



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, April 23, 2015

5:00 PM

City Hall Training Room

Joint Workshop

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, April 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

NEW BUSINESS

- 1. [15-0372](#)** (5:00-5:30pm) Review and Discuss the 2014 Development Report.
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [2014 Development Report](#)
- 2. [15-0373](#)** (5:30-6:00pm) Review and Discuss the Family Legacy PUD Subdivision, which proposes an 8,550 square foot funeral home and a 24,000 square foot commercial building on 22.72 acres, located at 554 and 562 Franklin Road.
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Family Legacy PUD Joint Workshop Presentation](#)
- 3. [15-0374](#)** (6:00-6:30pm) Review and Discuss potential surplus property and associated development proposal by the Community Housing Partnership, for the property located at 405 5th Avenue North (the City-owned Hill property).
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Housing letter](#)

OTHER BUSINESS

2014 Development Report



H I S T O R I C
F R A N K L I N
T E N N E S S E E

Compiled by the Department of Planning and Sustainability

www.franklinton.gov

Additional related resources include:

www.williamsoncounty-tn.gov

www.williamson-franklinchamber.com

www.visitwilliamson.com

www.census.gov

Board of Mayor and Aldermen

Dr. Ken Moore, Mayor

Beverly Burger, 1st Ward

Dana McLendon, 2nd Ward

Mike Skinner, 3rd Ward

Margaret Martin, 4th Ward

Clyde Barnhill, Alderman At Large

Brandy Blanton, Alderman At Large

Pearl Bransford, Alderman At Large

Ann Petersen, Alderman At Large

Franklin Municipal Planning Commissioners

Mike Hathaway, Chair

Roger Lindsey, Vice Chair

Marcia Allen

Jimmy Franks

Lisa Gregory

Scott Harrison

Alma McLemore

Michael Orr

Ann Petersen, Alderman

2014 Development Report—Interesting Facts

- The City grew by an estimated 2.8% to a population of approximately 70,700.
- Based on the growth rate, the City is projected to have approximately 85,000 residents by 2020.
- In 6 years, that would be an additional 14,000 residents.
- 61.01 acres were annexed in 2014, bringing the total size of the city to 41.6 square miles.
- New residential developments approved this year totaled 1,469 units.
- 1,122 of the 1,469 dwelling units approved this year (76%) were apartments .
- Approximately 900 new residential units were constructed in 2014.
- 9,849 residential units are in pipeline for construction, which is almost a third of the City's existing housing stock (30,323).
- The City averages about 10,000 units in the pipeline in any given year.
- Over the last 10 years, about 7,500 dwelling units have been added to the City's housing stock.



2014 Development Report-Letter from the Mayor

Dear Franklin,

We are here at the end of another exciting year for our city. Franklin has continued to be a destination for people and families to live. We are a community that is recognized for its quality of life, as well as a destination for jobs.

It has been a busy year. Franklin was ranked 14th fastest growing city in nation. The city was also named “Best Southern Town” by *Garden and Gun* magazine. As one of the safest communities in Tennessee, Franklin witnessed an all-time low in crime.

City investment highlights include the completion of Mack Hatcher roadway improvements, the completion of a new Public Works Facility, and the completion of the Eastern Flank Battlefield Park improvements.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ken Moore', written on a light background.

Mayor Ken Moore, M.D.



2014 Development Report—Table of Contents

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HISTORIC
FRANKLIN
TENNESSEE

Table A:
Acreage Change Summary

Year	Acreage Added	Acreage Removed	Net Additional Acreage	Total Acreage in Franklin	Net Percent Annual Increase
Prior to 2000	-	-	19,484.19	19,484.19	-
2001	1,595.06	0.00	1,595.06	21,079.25	8.19%
2002	18.02	0.00	18.02	21,097.27	0.09%
2003	150.06	0.00	150.06	21,247.33	0.71%
2004	683.08	0.00	683.08	21,930.41	3.21%
2005	3,982.45	0.00	3,982.45	25,912.86	18.16%
2006	404.25	0.00	404.25	26,317.11	1.56%
2007	412.56	-372.45	40.11	26,357.22	0.15%
2008	193.42	0.00	193.42	26,550.64	0.73%
2009	18.51	0.00	18.51	26,569.15	0.07%
2010	0.00	0.00	0.00	26,569.15	0.00%
2011	0.00	0.00	0.00	26,569.15	0.00%
2012	5.56	0.00	5.56	26,574.71	0.02%
2013	5.28	0.00	5.58	26,580.29	0.02%
2014	61.01	0.00	61.01	26,641.30	0.23%
Since 2000	7,529.26	-372.45	26,641.30	26,641.30	33.15%

Source: Franklin Planning and Sustainability Department and Municipal Information Technology Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Table B:
2014 Base Zoning Changes

Zoning Ordinance No.	Description	Previous Zoning District	Base Zoning District	Acre	Adoption Date
Properties Zoned (Due to Annexation)					
2014-16	Tap Root Hills	County	SD-X (12.23/480,000/450)	61.01	8/26/2014
TOTAL				61.01	
Properties Rezoned					
2014-04	Hawkins Thomas Property	R-1	AG	7.64	7/8/2014
2014-18	Ovation	GC	SD-X (12.23/480,000/450)	77.70	8/26/2014
2014-22	Through the Green	SD-X (4/125,178)	SD-X (14/21,503)	33.25	9/23/2014
TOTAL				118.59	

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014 . Note that as of 6/24/2014 the City of Franklin adopted an Ordinance 2013-46 that rezoned all properties that were previously RX (Residential Variety) to either SD-R (Specific Development -Residential) or SD-X (Specific Development -Variety)

Table C:
2014 Residential Developments Approvals

Development	Type	Total Units	RS	R2	RM Townhouse	RM Condominium	RM Apartment	RSP	Total Acreage	Open Space	Nonresidential SF	Gross Density
264 Natchez Street	FP	2	2	-	-	-	-	-	0.54	0.00	-	3.70
7007 Moores Lane Revision 1*	DP	16	-	2	3	-	-	11	-	-	11,000	-
Artesa Revision 1*	DP	1	-	-	-	-	1	-	-	-	-	-
Benelli Park	FP	11	11	-	-	-	-	-	5.06	1.37	-	2.17
Morning Pointe (Franklin Christian Academy)	DP	125	-	-	-	-	-	125	12.00	0.60	-	10.42
Ovation	DP	950	40	-	-	17	893	-	77.70	2.80	480,000	12.23
Riverbluff*	DP	-9	-9	-	-	-	-	-	-	-	-	-
Rolling Meadow Subdivision	FP	2	2	-	-	-	-	-	2.16	-	-	0.93
Spencer Creek Place, Revision 6	FP	2	2	-	-	-	-	-	3.62	0.00	-	0.55
Through The Green Revision 2*	DP	228	-	-	-	-	228	-	33.25	0.93	-	11.75
Tap Root Hills	DP	139	139	-	-	-	-	-	61.01	16.84	-	2.28
TOTAL	-	1,467	187	2	3	17	1122	136	195.34	22.54	491,000	-

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Plan Type Abbreviations:

DP=Development Plan

PP=Preliminary Plat

FP=Final Plat

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

General Abbreviations:

ROW=Right of Way (i.e. Streets)

SF=Square Footage of Structure(s)

Notes: The n/a designation denotes that the information was not specifically identified on the concept plan. * denotes a change to a previously approved development plan. When there is a revision to an approved development plan and the total acreage did not change gross density was not listed

Table D:
Previously Approved Residential Developments
With Rezoning/Development Plan (Not Yet Constructed)

Residential Development	Year	Units Ap- proved	Dwelling Units by Housing Type				Total
			RS	R2	RM	RSP	
122 Second Avenue N	2006	23	-	-	23	-	23
7007 Moores Lane	2007	80	-	-	-	80	80
Artesa	2013	249	-	-	249	-	249
Avalon Square	2004	172	-	-	172	-	172
Berry Farms Chadwell Tract	2006	100	-	-	100	-	100
Berry Farms Reams-Fleming Tract	2006	400	-	-	400	-	400
Blossom Park	2013	26	26	-	-	-	26
Echelon	2013	169	87	-	82	-	169
Franklin Park	2013	350	-	-	350	-	350
Rucker Park	2012	30	-	-	30	-	30
Preserve at Echo Estates	2013	43	43	-	-	-	43
Ralston Row	2013	14	14	-	-	-	14
Riverbluff	2013	91	91	-	-	-	91
Simmons Ridge Rev 1	2010	240	240	-	-	-	240
Southwinds (Woodlands)*	1985	452	-	-	100	-	100
Village at West Main	2013	35	-	-	35	-	35
TOTAL		2,474	501	0	1,541	80	2,122

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

Notes: Projects include those with zoning or rezoning, development plans, or preliminary plat approval by the Board of Mayor and Aldermen or Franklin Municipal Planning Commission, whichever is applicable. No building permits have been issued. Developments containing less than 10 lots are not shown.

*Southwinds has 352 existing units with 100 more approved but never built and has been inactive for more than 12 months.

