



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, January 23, 2025

5:30 PM

Boardroom

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 - 6:00 PM) Discussion Of An Annexation And Associated Development Plan Revision, Adding 5.86 Acres And 62 Dwelling Units And Introducing New Lot Sizes And Building Type (Townhomes), On Approximately 204.86 Acres, Extending From Ridgeway Drive To South Carothers Road. (Colletta Park PUD)
2. (6:00 - 6:30 PM) Discussion Of A Development Plan Revision, Adding A Hotel, Parking Garage, And An Additional External Access Point, With A New Modification Of Standards Request (Use Of Surety Bond In Lieu Of Letter Of Credit), On Approximately 20 Acres, Located At The Northeast Corner Of The Intersection Of Liberty Pike And Franklin Road, At 230 Franklin Road. (The Factory At Franklin PUD)

OTHER BUSINESS

ADJOURN

Colletta Park Subdivision

JOINT CONCEPTUAL WORKSHOP
January 23, 2025



Location Map

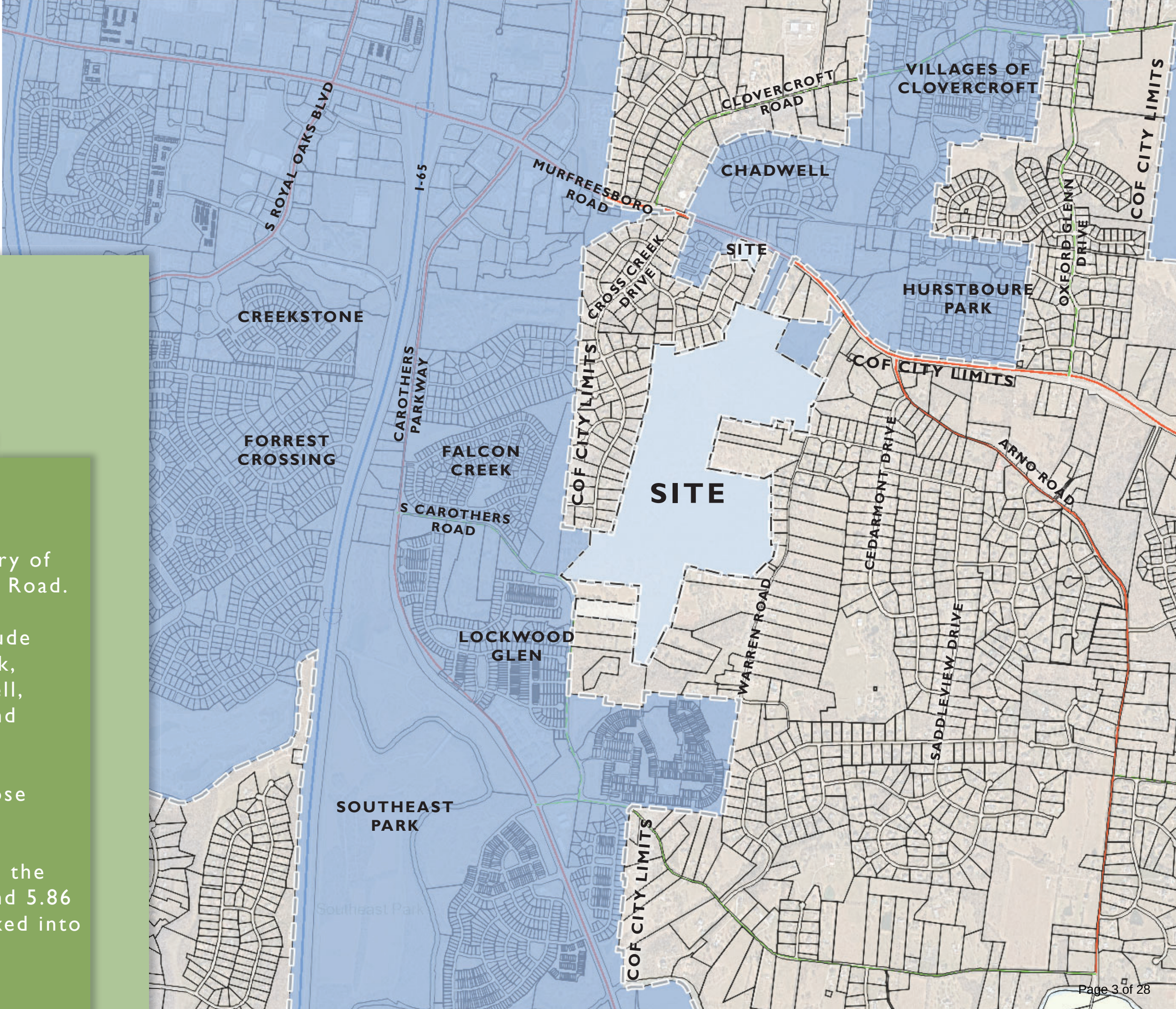
Site: 204.86 AC

Located on the eastern boundary of Franklin along South Carothers Road.

Surrounding developments include Falcon Creek, Hurstbourne Park, Villages of Clovercroft, Chadwell, Lockwood Glen, Creekstone, and Forrest Crossing.

Southeast Park is located in close proximity.

199 acres of the site are within the limits of the City of Franklin and 5.86 acres are proposed to be annexed into the city.



