



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, March 26, 2015

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, March 26, 2015, at 5:30pm 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/LAND USE PLAN AMENDMENTS

1. [15-0307](#) (5:30-5:50 pm) Review and Discuss the Gist Street Subdivision rezoning (from R-3 to SD-R 4.76) and development plan for 4 single family lots (2 existing and 2 proposed) on 0.85 acres, located at 1365 and 1367 Columbia Avenue.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Neigh Meeting Presentation 3 26 15](#)
[Gist application](#)
2. [15-0308](#) (5:50-6:10pm) Review and Discuss a rezoning and development plan for The Standard at Cool Springs, which proposes rezoning a portion of the site from SD-X 0.0 to SD-R 17.03 (or RM20) to accommodate 344 apartments and 39 townhomes and proposes rezoning a portion of the site to GC.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Neigh Meeting Presentation 3 26 15](#)
[Libertyn Pike Owner's Affidavit and Joint Workshop Application](#)
3. [15-0309](#) (6:10-6:30 pm) Review and Discuss scope of work for growth management Land Use Plan update and upcoming public meetings.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [COF 2013-0135 CTNP PSA Amendment 1 - Scope](#)

OTHER BUSINESS

GIST STREET SUBDIVISION

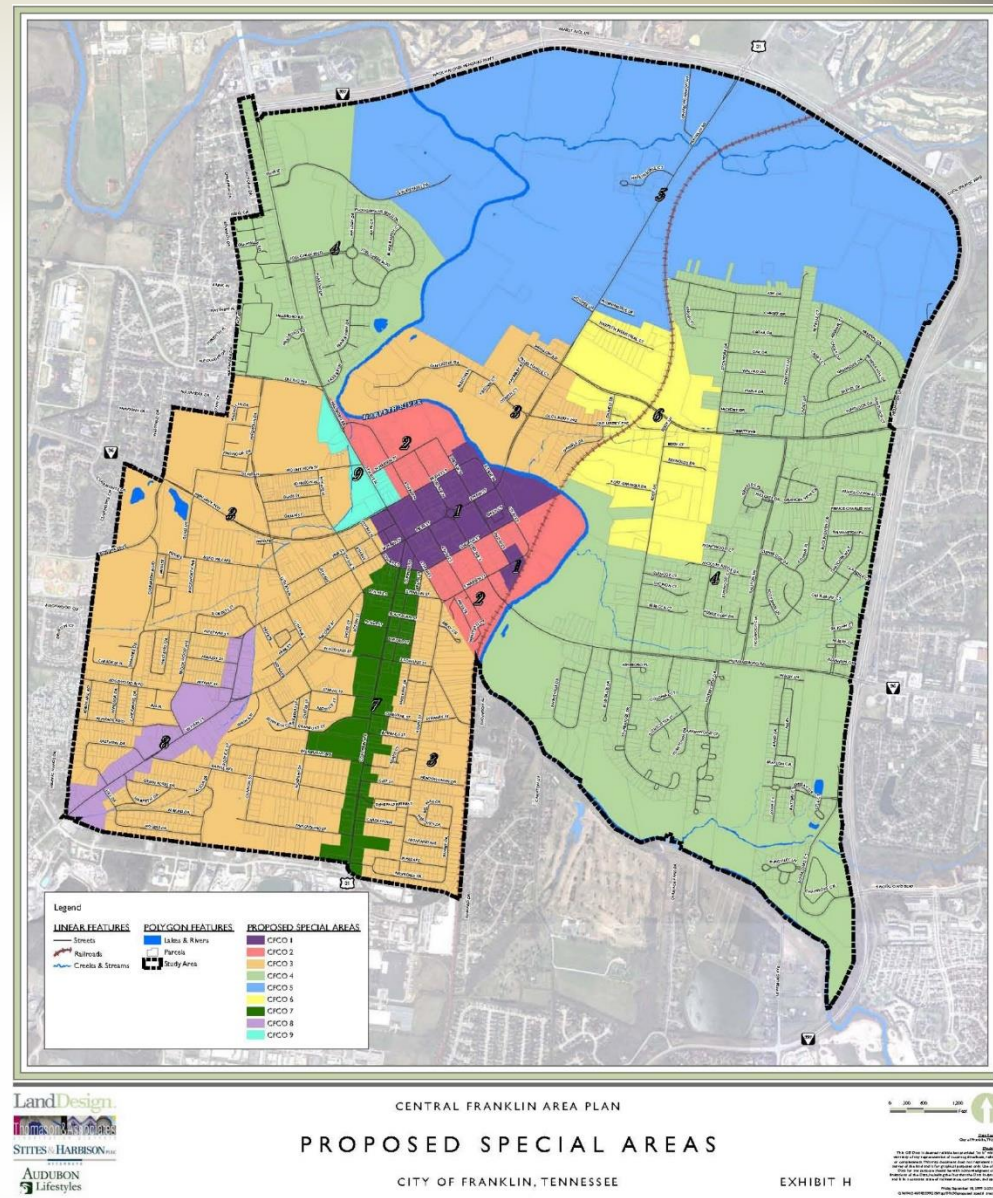
FRANKLIN, TENNESSEE

Planning Commission and
BOMA Workshop