Table E:
Residential Development Buildout Status

Development			Existing Units by Type					Remaining Units by Type				
Name	Year	Units Ap- proved	RS	R2	RM	RSP	Total	RS	R2	RM	RSP	Total
Amelia Park	2014	149	1	-	-	-	1	148	-	-	-	148
Avalon	2002	446	315	-	73	-	388	28	-	30	-	58
Berry Farms Town Center	2005	646	33	-	33	-	66	110	-	470		580
Breezeway	2005	139	84	-	-	-	84	55	-	-	-	55
Carolina Close	2007	28	25	-	-	-	25	3	-	-	-	3
Creekstone Commons Rev 1	2010	124	107	-	-	-	107	17	-	-	-	17
Dallas Downs (w Kendall Hall)	2008	357	343	-	-	-	343	14	-	-	-	14
Franklin Housing Authority Reddick	2010	114	-	-	49	-	49	-	-	65	-	65
General's Retreat	2005	47	-	-	41	-	41	-	-	6	-	6
Harlinsdale Manor	2006	15	6	-	-	-	6	9	-	-	-	9
Henley	2005	97	74	-	-	-	74	23	-	-	-	23
Highlands at Ladd Park	2005	1,046	340	-	-	-	340	706	-	-	-	706
Hurstbourne	2006	132	92	-	-	-	92	40	-	-	-	40
McEwen Rev 2	2009	950	-	-	370	-	370	-	-	580	-	580
McKays Mill**	1997	1,378	1,108	127	92	-	1,327	45	6	-	-	51
Nichols Bend (Lockwood Glen)	2008	624	24	-	9	-	33	283	-	308	-	591
Rizer Point	2012	95	20	-	4	-	24	51	-	20	-	71
Silver Grace (Fountains of Franklin)	2009	124	0	-	-	59	59	3	-	-	62	65
Stream Valley	2005	824	100	-	0	-	100	380	-	344	-	724
Through the Green Rev 1	2010	264	-	-	204	-	204	-	-	60	-	60
Tywater Crossing (Parrish Park)	2012	87	23	-	-	-	23	64	-	-	-	64
Treemont Estates	2005	14	6	-	-	-	6	8	-	-	-	8
Vandalia Park	2012	17	15	-	-	-	15	2	-	-	-	2
Westhaven*	2001	2,750	1,074	10	190	0	1,274	*	*	*	250	1,476
Water's Edge	2013	336	24	-	9	-	33	213	-	123	-	336
TOTAL		10,803	3,814	137	1,074	59	5,084	2,178	6	1,997	312	5,719

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31,

Dwelling Unit Abbreviations:

RS=Single Family R2=Duplex
RM=Multifamil RSP=Residential Special
y Place

Notes: Projects include those that have final plat or site plan approval, and are typically under development. Number of approved units is based on the concept plan or final plat. Developments containing less than 10 lots remaining to be built are not shown.

*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

**40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

**Table F:
Existing Housing Stock**

Existing Housing Stock		
Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	17,543	58%
Manufactured Home	408	1%
Duplex	1,122	4%
Multifamily: Townhome/Condo	3,181	10%
Multifamily: Apartment	6,353	21%
Residential Special Place	1,716	6%
TOTAL	30,323	100%

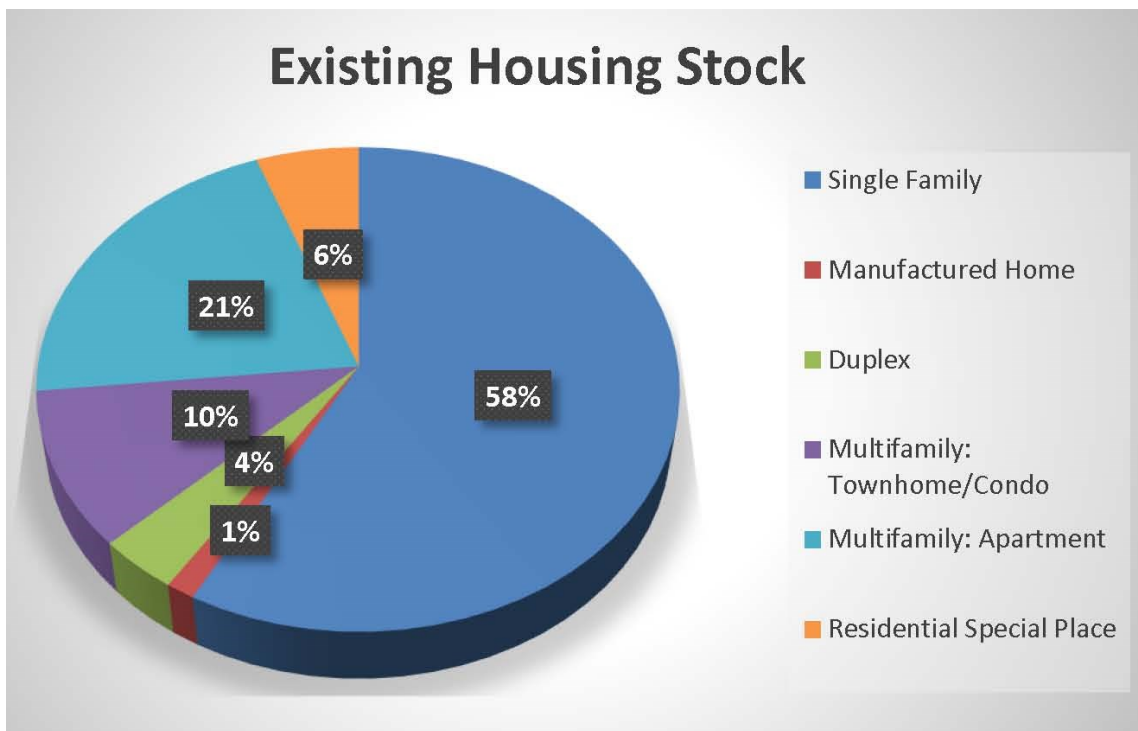
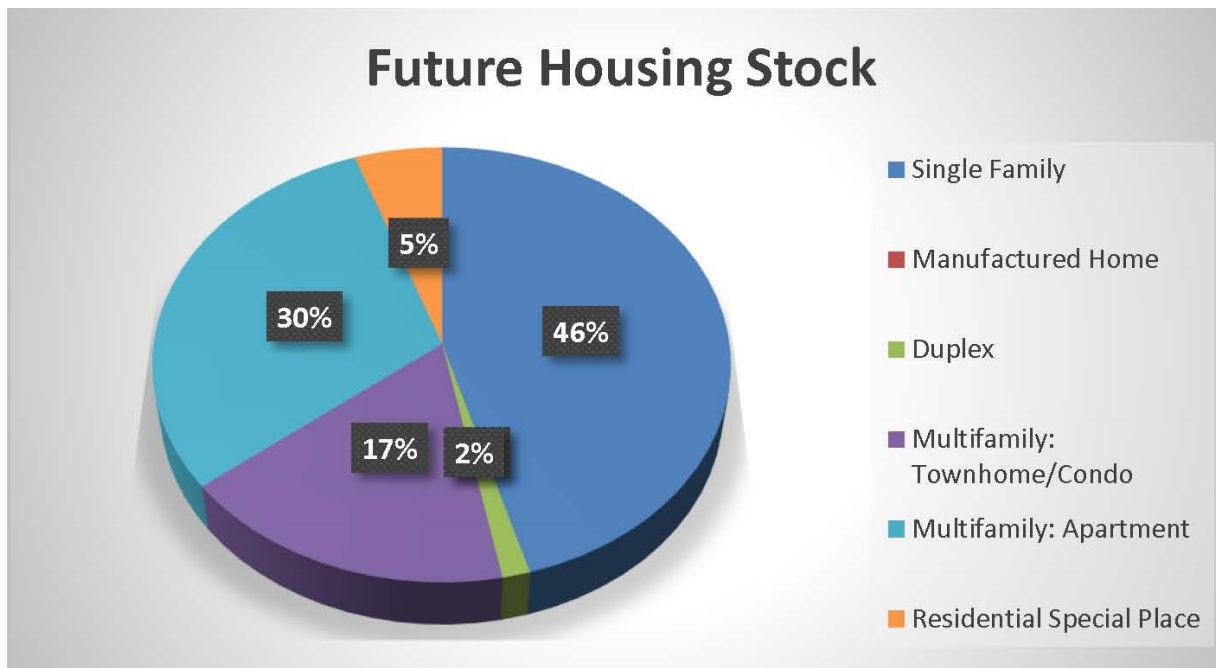


Table G:
Future Housing Stock (Approved Not Yet Constructed)

Future Housing Stock (Approved Not Yet Constructed)		
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	4,502	46%
Manufactured Home	0	0%
Duplex	139	1%
Multifamily: Townhome/Condo	1,698	17%
Multifamily: Apartment	2,982	30%
Residential Special Place	528	5%
TOTAL	9,849	100%



Definitions:

