



Meeting Agenda

Design Review Committee

Site Visit

Monday, September 30, 2024

3:00 PM

370 Franklin Rd.

Notice is hereby given that a Special Called meeting of the Design Review Committee will be held on the date, time, and location listed above. The purpose of the site visit will be to conduct a design review workshop. The Design Review Committee makes recommendations to the Historic Zoning Commission.

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.

NEW BUSINESS

1. Discussion Of Site Alterations At 370 Franklin Rd.; Lisa Clayton, 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.



Thomas Shute House, 1987

CREEKSIDE

Master Plan

AUGUST 2024

DRAFT

CREEKSIDE

Master Plan



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SITE HISTORY

The Thomas Shute House, constructed in 1845 by Thomas Shute, stands as a prominent example of mid-19th century architecture with Greek Revival influences. Set on a 4.8-acre property, this two-story brick residence reflects the central passage plan typical of its era and remains one of the best-preserved antebellum homes in the county. The house showcases original architectural elements, including its portico, exterior details, and interior plan. Notably, a one-story brickell was added in 1868 to accommodate the kitchen, servants' quarters, and a smokehouse, while a single glass door was installed around 1900.

The property's history is intertwined with several notable figures. Initially purchased by William Shute in 1801, it was later sold in 1866 to John McEwen, a significant local figure who acquired the home for his daughter and son-in-law, Rev. William Rosser. Under the Rossers, the estate was known for its well-regarded farming operations. The home remained in the Rosser family lineage until it was owned by Ella "Marion" Adkerson, a descendant of the Rossers, until her death in 2003.

Throughout its history, the property has witnessed various changes in ownership and usage. It experienced military traffic during the Civil War and went through multiple hands, including a brief period with Wright Stanley and later John Campbell. Despite these transitions, the house and its outbuildings—such as the stone springhouse, frame barn, and chicken coop—have retained their historical integrity. In recent years, faced with development threats, the Franklin Preservation Partners have stepped in to preserve the site, ensuring that the Thomas Shute House continues to stand as a testament to its rich history.



Thomas Shute House, 2024



Barn on site, 1987



Thomas Shute House, 1987

SITE CONTEXT

Vicinity Map

The Creekside property is located between Cool Springs and Historic Downtown Franklin, west of Interstate 65. Just south of the Mack Hatcher and Franklin Road intersection, the site is on the northern end of Franklin Pike corridor into the popular Historic Downtown Franklin. In addition to being rooted within the rich history of Franklin, the Creekside property sits within an established system of parks and trail systems, with potential to connect pedestrians to the existing green corridor and pedestrian infrastructure.



Connectivity Map

This map highlights potential pedestrian connections around the site, connecting it to existing pedestrian infrastructure and destinations around the City. It provides insights into the site's accessibility and integration with the broader pedestrian network. Proposed pedestrian connections outlined on the map below include:

- Connection to the existing multi-use trail along Mack Hatcher Memorial Parkway
- Connection to Ropers Knob, just under 60 acres of forested leisure recreation opportunities
- Connection to Harlinsdale Farm, 200 acres of active and passive recreation opportunities
- Connection to 54 acres of undeveloped City property
- Connection to the Bicentennial trail and Bicentennial park
- Connection to the existing trail system that connects to the Franklin Recreation Complex



Legend

Site Location



Proposed Connectivity



Existing Pedestrian Infrastructure



Parks



Pedestrian Crossing



0 0.3 0.6 1.2 Miles

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Master Plan

Existing Conditions

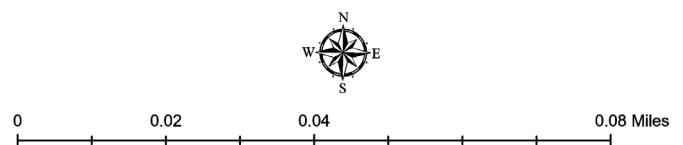
This map details the current utility lines, existing buildings, railroad, roads, landscape features, and parcel boundaries in and around the project area, providing a comprehensive overview of the site's infrastructure and natural elements. The Creekside property is located directly off of Franklin Road and is surrounded by City of Franklin owned property, providing opportunities for future connection and active and passive recreation opportunities. Three existing structures exist on the Creekside property and one existing structure on the adjacent property to the south.

The Creekside property has a mix of open grassy lawns and clustered tree canopy, providing opportunities for recreational opportunities in the sun and shade. Spencer Creek, a tributary of the of the Harpeth River, snakes through the southern side of the property, beneath the existing railroad, providing opportunities to connect to the water and pedestrian connection to the adjacent site.