March 26 , 2015

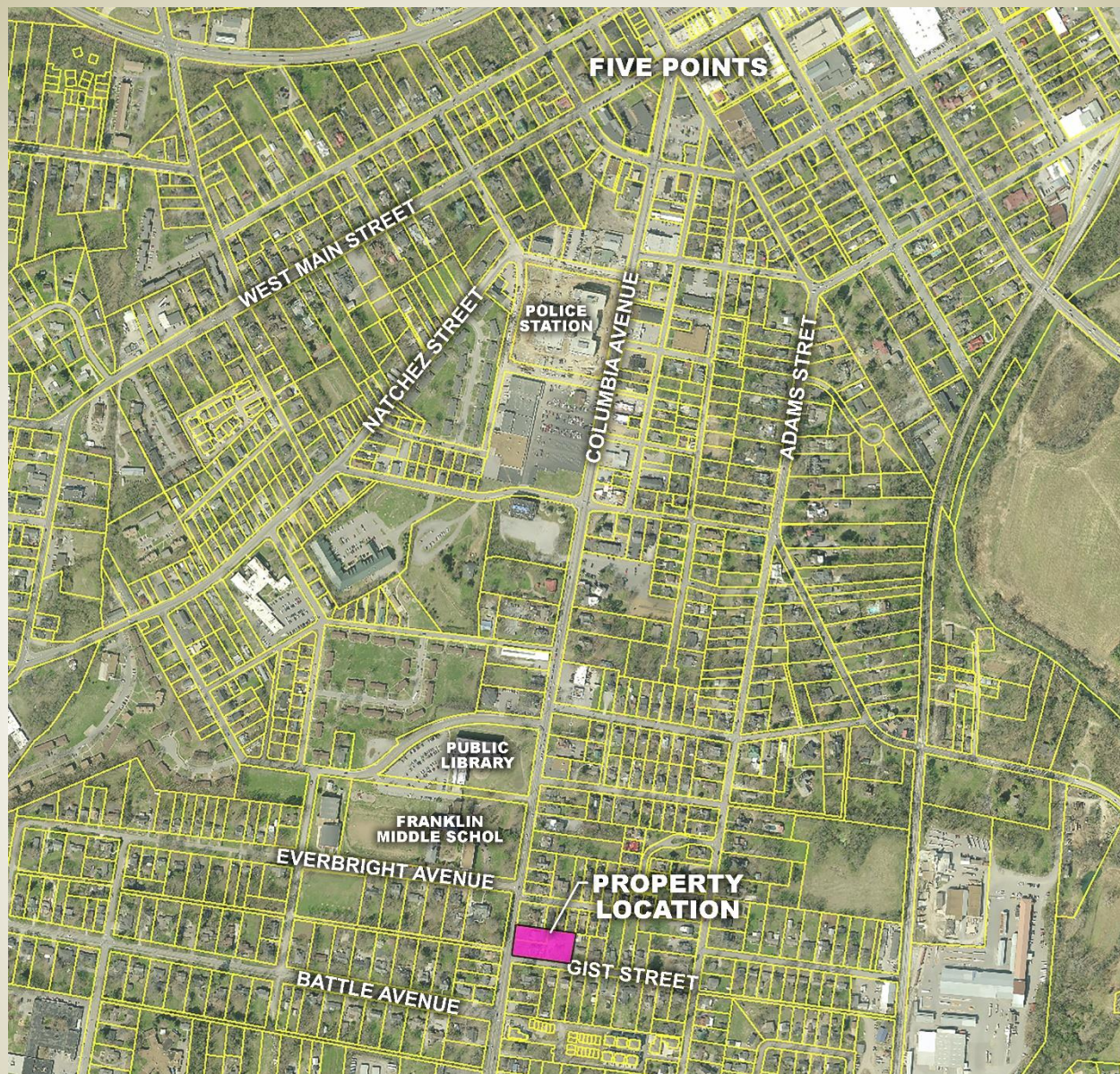
- Character Area:
Central Franklin
- Overlays:
CAO Columbia Avenue
Overlay District
- Current Zoning:
R-3 Residential
- Design Standard:
Traditional

Special Area 7

- Attached and detached residential units are appropriate
- Traditional standards apply
- Open space will be minimal given the urban character of the area



Landuse Plan



Location

Development Standards

- Requesting SD-R Zoning with a Maximum Density of 4.76
- Traditional
- Lot Setbacks:
 - 29' Front
 - 30' Rear
 - 5' Side

Program

- 4 residential lots
- Property is 37,061 square feet or .85 acres



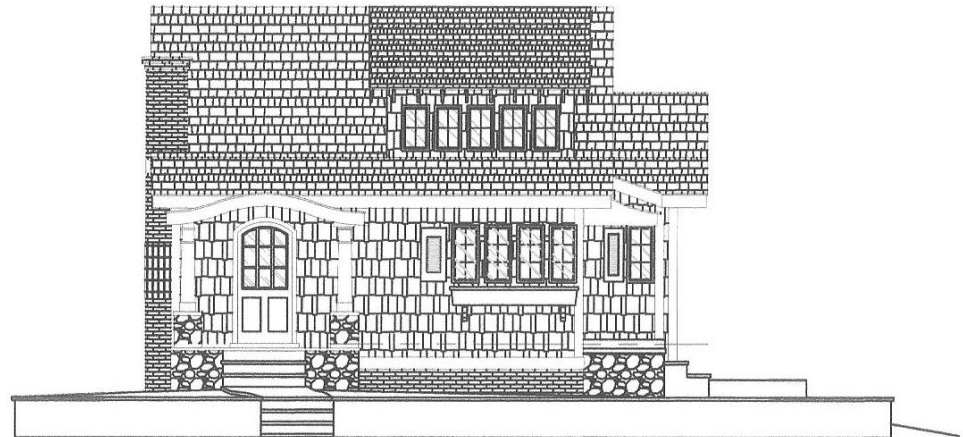
Master Plan



Master Plan Context

Homes

- 3,600 to 4,600 sf
- 2,800 to 3,200 sf
- 4 BR / 2 BA
- Brick and Concrete Board
- 2 Car Garages located at the rear of the lot



Architecture

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Robert Bass & Charles DeBray
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078K B 01900 & 078K B 01901
(Property Parcel/Tax ID Number)

and located at:

1365 & 1367 Columbia Ave
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Grumble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Robert Bass
Signature

204 Lewisburg Ave
Property Owner Mailing Address

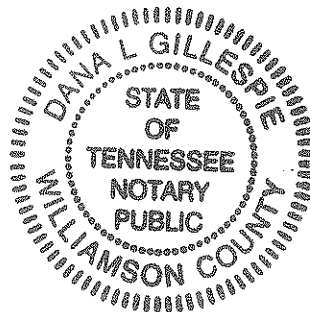
Franklin, TN, 37064
City, State & Zip

Subscribed and sworn to before me this

2nd day of MARCH, 2015.