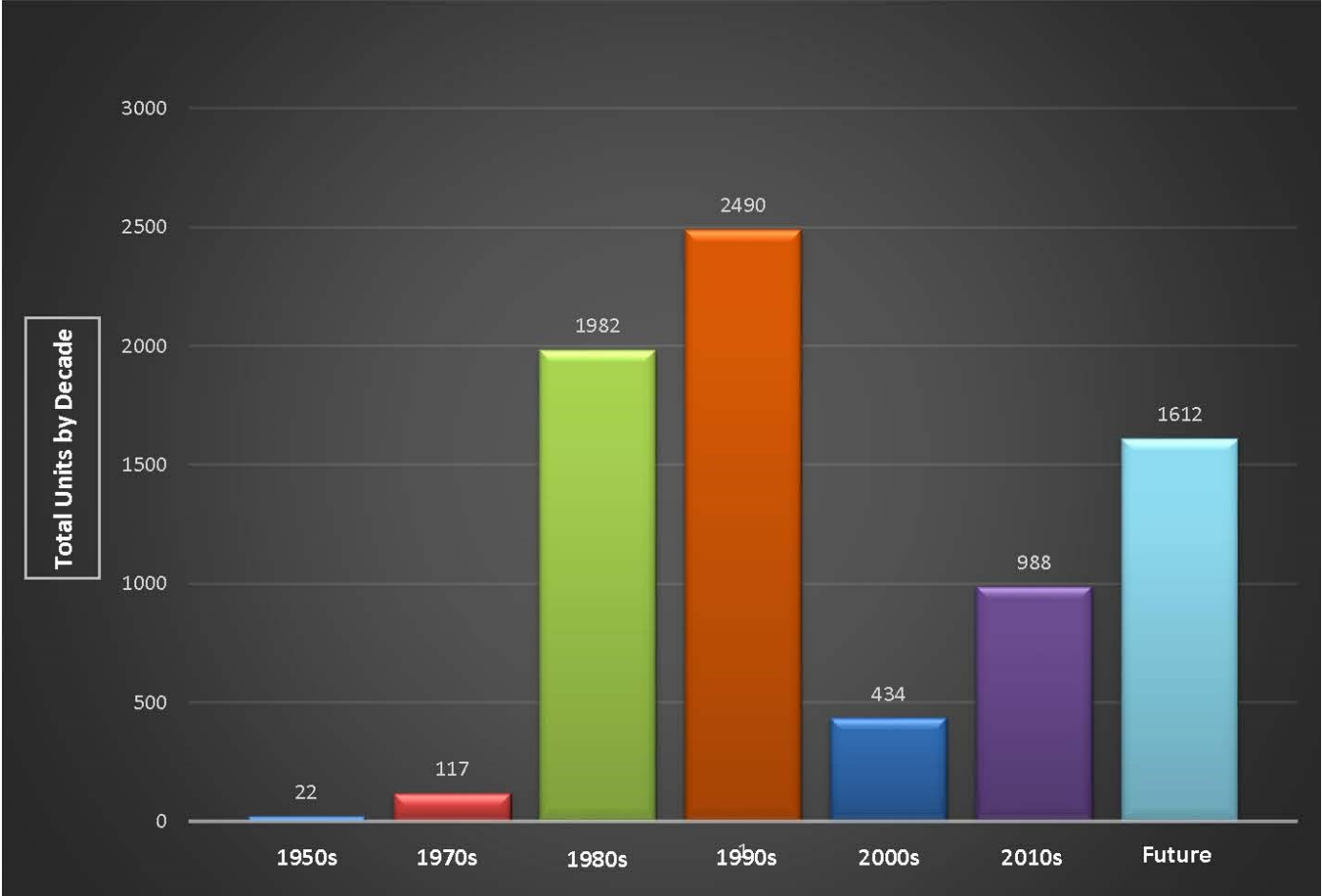
Apartment: A rental dwelling unit within a larger building or apartment complex.

Multifamily: Three or more attached dwelling units, including apartments, townhomes, and condos.

Total Housing Stock: All dwelling units in the city, including single family detached homes, duplexes, townhomes, condos, apartments, and residential special places (assisted living facilities, etc.)

Data as of December 31, 2014 by the Planning & Sustainability and Building & Neighborhood Services Depts.

Table H:
2014 Apartment Growth by Decade



Note: Number is units built by decade

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014

Table I:
New Residential Building Permits by Year & Dwelling Type

Dwelling Unit Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Single Family	690	515	461	215	151	288	308	378	477	438	3,921
Duplex	61	70	20	33	0	-	-	-	-	-	184
Multifamily	163	234	119	323	8	21	733	214	283	302	2,400
Townhouse Units	-	-	68	32	9	35	29	54	56	60	343
Manufactured Home	0	0	0	0	0	0	0	0	0	0	0
TOTAL	914	819	668	603	168	344	1,070	646	816	800	6,848

Source: Franklin Building and Neighborhood Services Department and Franklin Planning and Sustainability Department, Franklin, Tennessee, December 31, 2014.

Note: In 2007, townhouse and mixed-use dwelling units began to be tracked separately from multifamily units. From 2008 to 2009, units were tracked as residential or other residential and have been individually evaluated as to the appropriate classification for this table. In 2010, Single Family (Detached), Townhouse (Single Family Attached), and Multifamily were tracked in the Building and Neighborhood Services Department with no individual evaluation required for incorporation into this table. (-) denotes a unit type was not tracked in the given year (see above discussion).

Table J:
Unincorporated UGB Residential Development Buildout Status

Residential Development	Year	Units Approved	Units Existing	Units Remaining
Belle Vista	2004	91	62	29
Chardonnay	2007	128	105	23
TOTAL		219	167	52

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2014.

Note: All units are single family dwelling units. Developments with less than 10 units remaining are not shown.

Table K:
Population Estimates—Past and Projected

Year	Month	Type	City of Franklin Population	Number Change	Percent Change	Unincorp UGB Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%	-	-	-
1990	April	Federal Census	20,098	7,691	62%	-	-	-
1995	April	Special Census	25,440	4,240	-	-	-	-
1997	April	Special Census	29,259	759	-	-	-	-
2000	April	Federal Census	41,842	1,542	-	-	-	-
2000	Dec	Estimate	42,100	258	0.6%	-	-	-
2001	Dec	Estimate	43,500	1,400	3.2%	-	-	-
2002	Dec	Estimate	45,800	2,300	5.0%	-	-	-
2003	Dec	Estimate	47,000	1,200	2.6%	-	-	-
2004	July	Special Census	46,416	-	-	-	-	-
2004	Dec	Estimate	52,300	5,300	10.1%	10,340	-	-
2005	Dec	Estimate	54,400	2,100	3.9%	10,423	83	0.8%
2006	June	Special Census	49,412	-	-	-	-	-
2006	Dec	Estimate	57,100	2,700	4.7%	10,500	77	0.7%
2007	Dec	Estimate	59,000	1,900	3.2%	10,200	-300	-2.9%
2008	July	Special Census	56,219	-	-	-	-	-
2008	Dec	Estimate	60,052	1,052	1.8%	10,213	13	0.1%
2009	Dec	Estimate	60,908	856	1.4%	10,292	79	0.8%
2010	April	Federal Census	62,487	-	-	-	-	-
2010	Dec	Estimate	61,774	866	1.4%	10,345	53	0.5%
2011	Dec	Estimate	63,771	1,997	3.1%	10,756	411	3.8%
2012	Dec	Estimate	66,172	2,401	3.6%	10,810	54	0.5%
2013	July	Special Census	66,370	-	-	-	-	-
2013	Dec	Estimate	68,776	2,604	3.8%	10,494	-316	-3.0%
2014	Dec	Estimate	70,737	1,961	2.8%	10,647	153	1.4%
2020	Dec	Projection	84,463	2,460	3.0%	11,102	77	0.7%
2030	Dec	Projection	113,511	3,306	3.0%	11,904	83	0.7%

Source: US Bureau of the Census and Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014.

Notes: The City's projected growth rate based on the known median of estimates since 2000, excluding outliers. The UGB projected growth rate based the known median of estimates since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions. Population decreases in the Special Census numbers are due to nonresponse rates. In 2011, the UGB and City growth rate is inflated due to the use of new multipliers for vacancy and occupancy, which are based on the 2010 Federal Census figures.

