



# City of Franklin

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

## Meeting Agenda

### Design Review Committee

---

Monday, July 21, 2025

4:00 PM

Eastern Flank Event Facility

---

#### MEETING LOCATION

Eastern Flank Event Facility  
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Attend in person at Eastern Flank Event Facility.

#### CALL TO ORDER

#### APPLICATIONS

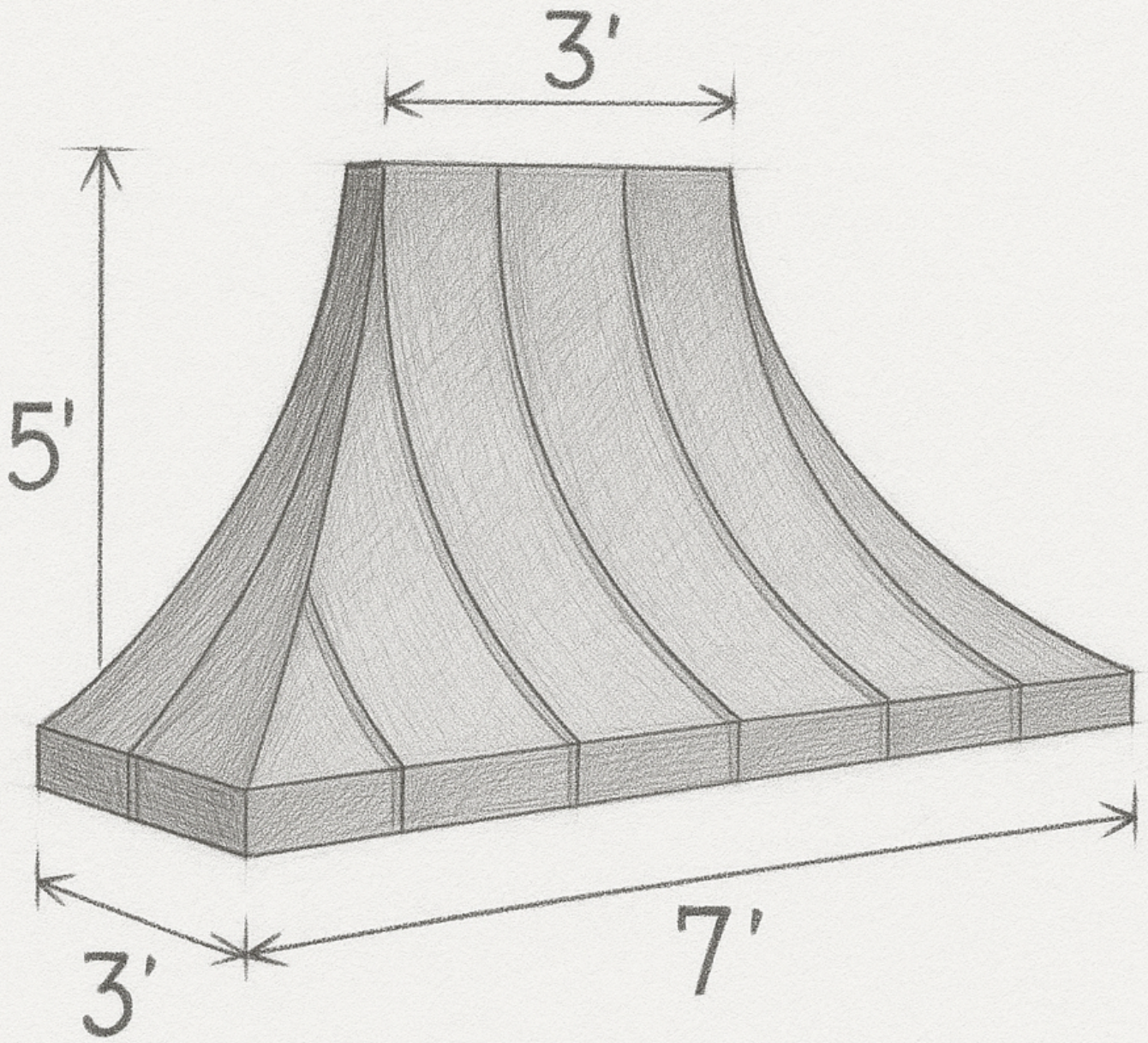
1. Discussion Of Awning Installation At 900 Fair St.; Stephen Scott, Applicant.
2. Discussion Of Fencing At 1850 William Campbell Ct.; David Horwath, Applicant.
3. Discussion Of Site Alterations, Site Elements, Gates, And Lighting At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Lots 2-6); David Horwath, Applicant.
4. Discussion Of Roofing Material And Alterations At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.
5. Discussion Of New Construction At 1845 William Campbell Ct. (Magnolia Hall Lot 7); David Horwath, Applicant.
6. Discussion Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development And Modifications of Standards At 318 Franklin Rd. (Harpeth Village PD); Greg Gamble, Applicant.
7. Discussion Of Demolition At 119 Church St.; John Ligon, Applicant.