Dana L Gillespie
Notary Public

My Commission Expires: 1-28-18





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:			Fax:			
Email:	GREGGAMBLE209@GMAIL.COM							
Street:	144 SOUTHEAST PARKWAY, #130							
State:	FRANKLIN, TN	ZIP:	37064		ZIP:			

Project Information:

Applicant's Proposed Name of Project:		Address of Property:	1367 COLUMBIA AVENUE			
Site Acreage:	0.86 AC	Map, Group, and Parcel:	078K B 01900	Proposed # of Units:	2	
Conceptual Overview of Project:						

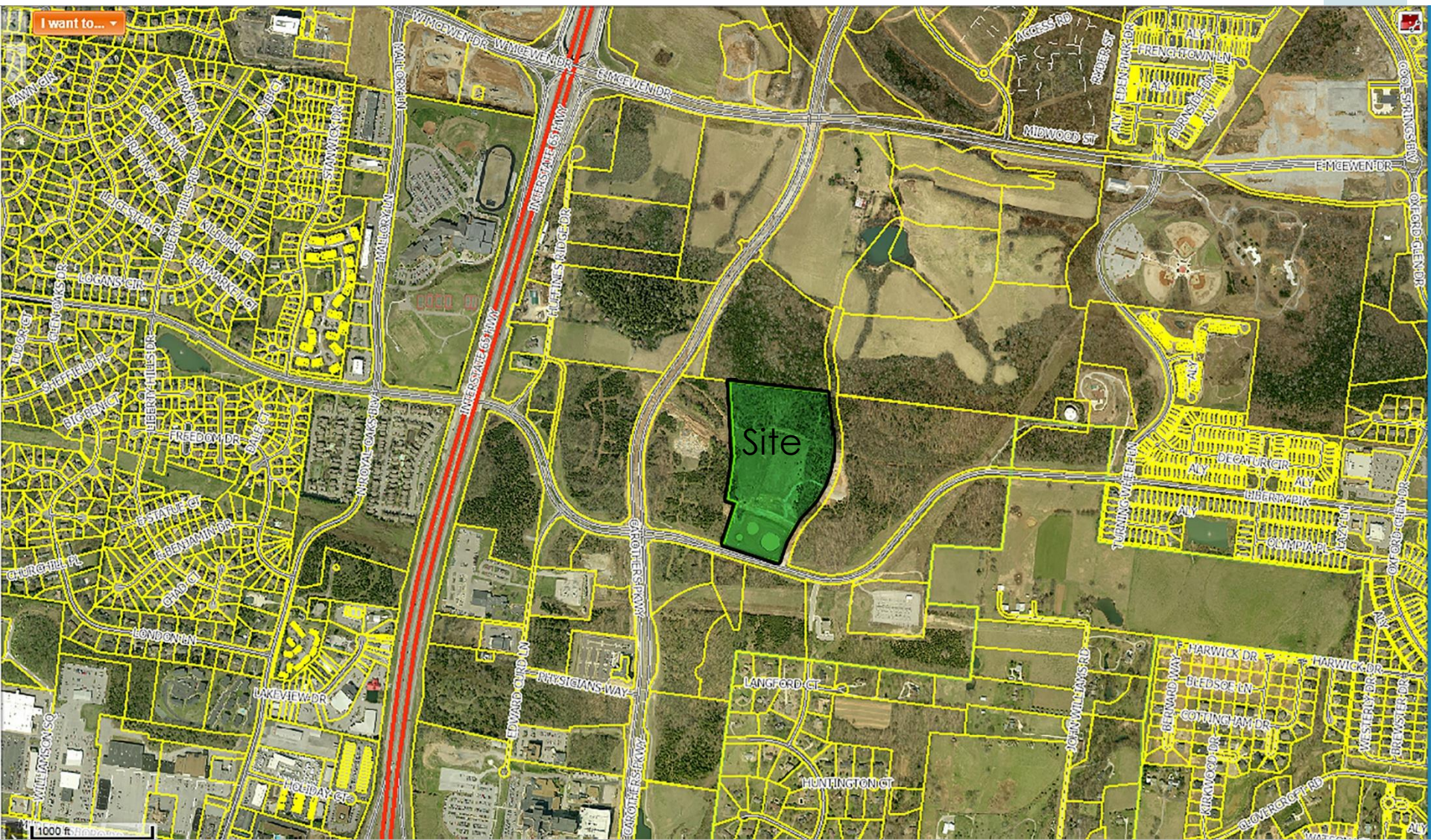
Required Elements for Conceptual Workshop: All submittals are required to have the basic information as follows, unless otherwise noted by staff. ☐ A Pre-application conference must have been held with the staff. ☐ Pay Conceptual Project Workshop Fee of \$50.00 ☐ Application must be completed by applicant 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:
		Other Applicable Overlays:
		Intended Workshop Date:

THE STANDARD

AT COOL SPRINGS
FRANKLIN, TENNESSEE

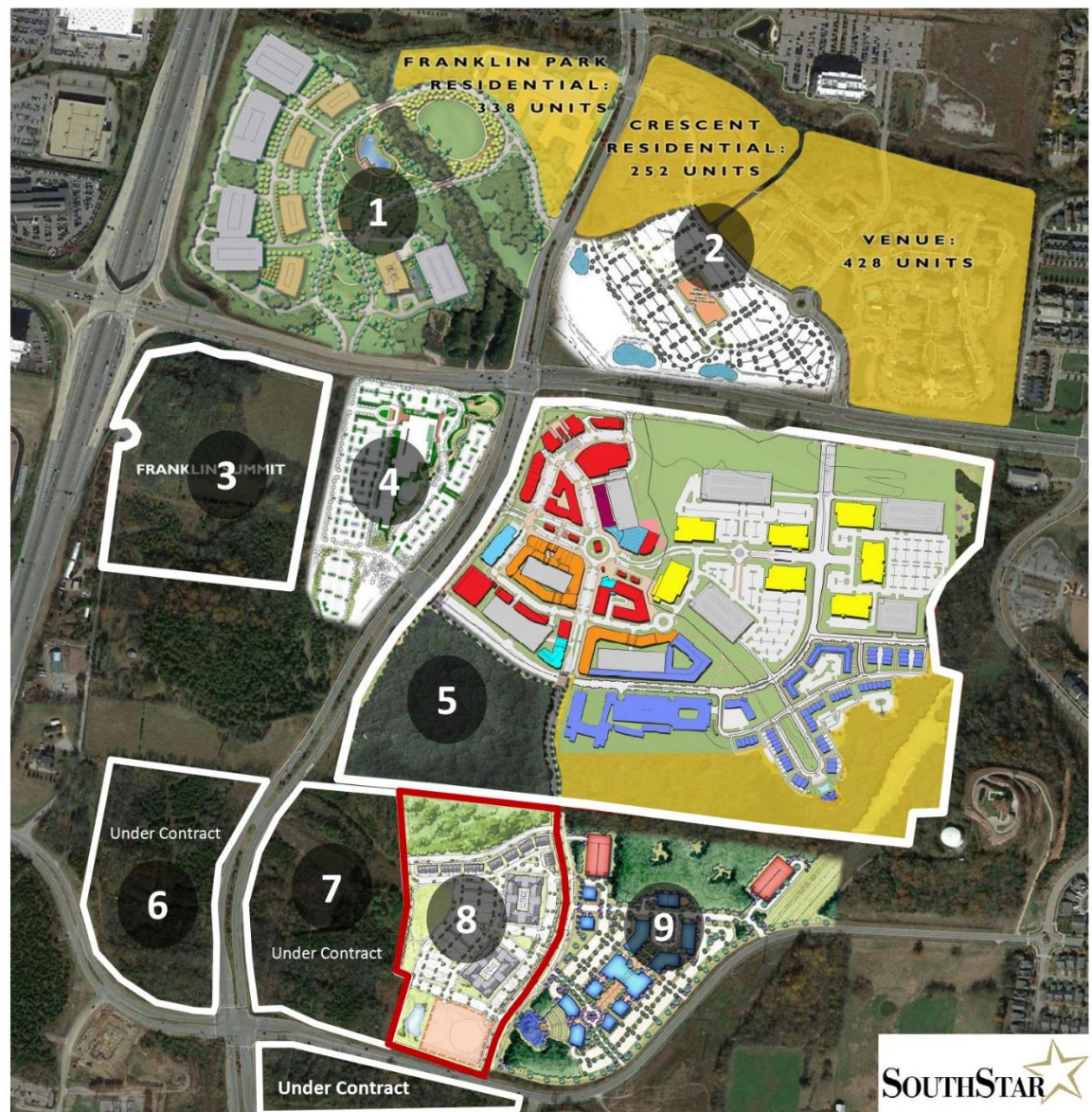
Planning Commission and
BOMA Workshop
March 26 , 2015





Location

(1)	Franklin Park
Project Classification:	Office & Residential
(2)	Crescent Resource Centre
Project Classification:	Office & Residential
(3)	Franklin Summit
Project Classification:	Mixed-Use
(4)	Vanderbilt Medical
Project Classification:	Medical
(5)	Ovation
Project Classification:	Mixed-Use
(6)	Swain Porter Site
Project Classification:	Retail Boxes
(7)	Duke Site
Project Classification:	Office/Retail Under Contract
(8)	The Standard at Cool Springs
Project Classification:	Residential General Commercial
(9)	Columbia State
Project Classification:	Institution

