



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 24, 2016

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 24, 2016, 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 process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

1. [16-0279](#) (5:30-5:50 pm) Development plan, for 50 detached and attached dwelling units on 5.3 acres, at 302 Avondale Drive.

Attachments: [Avondale Cottages Presentation UPDATED](#)
2. [16-0280](#) (5:50-6:10 pm) Development plan revision to the Lockwood Glen PUD, for inclusion of one additional property, the removal of a portion of the PUD to rezone to Neighborhood Commercial, and the revision to the layout for the remaining unbuilt section, at South Carothers Road.

Attachments: [Rezoning Presentation_EDGE](#)
3. [16-0281](#) (6:10-6:30 pm) The 2015 Development Report.

Attachments: [Development Report 2015 Edited](#)

OTHER BUSINESS



Avondale Cottages

Bristol Development

Design Studio

Crunk Engineering

Burke Coffey Architecture | Design



Project Location





Project Overview

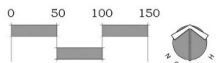
- Currently Zoned Heavy Industrial
- Proposed Rezoning to Specific Development - Residential
- Total of 50 New Residential Units
 - 1 Single Family
 - 14 Duplex Units
 - 5 Townhome Units
 - 30 Condo Units

Overall Site Plan



March 2, 2016

Concept Plan



Avondale Cottages
Franklin, Tennessee

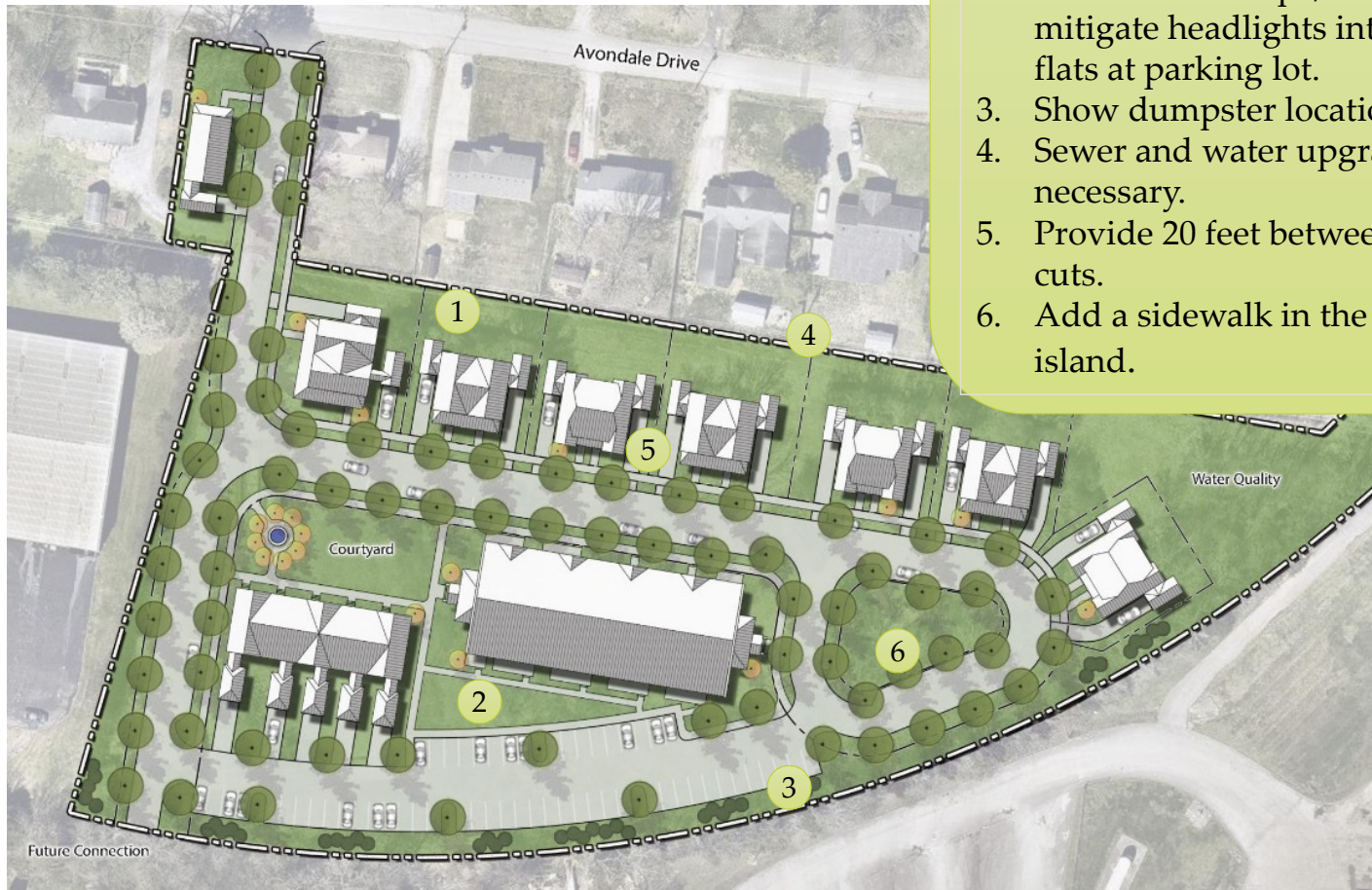
Site Plan

Legend

1. Single Family Home
2. Duplex Lots
3. Town homes
4. Condo Flats



Staff Comment



1. Show easements, setbacks and building envelopes on duplex lots.
2. Provide landscape/ fencing to mitigate headlights into condo flats at parking lot.
3. Show dumpster location
4. Sewer and water upgrades are necessary.
5. Provide 20 feet between driveway cuts.
6. Add a sidewalk in the cul de sac island.

