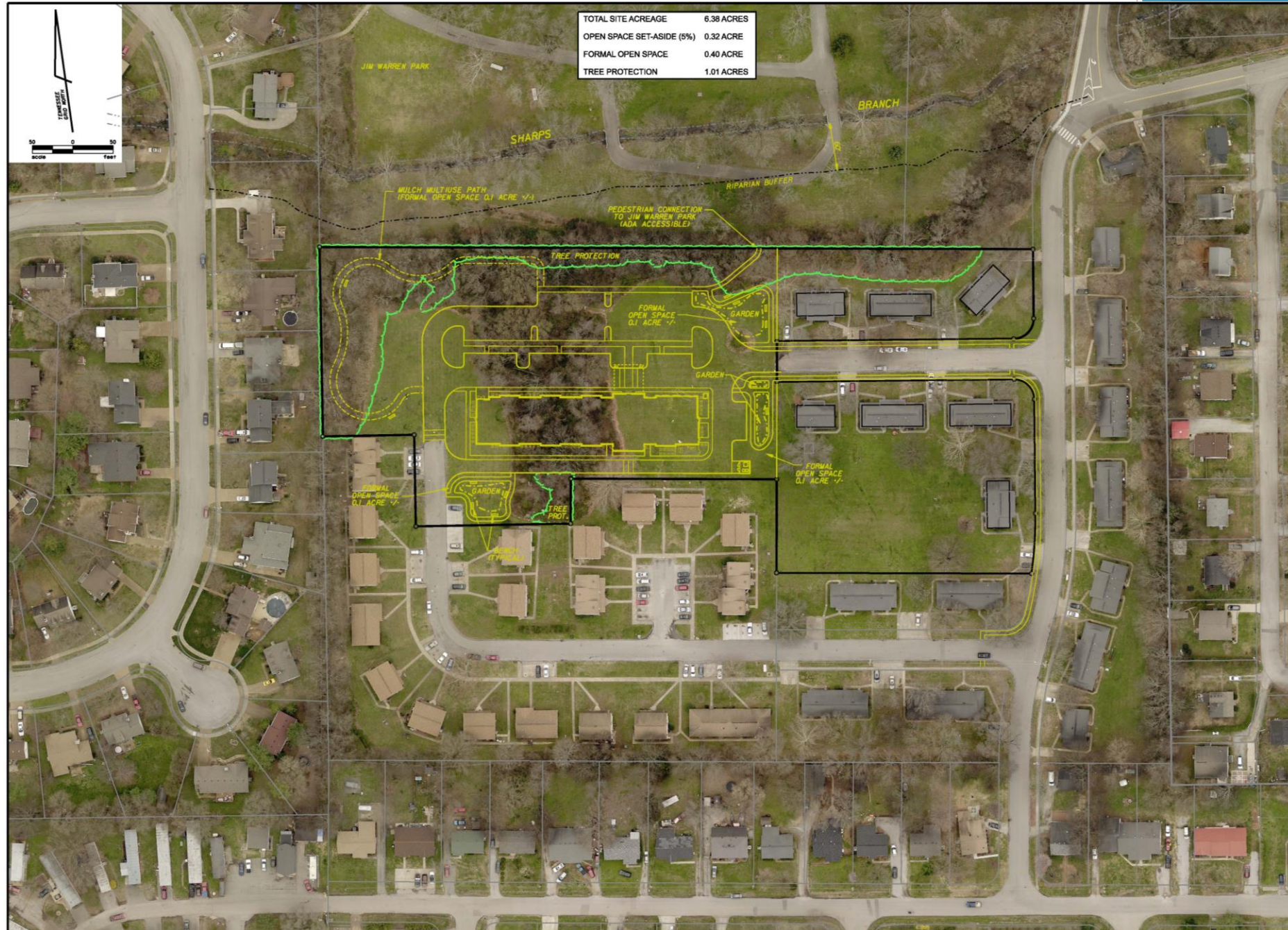
Project Map

Statement of Architectural Intent:

The Franklin Housing Authority will provide a senior living center for Independent and active residents with amenities, services, and access to outdoor gardens and nearby parks. The three-story 48,785 sf facility houses 48 residential units, spaces for community gathering, wellness services, lounge and libraries along with administrative support areas. The exterior consists of a traditional architectural language with durable residential materials including brick and cementitious siding veneers, shingle and metal roofing, and elegant details that help to identify this place as a home.



