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, May 24, 2018 | **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, May 24, 2018 at 5:30 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. 18-0520 (5:30 - 5:50 pm) Development Plan proposing a master plan and expansion of Christ Community Church, on 48.99 acres, located at 1215 Hillsboro Road.

Attachments: Christ Community Church

2. 18-0518 (5:50 - 6:10 pm) Discuss Envision Franklin amendment request, from Development Reserve Design Concept to Conservation Subdivision and Mixed Residential for the properties located at and near 4417 and 4468 Murfreesboro Road.

Attachments: Mayes Creek_Smiths Amendment

3. 18-0519 (6:10 - 6:30 pm) Discuss Envision Franklin amendment, from Development Reserve Design Concept to Mixed Residential, Large-Lot Residential, and Conservation Subdivision for properties located in the Mayes Creek Drainage Basin, located generally along Murfreesboro Road (96E) in the eastern part of the Franklin Urban Growth Boundary.

Attachments: Mayes Creek May JCW 2018

OTHER BUSINESS

Christ Community Church

1215 Hillsboro Road

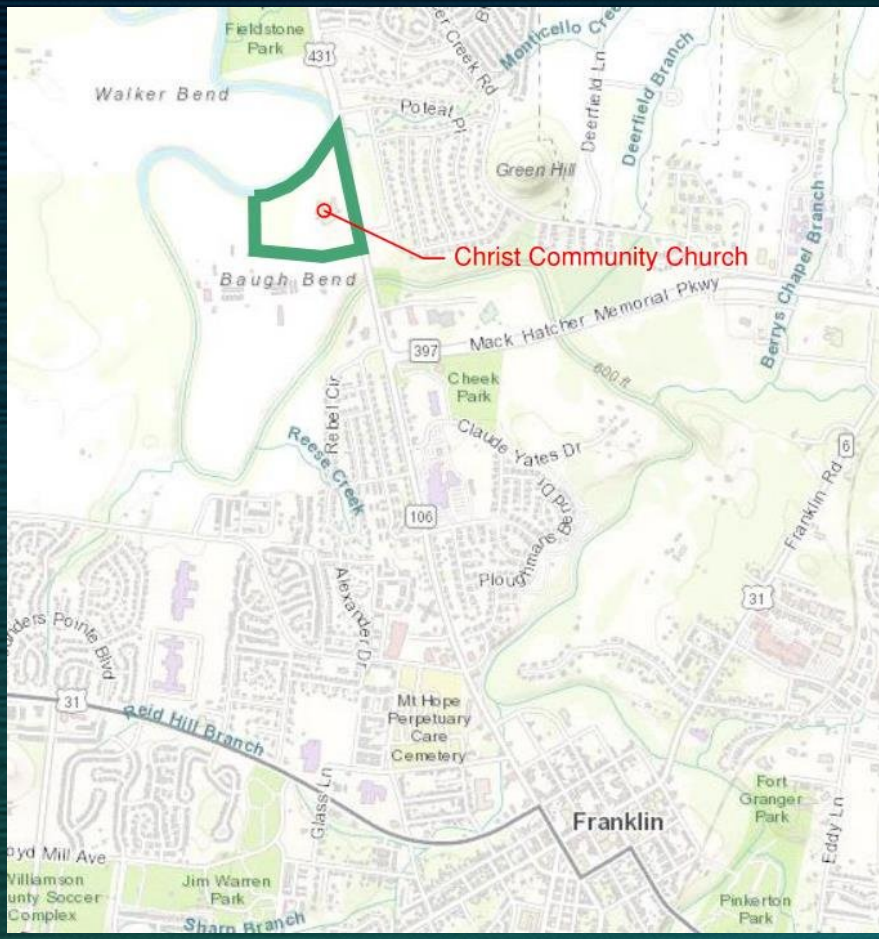
Re-Zone to CI & PUD Development Plan

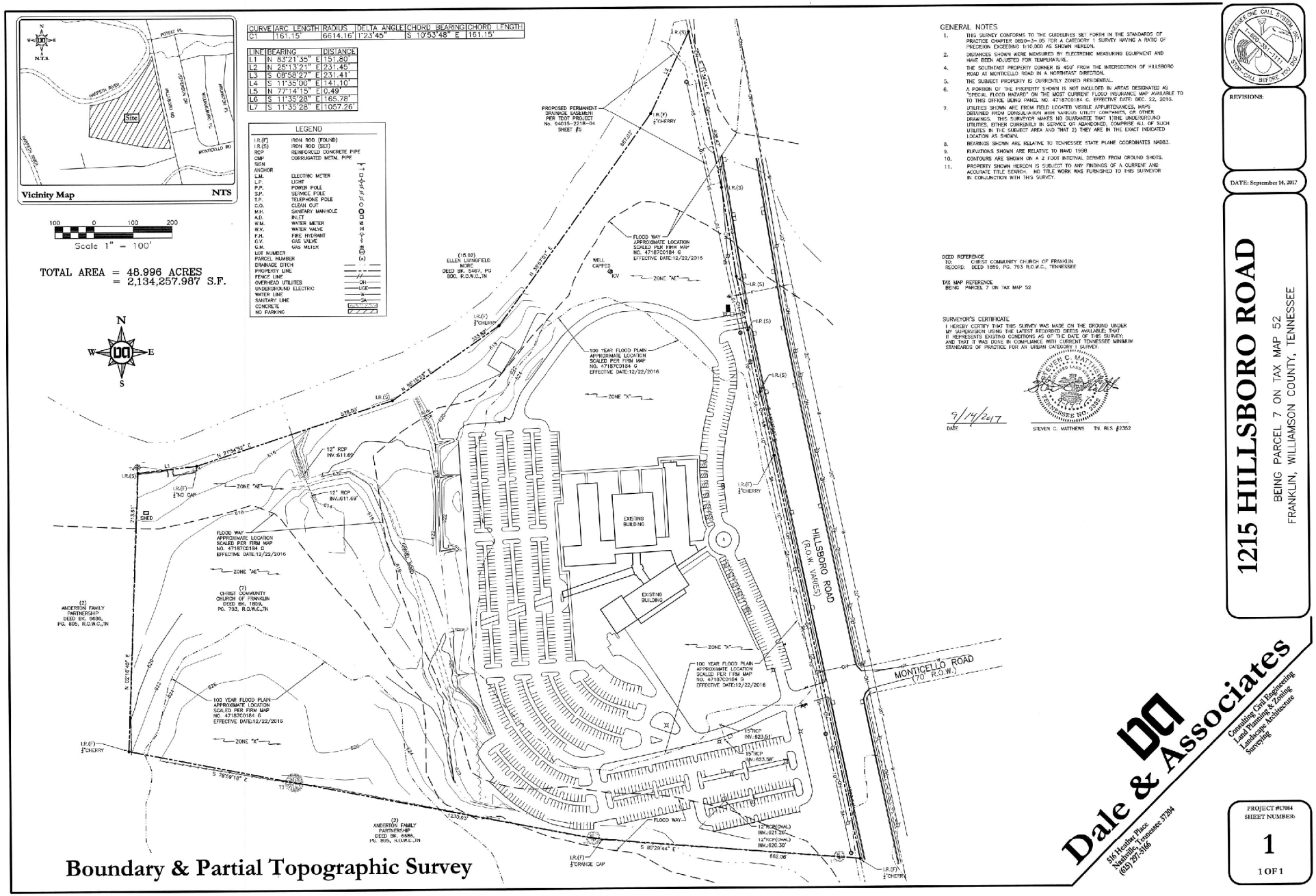
perty Data

ting:
otal Area: 48.99 Acres
oned: Estate Residential (ER)
otal Area of Building: 83,000 Sq Ft
ses: Religious Institution, Assembly, Day Care,
ecreation, Community Garden, Counseling

oosed:
ezone to Civic Institution (CI)
otal Area of Buildings: 164,000 Sq Ft
ses: Religious Institution, Assembly, Day Care,
ecreation, Community Garden, Counseling

ose:
purpose of this filing is to bring the property up to the
opriate zoning, and also establish a new overall Master
for the Church Campus.





