



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, February 27, 2025

5:00 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

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. (5:00 - 5:20 PM) Discussion Of A Development Plan For An Existing Use (Show Hope), Proposing One Modification Of Standards (Halo Lighting), On 0.89 Acres, Located At The Intersection Of Jordan Road and Murfreesboro Road, At 903 Murfreesboro Road (Cook Subdivision PUD).
2. (5:20 - 5:50 PM) Discussion Of A Development Plan Revision, Reducing The Remaining 6-Story Office And Hotel Buildings To 2-Story Commercial Buildings, On 22.70 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway, At 1343 Huffines Ridge Drive (Huffines Ridge PUD).
3. (5:50 - 6:30 PM) Discussion Of A Non-Contiguous Annexation And Associated Development Plan, Proposing 242 Dwelling Units, 27,000 Square Feet of Non-Residential Uses, and 80 Hotel Keys, On 311 Acres, Located In The Southwest Area Of The Urban Growth Boundary, North of Coleman Road And West Of Columbia Avenue, At 1247 Hillview Lane (Harlin PUD).

OTHER BUSINESS

ADJOURN

SHOW HOPE

OUR STORY

Founded in 2003 by Mary Beth and Steven Curtis Chapman, Show Hope exists to care for orphans by engaging the Church and reducing barriers to adoption.

WE PROVIDE

- Adoption Aid
- Medical Care
- Pre + Post Adoption Support
- Student Initiatives



OUR LOCATION



REZONING REQUEST TO PLANNED DEVELOPMENT

CURRENT ZONING IS GENERAL OFFICE

Modification #I Show Hope

Modification #I Show Hope

Section 15.1.6 Halo Lighting. To allow Halo Lighting for signage for wall signs on the elevations of the building and monument signage so that the source of light is hidden from view and the sign has reduced light glare.

Section 15.1.6 Halo Lighting:

Standards: Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance.

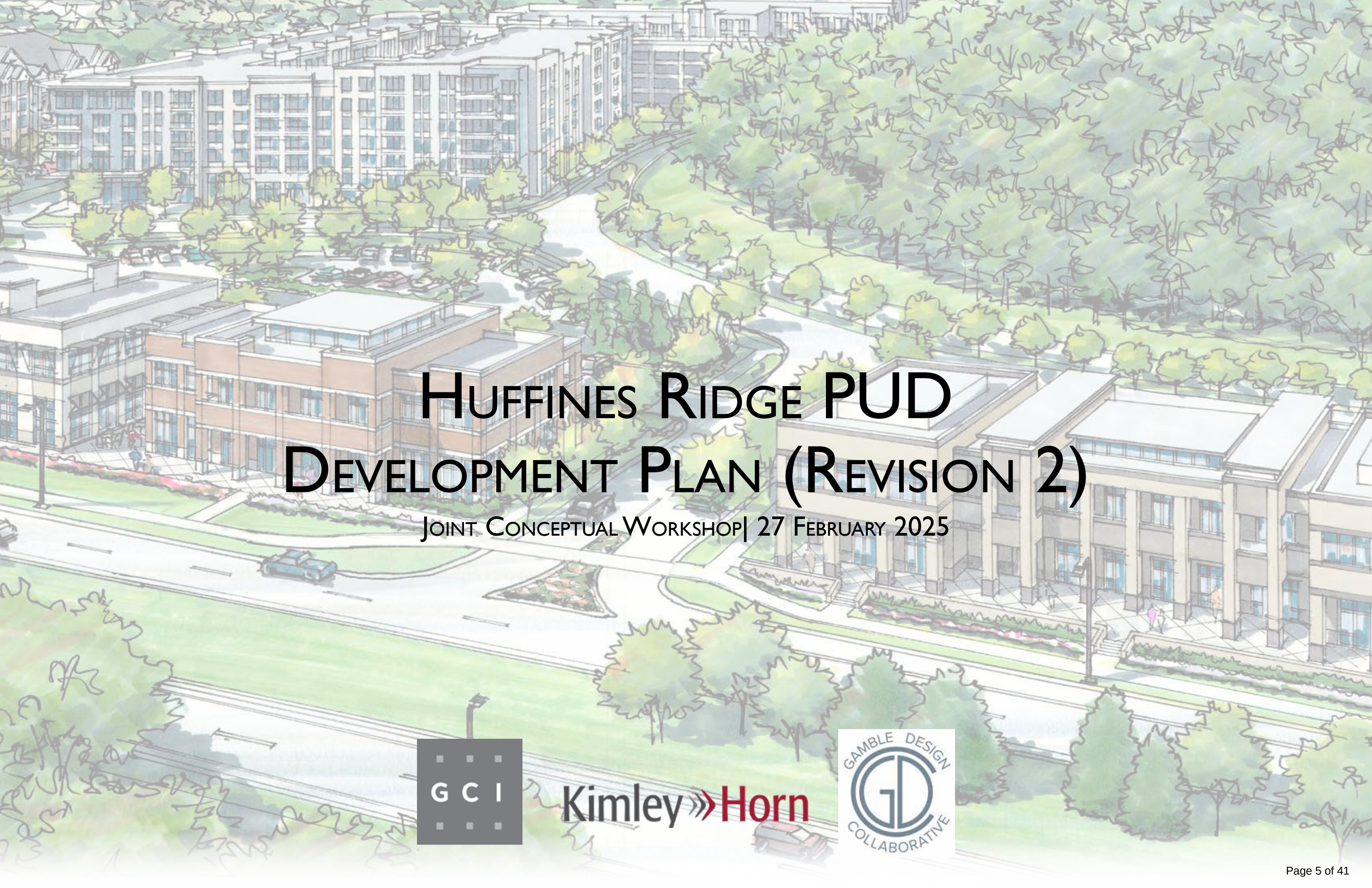
A modification of standard to permit Halo Lighting for a Wall Sign.

- 1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
This modification allows for a halo light wall sign for the adoption aid agency in a way that reduces light glare.
- 2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
The modification allows for unique signage that aligns with the agency’s brand and considers light glare seen from the public way and private residences nearby.
- 3. **The modification is consistent with the intent of Envision Franklin:**
The signage design is unique to Show Hope’s agency and is designed in the expressive style that is representative of their brand and the architectural style of the building. The use of Halo Light is considerate of the existing context and considerate of the visitor’s experience. Envision Franklin states the project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.

Lighting Restrictions:

- 1. **Halo lighting signage shall only have white color.**





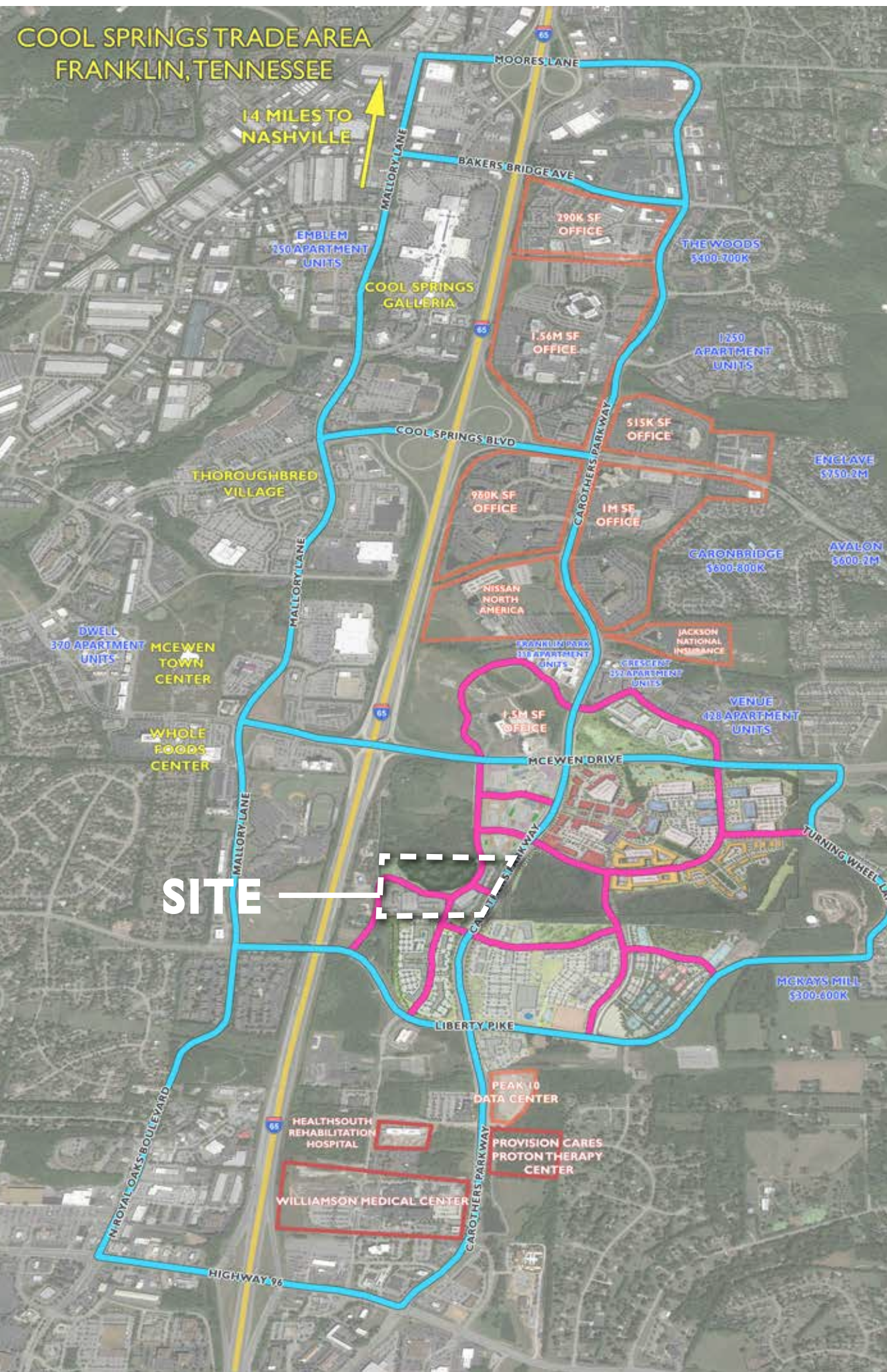
HUFFINES RIDGE PUD DEVELOPMENT PLAN (REVISION 2)

