



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, December 14, 2023

5:00 PM

City Hall Board 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 the date, time and in the location stated above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resource 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

ANNOUNCEMENTS

NEW BUSINESS

1. (5:00 - 5:30 PM) Discussion of a Development Plan Revision proposing a reduction of approximately 75,136 square feet of nonresidential space and an addition of 223 residential units, on approximately 93.32 acres, located at the intersection of McEwen Drive and Aspen Grove Drive (McEwen Place Town Center Development Plan, Revision 8).
2. (5:30 - 6:00 PM) Discussion of a Development Plan proposing a 14,000 square foot of commercial space in addition to the existing 301,014 SF of non-residential uses and 244 hotel keys, on approximately 21.29 acres, with twelve Modifications of Standards (1-11 = Signage; 12 = Parking), located at the southwest corner of the intersection of Cool Springs Boulevard and Carothers Parkway (Meridian South Development Plan).
3. (6:00 - 6:30 PM) Continued discussion of the Envision Franklin Update Public Draft.

OTHER BUSINESS

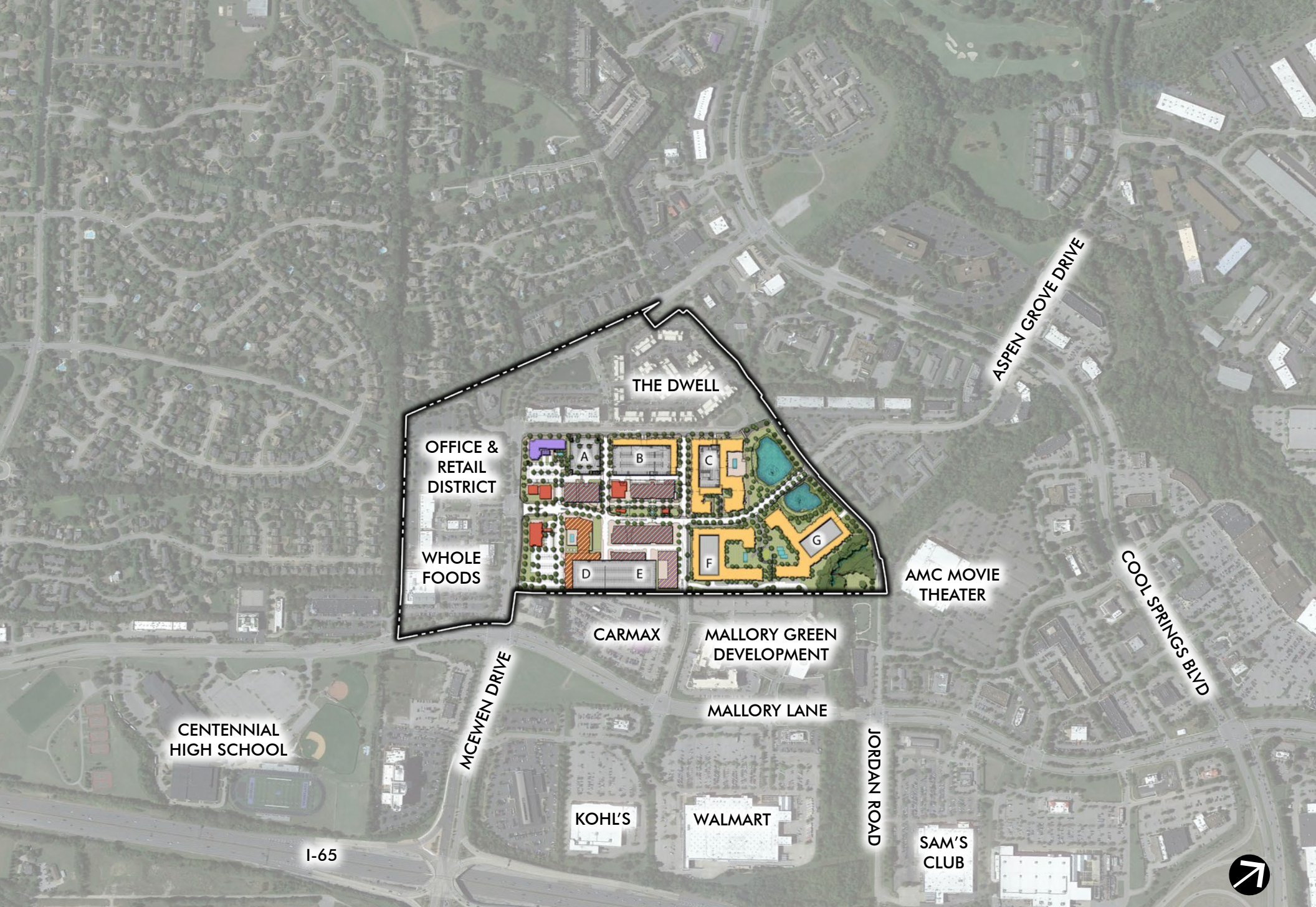
ADJOURN

McEwen Place Town Center PUD Subdivision

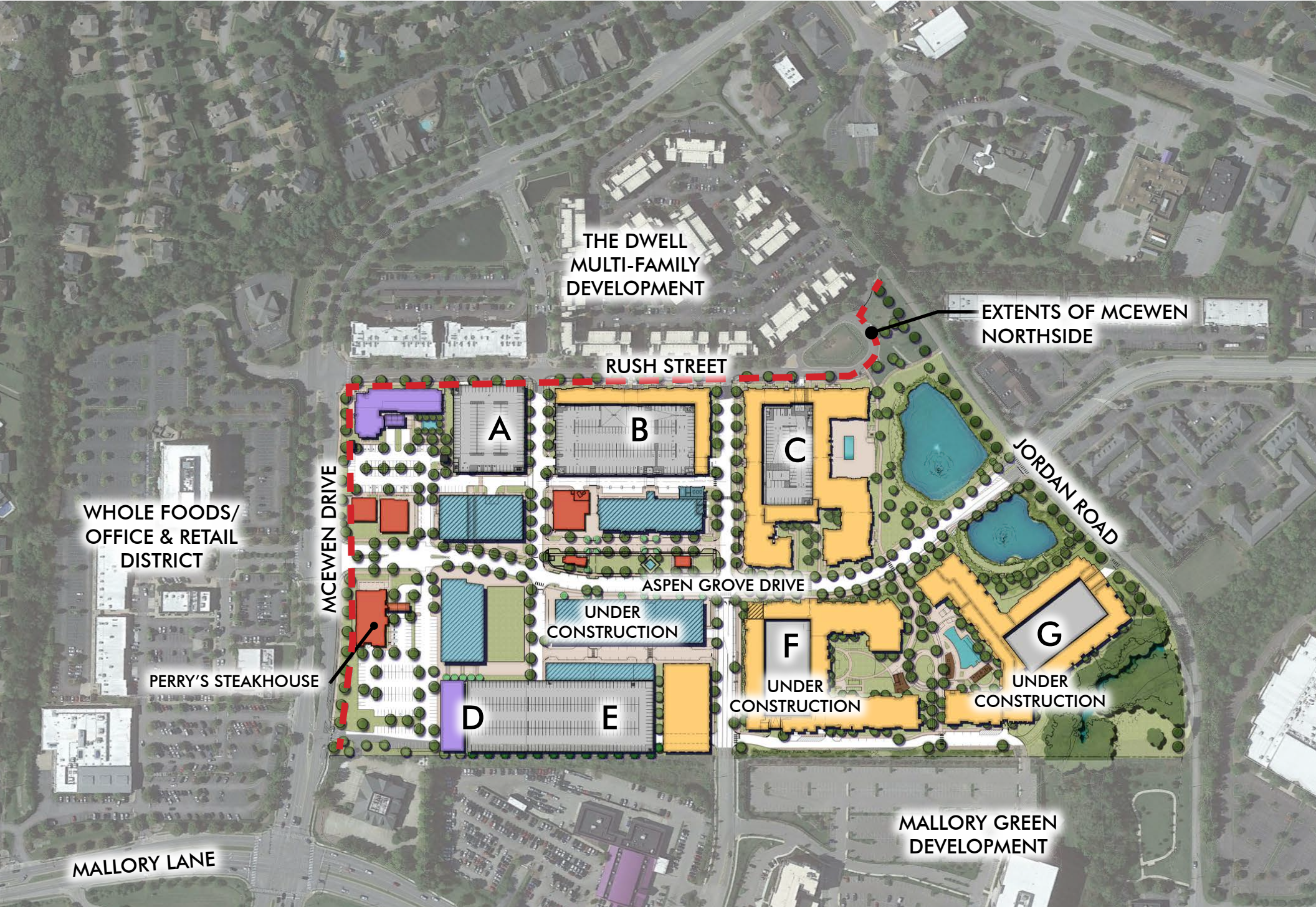
Section 3, Revision 8, Blocks D and E

Joint Conceptual Workshop





Site Context Map
McEWEN PLACE TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN



THE DWELL
MULTI-FAMILY
DEVELOPMENT

EXTENTS OF MCEWEN
NORTHSIDE

RUSH STREET

WHOLE FOODS/
OFFICE & RETAIL
DISTRICT

MCEWEN DRIVE

PERRY'S STEAKHOUSE

ASPEN GROVE DRIVE

JORDAN ROAD

UNDER
CONSTRUCTION

UNDER
CONSTRUCTION

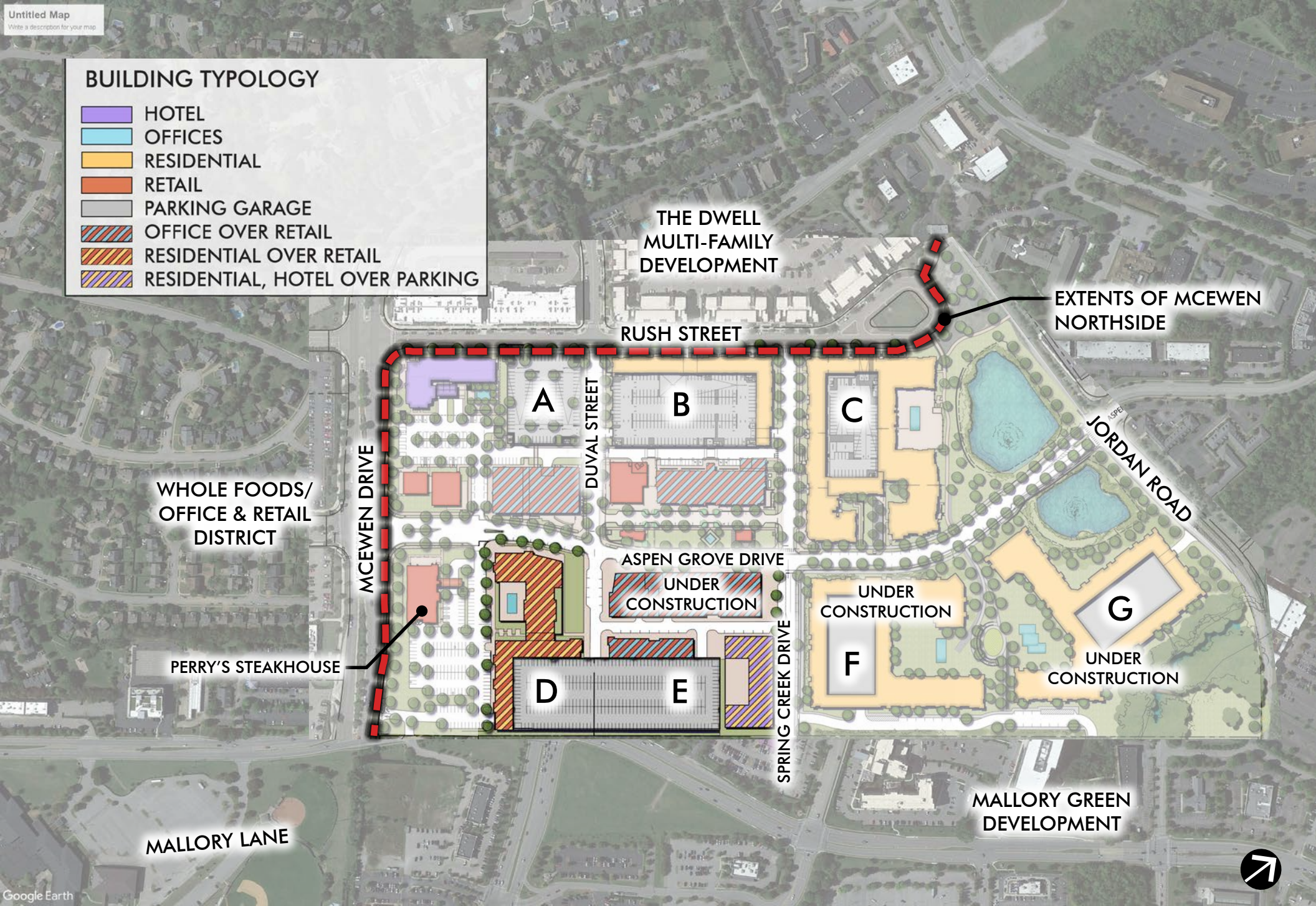
UNDER
CONSTRUCTION

MALLORY GREEN
DEVELOPMENT

MALLORY LANE

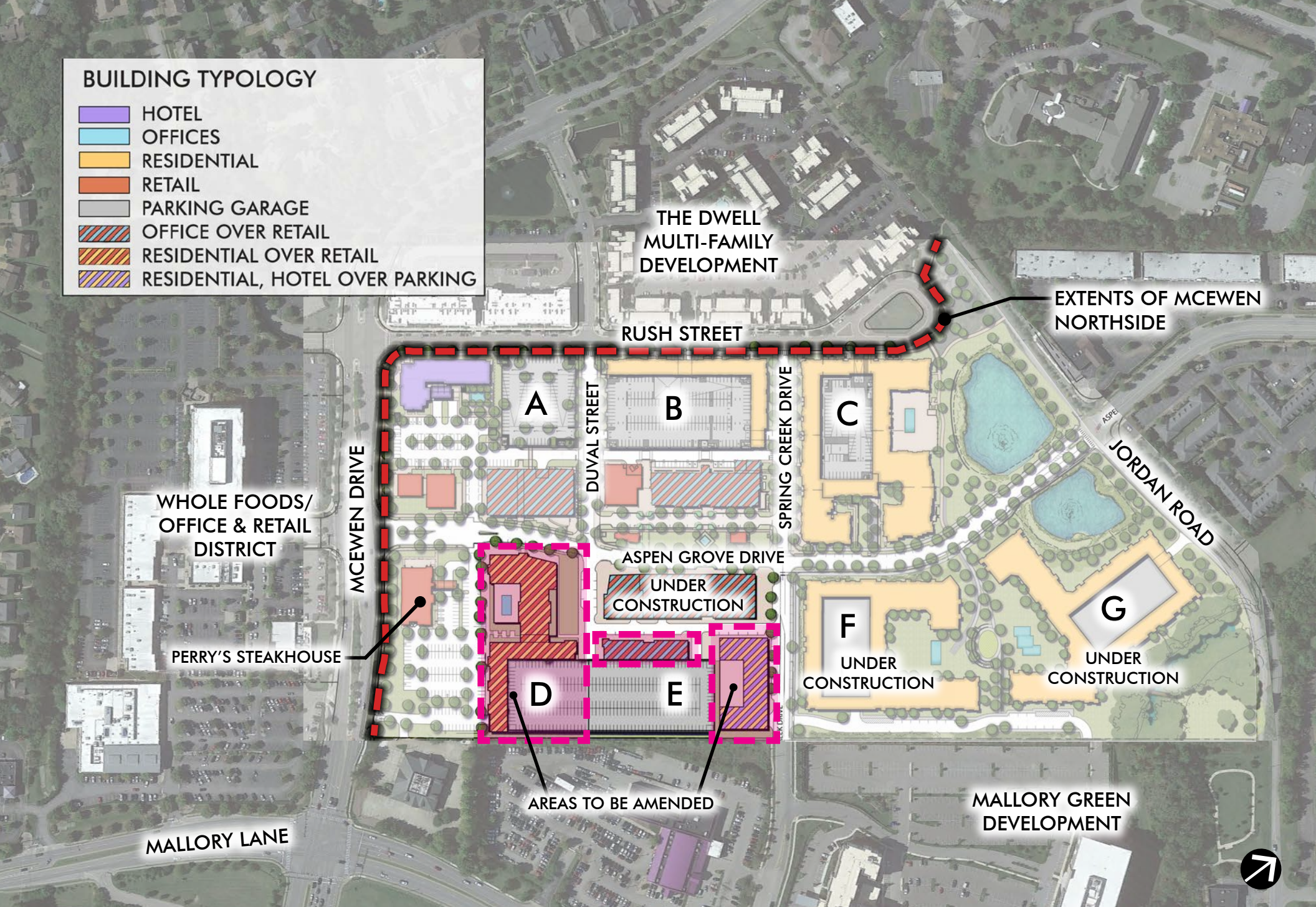
BUILDING TYPOLOGY

-  HOTEL
-  OFFICES
-  RESIDENTIAL
-  RETAIL
-  PARKING GARAGE
-  OFFICE OVER RETAIL
-  RESIDENTIAL OVER RETAIL
-  RESIDENTIAL, HOTEL OVER PARKING



BUILDING TYPOLOGY

- HOTEL
- OFFICES
- RESIDENTIAL
- RETAIL
- PARKING GARAGE
- OFFICE OVER RETAIL
- RESIDENTIAL OVER RETAIL
- RESIDENTIAL, HOTEL OVER PARKING



AREAS TO BE AMENDED

PROPOSED OVERALL MASTER PLAN McEWEN PLACE TOWN CENTER FRANKLIN, WILLIAMSON COUNTY, TN



BOYLE

RENDERING LOOKING SOUTH
McEWEN PLACE TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN


COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE


KISER VOGGIN DESIGN
Kimley»Horn
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RENDERING LOOKING NORTHEAST ON BLOCK E
McEWEN PLACE TOWN CENTER
 FRANKLIN, WILLIAMSON COUNTY, TN



RENDERING LOOKING NORTHEAST ON BLOCK E
McEWEN PLACE TOWN CENTER
 FRANKLIN, WILLIAMSON COUNTY, TN







RENDERING LOOKING FROM SOUTHEAST TO BLOCK D FROM MCEWEN DRIVE

McEWEN PLACE TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN



BOYLE



KV+D
KISER VOGGIN DESIGN
Kimley»Horn
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RENDERING LOOKING SOUTH TO BLOCK D FROM MCEWEN DRIVE
McEWEN PLACE TOWN CENTER
 FRANKLIN, WILLIAMSON COUNTY, TN



