



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, December 12, 2024

5:30 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. (5:30 - 5:45 PM) Discussion Of A Development Plan Revision, Proposing A New Building Type (Townhomes) In The Subdivision, Resulting In A Decrease Of Approximately 64 Dwelling Units, On 244.80 Acres, Located At 1518 Lewisburg Pike (Southvale PUD).
2. (5:45 - 6:30 PM) Discussion Of A Future Envision Franklin Plan Amendment Request, Potentially Requesting A Change From The Rural Reserve Design Concept To The Village Green Design Concept, For The Smith Family Properties, Approximately 474.94 Acres, Located Along The North And South Sides Of Murfreesboro Road, East Of North Chapel Road, And West Of Trinity Road.

OTHER BUSINESS

ADJOURN

SOUTHVALE

PUD Subdivision
Development
Plan Revision

Joint Conceptual Workshop
December 12, 2024



Kimley»Horn

PREVIOUS MASTER PLAN



Envision Franklin:	Neighborhood Green
Total Site Area:	244.80 AC
Proposed Park:	125+/- AC
Total Open Space Provided:	63%
Total Property Developed:	37%
Detached Lots:	196
Attached Lots:	316
Total Homes:	512

REVISED MASTER PLAN



Envision Franklin:	Neighborhood Green
Total Site Area:	244.80 AC
Proposed Park:	125 +/- AC
Total Open Space Provided:	64%
Total Property Developed:	36%
Detached Lots:	197
Attached Lots:	251
Total Homes:	448



NORTH PROPERTY



ENVISION FRANKLIN:	NEIGHBORHOOD GREEN
TOTAL SITE AREA:	244.80 AC
PROPOSED PARK:	125 +/- AC
TOTAL OPEN SPACE PROVIDED:	64%
TOTAL PROPERTY DEVELOPED:	36%
DETACHED LOTS:	197
ATTACHED LOTS:	251
Total Homes:	448





The Villages at Southbrooke

CENTRAL PROPERTY



ENVISION FRANKLIN:	NEIGHBORHOOD GREEN
TOTAL SITE AREA:	244.80 AC
PROPOSED PARK:	125 +/- AC
TOTAL OPEN SPACE PROVIDED:	64%
TOTAL PROPERTY DEVELOPED:	36%
DETACHED LOTS:	197
ATTACHED LOTS:	251
Total Homes:	448

