



# City of Franklin

109 3rd Ave S  
Franklin, TN 37064  
(615)791-3217

## Meeting Agenda

### Board of Mayor & Aldermen and Franklin Municipal Planning Commission

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Thursday, February 27, 2020

6:00 PM

City Hall Training Room

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*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, February 27, 2020, at 6:00 PM in the City Hall Training Room. Additional information can be found at [www.franklintn.gov/planning](http://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. [20-0205](#) (6:00 - 6:10 pm) Continued discussion of proposed Envision Franklin Design Concepts for recently annexed properties in Goose Creek.  
  
Attachments: [February JC ppt](#)
2. [20-0206](#) (6:10 - 6:30 pm) Discussion of Envision Franklin Design Concepts updates, as it relates to lot size recommendations within several Design Concepts.  
  
Attachments: [Feb 2020 JCW Presentation](#)

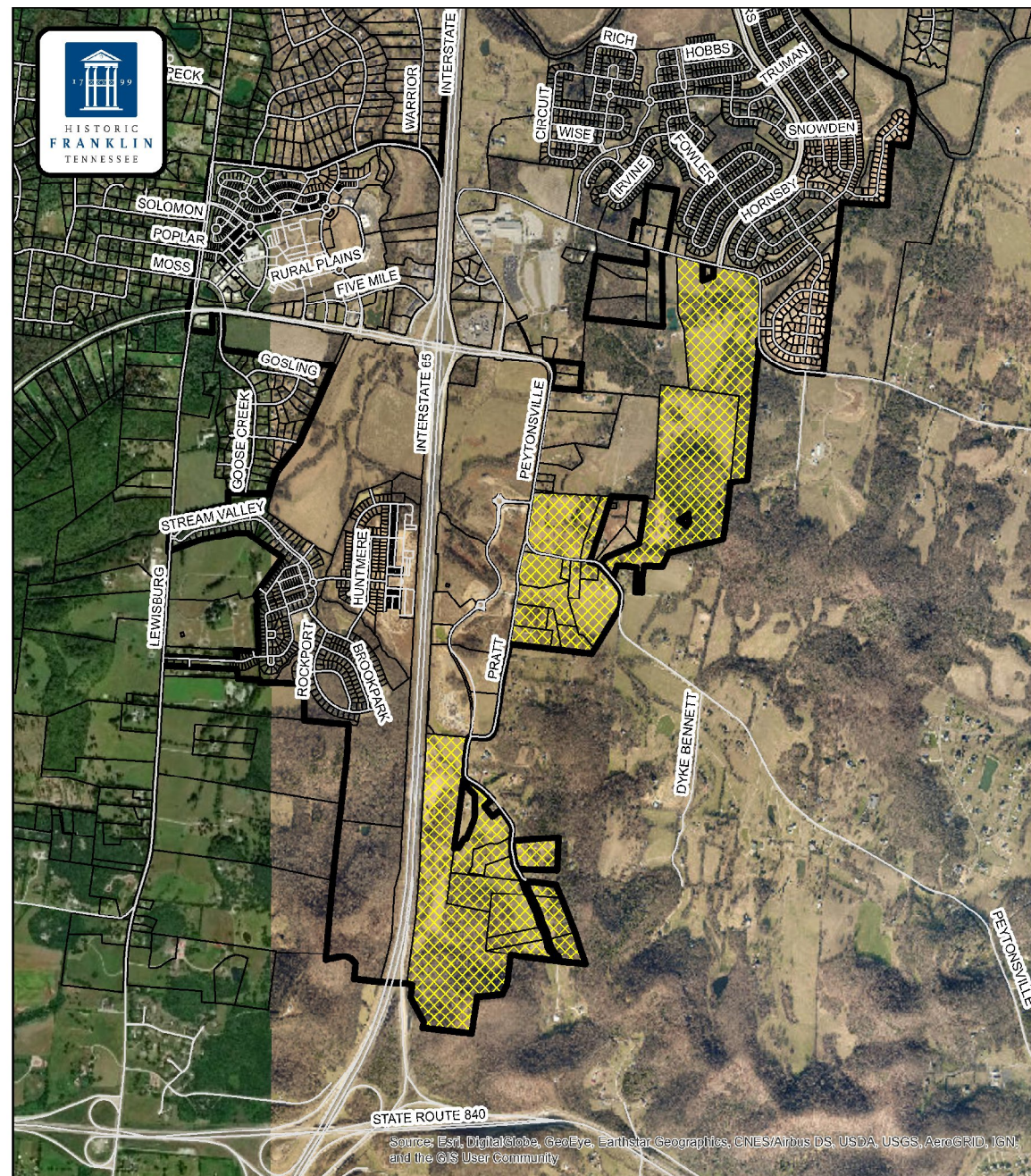
#### OTHER BUSINESS

# GOOSE CREEK AMENDMENT

FEBRUARY JOINT CONCEPTUAL MEETING

# EXISTING CONDITIONS

- 26 recently annexed parcels by referendum.
- Parcels were located outside of UGB, thus they now need to be given an Envision Franklin Design Concept.