Boundary & Partial Topographic Survey

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP! CALL BEFORE YOU DIG!

REVISIONS:

DATE: September 14, 2017

1215 HILLSBORO ROAD

BEING PARCEL 7 ON TAX MAP 52
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #17084
SHEET NUMBER:
1
1 OF 1

MATHENY GOLDMON
ARCHITECTURE + INTERIORS

CHRIST COMMUNITY CHURCH
MASTERPLAN

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ARCHITECTURE + INTERIORS

CHRIST COMMUNITY CHURCH
MASTERPLAN

MAYES CREEK

Joint Workshop Meeting

Land Use Plan Amendment

May 2018

Catalyst Design Group

Haury & Smith Contractors

Family History & Vision

The Ravenswood Farm has been held within the Smith Family for over forty years. During this time, it has served as a working farm with family members residing on the property.

With time comes transition within families. The elders of the Smith Family, Reese, Steve and Mark, have a vision for this property to be developed in a manner reflective of their stewardship for the land and as a testament to forward-thinking development practices.

The family welcomes partnering with the City of Franklin to create a memorable gateway to the community on its eastern corridor. Mayes Creek will be a legacy project that will define Haury & Smith Contractors, Inc. and the City of Franklin for years to come.

Design Principles

- Establish a gateway for one of the last remaining entry points into the City of Franklin reflecting quality planning and development.
- Protect the areas natural beauty through enhancing scenic corridors and viewsheds and connecting them to open space and greenways being preserved along Mayes Creek.
- Create neighborhoods that are vibrant and pedestrian friendly with an interconnected trail system open to public use.
- Strategically locate a Neighborhood Commercial node to minimize convenience shopping trips on Hwy. 96 and offer amenities to local residents.

Gateway

- Create an ‘Eastern Gateway’ into the City of Franklin that embraces its agrarian heritage – similar to Westhaven on the City’s western border.
- Preserve and enhance the rural aesthetic of the area.
- Maintain a minimum 150’ setback along Hwy. 96 to preserve trees and meadows within the immediate view shed.

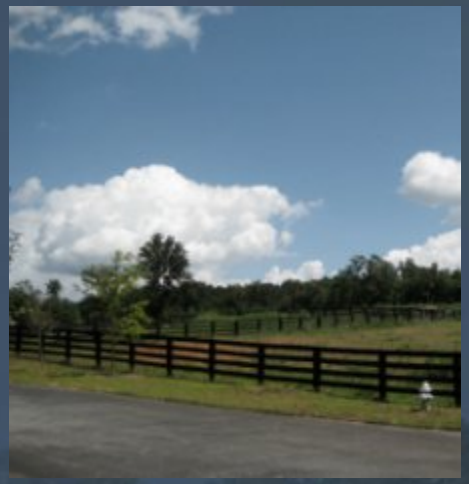
- Murfreesboro Road/State Route 96 is one of the last undefined gateways into the City of Franklin.

Open Space

- Approximately 210 acres of parks, open space, common areas and amenities.
- Over 4-miles of trails, sidewalks and multi-use trails.
- Connection to neighborhood commercial via pedestrian path below Murfreesboro Road (via Smith/TDOT negotiation).

Open Space

- Provide interconnected greenspace and open space for public use.
- Protect the sites natural habitat and scenic views.
- Create a trail system linking community neighborhoods with the commercial center and Fly Park.



- Over 40% of the total site acreage will be dedicated open space.