JOINT CONCEPTUAL WORKSHOP | 27 FEBRUARY 2025



Kimley»Horn





SITE CONTEXT

Franklin's Mixed-Use & Smart-Growth Neighborhood



Emblem



Mars Petcare



McEwen Town Center

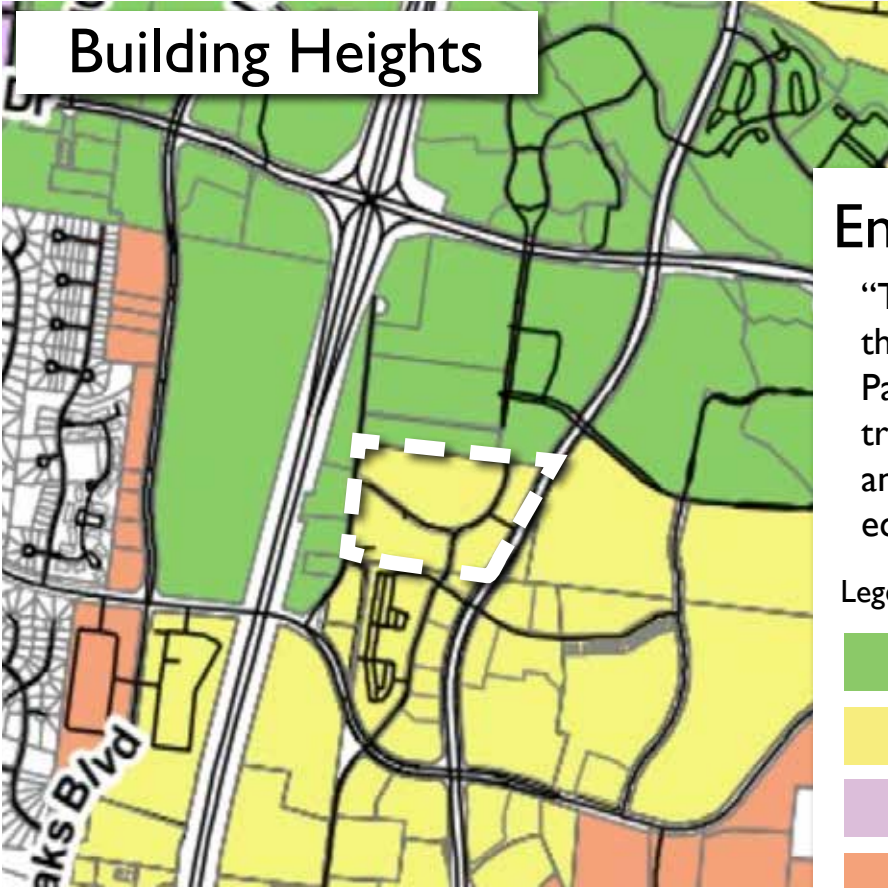
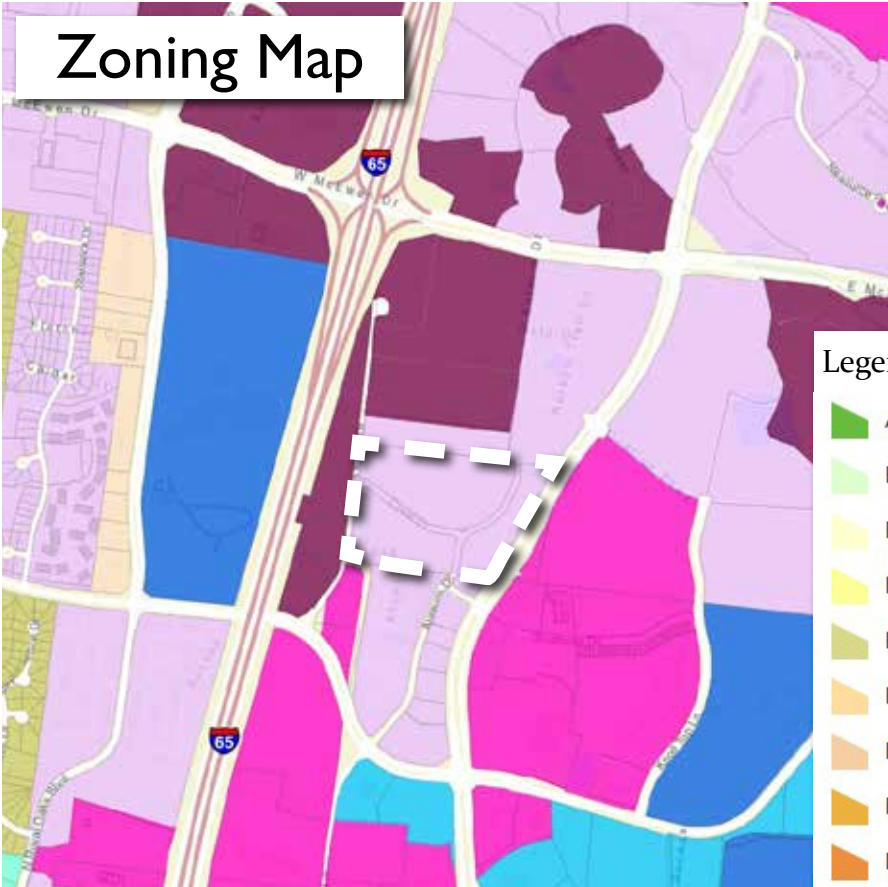


Columbia State
Community College



Franklin Park

ZONING MAP & ENVISION FRANKLIN



Envision Franklin

“Taller structures are encouraged around the I-65 interchanges and along Carothers Parkway, north of Liberty Pike, where higher travel demands can be supported, to create an attractive urban view-shed and promote economic development.”

Legend

- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories

Regional Commerce

“New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces.”

Legend

Envision Franklin Conservation



Envision Franklin Design Concepts

- | | |
|-----------------------|---------------------------|
| 5th Avenue North | Multifamily Residential |
| Civic and Recreation | Neighborhood Commercial |
| Compact Residential | Neighborhood Green |
| Development Reserve | Neighborhood Mixed Use |
| Factory District | Office Residential |
| Historic Residential | Regional Commerce |
| Industrial Flex | Rural Reserve |
| Large Lot Residential | Single Family Residential |
| Main Street | Village Green |
| Mixed Residential | |