Open Space/ Parkland



[illegible][illegible]

Preapplication Conference

The Pre-Application Conference on June 1, 2017 included comments generally grouped as follows:

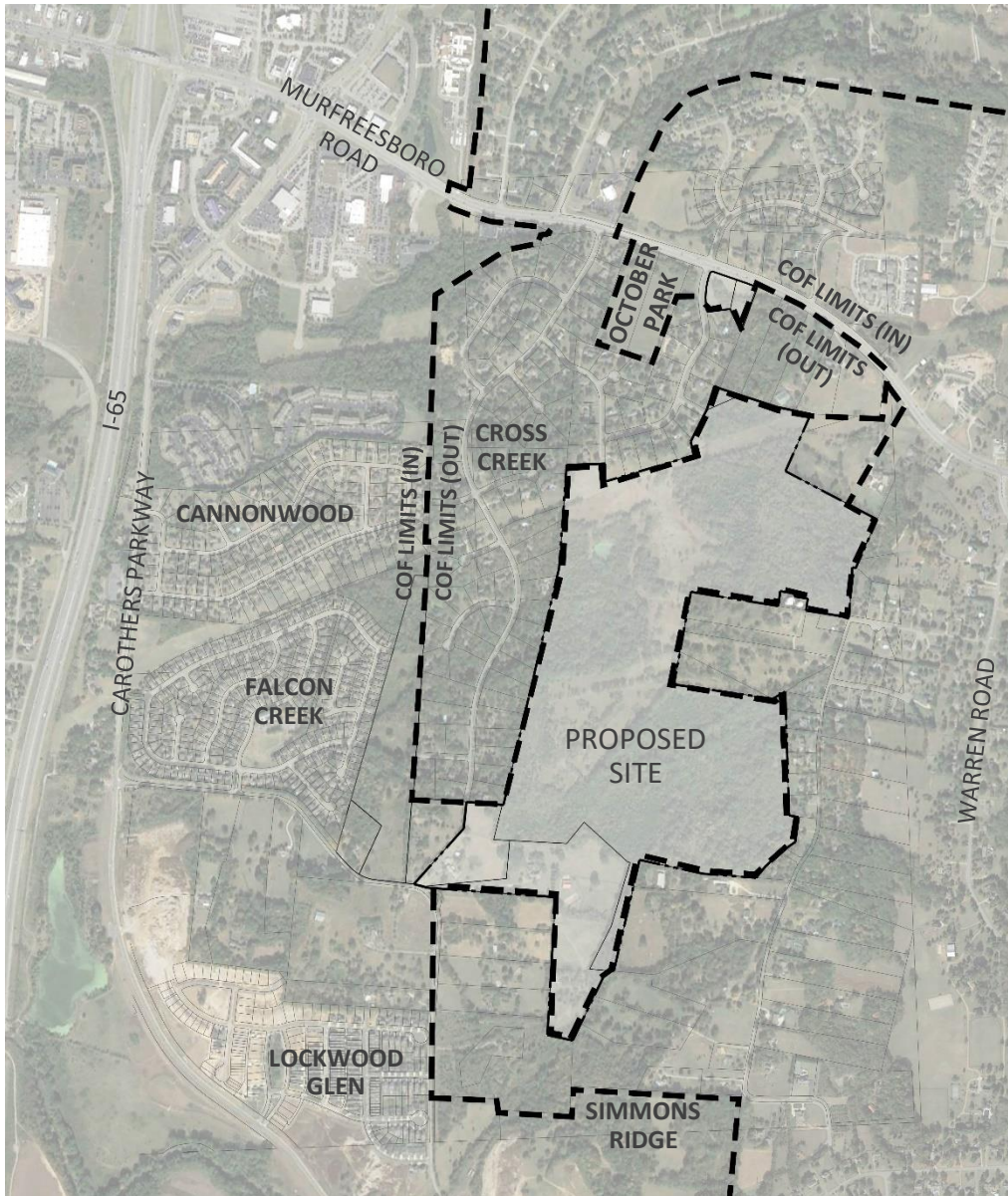
- 1) FHA associates discussed the tax credit funding incentive associated with the project and impact on timeline. It was determined that the reviewed plans are to be re-submitted for July 27, 2017 FMPC.
- 2) Discussion concerning demolition of existing FHA units and replacement with single family housing will be removed from this PUD request.
- 3) Ingress/Egress must allow for 2 access points. This will be accomplished by extension of Chickasaw and Cherokee.
- 4) Speed humps allowable and raised crosswalk to be used on private drive portion.
- 5) Trip generation tables required on layout.
- 6) Public water extension will require a 2-way feed and cannot connect to FHA waterline on Cherokee.
- 7) Street cuts for waterline in public streets requires an overlay.
- 8) Request hydrant flows and provide water service estimates.
- 9) Sanitary sewer concerns on directional routing/velocities eliminated.
- 10) No retaining walls, HVAC pads, etc. can be located in water/sanitary sewer easement.
- 11) Discussed water/sewer easement width relationship to depth of line.
- 12) Stormwater Management discussed concerning stream buffers to be shown, soil type investigation, and detention/retention.
- 13) Replacement of CMP storm piping with RCP.
- 14) Show pedestrian circulation for sidewalk connections to existing as well as walking trails to park.
- 15) Discussed existing tree canopy, tree removal mitigation methods, and Franklin Parks Department contract.
- 16) Discussed park dedication.
- 17) Pedestrian connection to park be ADA accessible.
- 18) Tree canopy along property lines to remain in place.