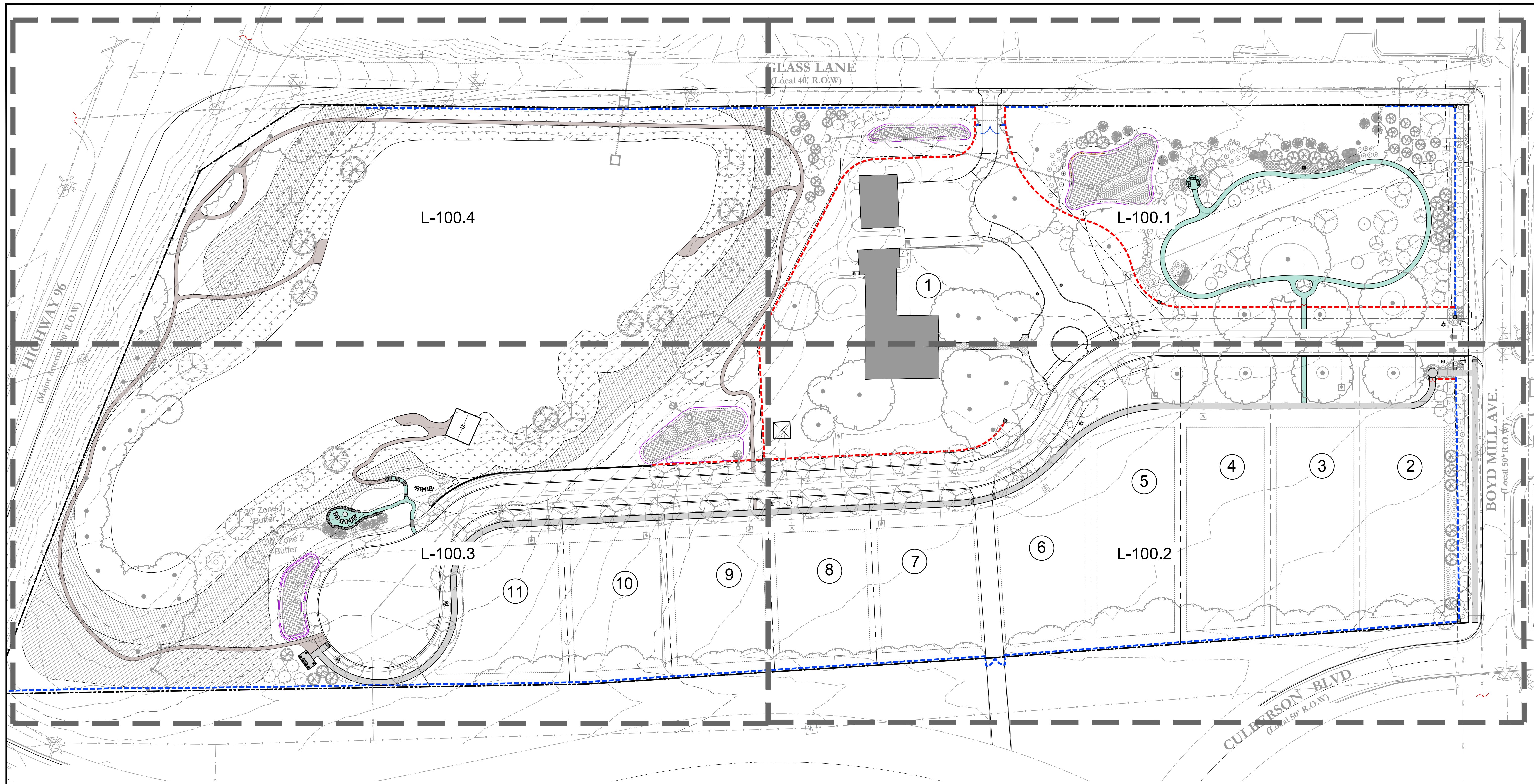
#### ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.









**LEGEND**

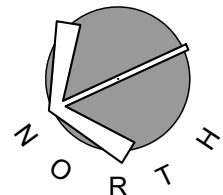
- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE



Call TN One Call before digging. Dial 811



Scale: 1"=40'



**Magnolia Hall - PUD Subdivision**  
 Enhanced Landscape Plan  
 Boyd Mill Avenue, Franklin, Tennessee

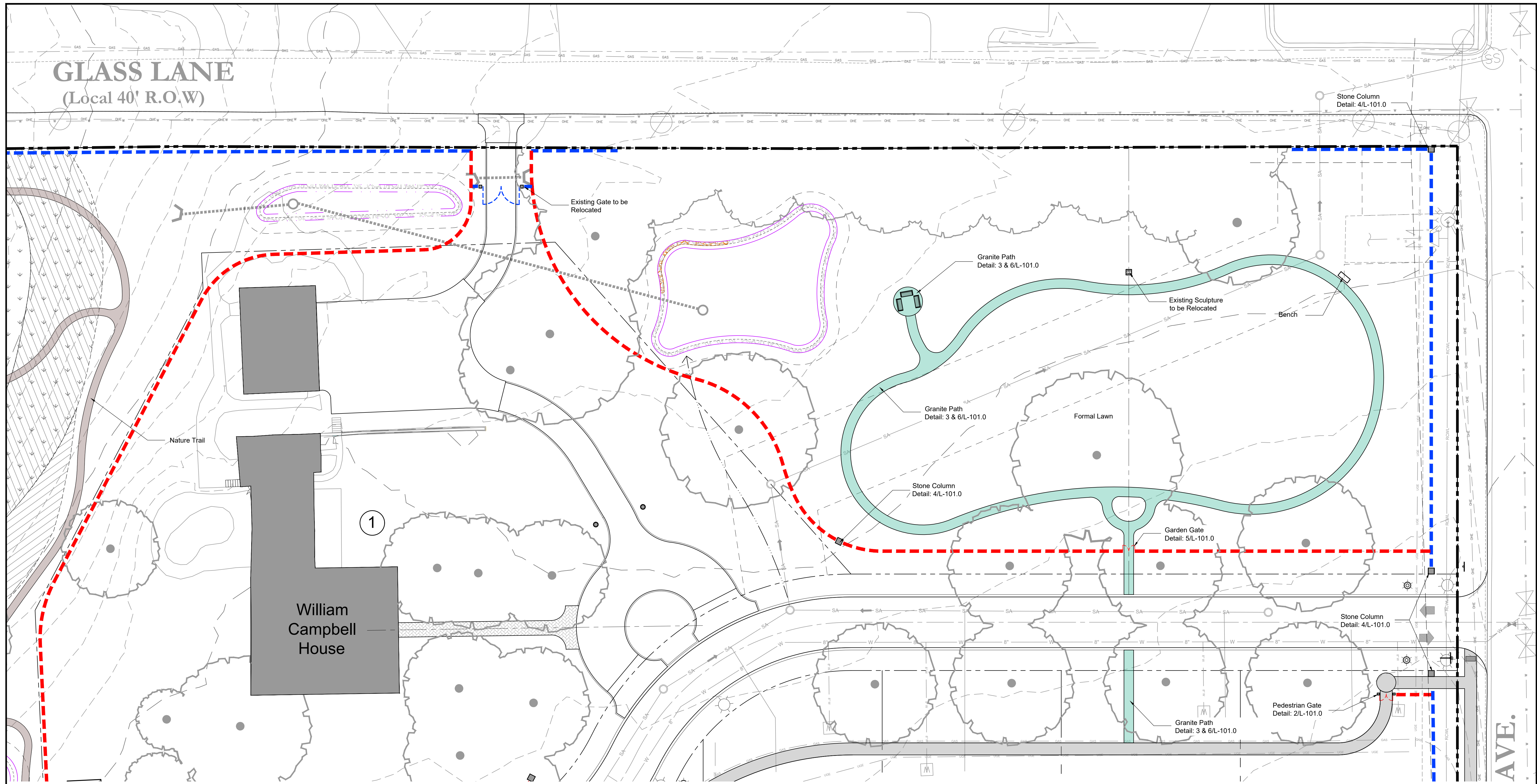


date: June 27, 2025  
 revisions:

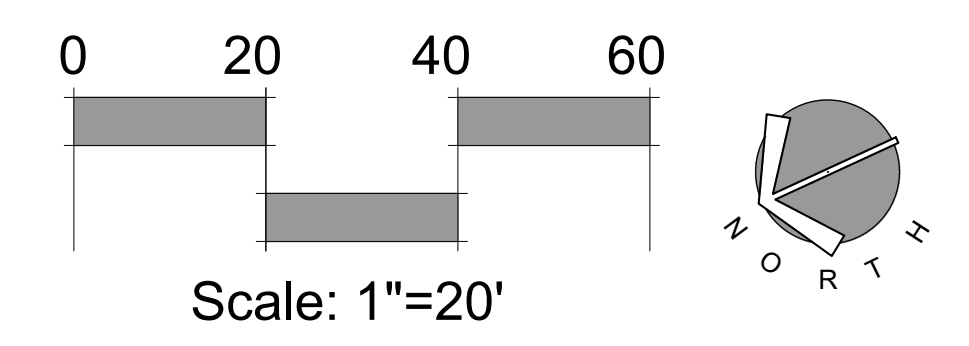
project no. 19068  
 scale: shown on plan

**L-100.0**

**GLASS LANE**  
(Local 40' R.O.W)



- LEGEND**
- DECOMPOSED GRANITE 3 & 6/ L-101.0
  - NATURAL PATH - GRASS/ MULCH
  - PROPOSED 4 RAIL FENCE 4/L-101.0
  - EXISTING 4 RAIL FENCE



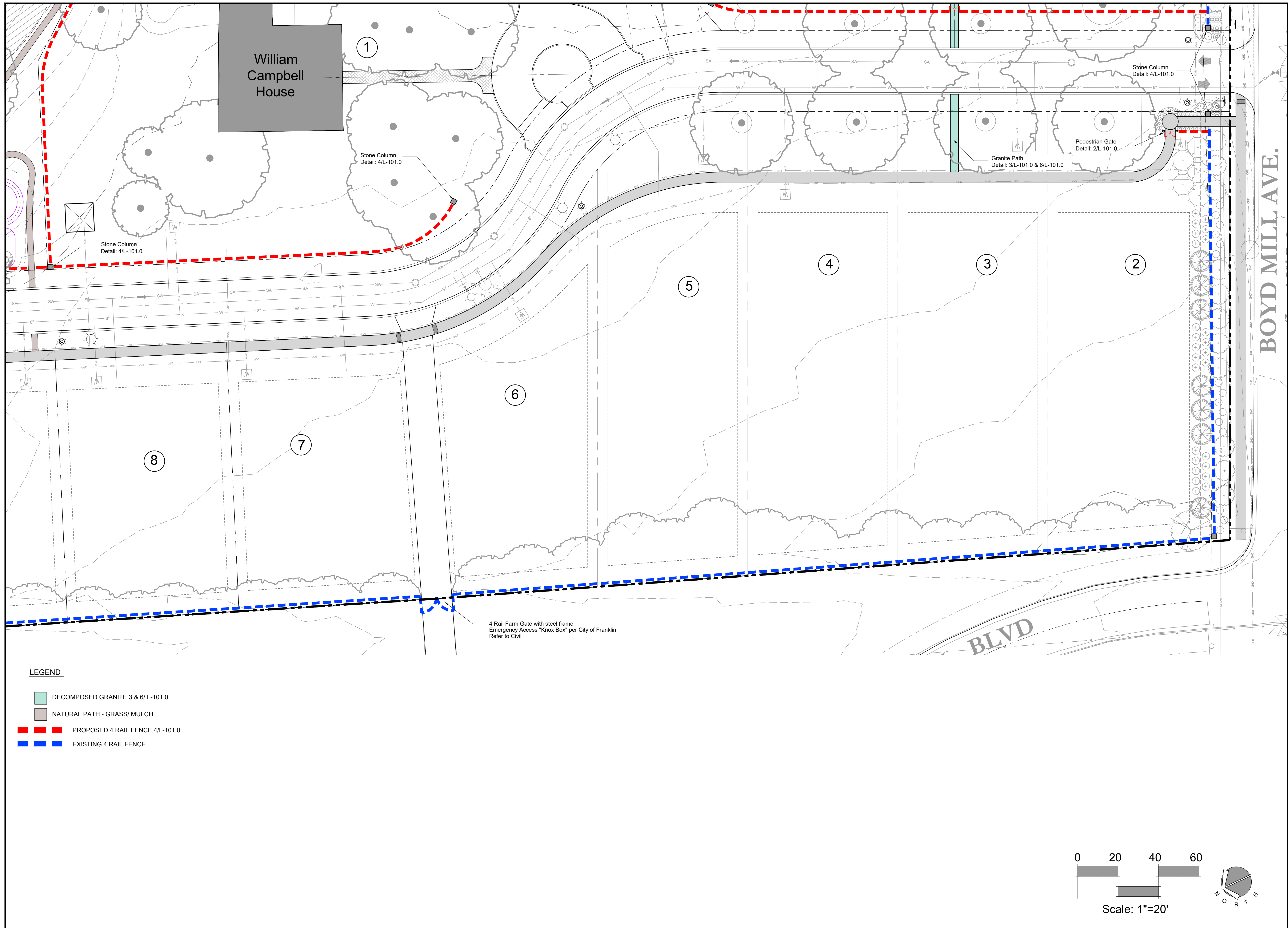
**Magnolia Hall - PUD Subdivision**  
Enhanced Landscape Plan  
Boyd Mill Avenue, Franklin, Tennessee



date: June 27, 2025  
revisions:

project no. 19068  
scale: shown on plan

**L-100.1**



William Campbell House

1

Stone Column  
Detail: 4/L-101.0

Granite Path  
Detail: 3/L-101.0 & 6/L-101.0

Pedestrian Gate  
Detail: 2/L-101.0

Stone Column  
Detail: 4/L-101.0

Stone Column  
Detail: 4/L-101.0

6

5

4

3

2

7

8

4 Rail Farm Gate with steel frame  
Emergency Access "Knox Box" per City of Franklin  
Refer to Civil

BLVD

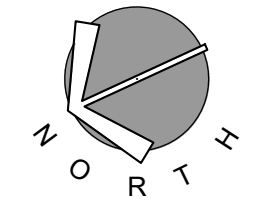
BOYD MILL AVE.