Currently Approved
Development Plan

Total Site Acreage: 199 AC

Total Units: 199

- › Estate Lots: 56
- › 85' Lots: 53
- › 65' Lots: 90

Total Open Space: 70.80 AC



Currently Approved Development Plan

Total Site Acreage: 199 AC

Total Units: 199

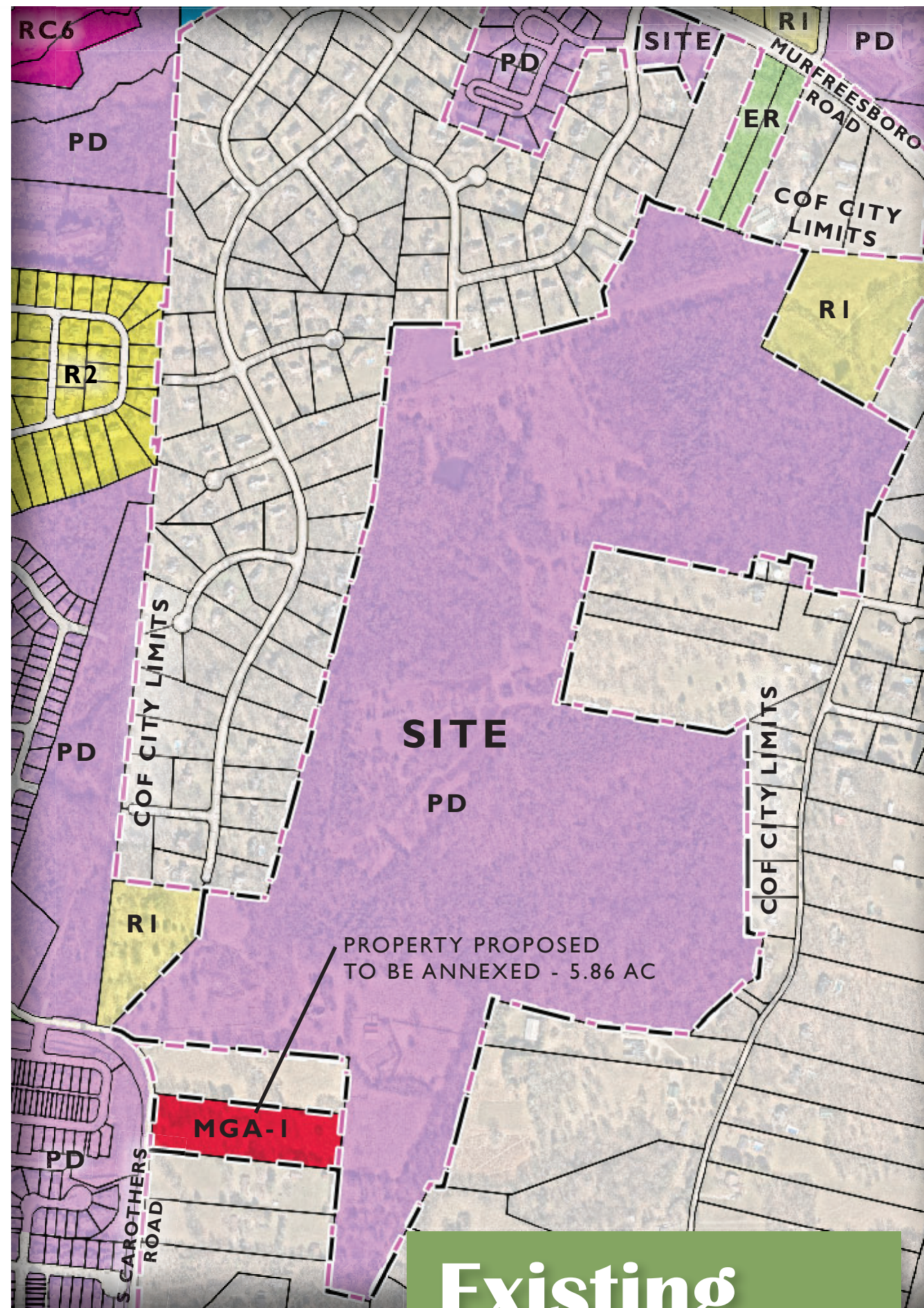
› Estate Lots: 56

› 85' Lots: 53

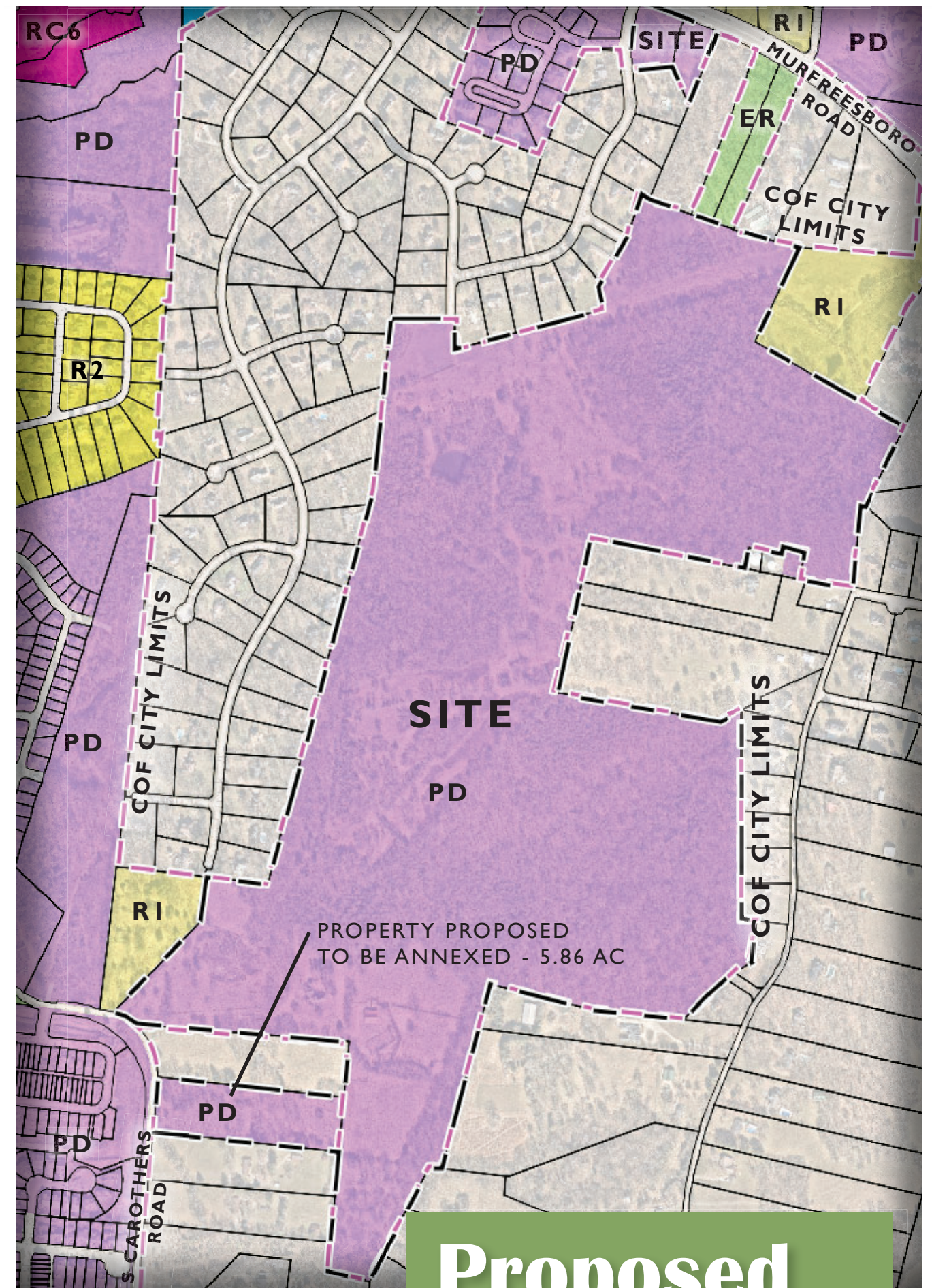
› 65' Lots: 90

Total Open Space: 70.80 AC





Existing
Zoning



Proposed
Zoning

Proposed Plan - Section 1

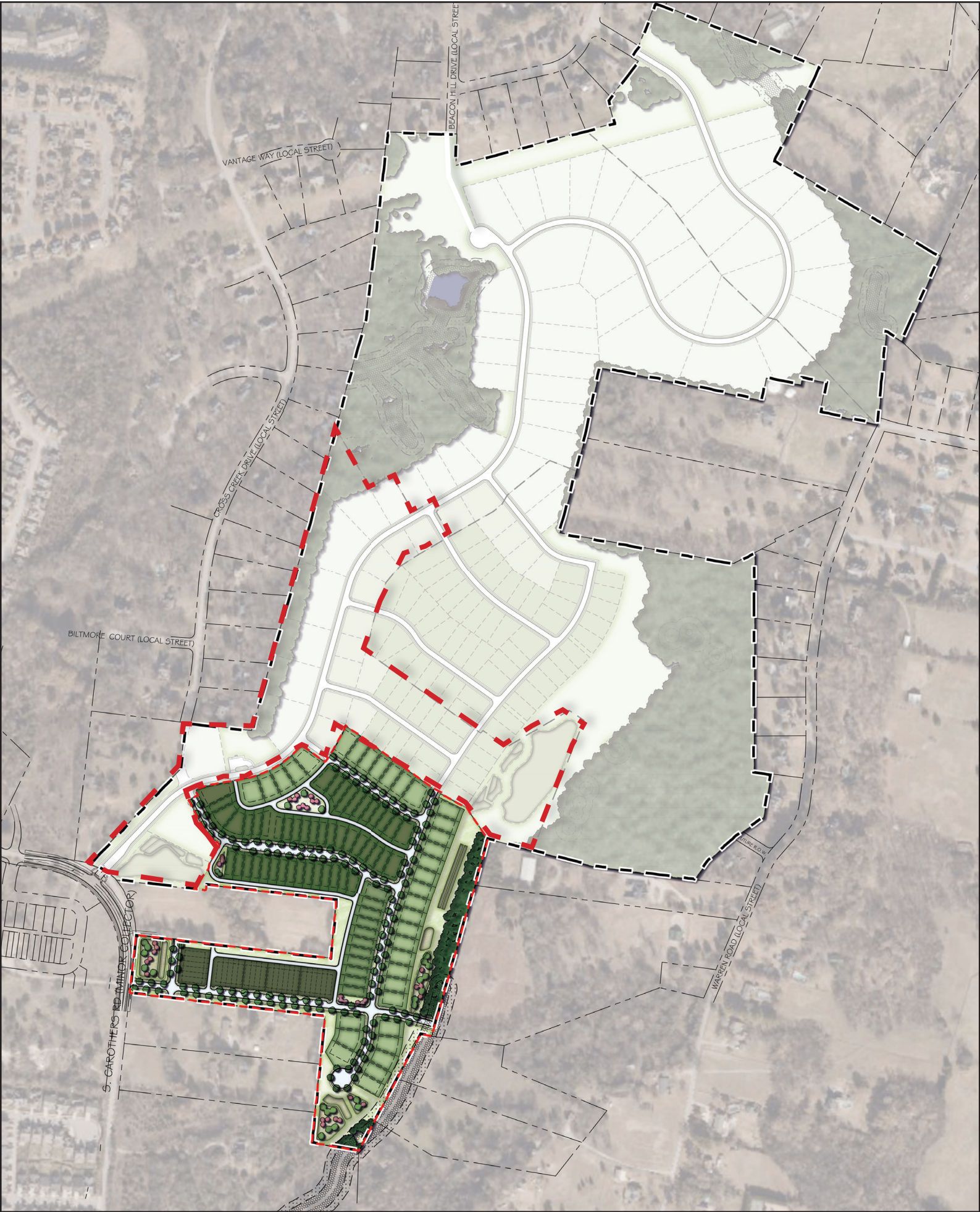