COLLETTA PARK

Franklin, Tennessee

June 1, 2017
Land Solutions

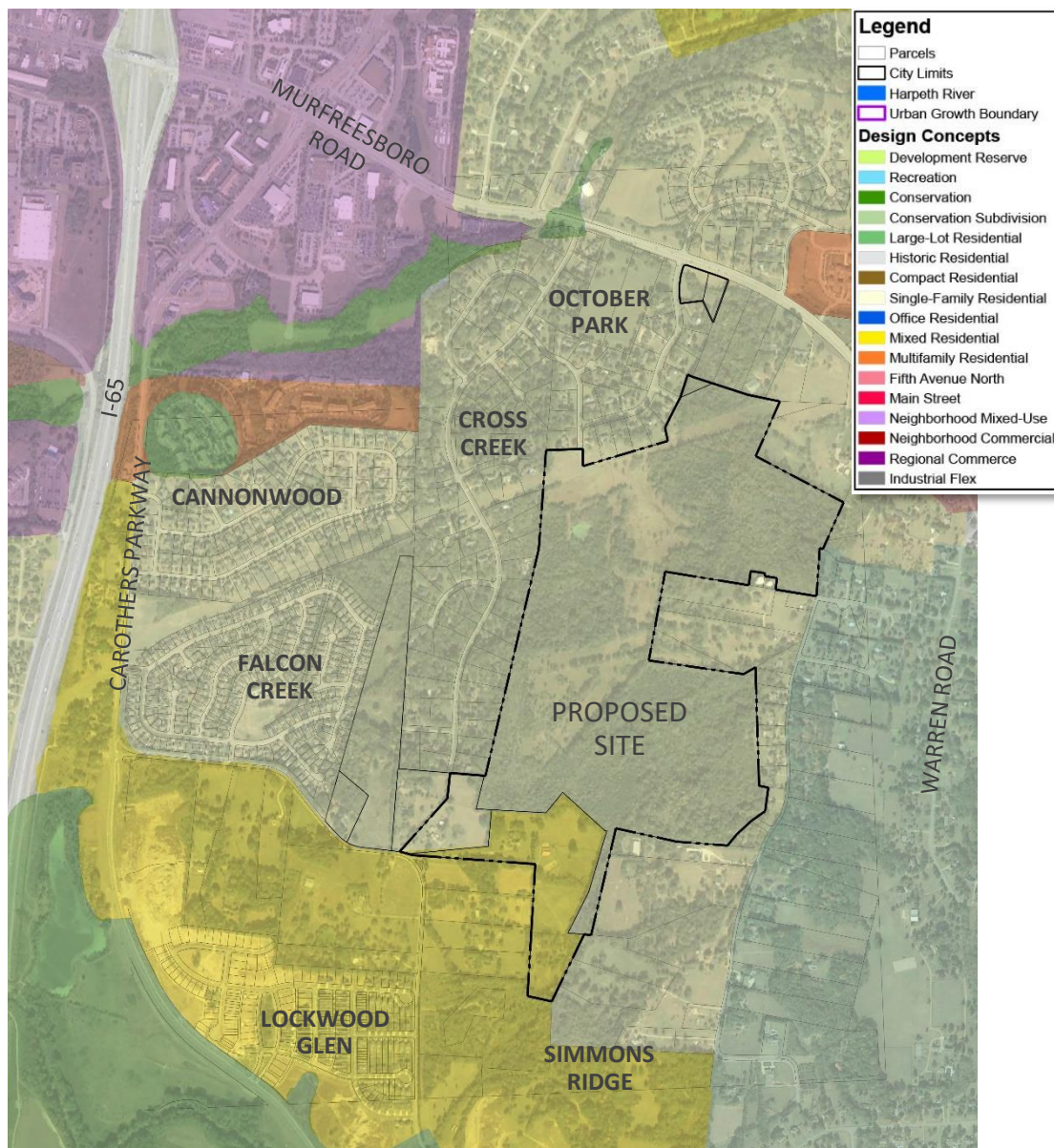




Location

- 5 Parcels
 - 1 – Map 79M B, Parcel 28.00 – 1.51 AC
 - 2 – Map 79 M B, Parcel 29.00 – 1.19 AC
 - 3 – Map 089, Parcel 55.00 – 167.19 AC
 - 4 – Map 089, Parcel 43.03 – 7.04 AC
 - 5 – Map 89, Parcel 43.04 – 22.11 AC
- 199.04 AC Total

Envision Franklin



Mixed Residential

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses.
- New development should transition from existing development patterns in adjacent neighborhoods.

Single Family Residential

- Consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes.
- New developments should transition from the existing developments patterns in adjacent neighborhoods.



Master Plan

- 264 Units
- 1.32 Overall D.U.A.



North Section

- Lots are a minimum of 1 AC
 - Average lot size = 1.3 AC
 - Side-loaded garages
- Connection to Stanford Drive
 - (Pending Williamson County Highway Commission approval)
- No connection to Beacon Hill Drive
 - (Requires Modification of Standards)



North Section Architecture





Mid Section

- Transitional lot sizes (Typical or average)
 - Side or front-loaded garages
- 80' Buffer on western lots adjacent to Cross Creek
- Natural Ridge separates east side of site from Cross Creek Neighborhood
- Natural Preservation Areas

Ridge Cross-Section





Mid Section Architecture



South Section



- Varying lot widths (55' to 135')
 - Front & side-loaded garages
- Pocket Parks
- Amenity Area
- Adjoins preservation area to east



South Section Architecture

- Variable lot sizes permit mixture of housing types
- Supports Envision Franklin's "Inclusivity"