LEGEND

- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE



Scale: 1"=20'



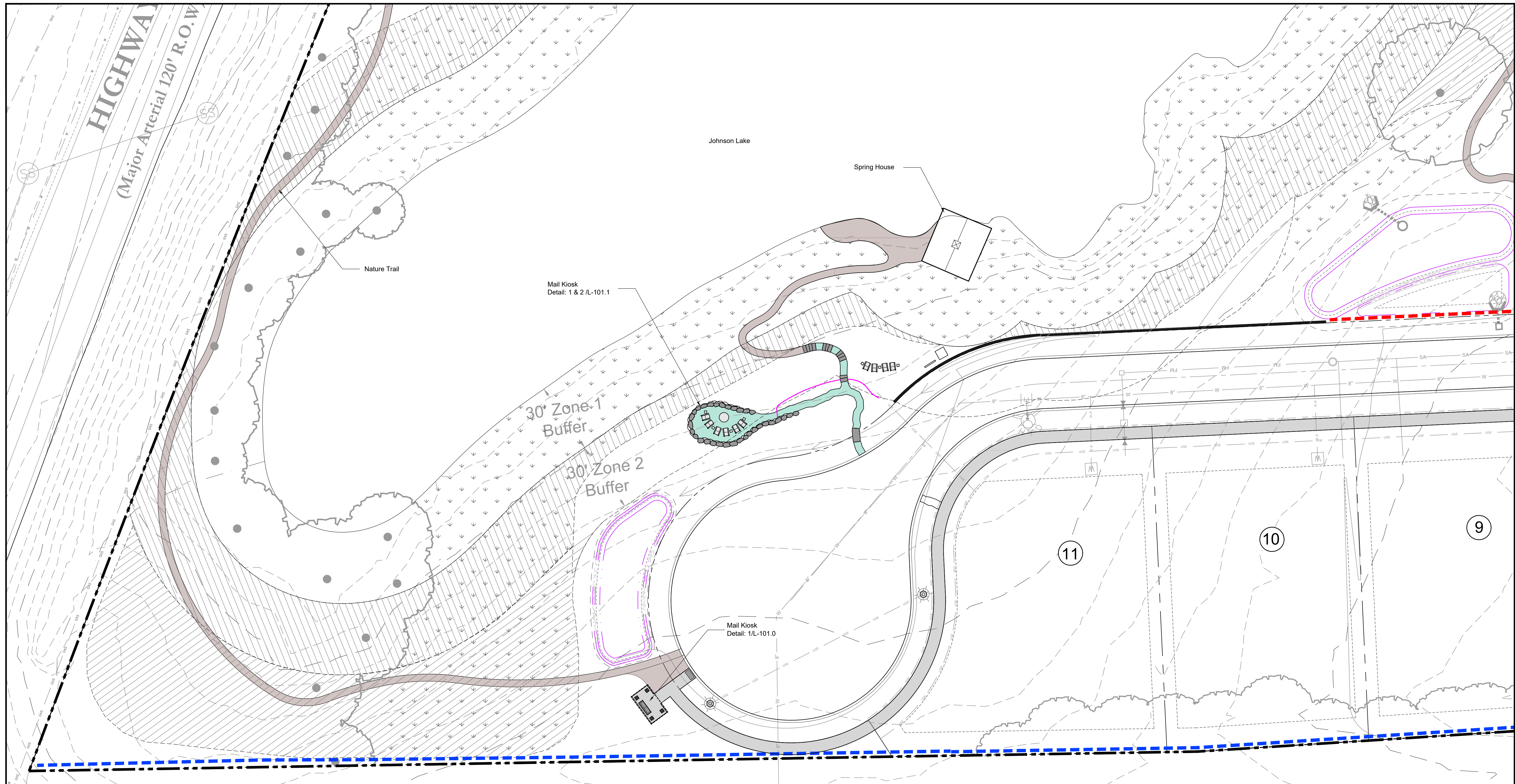
**Magnolia Hall - PUD Subdivision**  
Enhanced Landscape Plan  
Boyd Mill Avenue, Franklin, Tennessee



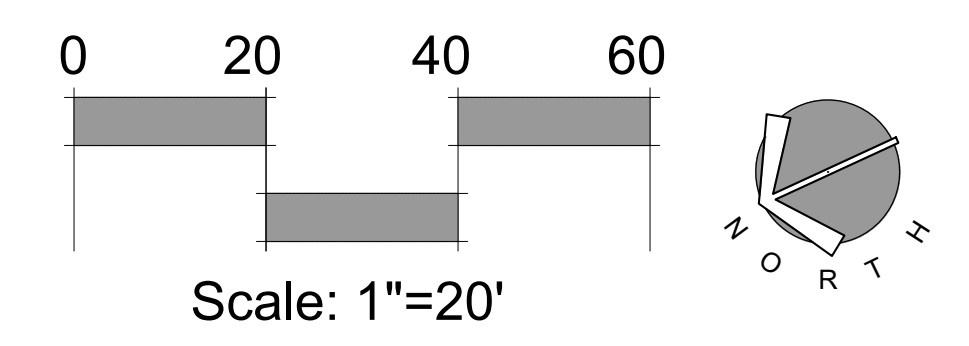
date. June 27, 2025  
revisions.

project no. 19068  
scale. shown on plan

**L-100.2**



- LEGEND**
- DECOMPOSED GRANITE 3 & 6/ L-101.0
  - NATURAL PATH - GRASS/ MULCH
  - PROPOSED 4 RAIL FENCE 4/L-101.0
  - EXISTING 4 RAIL FENCE