Development Plan

Total Site Acreage: 199 AC

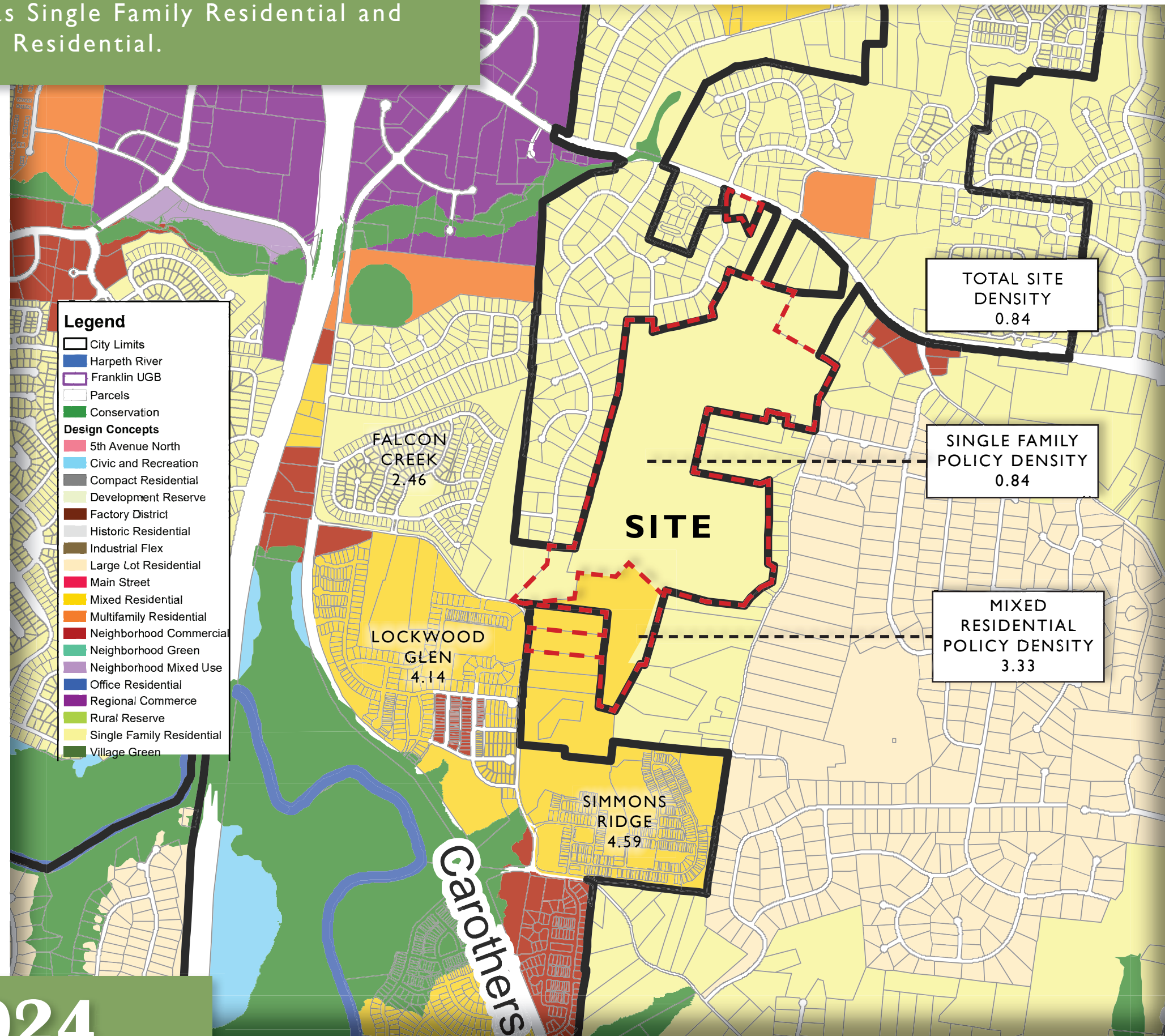
Total Units: 199

- › Estate Lots: 56
- › 85' Lots: 53
- › 65' Lots: 90

Total Open Space: 81.12 AC



2024 Envision Franklin designates this area as Single Family Residential and Mixed Residential.



2024
Envision Franklin

Site Data Chart

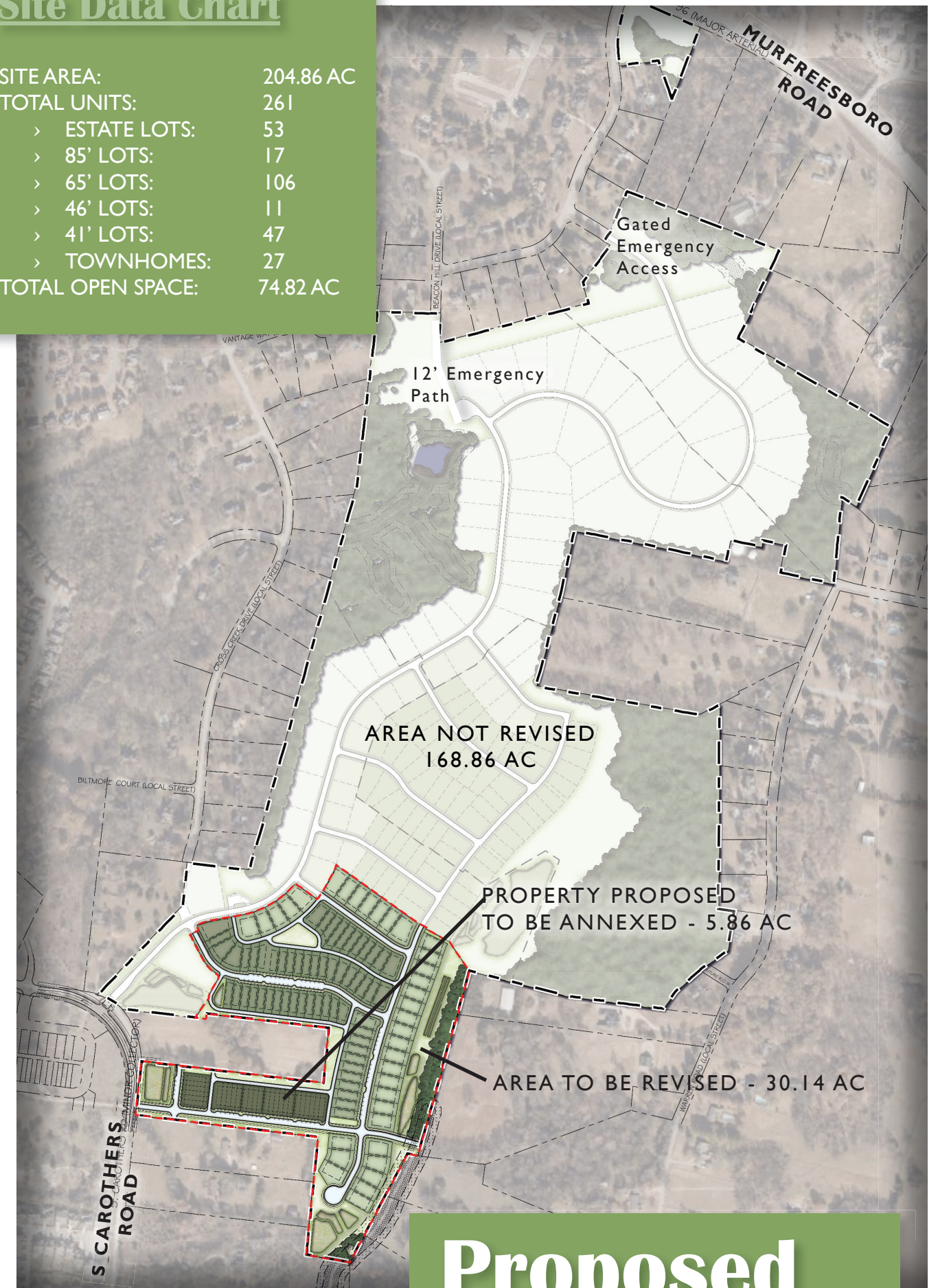
SITE AREA:	199 AC
TOTAL UNITS:	199
> ESTATE LOTS:	56
> 85' LOTS:	53
> 65' LOTS:	90
TOTAL OPEN SPACE:	70.80 AC



