



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, April 25, 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.franklintn.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 - 6:30 PM) Additional discussion on a development plan proposing 21 townhouse units and 12 multiplex units, with 3 Modifications of Standards requests (parking, fence height, retaining wall height), on 4.73 acres, located at 405 5th Avenue North. (Bousquet Place PUD)

OTHER BUSINESS

ADJOURN



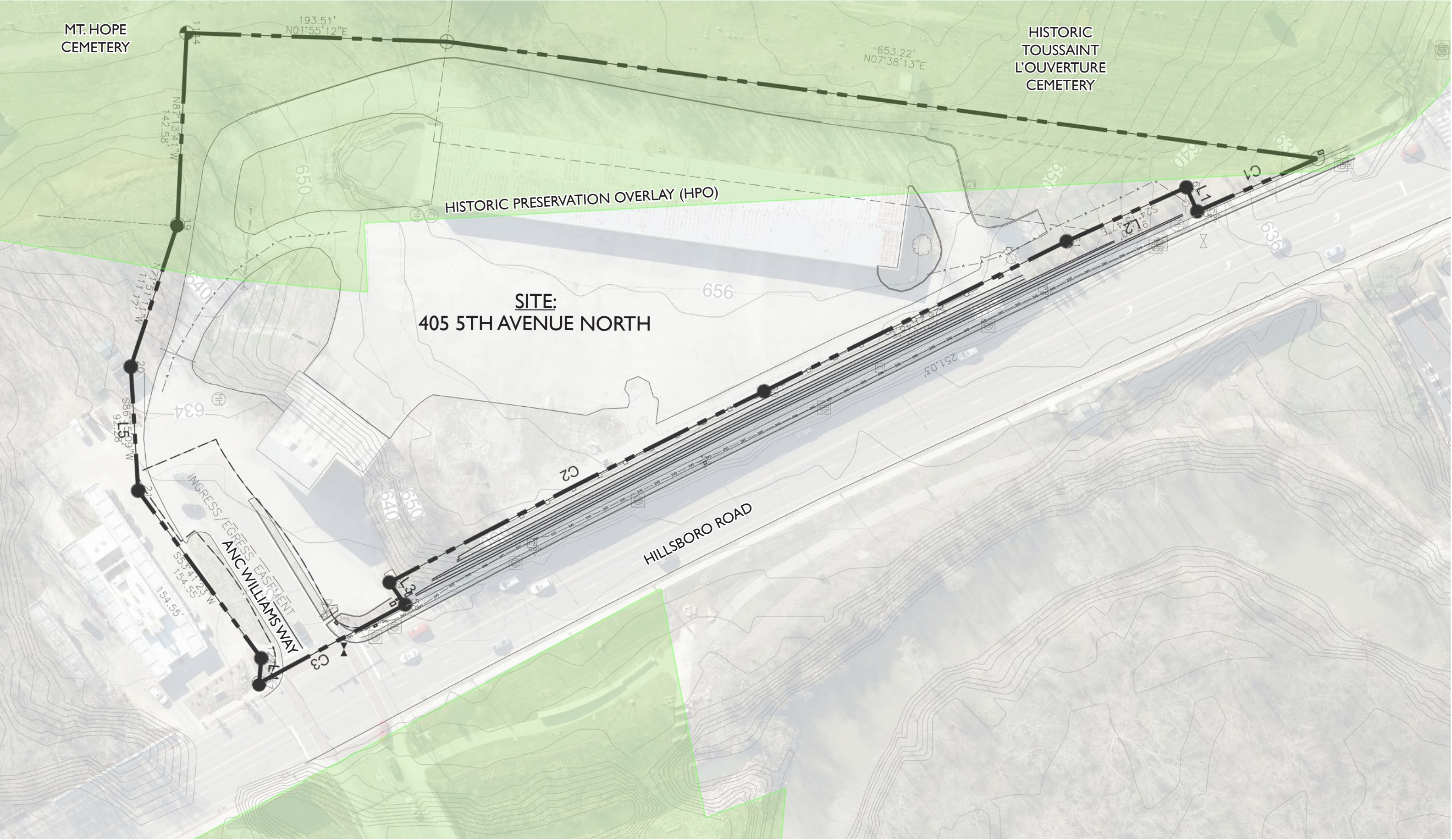
BOUSQUET PLACE

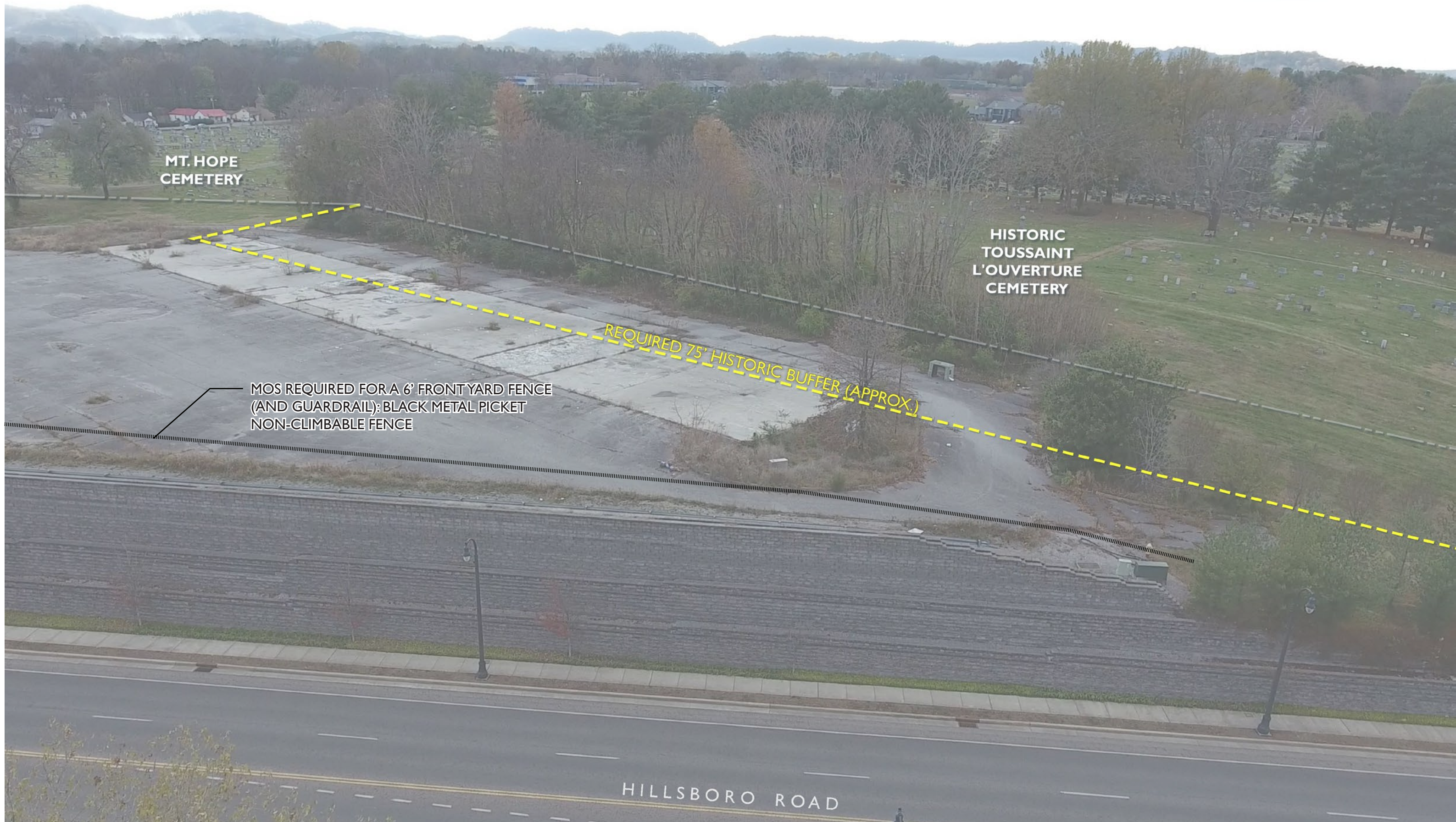
405 5TH AVENUE NORTH
FRANKLIN, TN