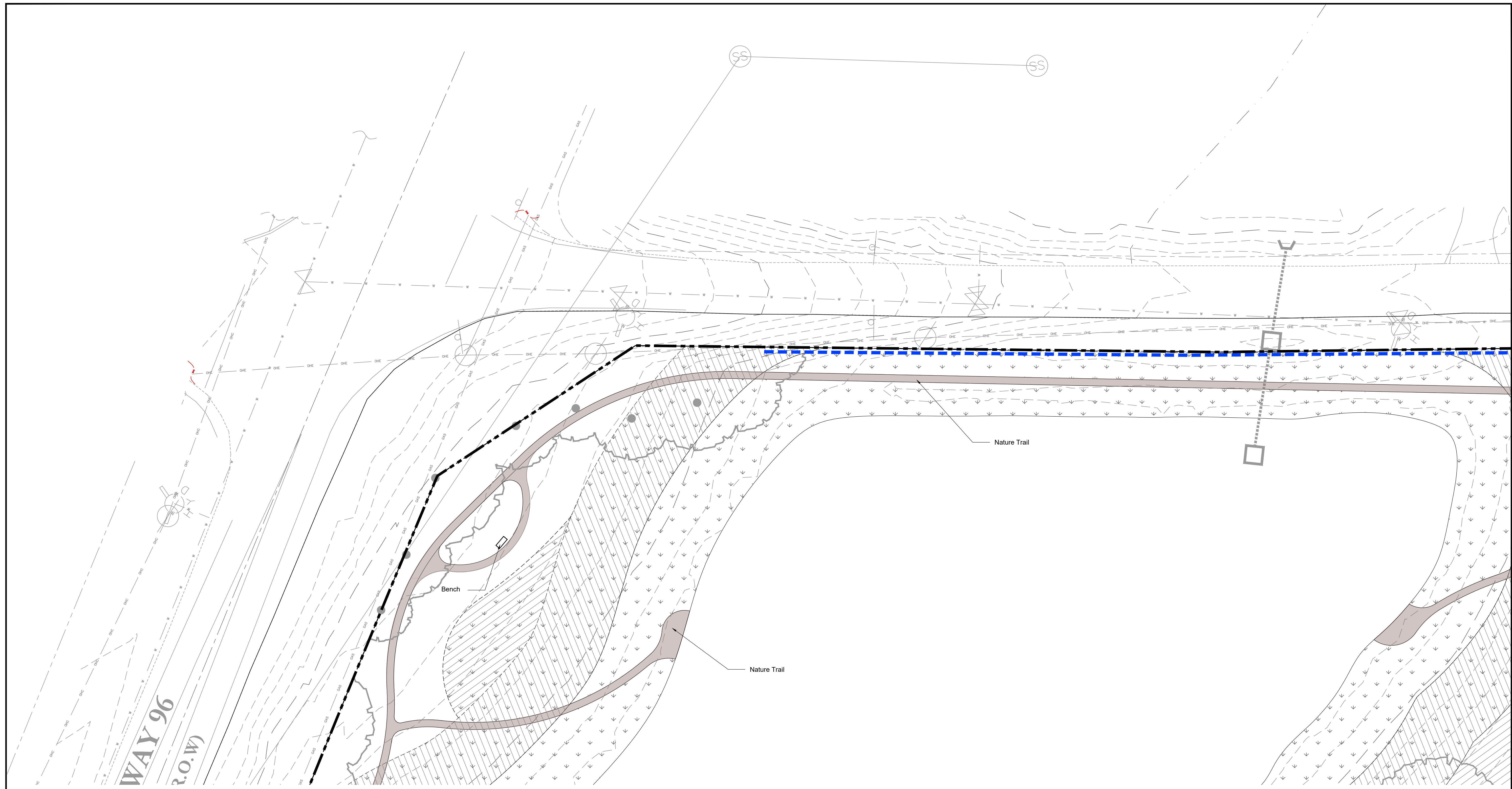
**Magnolia Hall - PUD Subdivision**  
 Enhanced Landscape Plan  
 Boyd Mill Avenue, Franklin, Tennessee



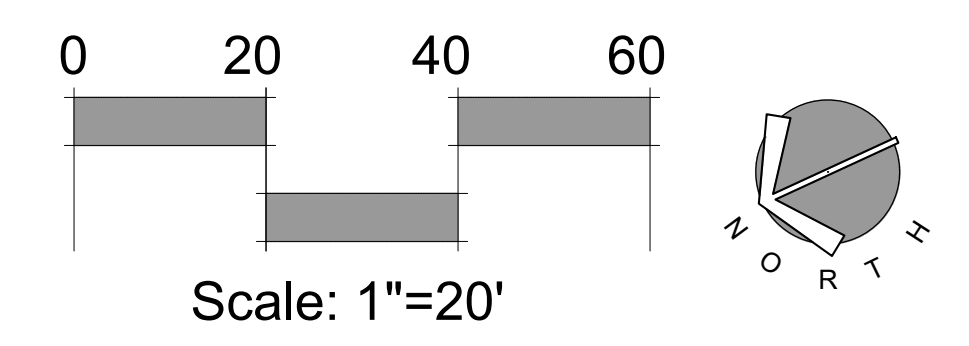
date. June 27, 2025  
 revisions.

project no. 19068  
 scale. shown on plan

**L-100.3**



- LEGEND**
- DECOMPOSED GRANITE 3 & 6/ L-101.0
  - NATURAL PATH - GRASS/ MULCH
  - PROPOSED 4 RAIL FENCE 4/L-101.0
  - EXISTING 4 RAIL FENCE