Current
Master Plan

Site Data Chart

SITE AREA:	204.86 AC
TOTAL UNITS:	261
> ESTATE LOTS:	53
> 85' LOTS:	17
> 65' LOTS:	106
> 46' LOTS:	11
> 41' LOTS:	47
> TOWNHOMES:	27
TOTAL OPEN SPACE:	74.82 AC



Proposed
Master Plan

Master Plan Enlargement

Area to be Revised: 30.14 AC
Area Proposed to be Annexed: 5.86 AC
Total Area to be Modified: 36.00 AC

Lots with Revision Area

- › Detached Homes 93
- › Townhomes: 27
- › Total Units: 120

Total increase in lots from approved development plan is 62.

Additional connection to South Carothers Road



65’ Lots

Lot Setbacks

FRONT:	20’
SIDE:	5’
SIDE STREET:	15’
REAR:	20’



Architecture

41’ & 46’ Lots

Lot Setbacks

FRONT:	15’
SIDE:	5’
SIDE STREET:	10’
REAR:	5’



Town Homes

Lot Setbacks

FRONT:	15’
SIDE:	5’
SIDE STREET:	10’
REAR:	5’



Master Plan Enlargement

Area to be Revised: 30.14 AC
Area Proposed to be Annexed: 5.86 AC
Total Area to be Modified: 36.00 AC

Lots with Revision Area

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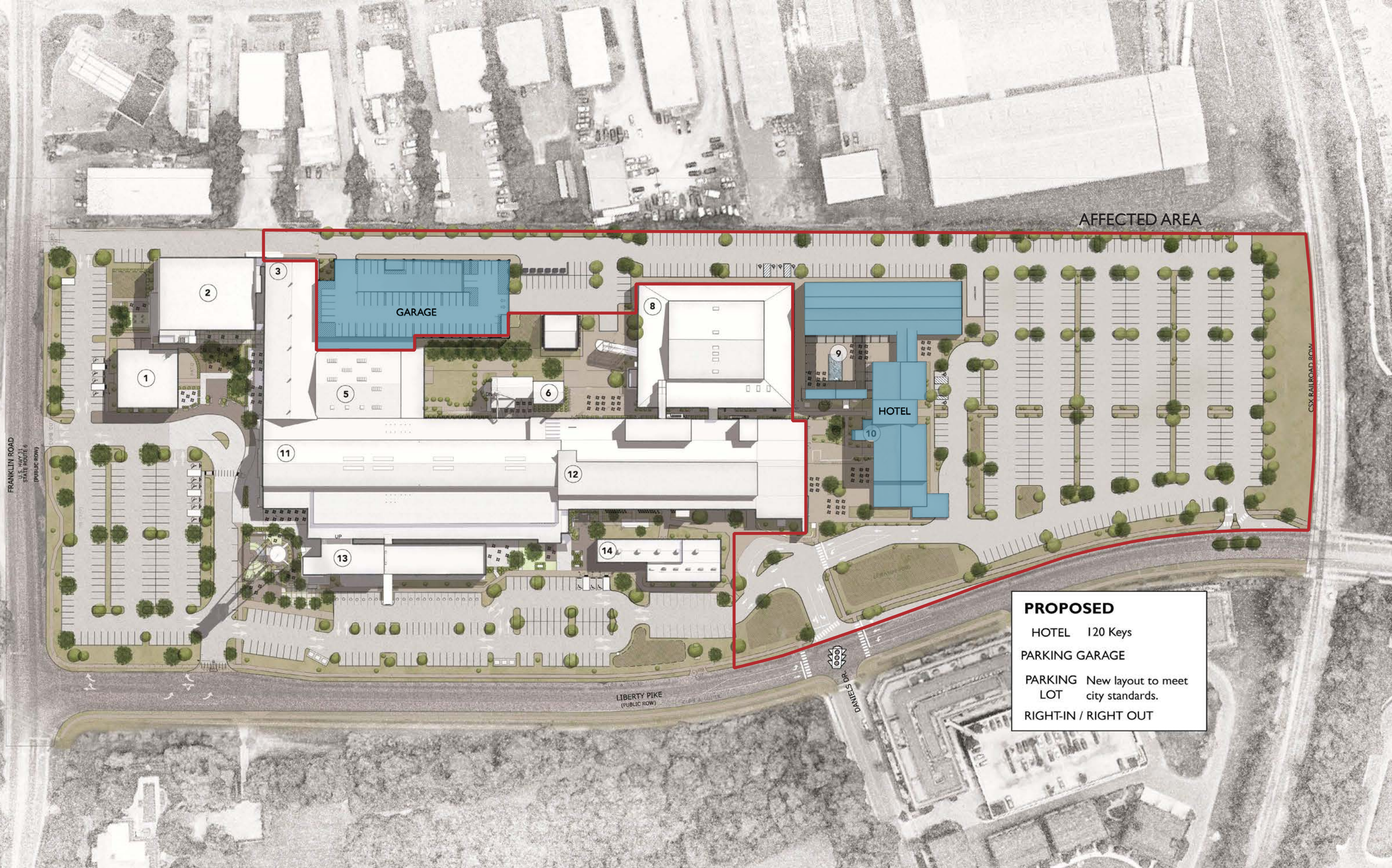
THE FACTORY

FRANKLIN, TN

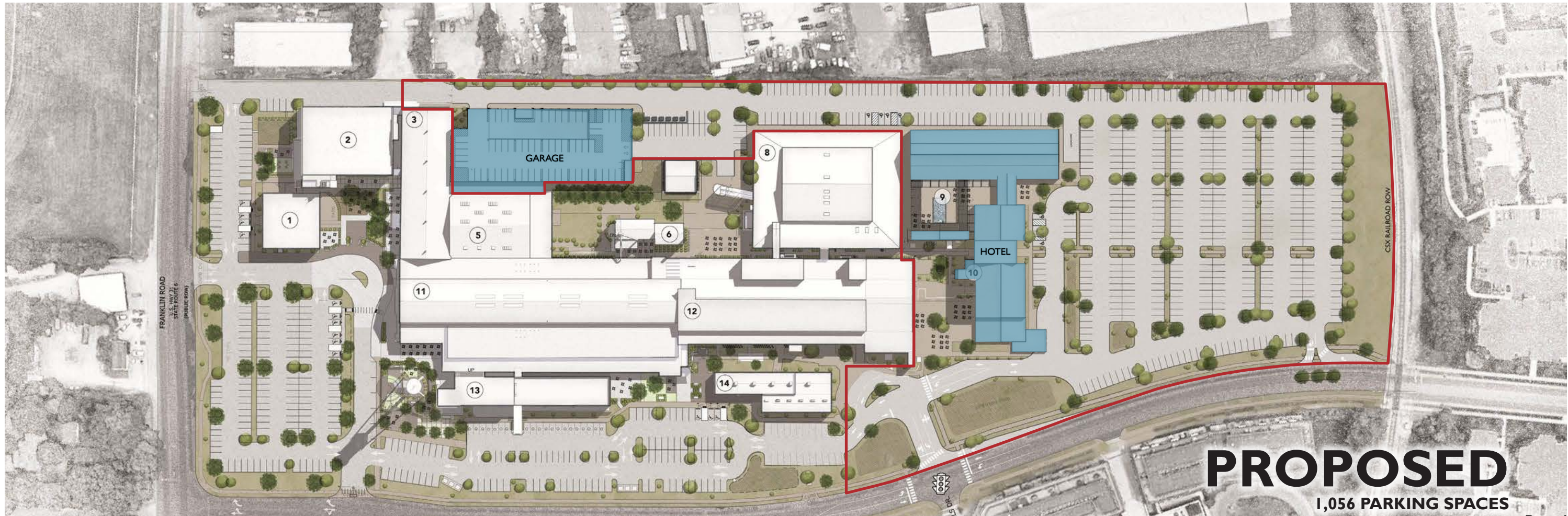
JOINT CONCEPTUAL WORKSHOP
JANUARY 23, 2025