JOINT CONCEPTUAL WORKSHOP 05/23/2024









BOUSQUET PLACE

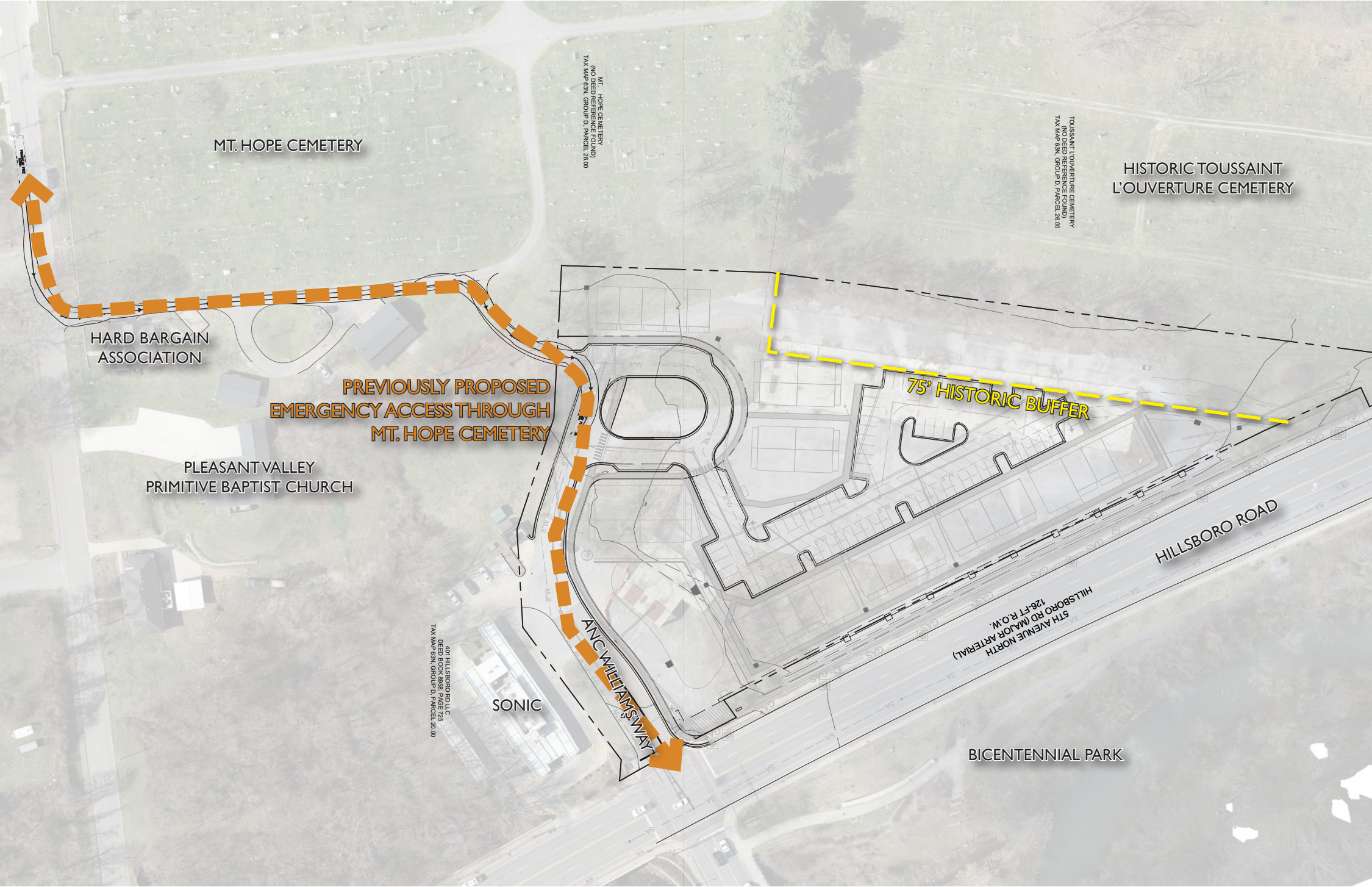
HISTORIC BUFFER EXHIBIT - NORTHWEST VIEW





EMERGENCY ACCESS EXPLORATIONS:

Previous access would require removing existing historic columns at entrance to Mt. Hope Cemetery to allow clearance for emergency vehicles.



EMERGENCY ACCESS EXPLORATIONS:

Alternative route requires purchasing property from Mt. Hope Cemetery, removing an existing shed, and disturbing existing parking at Pleasant Valley Primitive Baptist Church.



PROPOSED EMERGENCY ACCESS:

New proposed route uses historical precedent of how COF used access to Hillsboro Road.

Would not require the removal of historic columns at Mt. Hope Cemetery.

Remove the additional cost of land purchase and development cost of roadway through Mt. Hope Cemetery.

Uses the 12' path as emergency access and pedestrian access through the 75' Historic Buffer.

Approx. 3,742 sf of emergency access.



MODIFICATIONS OF STANDARDS

#1 REQUIRED PARKING

(33) 3 BEDROOM HOMES PROPOSED
COF PARKING REQUIREMENTS ARE
3 SPACES PER 3-BEDROOM UNIT, OR 99 SPACES

OUR MOS REQUEST WOULD BE TO ALLOW
82 SPACES,WHICH WOULD BE A REDUCTION OF
3 SPACES PER 3-BEDROOM HOME TO
2.48 SPACES PER 3-BEDROOM HOME.