Duplex Elevation A



Duplex Elevation B



Duplex Elevation C



Condo Elevation



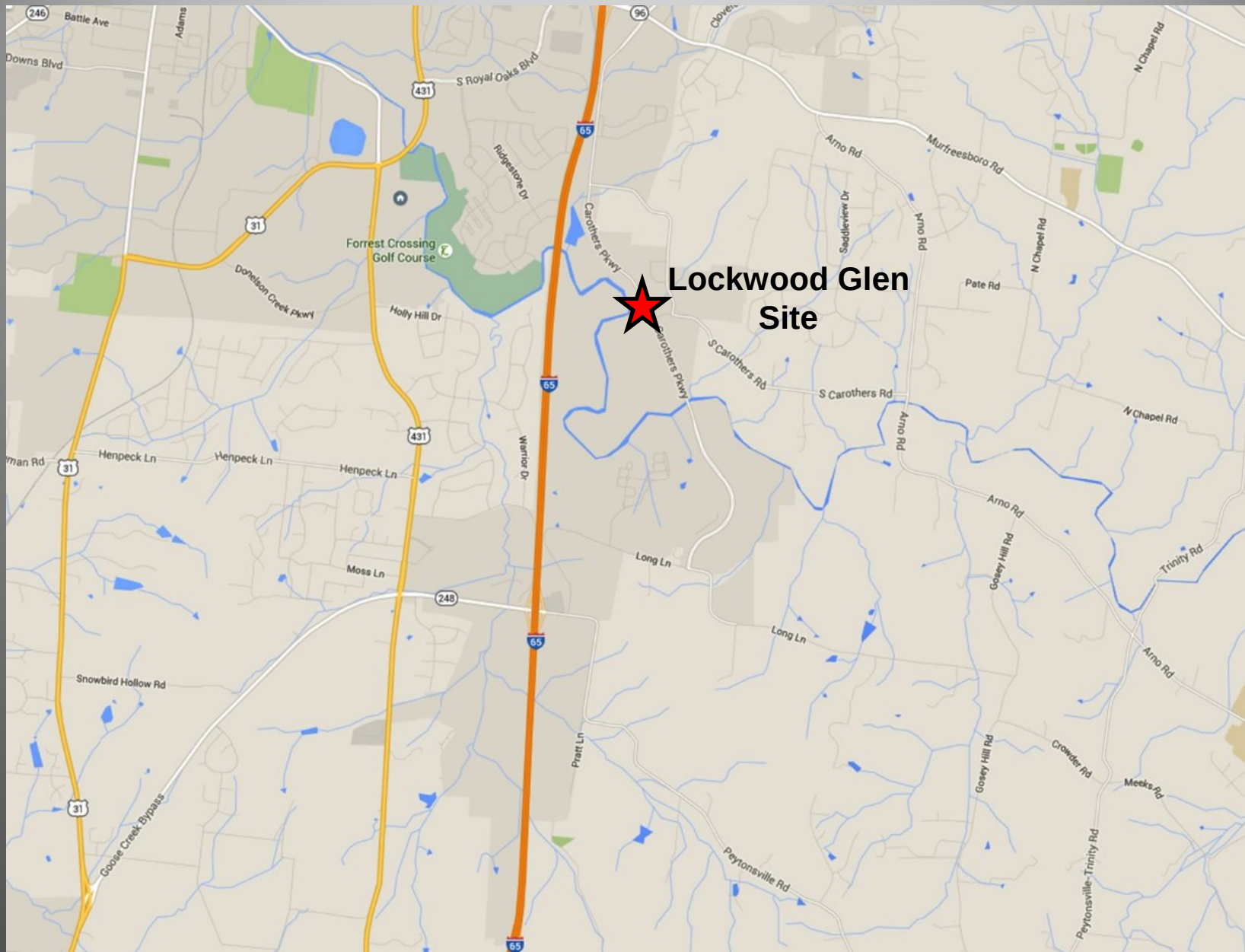
Flats Building Elevation



Avondale
Franklin Tn.
March 02, 2016

Lockwood Glen Concept Plan Amendment & Rezoning

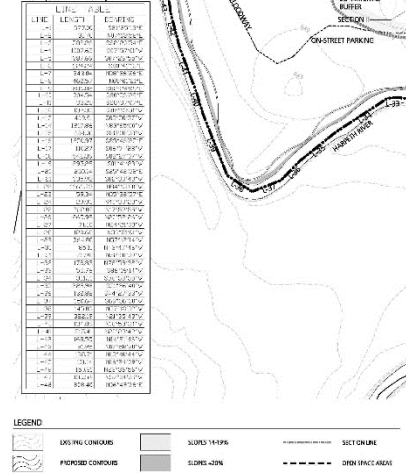




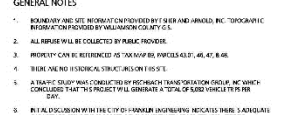
Vicinity Map



Vicinity Map

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TERRY PUGHLEY 301 AMT DR FARMERVILLE, NC 434 020-6446, 703 778-8182 MAG-VILLE TN 37217 magville@earthlink.net 815 301-6100	JEFFREY 2000 4045 1205 PLAIN RD JEROME CITY, MISSISSIPPI 39201 601 279-4666, 601 279-2822 MAG-VILLE TN 37203 jmagville@earthlink.net 815 301-6054	DON COFF 1005 MAGNOLIA 1514 CACTUS PARKWAY, S.E. 205 369-6111 HUNTSVILLE, TN 37227 doncoff@earthlink.net 815 301-8122
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SEAL