HOLLADAY
PROPERTIES
CENTRIC
ARCHITECTURE
FULMER LUCAS
STONEHILL TAYLOR



THE FACTORY AT FRANKLIN MASTER PLAN



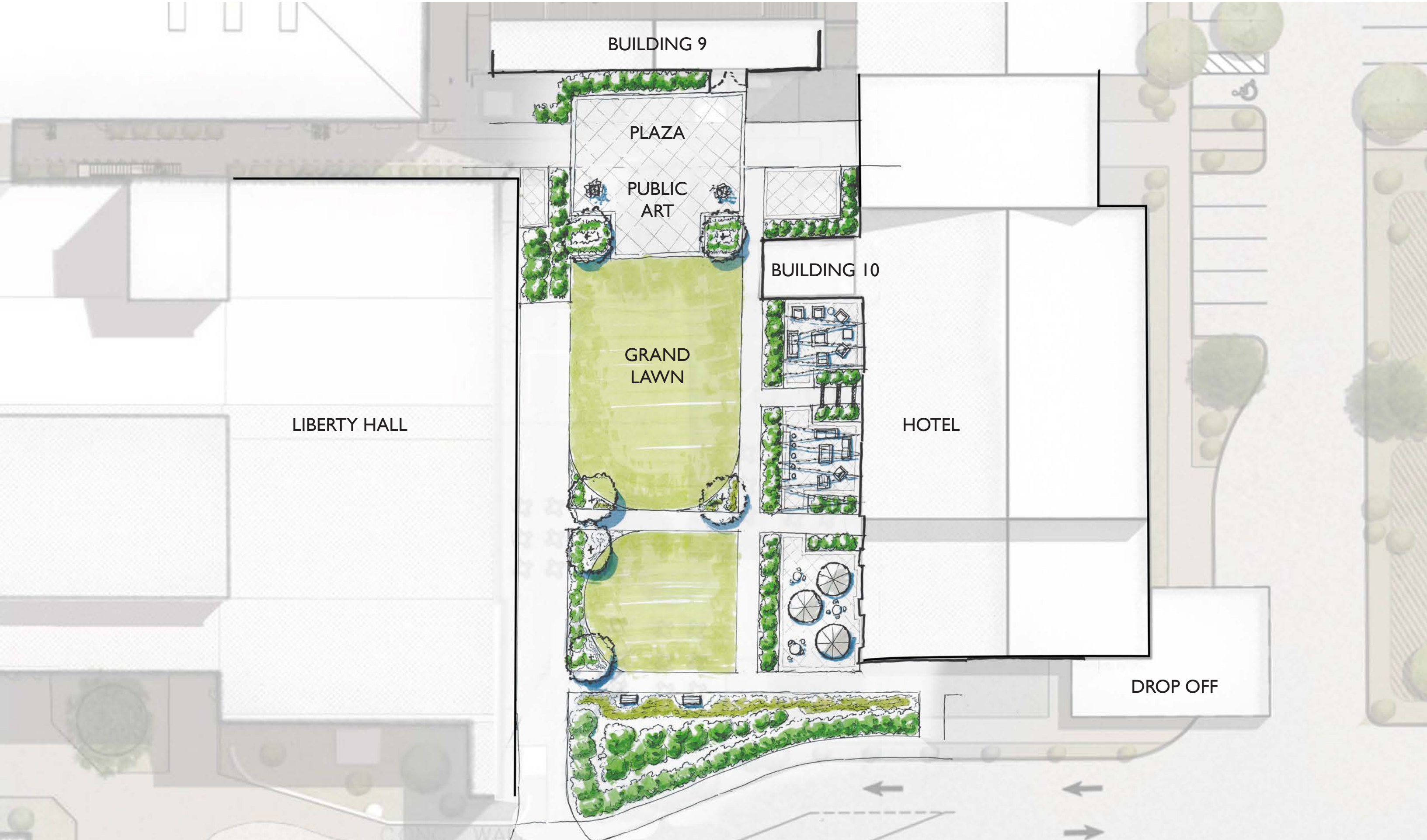




OVERHEAD POWER LINES TO BE UNDERGROUND



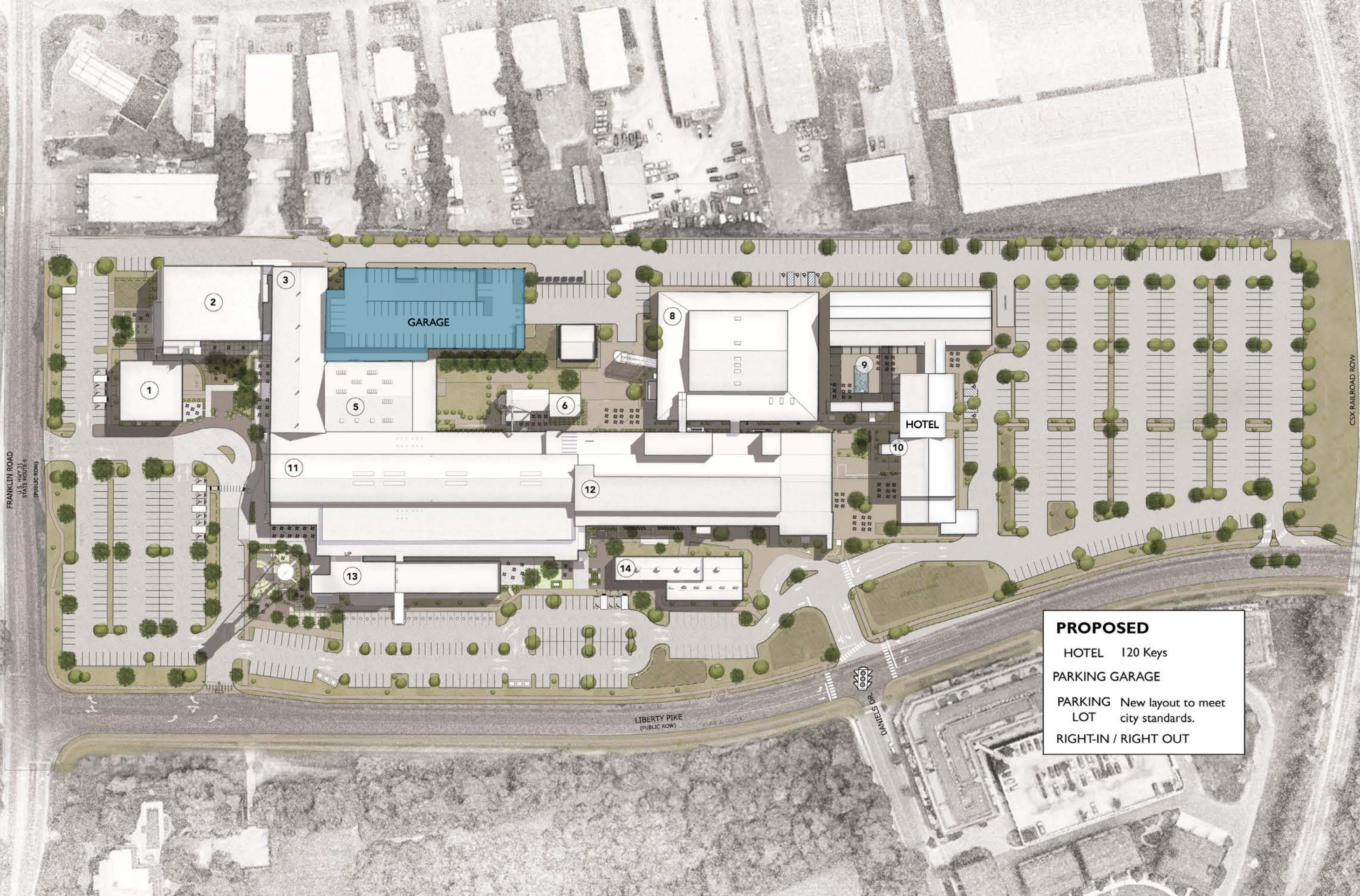
BIRD'S-EYE VIEW OF HOTEL



HOTEL COURTYARD



VIEW OF HOTEL FROM PARKING LOT

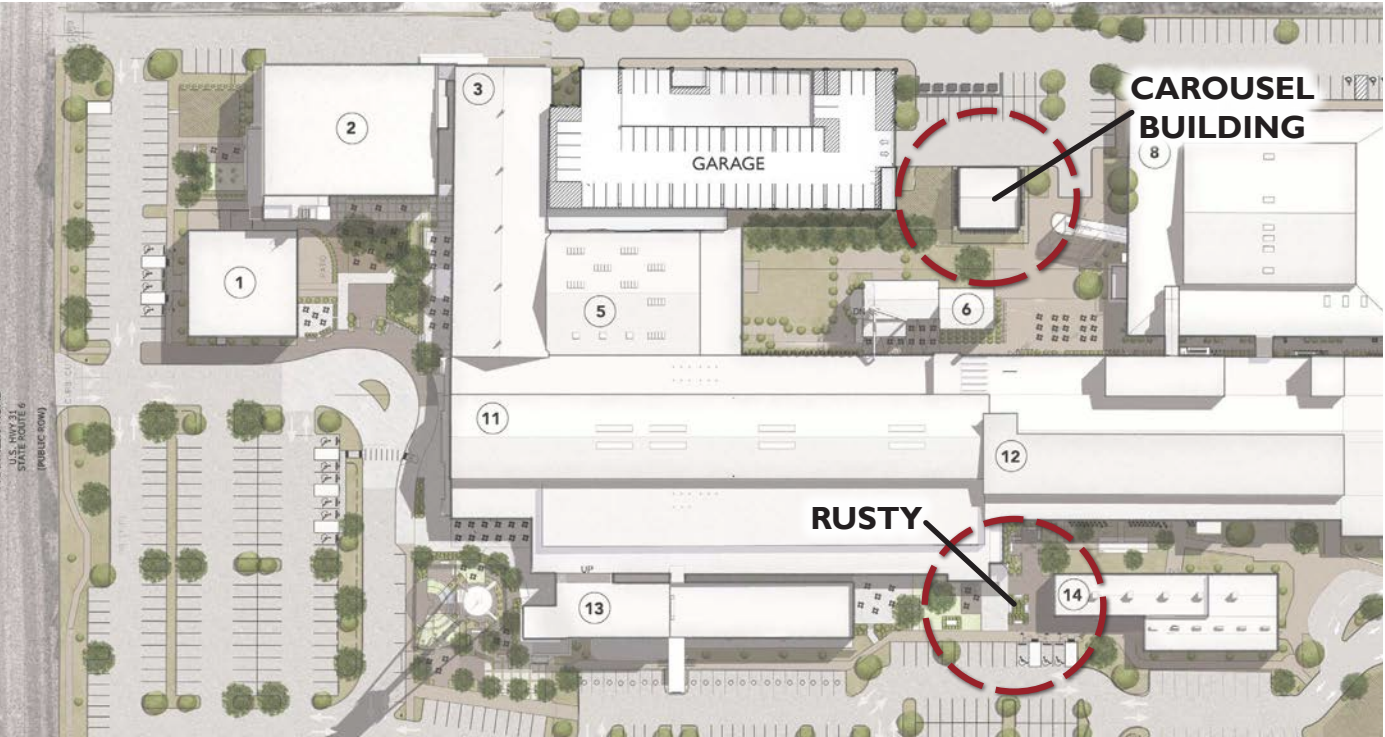