**Magnolia Hall - PUD Subdivision**  
 Enhanced Landscape Plan  
 Boyd Mill Avenue, Franklin, Tennessee



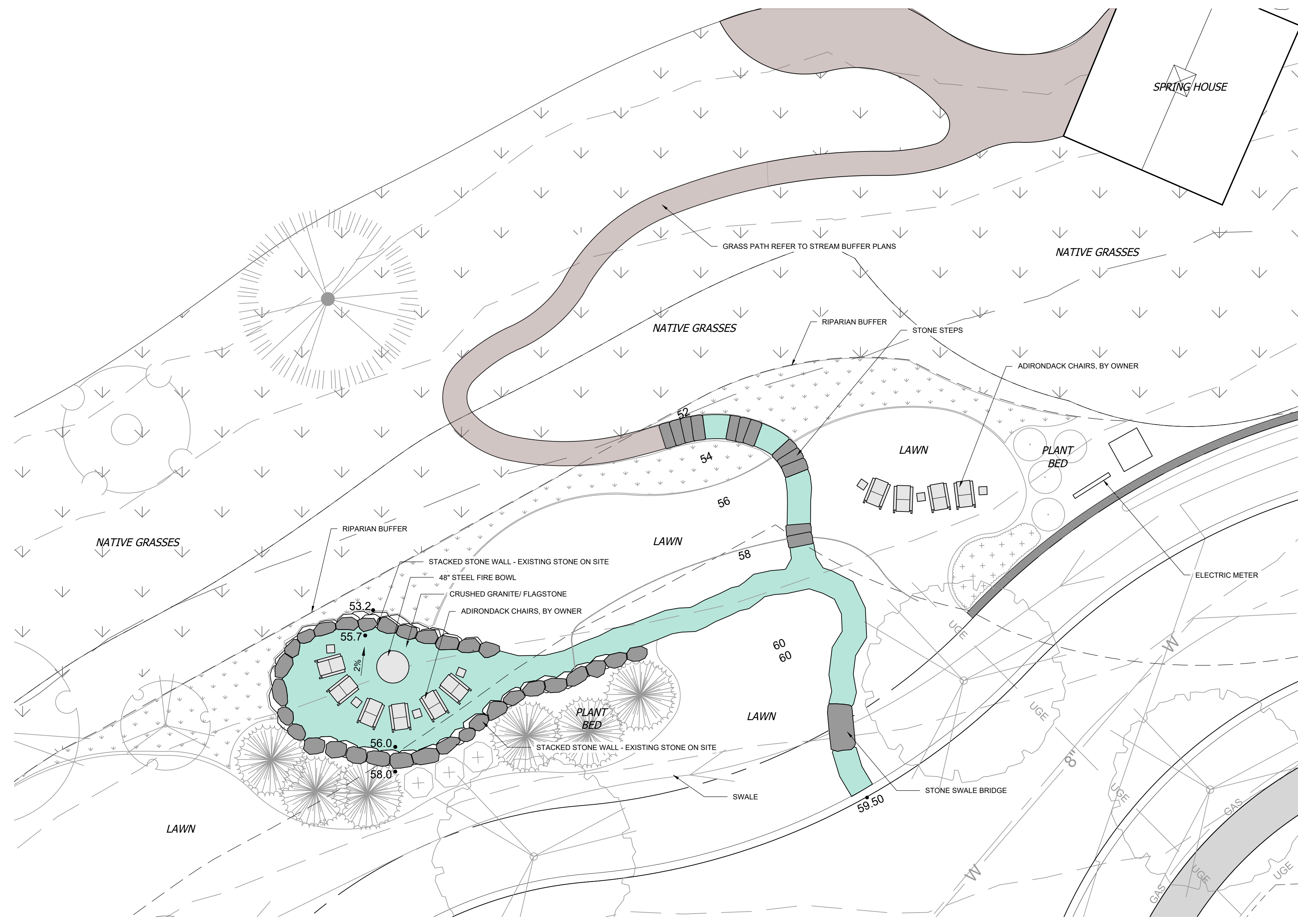
date. June 27, 2025  
 revisions.

project no. 19068  
 scale. shown on plan

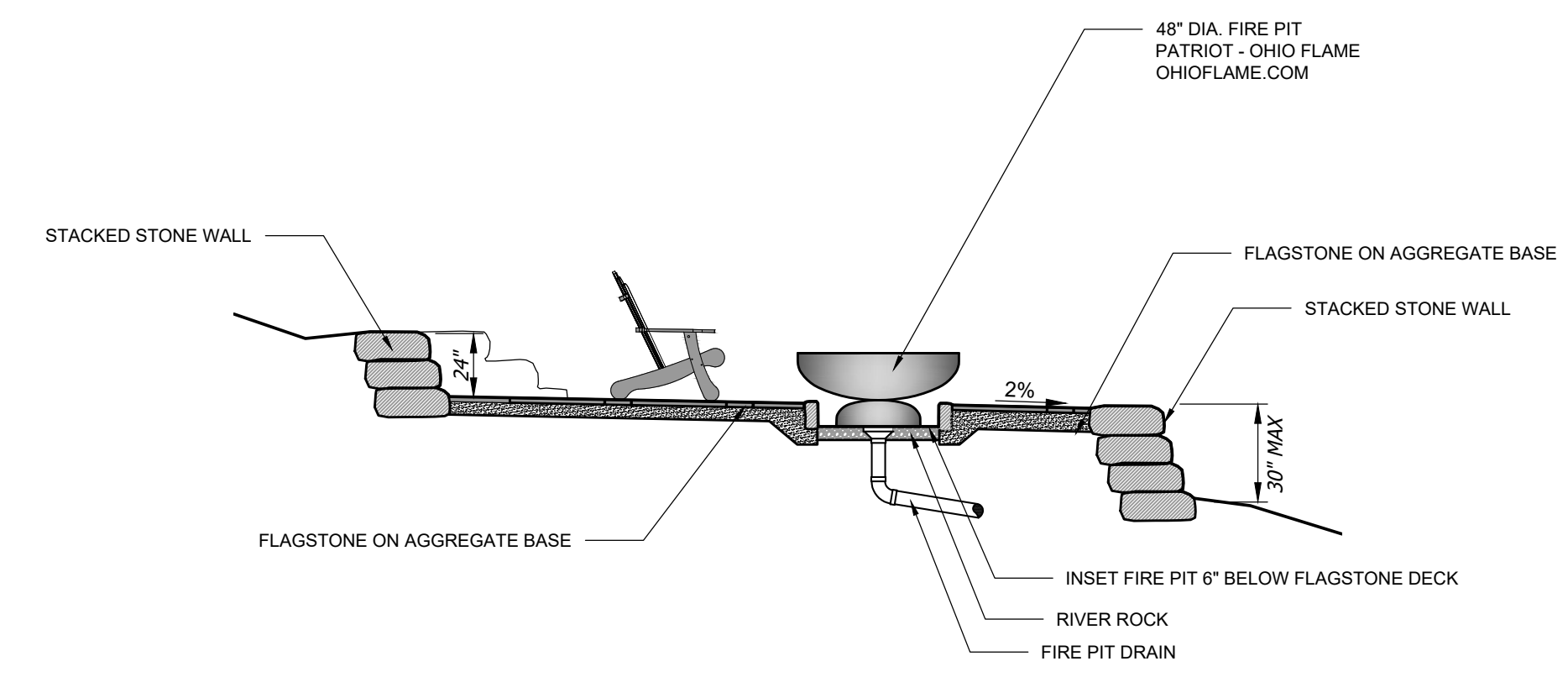
**L-100.4**



**Magnolia Hall - PUD Subdivision**  
 Enhanced Landscape Plan  
 Boyd Mill Avenue, Franklin, Tennessee



**1 Fire Pit Gathering Area**  
 101.1 PLAN 1/8" = 1'-0"



**2 Fire Pit Gathering Area**  
 101.1 SECTION 1/4" = 1'-0"



date. June 27, 2025  
 revisions.

