



Meeting Agenda

Design Review Committee

Monday, February 19, 2024

4:00 PM

Board Room

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPLICATIONS

1. Discussion of Site Alterations At 1343 Huffines Ridge Dr. (Carothers House); Kyle Kramer, Applicant.
2. Discussion of New Construction At 120 Aldersgate Way; Amy Tavalin, Applicant.

ADJOURN

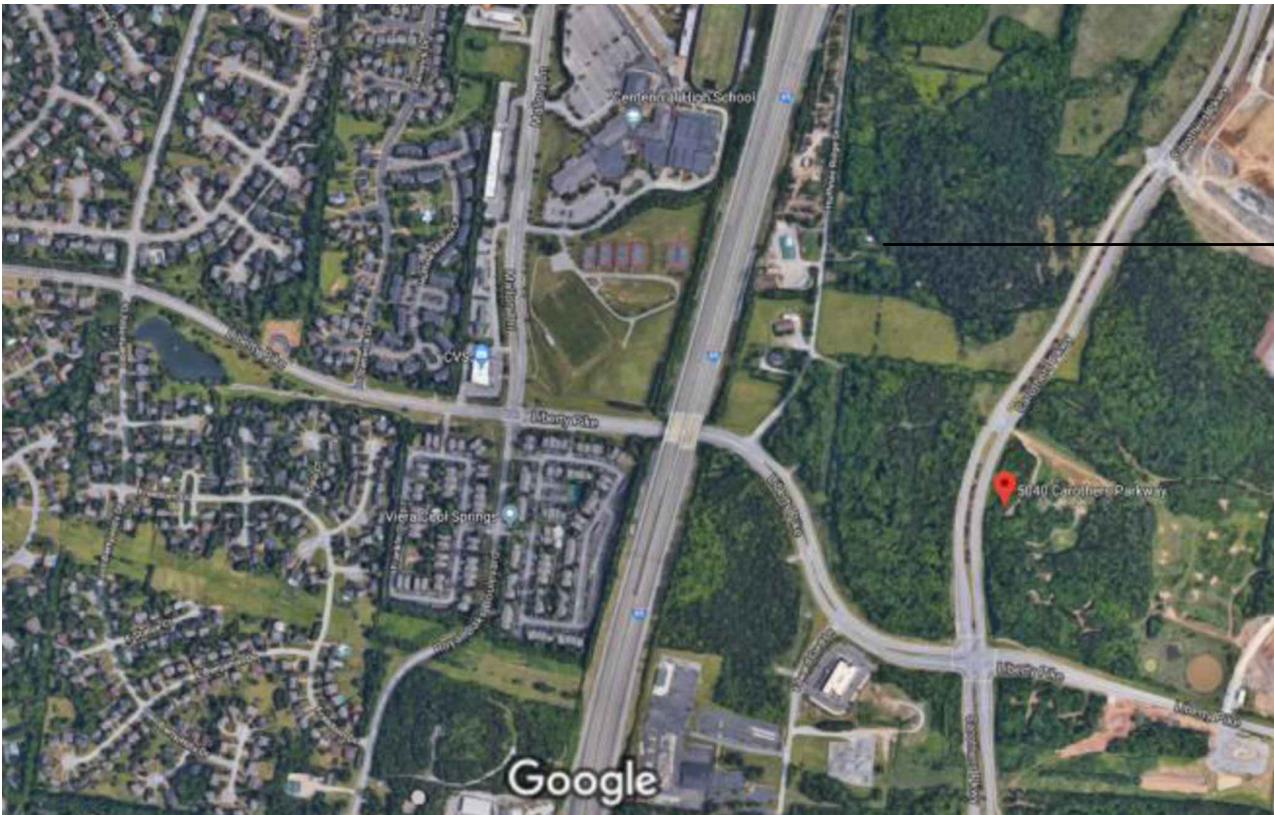
Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

FRANKLIN HISTORIC ZONING COMMISSION

JOHN H. CAROTHERS PROPERTY

HOUSE PRESERVATION AND CONVERSION MAINTENANCE BUILDING TRAILHEAD SHELTER

1343 HUFFINES RIDGE DRIVE
FRANKLIN, TENNESSEE 37067

HOUSE PRESERVATION AND CONVERSION	MAINTENANCE BUILDING	TRAILHEAD SHELTER
PROPOSED SCOPE OF WORK INCLUDES THE PRESERVATION OF THE EXTERIOR OF THE EXISTING JOHN H. CAROTHERS RESIDENCE. THE INTERIOR OF THE RESIDENCE SHALL BE CONVERTED INTO A PUBLIC MUSEUM TO BE UNDER THE SUPERVISION OF THE CITY OF FRANKLIN PARKS DEPARTMENT.	PROPOSED SCOPE OF WORK INCLUDES THE CREATION OF AN APPROXIMATELY 576 SQUARE FOOT MAINTENANCE BUILDING FOR THE CITY OF FRANKLIN PARKS DEPARTMENT. THE BUILDING WILL INCLUDE A PUBLIC RESTROOM AND FURNITURE AND EQUIPMENT STORAGE AREAS. THE EXTERIOR GEOMETRY OF THE BUILDING HAS BEEN INSPIRED BY THE EXISTING OUTBUILDINGS AND WILL BE CLAD USING SALVAGED WOOD BOARDS FROM EXISTING OUTBUILDINGS ON THE PROPERTY TO BE REMOVED FOR SAFETY CONCERNS.	PROPOSED SCOPE OF WORK INCLUDES THE CREATION OF AN APPROXIMATELY 150 SQUARE FOOT TRAILHEAD SHELTER. THIS STRUCTURE SHALL PROVIDE TRAIL MAPS, BIKE REPAIR TOOLS AND SHELTER IN SUPPORT OF THE PROPOSED HILLTOP TRAIL SYSTEM.
INDEX OF DRAWINGS	VICINITY MAP	
G1.00 TITLE SHEET A1.00 ARCHITECTURAL SITE PLAN	 JOHN H. CAROTHERS PROPERTY 1343 HUFFINES RIDGE DRIVE FRANKLIN, TENNESSEE 37067	