Table L:
Population Projection Summary

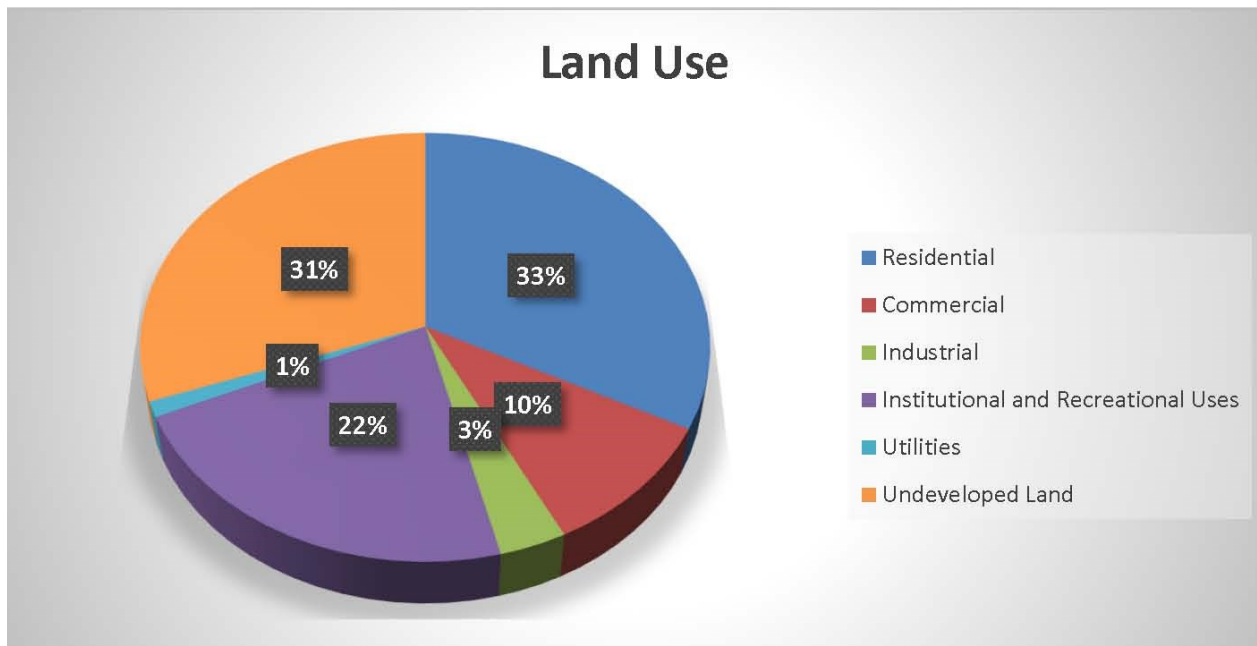
Current Population Estimates	ESTIMATE
2014 City of Franklin Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	70,737
2014 Unincorporated Franklin UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	10,647
2014 Franklin and UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	81,384
2020 Population Projections	2020 PROJECTION
Franklin and UGB Accepted Conservative 2020 Estimate	82,000
City of Franklin Projected at 3% Population Growth Rate (Known average since 2000, excluding outliers)	84,463
Unincorporated Franklin UGB Projected at 0.7% Population Growth Rate (Known average since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions)	11,102
Franklin and UGB Based on 3% City and 0.7% unincorporated UGB growth rates	95,565
2030 Population Projections	2030 PROJECTION
Franklin and UGB Accepted Conservative 2030 Estimate	105,350
City of Franklin Projected at 3% Population Growth Rate (Known average since 2000, excluding outliers)	113,511
Unincorporated Franklin UGB Projected at 0.7% Population Growth Rate (Known average since 2004, excluding the population decrease in UGB in 2008 due to annexation of existing subdivisions)	11,904
Franklin and UGB Based on 3% City and 0.7% unincorporated UGB growth rates	125,415

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Table M:
2014 City of Franklin Land Use Overview

Use	Acreage	General Information
Residential	7,615	Includes Estate Residential, Detached and Attached Residential, Manufactured Homes, Mixed Residential
Commercial	2,328	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	817	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,171	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	271	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	7,129	Includes Vacant Properties and Agricultural Uses

Source: Franklin Planning and Sustainability Department and the Franklin Municipal Information Technology Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.



Map 1: Residential Development

As of December 31, 2014

Legend

Residential Approvals (Not Yet Constructed)

Residential Developments Under Construction

Streets

Parcels

City Limits

FRANKLIN DISCLAIMER
This map was created by the City of Franklin Planning Department and was compiled from the most accurate information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2015. All Rights Reserved.

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Map 2: General Land Uses

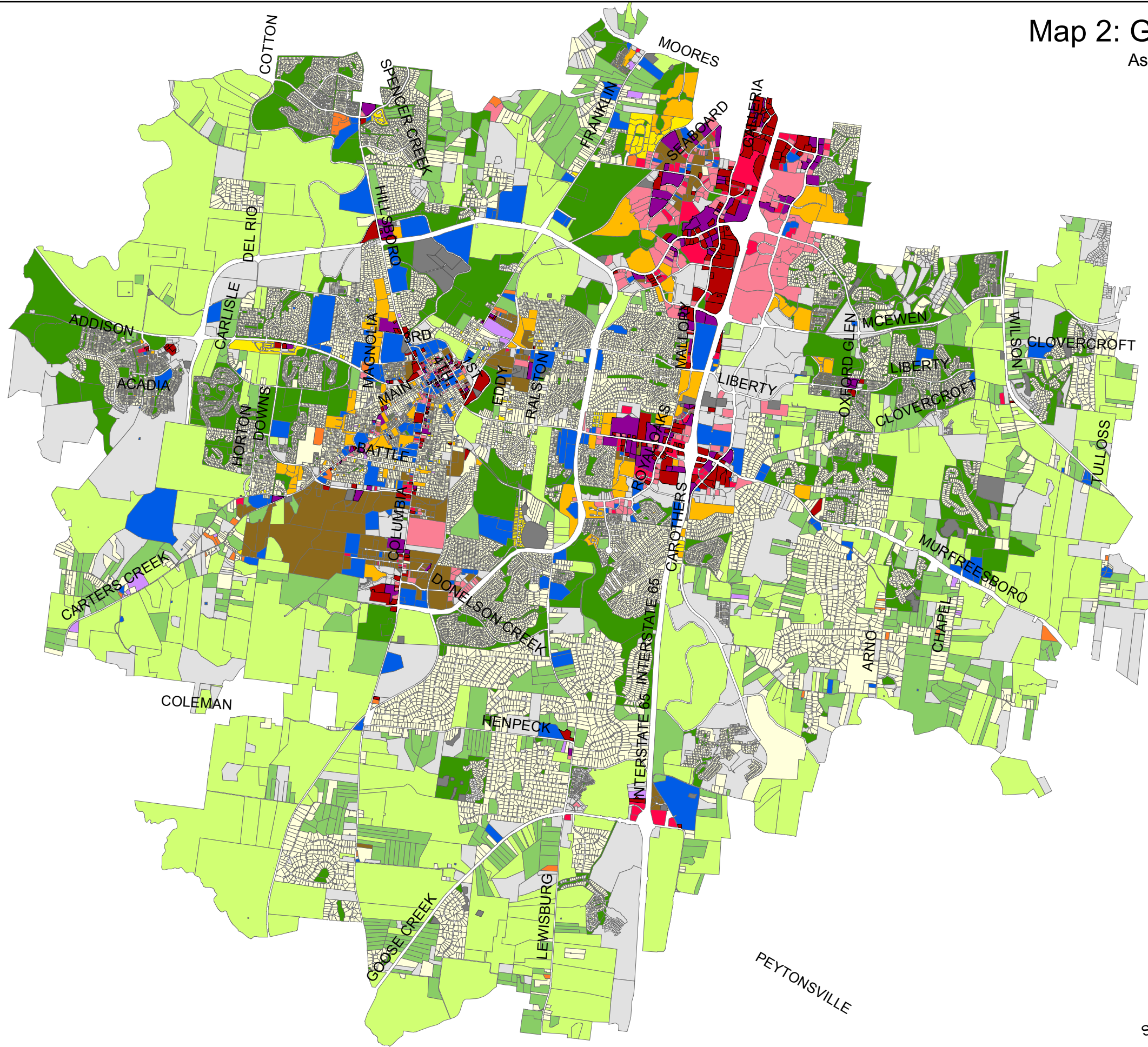
As of December 31, 2014

Land Use

- Vacant
- Agriculture
- Recreation/Open Space
- Residential Estate
- Residential Single Family
- Residential Duplex
- Residential Multifamily
- Mixed Residential
- Office
- Commercial
- Retail
- Mixed Nonresidential
- Mixed Use
- Civic/Institutional
- Utilities
- Industrial