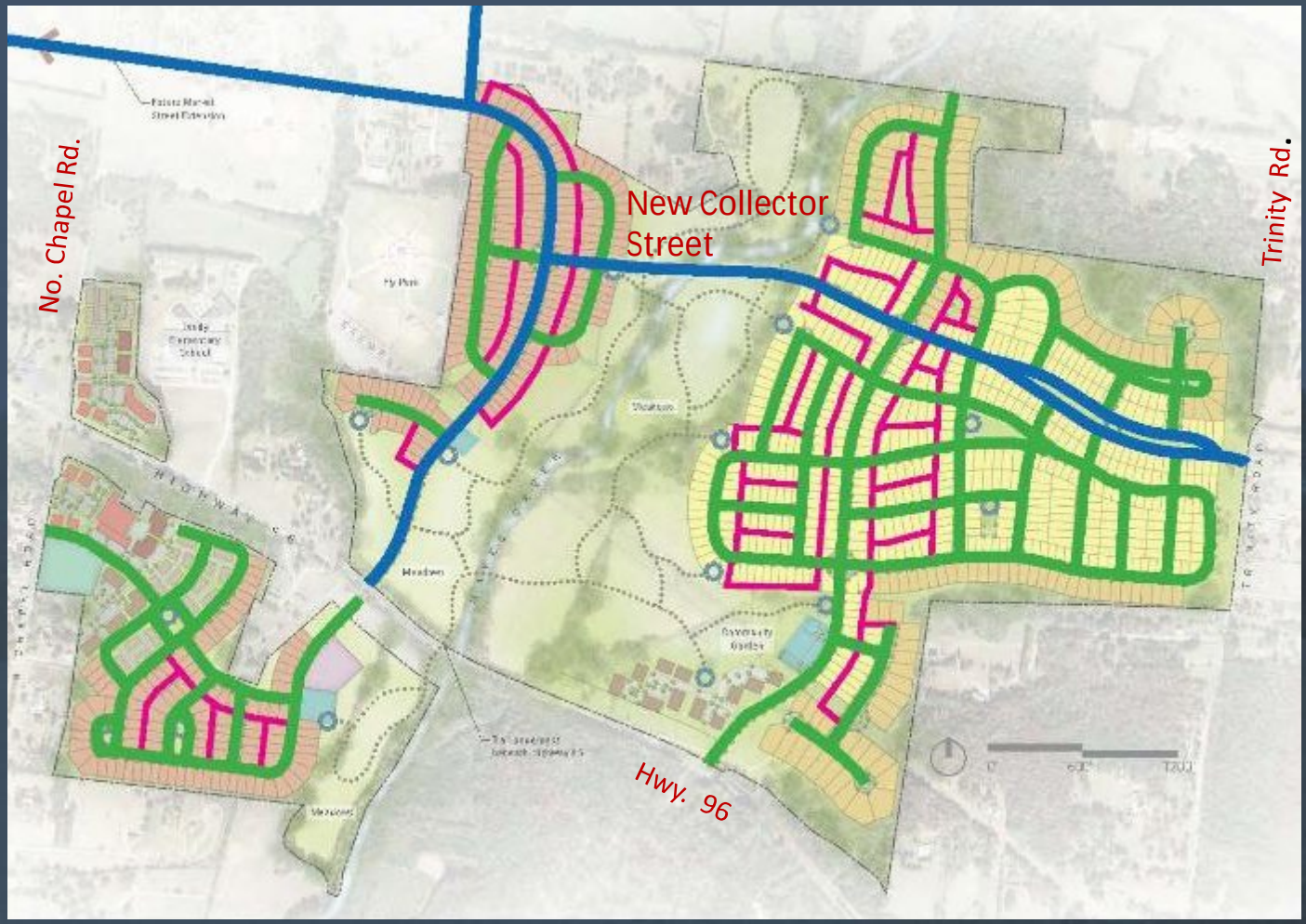
Connect Franklin

- Hwy. 96 widening been bid out with ROW already acquired. Includes a pedestrian connection between the northern and southern parcels.
- Project #72 Connects North Chapel Road to Trinity Road with a 2-lane roadway with a pedestrian sidewalk and multi-use trail.
- Project & 73 Extends North Chapel from Murfreesboro Road to Wilson Pike with a 2-lane roadway with a pedestrian sidewalk and multi-use trail.

- Requires Approximately 6 total acres of ROW land dedication within Mayes Creek.