#2 MAX FENCE HEIGHT

MOS TO ALLOW A MIN. 6’ BLACK METAL PICKET FENCE
(NON-CLIMBABLE) THE FRONT YARD.

THIS WOULD ALSO SERVE AS THE
GUARD RAIL FOR RESIDENT SAFETY.

#3 RETAINING WALL HEIGHT

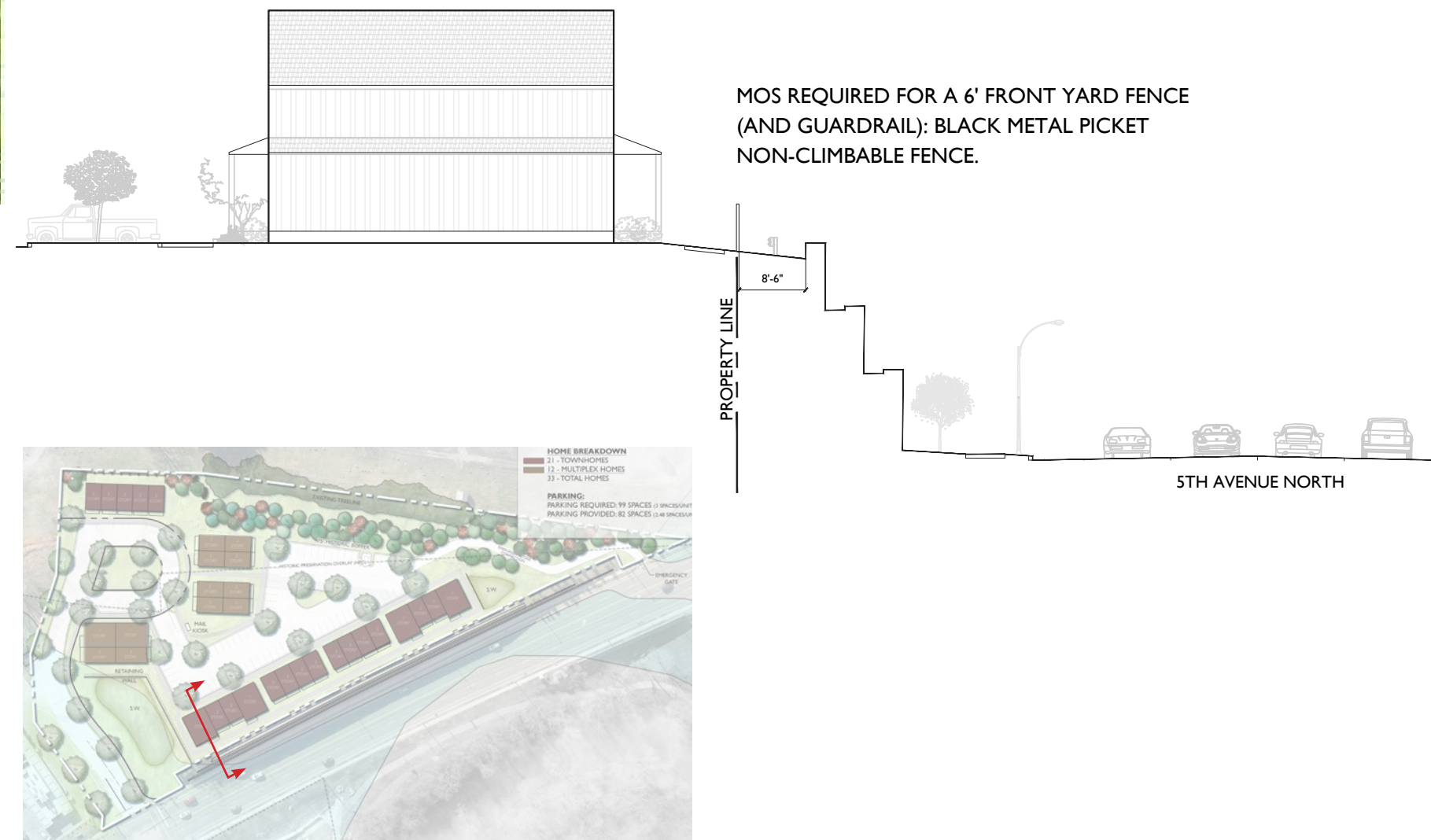
MOS TO ALLOW A RETAINING WALL ON SITE WHERE
THERE IS AN EXISTING WALL THAT WILL BE TORN
DOWN AND REBUILT. WALL HEIGHT UP TO 6’.