SOUTH PROPERTY



Reunion Stay
Bed & Breakfast

Proposed
Private
Park

HHO

HHO

HHO Buffer

Lewisburg Pike

HHO

ENVISION FRANKLIN: NEIGHBORHOOD
GREEN

TOTAL SITE AREA: 244.80 AC
PROPOSED PARK: 125 +/- AC
TOTAL OPEN SPACE PROVIDED: 64%
TOTAL PROPERTY DEVELOPED: 36%

DETACHED LOTS: 197
ATTACHED LOTS: 251

Total Homes: 448



DETACHED ARCHITECTURE EXAMPLES



ATTACHED ARCHITECTURE EXAMPLES



3-Home Condominium

TOWNHOME EXAMPLES



ROAD IMPROVEMENTS



SCHEDULE



Pre-Application Submittal:
11/25/2024

Pre-Application Meeting:
12/3/2024

Neighborhood Meeting:
12/4/2024

Initial Submittal:
12/9/2024

Joint Conceptual Workshop:
12/12/2024

Planning Commission:
1/23/2025



SMITH PROPERTY

FRANKLIN, TENNESSEE

December 2024

Requested Land Use Plan Amendment

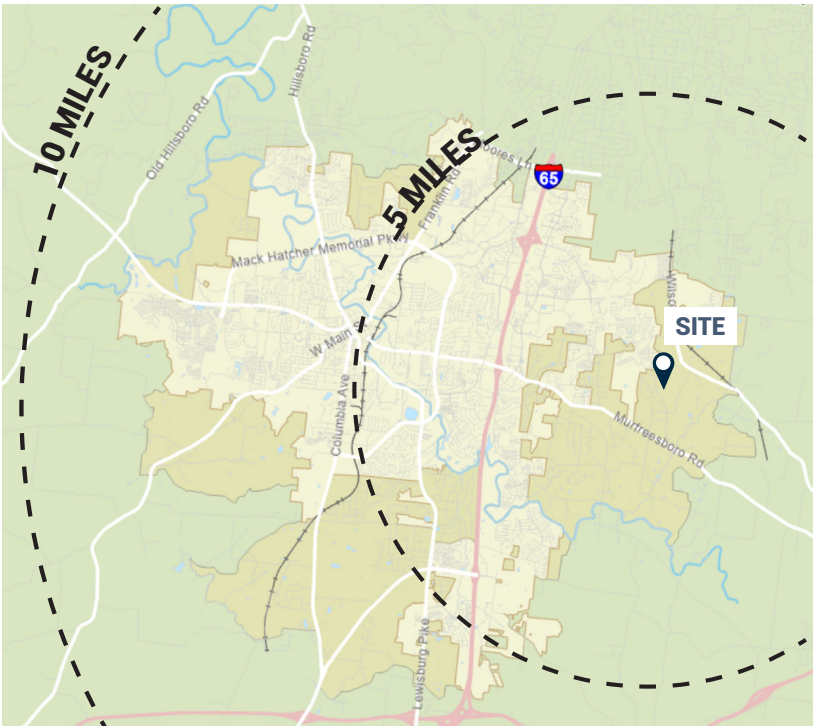


SITE LOCATION

The Ravenswood Farm has been held within the Smith Family for over forty years. During this time, it has served as a working farm with family members residing on the property. The property consists of 494.21 total acres.

With time comes transition within families. The elders of the Smith Family, Reese, Steve and Mark, have a vision for this property to be developed in a manner reflective of their stewardship for the land and as a testament to forward-thinking development practices.

The family welcomes partnering with the City of Franklin to create a memorable gateway to the community on its eastern corridor. This proposal offers teh opportunity to create a legacy project for the Smith family that would also establish a revenue generating base for the City within its' eastern growth boundary. Given that this is one of the largest remaining undeveloped properties within the Mayes Creek basin, it presents a unique opportunity to assist with the extension of utility infrastructure to the area that will be capable of supporting future growth along one of Franklin's major arterial corridors for years to come.