Vehicular Circulation

- Extension of a New East/ West Collector Road from No. Chapel Rd. to Trinity Road.
- Extension of a New North/South Collector St. from North Chapel Rd. to Hwy. 96



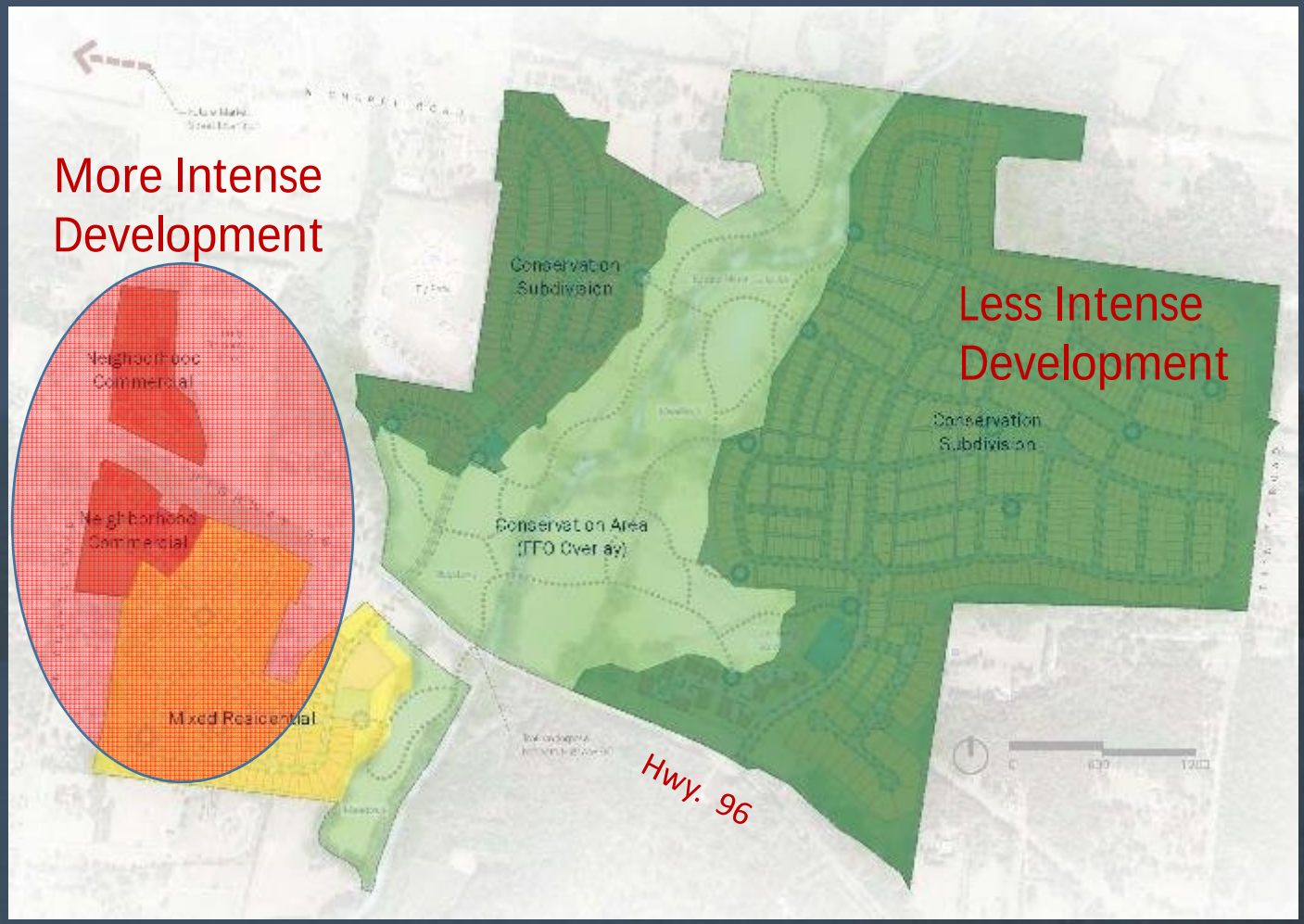
Master Plan

- 957 Single Family Homes.
- 249 Condos.
- 120 Townhomes.
- Assisted Living Facility (100 Beds).
- 250,000 SF of Commercial / Retail.
- Approximately 210 Acres of Open Space.

How Mayes Creek Fits Within the Proposed Land Use Policy

Policy Goals:

- Transition Intensity of Development with Distance from Hwy. 96
- Apply Conservation Policy to Areas with Floodplain, Slopes, Etc.