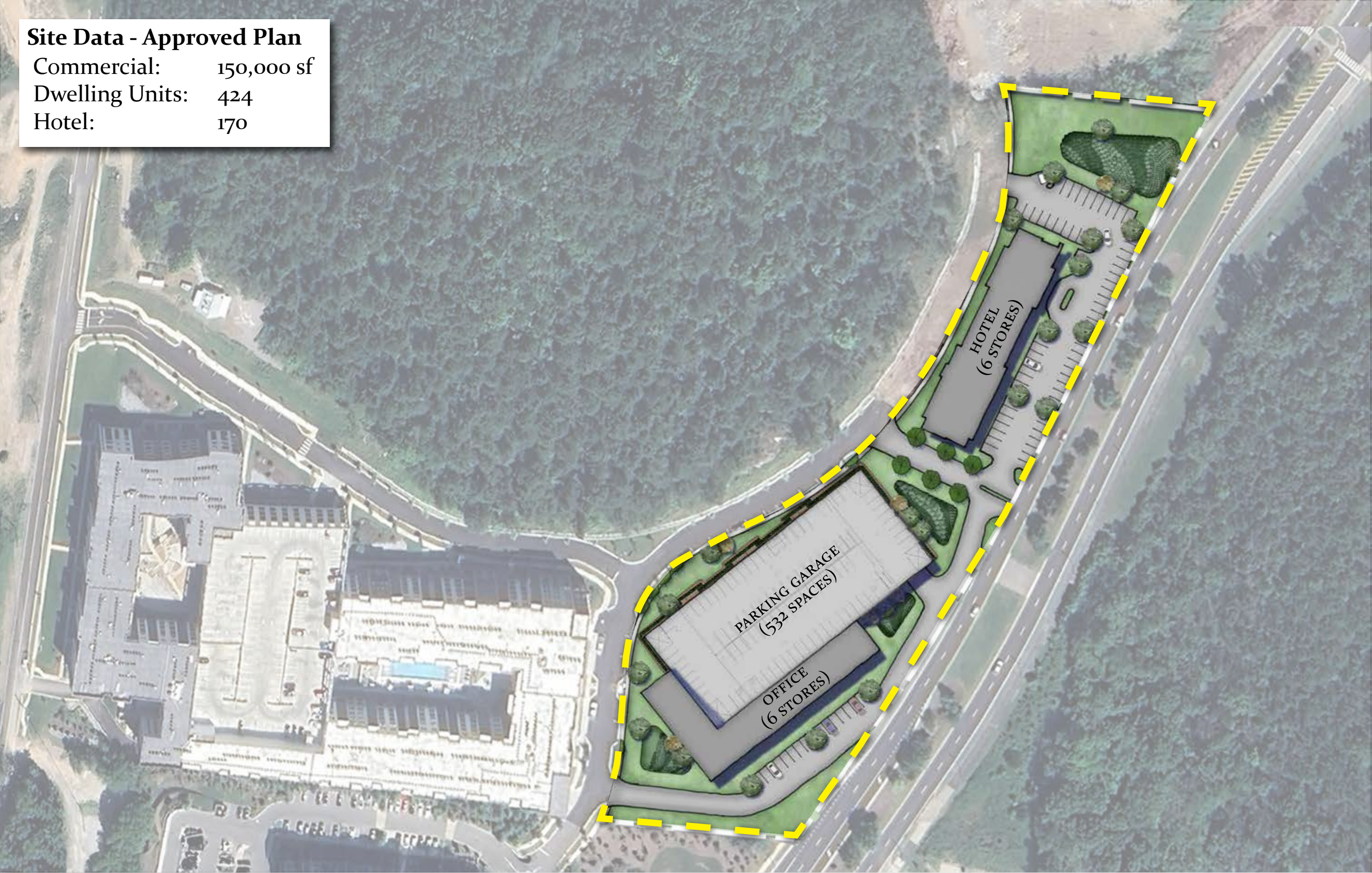
EXISTING CONDITIONS



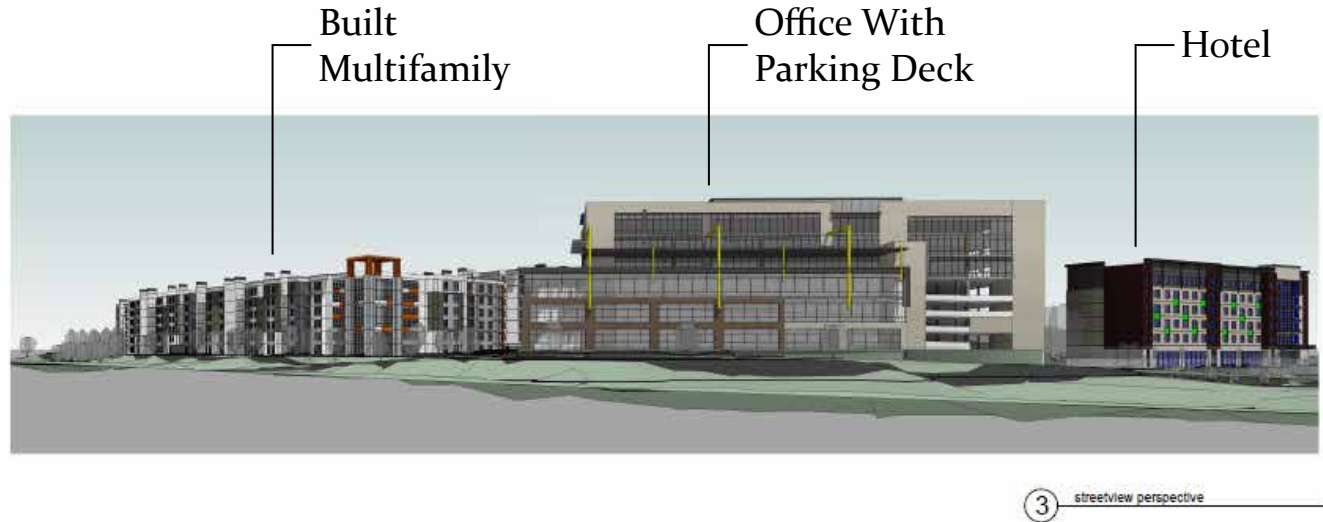
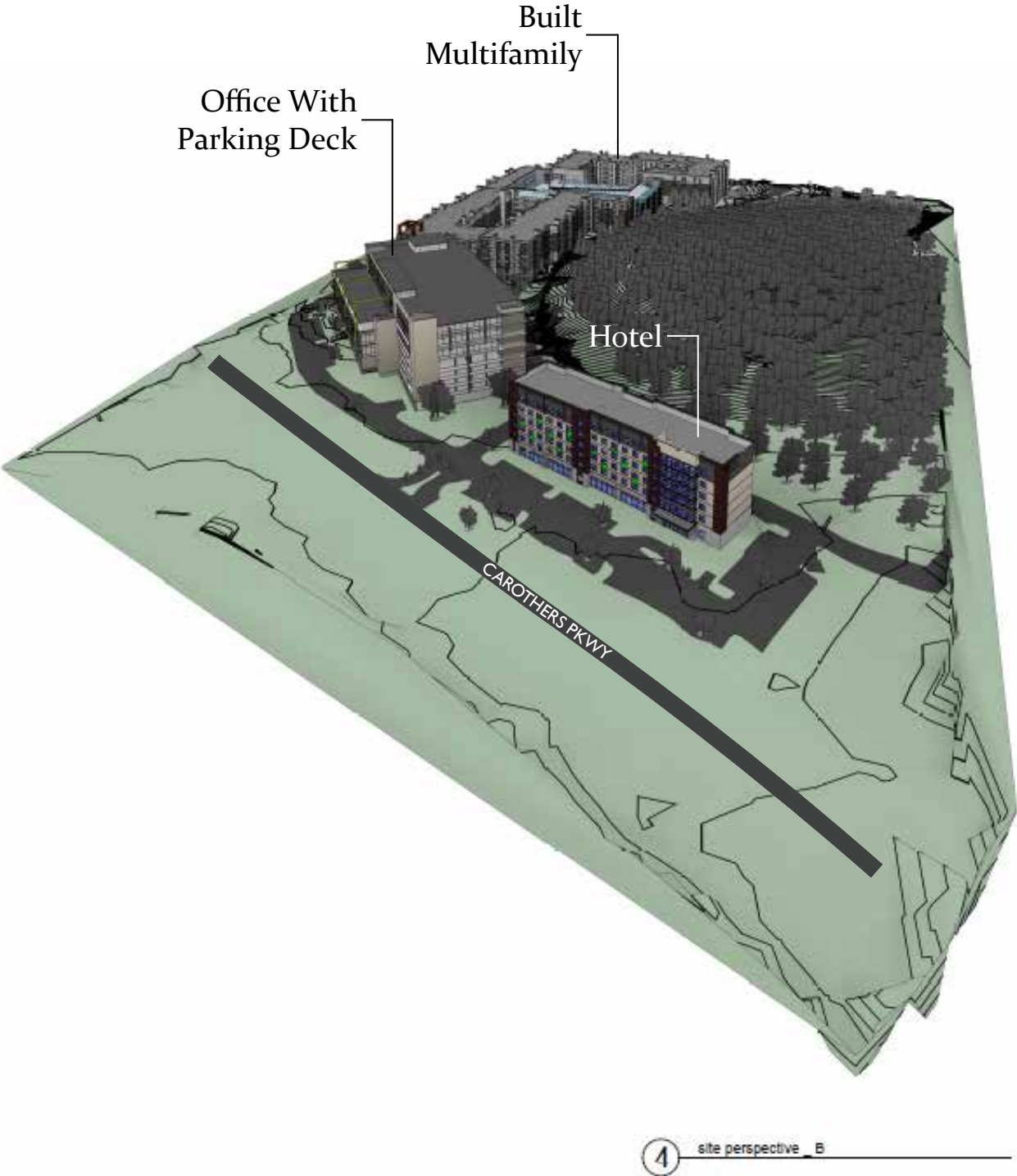
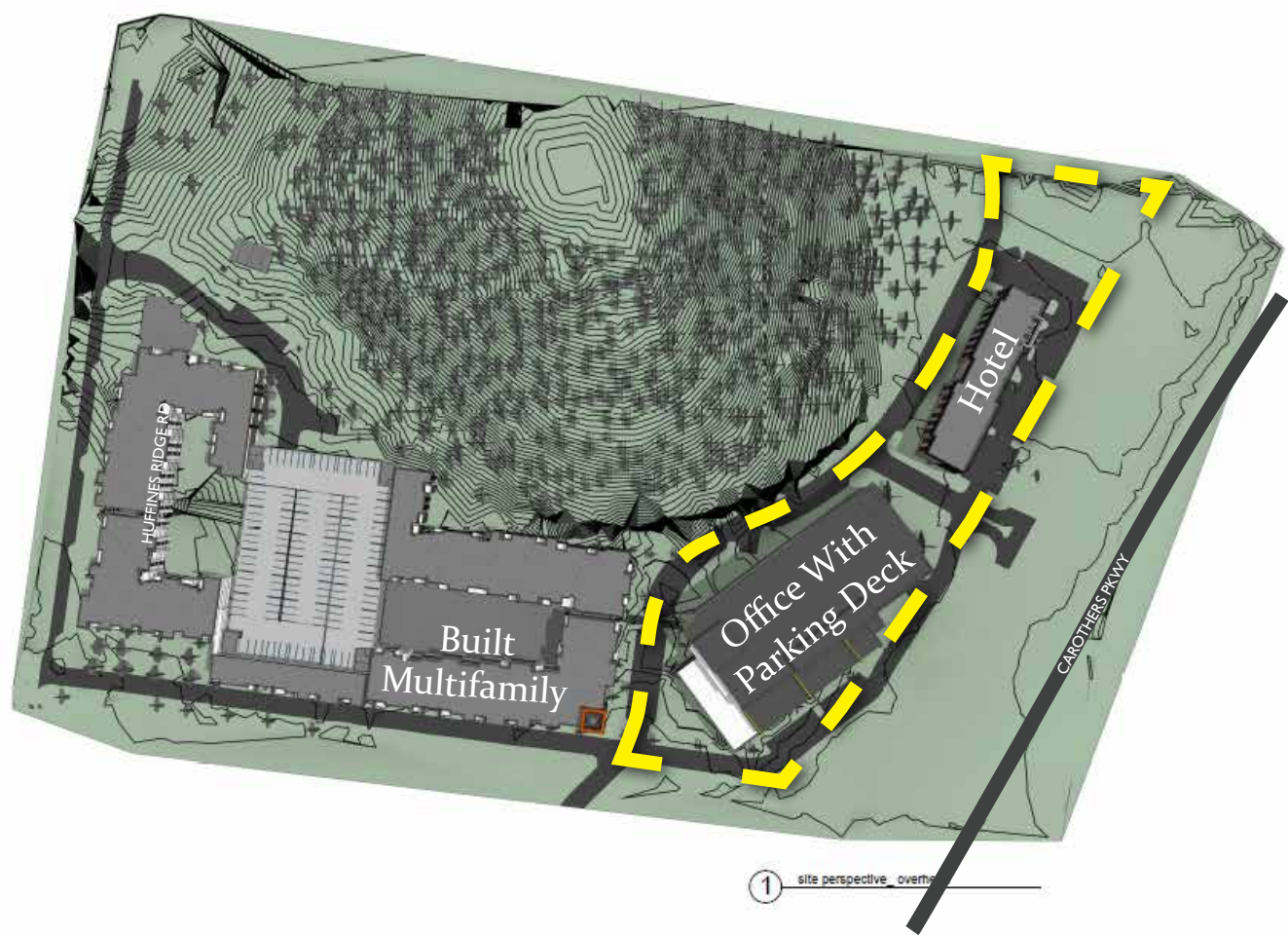
APPROVED DEVELOPMENT PLAN