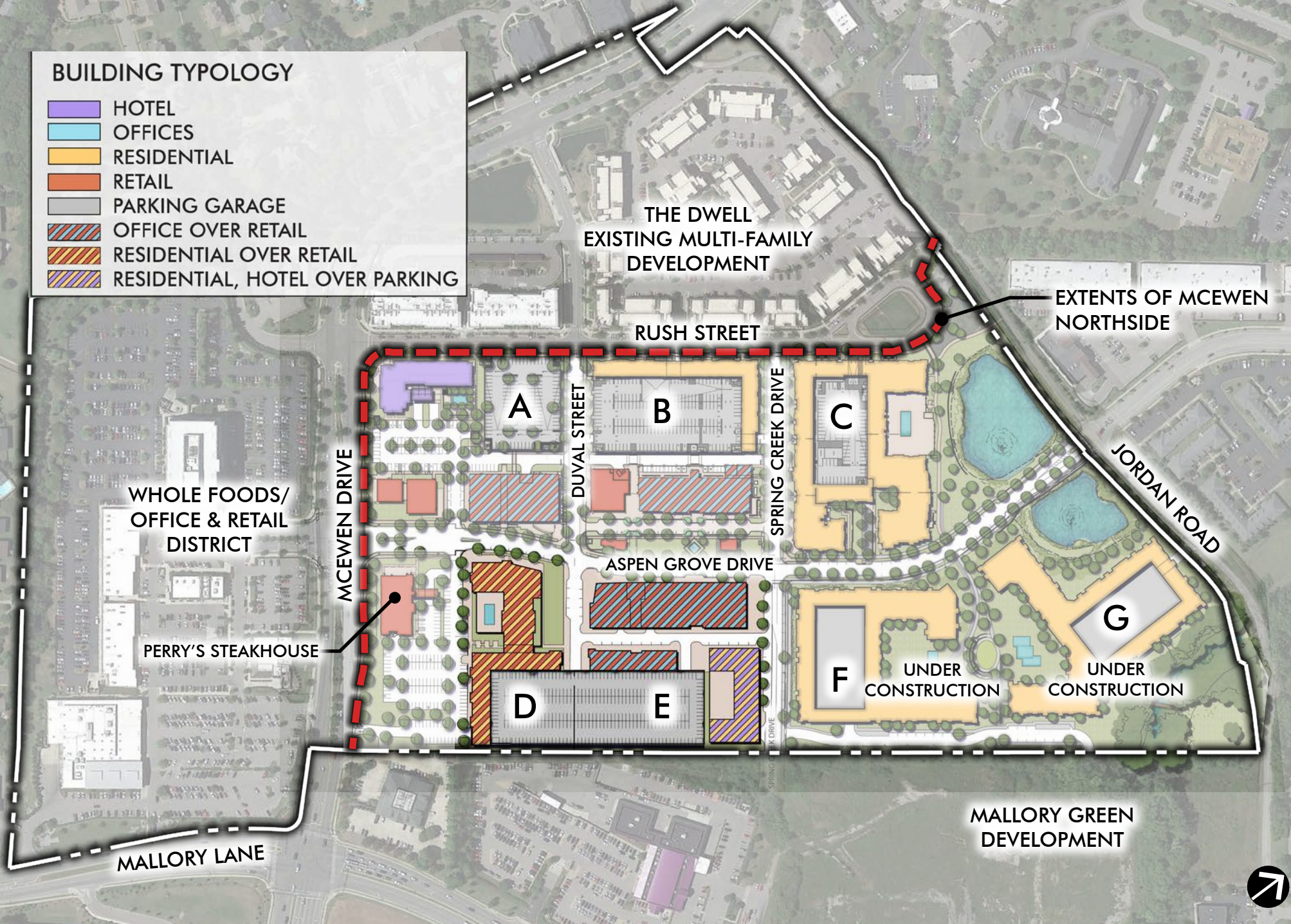
RENDERING LOOKING SOUTH TO BLOCK D FROM ASPEN GROVE DRIVE

McEWEN PLACE TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

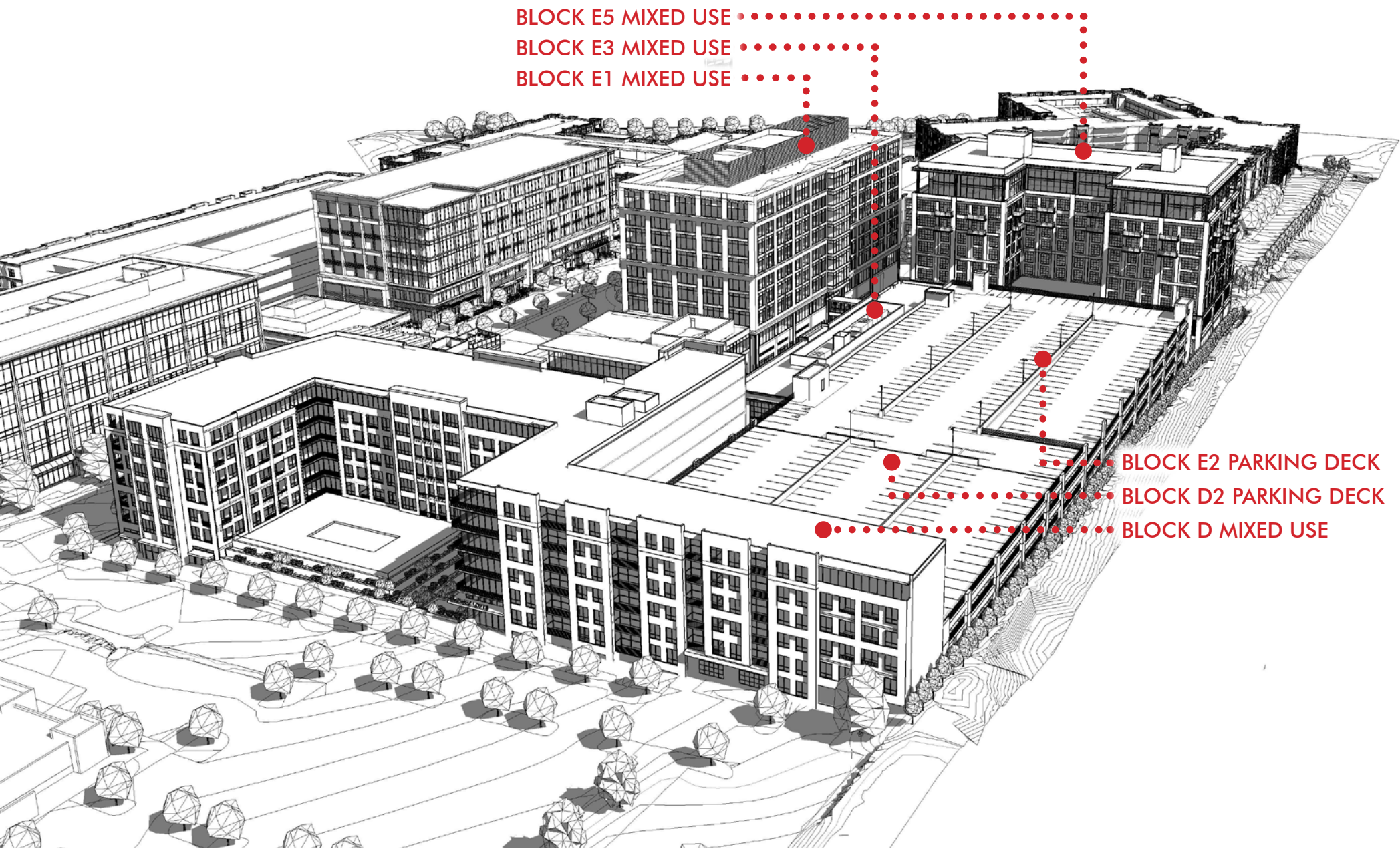


BUILDING TYPOLOGY

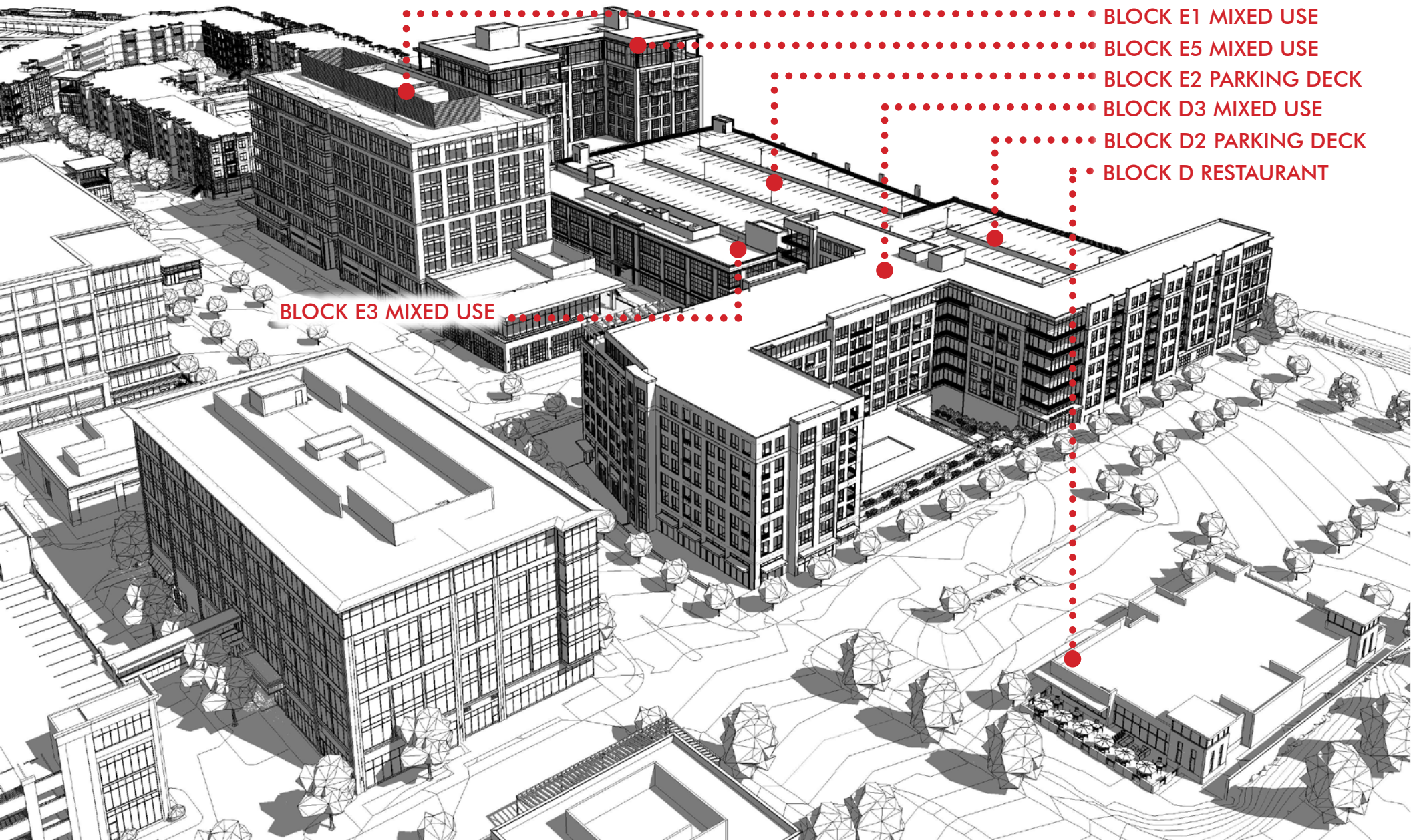
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- RESIDENTIAL
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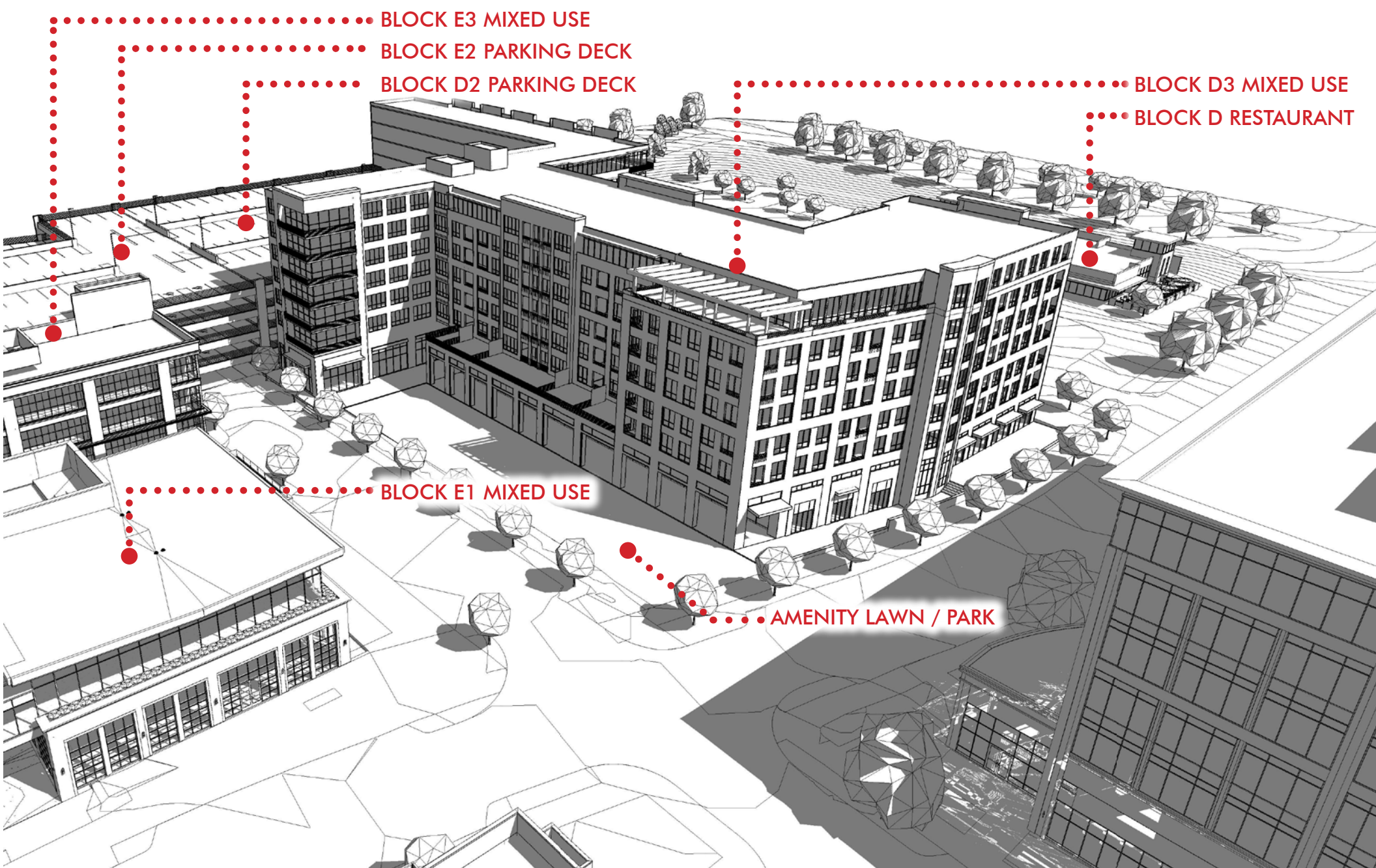
PROPOSED OVERALL MASTER PLAN McEWEN PLACE TOWN CENTER FRANKLIN, WILLIAMSON COUNTY, TN