Neighborhood Commercial

- Policy Allows for Varied Building Types Including Local Commercial, Professional and Transitional Office and Institutional
- Create a vibrant shopping district that fulfills both convenience retail needs and casual dining
- Interconnectivity with Residential Via Underpass Beneath Hwy. 96 Allows Residents Access Via Walking, Biking and Golf Carts

- Proposed Building Height Standard of a Maximum of (3) Stories. Buildings on the Perimeter Shall Appear within ½ Story of Surrounding Building Heights.

Mixed Residential

- Policy Allows for Varied Building Types Including Big Houses, Townhouses, Attached Residential and Single Family Homes
- Create vibrant, pedestrian friendly neighborhoods that are interconnected with a trail network.
- Provide housing choices with multiple price points and product types.
- Accessibility to parks, schools and enhanced open spaces.

- Current Building Height Standard of a Maximum of (3) Stories. Buildings on the Perimeter Shall Appear within ½ Story of Surrounding Building Heights.

Conservation Subdivision

- Policy Allows for Primarily Single Family Residential Homes with Secondary Uses Including Big Houses and Attached Residential
- Preserve 50% of the Land in Open Space
- Create vibrant, pedestrian friendly neighborhoods that are interconnected with a trail network.
- Accessibility to parks, schools and enhanced open spaces.

- Proposed Building Height Standard of a Maximum of (3) Stories. Buildings on the Perimeter Shall Appear within ½ Story of Surrounding Building Heights.

Estimated City Revenue

Total Estimated Fees

Single Family Residential Fees.....$26,600,000

Townhome Residential Fees.....$8,500,000

Special School Assessment.....$13,600,000

Neighborhood Commercial.....$1,400,000

Total Estimated Fees.....$50,100,000

City Taxes

Current -

City Property Taxes.....$0 /year

Post Development -

City Property Taxes.....$850,000+ /year

Benefits

- Provides for planned development that supports the vision of the City of Franklin as a major gateway into the community
- Supports Connect Franklin with ROW dedication and development of major collector roads to improve connectivity and traffic patterns
- Provides land for construction of Fire Hall to provide fire protection to growing parts of the City of Franklin
- Provides a mix of residential types including active adult cottages
- Serves as a major financial component for extending sewer service to the eastern portion of the UGB.
- City of Franklin will realize significant fees and property tax revenues as property develops