Site Data - Approved Plan

Commercial:	150,000 sf
Dwelling Units:	424
Hotel:	170



ARCHITECTURAL CHARACTER | OFFICE AND HOTEL

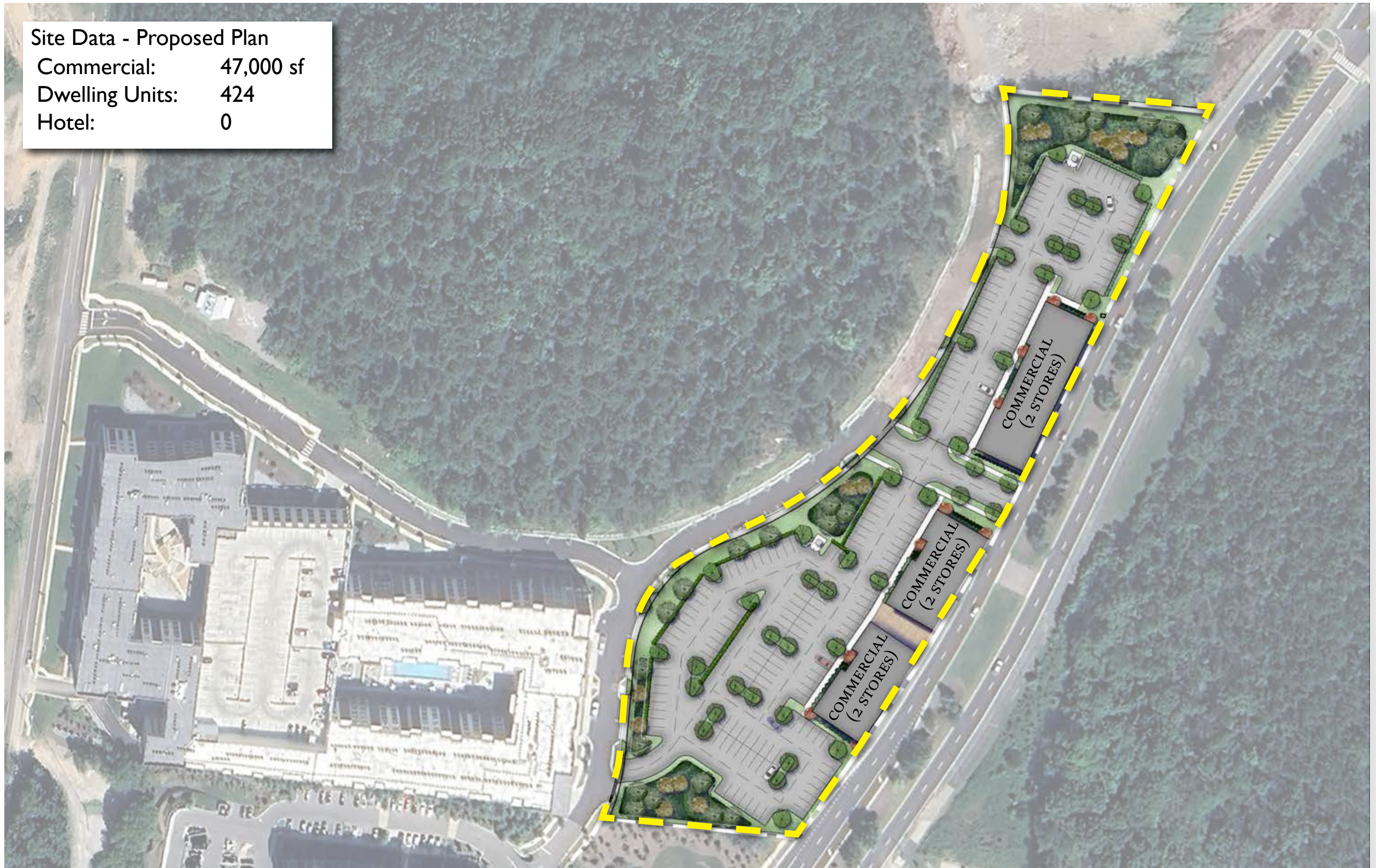


Development Plan (Approved)

PROPOSED DEVELOPMENT PLAN

Site Data - Proposed Plan

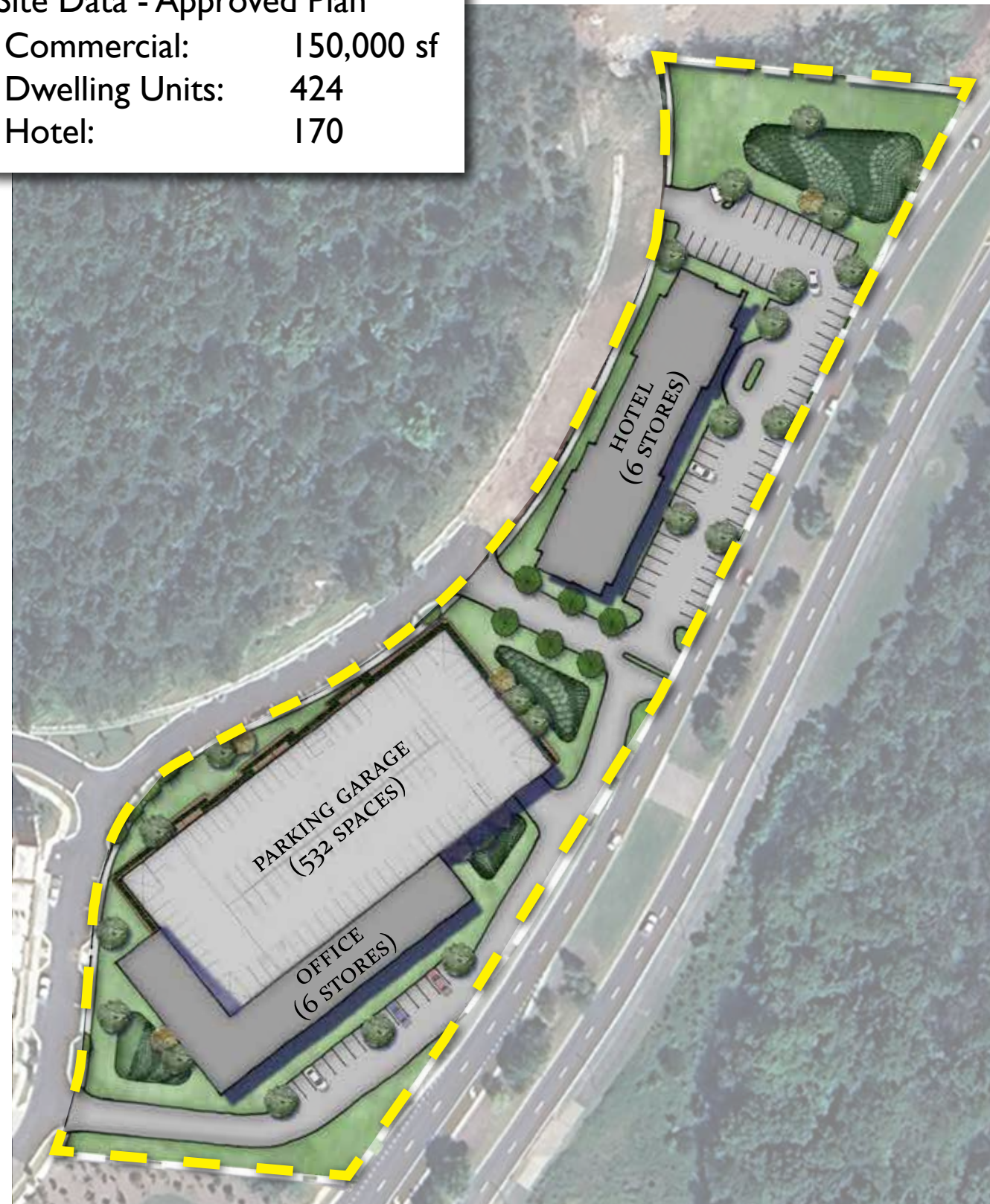
Commercial:	47,000 sf
Dwelling Units:	424
Hotel:	0



DEVELOPMENT PLAN COMPARISONS

Site Data - Approved Plan

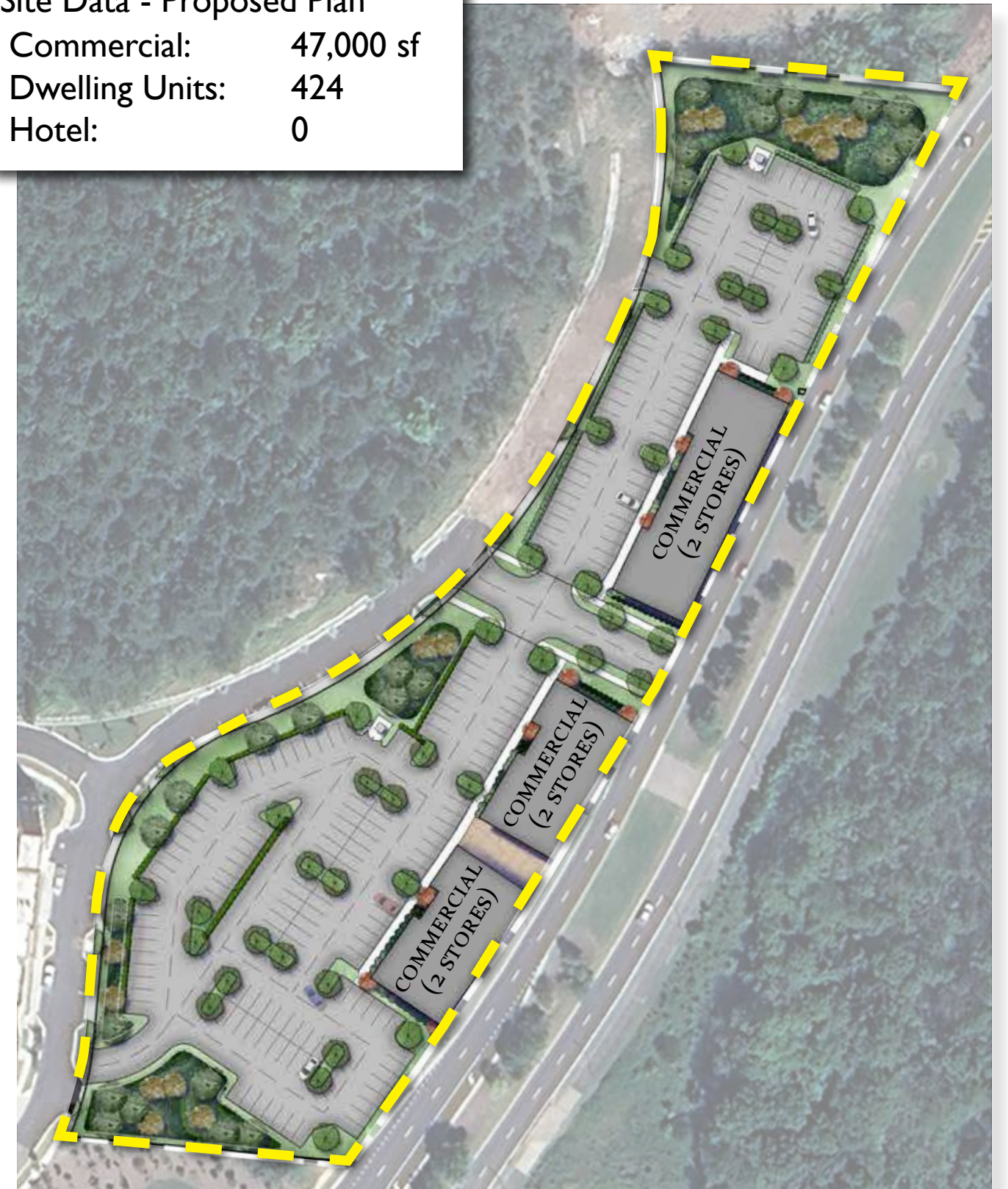
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Approved Development Plan