6' FRONT YARD FENCE: BLACK METAL PICKET, NON-CLIMBABLE



EXISTING CONDITION: 25' RETAINING WALL ALONG 5TH AVE N FRONTAGE





FRONT ELEVATION



FRONT ELEVATION



FRONT & REAR (MIRRORED) ELEVATION



FRONT & REAR (MIRRORED) ELEVATION



SIDE ELEVATION



SIDE ELEVATION

BOUSQUET PLACE

PROPOSED ARCHITECTURE

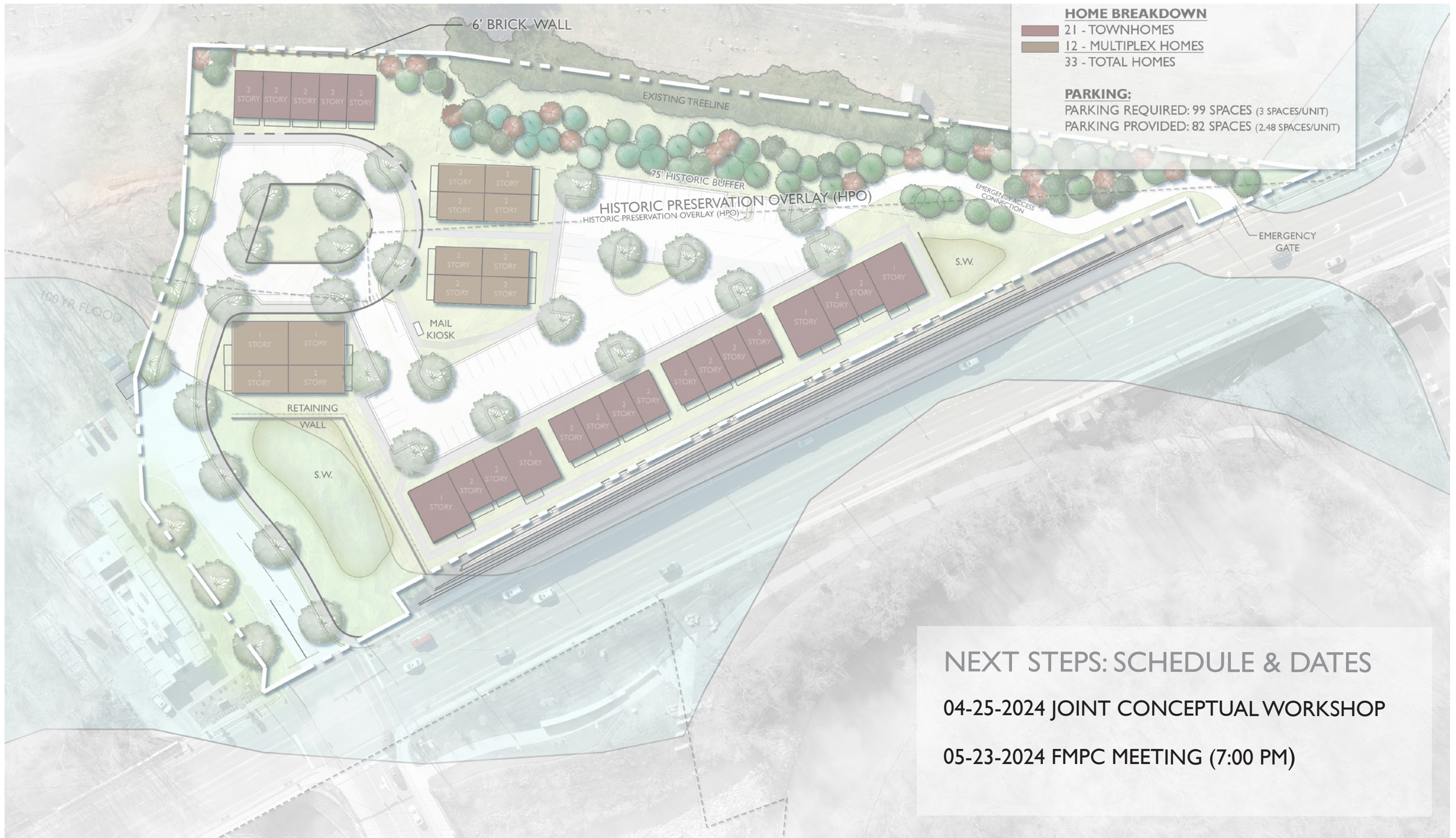




FRONT & REAR ELEVATION



FRONT ELEVATION



NEXT STEPS: SCHEDULE & DATES

04-25-2024 JOINT CONCEPTUAL WORKSHOP

05-23-2024 FMPC MEETING (7:00 PM)