Question & Comments

Haury & Smith Contractors, Inc.
(615) 383-9070

Catalyst Design Group
(615) 866-2410

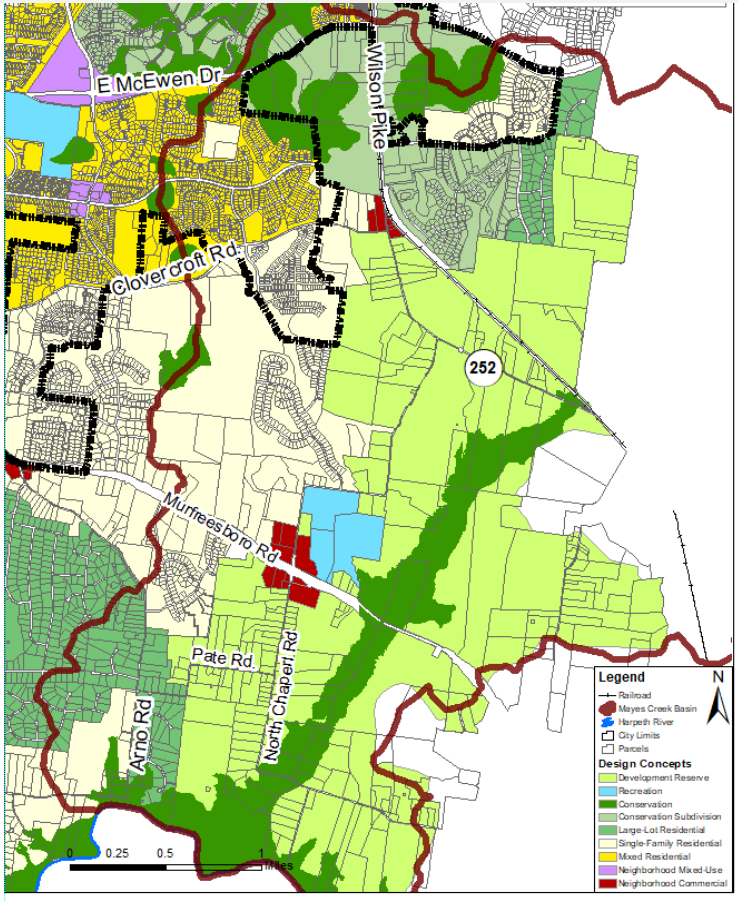
MAYES CREEK BASIN STUDY

ENVISION FRANKLIN AMENDMENTS

MAY 24, 2018 JOINT CONCEPTUAL WORKSHOP

Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presented Results at January 25th, 2018 Joint Workshop
- February 6, 2018 Mobile Workshop for Staff, FMPC, and BOMA members
- February 22, 2018 Joint Conceptual Workshop
- May 23, 2018 Neighborhood Meeting
- May 24, 2018 Joint Conceptual Workshop
- June 28, 2018 Planning Commission Meeting
    - **Two separate amendment requests**

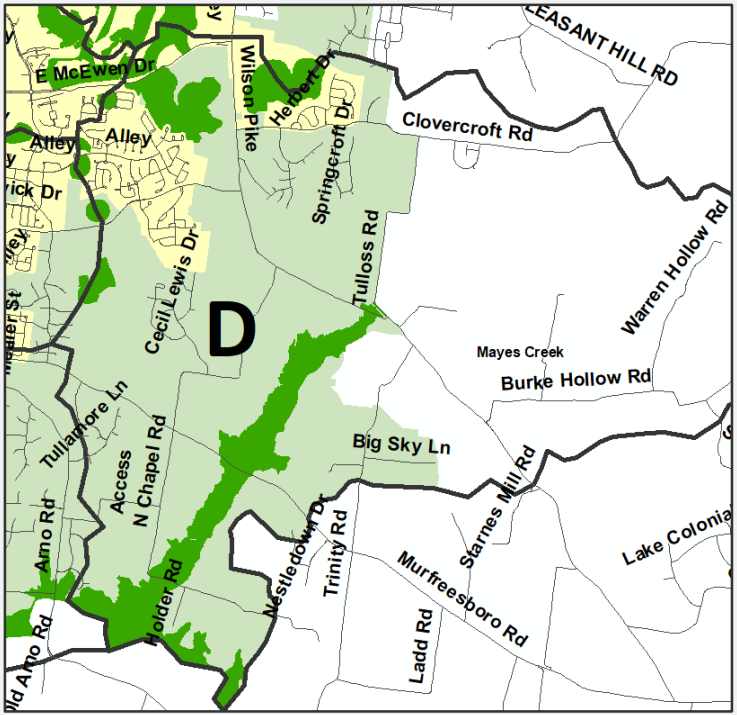


Existing Design Concepts

Combination of Single-Family Residential, Large-Lot Residential, and Development Reserve

- Maintains one unit on two acre minimum lot size for most of the UGB
- The community's desired vision as expressed at the open house and through the survey;
- Supports single-family uses for Ingraham/Hutcheson properties;
- Preserves Neighborhood Commercial node planned for North Chapel Road & 96E;
- Properties most likely to develop in the County and not pursue annexation;
- **Current infrastructure does not support development**

From Annexation & Growth Policy Special Work Session



Mid-Term Capability

Development Potential: Significant amount
--Within UGB (3,500 acres)
--Outside of UGB (4,350 acres)