FUSION
ARCHITECTURE

FUSION ARCHITECTURE, PC

V: 615.454.3916
W: FUSIONARCHITECTURE.COM

KYLE M. KRAMER
REGISTERED ARCHITECT
AGRICULTURE
No. 00105033
STATE OF TENNESSEE
Feb. 12, 2024

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Scales as stated hereon are valid on the original drawing only.

These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.

By: 

PHASE REVISION	DATE
SCHEMATIC DESIGN	01.11.2019
DESIGN DEVELOPMENT	03.08.2019
CONSTRUCTION DOCUMENTS	10.31.2019
HISTORIC ZONING COMMISSION	02.21.2020
HISTORIC ZONING COMMISSION	02.12.2024

JOHN H. CAROTHERS PROPERTY

1343 HUFFINES RIDGE DRIVE
FRANKLIN, TENNESSEE 37067

PROJECT NUMBER

03-014-18

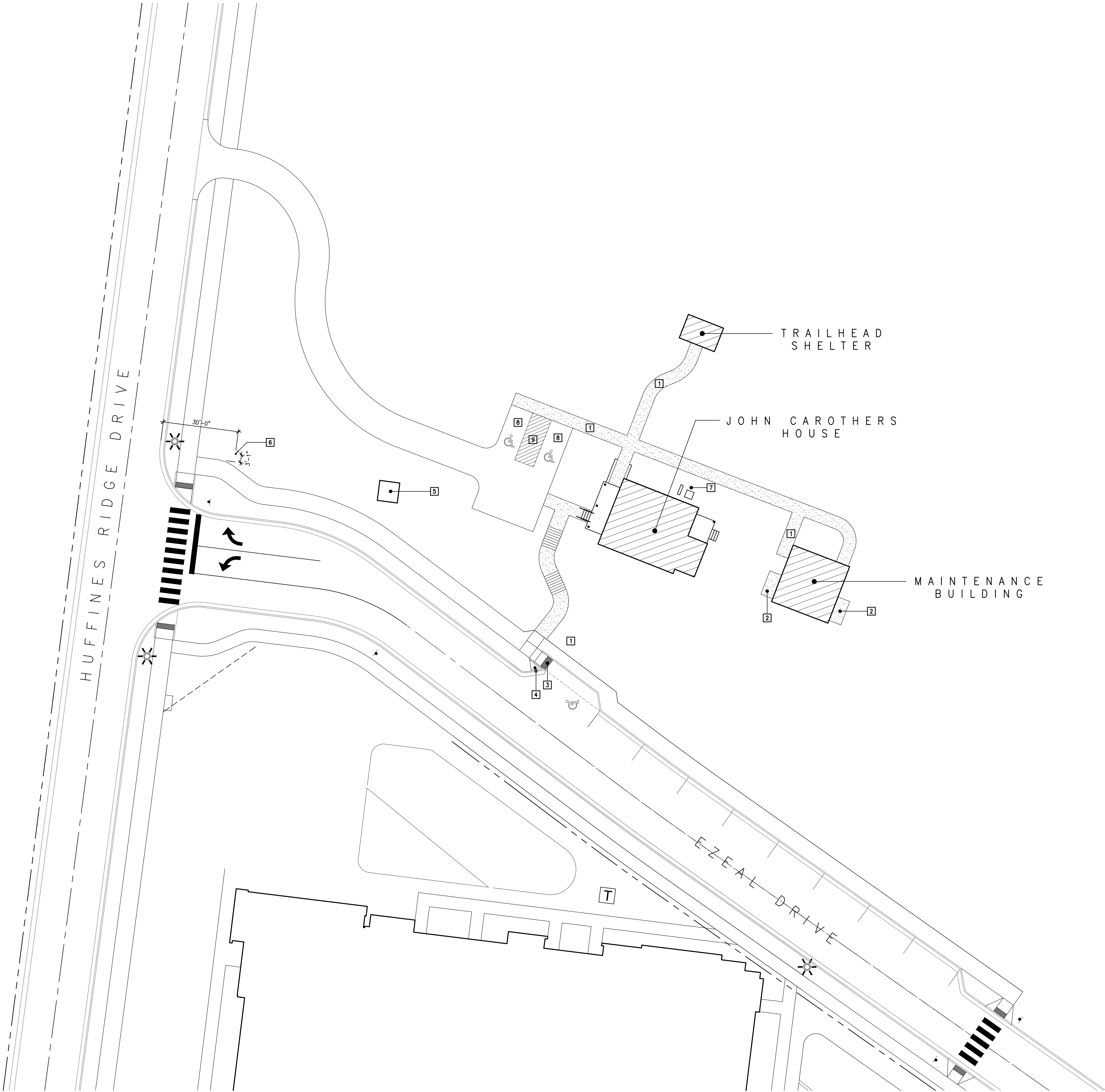
SHEET TITLE

TITLE SHEET

SHEET NUMBER

G1.00

Page 3 of 9



LEGEND

- PROPERTY LINE (RE: SURVEY)
- BUILDING LINE
- POWER LINE (RE: SURVEY)
- IMPERVIOUS CONCRETE PAVING (RE: CIVIL DWGS.)
- CONCRETE SIDEWALK (RE: CIVIL DWGS.)
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- POLE LIGHT
- WATER METER
- GAS COCK AND METER
- ELECTRICAL METER
- ROOF DRAIN LINE

