



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, February 22, 2024

6:00 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

NEW BUSINESS

1. (6:00 - 6:25 PM) Discussion of a development plan proposing 190 multifamily units and 3,600 square feet of commercial space, on 2.9 acres, located at the northwest corner of Cool Springs Boulevard and Mack Hatcher Parkway (The Caroline PUD).
2. (6:25 - 6:30 PM) Envision Franklin Adoption Update

OTHER BUSINESS

ADJOURN

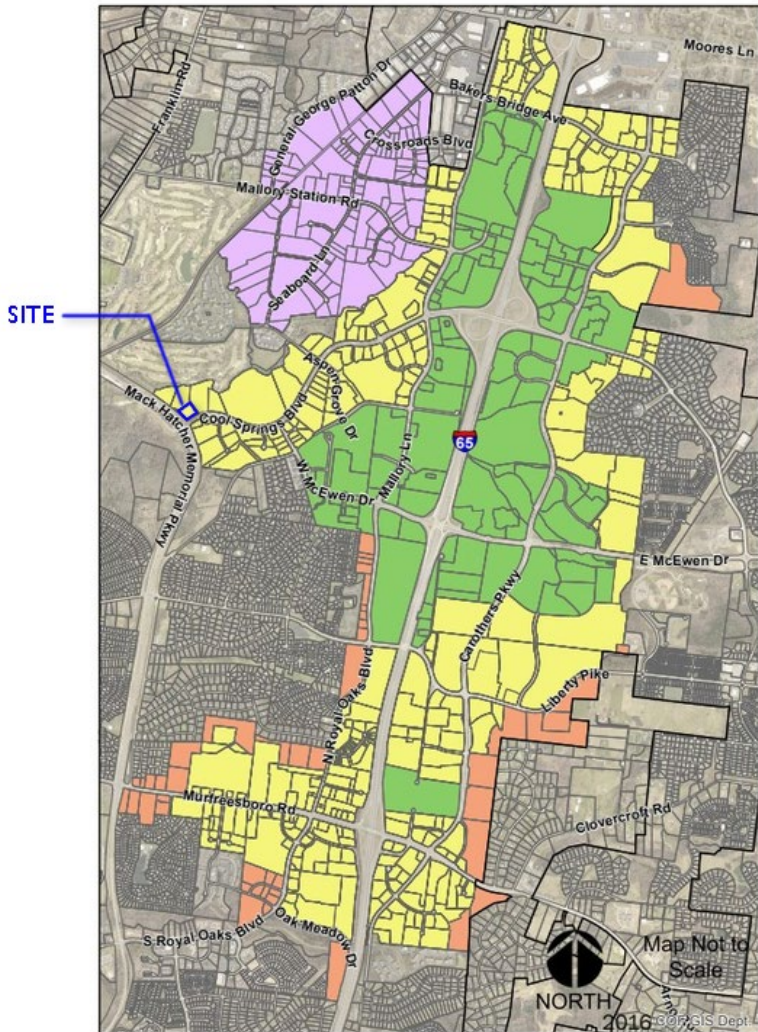


THE CAROLINE

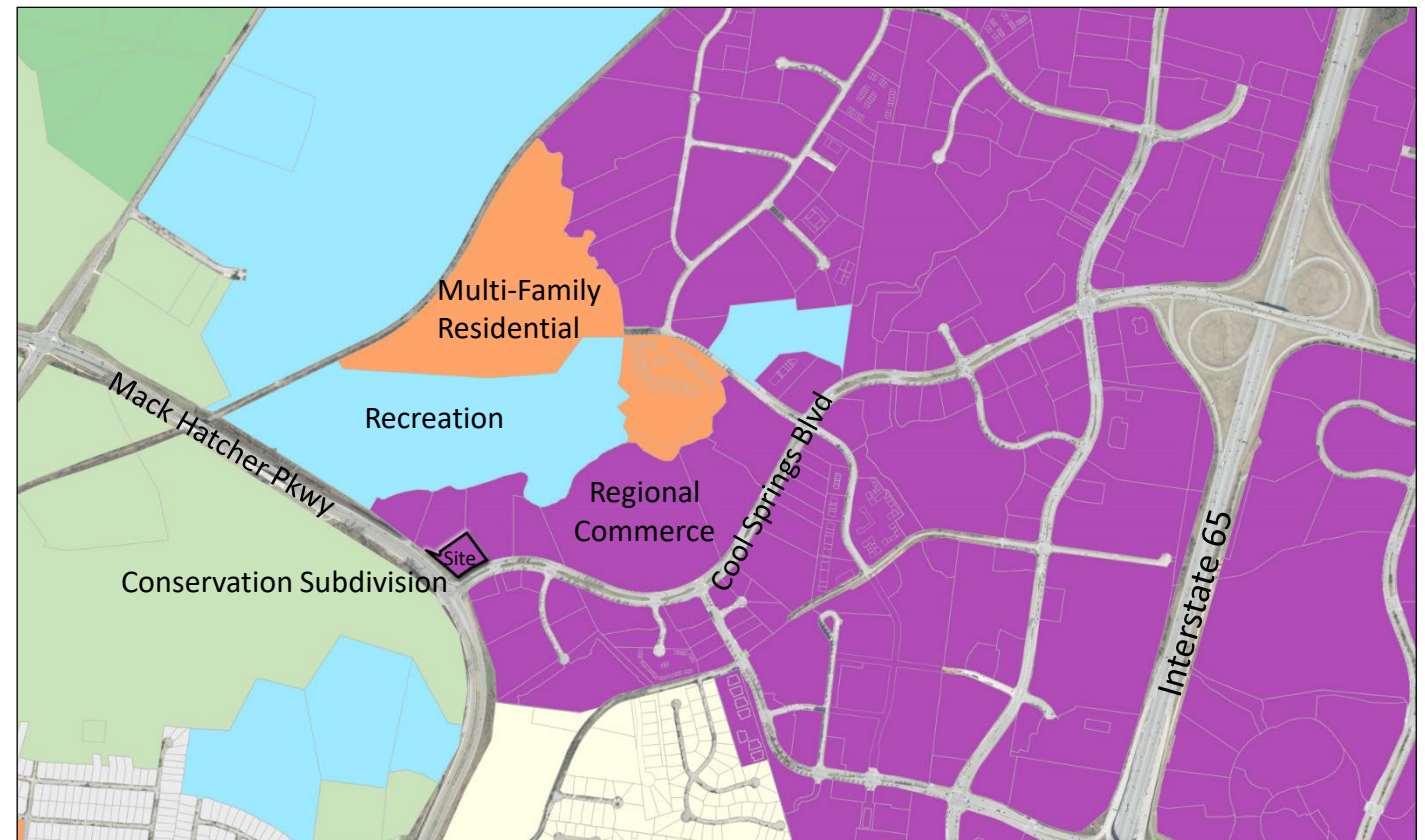
Development Plan

Joint Conceptual Workshop

February 22, 2024



Interstate Corridor
Building Height Map



Regional Commerce Design Concept

Large expanses of surface-parking areas should be avoided. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots.

New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.



The Caroline Master Plan

- 190 Multifamily Apartments
- 3,607 SF Commercial on ground level at the corner of Cool Springs Blvd and the entrance drive.
- Structured Parking below
- Transition of building height 3 stories along Mack Hatcher; 3 to 4 stories along Cool Springs Blvd. Commercial Building Style
- Similar height and architecture to The Haven at Cool Springs (adjacent development)
- Pedestrian connections to Cool Springs Blvd sidewalk.





VIEW AT MACK HARCHER PKWY. AND 101 COOL SPRINGS BLVD.



VIEW ALONG 101 COOL SPRINGS BLVD.