9-10-03

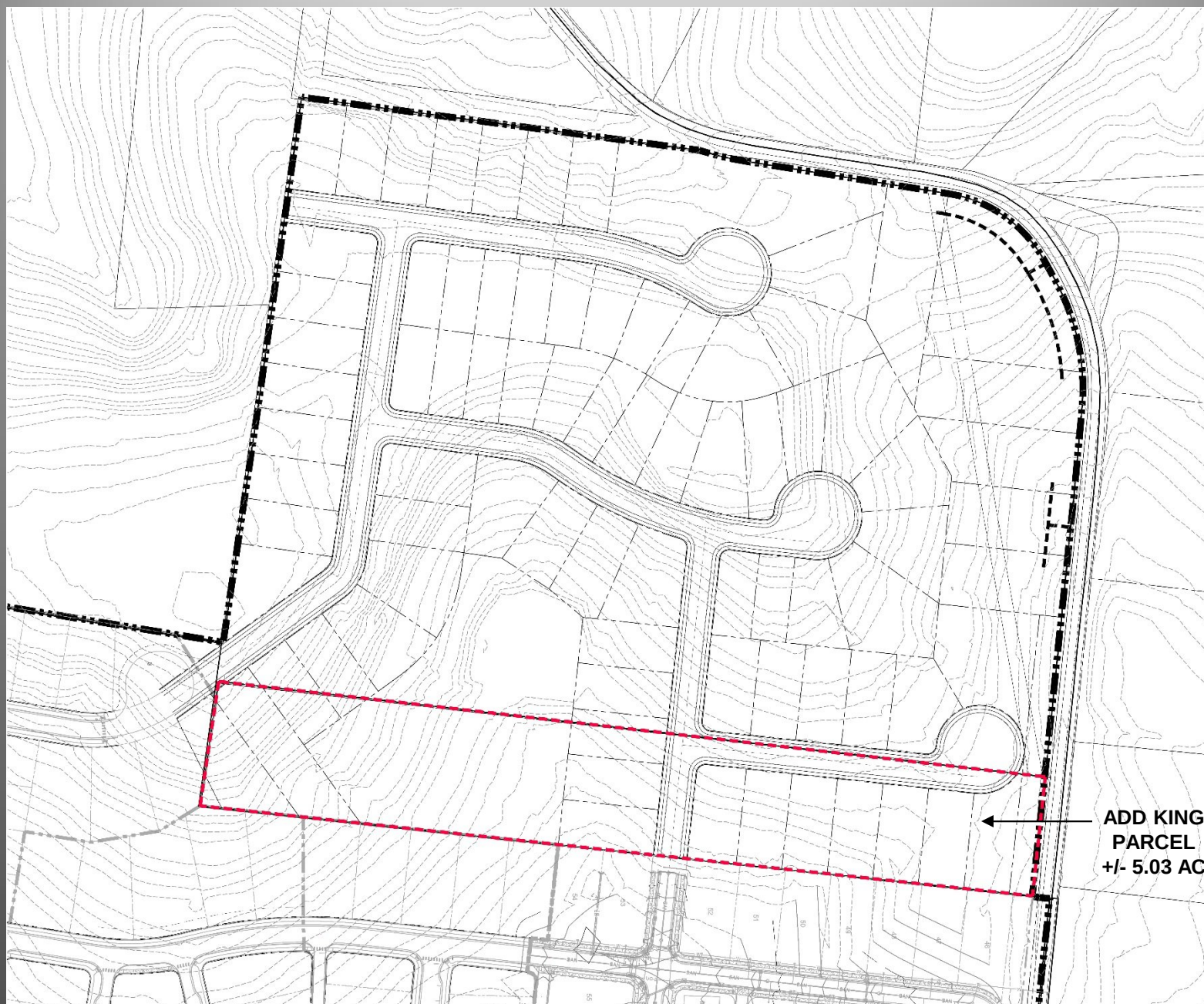
CLIENT

**SOUTH CAROLERS
PARTNERS, LLC**

01/02/08	PER CITY COMMENTS
02/05/08	PER CITY COMMENTS
07/11/08	PER POST PC CONDITIONS
09/10/08	PER POST PC CONDITIONS

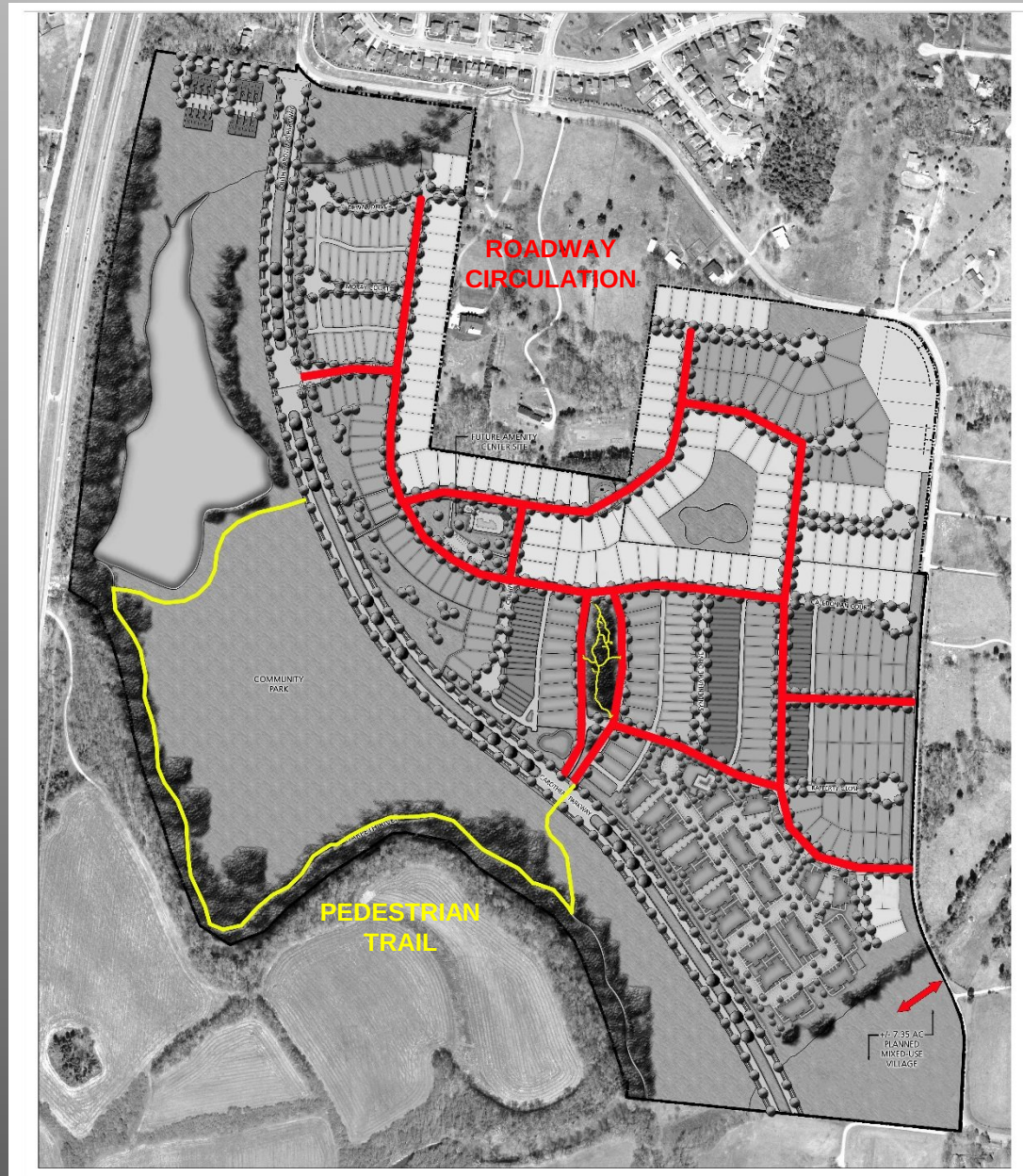
Sheet Title

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ADD KING
PARCEL
+/- 5.03 AC

PROJECT MAP





Items Discussed (Pre-Application Conference (03.21.16)):

- Clarified that the Overall Entitlements are increasing by 14 units and that some of the lots on the southern end of the development are being relocated
- Discussions with Fire Department still need to determine if additional access points are needed.
 - With the acquisition of the King Property, we were able to significantly improve the grading of the site
 - Five (5) connections from the property are maintained which is consistent with the Concept Plan Approval
- Concern with location of Shared Driveway connection to South Carothers Road
 - Shared Driveway Connection will be moved further south to accommodate potential future intersection

2015 Development Report



HISTORIC
FRANKLIN
TENNESSEE

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



HISTORIC
FRANKLIN
TENNESSEE

2015 Development Report-Letter from the Mayor

Dear Franklin Community,

The year 2015 was a busy one in our great city. Williamson County has two of the top public school systems in the state of Tennessee and the Southeastern United States. This is one of the main reasons companies want to build here and bring employees here! In 2015, Franklin was ranked number three in the state for millennial job seekers, and also third best to start a restaurant. Our city is continually recognized for its quality of life.