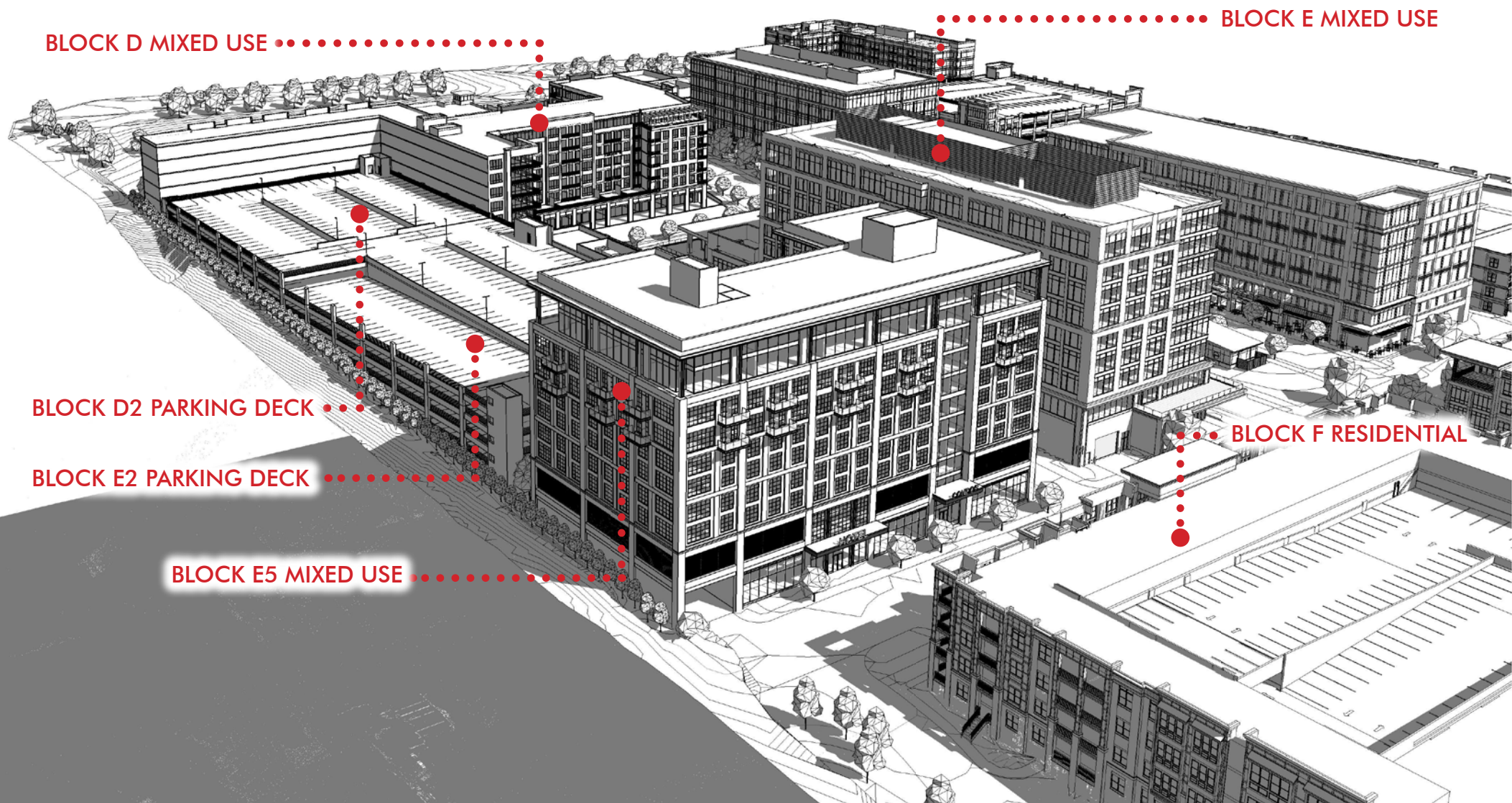
AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST



AERIAL PERSPECTIVE - OVERALL VIEW FROM NORTHWEST

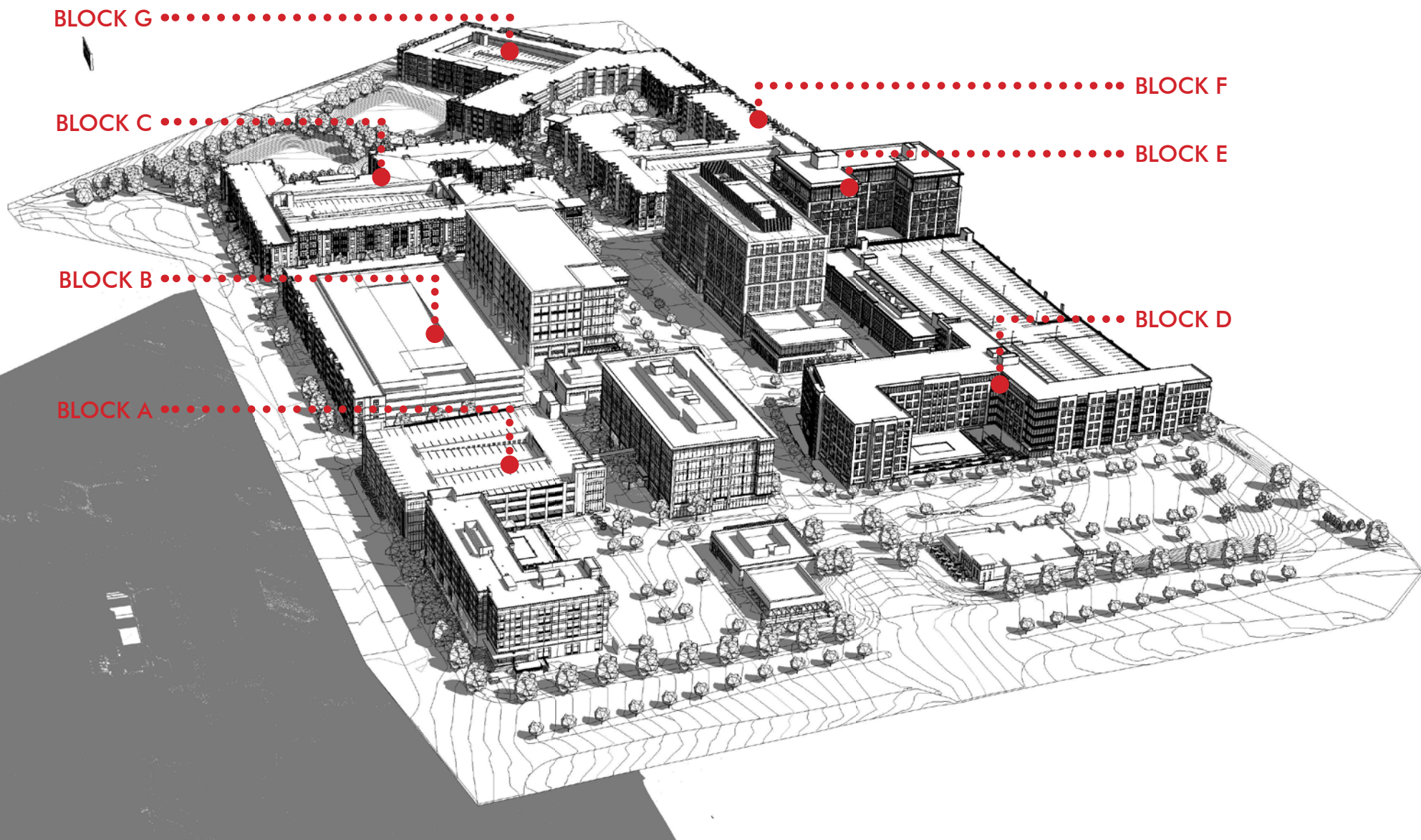


AERIAL PERSPECTIVE - VIEW FROM NORTHEAST

Architectural Massings

McEWEN PLACE TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN



AERIAL PERSPECTIVE - OVERALL VIEW FROM SOUTH

Anticipated Timeline

BUILDING TYPOLOGY	
	HOTEL
	OFFICES
	RESIDENTIAL
	RETAIL
	PARKING GARAGE
	OFFICE OVER RETAIL
	RESIDENTIAL OVER RETAIL
	RESIDENTIAL, HOTEL OVER PARKING

Joint Conceptual Workshop: December 14, 2023

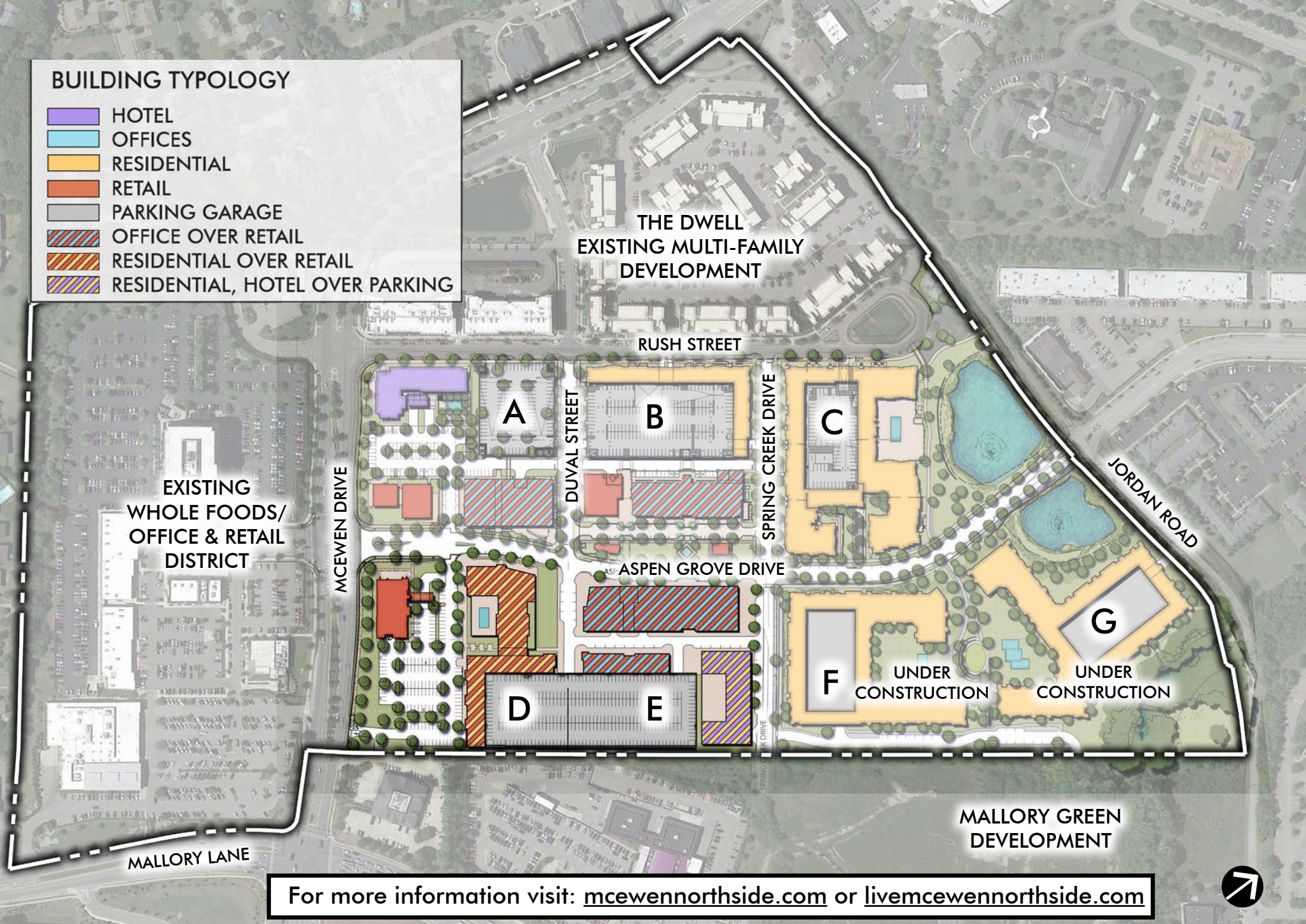
Anticipated Planning Commission: January 25, 2024