Site Data - Proposed Plan

Commercial:	47,000 sf
Dwelling Units:	424
Hotel:	0



Proposed Development Plan

ARCHITECTURAL CHARACTER





HARLIN

JOINT CONCEPTUAL WORKSHOP - 03/27/2025

BOYLE
Building community since 1933.

sdco
PARTNERS

Kimley»Horn



SHERIDAN
PUBLIC RELATIONS LLC

**HISTORICAL
CONCEPTS**
ARCHITECTURE & PLANNING

DesignStudio

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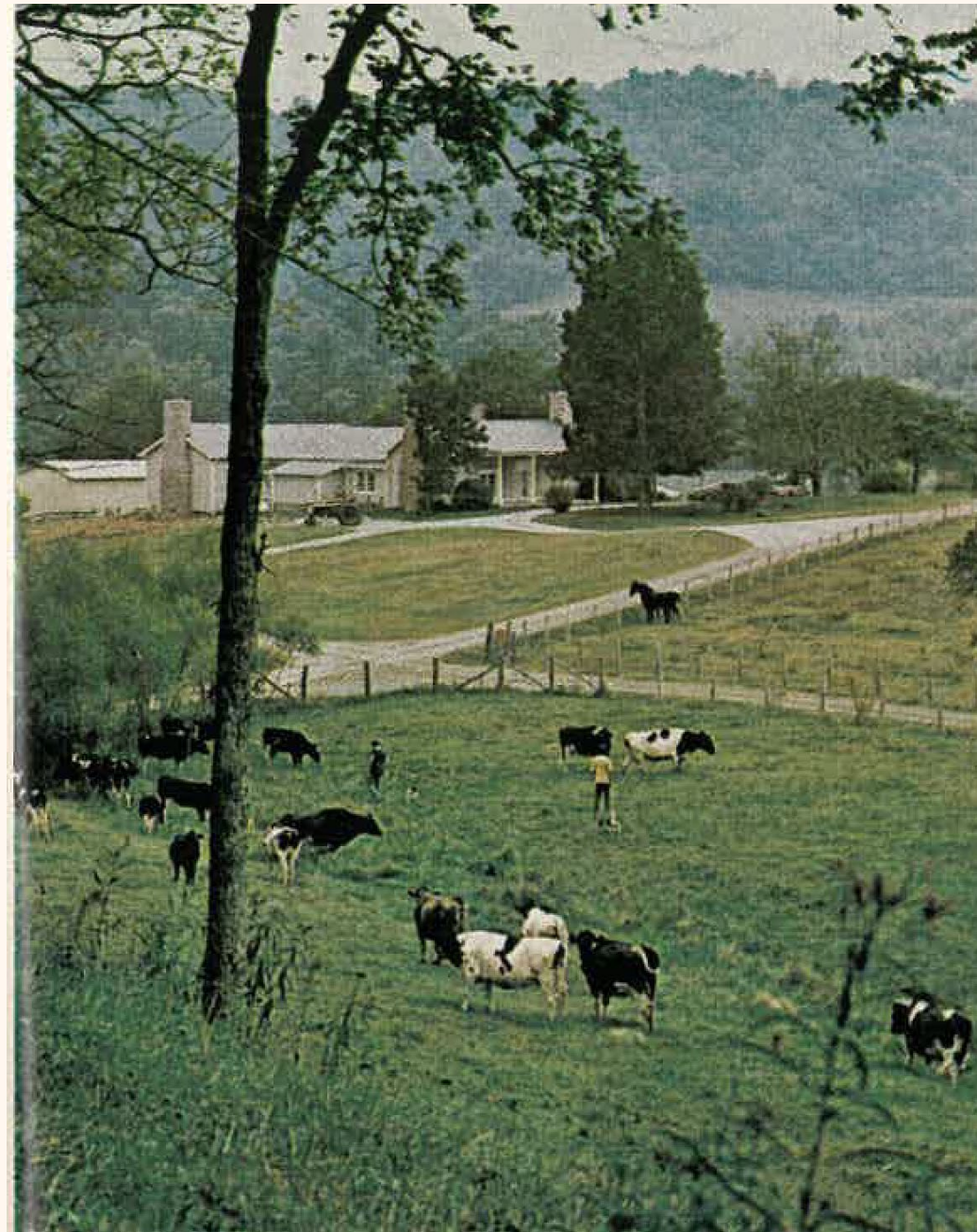
HARLIN COMMUNITY VISION

INVITING | ROOTED | THOUGHTFUL | SPIRITED



HARLIN FARM

PRESERVATION AND PROGRESS





VILLAGE GREEN:

PRESERVATION AND PROGRESS

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint





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COLEMAN ROAD PROPERTY ENLARGEMENT

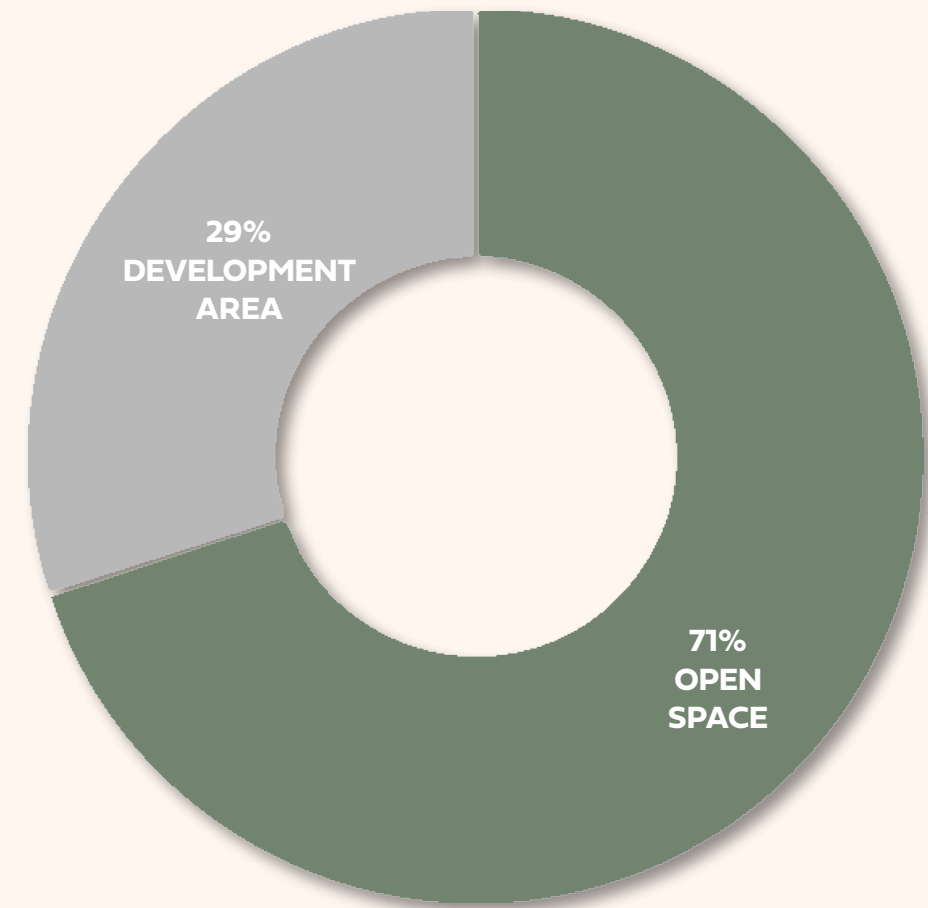
**Master plan is conceptual in nature*



TOWN CENTER

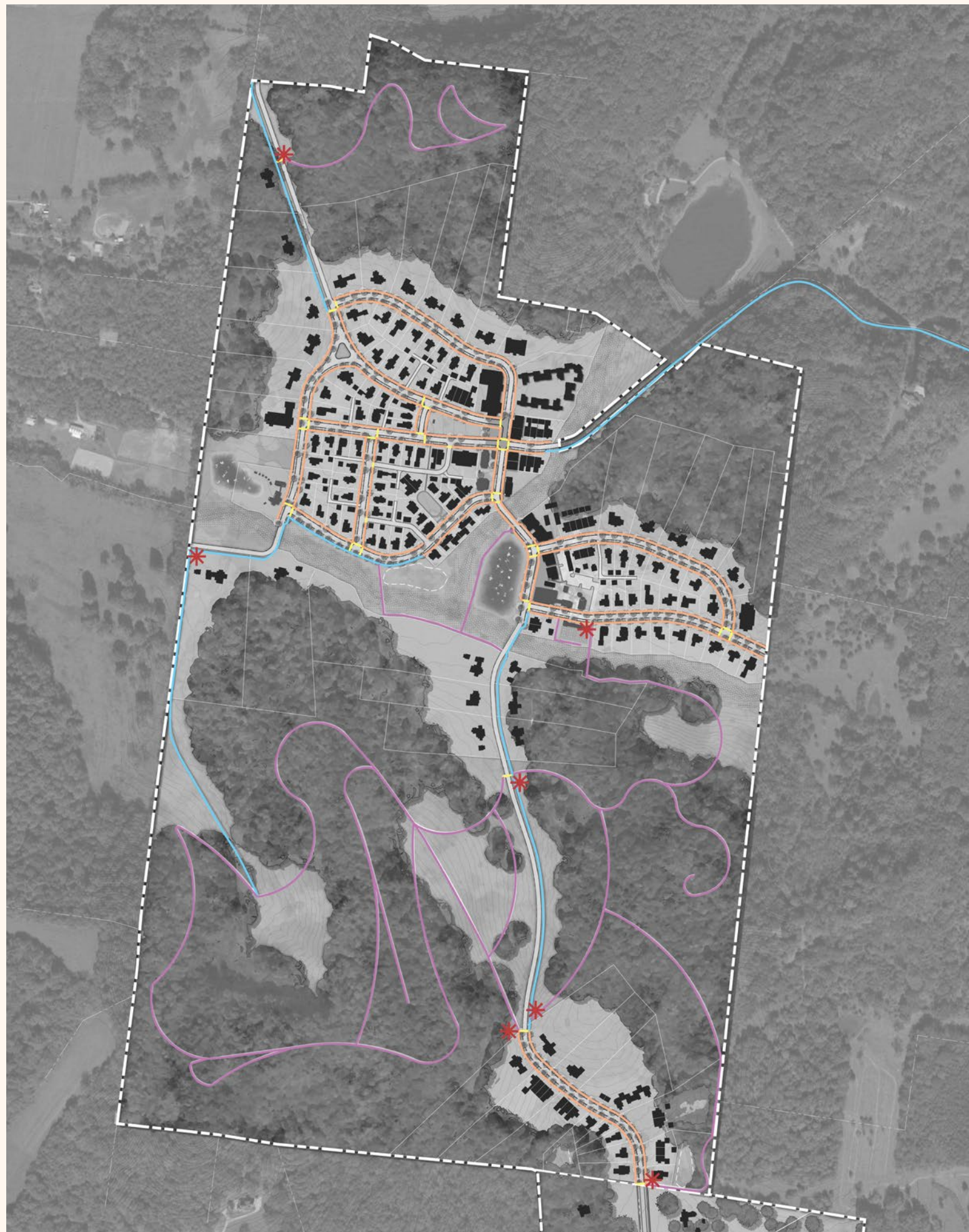
- | | | | |
|----|-------------------------|----|----------------------|
| A. | NEIGHBORHOOD AMENITY | G. | HISTORIC HOME |
| B. | BOUTIQUE INN & COTTAGES | H. | COMMERCIAL |
| C. | COMMUNITY POST OFFICE | I. | MIXED USE |
| D. | MIXED USE | J. | MIXED USE |
| E. | CHAPEL/TOWN HALL | K. | NEIGHBORHOOD AMENITY |
| F. | MIXED USE | | |