City investment highlights include the completion of the new Carothers Parkway South, the completion of Hillsboro Road improvements, and Third Avenue South with the beginning of improvements of Bicentennial Park. The Park at Harlinsdale Farm was the site of a very successful new music festival that brought thousands to our town in September. One project close to my heart was the progress of Columbia State Community College on Liberty Pike that will open in Spring of 2016 and benefit future generations for years to come.

There are many projects planned for the New Year, and it promises to be another exciting time of growth and change for our city.

Sincerely,



Mayor Ken Moore, M.D.



2015 Development Report—A Year in Review

Franklin is one of the fastest growing municipalities of its size in the country. Every year, the Planning & Sustainability Department publishes a report with an overview of the year's growth and development activity. Here are some highlights for 2015:

- Franklin's population reached an estimated 73,000;
- Almost 88 acres were annexed into the City, and over 300 acres were re-zoned throughout the City;
- Fifteen new residential developments were approved, totaling 865 dwelling units across 920 acres (or 1.4 square miles);
- The number of dwelling units approved this year (865) is down from the year before (1,467 in 2014);
- Despite 602 fewer units approved, the number of new residential building permits issued in 2015 was up 36 percent over last year.
- Over 9,200 residential units are in the pipeline for construction, 54 percent of those units are multifamily and 28 percent are single family; and
- Franklin's existing housing stock is almost 31,000 units, 58 percent of those are single family and 31 percent multifamily.