- Pocket parks enable passive recreation and act as gathering points



Nature Trails

Amenity
Area

South Section Architecture



Lot widths vary from 55' to 135'

McEwen Section



- 40'-50' Lot widths
 - Alley-loaded garages (With 11 front-loaded garages lots on Eastern Boundary)
- Pocket Parks
- Connection to South Carothers Road

McEwen Section Architecture



Future Connectivity

Future
Expansion and
connection to
South
Carothers Road

Future
connection to
Simmons Ridge



Future
connections to
Warren Road

Open Space



Nature Trails

- Amenity Area
- Nature trails
- Walkability
- Environmental Preservation



Amenities



Character Areas

80' Landscape
Buffer

Lot area 1 AC or
greater to be
consistent with
adjacent
properties

**Seward Hall
Character Area**
(1 DUA proposed
in this character
area)

Natural
Preservation
Areas

Lot sizes to
transition
between 1 AC lots
to McEwen
Character area

**McEwen
Character Area**

- **Seward Hall Character Area (SWCO-3)**
 - May comply with Subsection 5.3.85, Conservation Subdivision
 - New development shall reflect lot area, setbacks, and scale of surrounding developments
 - Development shall be restricted to detached residential dwellings on lots with a minimum lot area of 1 to 5 acres
 - Well integrated network of connected open space and parks
 - Smaller lots may be allowed pursuant to PUD development plan approval process
- **McEwen (MECO-6)**
 - Development shall reflect lot area, setbacks, and scale of existing developments



Next Steps

- Williamson County Highway Commission
 - TBD
- Pre-application Meeting
 - TBD
- Neighborhood Meeting
 - TBD
- Initial Submittal
 - July 10, 2017
- Anticipated Planning Commission
 - August 24, 2017