**Master plan is conceptual in nature*



To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

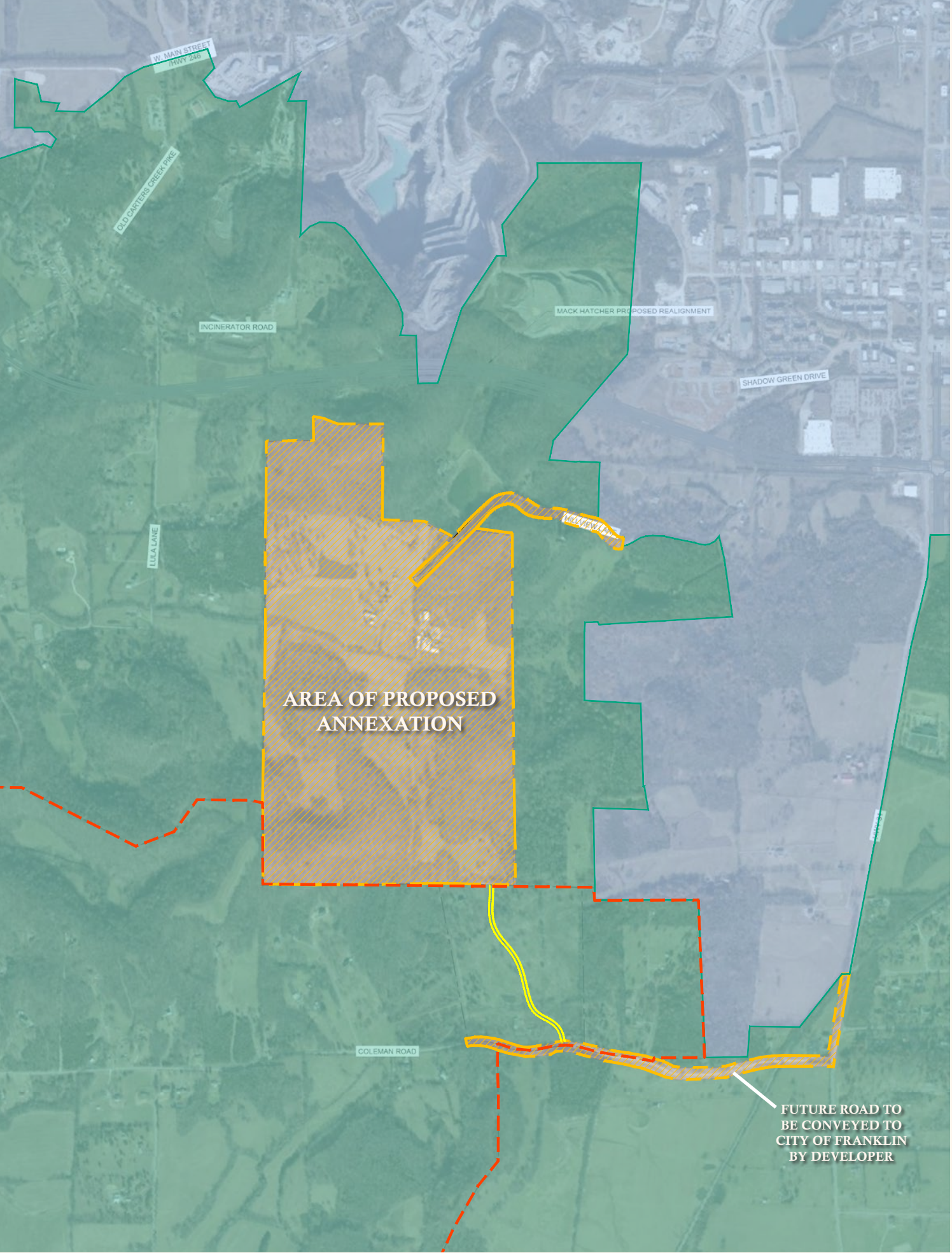
- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH
- CROSSWALK
- TRAILS
- ✱ TRAILHEAD

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.