Anticipated Board of Mayor and Aldermen meetings:
February-April 2024

DISCLAIMER:
The drawing shown is conceptual only and for reference and illustrative purposes only. This drawing can change and/or be revised at any time without prior notification and should not be relied upon as a final representation of the final built project.

BUILDING TYPOLOGY

-  HOTEL
-  OFFICES
-  RESIDENTIAL
-  RETAIL
-  PARKING GARAGE
-  OFFICE OVER RETAIL
-  RESIDENTIAL OVER RETAIL
-  RESIDENTIAL, HOTEL OVER PARKING



For more information visit: mcewennorthside.com or livemcewennorthside.com

Questions & Answers

McEWEN PLACE TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN



MERIDIAN SOUTH PUD SUBDIVISION JOINT CONCEPTUAL WORKSHOP







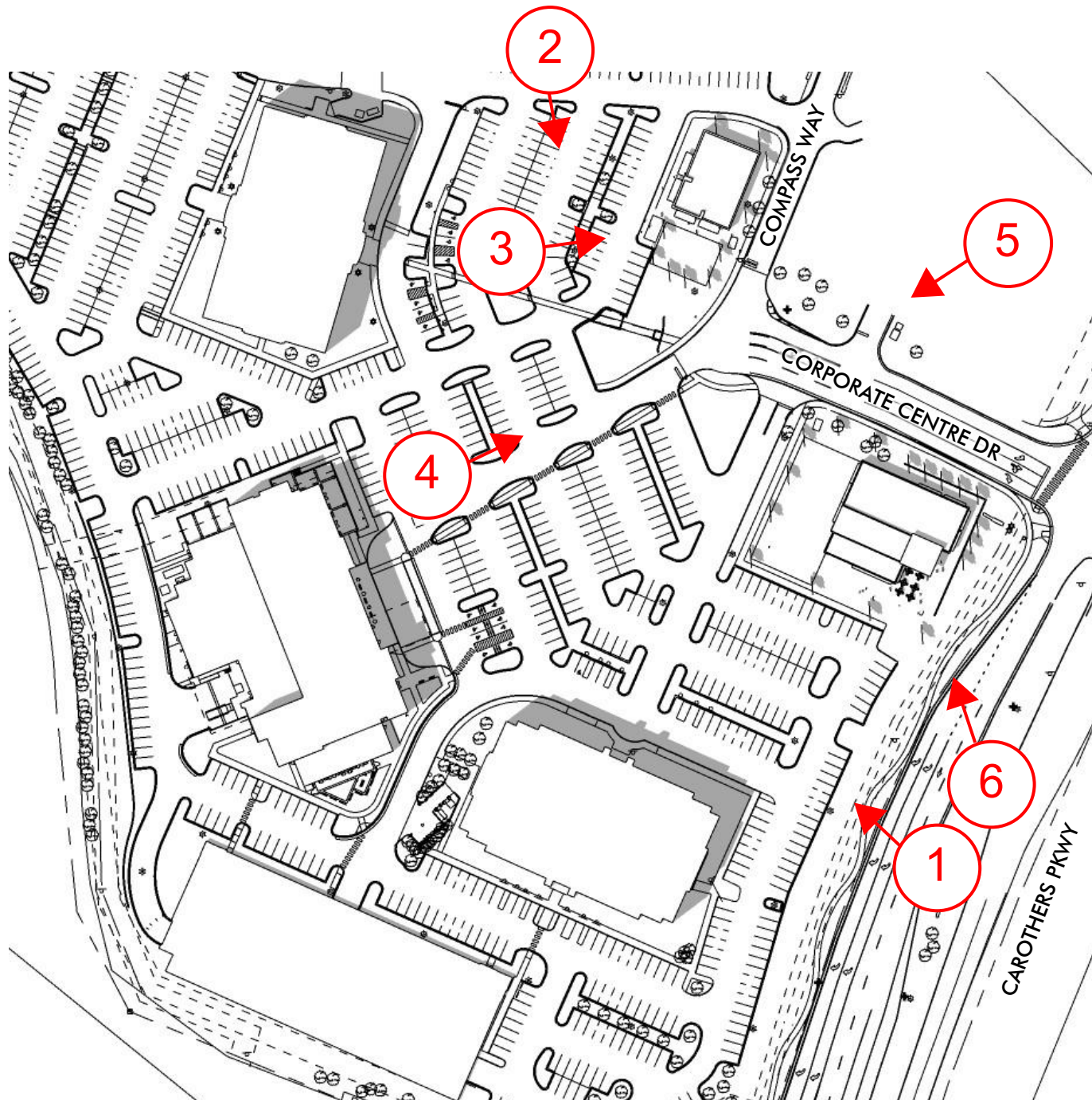
ZONING INFO	
	RC-12 REGIONAL COMMERCE
	PD - PLANNED DISTRICT
	CI - CIVIC & INSTITUTIONAL

SITE:
 501, 601, 1000 CORPORATE
 CENTRE DR
 21.29 AC



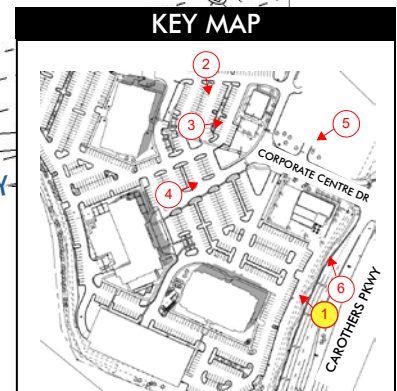
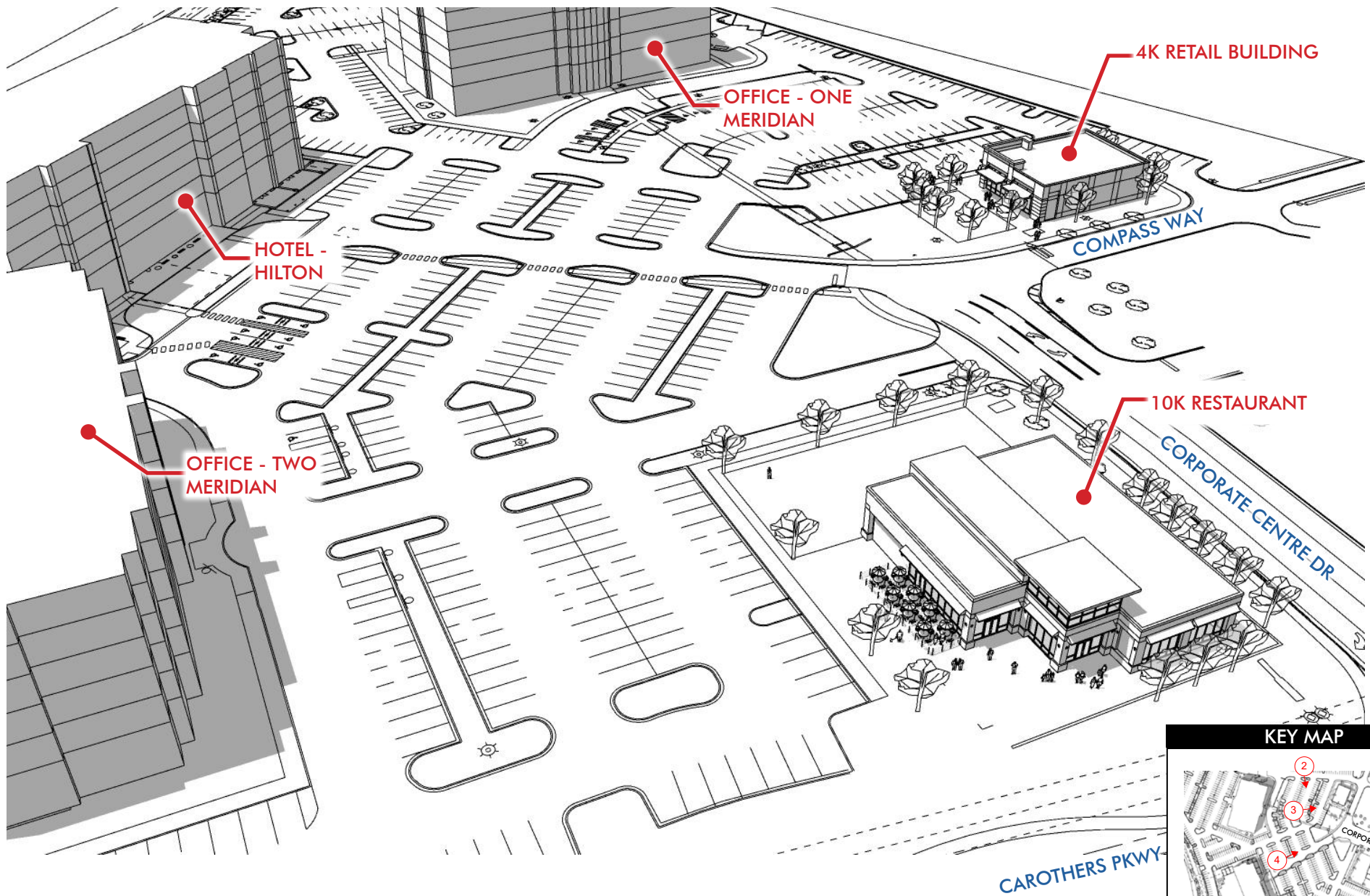