2015 Development Report—Table of Contents

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HISTORIC
FRANKLIN
TENNESSEE

Table A:
Acreage Changes

Year	Acreage Added	Net Additional Acreage	Total Acreage in Franklin	Net Percent Annual Increase
1953	-	-	1,200	
1964	-	21	1,221	2%
1982	-	4,969	6,190	407%
2000	-	13,294	19,484	215%
2010	7,085	7,085	26,569	36%
2011	0.00	0.00	26,569	0.00%
2012	5.56	5.56	26,575	0.02%
2013	5.28	5.58	26,580	0.02%
2014	61.01	61.01	26,641	0.23%
2015	87.57	87.57	26,729	0.33%

Table B:
2015 Base Zoning Changes

Zoning Ordinance No.	Description	Previous Zoning District	Base Zoning District	Acres	Adoption Date
Properties Zoned (Due to Annexation)					
2014-45	October Park PUD Subdivision	County	SD-R (1.6)	11.88	2/24/2015
2015-23	1845 Carters Creek	County	AG	75.69	9/22/2015
TOTAL				87.57	
Properties Rezoned					
2014-21	Nichol Mill Lofts	GC	SD-R (58.8)	6.19	1/13/2015
2014-40	1214 Liberty Pike	SD-X 0.0	GC	4.89	2/24/2015
2014-41	Harpeth Square	CC	SD-X (34.17/33,650/ 115)	4.48	3/24/2015
2014-42	Township PUD Subdivision	GC & GO	SD-X (3.39/68,961)	17.29	3/10/2015
2014-46	Branch Creek Crossing	R-1	SD-X (2.5/36,480)	19.11	2/24/2015
2014-47	Waters Edge PUD Subdivision	SD-R (1.72)	SD-R (1.91)	195.50	2/24/2015
2015-01	Cottages at 509 Hill Drive PUD	SD-R (0)	SD-R (8.0)	0.56	3/24/2015
2015-04	1048 Carlisle Lane	ER	R-3	2.20	7/14/2015
2015-10	Gist Street PUD Subdivision	R-3	SD-R (4.71)	0.85	8/11/2015
2015-11	The Standard	SD-X 0.0	RM-20	22.55	8/11/2015
2015-17	Family Legacy	R-1	SD-X (0, 34500)	22.72	10/13/2015
TOTAL				296.34	

Table C:
2015 Residential Developments Approvals

Development	Type of Approval *	Total Units	Single Family	Duplex	Townhouse	Condominium	Apartment	Residential Special Place	Total Acreage	Open Space	Nonresidential SF	Gross Density
Branch Creek	DP	48	-	-	-	48	-	-	19.11	12.26	36,480	2.51
Cottages at 509 Hill Drive	DP	4	4	-	-	-	-	-	0.56	-	-	7.14
Fair Park Cottages	PP	6	6	-	-	-	-	-	3.31	1.45	-	2.11
Gist Street	DP	2	2	-	-	-	-	-	0.85	-	-	4.71
Harpeth Square	DP	151	-	-	-	-	151	-	4.42	0.13	33,650	34.17
Henry Park Subdivision	FP	2	2	-	-	-	-	-	1.17	-	-	1.70
Highlands at Ladd Park Rev 6	DP	53	53	-	-	-	-	-	619.39	243.50	-	1.94
Natures Landing	PP	29	29	-	-	-	-	-	32.50	2.51	-	1.12
Nichol Mill Lofts	DP	363	-	-	-	-	363	-	6.19	1.61	-	58.80
October Park	DP	19	19	-	-	-	-	-	11.88	2.76	-	1.60
Richland Close	PP	4	4	-	-	-	-	-	2.20	-	-	1.81
Robert Crosby Subdivision	FP	2	2	-	-	-	-	-	0.99	-	-	2.02
Selah Subdivision	PP	12	12	-	-	-	-	-	9.55	3.59	-	1.26
Township	DP	139	-	-	47	-	-	92	17.30	-	68,961	8.03
Waters Edge Revision 3	DP	31	22	-	9	-	-	-	195.50	116.78	-	1.88
TOTAL	-	865	155	0	56	48	514	92	924.92	384.59	139,091	-

Type of Approval*

DP=Development Plan

PP=Preliminary Plat

FP=Final Plat

Table D:
Previously Approved Residential Developments

Residential Development	Year	Units Ap- proved	Dwelling Units by Housing Type *			
			RS	R2	RM	RSP
7007 Moores Lane Revision 1	2014	96	-	2	3	91
Avalon Square	2004	172	-	-	172	-
Berry Farms Chadwell Tract	2006	100	-	-	100	-
Berry Farms Reams-Fleming Tract	2006	400	-	-	400	-
Blossom Park	2013	26	26	-	-	-
Echelon	2013	169	87	-	82	-
Franklin Park	2013	350	-	-	350	-
Ovation	2014	950	40	-	910	-
Preserve at Echo Estates	2013	43	43	-	-	-
Ralston Row	2013	14	14	-	-	-
Riverbluff Revision 1	2014	82	82	-	-	-
Simmons Ridge Revision 1	2010	240	240	-	-	-
Southwinds (Woodlands)*	1985	100	-	-	100	-
Spencer Creek Place, Revision 6	2014	2	2	-	-	-
Tap Root Hills	2014	139	139	-	-	-
Village at West Main	2013	35	-	-	35	-
Waters Edge	2013	336	213	-	123	-
TOTAL		3,254	886	2	2,275	91