SITE PLAN GENERAL NOTES

- COORDINATE ALL WORK SCHEDULING AND COMPLY WITH SAFETY PROCEDURES THAT PROTECT ALL OCCUPANTS IN CONSTRUCTION AREAS.
- CONSTRUCTION DEBRIS SHALL BE REMOVED AND/OR STORED AWAY FROM THE BUILDING ON A DAILY BASIS. DISPOSE OF TRASH AS REQUIRED BY ORDINANCE OR CODE.
- PROPER SITE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. DAMAGE CAUSED BY FAILING TO MAINTAIN SITE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PROVIDE COMPACTED FILL AT RUTS OR HOLES CAUSED BY CONSTRUCTION ACTIVITIES. REPAIR ANY CONCRETE DAMAGED DURING CONSTRUCTION.
- ALL NEW PAVING SHALL BE REINFORCED CONCRETE. THICKNESS AND REINFORCING SHALL BE AS DETAILED ON CIVIL DRAWINGS.
- ACCESSIBLE PARKING SPACE TO BE DESIGNATED BY BLUE STRIPING AND EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ACCESSIBLE PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
- ALL PARKING SPACES SHALL BE LAID OUT IN ACCORDANCE WITH THE TYPICAL DETAIL AS SHOWN ON THIS PLAN, UNLESS OTHERWISE INDICATED ON THIS PLAN.
- PRIOR TO INSTALLATION AND POURING OF CONCRETE PAVING, CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDUIT SIZES AND ROUTES.
- REFERENCE LANDSCAPE DRAWINGS FOR PLANTING AND SEEDING SCOPE OF WORK.

PARKING SUMMARY

CLASSIFIED AS COMMERCIAL USE PER TABLE 5-9 OF THE FRANKLIN TENNESSEE ZONING ORDINANCE.

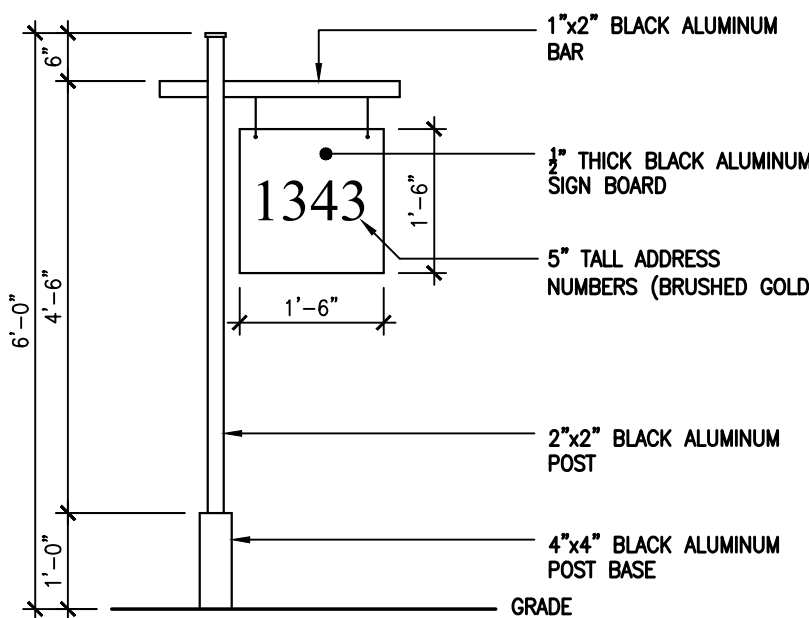
3.33 PARKING SPACES PER EVERY 1,000 SF OF BUILDING AREA.

1,068 SF / 1,000 SF = 1.07 x 3.33 = 4 PARKING SPACES:

TOTAL PARKING REQUIRED:	4 SPACES
TOTAL STANDARD PARKING REQUIRED:	3 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED:	1 SPACE
TOTAL PARKING PROVIDED:	9 SPACES
TOTAL STANDARD PARKING PROVIDED:	8 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED:	1 SPACE

SITE PLAN KEYNOTES

- NEW CONCRETE SIDEWALK
- NEW CONCRETE LANDING
- PROVIDE ACCESSIBLE RAMP (1:12 MAX. SLOPE) AS REQUIRED
- PROVIDE VAN ACCESSIBLE SIGNAGE AS REQUIRED
- PUMP STATION (RE: CIVIL DWGS. FOR EXACT LOCATION)
- POST-AND-ARM SIGN WITH BUILDING ADDRESS (RE: 2A1.00)
- MECHANICAL EQUIPMENT SCREENED WITH EVERGREEN SHRUBS PER THE CITY OF FRANKLIN
- ACCESSIBLE PARKING SPACE WITH PAVEMENT MARKING AND SIGNAGE
- ACCESSIBLE AISLE WITH PAVEMENT MARKING

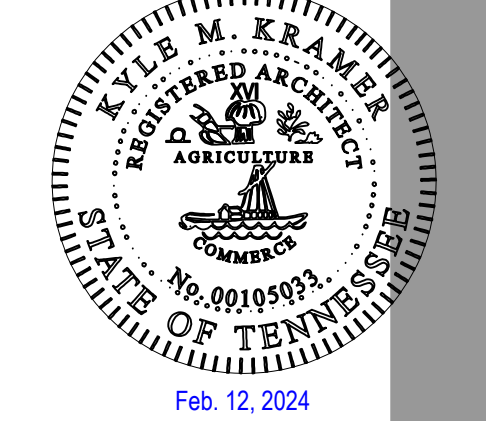


2 POST-AND-ARM SIGN
SCALE: 1/2" = 1'-0"



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JOHN H. CAROTHERS PROPERTY
1343 HUFFINES RIDGE DRIVE
FRANKLIN, TENNESSEE 37067