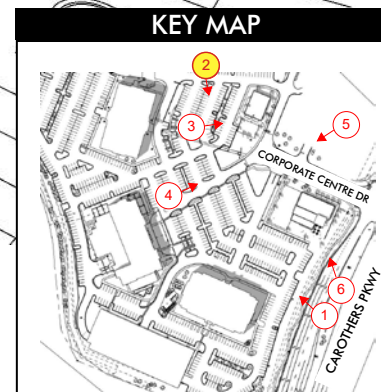
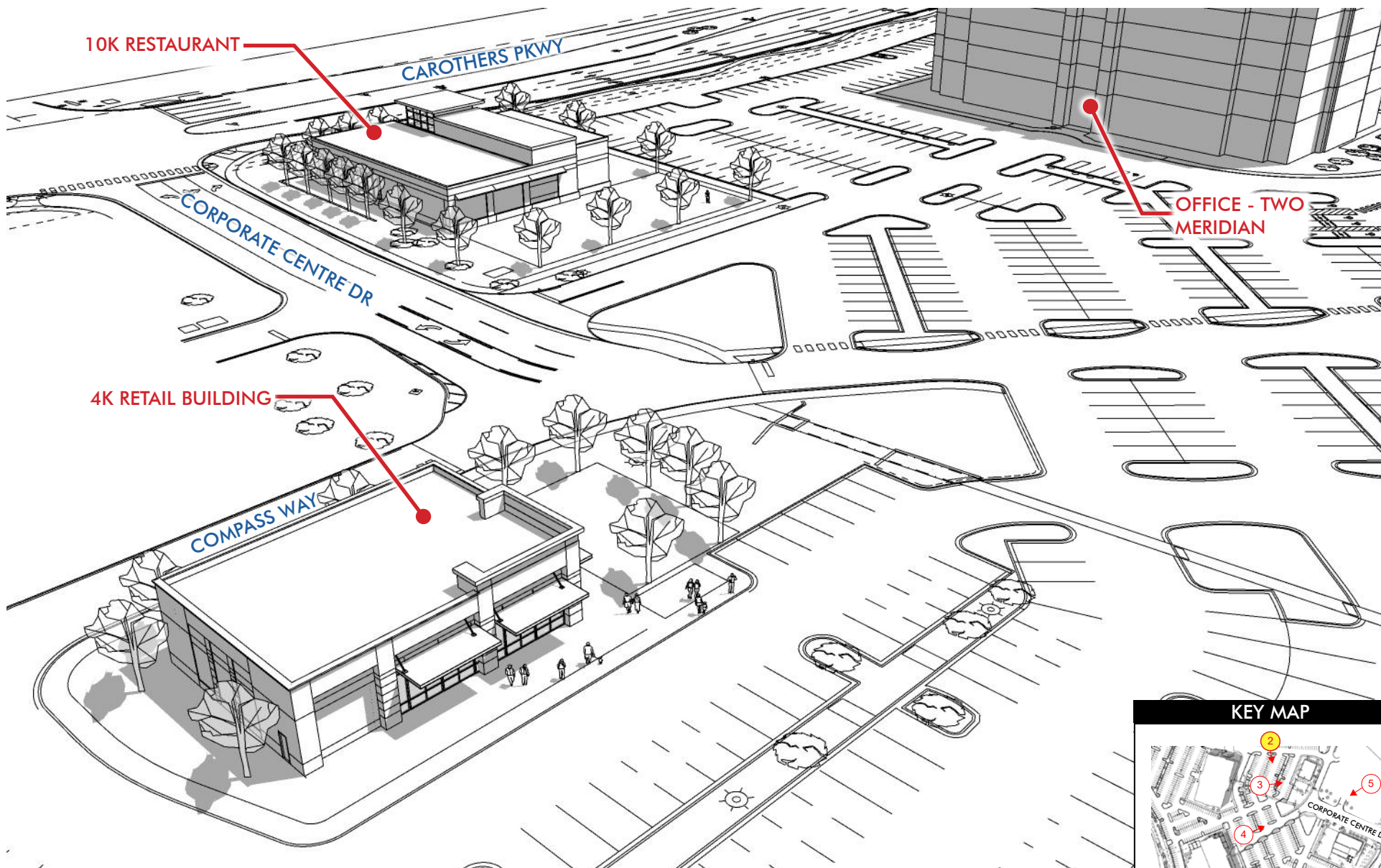


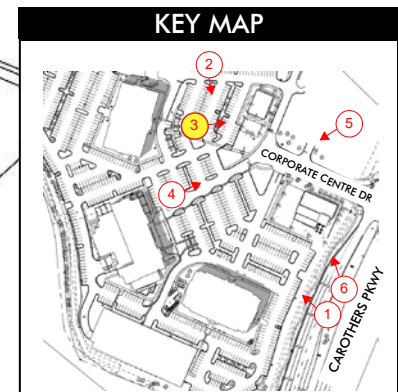
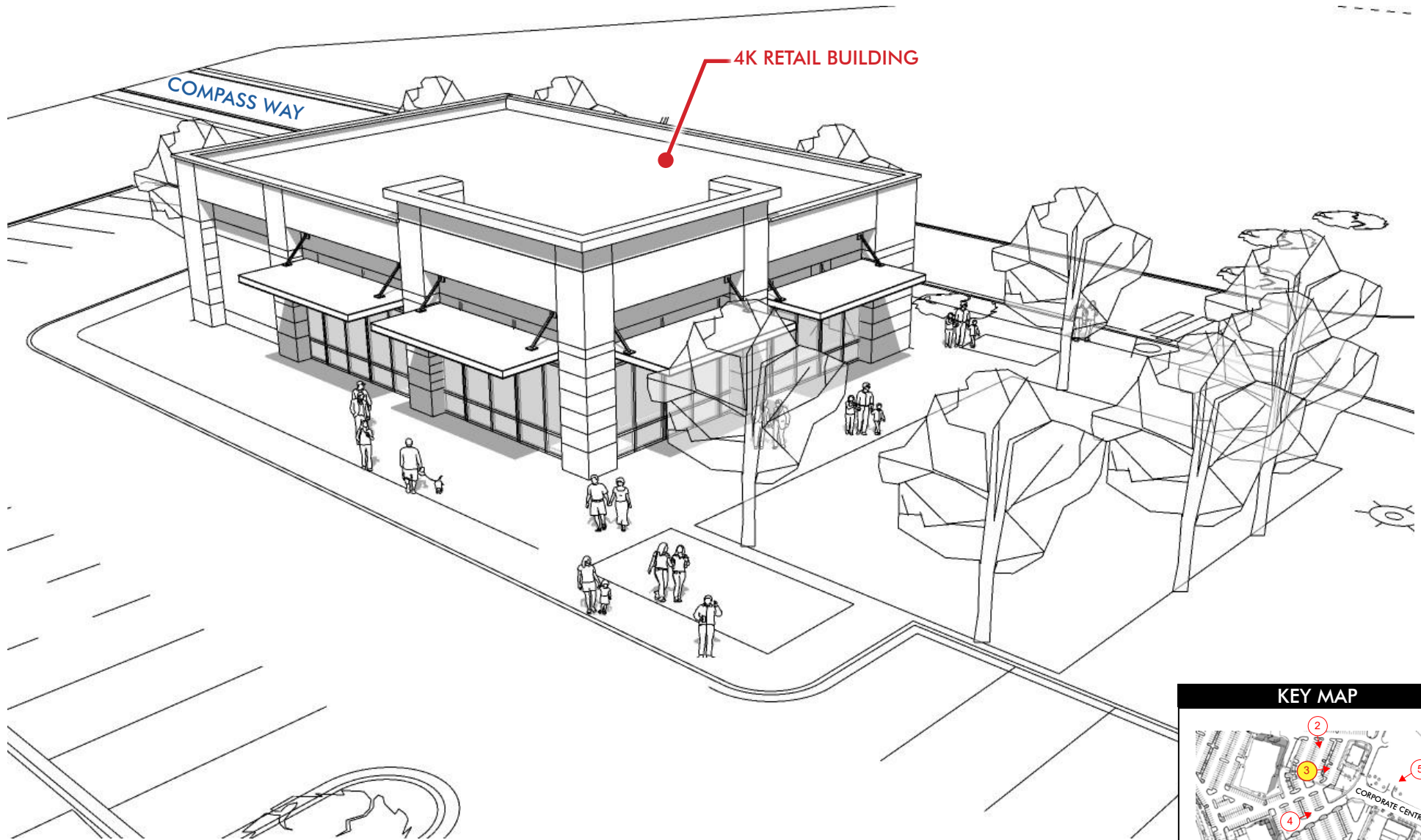


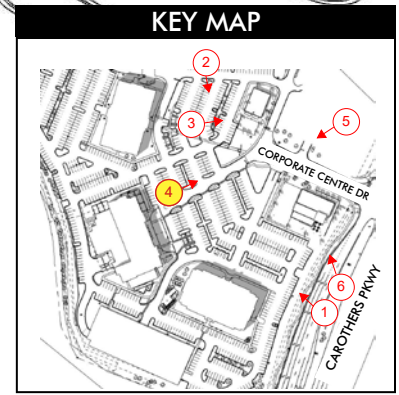
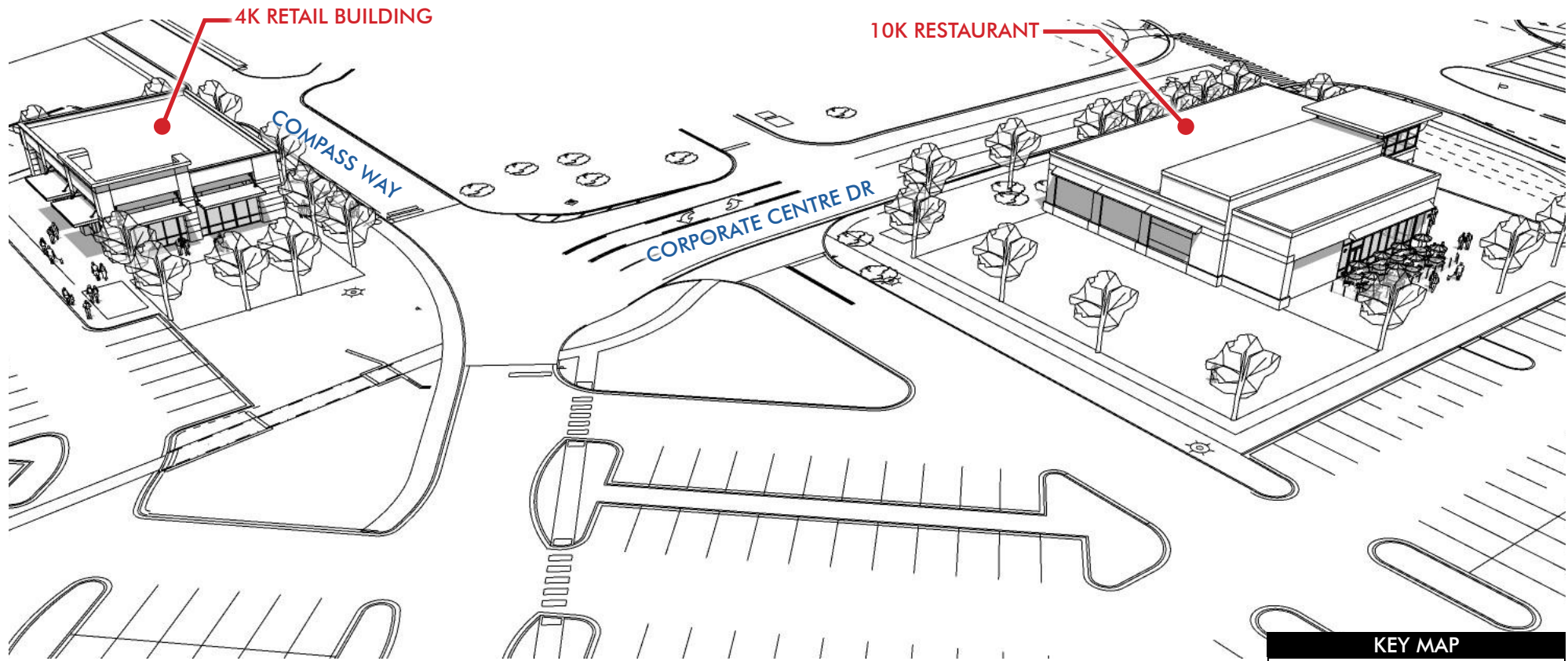
Key Map