Dwelling Unit Abbreviations:*

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

Table E:
Residential Development Buildout Status

Development			Existing Units by Type*					Remaining Units by Type*				
Name	Year	Units Approved	RS	R2	RM	RSP	Total	RS	R2	RM	RSP	Total
Amelia Park	2014	149	21	-	-	-	21	128	-	-	-	128
Artessa Rev 1	2013	250	-	-	207	-	207	-	-	43	-	43
Avalon	2002	446	325	-	73	-	398	18	-	30	-	48
Benelli Park	2014	11	2	-	-	-	2	9	-	-	-	9
Berry Farms Town Center	2005	646	60	-	63	-	123	83	-	440	-	523
Breezeway	2005	139	99	-	-	-	99	40	-	-	-	40
Dallas Downs (Kendall Hall)	2008	357	351	-	-	-	351	6	-	-	-	6
Franklin Housing Authority Reddick	2010	114	-	-	49	-	49	-	-	65	-	65
Gateway Village	2008	402	15	-	354	-	369	-	-	33	-	33
Harlinsdale Manor	2006	15	7	-	-	-	7	8	-	-	-	8
Henley	2005	87	80	-	-	-	80	7	-	-	-	7
Highlands at Ladd Park	2005	1,046	464	-	-	-	464	582	-	-	-	582
Hurstbourne	2006	132	107	-	-	-	107	25	-	-	-	25
Lockwood Glen (Nichols Bend)	2008	624	60	-	33	-	93	247	-	284	-	531
McEwen Town Center (Rev 2)	2009	950	-	-	370	-	370	-	-	580	-	580
Morning Pointe (Franklin Christian Academy)	2014	125	-	-	-	-	0	-	-	-	125	125
Rizer Point	2012	95	43	-	24	-	67	28	-	0	-	28
Rucker Park	2012	30	-	-	9	-	9	-	-	21	-	21
Silver Grace (Fountains of Franklin)	2009	124	0	-	-	59	59	3	-	-	62	65
Stream Valley	2005	824	167	-	0	-	167	313	-	344	-	657
Through the Green (Rev 2)	2014	492	-	-	230	-	230	-	-	262	-	262
Tywater Crossing (Parrish Park)	2012	87	43	-	-	-	43	44	-	-	-	44
Treemont Estates	2005	14	9	-	-	-	9	5	-	-	-	5
Westhaven**	2001	2,750	1,167	10	247	0	1,424	*	*	*	250	1,326
TOTAL		9,909	3,020	10	1,659	59	4,748	1,546	0	2,102	437	5,161

*Dwelling Unit Abbreviations:

RS=Single Family R2=Duplex

RM=Multifamily RSP=Residential Special Place

Notes: This chart indicates residential developments that are currently under construction where building permits have been issued. Developments with less than 5 units remaining 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.

**Table F:
Existing Housing Stock**

Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	18,053	58%
Manufactured Home	407	1%
Duplex	1,120	4%
Multifamily	9,620	31%
Residential Special Place	1,716	6%
TOTAL	30,916	100%

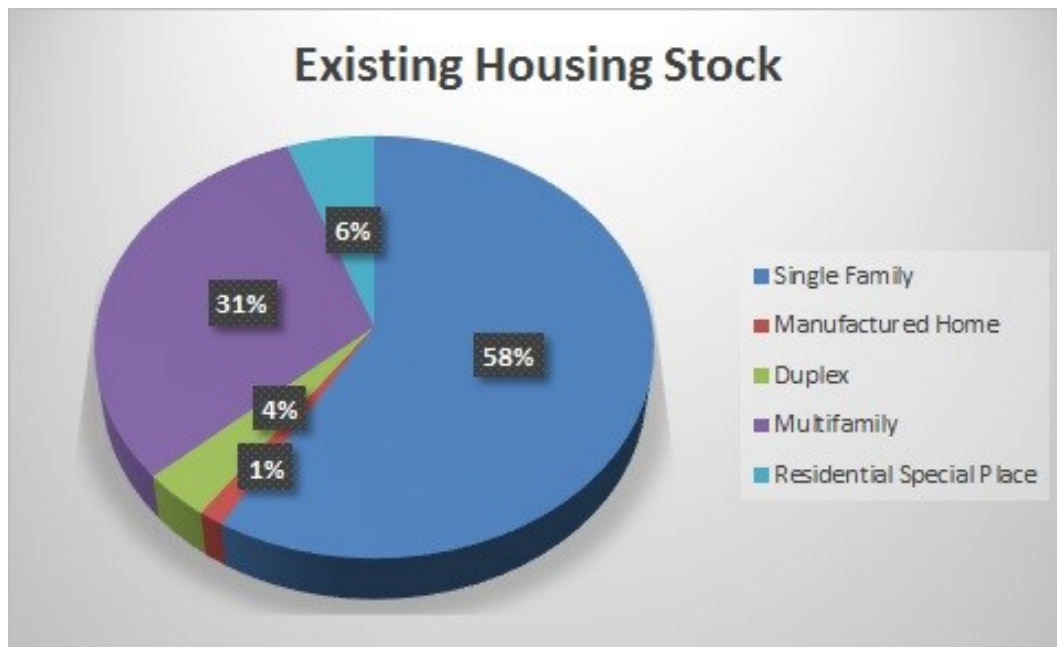
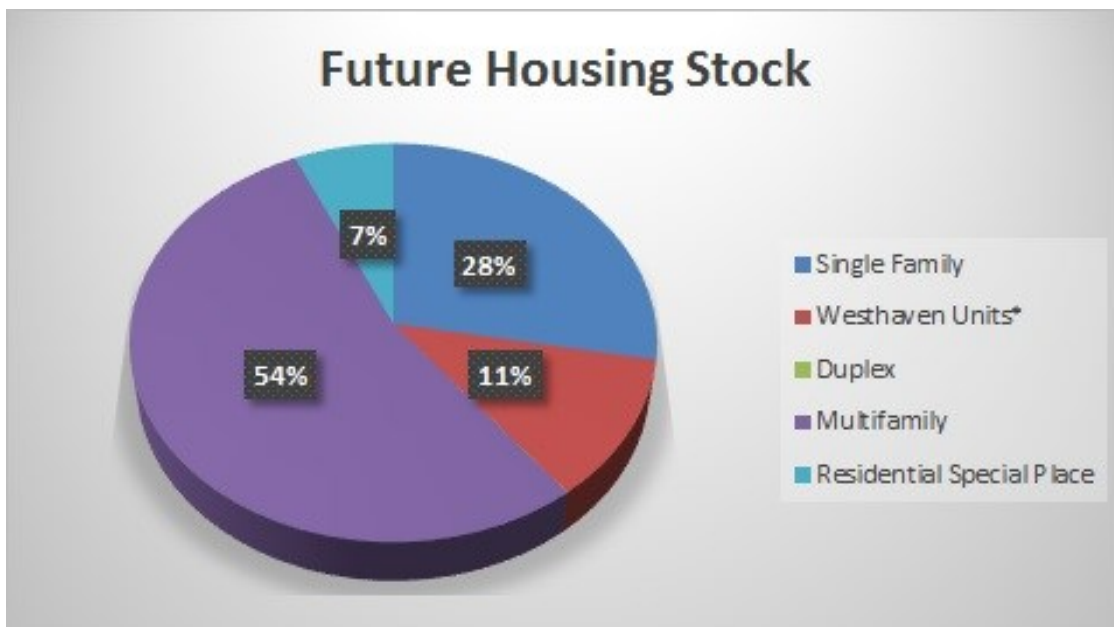