## Legend

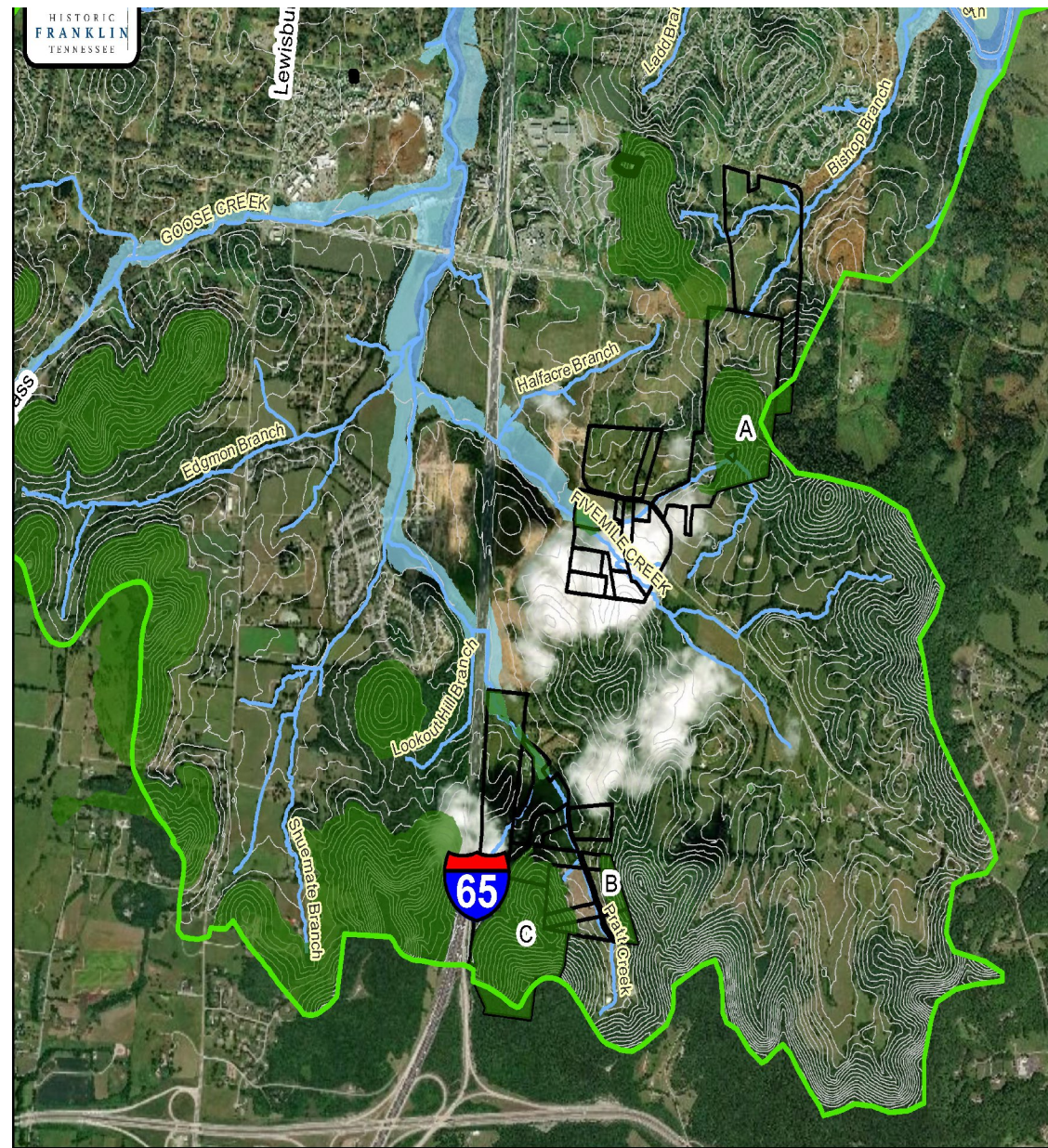
- City Limits
- Annexed Parcels

0 0.5 1 Miles

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# HILLTOPS AND FLOODPLAIN IN GOOSE CREEK BASIN

- Staff reviewed the study area for potential needed Conservation areas, identifying major hilltop areas A, B, and C for the Conservation Design Concept.
- Factors included slope, existing tree canopy and density, elevation, and viewsheds.
- Small portions of Conservation were identified and designated following FEMA 100-year floodplain lines.



## Legend

- |                              |                      |
|------------------------------|----------------------|
| Goose Creek Basin            | Streams and Creeks   |
| City Limits                  | Contours - 20ft      |
| Conceptual Conservation Area | Flood Fringe Overlay |
| Annexed Parcels              | Flood Way Overlay    |

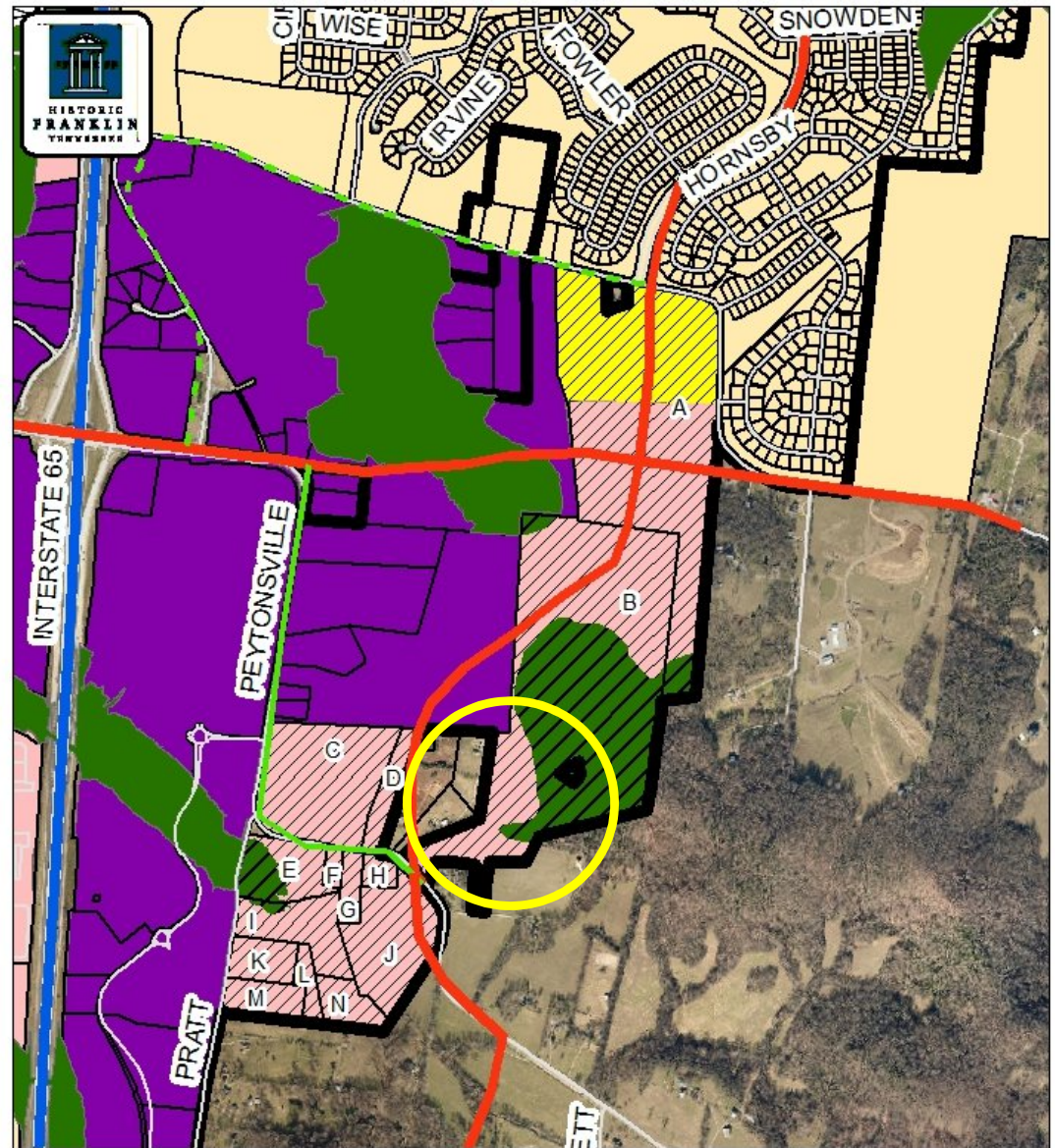
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# GOOSE CREEK RECOMMENDATIONS (NORTH)