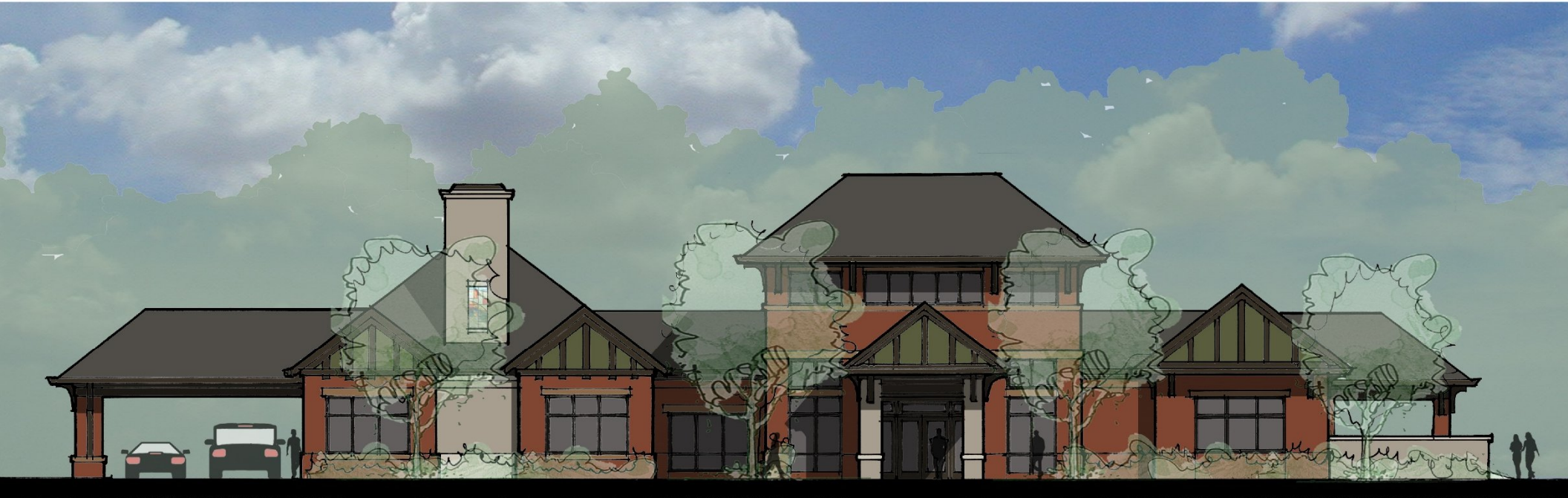


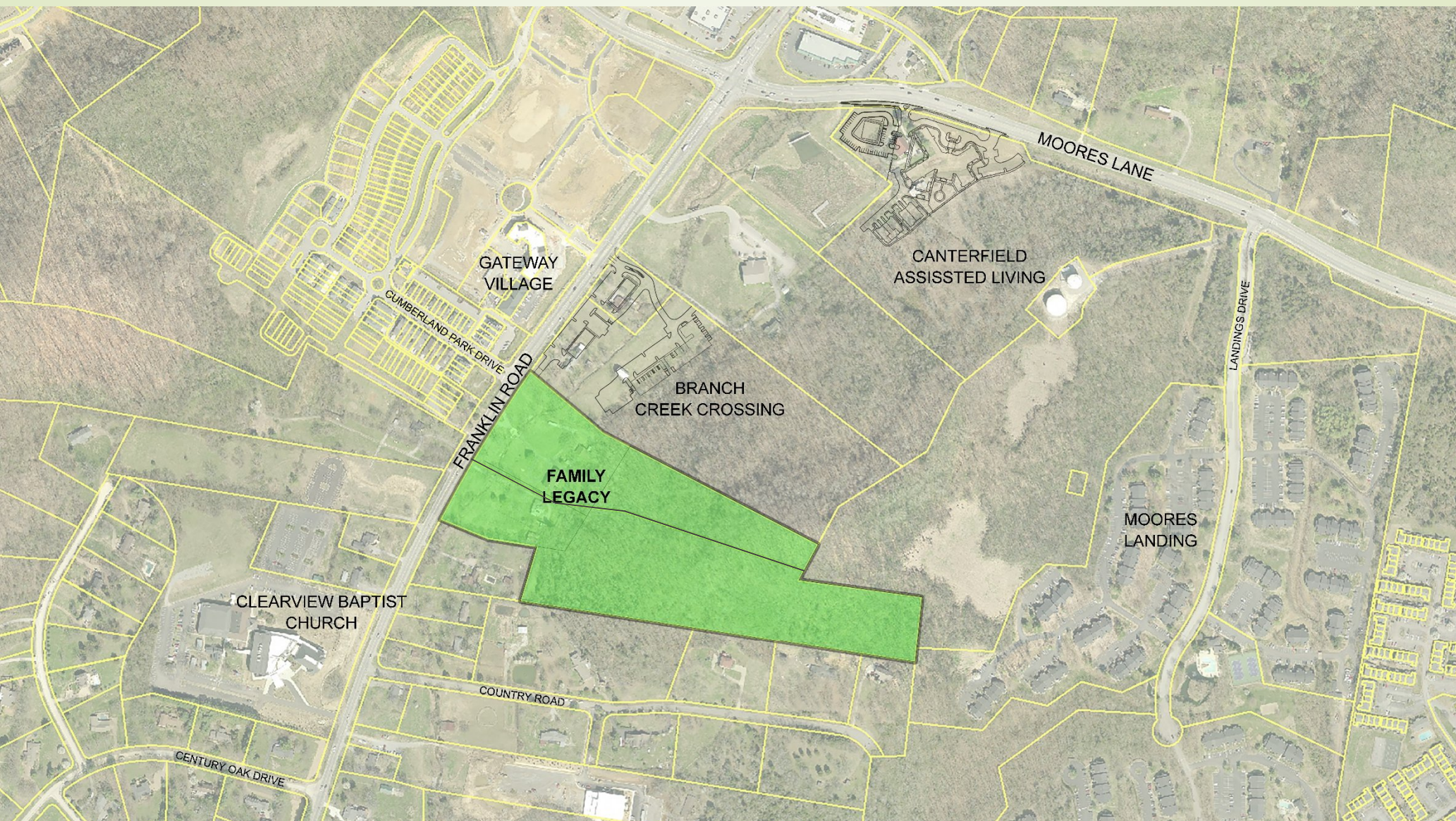
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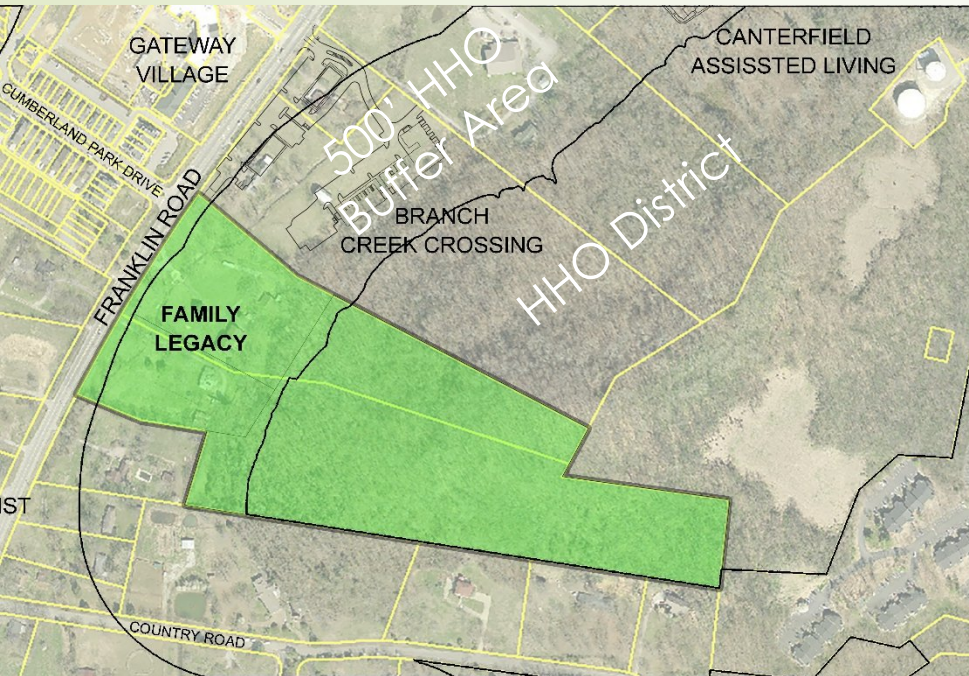
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Family Legacy





Location Map



Land Area:	22.72 acres
Parcel 73:	14.57 acres
Parcel 74.01:	8.15 acres
Current Zoning:	R-1 Residential Dis
Current Land Use Character Area:	Berry's Chapel Character Area 4
Land Use Policies:	1. This area should follow stan the Mixed Use Design Con 2. Protection of HHO Areas 3. Development character to West side of Franklin Road protect Environmental Are

Land Use and Zoning

Home Parking

e

Requirement:

on max capacity:

ces based on presumed occupancy = 19 spaces/1000 SF

d MOS:

g Room

200 max occupancy x .25 =	50 Spaces
129 max occupancy x .25 =	33 Spaces
3 total x 1 =	3 Spaces
	86 Total Spaces

.25/max occupancy person
200 Spaces



Modification of Standards



PUD Entitlements:
Proposed Zoning:

Development Area:
Lot 1:
Lot 2:

HHO Area Lot 3:

Total Site Area:

Proposed Master Plan

FIRM Flood Plain (9-29-2006)

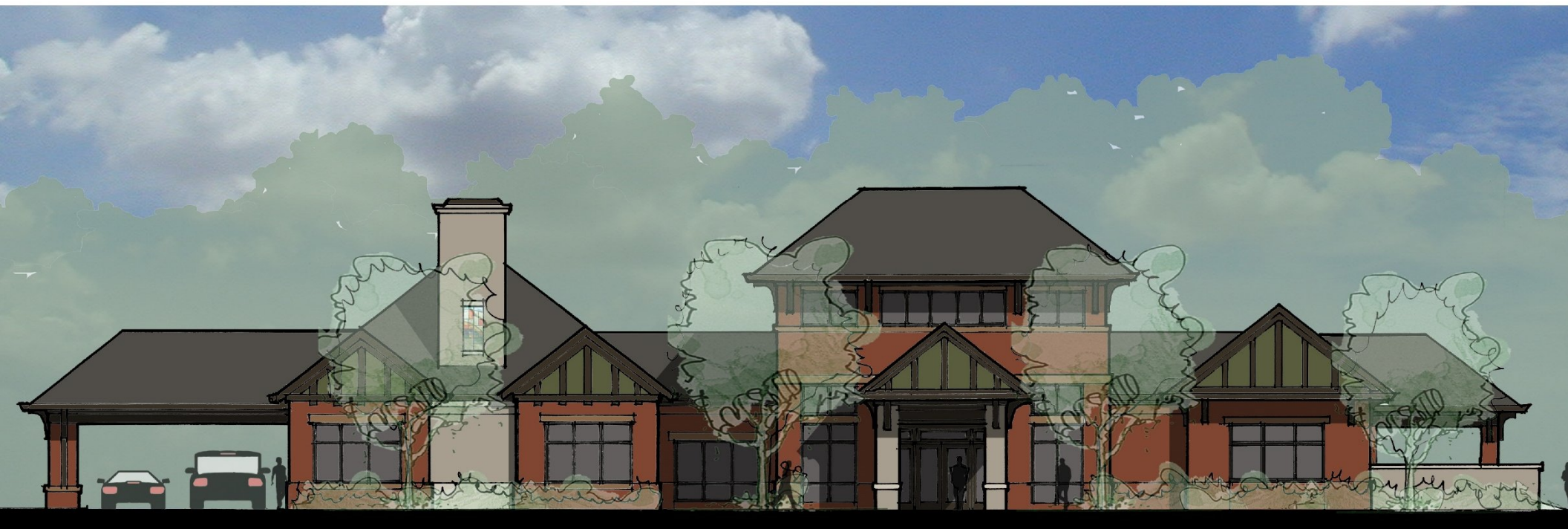


Existing Overlays

FIRM Flood Plain as revised – Le
Map Revision (9-22-2009)