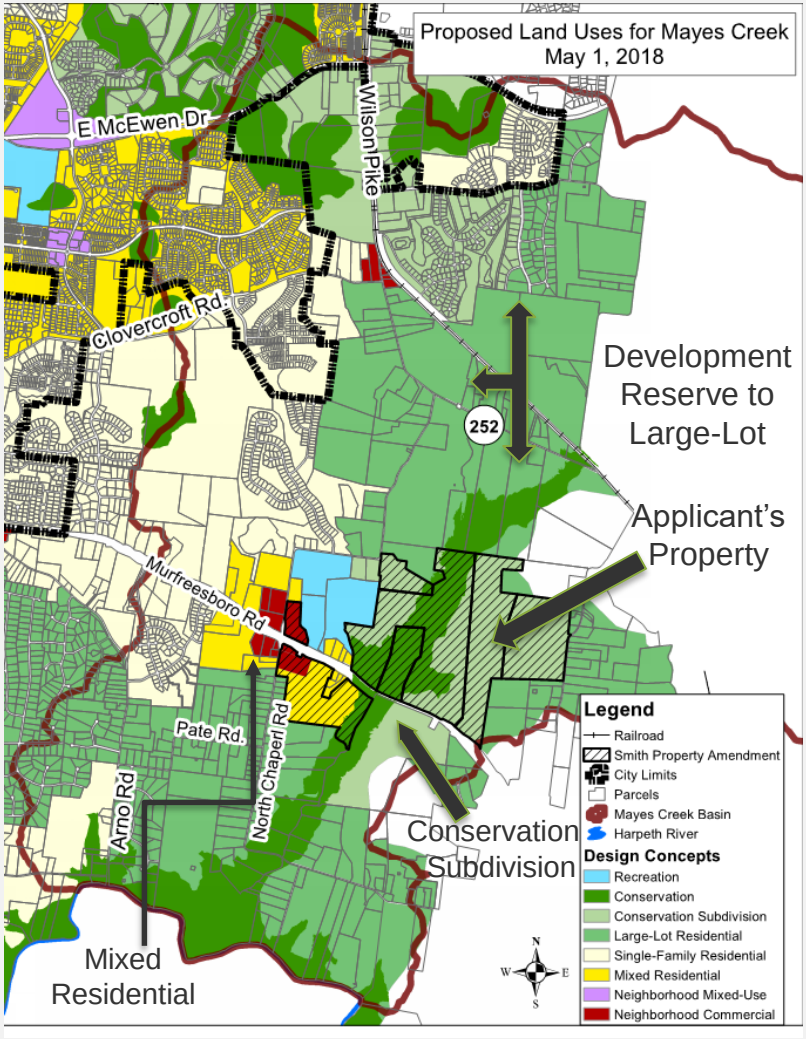
Future Land Use:
-- Likely residential with commercial nodes

Sewer Service:
-- Could be served with gravity sanitary sewer
-- Major sewer extension/investment needed

Road Infrastructure:
-- Murfreesboro Rd in State TIP this fiscal year
-- McEwen Drive extension is near term
-- Wilson Pike is mid-term (up to State)
-- Arno Road improvement is long term
-- Liberty Pike extension is long term

Emergency Services:

New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.



Proposed Changes if Smith's Amendment is Approved & Sewer can be Extended:

- Hatched area represents the Smith's
- Mixed Residential buffering the commercial uses at North Chapel Road;
- Conservation Subdivision for the property south of 96E.
- Re-designates remaining Development Reserve to Large-Lot Residential to reflect existing County zoning.

Envision Franklin Design Concepts Defined:

- **Single-Family Residential:** detached residential homes with a range of lot sizes;
- **Large-Lot Residential:** minimum lot size of one-acre or more
- **Conservation Subdivision:** minimum 50% open space and primarily detached single-family homes, but duplexes and big houses could also be secondary uses;
- **Mixed Residential:** supports mix of townhomes, duplexes, “big houses”, and single-family;
- **Neighborhood Commercial:** active commercial uses at key intersections and could include a nail salon, drug store, restaurants, small grocery, day care center, and gas station among other uses.
- **Development Reserve:** includes areas along the fringes of the Franklin UGB and characterized by agricultural and low density residential uses; growth policy is currently single-family residential on lots of two acres or more.
- **Conservation**: mostly floodplain and steep slopes;

- **Municipal Growth Area 1 (MGA-1):** County zoning for most of the UGB in the Mayes Creek Basin and allows single-family residential on one-acre or more.