- Recommended Design Concepts include:
  - Mixed Residential (yellow)
  - Neighborhood Mixed Use (pink)
  - Conservation (dark green)



## Legend

City Limits

### Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

### Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

### Conceptual Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

Major Collector

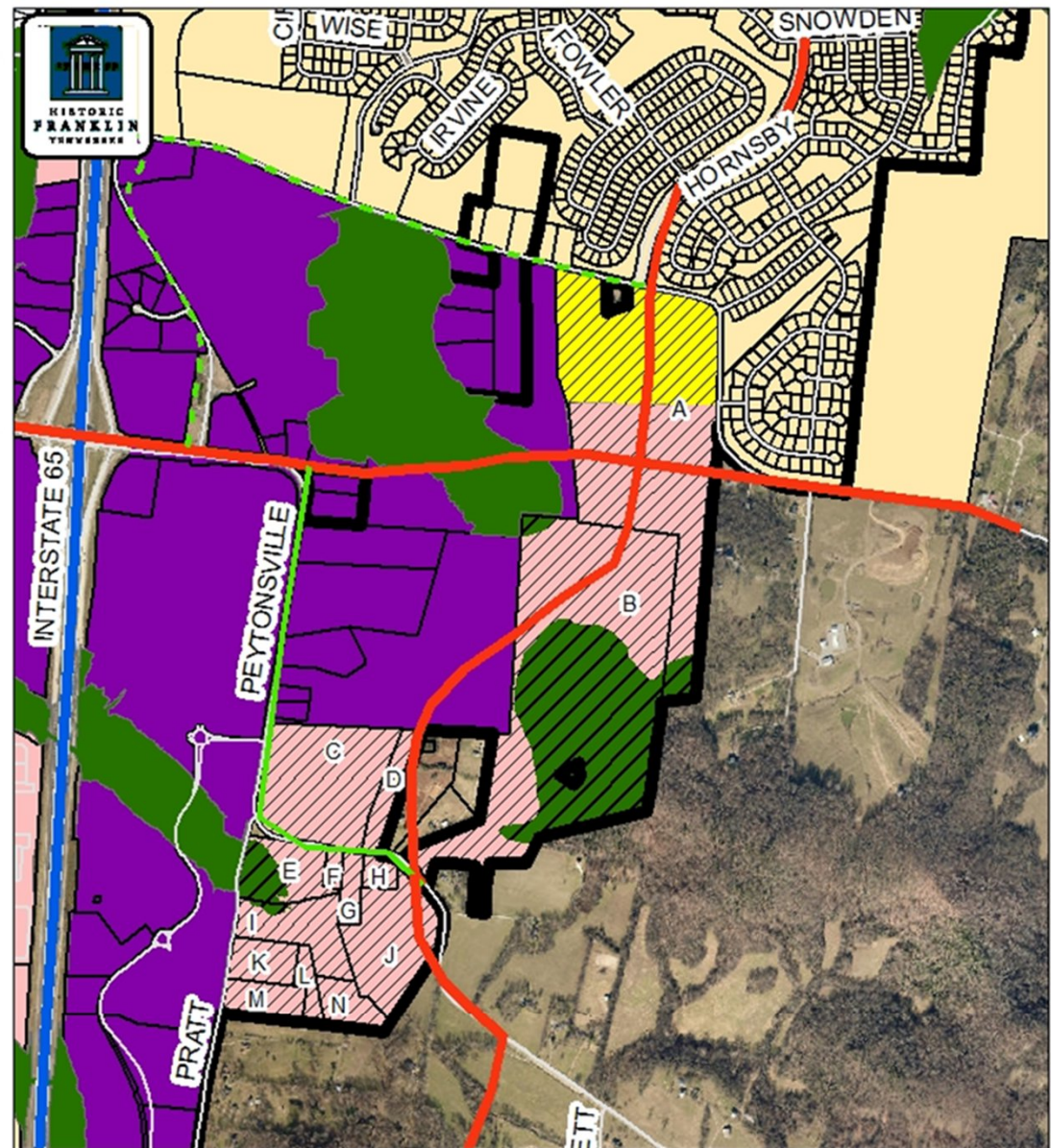
Minor Collector



0 0.25 0.5 Miles

## MIXED RESIDENTIAL DESIGN CONCEPT

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhomes.
- New development should transition from existing development patterns in adjacent neighborhoods.
- Examples include: Echelon and Water's Edge
- Staff identified as a good way to transition towards Ladd Park neighborhood.