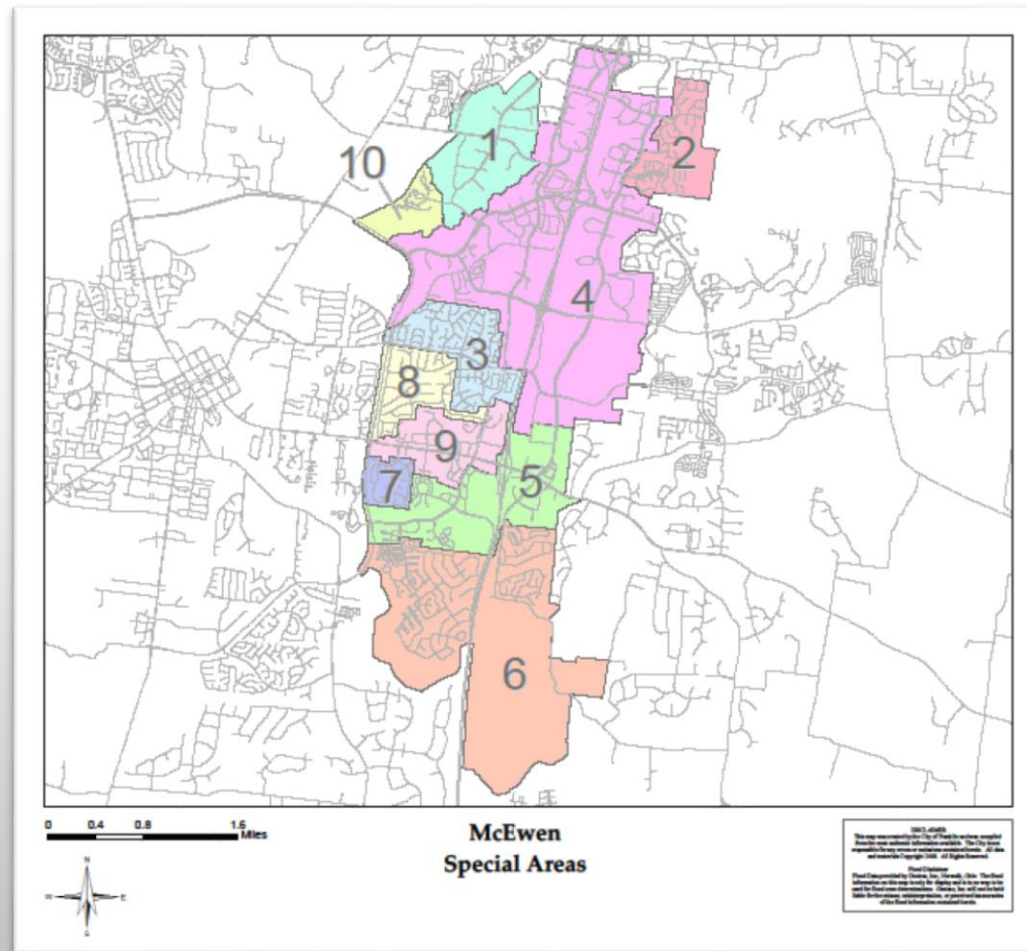


Carothers Corridor

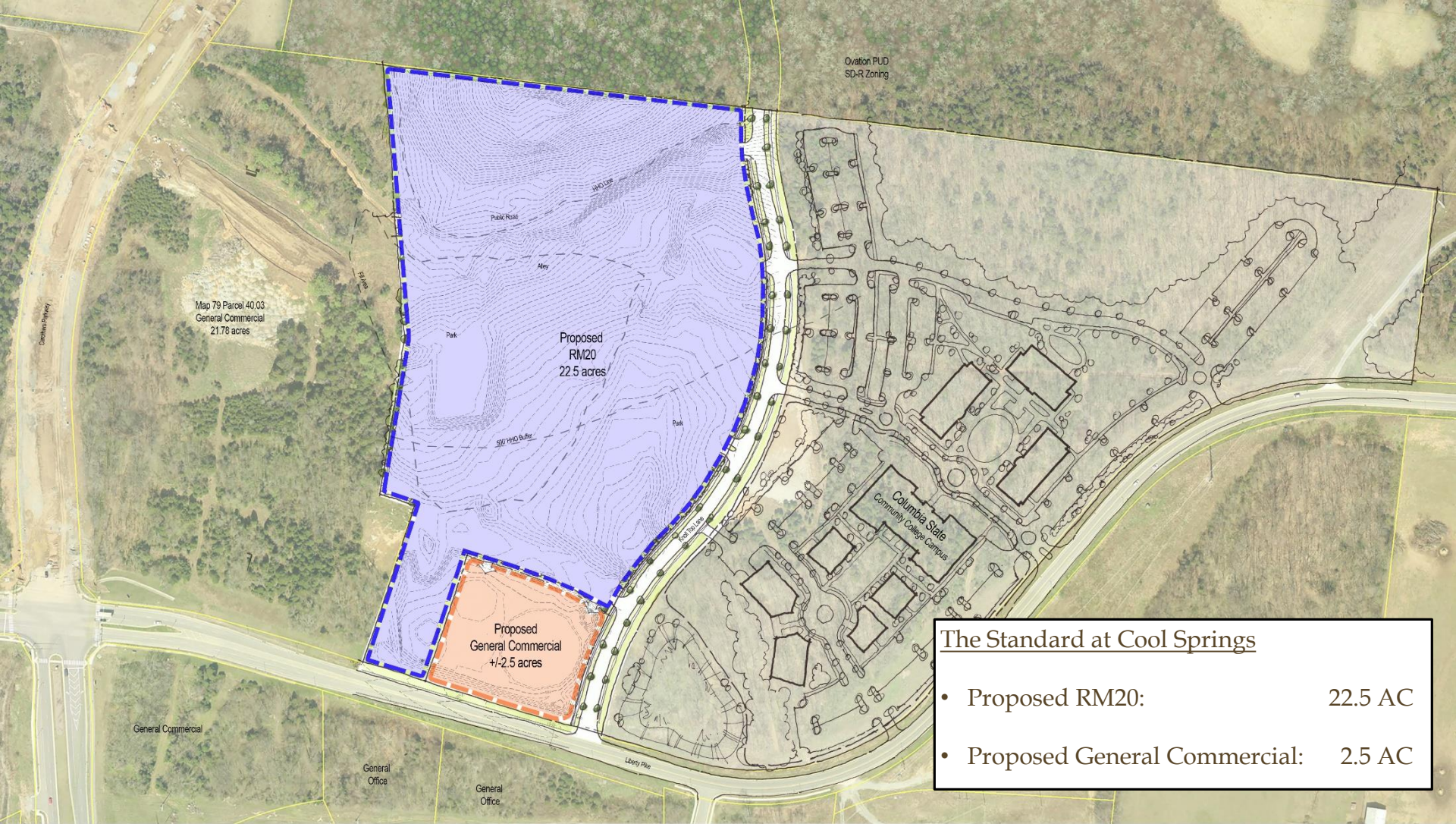
- Character Area: McEwen 4
- Overlays: HHO and HHO Buffer
- Current Zoning: SD-X
Special Development Variety
- Design Standard: Either

McEwen Area 4

- Mix of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended
- Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
- Attached Residential is also appropriate as a transition to residential uses to the east.



Master Plan



The Standard at Cool Springs

- Proposed RM20: 22.5 AC
- Proposed General Commercial: 2.5 AC

Proposed Zoning



The Standard at Cool Springs

- Existing Zoning: SD-X
- Rezoning Request: RM20 and General Commercial

Master Plan

Development Program

Total Area: 25.0 Acres

RM20: 22.5 Acres

GC: 2.5 Acres

Proposed Development:

Apartments: 344

Town Homes: 39

Total Residential: 383

Density: 17.03 Du/ Ac

Base Zone Regulations:

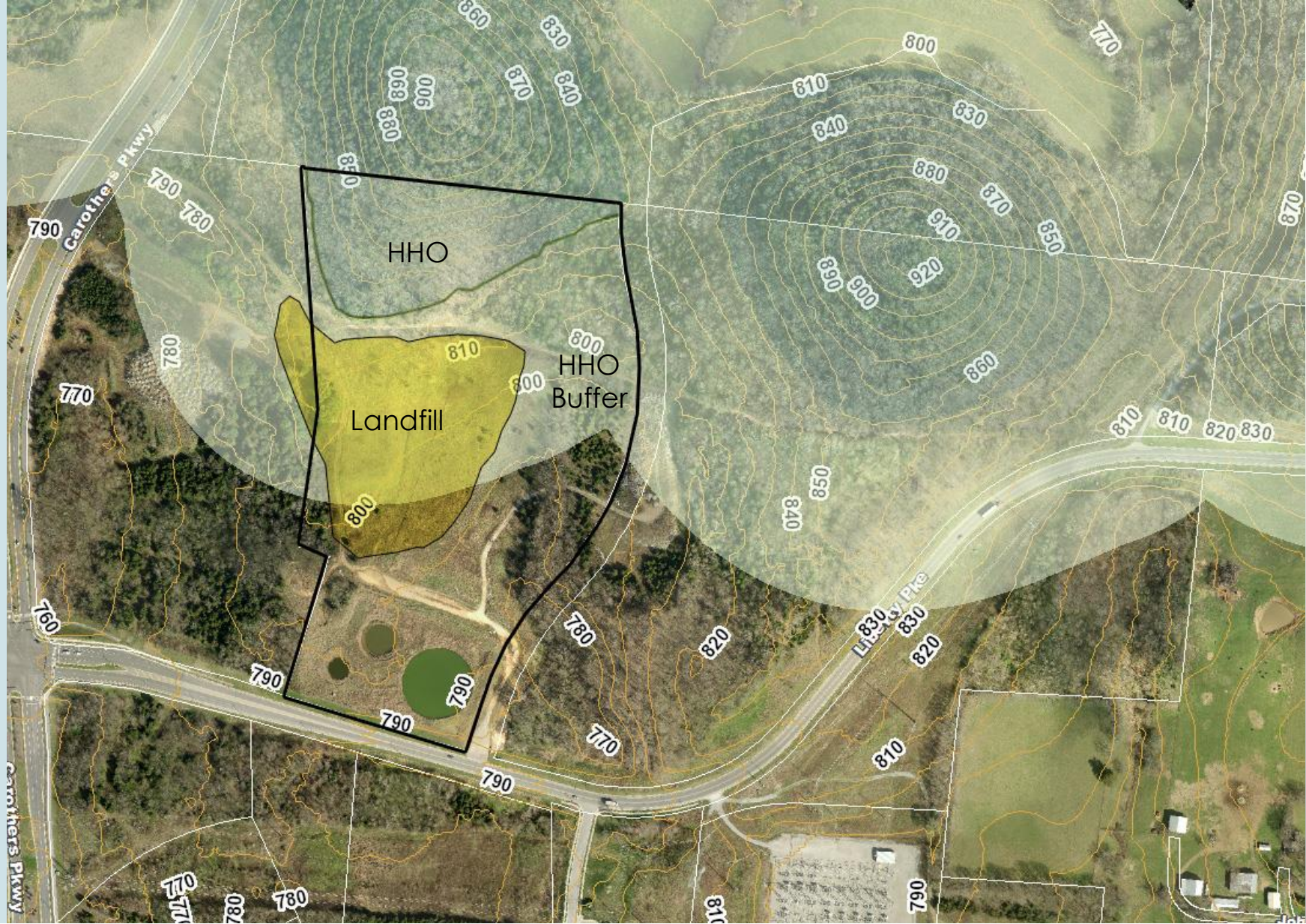
RM20 Density: 20 Du/ Ac

Area of RM20: 22.5 Ac

Total Residential: 450



Master Plan



Environmental Constraints

Considerations:

- The landfill is covered by parking and a new 2 acre park
- Due to sightline constraints, the new road is located as far north as possible on Knoll Top Lane.
- The new connector road crosses the southernmost tip of the HHO in order to provide optimal road alignment and to avoid as much of the landfill as possible.
- The town homes are 2 stories on the road side and 3 stories on the alley side. Without the town homes, a 10 foot retaining wall would be needed.



Master Plan

Commercial Use

- General Commercial Zoning
- All GC uses are the same commercial uses allowed under the current SD-X Zoning.
- 2.5 Acres