Existing Overlays



PROPOSED FRONT ELEVATION

1/8" SCALE

Funeral Home Elevations



PROPOSED FRONT ELEVATION

1/8" SCALE

Commercial Building Elevations



PUD Entitlements:
Proposed Zoning:

Development Area:
Lot 1:
Lot 2:

HHO Area Lot 3:

Total Site Area:

Proposed Master Plan



**community housing
partnership**
of williamson county

129 West Fowlkes Street, Ste. 124
Franklin, Tennessee 37064
P: 615.790.5556, F: 615.595.1215
communityhousingpartnershipwco.org

February 26, 2015

To: Franklin Mayor and Board of Aldermen, Franklin Planning Commission

Community Housing Partnership of Williamson County (CHP) would like to express our appreciation in the actions of the Board of Mayor and Aldermen on Tuesday February 10th with the passage of \$195,000 in assistance from the Housing Reserve Fund to Franklin Housing Authority for their 65 public and tax credit units in Reddick Phase Two. This important Section 8 project will continue to house very low income housing authority residents and allow Franklin Housing Authority to continue the redevelopment of their properties in the downtown corridor. The \$12 million project will have much impact for our very low income subsidized citizens and it is a worthy outlay of the Housing Reserve Fund.

We are also encouraged that the Board of Mayor and Aldermen are starting to show some commitment to the affordable housing issues that affect the community. CHP would like to note that the approval of the Village of West Main Street that BOMA approved a little over 18 months ago has now started to progress. Architectural contracts with Purser and Lee have been consummated and they are developing the final plans that will be submitted to the City of Franklin this spring. Our contractor, Tennessee Valley Homes, will be submitting their pricing to the CHP Board of Directors at the March 19th Board meeting as will three area banks that are vying for the financing of the project. While CHP has switched the property from rental to homeownership, the pricing of the 25 one bedroom and 8 two bedroom units will remain affordable for those residents who are at 80% of the median income for the Nashville MSA. We expect that we will be under construction late in 2015 or early in 2016. Units will start to presale once the final contracts have been consummated. CHP expects that the majority of the units will sold to homeowners (no investors) prior to the start of construction. Once again CHP thanks you for your consideration on this project, it has taken us some time to put the pieces together and still maintain the affordability.

With these projects on the horizon CHP is once again asking for your consideration on another issue. The city has moved its service center from "The Hill" on Hillsboro Road and while the property is not yet declared surplus, it is evident that the City of Franklin is searching for alternative uses for this property. On October 6, 2015 CHP staff and some Board members met with Mayor Moore and many City of Franklin staff members including City administrator Eric Stuckey. At that time CHP made a proposal for the City of Franklin to donate one parcel of this property (Parcel 19.00) to CHP for the express purpose of developing 44 single family units of affordable homeownership on this 4.76 acres.

CHP would like to further enforce this request at this time. The activity that the City of Franklin has consummated with Franklin Housing Authority was worthy, however it only dealt with rental property and as well only with very low income residents. The usage of \$195,000 of \$270,000 of the Housing reserve fund was 72% of the total funding that was available for usage in that fund. Obviously there is only a small

A UNITED WAY OF WILLIAMSON COUNTY AGENCY

amount of funding left. On the approval of the Franklin Housing Authority request, one Aldermen noted that the Housing Reserve Fund was going to need replenished. Indeed that will be the case. But the CHP request for Parcel 19.00 on Hillsboro road would not cost the City any money, indeed it would save funds for the City of Franklin from the outset and then become a revenue producer for the city instead of an annual expense.

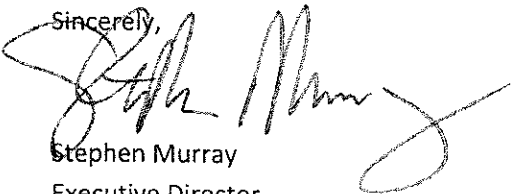
CHP has attach their full presentation to the City of Franklin with this letter. We would like to note that a conceptual plan was developed to show you what we could do with the property. This 7.4 million dollar investment is not contingent on any other funding that would necessitate gap financing, rather it is driven solely by the market. Additionally, CHP is not asking for the city to waive any fees, permits including taps, those cost are within this project. CHP has sought and received the endorsement of Mount Hope Cemetery and the Toussaint L'Ouverture Cemetery. indeed, a land swap with Mount Hope Cemetery has also been arranged so that a secondary road to the back of the property can be developed to allow access off the property should we have flooding as we had on Hillsboro Road in the past.

CHP has not asked the City of Franklin to do anything on this property. We will take full responsibility for the demolition of the existing structure, we will take full responsibility for any environmental issue on the property. the city of Franklin will not incur any expense on the transfer of this property. Additionally, CHP has held conversations with Hard Bargain Association and Habitat for Humanity of Williamson County to share in the development of this property so that all three not for profit housing organizations can benefit from this project. They are both expressing their desire to participate.

We are sure that the presentations that the City of Franklin has conducted for the usage of this property for another park or green space have some merit. But CHP, Hard Bargain Association and Habitat ask you to consider the true benefits of donating this property to the three not for profits for affordable housing. The City of Franklin saves any cost they may incur in reclaiming the property. The City of Franklin saves any funds they might spend to create and maintain a park when they are still trying to develop one across Hillsboro Road. The City of Franklin and Franklin Special School District then receives an estimated \$336,657 annually in tax revenue and payment to the schools. By this donation the City of Franklin turns the property into a revenue producer while also being instrumental in the creation of 44 affordable housing 2 bedroom units at \$156,900 each and 3 bedroom units at \$176,900.

CHP again applauds the City of Franklin's actions for Franklin Housing Authority. The City of Franklin has the opportunity to provide the same type of assistance to three other housing organizations that are working for affordable homeownership opportunities in Franklin. We are sure that your dedication to the missions of CHP, Hard Bargain Association and Habitat for Humanity of Williamson County in providing affordable and workforce homeownership is no less than what you had for Section 8 very low income rental projects for Franklin Housing Authority. We are actively asking for your support on the donation of this city property to the above three not for profits. the original presentation, conceptual plans, pro forma and returns to the City of Franklin are attached. We thank you for your consideration.

Sincerely,


Stephen Murray
Executive Director

Hillsboro Road

Meeting with Mayor October 6th

Introductions

Board Chair Dr. Kevin Riggs and Former Board Chair Ryan McWaters

Hillsboro Project

1. Several years ago before I was employed at CHP, in past public meetings on the gateway discussions of Hillsboro Road the public has voiced the suggestion that this parcel of land, former City of Franklin Service site, be used for affordable housing. Discussions from CHP to some members of the Hard Bargain Association have found strong support for housing on this parcel as it is part of their neighborhood. Therefore CHP at the encouragement of the public started to put together a concept for affordable housing on this site.

2. Time was spent with both cemeteries that are adjacent to the property to see their concerns and desires should the site become housing. Both Mount Hope Cemetery and Toussaint L'Ouverture Cemetery have expressed support for the project.

3. Community Housing Partnership of Williamson County (CHP) invested the time and a small amount of funds as approved by the Board of Directors to investigate the feasibility of this project. The Addison Group facilitated the drawings to show that feasibility. Trace Realty (Mort Stein) helped with discussions with adjacent parties.

Therefore the following proposal was developed:

1. CHP is asking the City of Franklin to donate one parcel (19.00) of 4.67 acres to CHP expressly for the production of affordable housing. The additional parcel (20.00) can continue to remain city owned and the existing access road will be expanded to a full city street connecting to Parcel 19.00 and the roadway structure that is to be developed on that parcel. Nothing needs to be done to Parcel 19.00, CHP will take it as is, with the building remaining for CHP to demolish. No environmental reports need to be conducted, CHP will conduct all the environmental reports as required and take all necessary action.

2. The existing zone of the property is CI (Civic/Institutional) and CHP or the City of Franklin must rezone the property to RM-10 prior to the transfer of the property. Once this is accomplished CHP will close on the property. No further zoning issues will be needed, the proposed project deals with the entire development being under the RM-10 zoning.

3. A Conceptual Master Plan has been developed for this meeting. CHP intends to build a neighborhood of 44 single family townhouses composed of 36 three bedroom units and 8 two bedroom units on the parcel. The proposed density will be 9.42 units per acre within the RM-10 specifications. Total parking is required at 128 spaces but CHP will have 153 spaces. This is partially due to our desire to place some additional parking spots at the northern front of the

Presentation to Mayor

property to be used for the Toussaint L'Ouverture Cemetery as there is no parking for that cemetery.

4. A land swap with the Mount Hope Cemetery (see overlay) has been arranged. This swap does two things, for CHP it provides further access for the access road to the back of the property and for Mount Hope Cemetery it removes land usable only for support and swaps it for land that can be used for future gravesites.