Table G:
Future Housing Stock (Approved Not Yet Constructed)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	2,587	28%
Westhaven Units*	1,076	12%
Duplex	2	0%
Multifamily	4,995	54%
Residential Special Place	620	7%
TOTAL	9,280	100%

Note: Westhaven breakdown by dwelling unit type is unavailable for approved not yet constructed units.



**Table H:
New Residential Building Permits**

Dwelling Unit Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Single Family	515	461	215	151	288	308	378	477	438	556	3,787
Duplex	70	20	33	0	-	-	-	-	-	-	123
Multifamily	234	119	323	8	21	733	214	283	302	531	2,768
Townhouse Units	-	68	32	9	35	29	54	56	60	164	507
TOTAL	819	668	603	168	344	1,070	646	816	800	1,251	7,185

**Table I:
Land Use Overview**

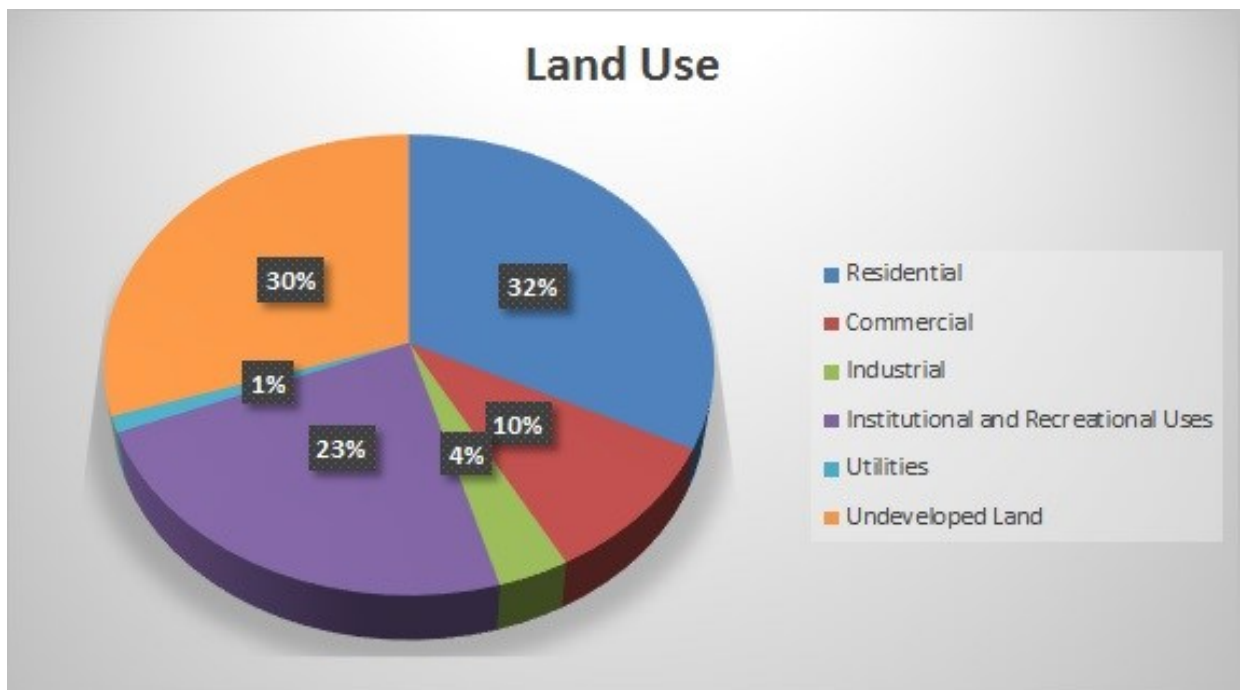


Table J:
Population Estimates—Past and Projected

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	-	-	-	-
2004	July	Special Census	46,416	-	-	-	-	-
2006	June	Special Census	49,412	-	-	-	-	-