Master Plan



Apartments

The Standard at Cool Springs - Architecture



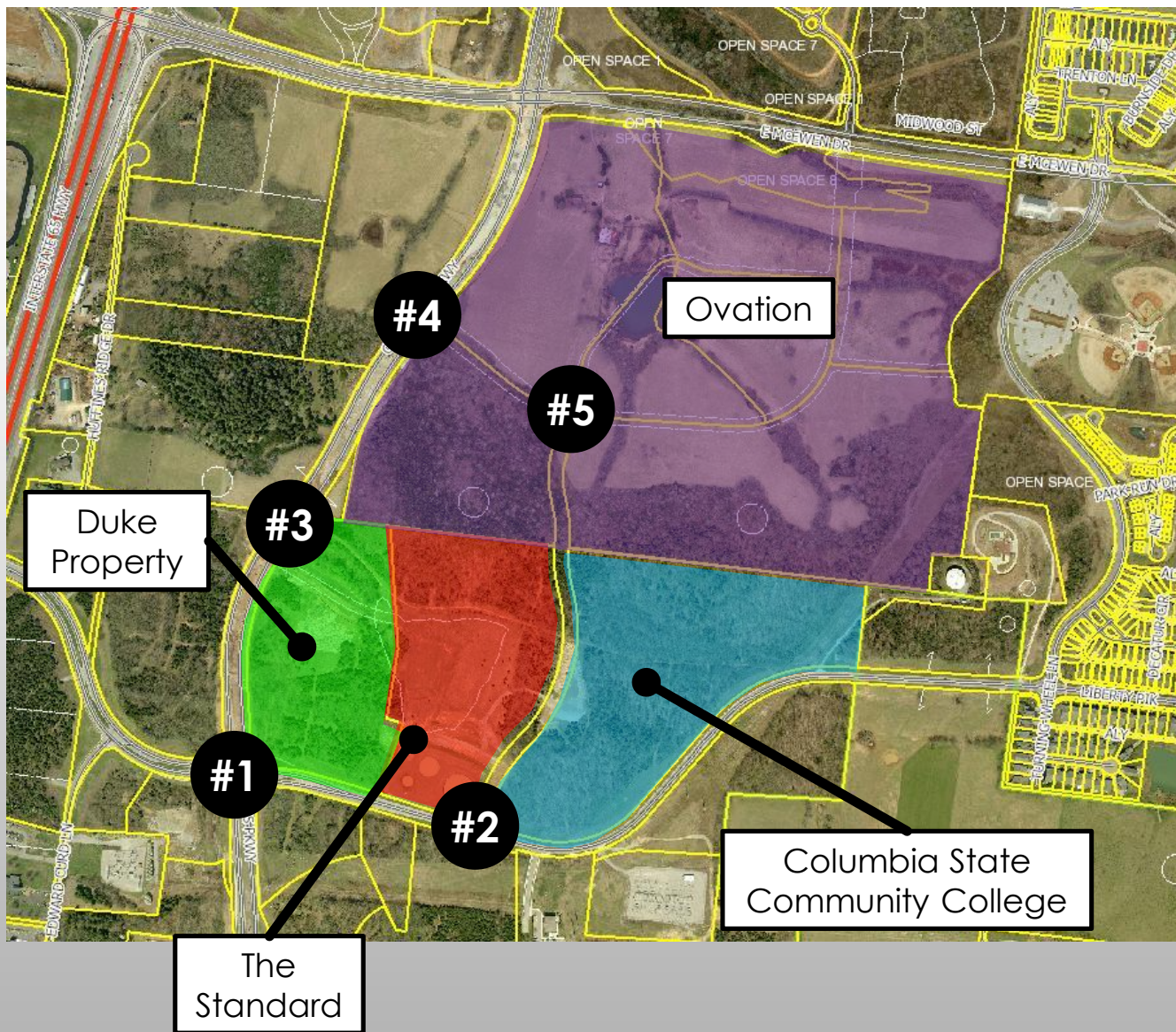
Town Homes

The Standard at Cool Springs – Architecture

Traffic Impact Analysis

Anticipated Study Intersections:

1. Carothers Parkway at Liberty Pike
2. Liberty Pike at Knoll Top Lane (Future Road)
3. Carothers Parkway at Future Road (at existing median opening)
4. Carothers Parkway at Ovation Parkway (Future Road)
5. Ovation Parkway at Knoll Top Lane (Future Intersection)



Master Plan



Transportation Infrastructure

Anticipated Improvements:

1. Funding for and Construction of at least 50% of Knoll Top Lane from Liberty Pike to the Site Boundary shall be borne by the Applicant
 - Ovation provides the segment from the Site Boundary to Ovation Parkway
2. Construction of East-West Road from Knoll Top Lane to Carothers Parkway
 - Easement through western adjacent site
3. Improvements to Liberty Pike as determined by Traffic Study are expected to include:
 - Eastbound Left-Turn Lane
 - Westbound Right-Turn Lane
 - Southbound Left-Turn Lane and Right-Turn Lane



The Standard at Cool Springs

- Existing Zoning: SD-X
- Rezoning Request: RM20 and General Commercial

Master Plan

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Glenn Wilson, SS Knoll Top, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

MAP 79 Parcel 40.12

(Property Parcel/Tax ID Number)

and located at:

1222
Liberty Pike

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative and Kintan Hoen

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature GLENN R. WILSON

501 CORPORATE CENTRE DRIVE, SUITE 501

Property Owner Mailing Address

FRANKLIN, TN 37086

City, State & Zip

Subscribed and sworn to before me this

4TH day of MARCH, 2015.

Cathy C Cornwell

Notary Public

My Commission Expires: 1/26/2019





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		Name: Ralph KNAUSS	
☒ On File		☐ On File ☐ Same as Applicant	
Title:		DIRECTOR OF DEVELOPMENT & CONSTRUCTION	
Organization:		SS Knoll TOP, LLC	
Phone:	Fax:	Phone: 615-472-8916 Cell: 615-796-8676	Fax: 615-472-8993
Email:		r.knauss@southstar-co.com	
Street:		501 CORPORATE CENTRE DRIVE	
State:	ZIP:	Suite 315	ZIP: 37007

Project Information:

Applicant's Proposed Name of Project:	THE STANDARD at Cool Springs	Address of Property:	1222 Liberty Pike
Site Acreage:	24.98 AC	Map, Group, and Parcel:	Map 79 P40.12
Proposed # of Units:	383		
Conceptual Overview of Project:	REZONING & DEVELOPMENT PLAN REQUEST FOR 383 MULTIFAMILY ATTACHED HOMES AND APPROXIMATELY 3.7 AC GENERAL COMMERCIAL PARCEL.		

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:

Other Applicable Overlays:

Intended Workshop Date:

SouthStar, LLC
501 Corporate Centre Drive
Suite 315
Franklin, TN 37067

2137
87-932641



Pay to the City of Franklin
Order of Fifty Dollars and no/100

\$ 50.00
Dollars



FRANKLIN SYNERGY BANK
Brentwood, Tennessee

FOR Application fee for Liberty life property

⑈002137⑈ ⑈064109329⑈

2016996⑈

MP

March 4, 2015

"Hand Delivery"

To: Amy Diaz - Barriga

Principal Planner

City of Franklin Department of Planning
and Sustainability

From: Raley Knauss

South Shore

Franklin Subarea Planning Scope of Work

Task 1 – Existing Land Use Analysis

Task 1.1 – Coordination with Transportation Study

CHA will utilize the results of the land use analysis currently underway as part of the CNTP project. CHA will refine the overall land use map and create detailed maps for each character area.

Task 2 – Character Analysis

Task 2.1 – Context Analysis

CHA will expand the context analysis completed as part of the CNTP project for the original four character areas to all character areas and will specifically include:

- Environmental
- Geology/Topography
- Transportation/Access
- Land Use
- Tourism/Cultural/Historic Elements
- Employment Nodes
- Parks/Recreation
- Growth
- Demographics

The analysis will include both written as well as visual analysis utilizing illustrated maps that will also be available as GIS shape files.