### Legend

City Limits

#### Potential Design Concepts

- Conservation Subdivision
- Mixed Residential
- Neighborhood Mixed-Use
- Potential Conservation Area

#### Design Concepts

- Conservation Subdivision
- Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

#### Conceptual Major Thoroughfare Plan

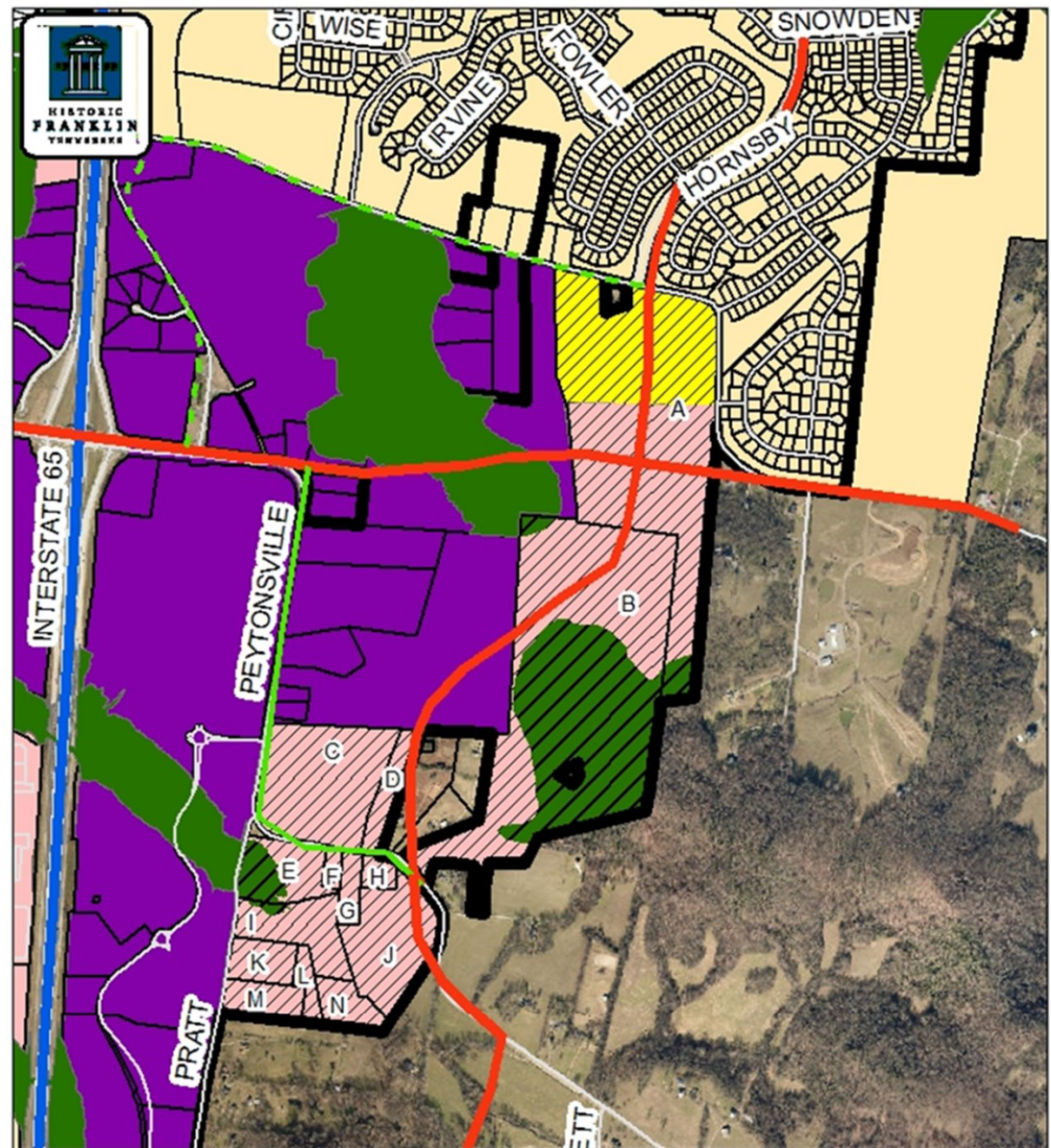
- Freeway/Express way
- Major Arterial
- Major Collector
- Minor Collector

0 0.25 0.5 Miles



# NEIGHBORHOOD MIXED USE DESIGN CONCEPT

- Provides a diverse mix of uses with a connected and walkable block layout.
- Average height of 3 stories.
- Multifamily residential developments should have activated ground floor commercial spaces.
- Would provide existing neighborhood and new developments the opportunity for close, local locations for everyday shopping, dining, and entertainment.
- Examples include: Berry Farms – Rural Plains and Town Center