PROPOSED
HOTEL 120 Keys
PARKING GARAGE
PARKING LOT New layout to meet city standards.
RIGHT-IN / RIGHT OUT

THE FACTORY AT FRANKLIN GARAGE



VIEW OF GARAGE



PUBLIC ART

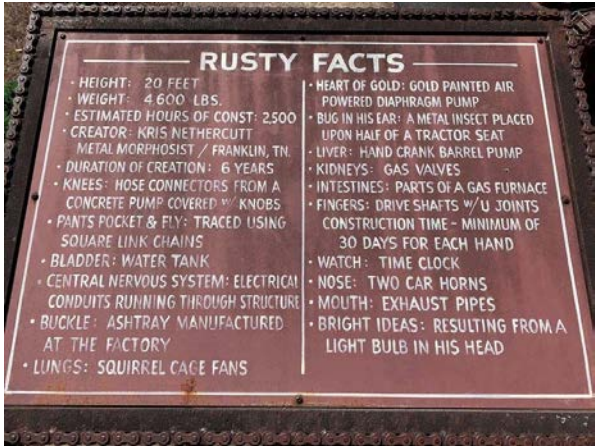
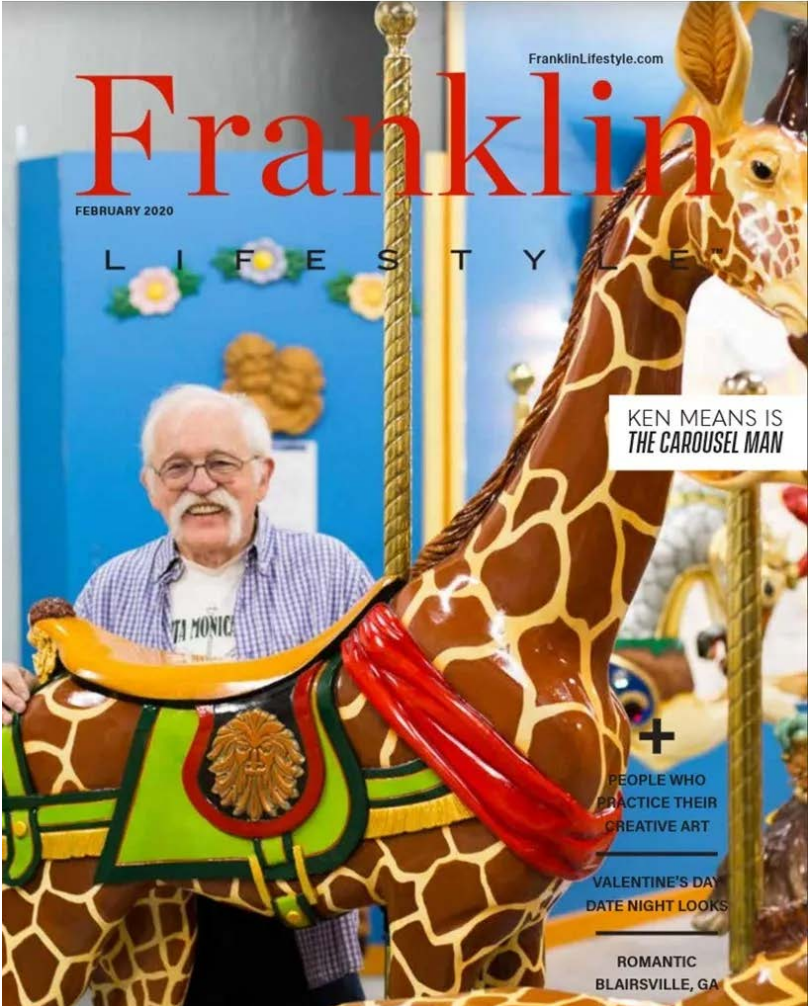
> **KEN MEANS CAROUSEL**
Master Carver, Instructor,
Painter, Bronze Artist, Pacific
Northwest Indian Mask Carver