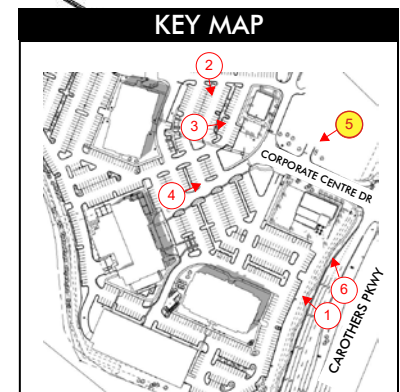
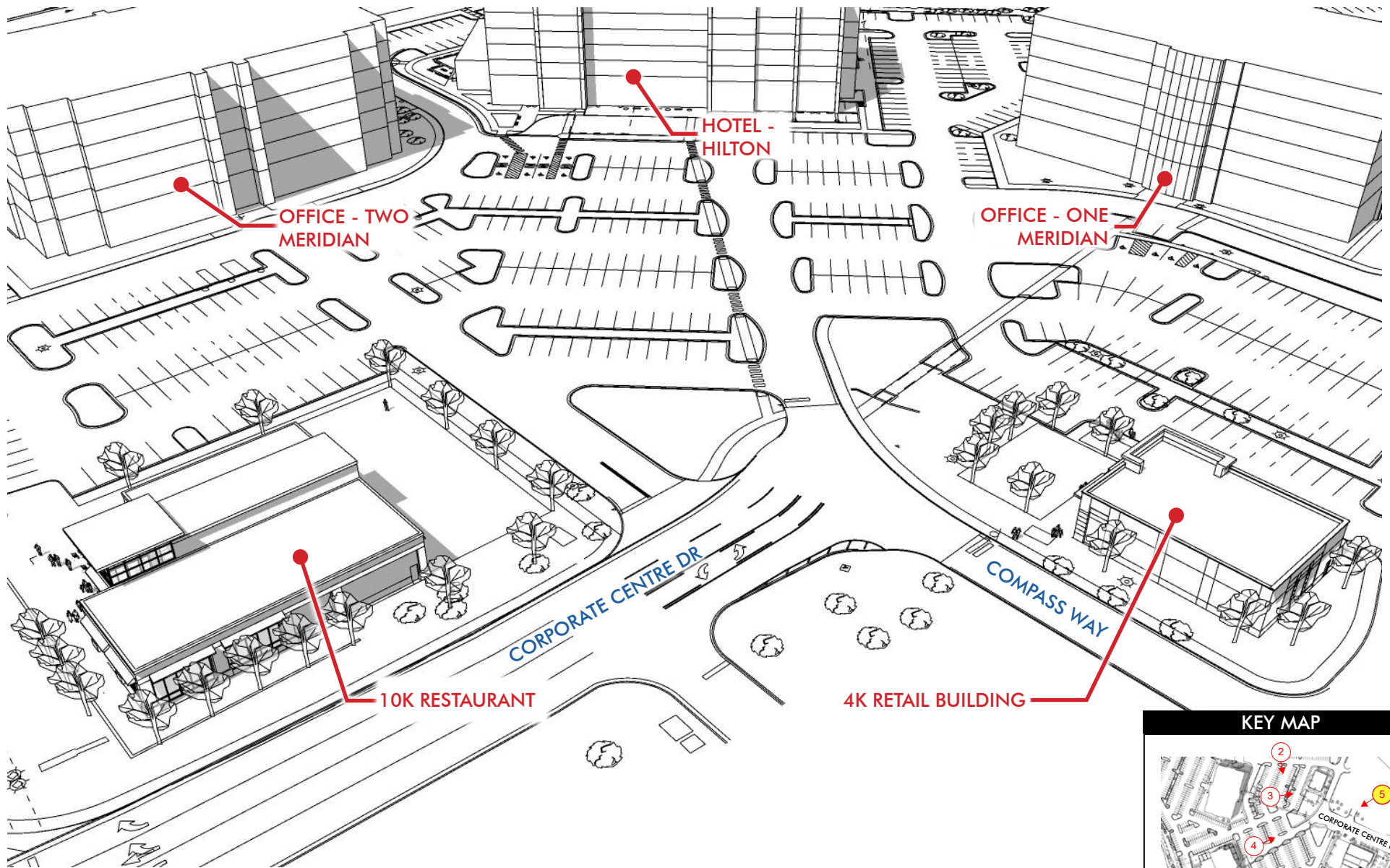
MERIDIAN SOUTH PUD SUBDIVISION
FRANKLIN, WILLIAMSON COUNTY, TN

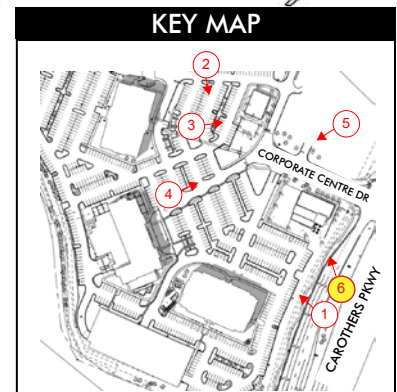
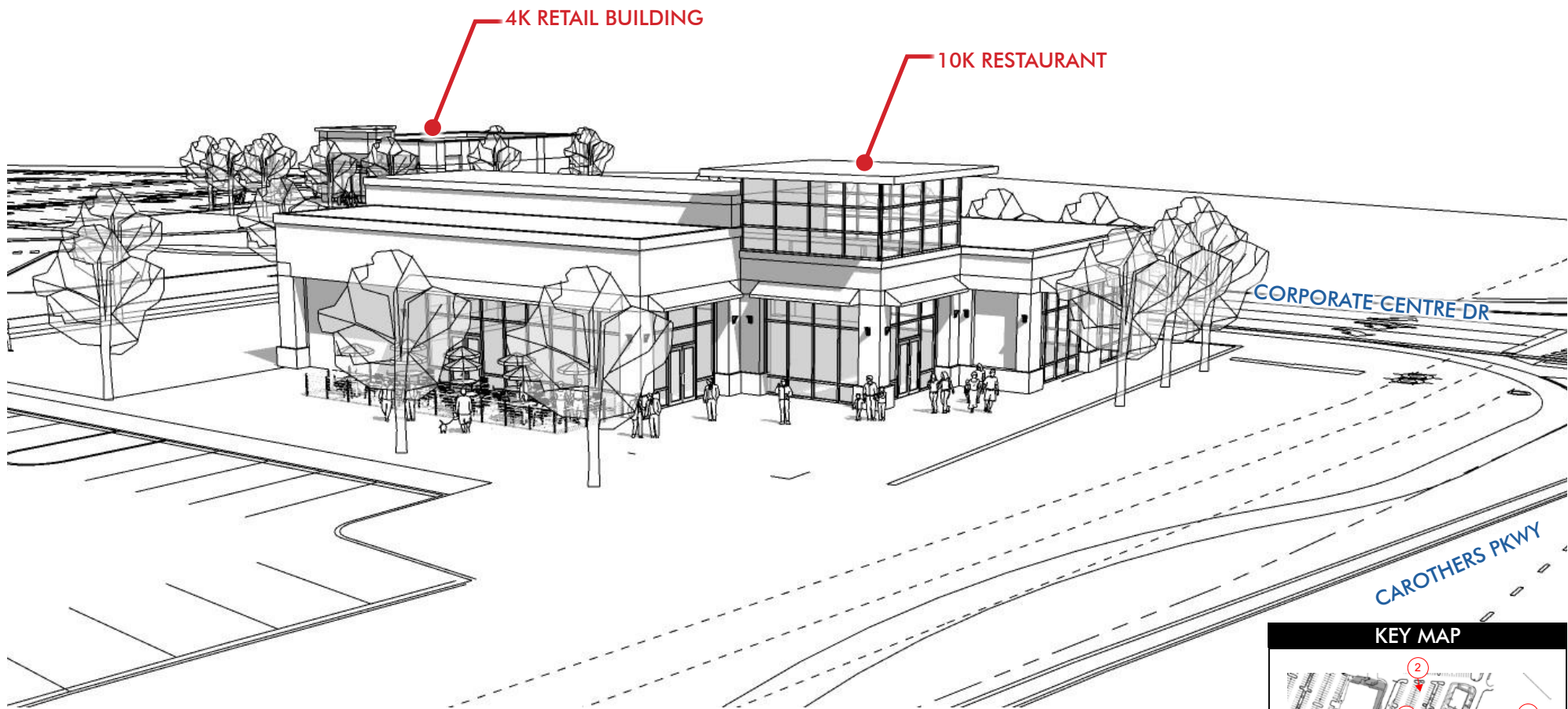