## Legend

City Limits

### Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

### Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

### Conceptual Major Thoroughfare Plan

Freeway/Express way

Major Arterial

Major Collector

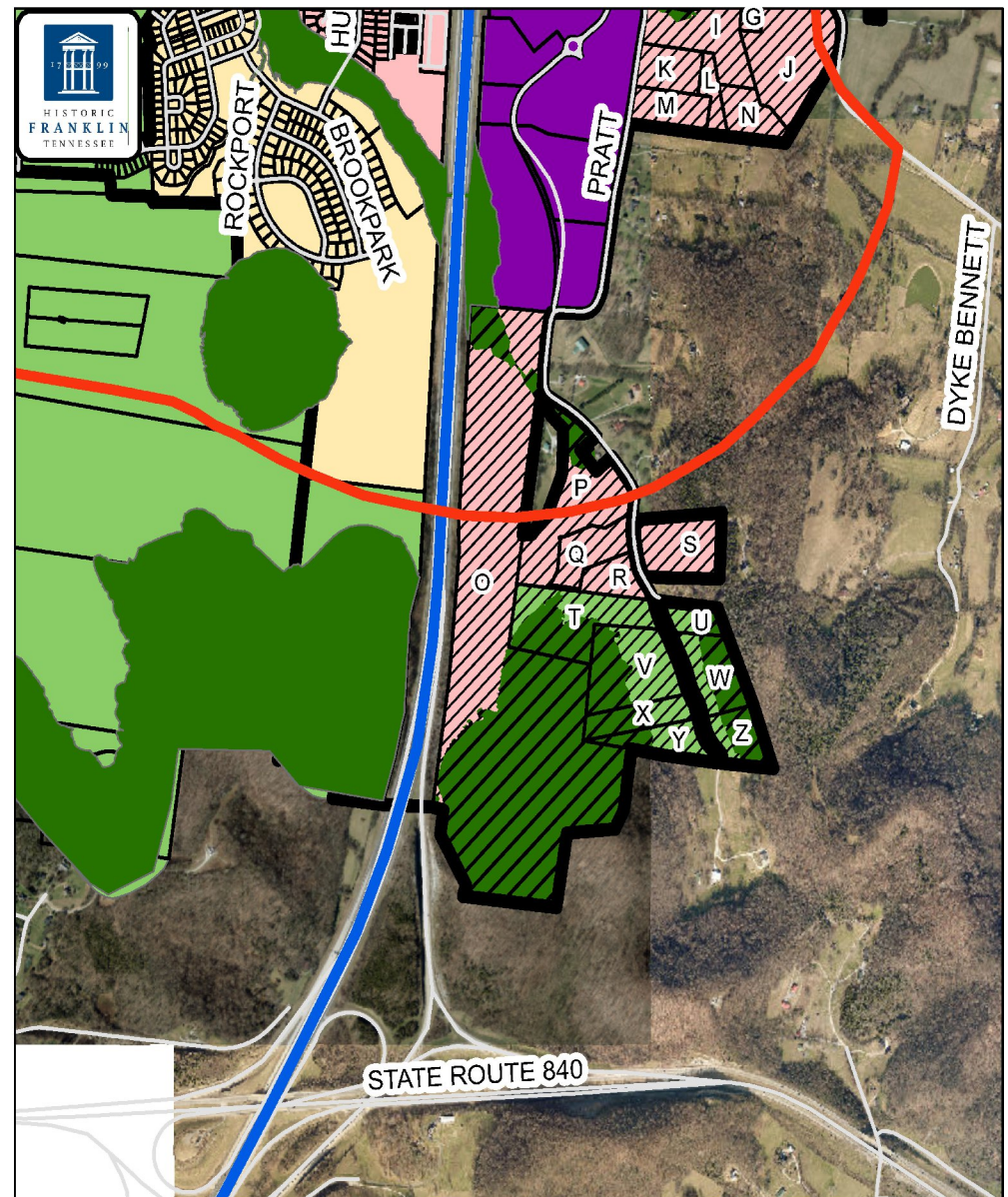
Minor Collector

0 0.25 0.5 Miles



# GOOSE CREEK RECOMMENDATIONS (SOUTH)

- Recommended Design Concepts include:
  - Neighborhood Mixed Use (pink)
  - Conservation (dark green)
  - Conservation Subdivision (light green)



## Legend

City Limits

### Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

### Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

### Conceptual Major Thoroughfare Plan

Freeway/Expressway

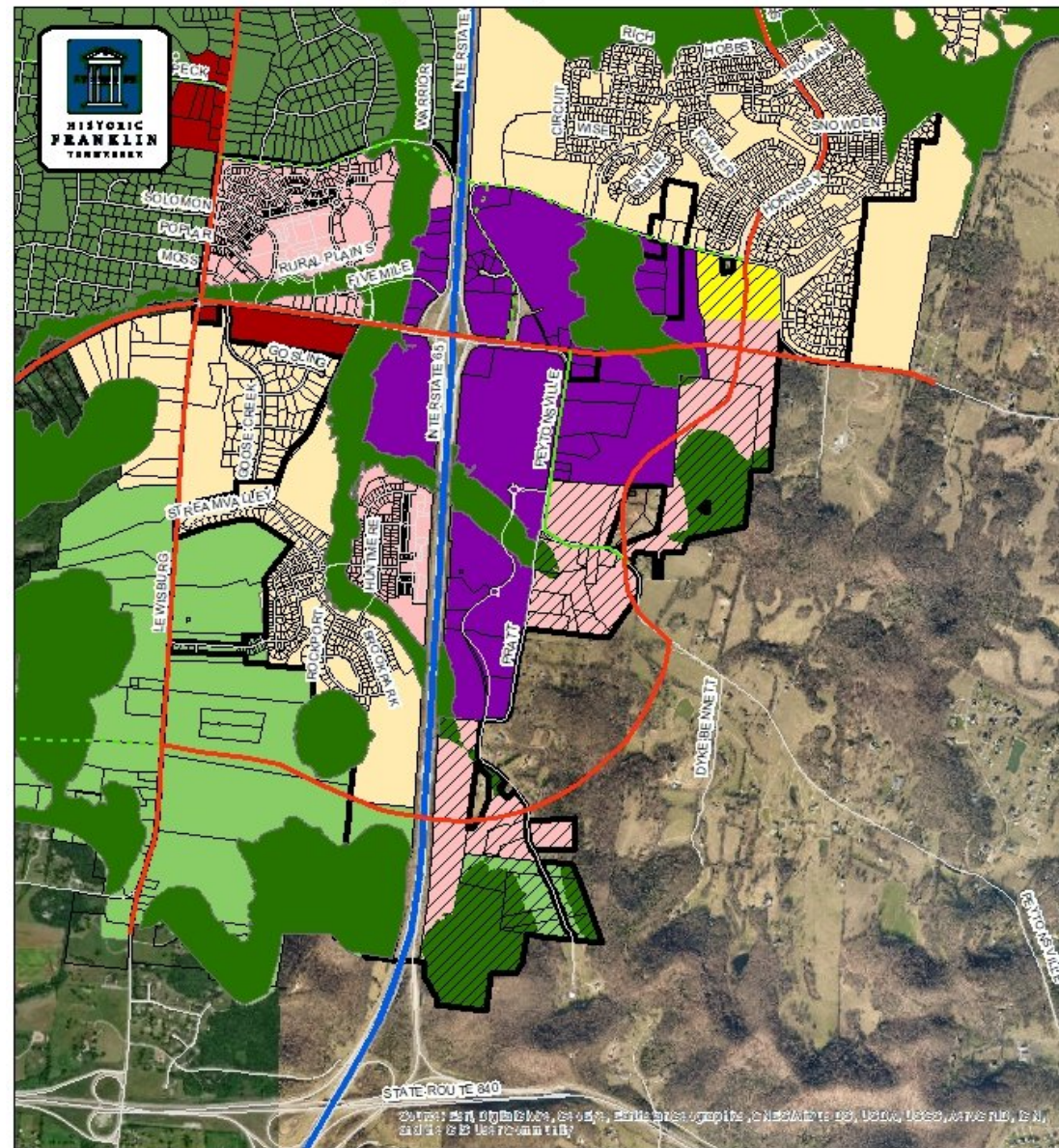
Major Arterial

0 0.25 0.5 Miles

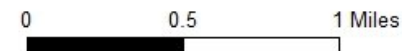


# GOOSE CREEK RECOMMENDATIONS AND CONCEPTUAL TRANSPORTATION NETWORK

- Recommended Design Concepts include:
  - Mixed Residential (yellow)
  - Neighborhood Mixed Use (pink)
  - Conservation (dark green)
  - Conservation Subdivision (light green)
- Carothers and Goose Creek Bypass extensions
- Flyover/ interchange south of Ramsey Solutions property