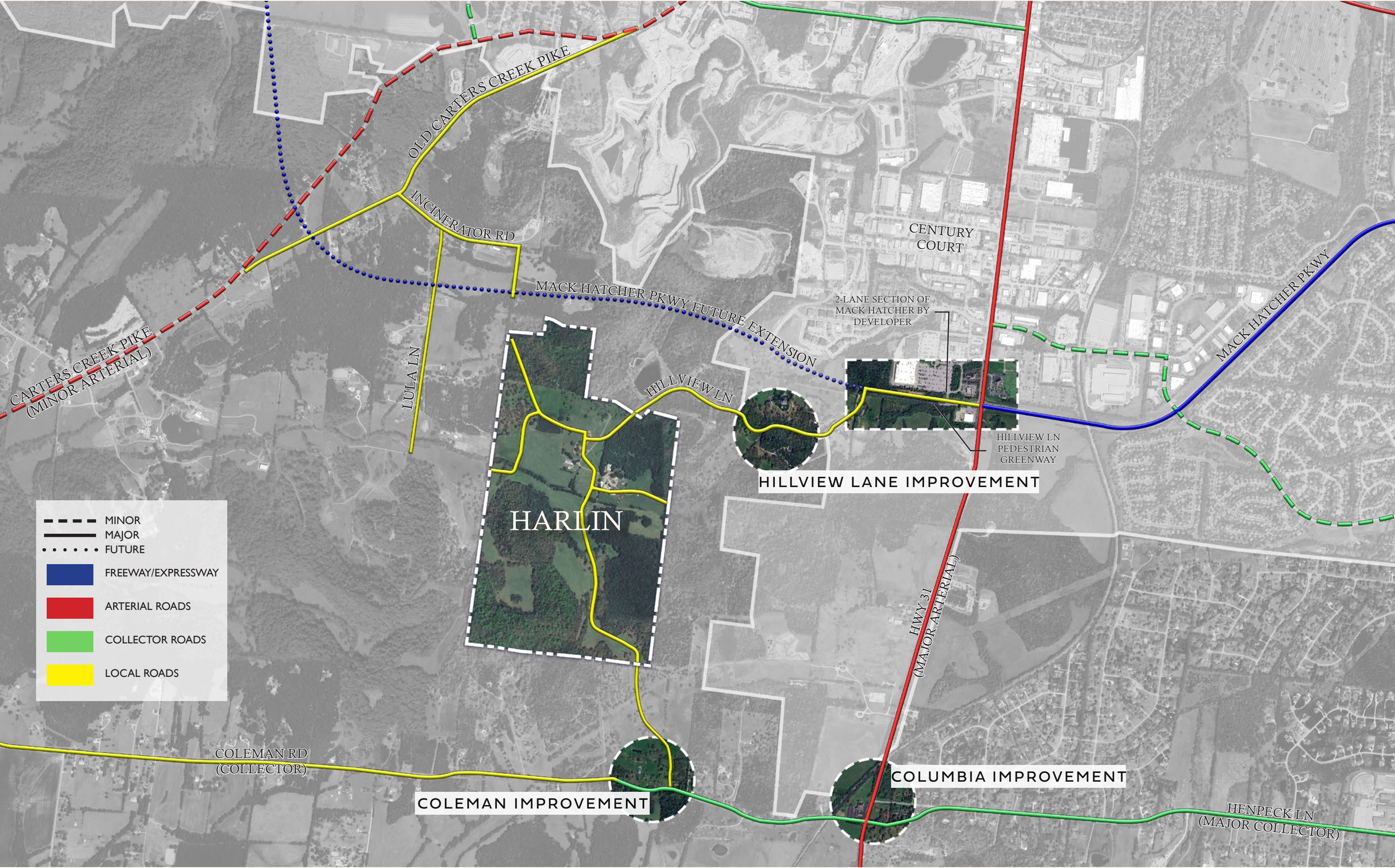
ANNEXATION

-  CITY LIMITS
-  COUNTY
-  EXTENTS OF ANNEXATION INTO CITY OF FRANKLIN
-  URBAN GROWTH BOUNDARY



HHO REVISION

- HHO LINE
- PROPOSED HHO REVISION





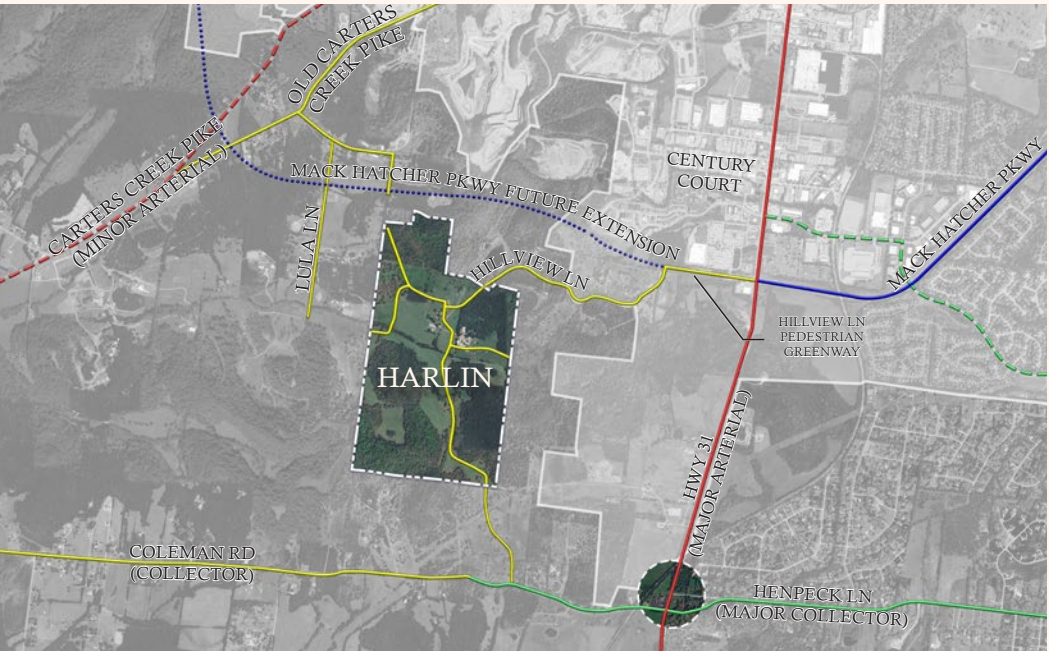
Location Key



Existing Conditions



Proposed Improvements



Location Key



Existing Conditions



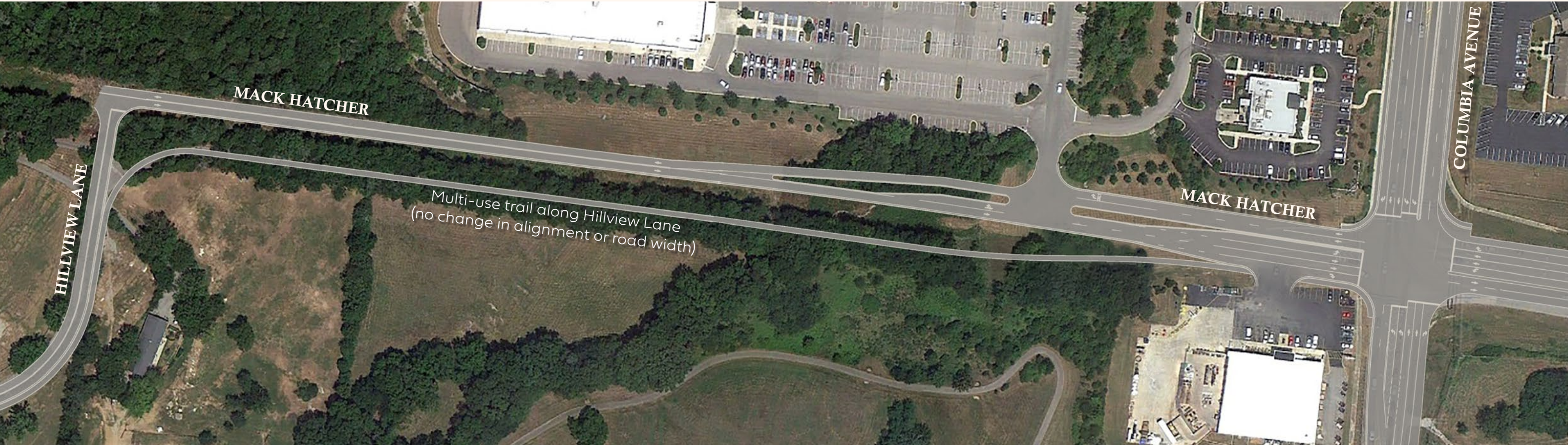
Proposed Improvements



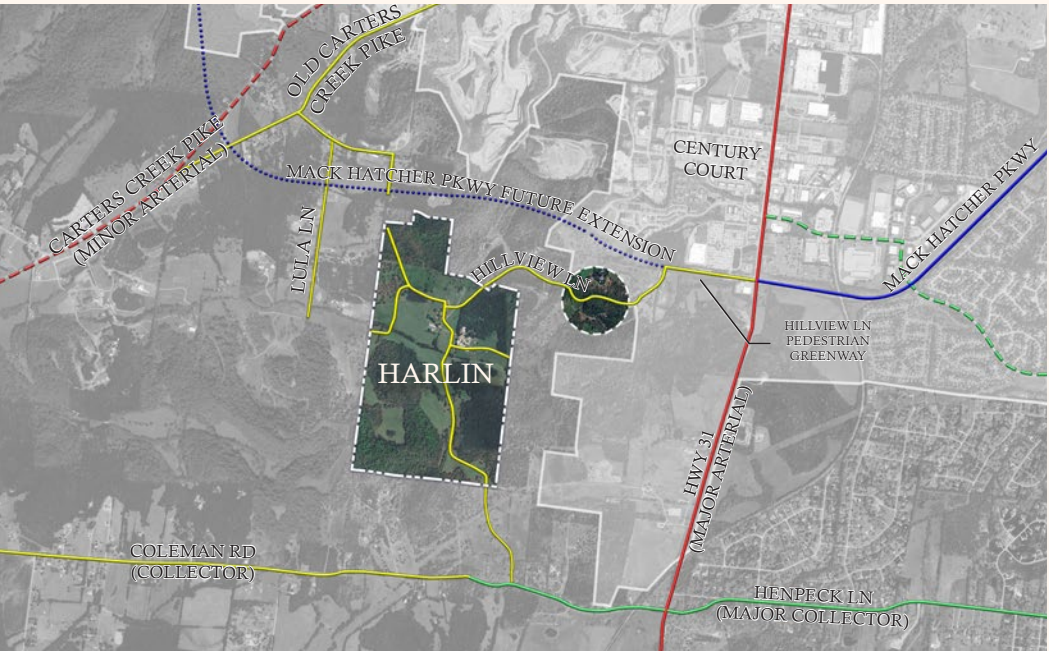
Location Key



Existing Conditions



Proposed Improvements



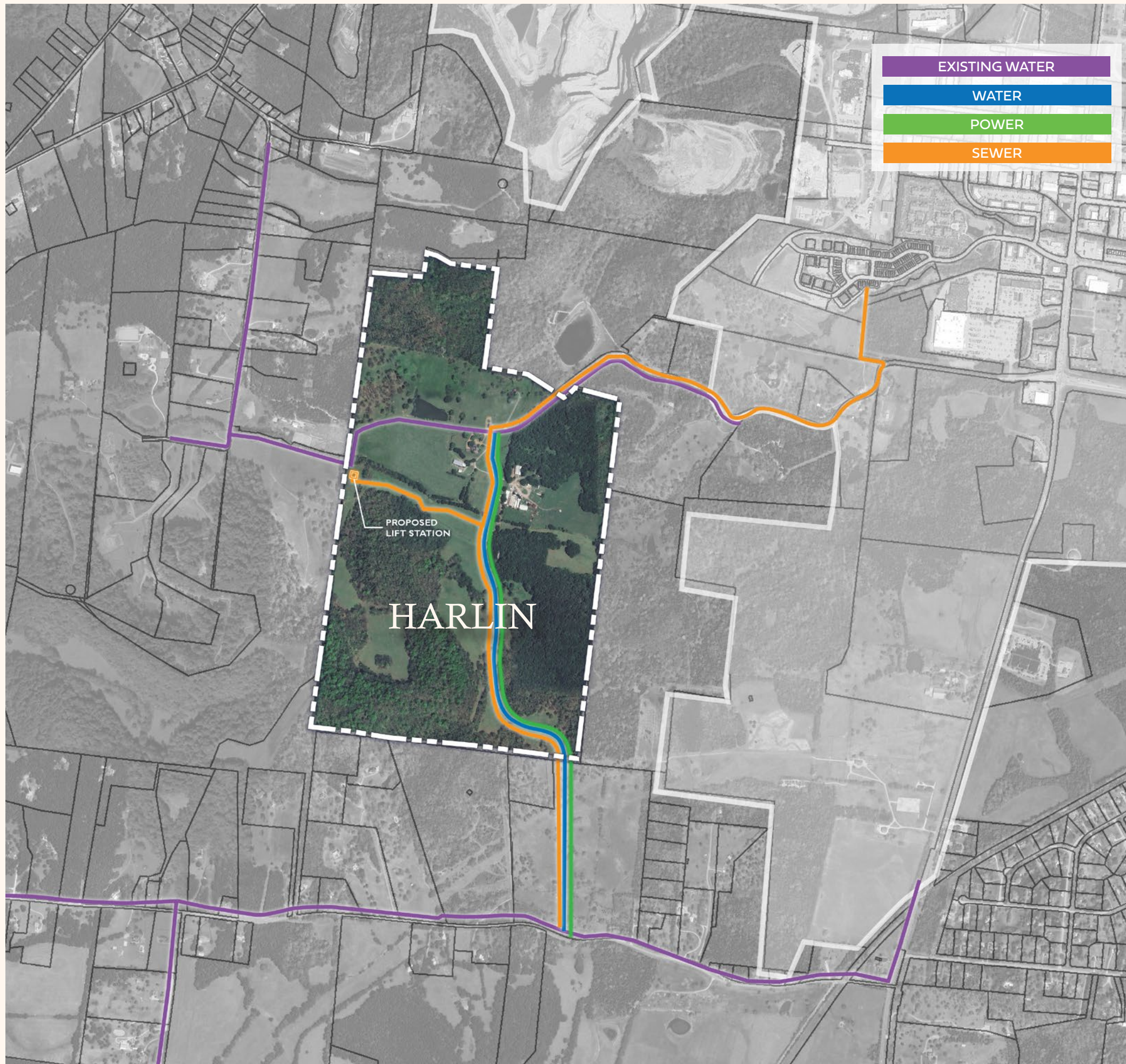
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEM C
MTEM C and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Summary of Requested Modifications of Standards