Legend

Proposed Stormwater Line	-----	Proposed Sewer Line	-----
Existing Stormwater Line	-----	Site Entrance Point	→
Existing Water Line	-----	Spencer Creek	~~~~~
Existing Sewer Line	-----	Existing Tree Canopy	~~~~~





Front of Thomas Shute House



Inside of existing workshop on site



Existing garage on site



Side of Thomas Shute House

CREEKSIDE

Master Plan



Backyard of Thomas Shute House



Spencer Creek and existing railroad bridge crossing



Open greenspace on site



Existing structure on site



Adjacent farmland



Existing structure on site



Existing stone stairs and mailbox on site



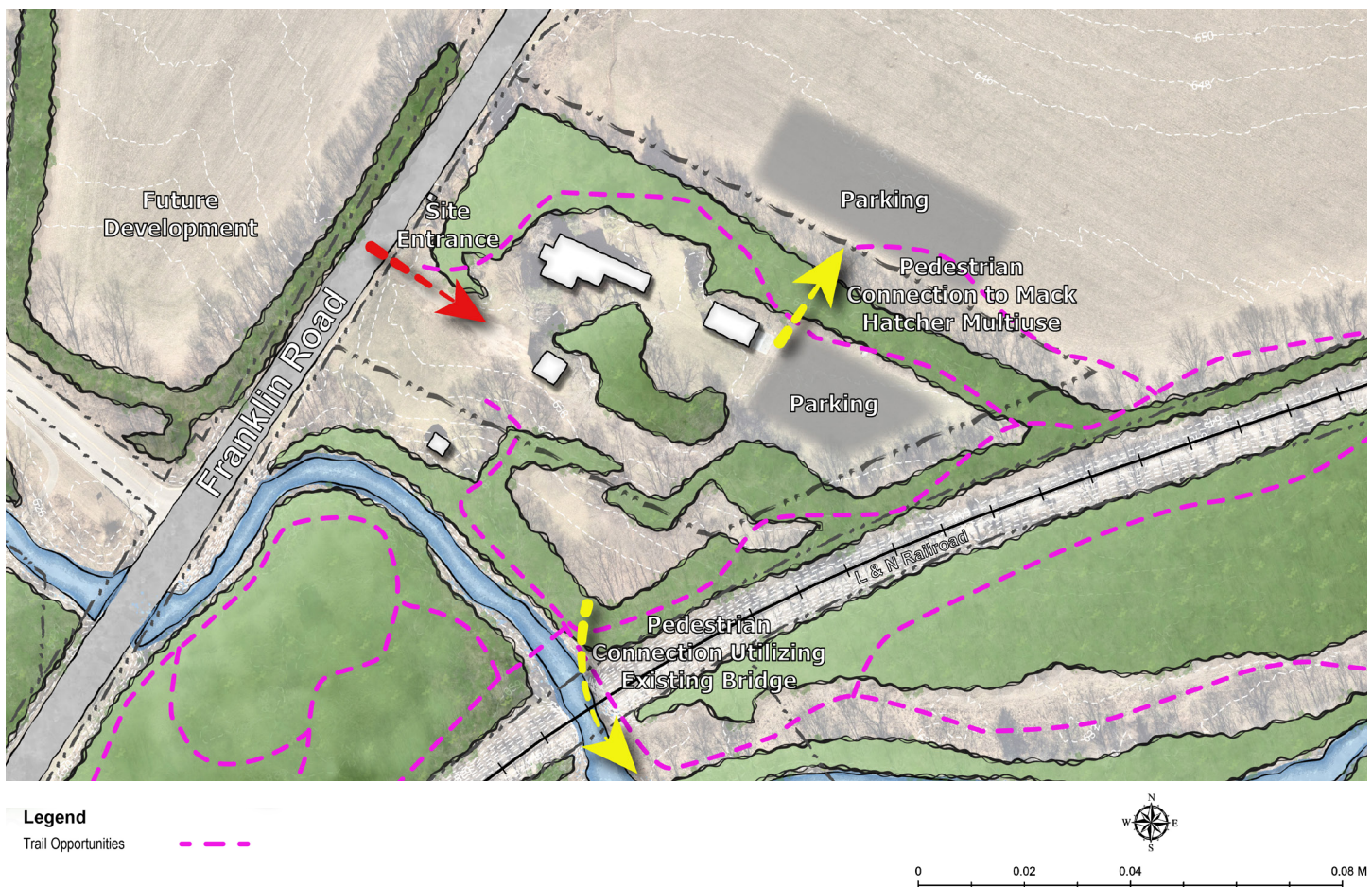
Existing springhouse on site

CREEKSIDE

Master Plan

Site Opportunities

The Creekside property's proximity to Franklin Road and existing pedestrian infrastructure provides improved multimodal site accessibility for future users. Pedestrian trails will link the site to the broader pedestrian infrastructure network, connecting it with Bicentennial and Historic Downtown Franklin, as well as greenways and recreational areas like the Mack Hatcher Multiuse Trail, Ropers Knob, and the Franklin Recreation Complex. In addition to providing connection to the surrounding existing pedestrian infrastructure and green corridor, the addition of on-site trails provides opportunities to highlight the site's historical significance, its past use in agriculture and dairy, and its role during the Civil War. Enhancements such as educational signage, displays of local artwork, and a children's story walk can further engage visitors.





Thomas Shute House, 1987



Shed on Site, 1987