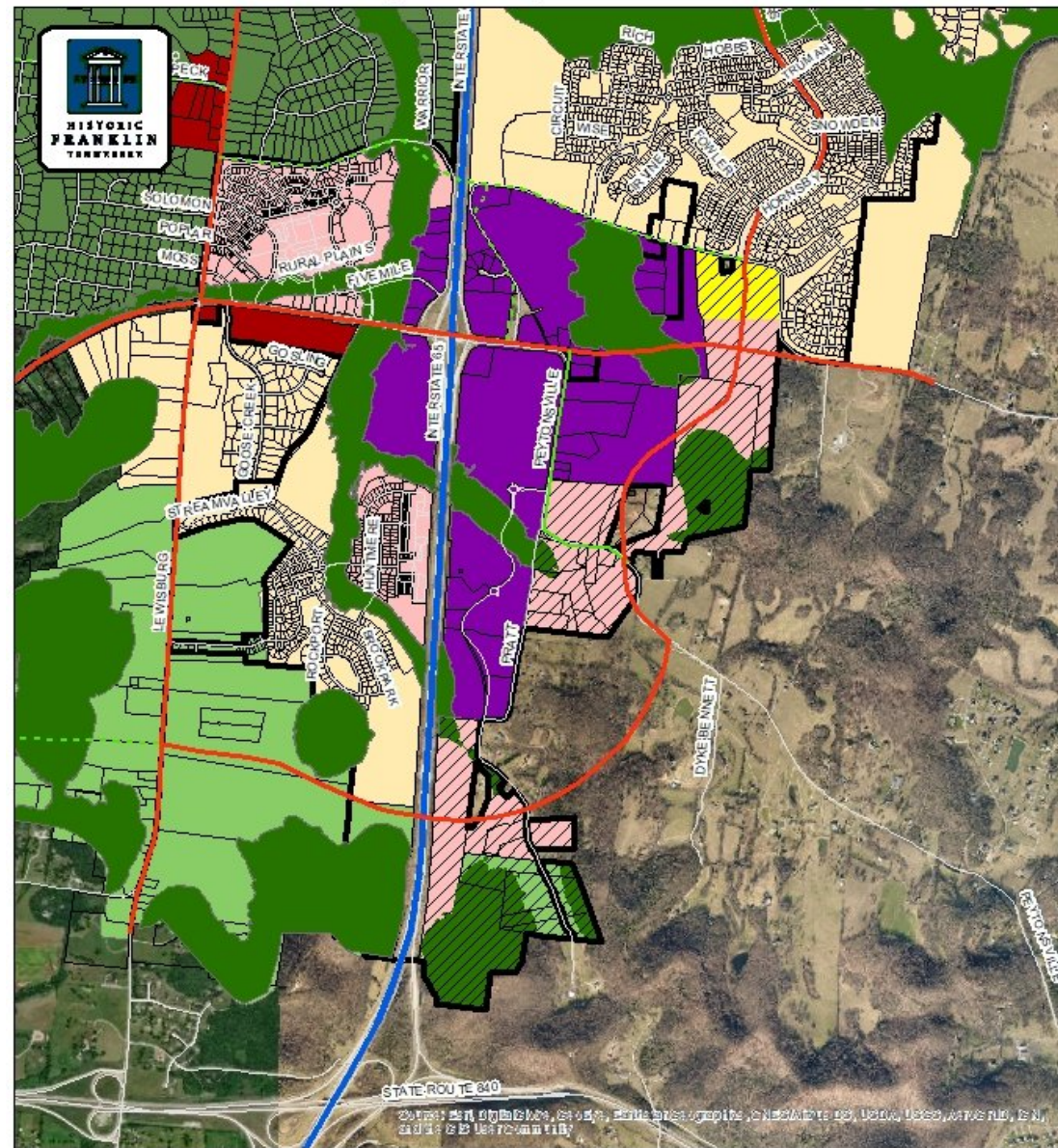


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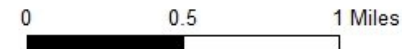


## SPECIAL CONSIDERATIONS

- Neighborhood Mixed-Use Consideration: Goose Creek Area, East of I-65
  - The area should include an overall mix of uses, but smaller individual parcels are not expected to have a mix of uses.
  - The intensity and scale of new development south of the Reams-Fleming Tract will heavily depend upon the timing, location, and level of access of the proposed east-west connector over I-65.