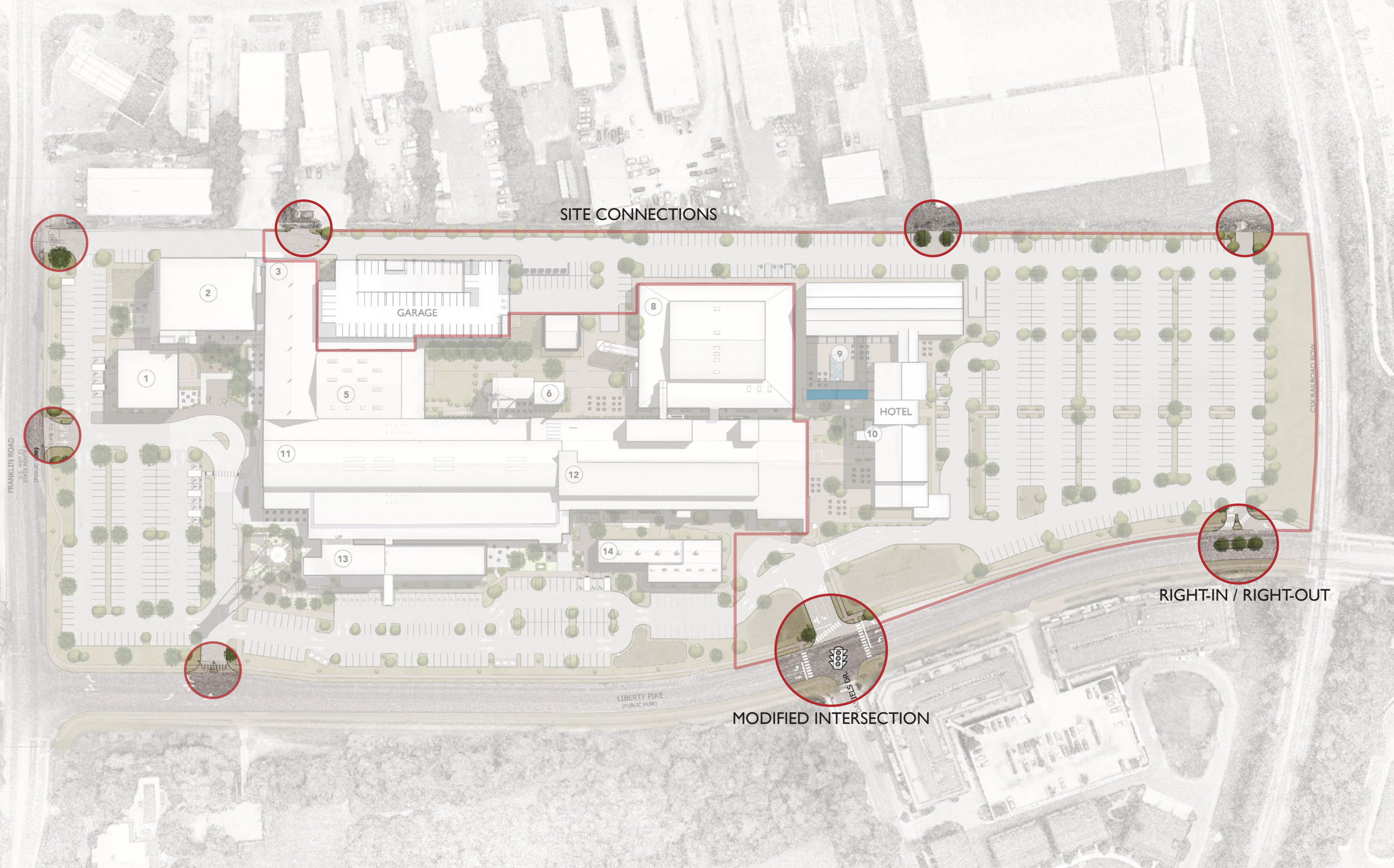
Featured in multiple news
articles and interviews for his
incredible work.

> **CAROUSEL BUILDING**

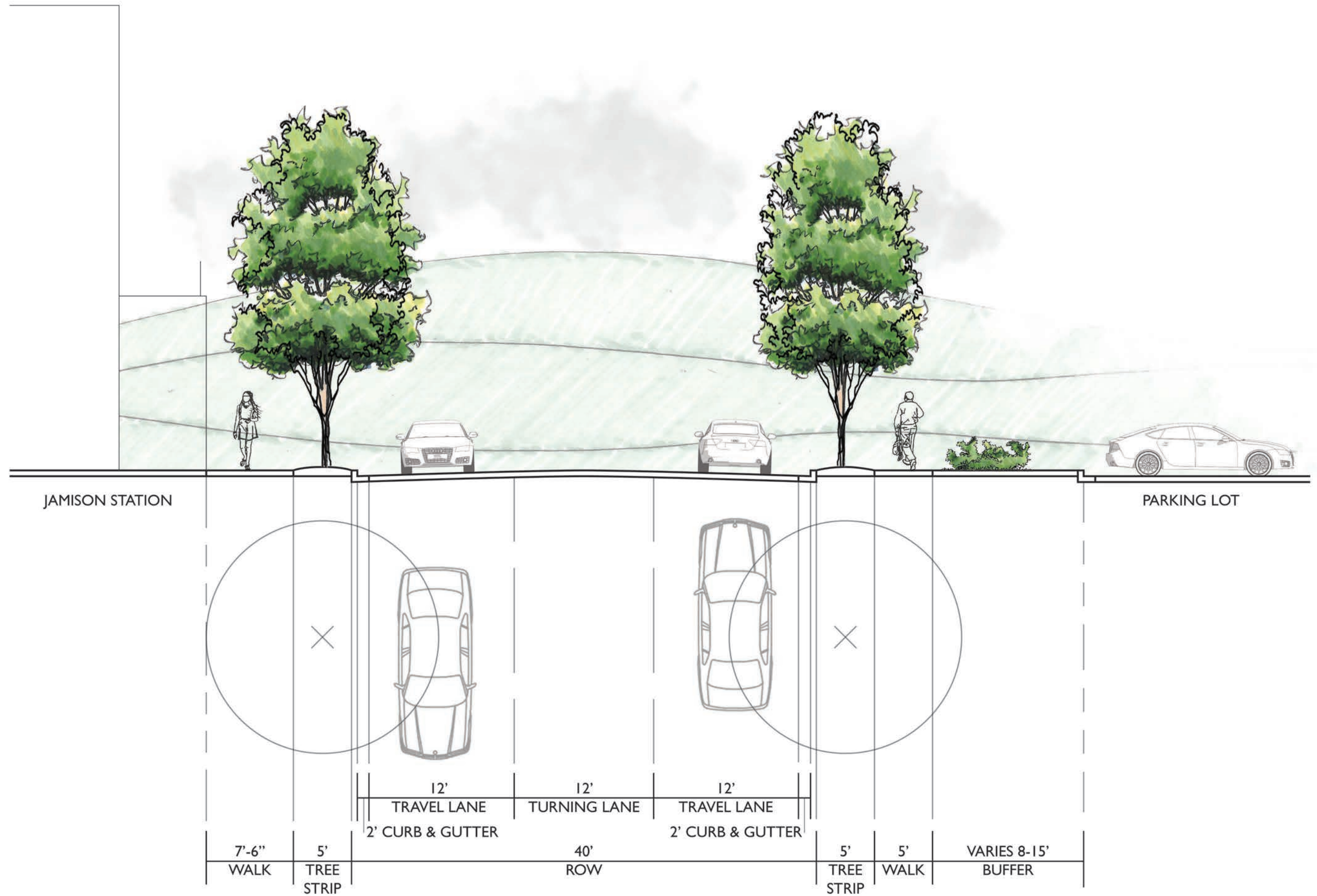
> **“RUSTY”**

The Factory man stands at the
side entrance of The Factory
next to Hones Coffee Roasters.
Standing at 20 feet tall, he is a
symbol of what took place every
day at The Factory. Factory
workers reported for duty daily
at the complex.