PROJECT NUMBER

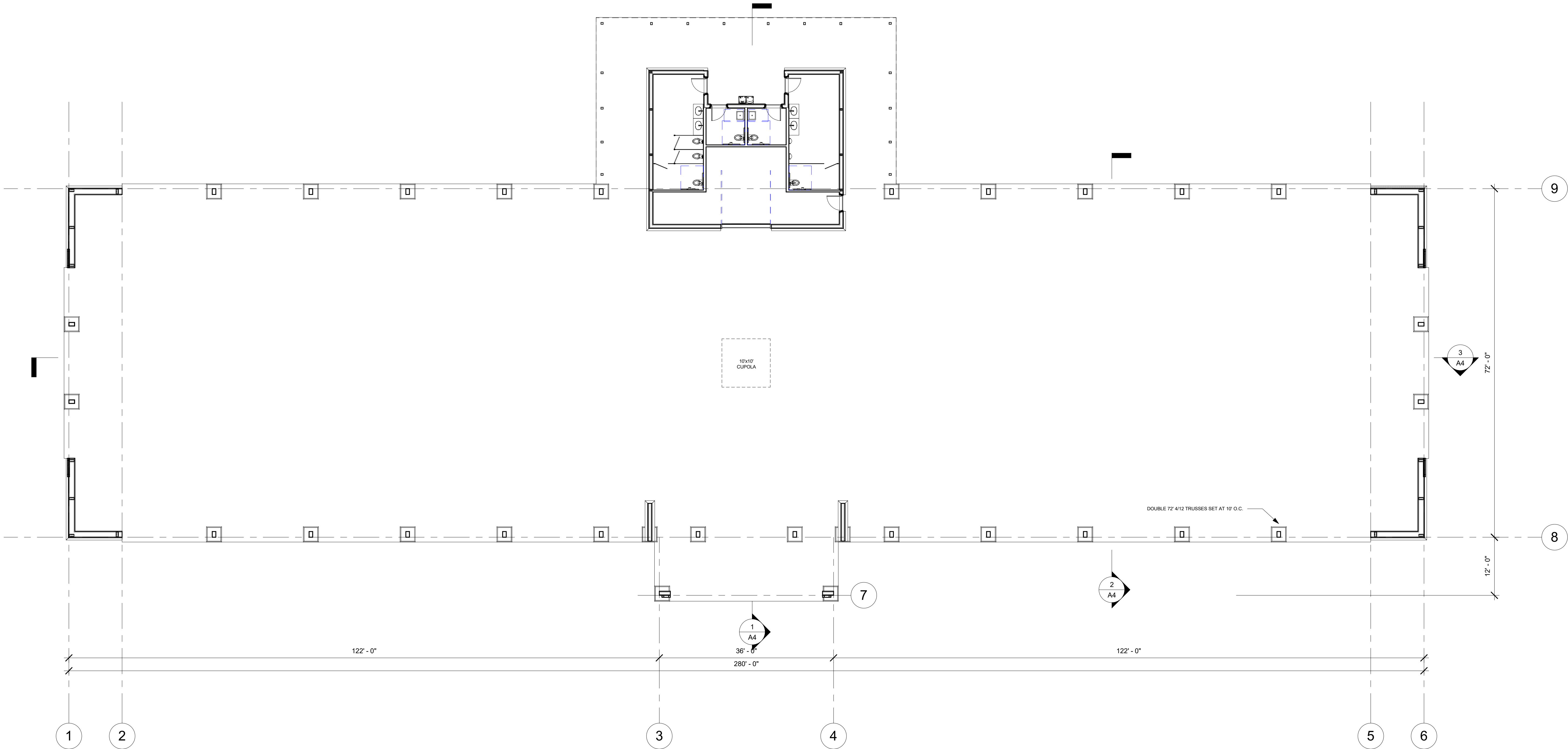
03-014-18

SHEET TITLE

ARCH. SITE PLAN

SHEET NUMBER

A1.00



① T.O. CONCRETE
3/32" = 1'-0"

Franklin Farmer Market

Enter address here

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER 309-263-4105

DRAWN BY:	ZJE
DATE:	1/15/24
CHECKED BY:	Checker
DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- DRAWING APPROVED AS SUBMITTED
- DRAWING APPROVED PENDING CHANGES NOTED
- REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE

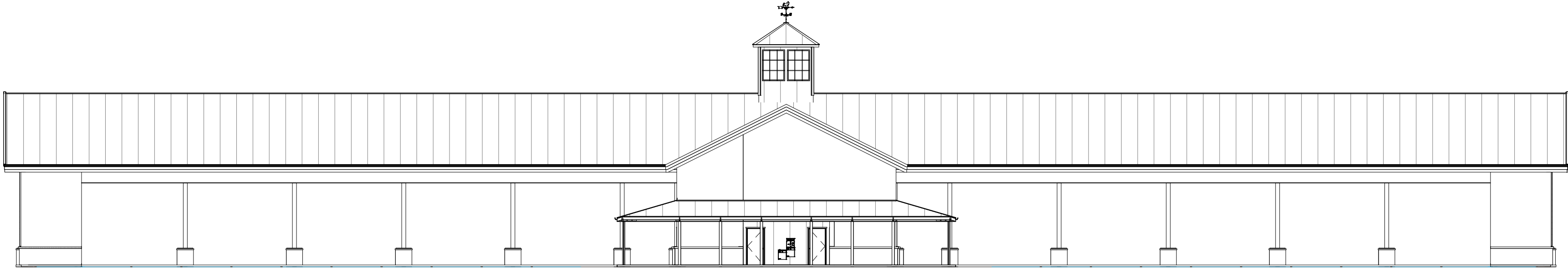
DATE

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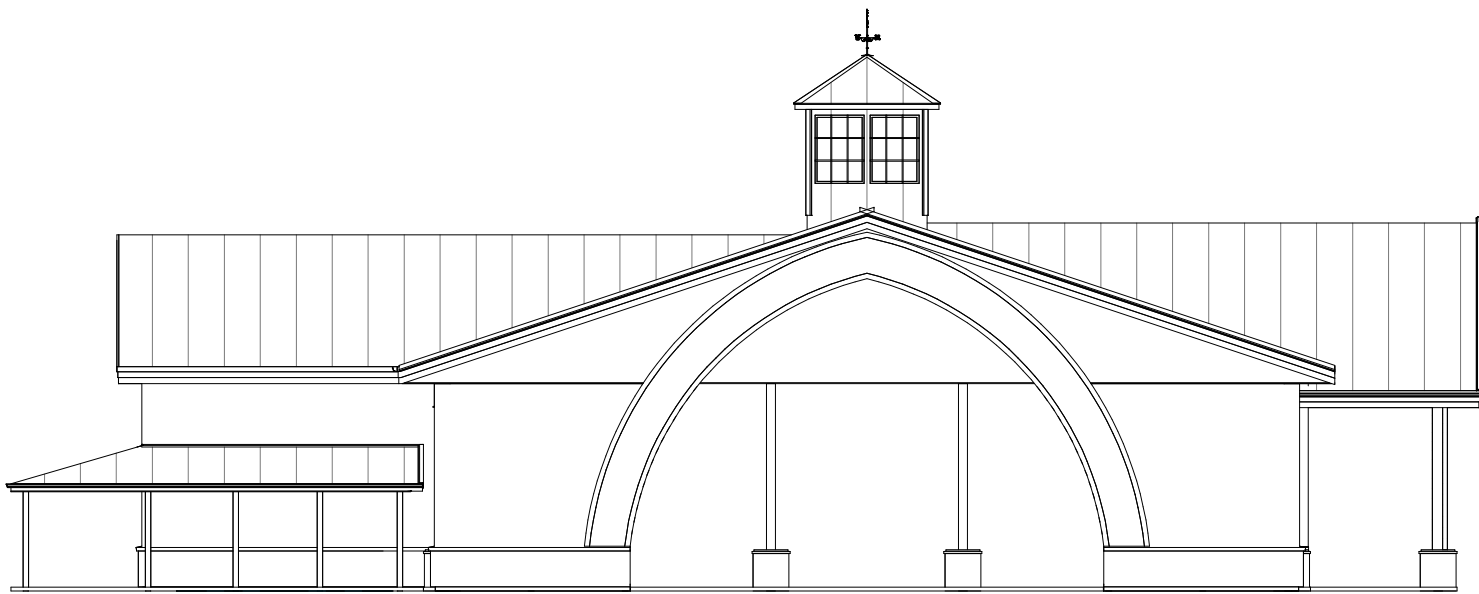
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

SCALE: 3/32" = 1'-0"