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	-	-	-	-	-
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%
2015	Dec	Estimate	72,272	1,535	2.1%	10,738	91	0.9%
2020	Dec	Projection	84,000 *	11,728	3.0%	11,000	381	1%
2030	Dec	Projection	113,000*	29,000	3.0%	12,000	100	1%
2040	Dec	Projection	150,000 *	37,000	3.0%	13,000	100	1%

Notes: The projected growth rate was based on the known median of estimates since 2000. The Urban Growth Boundary (UGB) projected growth rate was based on the known median of estimates since 2004. *Rounded

Compiled by the Department of Planning and Sustainability

www.franklinton.gov

Additional related resources include:

www.williamsoncounty-tn.gov

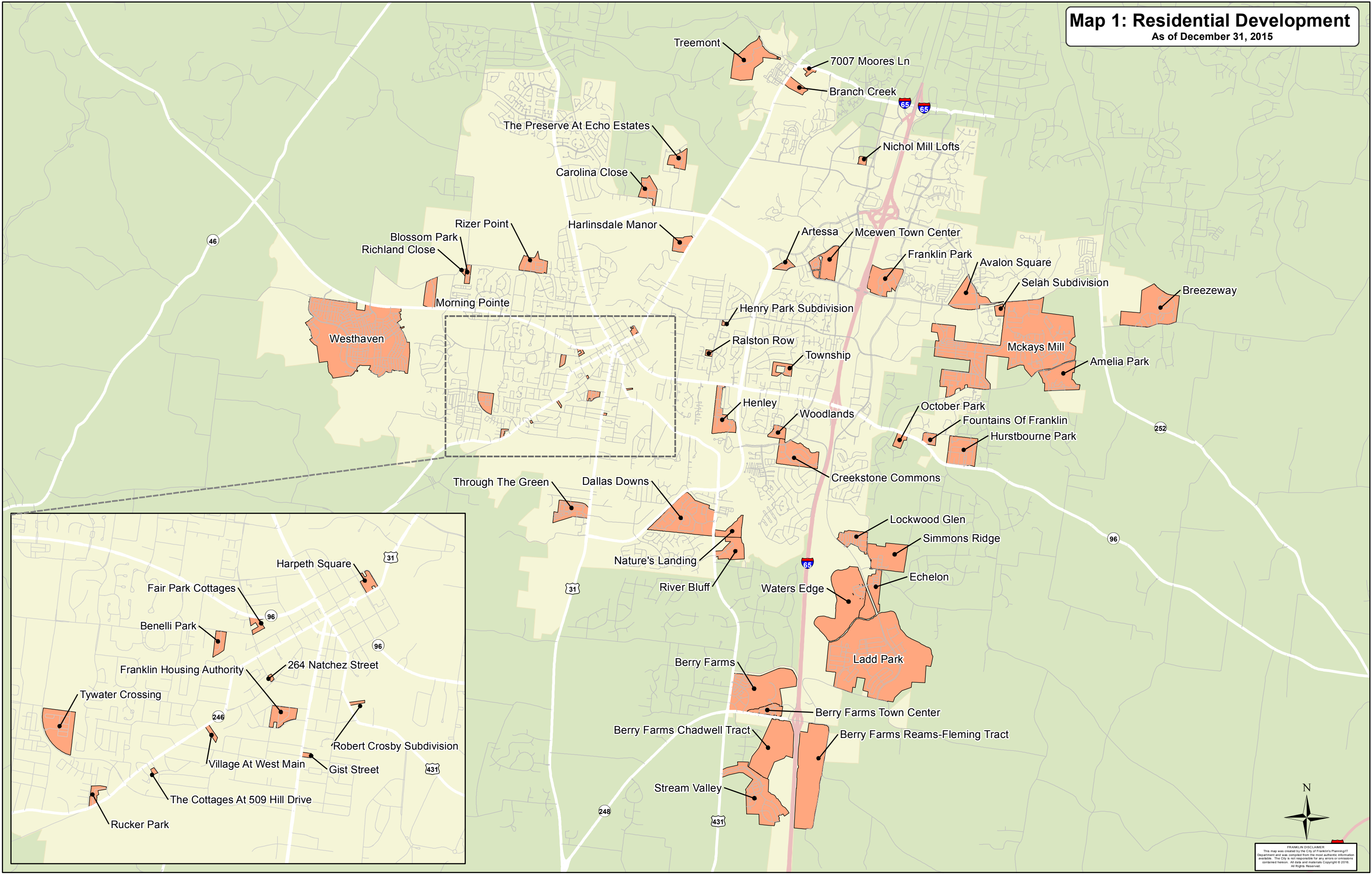
www.williamson-franklinchamber.com

www.visitwilliamson.com

www.census.gov

Map 1: Residential Development

As of December 31, 2015



Map 2: General Land Uses

As of December 31, 2015

Land Use
Representation: LCSQAQC_Rep

	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