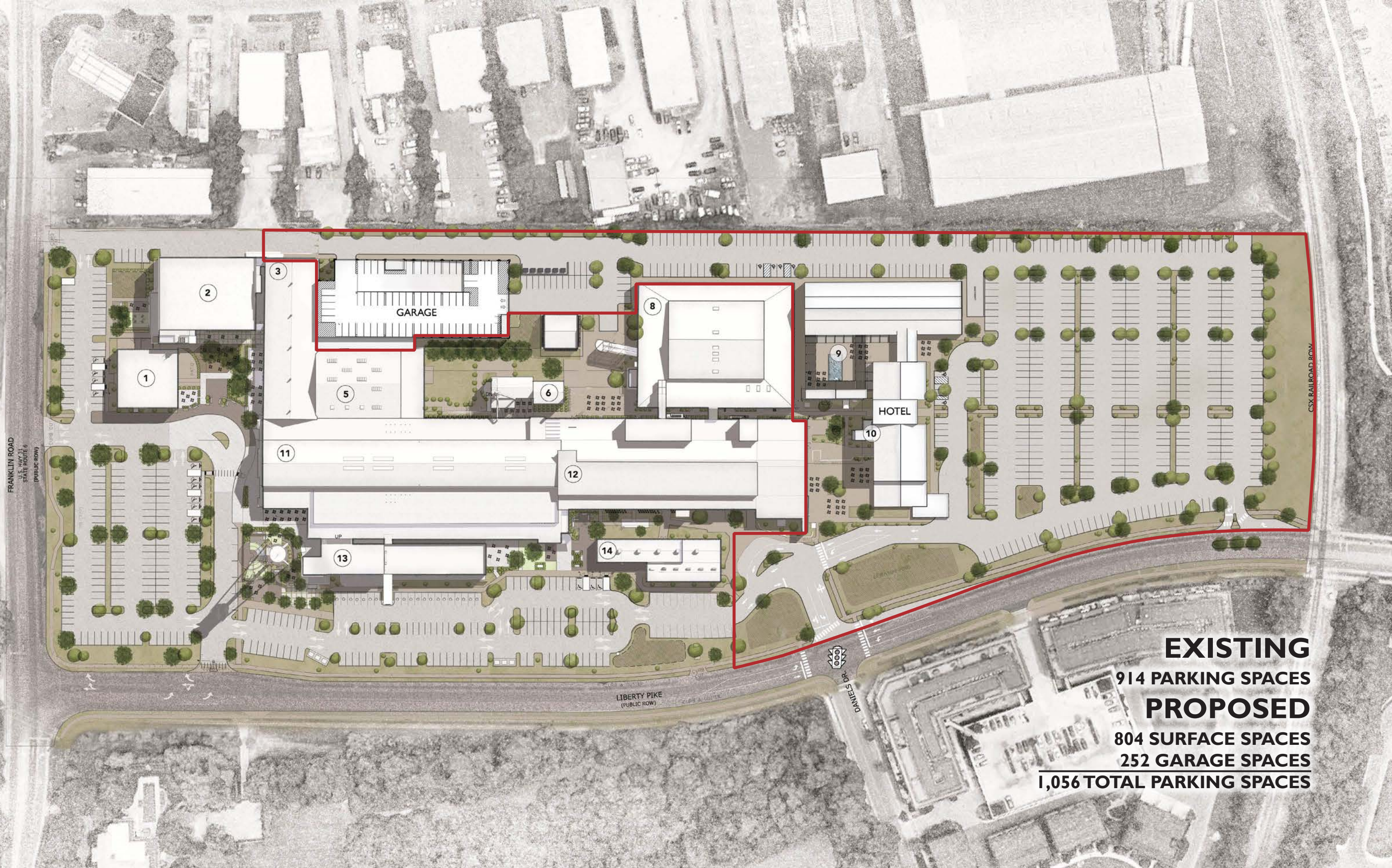




THE FACTORY AT FRANKLIN TRAFFIC IMPROVEMENTS



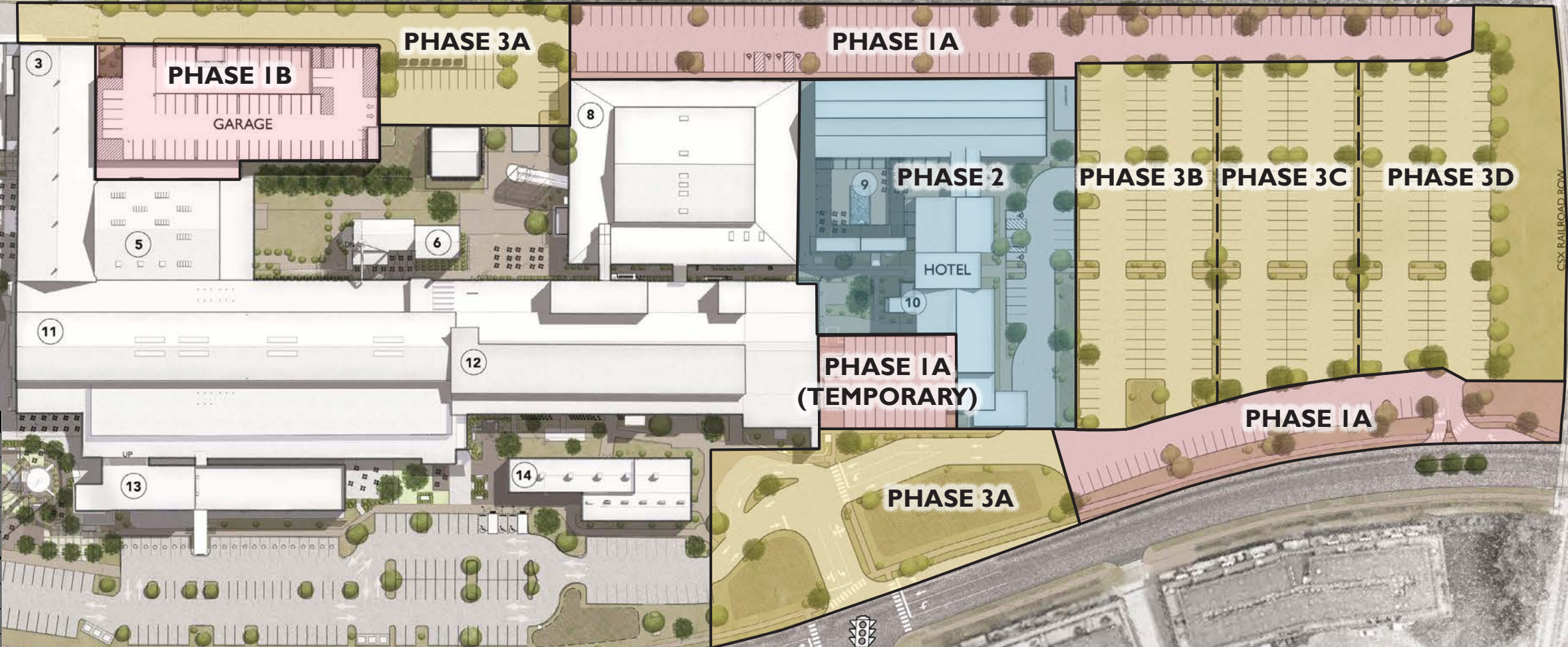
LIBERTY PIKE STREET SECTION



THE FACTORY AT FRANKLIN PARKING

	Spaces	Delta v. Existing
Existing Parking	914	
Phase 1A		
New surface spaces	94	
Temporary spaces at Liberty Hall	25	
Net parking end of Phase 1A	1033	119
Phase 1B		
Parking end of Phase 1A	1033	
Garage construction loss	-96	
Hotel construction prep loss	-10	
Parking during Phase 1B	927	13
Phases 2 & 3		
Parking end of Phase 1B	927	
Completed Garage add	252	
Remove Liberty Hall temp spaces	-25	
Hotel/Site Construction loss	-98	
Net parking during Phases 2 & 3	1056	142

***PARKING IS PLANNED TO BE
SUBSTANTITALLY COMPLETE BY
FINAL CERTIFICATE OF OCCUPANCY**



PRELIMINARY CONSTRUCTION PHASING



EYE-LEVEL VIEW OF HOTEL