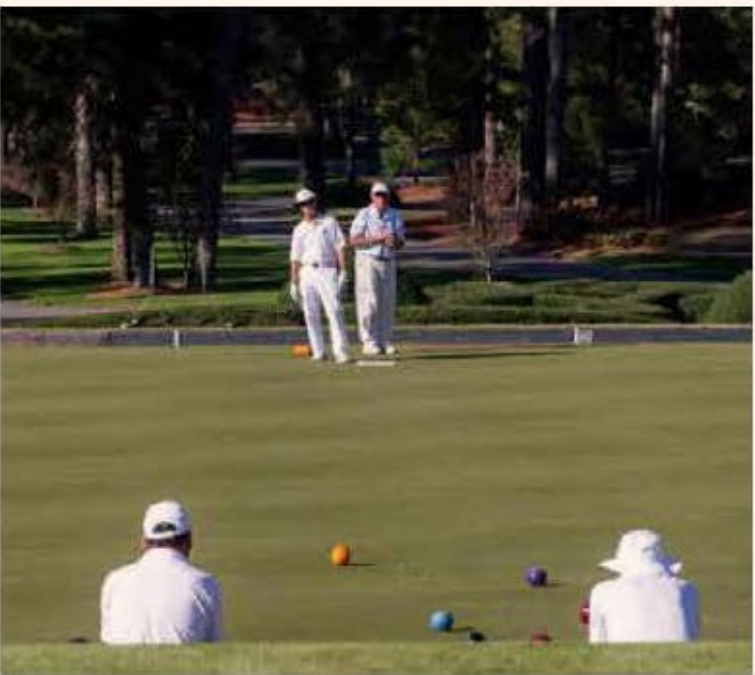
1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
 - Modification: Request to allow a 5 feet or a 22 feet minimum setback from a Mews ROW; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
 - Modification: Request to add decorative door surrounds as an alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
 - Modification: Request to reduce FFE to no minimum when a home office in Live Work conditions.
4. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
 - Modification: Request to allow up to four ground floor units to be ganged off of a central entry.
5. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
 - Modification: Request to allow Neighborhood Village buildings to be at an angle from the frontage.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
 - Modification: Request to raise maximum glazing to 90% on ground floor and 85% on upper floors.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
 - Modification: Request to remove the transom requirement above storefront display windows.

8. **MOS - Section 9.7.1. Sidewalks – General:**
 - Modification: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
9. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
 - Modification: Request to utilize Central Franklin Overlay (CFO) parking guidelines.
- 10.**MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
 - Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
11. **MOS - Section 11.5 – Open Space – Neighborhood Amenity – Stormwater:**
 - Modification: Request to allow 40% of pocket park as stormwater Management features.
12. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
 - Modification: Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as fire pits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or Enhanced Landscaping (such as Wildflower meadows, native grasses, butterfly gardens)
13. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
 - Modification: Request to allow one irregularly shaped Hanging Sign per business.
14. **MOS - Section 6.6 – Townhouses – Roof Elements**
 - Modification: Request to allow for Parapets and flat roofs in the Neighborhood Village.











SITE DATA

ZONING: MGA-1, RP-5

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

71% OF SITE IS OPEN SPACE





FIGURE GROUND “SQUARE”

Figure ground drawings show the streets, building footprints, and public parks. By studying precedent of old towns and new neighborhoods through these drawings, we can compare how the buildings relate to one another and how the space between the buildings contribute to that place’s character.

The following comparisons use an 1,800 ft x 1,800 ft square which is approximately 75 acres. The gold square shown above overlaid on the property is the same dimension and scale as the figure ground drawing of downtown Franklin to the right. This allows us to see how different places could potentially fit on the property.



FRANKLIN, TN

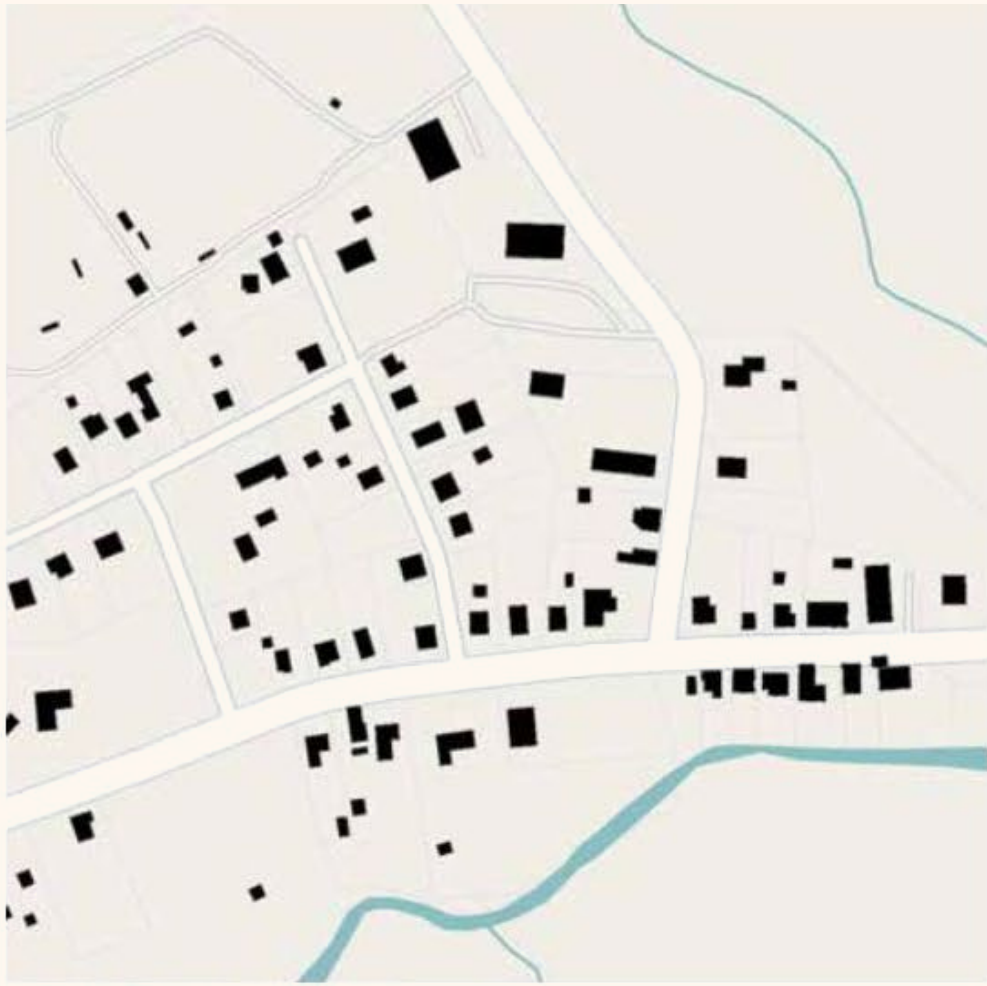




WESTHAVEN, FRANKLIN, TN

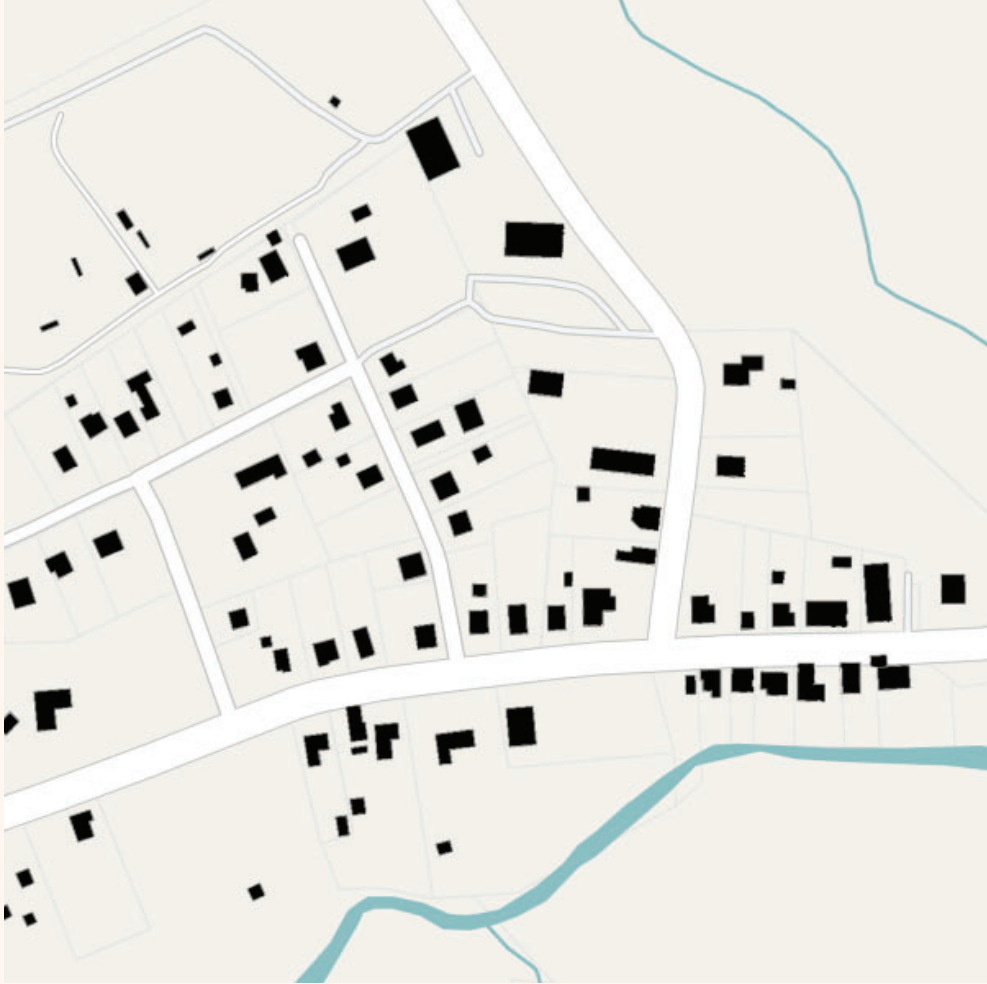


BERRY FARMS, FRANKLIN, TN



LEIPER'S FORK, TN





LEIPER'S FORK, TN



HARLIN



WESTHAVEN, FRANKLIN, TN

less dense

more dense



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