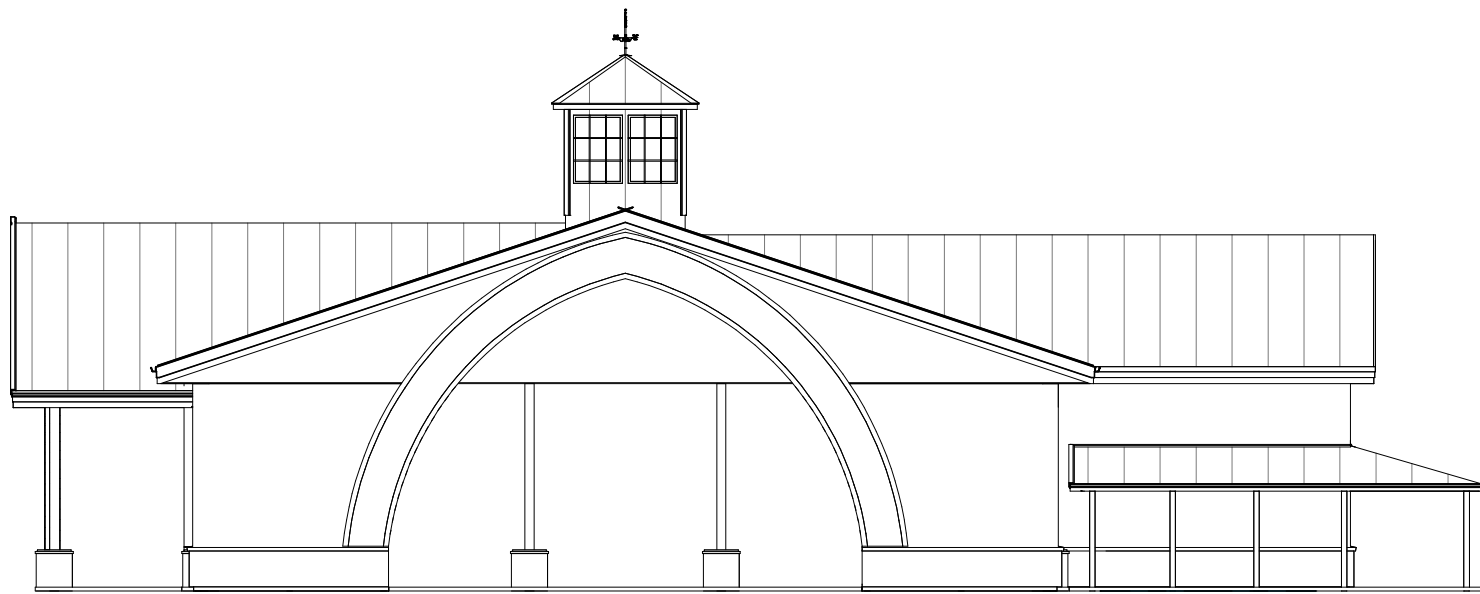
SHEET NO.
A1 OF A5



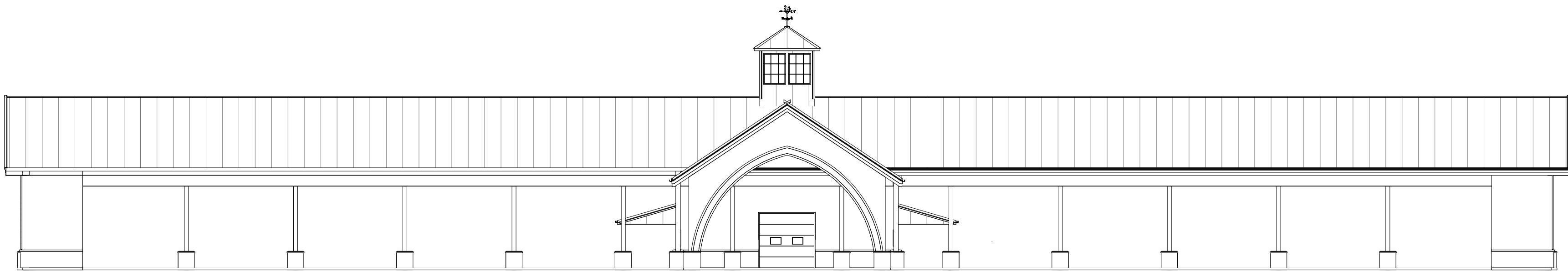
① West
1/16" = 1'-0"



④ South
1/16" = 1'-0"



③ North
1/16" = 1'-0"



② East
1/16" = 1'-0"

Franklin Farmer Market

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SCALE: 1/16" = 1'-0"
SHEET NO.
A2 OF A5



3 SOUTHWEST VIEW



1 NORTHEAST VIEW

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REVISED DATE:	