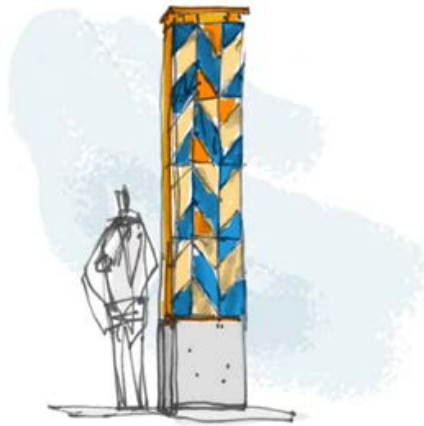
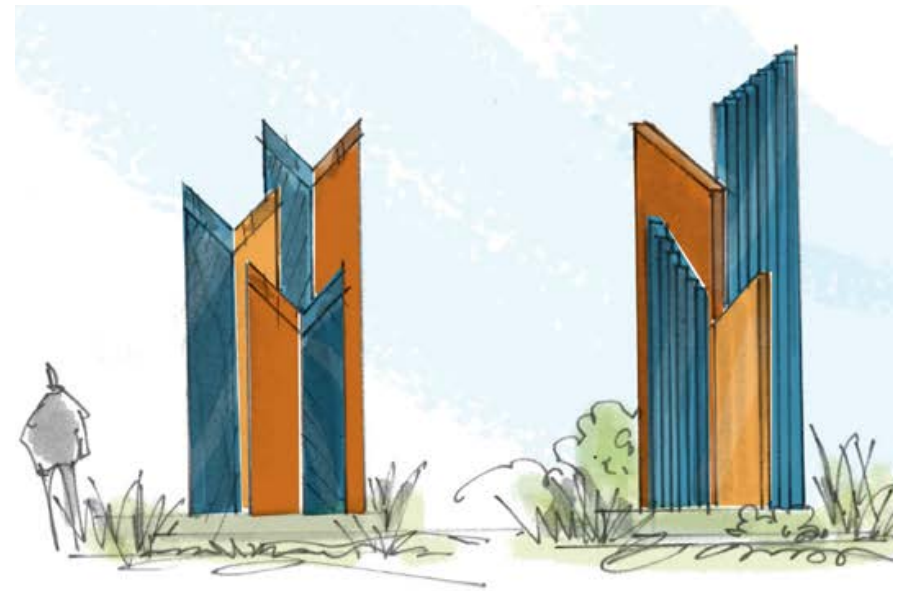
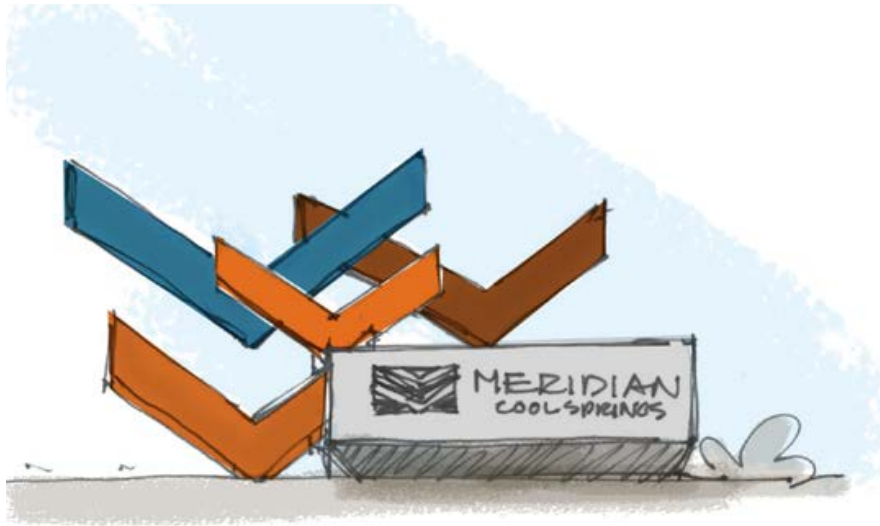












MODIFICATION OF STANDARDS 1-12: SIGNAGE
MODIFICATION OF STANDARDS 13: MINIMUM PARKING



Modification of Standards
MERIDIAN SOUTH PUD SUBDIVISION
FRANKLIN, WILLIAMSON COUNTY, TN

Anticipated Timeline

Anticipated Planning Commission: January 25, 2024

Anticipated Board of Mayor & Aldermen Readings:
February 2024-April 2024



ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

PUBLIC DRAFT AUGUST 2023



Presentation Overview

- **October Joint Conceptual Workshop Follow-Up**
 - **Brownland Farm**
 - **Open Space Changes to Village Green and Neighborhood Green**
 - **Housing Guiding Principle**
- **New Changes**
 - **Special Consideration for Mallory and McEwen Drive**
 - **Building Height Map Reductions**
- **Next Steps**

Brownland Farm



Proposed Special Consideration:

West of Hillsboro Road & Along Mack Hatcher Parkway:

Indoor and outdoor commercial recreation uses are appropriate at this location. Supporting local commercial uses such as physical therapy, sports related training and services, related office uses, and restaurants and retail uses that support the multi-purpose sports complex are also appropriate. The Planned District is the appropriate zoning district to implement this vision.

Revised Neighborhood Green and Village Green Open Space

- **Neighborhood Green:** 60% dedicated open space primarily in large tracts, but up to 10% of the entire site can be usable open spaces within the developed area.
 - 50% natural open space + 10% community amenities = 60% Open Space
- **Village Green:** 70% dedicated open space primarily in large tracts, but up to 10% of the entire site can be usable open spaces within the developed area, similar to Neighborhood Green above.
 - 60% natural open space + 10% community amenities = 70% Open Space

Housing Guiding Principle

HOUSING CHOICES

TO CONTRIBUTE TO THE OVERALL VITALITY OF THE COMMUNITY, THE CITY SEEKS TO ENCOURAGE A VARIETY OF HOUSING CHOICES FOR RESIDENTS IN EVERY STAGE OF LIFE.

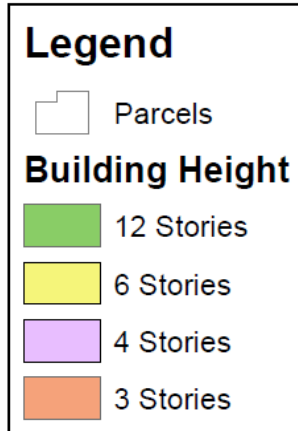
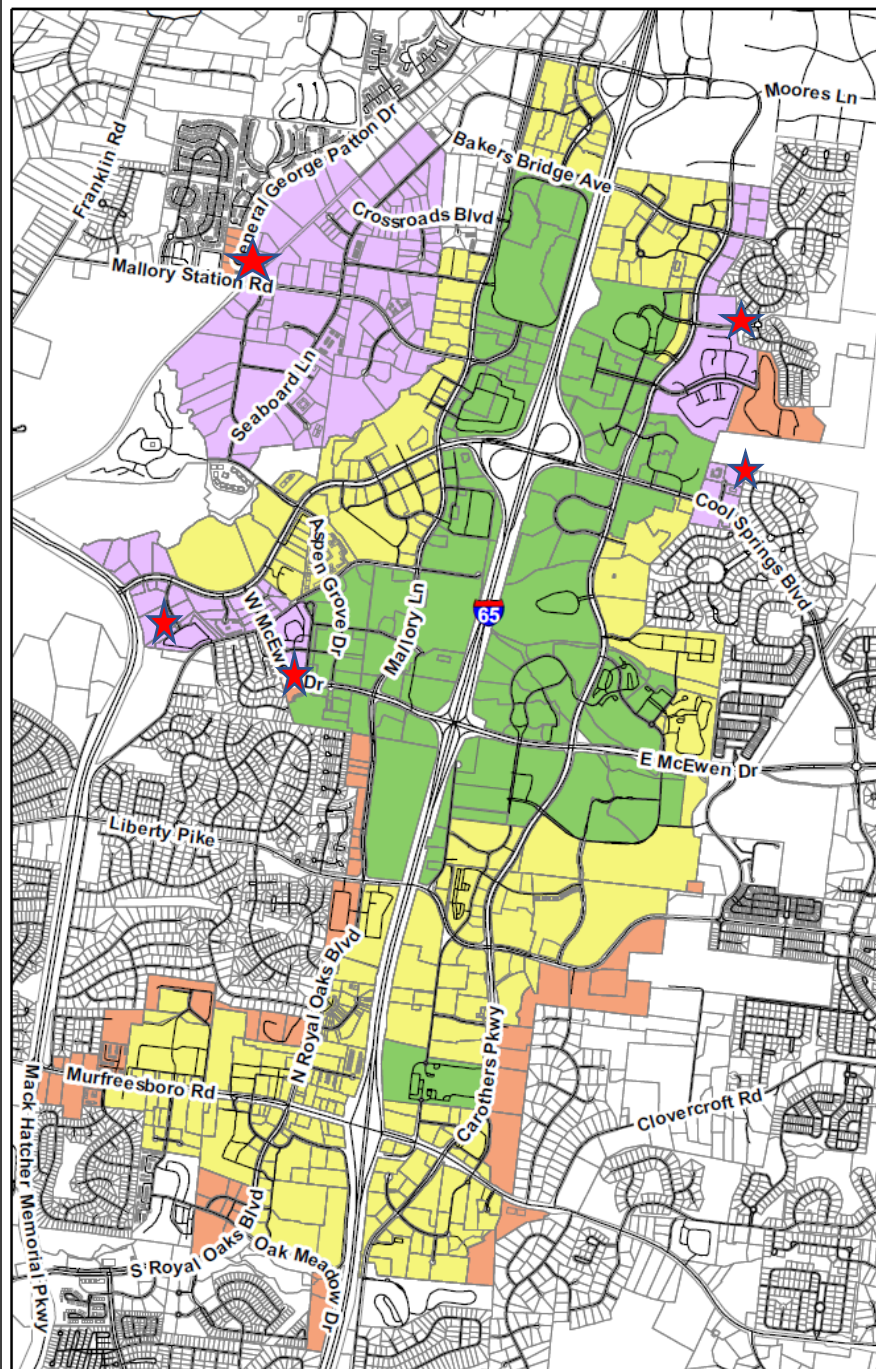
- A.** Providing a variety of housing choices at a range of price points for residents in every stage of life contributes to the overall vitality of the community. While both for sale and rental options are important parts of a balanced housing market, home ownership opportunities for all dwelling types are encouraged.
- B.** A significant amount of Franklin's existing and projected future housing inventory is made up of single-family homes and large multifamily developments. The City encourages "Missing Middle Housing" (because they have been "missing" after not been commonly built for many decades) which refers to duplexes, townhouses, and cottage courts, as well as multiplexes, and small-scale multifamily buildings with twelve or fewer units. Broadening the availability of these housing types offer a valuable opportunity to help meet the housing demand at a scale that integrates seamlessly into the community fabric.
- C.** Accessory dwellings are encouraged to help increase local housing options. Often known as backyard cottages or granny flats, these are smaller, independent residential dwelling units located on the same lot as a single-family home. Accessory dwellings can provide living space for a family member, guests, or as a source

of extra rental income.

- D.** Senior-friendly housing—particularly homes that are close to parks, open spaces, local commercial uses, and healthcare providers—is encouraged to accommodate the growing number of residents 55 and over. These residents are often seeking housing with single-story living and minimal maintenance. Franklin seeks to be an age-friendly community for residents to age-in-place and find suitable housing as their needs and preferences change.
- E.** Franklin serves as a regional employment hub, which supports a robust economy; however, the majority of the community's workforce lives outside of the City and contributes to heavy commuter traffic. Offering a greater variety of housing options and price points supports more of Franklin's workforce to also live in the City, reducing traffic congestion as well as increasing opportunities for employee retention.
- F.** Coordination and partnerships with organizations such as the Franklin Housing Authority, Community Housing Partnership, and the Hard Bargain Association are encouraged to help create and preserve dedicated affordable housing units.



- A.** Encouraging a range of price points and more for sale options
- B.** Missing Middle Housing
- C.** Accessory Dwellings
- D.** Senior-friendly
- E.** Variety of housing options to support economy and reduce commute times
- F.** Coordination and partnerships



Reductions in height occurred along the fringes and adjacent to established residential uses, in the five starred areas



Appendix F: Height Map

Mallory Lane and McEwen Drive



Current Design Concept: Regional Commerce

Current Zoning: RC-12

Proposed New Special Consideration:

The purpose is to create a balance in building heights around the intersection

1. The parcel on the northwest corner (1 on the map) should be limited to a maximum of four stories, given the existing topography on the site.
2. The vacant parcel located between Centennial High School and McEwen Drive (2 on the map) should also not exceed eight stories in height.
3. Building heights may be up to eight stories on sites around the intersection (3 on the map) if the massing and scale is graduated. A 20-foot building stepback should be utilized along the street frontage no higher than after the fourth story.



Next Steps

Williamson County Growth Plan Ratification Process

Submit for internal 30-day law review

Subsequent BOMA WS and Recommendation Vote

FMPC Adoption Vote

www.franklinton.gov/envisionfranklinupdate