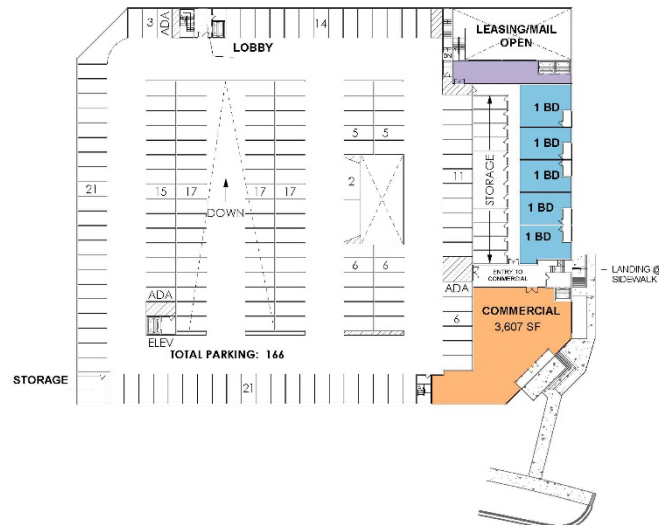
Basement 1



Unit Level 1



Basement 2

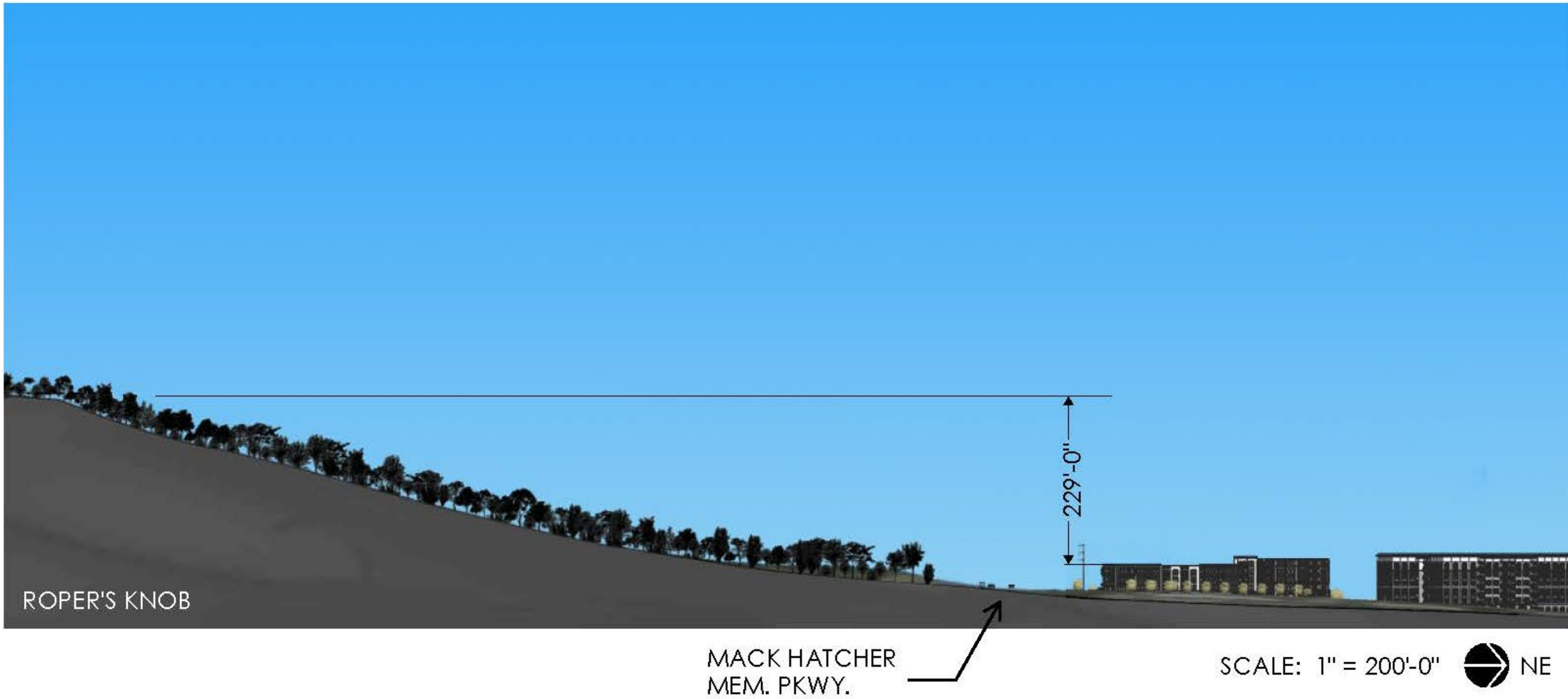


Unit Level 4

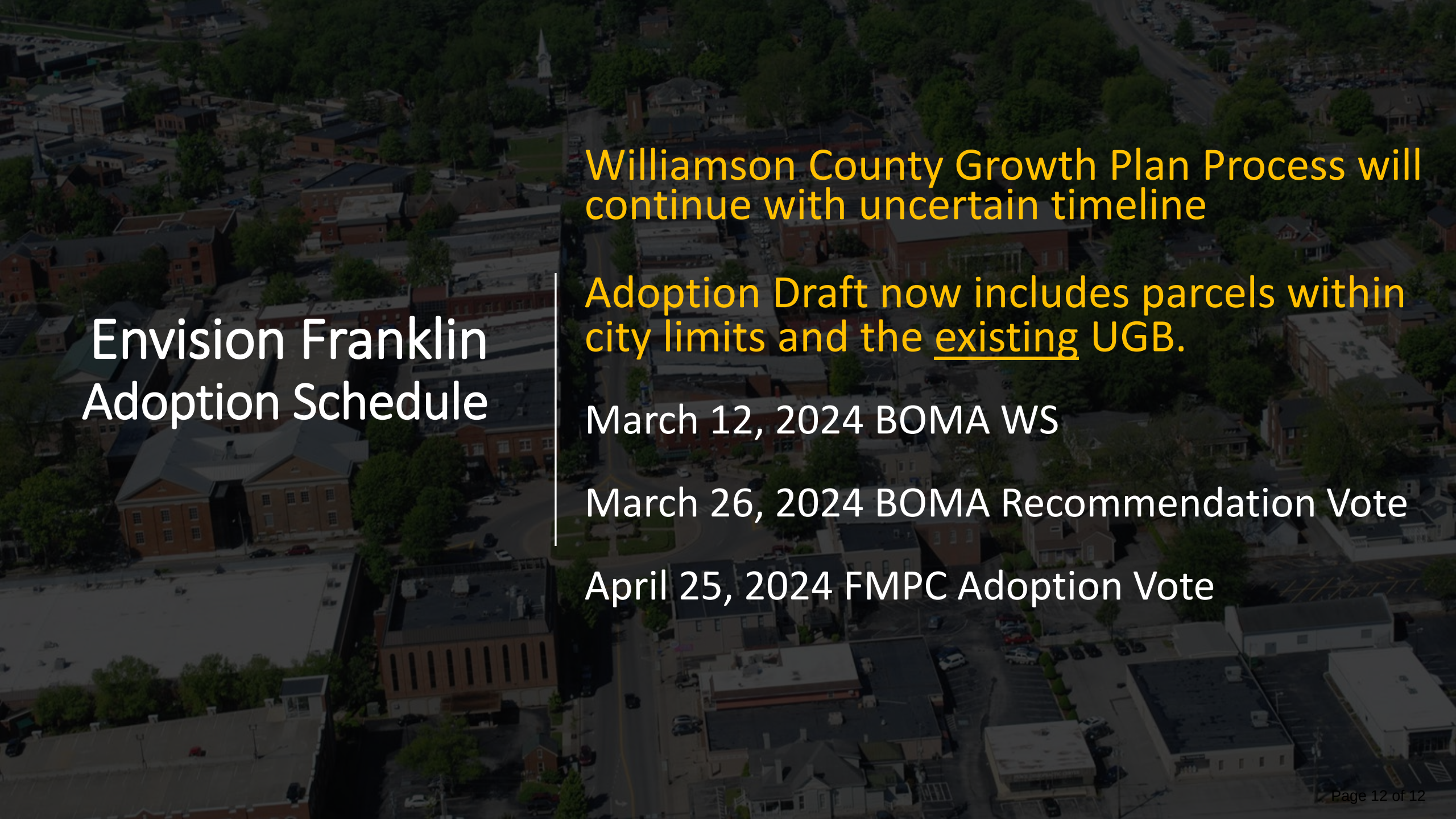




SCALE: 1" = 50'-0"  NE







Envision Franklin Adoption Schedule

Williamson County Growth Plan Process will continue with uncertain timeline

Adoption Draft now includes parcels within city limits and the existing UGB.

March 12, 2024 BOMA WS

March 26, 2024 BOMA Recommendation Vote

April 25, 2024 FMPC Adoption Vote