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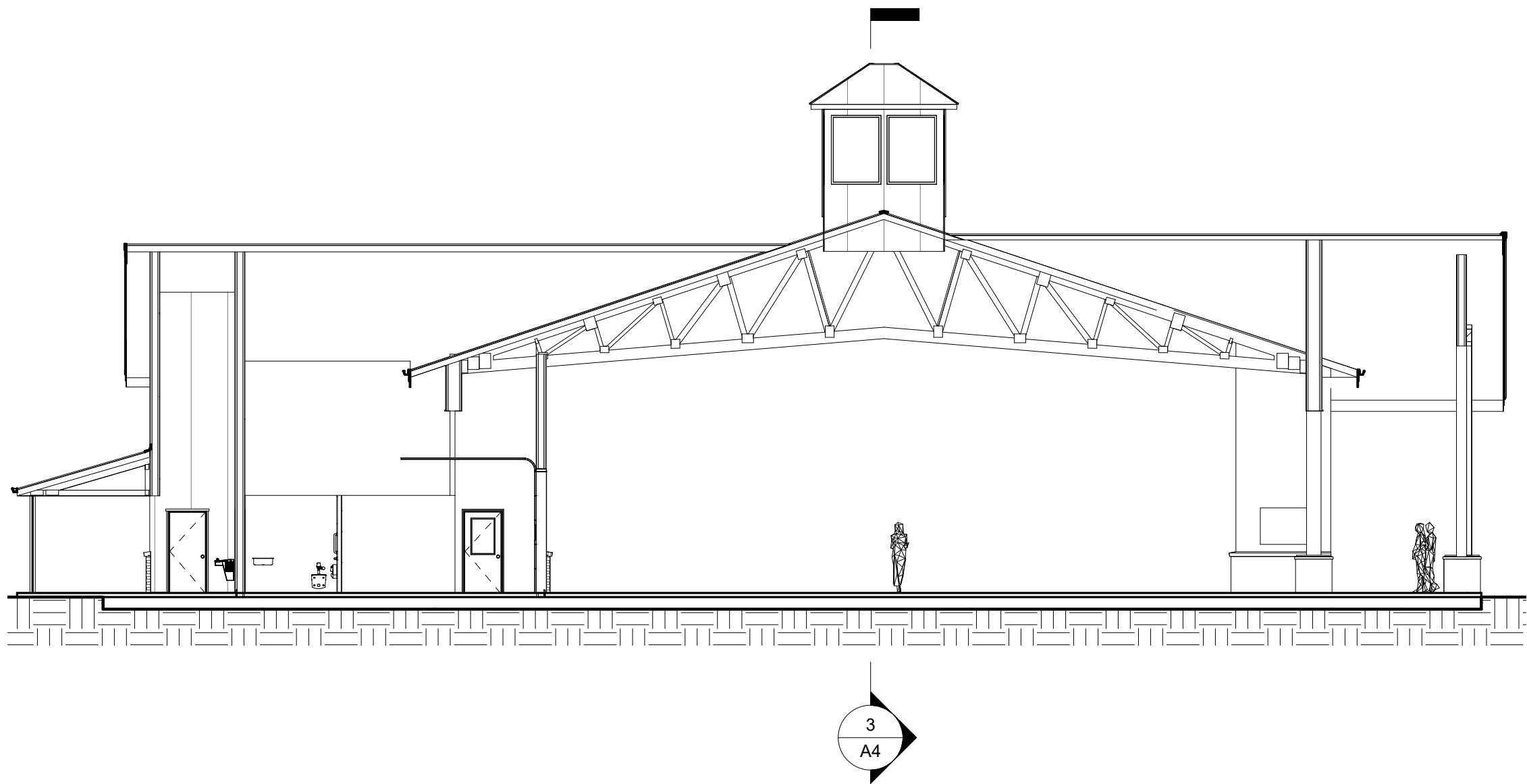
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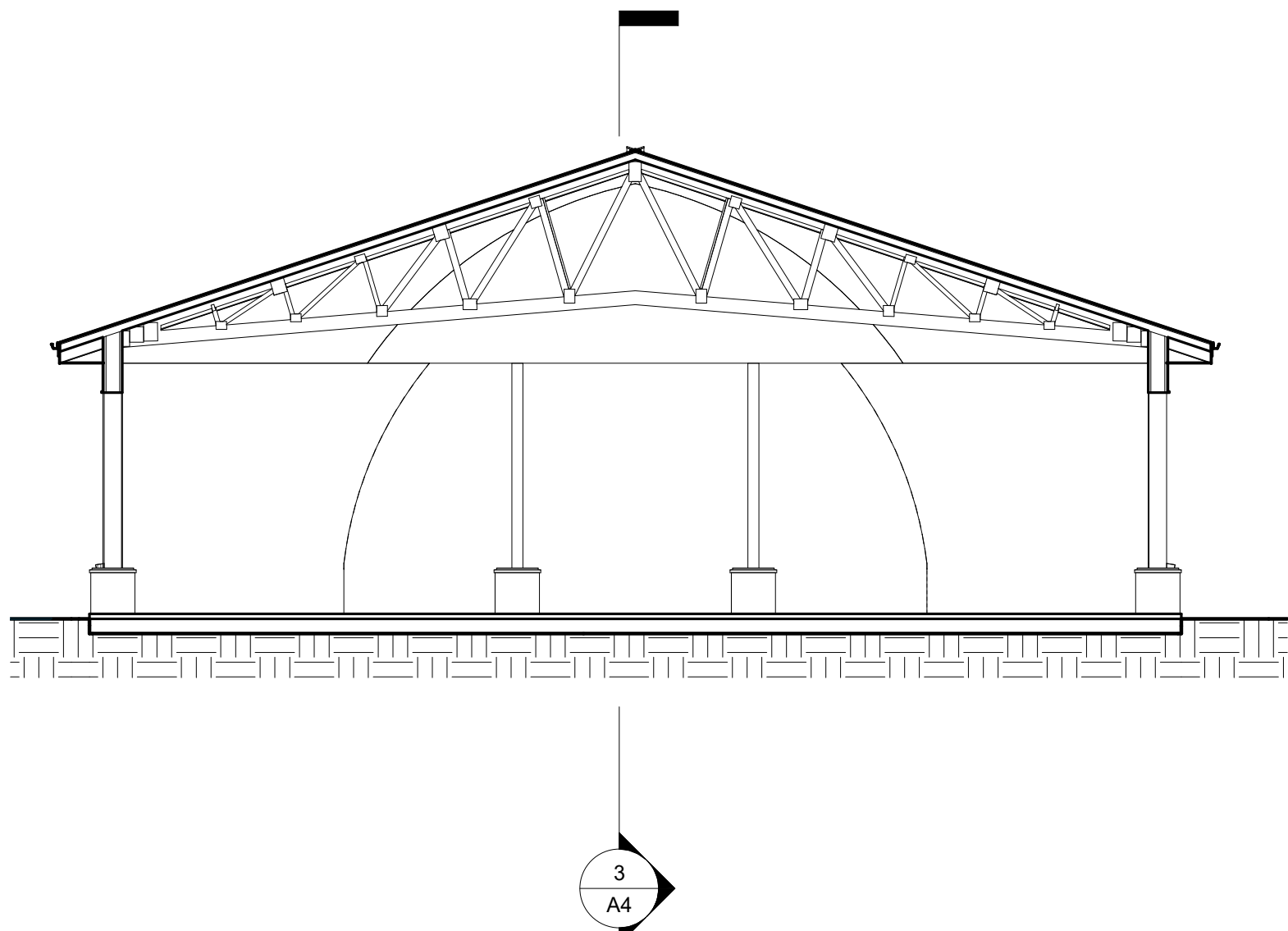
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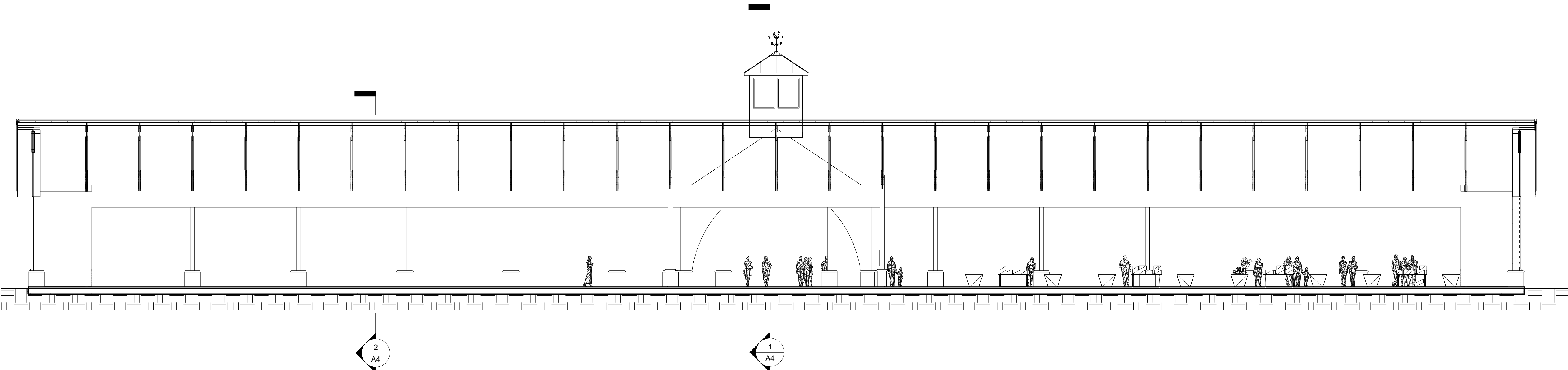
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① Section 4
3/32" = 1'-0"