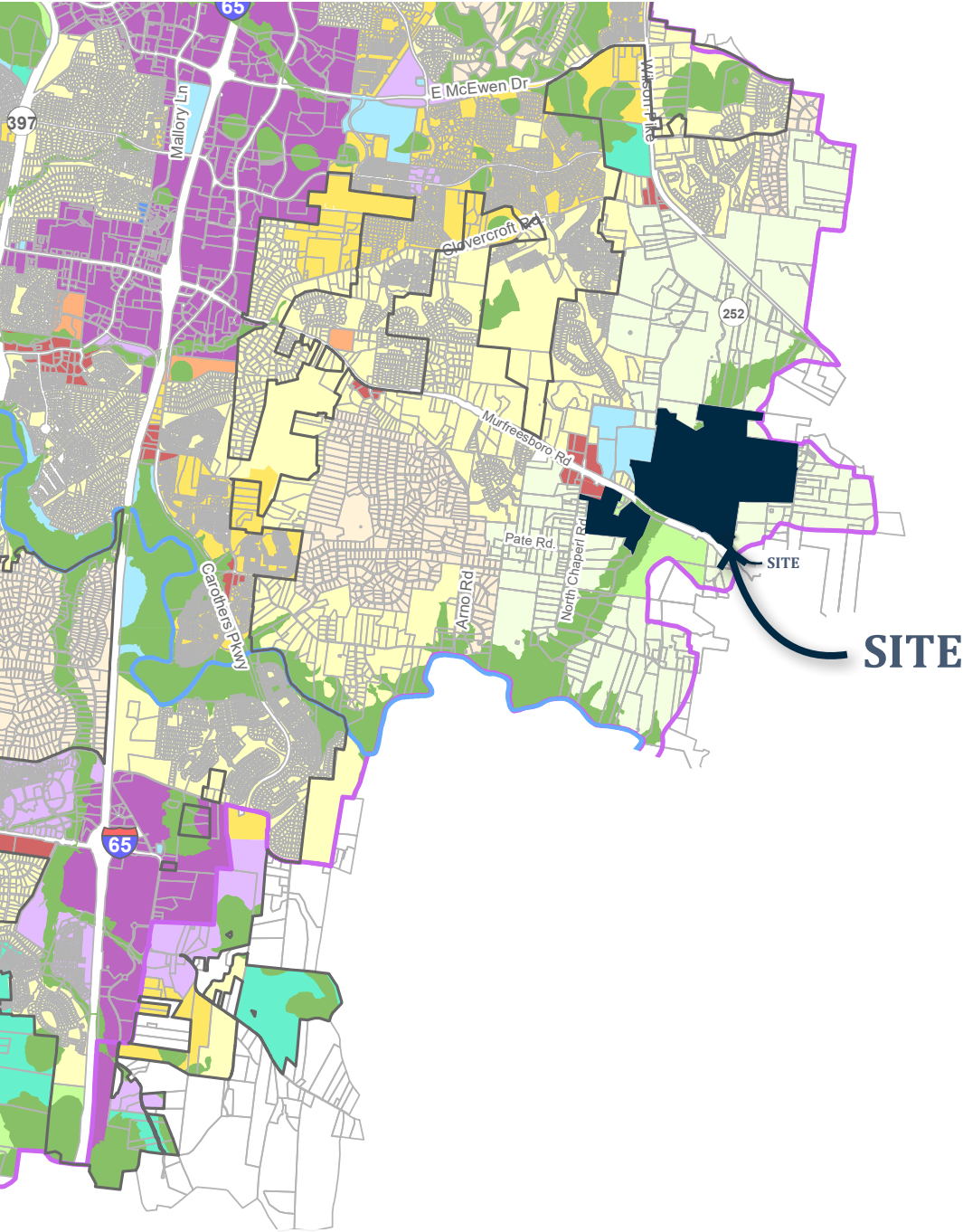


CITY OF FRANKLIN MAP

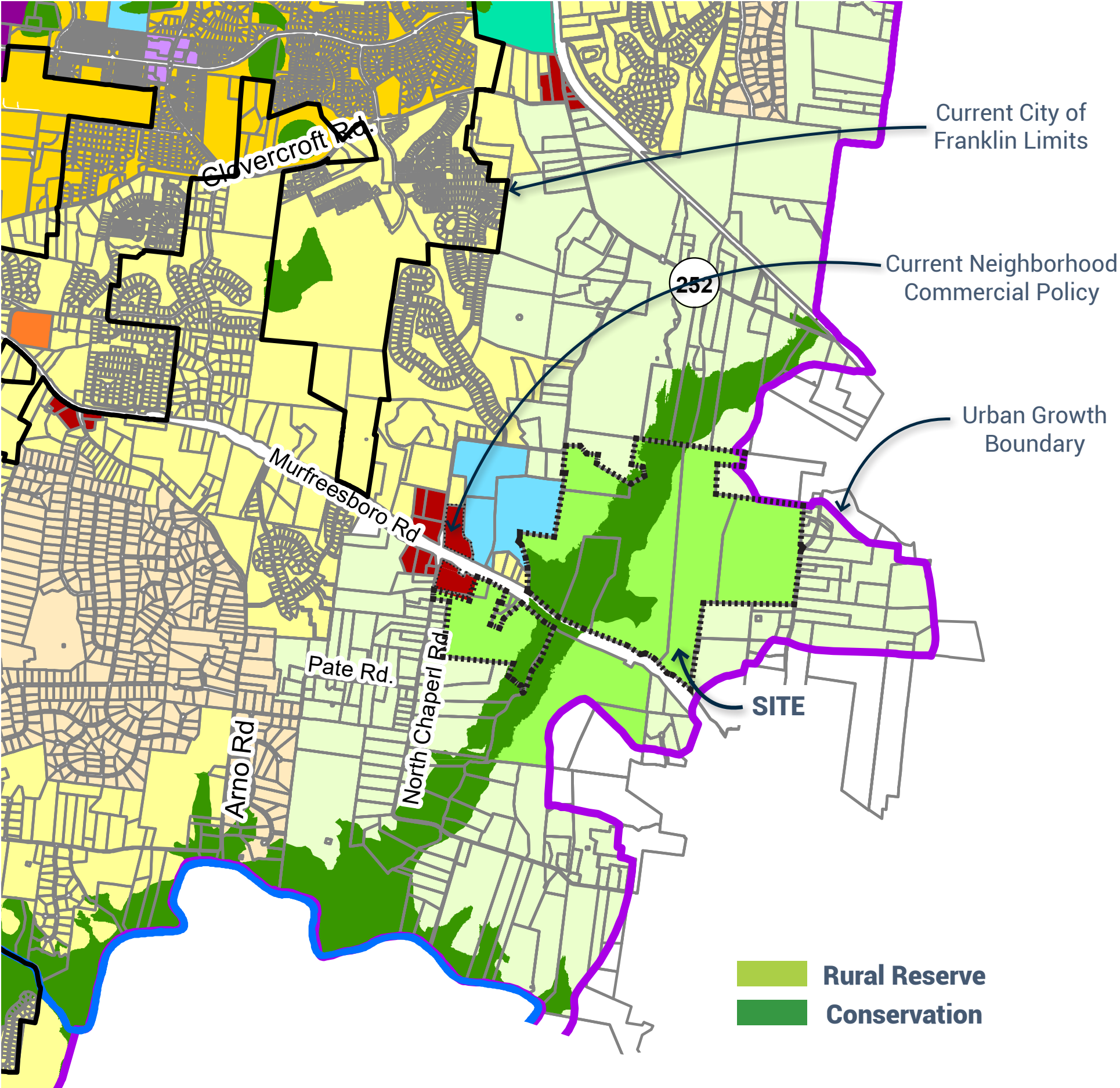


SITE MAP

CURRENT LAND USE POLICY

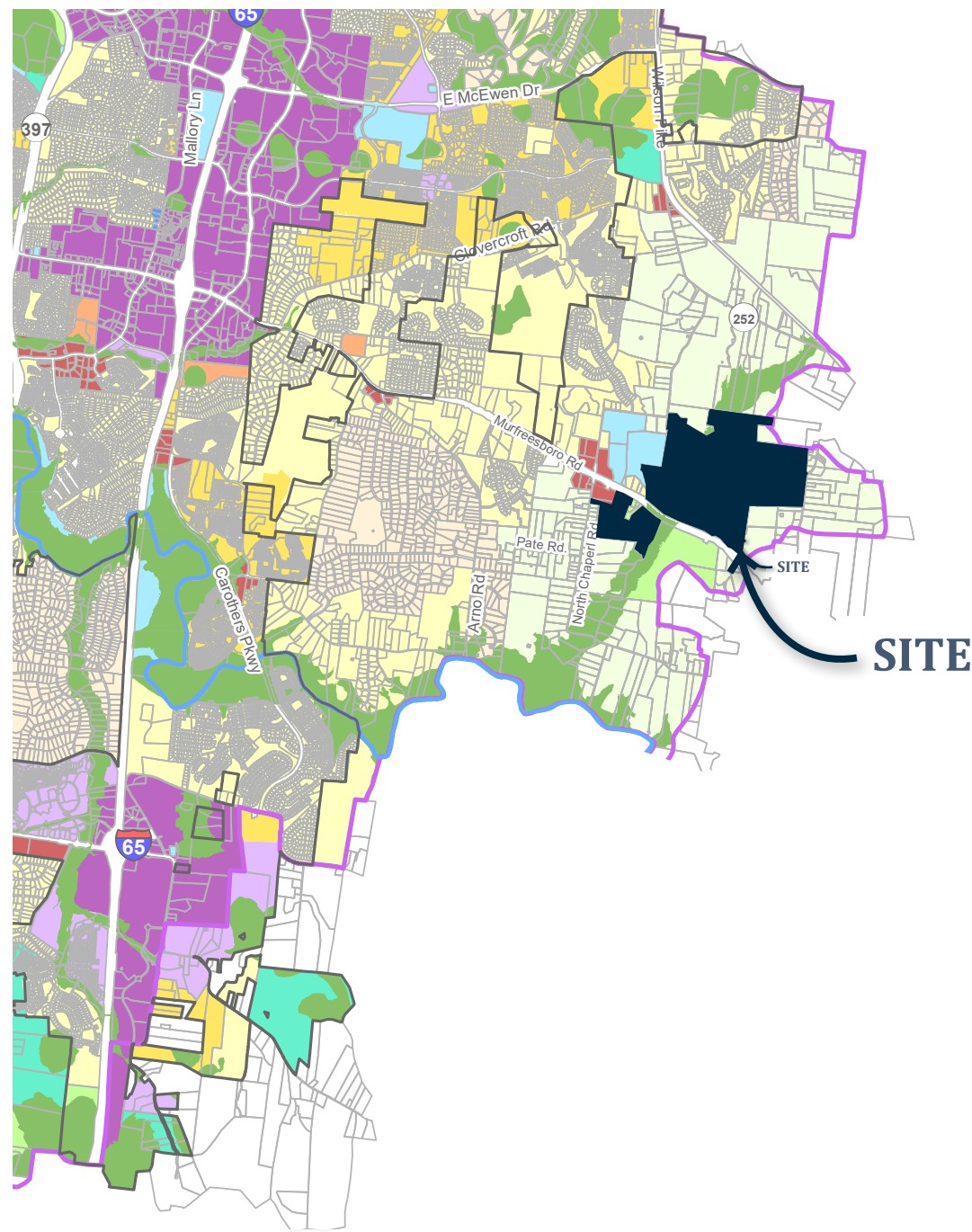


LAND USE MAP

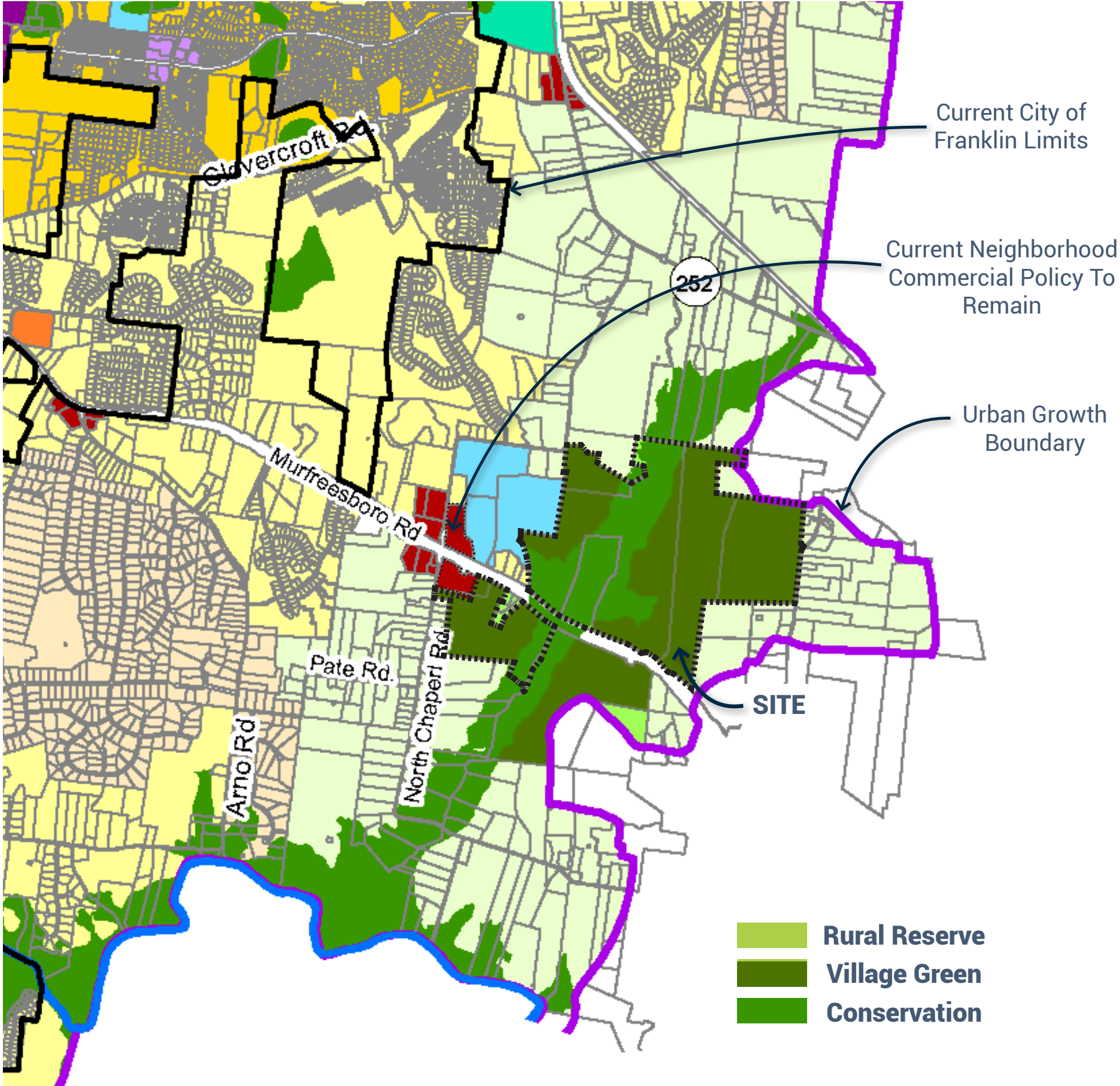


CURRENT ENVISION FRANKLIN LAND USE POLICY MAP

PROPOSED LAND USE POLICY



LAND USE MAP



PROPOSED ENVISION FRANKLIN LAND USE POLICY MAP

DESIGN PRINCIPLES



GATEWAY

Create an 'Eastern Gateway' into the City of Franklin that embraces its agrarian heritage – similar to Westhaven on the City's western border.

Preserve and enhance the rural aesthetic of the area.
Maintain a minimum setback along Hwy. 96 to preserve trees and meadows within the immediate view shed.

Murfreesboro Road/State Route 96 is one of the last undefined gateways into the City of Franklin. The following iconic developments currently anchor other arterial gateways to the City - Westhaven, Berry Farms, and Fieldstone Farms.



OPEN SPACE

Create neighborhoods that are vibrant and pedestrian friendly with an interconnected trail system open to public use. The Village Green policy would require the preservation of 70% of the property in conservation area combined with passive and activated open space.

Approximately 332.46 acres of parks, open space, common areas and amenities.

Over 4-miles of trails, sidewalks and multi-use trails.

Connection to neighborhood commercial via pedestrian pathway crossing below Murfreesboro Road.

SITE DATA:	
TOTAL ACREAGE:	474.94 +/- AC.
TOTAL CONSERVATION ACREAGE PROVIDED:	332.50 +/- AC.



LEGEND:

DEVELOPED AREA

CONSERVATION AREA

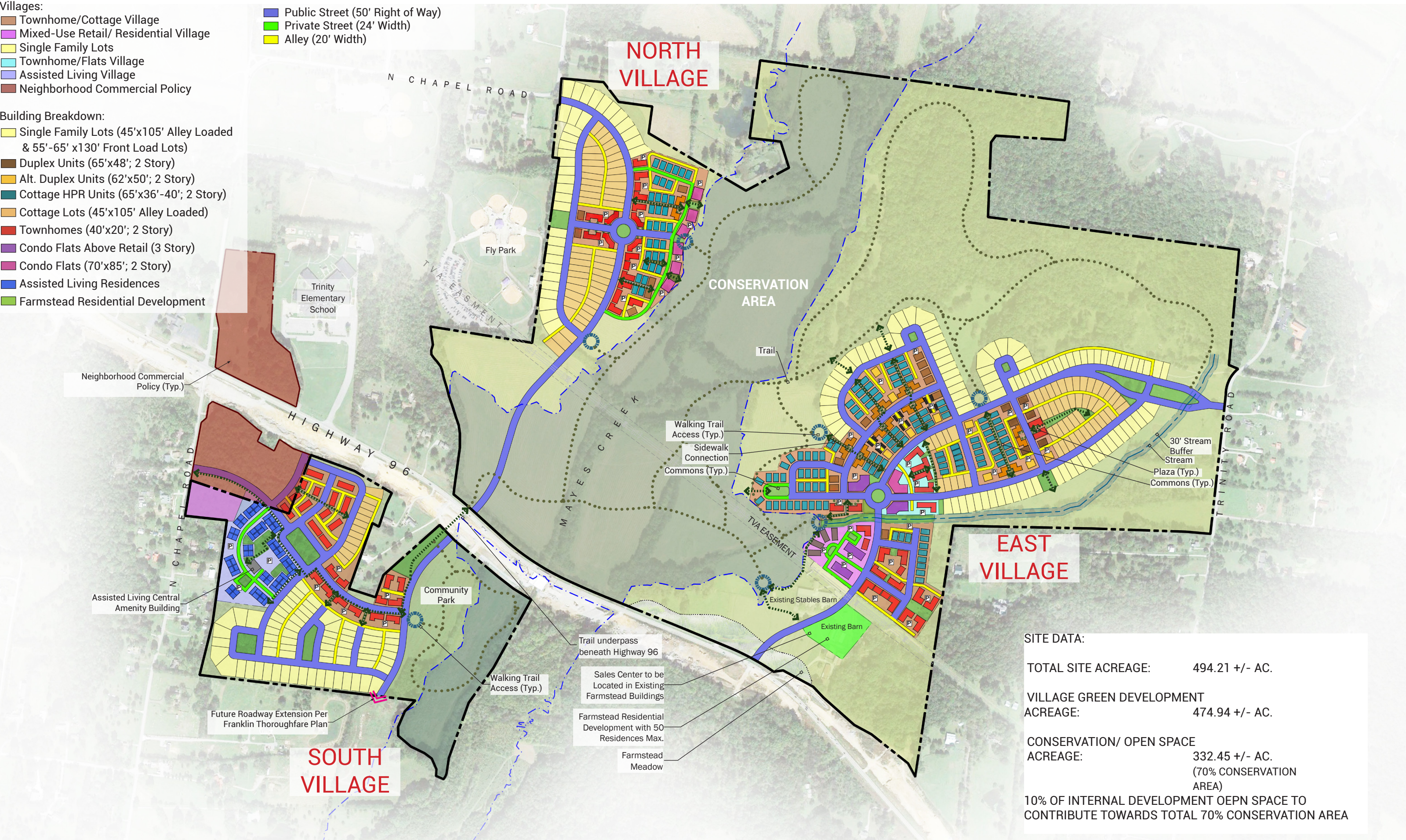
SITE DATA:

STREET LEGEND

- Villages:
- Townhome/Cottage Village
 - Mixed-Use Retail/ Residential Village
 - Single Family Lots
 - Townhome/Flats Village
 - Assisted Living Village
 - Neighborhood Commercial Policy

- Building Breakdown:
- Single Family Lots (45'x105' Alley Loaded & 55'-65' x130' Front Load Lots)
 - Duplex Units (65'x48'; 2 Story)
 - Alt. Duplex Units (62'x50'; 2 Story)
 - Cottage HPR Units (65'x36'-40'; 2 Story)
 - Cottage Lots (45'x105' Alley Loaded)
 - Townhomes (40'x20'; 2 Story)
 - Condo Flats Above Retail (3 Story)
 - Condo Flats (70'x85'; 2 Story)
 - Assisted Living Residences
 - Farmstead Residential Development

- Public Street (50' Right of Way)
- Private Street (24' Width)
- Alley (20' Width)



SITE DATA:	
TOTAL SITE ACREAGE:	494.21 +/- AC.
VILLAGE GREEN DEVELOPMENT ACREAGE:	474.94 +/- AC.
CONSERVATION/ OPEN SPACE ACREAGE:	332.45 +/- AC. (70% CONSERVATION AREA)
10% OF INTERNAL DEVELOPMENT OEPN SPACE TO CONTRIBUTE TOWARDS TOTAL 70% CONSERVATION AREA	