5. Access will be given by Mount Hope Cemetery for a connection from their existing paved road to the access road being placed to the southern corner of the property. This access is being provided due to the past flooding on Hillsboro Road. The access road will be gated so that it cannot be used on a daily basis. Keys for the gate will be supplied to the HOA, the City of Franklin Fire Department and any other necessary or required entities. Should such flooding occur again or in any emergency the gate will be opened to provide additional access to the residents.

6. Landscaping and open space to the development will be broad to insure that the property reflects the gateway aspect that Franklin is desiring from the Hillsboro Road viewpoint.

7. Total development costs are estimated at \$7.4 million. This includes all infrastructure and CHP is not asking for any subsidy for the construction of the streets, sewers, sidewalks or any other infrastructure related item. This project is not contingent on any LIHTC award, grants or other subsidy that could hinder a timeline

8. Permits, taps and impact fees are estimated at \$13,500 per unit and CHP is not asking for any relief on these items. By paying all of these fees CHP is returning \$594,000 to the City of Franklin.

9. Hard construction costs are estimated at \$110 per square feet to enable CHP to insure a degree of quality to the units including, but not limited to, brick and hardiplank siding exteriors , green components such as tank less hot water heaters and energy saver appliances, and quality interiors.

10. Estimated selling price for the three bedroom townhouses will be \$176,900, which includes \$5,000 for closing costs. Estimated price for the two bedroom units will be \$156,900 which also includes \$4,500 for closing costs. Using normal underwriting criteria a family making an income of \$45,000 should be able to afford the three bedroom unit and a family making \$39,300 per year should be able to afford the two bedroom unit. The price of these units would be consistent with low income homebuyers under 2014 HUD Nashville MSA figures. More importantly it would be affordable to the City of Franklin staff, police officers, firemen and teachers.

11. Returns to the City of Franklin are estimated at \$44,165 per year over and above the initial \$594,000 in fees, permits and taps that will be paid (see attached sheet). Returns to Franklin, the City of Franklin and the Franklin Special School District combined (based on an average of 1 child per household), are \$336,657 per year.

12. CHP has received the verbal support of both the Mount Hope Cemetery and Toussaint L'Ouverture Cemetery, who are adjacent property owners, for this project. Additionally Hard Bargain Association has shown verbal support for this project as has Franklin Housing Authority. Given the location of the project we are sure that the businesses in the area would find the project beneficial as well and we have shown that the project is beneficial financially for Franklin.

13. There has been the beginning of discussions between Hard Bargain Association, Habitat for Humanity of Williamson County and Community Housing Partnership of Williamson County that the project could be done jointly by the three not for profits so that families from all programs could be served. CHP has no objection to that as long as the development continues to maintain the same appearance over each and every structure. That may mean that the structures are completed and then facilitated to the individual not for profit at cost to sell to the final customer. If this is done it facilitates development funds to each not for profit to support that organization.

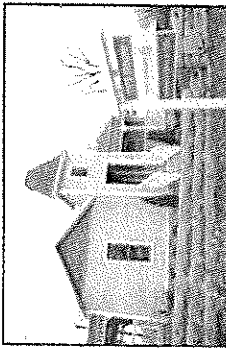
Therefore, CHP is asking for the support of Mayor Moore and City Administrator Eric Stuckey in the rezoning of Parcel 19.00 to RM 10 and the donation of Parcel 19.00, As Is, as shown by the Conceptual Master Plan to Community Housing Partnership of Williamson County for the sole purpose of the construction of the site and of 44 single family units for affordable homeownership in the City of Franklin. CHP is not asking that you approve any plan, or that any exception be granted, only that you support this activity for the donation of the property and that you help support and guide CHP as it goes through the approvals and construction of the project.

This attractive housing development at the gateway on Hillsboro road coming into downtown Franklin is exactly the type of project that is beneficial to the city and the residents and shows Franklin at its best . It is the type of project that can make us all proud while being productive for the city as well.

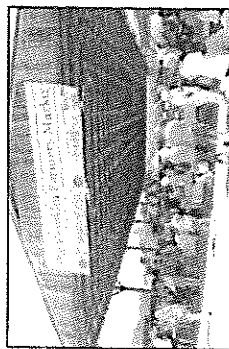
EXISTING COMMUNITY



HILLSBORO DEL RIO PIKE



HARD BARGAIN CITY'S HOUSE

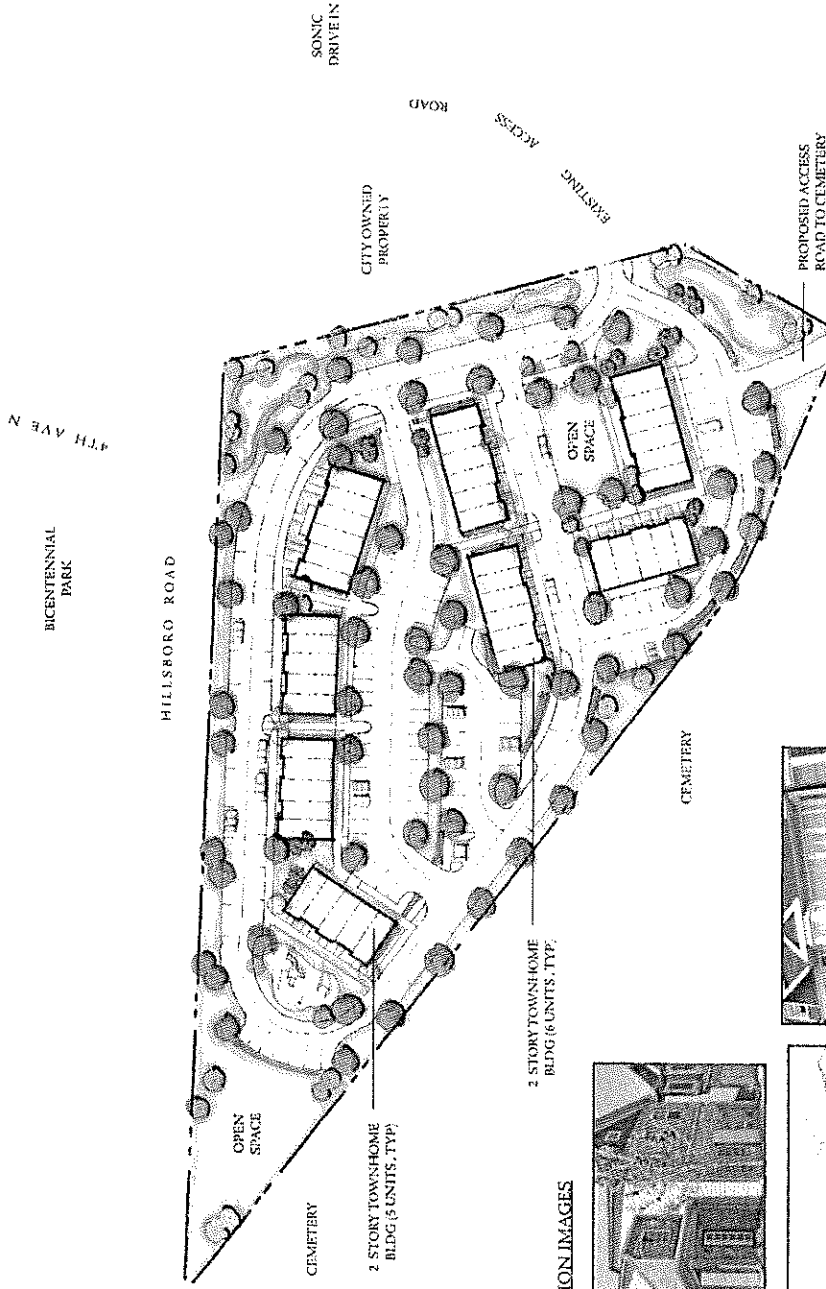


BICENTENNIAL PARK

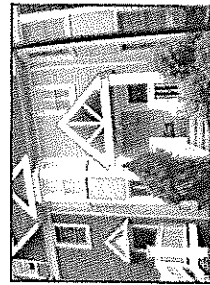
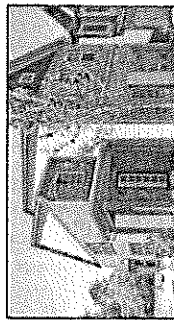
SITE DATA
 Site Acreage: 4.76 acres
 Existing Zoning: C1 - Civic/Institutional
 Proposed Zoning: RA10 (10 units/acre)
 Total # of Buildings: 8 (4 = 5 unit & 4 = 6 unit)
 Total # of Units: 44
 Proposed Density: 0.12 units/acre
 Residential Area: 36,312 sq. ft.
 8 = 2 Bedroom units
 Total Parking Req'd: 128 spaces
 Total Parking Provided: 133 spaces



SCALE: 1" = 40'