Task 2.2 – Massing/Existing Development/Density Analysis

CHA will expand the current analysis of existing development, development massing and density to the remaining character areas. The analysis will include a determination of primary development archetypes, analysis of overall massing, vacancies and open space, as well as overall densities of development within each character area on a block group basis. Density analysis will include overall gross density as well as density based upon actual developed area (removing vacant and open space properties) to get a true measure of actual developing densities.

Task 3 – Future Land Use Mapping

Task 3.1 – Coordination with CNTP/Additional Analysis

CHA will expand the methodology of the existing CNTP study to expand overall land use projections out to 2040 for all remaining character areas utilizing CommunityViz Scenario 360.

Task 3.2 – CommunityViz Scenario 360 Density/Build-out Analysis

CHA will develop 2D and 3D modeling of potential future build-out for each character area to 2040 showing projected densities based upon existing no change scenarios as well as two additional future scenarios. The model will allow the client to work with CHA to test what-if scenarios for future land use and development regulations as well as utility build-out. CHA in conjunction with the client will select a preferred scenario for future land use.

Task 3.3 – Character Sketches

CHA will develop up to four color renderings of potential future build-out scenarios showing proposed future character. These renderings will be presentation quality and allow the public to better visualize potential future development character. The City of Franklin will determine which four character areas will be depicted in the renderings.

Task 3.4 – Road Section Graphics

In conjunction with the CNTP project, typical road sections will be generated for future development archetypes identified as part of tasks 3.2 and 3.3. The road sections will be at a level of detail to understand traffic flow, complete streets concepts and general buffering, but will not be at such a detail to show proposed architectural styles for streetscape elements.

Task 4 – Recommendations

Task 4.1 – Land Use/Zoning/Development

CHA will work with the client to develop recommendations on overall future land use, modifications of the future land use map as well as recommendations on potential changes or additions to development regulations to foster the quality, type and density of development desired. Recommendations will be organized into overall city-wide (including urban growth boundary) as well as specific to each character area.

Task 4.2- Infrastructure/Transportation

Future land use and build-out will have a direct impact on the need for infrastructure. In conjunction with the on-going CNTP, CHA will analyze the preferred development scenario and provide a detailed analysis of future infrastructure needs for sewer, water and transportation infrastructure. This level of analysis will be provided for all character areas. The analysis will include an identification of each infrastructure need and overall general timeline for implementation.

Task 5 – Report Development

Task 5.1 – Report Preparation/Production

CHA will prepare electronic and hard copy (up to 20 copies) of the following interim materials:

- Summary of character area mini-charrette workshops
- Summary of online engagement and findings
- Context analysis report

- Initial build-out scenarios and preferred scenario map
- GIS shape files for all analysis and inventories

CHA will prepare electronic and hard copy (up to 20 copies) of the final recommendations document which will include:

- Executive summary
- Overall city-wide future land use and development recommendations
- Land use, development and infrastructure recommendations by character area
- Summary of public engagement
- Summary of analysis

Task 6 – Client Coordination/Public Engagement

Task 6.1 – Client Coordination/Coordination Meetings

CHA will prepare bi-weekly progress reports to the client which will include a summary of tasks completed, a report on future tasks to be completed, future milestones, and issues that need addressed.

CHA will conduct up to five additional coordination meetings via video/conference call with the client in conjunction with existing proposed coordination meetings as part of the CNTP project.

Task 6.2 – Character Area Mini-Charrette Workshops

CHA will conduct five mini-charrette workshops in select locations throughout the community to engage character area residents and businesses. Each charrette will be approximately three hours in length and will include an analysis of strengths, weaknesses, opportunities and threats as well as a brainstorming session to develop elements of character area visions and objectives. CHA will facilitate the meeting with the assistance of the client. Each workshop will include an education session and a combination of large and small group activities. CHA will provide all meeting materials, facilitation and registration. The client will be responsible with coordination with CHA to secure meeting venues, determine meeting times and provide on-site refreshments to attendees.

CHA will provide a summary of all workshop results for consideration in development of tasks 3 and 4.

Task 6.3 – Online Collaboration/Project Website/Social Media Integration

CHA will setup a project website utilizing Mindmixer for the duration of the project. The website will allow for online forums, posting photos and issues spatially, and online surveys (including visual preference surveys). CHA staff will populate and maintain the website throughout the project. Website content will be refreshed a minimum of once a week. Online forums will be monitored on a daily basis. CHA staff will also work with the client to integrate existing social media accounts with the project website. An additional Facebook page and Twitter account can be set up by CHA for the project on the client's request. CHA will be responsible for maintaining Facebook and Twitter accounts throughout the duration of the project.

PHASE	TOTAL HOURS	TOTAL FEE
RATE		
Task 1 - Existing Land Use Analysis	14.0	\$1,600
Coordination with Transportation Study	14.0	\$1,620
Task 2 - Character Analysis	80.0	\$11,100
Context Analysis	34.0	\$6,150
Massing/Existing Development/Density	46.0	\$4,905
Task 3 - Future Land Use Mapping	230.0	\$25,400
Coordination with Transportation Study/Additional Analysis	32.0	\$3,600
CommunityViz Scenario 360 Density/Build-out Analysis	76.0	\$7,560
Character Sketches	84.0	\$10,140
Road Section Graphics	38.0	\$4,140
Task 4 - Recommendations	221.0	\$23,900
Land Use/Zoning/Development	116.0	\$13,310
Infrastructure/Transportation	105.0	\$10,620
Task 5 - Report Development	106.0	\$11,200
Report Preparation/Production	106.0	\$11,150
Task 6 - Client Coordination/Public Engagement	348.0	\$51,700
Client Coordination/Coordination Meetings	48.0	\$7,800
Character Area Mini-Charrette Workshops (5 workshops)	284.0	\$40,440
Online Collaboration/Project Website/Social Media Integration	16.0	\$3,440
TOTAL	999.0	\$124,900
Fee is inclusive of all associated costs including labor, travel, and project expenses (Except for Task 7)		