② Section 5
3/32" = 1'-0"



③ Section 6
3/32" = 1'-0"

Estimated Project Budget: Project Status

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Franklin Farmer Market

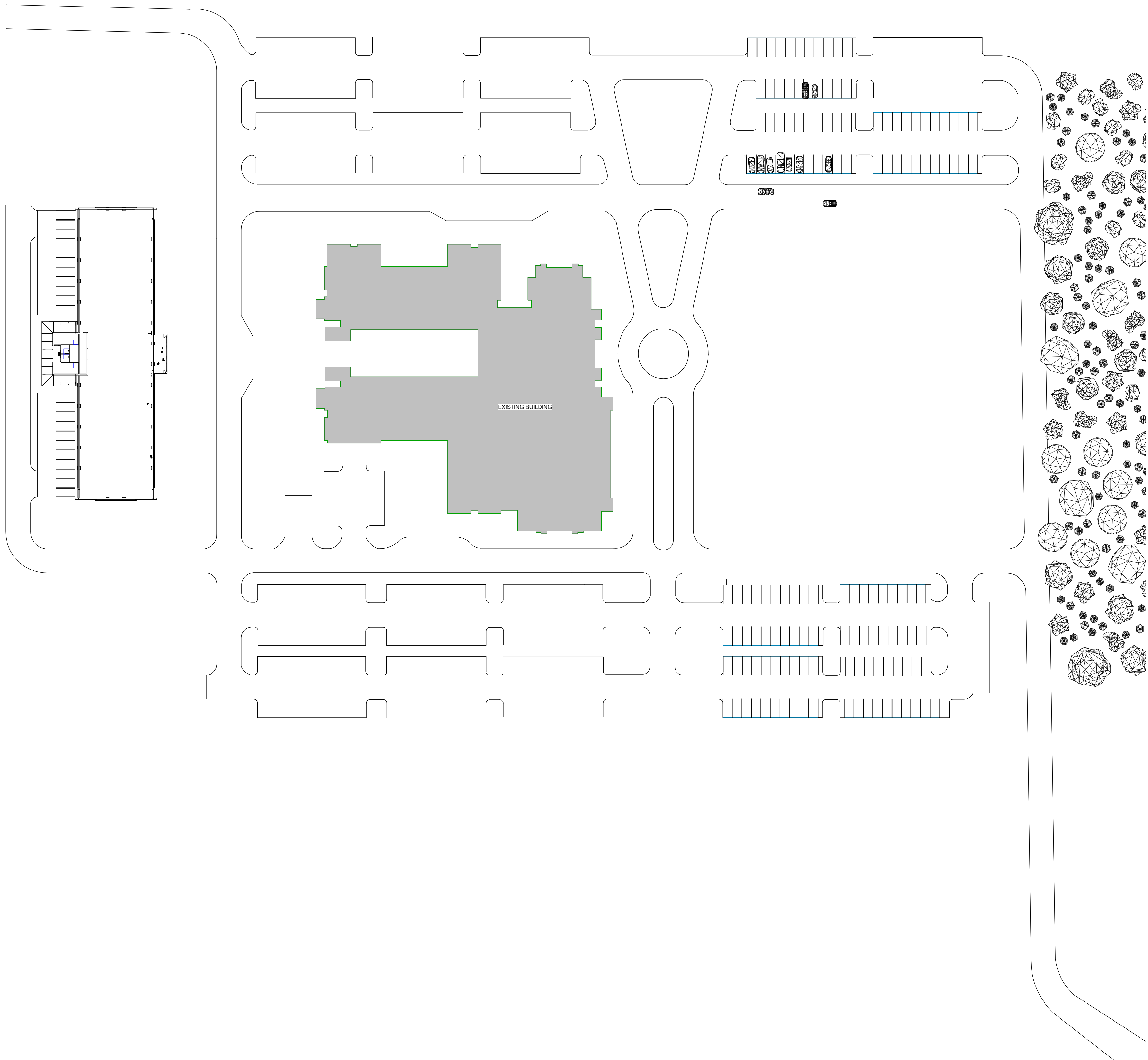
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ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550 L PROF. DESIGN FRM # 18403480 PHONE NUMBER 309-263-4105

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DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

SCALE: 3/32" = 1'-0"

SHEET NO.
A4 OF A5



Franklin Farmer Market

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SCALE: 1" = 60'-0"
SHEET NO.
A5 OF A5