INSPIRATION IMAGES



CONCEPTUAL MASTER PLAN

10-13 11-23-11

HILLSBORO

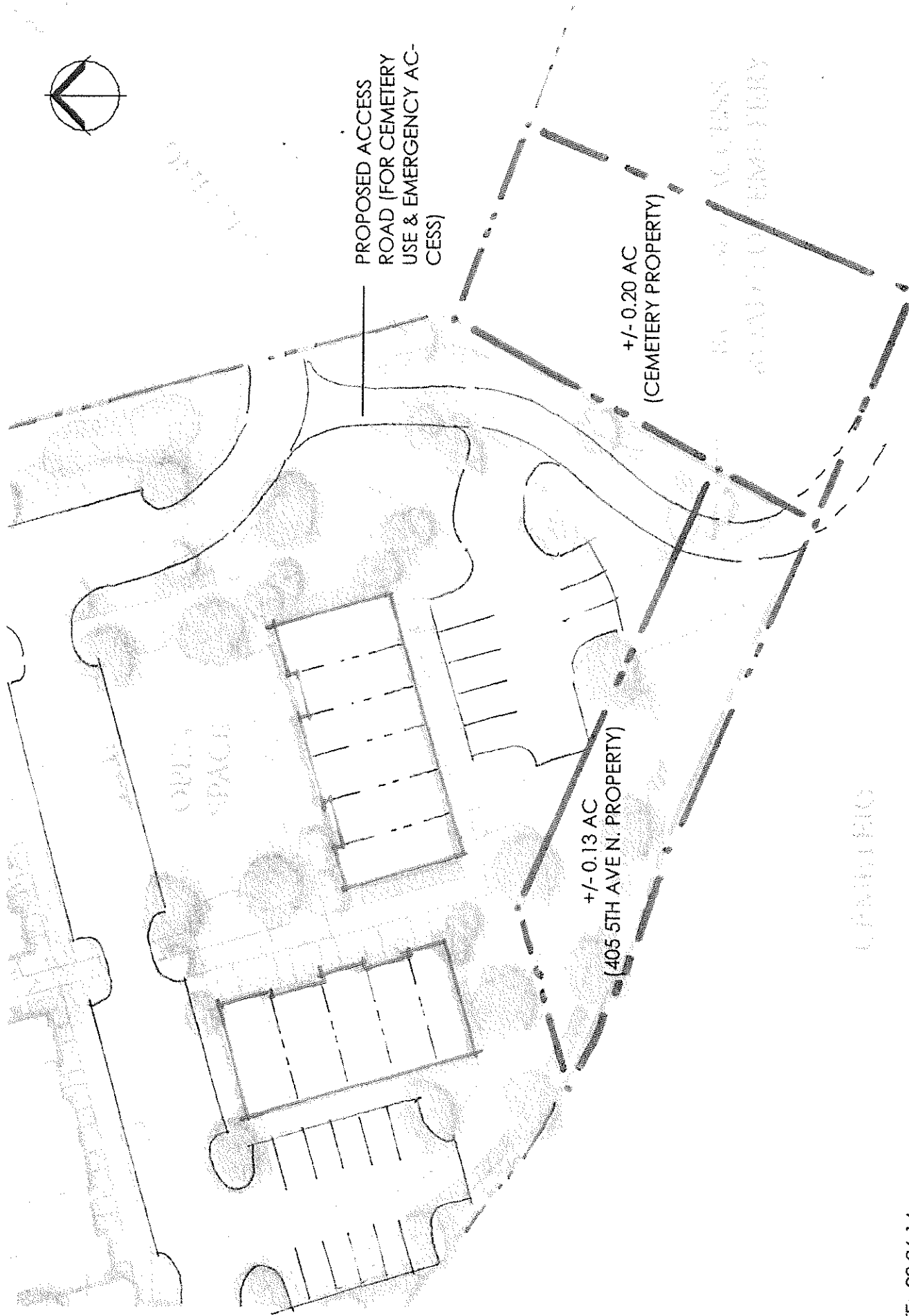
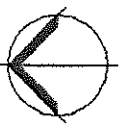
405 5TH AVE NORTH
FRANKLIN, TN

the addison group

405 5TH AVE NORTH
FRANKLIN, TN 37068

ADDISON GROUP





Scale: 1" = 40'

LAND SWAP EXHIBIT

405 5TH AVE N.
Franklin, Tennessee

Prepared For: Community
Housing Partnership

theaddisongroup
PLANNING + DESIGN

DATE: 09.26.14

Hillsboro Road

Franklin, Tennessee

Budget Summary					
	Cost	Cost/Unit/Avg	Cost/SF	% of Total	
Land Price	\$ -	\$ -	\$ -	0.00%	
Closing Cost	\$ 4,400	\$ 100	\$ 0.10	0.06%	
Design and Engineering	\$ 50,000	\$ 1,136	\$ 1.09	0.67%	
	\$ -	\$ -	\$ -	0.00%	
Permits and Impact Fees	\$ 594,000	\$ 13,500	\$ 12.93	8.02%	
Building Construction	\$ 5,052,960	\$ 114,840	\$ 110.00	68.20%	
Demolition and Sitework	\$ 250,000	\$ 5,682	\$ 5.44	3.37%	
Roadwork and sidewalks	\$ 264,000	\$ 6,000	\$ 5.75	3.56%	
Infrastructure	\$ 170,000	\$ 3,864	\$ 3.70	2.29%	
Market study and Appraisal	\$ 20,000	\$ 455	\$ 0.44	0.27%	
Environmental/Geotech	\$ 10,000	\$ 227	\$ 0.22	0.13%	
Legal Fees	\$ 10,000	\$ 227	\$ 0.22	0.13%	
Legal Fees-Lender	\$ 5,000	\$ 114	\$ 0.11	0.07%	
	\$ -	\$ -	\$ -	0.00%	
Bank Loan Fees and Inspections	\$ 16,000	\$ 364	\$ 0.35	0.22%	
Taxes and Insurance	\$ 70,000	\$ 1,591	\$ 1.52	0.94%	
Contingency	\$ 250,000	\$ 5,682	\$ 5.44	3.37%	
	\$ -	\$ -	\$ -	0.00%	
Interest	\$ 100,000	\$ 2,273	\$ 2.18	1.35%	
Accounting/Cost Certification	\$ 5,000	\$ 114	\$ 0.11	0.07%	
Design Management	\$ 10,000	\$ 227	\$ 0.22	0.13%	
Development Fee	\$ 528,000	\$ 12,000	\$ 11.49	7.13%	
	\$ -	\$ -	\$ -		
	\$ 7,409,360	\$ 168,395	\$ 161.30	100.00%	

Proposed: 36 Three Bedroom Two story Townhouses, 8 Ones story 2 Bedroom units: Total 44 units

Proposed: 36 units of 1066 square feet, 8 units of 944 square feet: Total 45,936 square feet

Return to the City of Franklin

Gross Income	Discretionary Income	Property Value	Sales Tax Paid	State of TN Shared Rev.	Property Tax Paid	Total City of Franklin	FSSD Tax Paid	WC to FSSD student pay.	Payment to Schools	Total to FSSD	Total to Franklin
\$40,000	\$18,940	\$140,000	\$426.15	\$300	\$132	\$858	\$342	\$2,963	\$3,253	\$6,558	\$7,416
\$50,000	\$23,675	\$175,000	\$532.69	\$300	\$165	\$997	\$428	\$2,963	\$3,253	\$6,644	\$7,641
\$60,000	\$28,410	\$210,000	\$639.23	\$300	\$198	\$1,137	\$513	\$2,963	\$3,253	\$6,729	\$7,866
\$70,000	\$33,145	\$245,000	\$745.76	\$300	\$231	\$1,276	\$599	\$2,963	\$3,253	\$6,815	\$8,091
\$80,000	\$37,880	\$280,000	\$852.30	\$300	\$264	\$1,416	\$684	\$2,963	\$3,253	\$6,900	\$8,316
\$90,000	\$42,615	\$315,000	\$958.84	\$300	\$296	\$1,555	\$770	\$2,963	\$3,253	\$6,986	\$8,541
\$100,000	\$47,350	\$350,000	\$1,065.38	\$300	\$329	\$1,695	\$855	\$2,963	\$3,253	\$7,071	\$8,766
\$110,000	\$52,085	\$385,000	\$1,171.91	\$300	\$362	\$1,834	\$941	\$2,963	\$3,253	\$7,157	\$8,991
RETURNS TO FRANKLIN and The City of Franklin AFTER IN KIND CONTRIBUTIONS											
Of 4.67 acres of land on 5th Avenue North (Hillsboro Road)											
Gross Inc.	# of Families	To City of Franklin	To FSSD	Total to Franklin	Notes:						
\$40,000	8	\$6,863	\$52,465	\$59,328	1. Discretionary Income- Gross Income minus 15% Income tax, 7.65% SS Tax, 30% mortgage payment (.4735)						
\$50,000	26	\$25,933	\$172,735	\$198,668	2. Family of 3, 1 child av. (TN Shared Rev. \$100/person)						
\$60,000	10	\$11,369	\$67,292	\$78,661	3. Sales Tax at 2.25% X discretionary Inc						
TOTAL	44	\$44,165	\$292,492	\$336,657	4. Property value is maximum mtg value (3.5 times gross income)						
		Per Year	Per Year	Per Year	divided by 100 times Property Tax rate \$2.57						
					5. Property tax is property value X 25% divided by 100 X \$2.57						
					6. WC payment to FSSD \$10,514,864 in 2012/3904 students=\$2,693 each						
					7. Basic payment to FSSD in 2012 from TN \$12,669,000/3904 students=\$3253 each						
					8. Total to Franklin is sales tax, property tax, FSSD Tax and TN BEP to schools						

hillsboro rd returns to Franklin