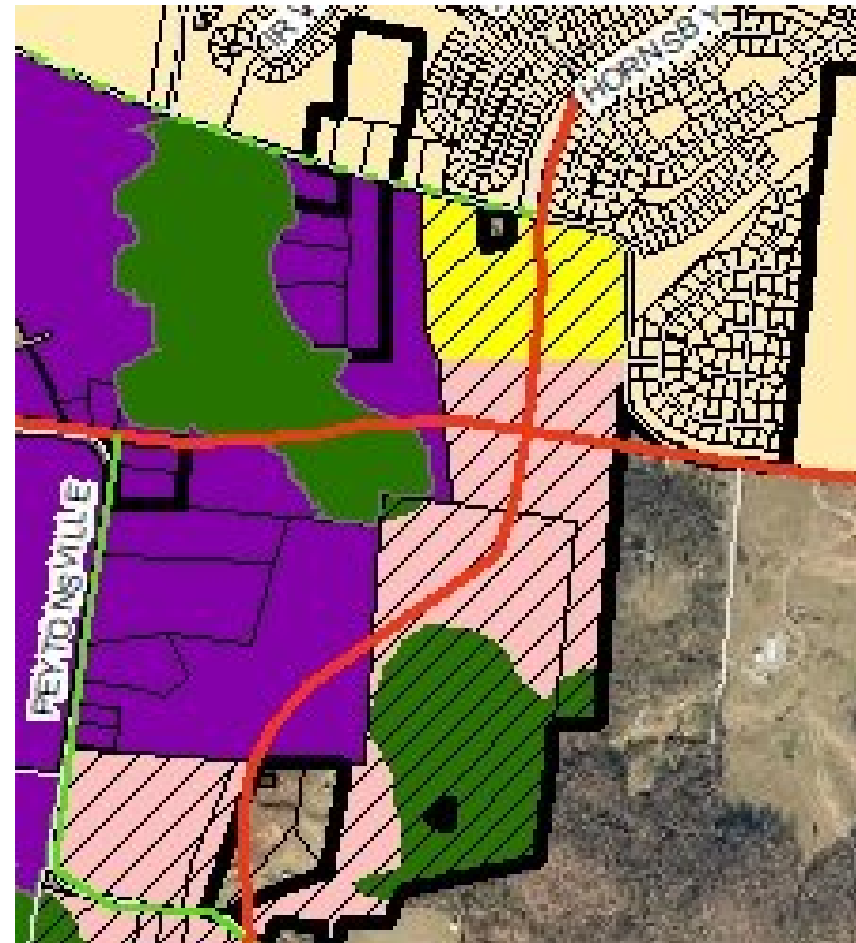


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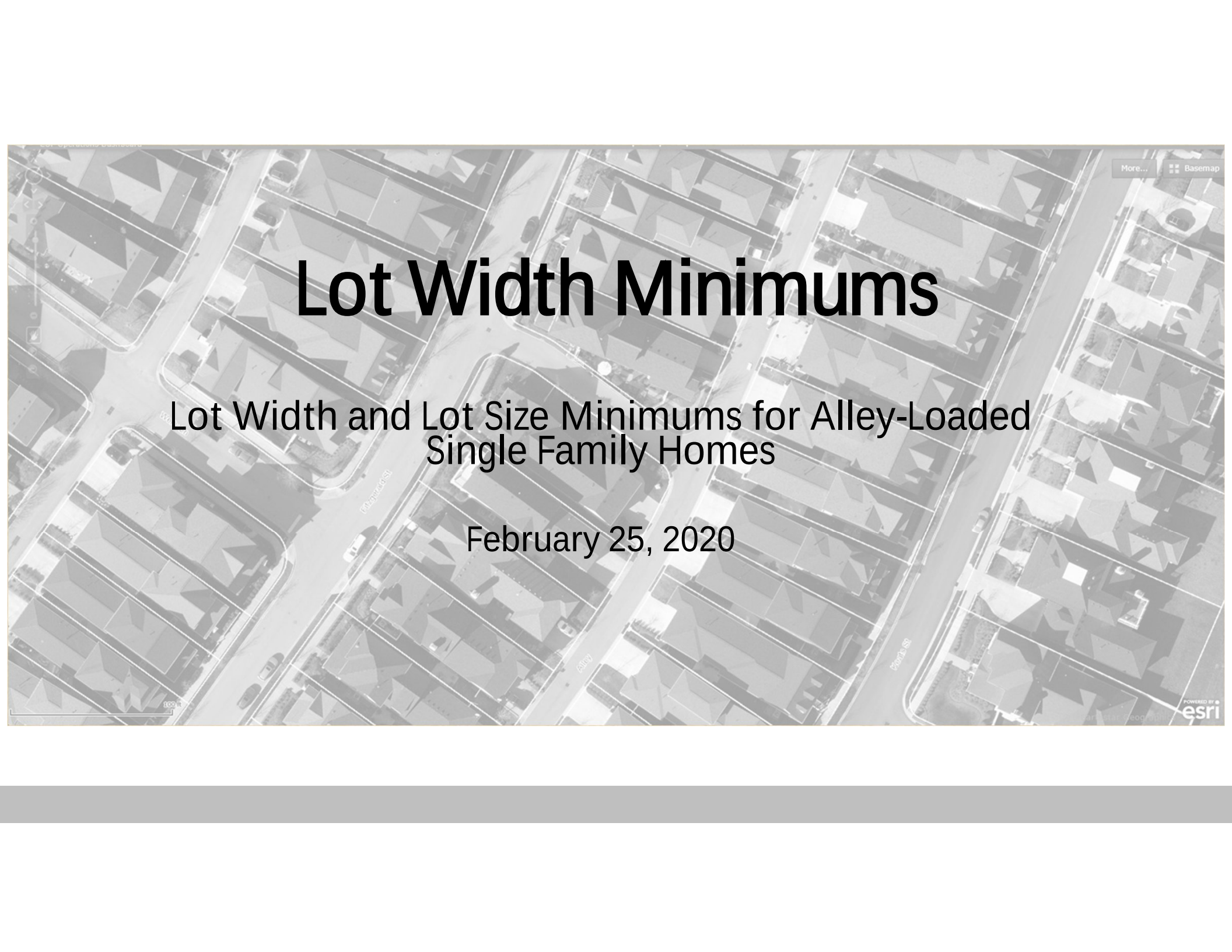
## SPECIAL CONSIDERATIONS

- Mixed Residential Consideration:  
Intersection of Carothers Parkway & Long Lane
  - New development on the south side of Long Lane and Carothers Parkway intersection should provide a comparable setback off Long Lane to that of the existing development pattern established by Ladd Park and Foxglove Farm.
  - The intersection should include gateway features such as fieldstone walls, wood plank fencing, enhanced landscaping, and monument signage in order to preserve some of the rural character.
  - The location of the southern boundary with Neighborhood Mixed-Use is approximate. The intent is to create a transition from single family residential uses found in Ladd Park to higher intensity uses located near the future intersection of Carothers Parkway and Peytonsville Road.



## FINAL STEPS

- Make any final adjustments or changes based on additional feedback.
- Bring final recommendations to Franklin Municipal Planning Commission on March 26, 2020 for approval.
- March 2- Application deadline for 2<sup>nd</sup> round of annexations by referendum
- April 28- BOMA Work session for consideration of proposed annexation
- July 23- FMPC for recommendation to BOMA
- September 22- BOMA 3<sup>rd</sup> Reading
- November 3- State General Election; vote on referendum



# Lot Width Minimums

Lot Width and Lot Size Minimums for Alley-Loaded  
Single Family Homes

February 25, 2020

# Envision Franklin Guidance

- \*Alley-loaded single family homes
- Lot Width and Lot Size Minimums
  - 45' minimum lot width
  - 4,950 minimum lot size (45 ft x 110 ft)
- Applies to Single Family, Mixed Residential and Conservation Subdivision Design Concepts



Neighborhoods  
with Alley-  
Loaded Lots that  
meet the 45 ft  
minimum

- Barclay
- Cornerstone
- Carlisle
- Lockwood Glen
- McKay's Mill
- Moores Landing
- Tywater Crossing
- Villages of Clovercroft
- Westhaven
- Willow Springs



Neighborhoods  
with Alley-  
Loaded Lots less  
than 45 feet in  
width

- Westhaven
- Berry Farms
- Lockwood Glen
- Simmons Ridge (Development Plan Revision 4)
- Waters Edge (Development Plan Revision 4)
- Echelon (11 lots)
- Jamison Station Cottages (8 lots)



## Percentage of Total Units on Lots Narrower than 45 feet in width:

### Examples

Lockwood Glen  
11% of units

Simmons Ridge  
12% of units

Echelon  
7% of units

Waters Edge  
10% of units

Southbrook  
Version 1  
27%

Southbrook  
Version 2  
38%

## Percentage of Total Units on Lots Narrower than 40 feet in width:

### Examples

Lockwood Glen  
9% of units

Simmons Ridge  
12% of units

Echelon  
0% of units

Waters Edge  
0% of units

Southbrook  
Version 1 (shown  
as 34'-40' width)  
16%

Southbrook  
Version 2 (shown  
as 34'-40' width)  
20%

## Recommendations Based upon

For Single Family, Mixed Residential, and  
Conservation Subdivision Design Concepts:

- Development Requests;
- Existing Neighborhoods;
- Feedback from FMPC and BOMA;
- Housing Affordability/Housing Options
- Previous City standard for “Traditional” areas

## Recommendation

For Single Family, Mixed Residential, and Conservation Subdivision Design Concepts:

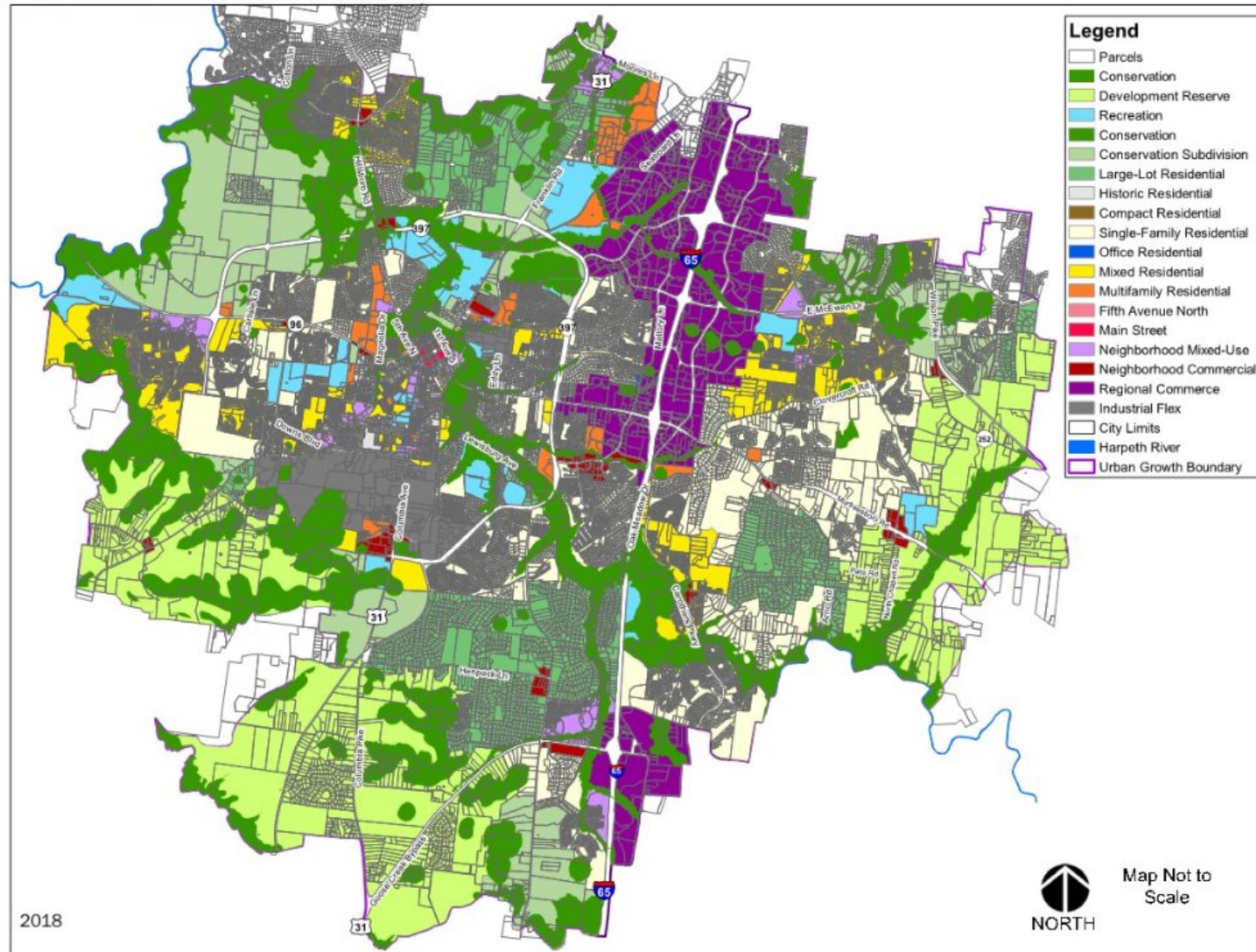
- Lots with single family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 10% of the total number of residential units could be on narrower lots as long as they are interspersed throughout the proposed development.

Minimums Apply to:

Single Family  
Residential  
(light yellow)

Mixed Residential  
(bright yellow)

Conservation  
Subdivision  
(light green)



# Project Schedule:

- February 13, 2020 Community Meeting
  - 21 attendees
  - 10 comment cards received (9/10 in support or suggesting a higher percentage under 40 feet in width);
  - Received a few emails against proposal to “hold the line.”
- February 25, 2020 BOMA Work Session
- February 27, 2020 Joint Conceptual Workshop
- March 26, 2020 FMPC at 7:00 PM (Public Hearing)