project no. 19068  
 scale. shown on plan

**L-101.1**

# Precedent - Lead Walks



1034 Benelli Park



325 Fair Park



903 West Main

# Precedent - Driveway Accents



311 Ledgelawn Ct



320 Fair park Ct



326 Fair Park Ct



419 Boyd Mill

# Precedent - Gas Lanterns



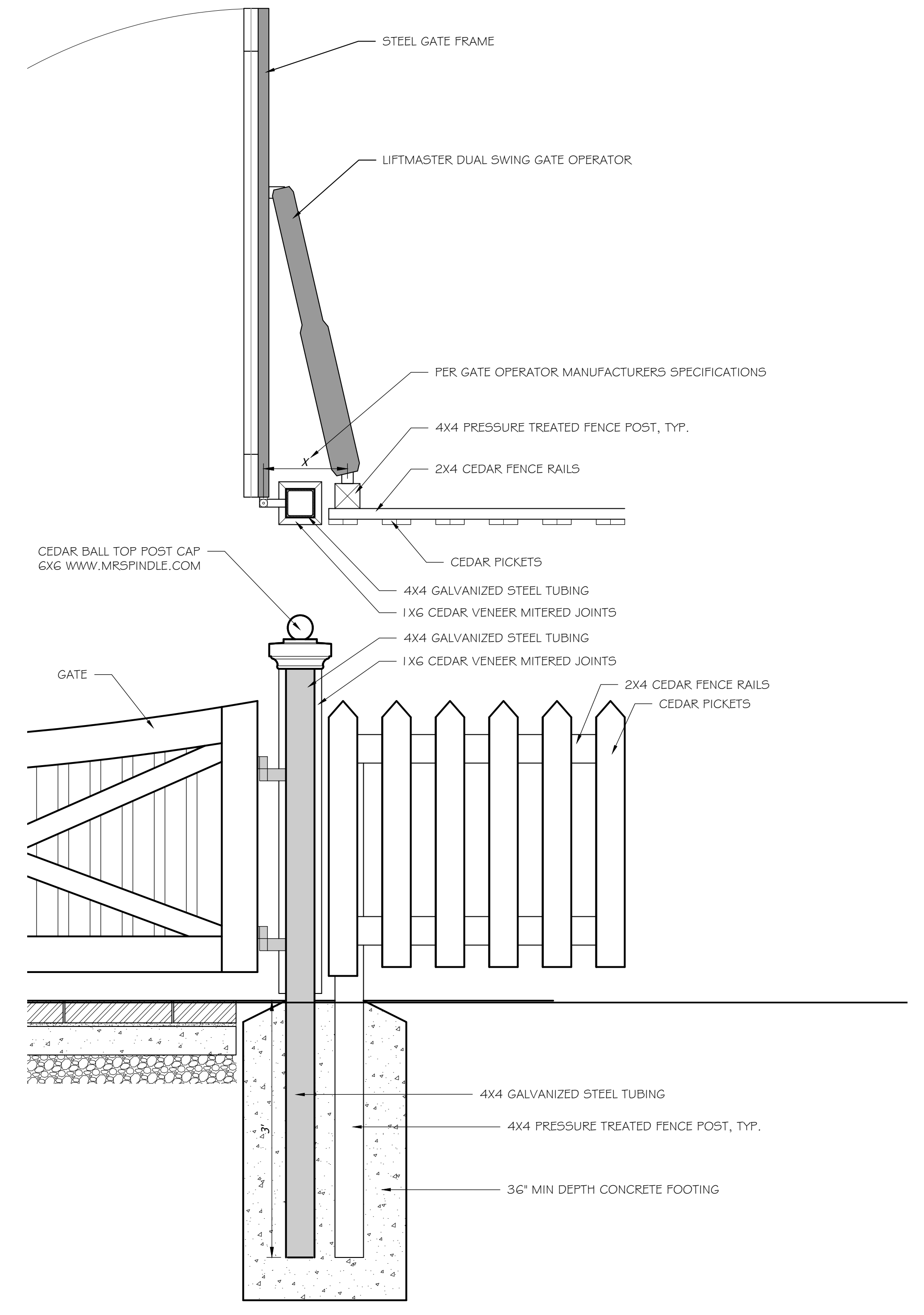
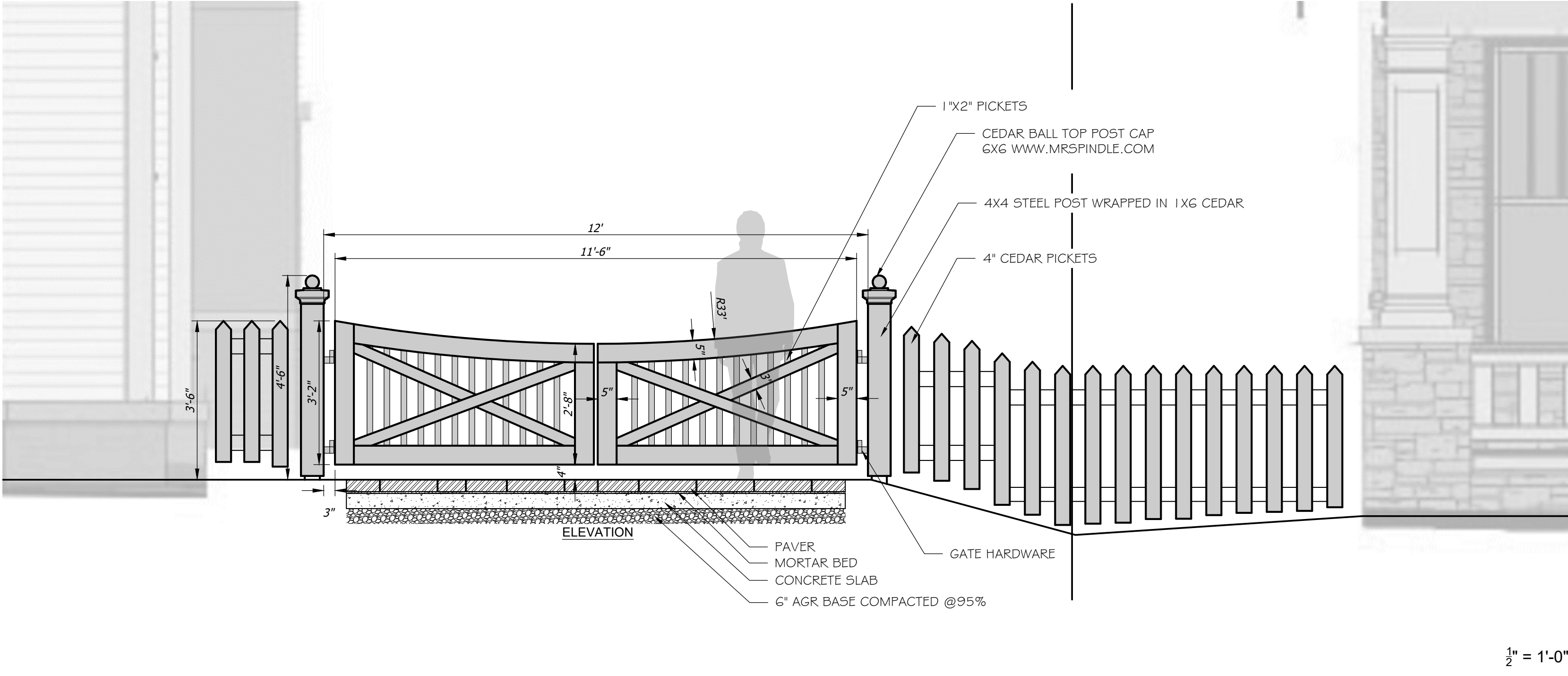
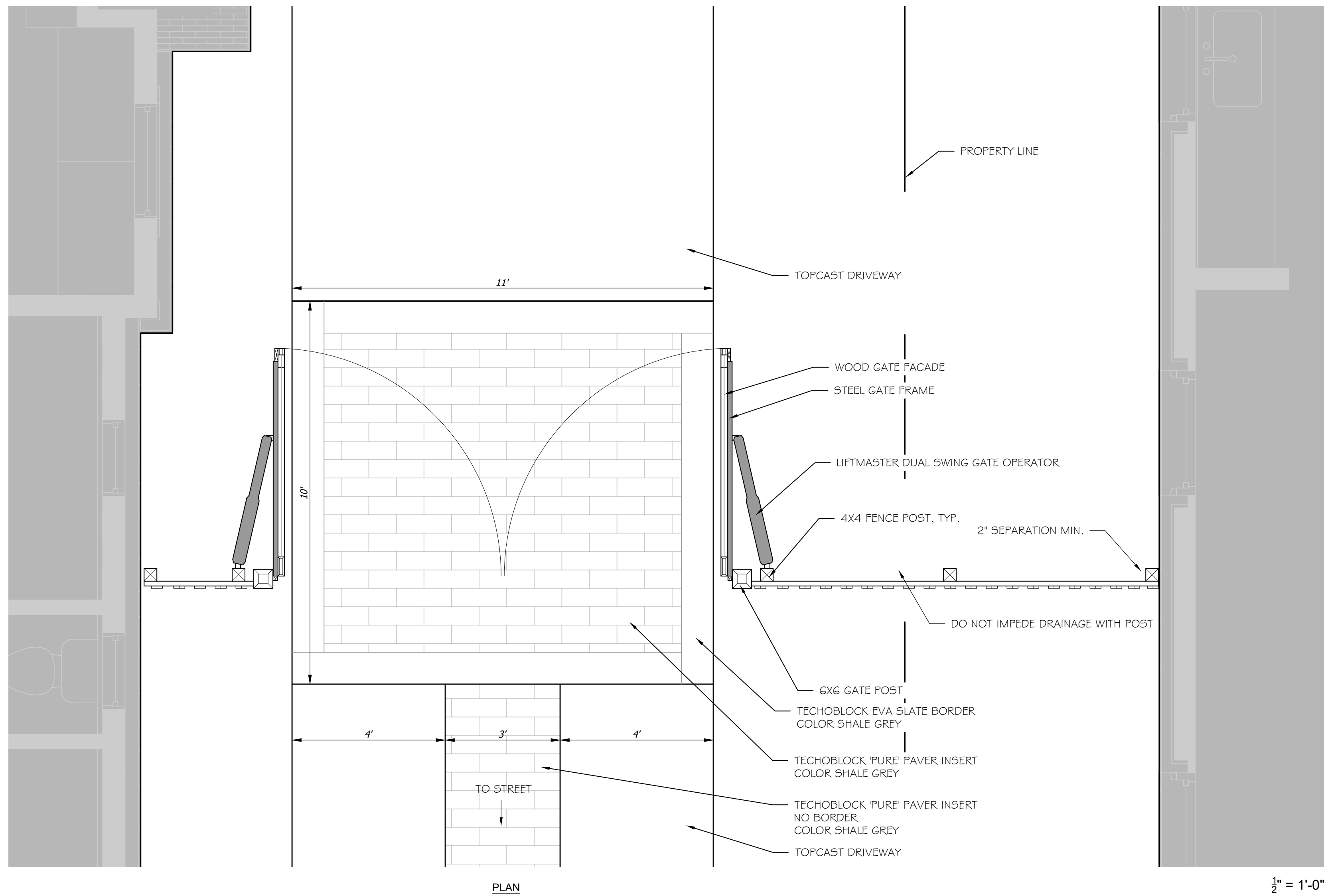
507 South Margin



Franklin Brownstones



**Magnolia Hall - Lot 2**  
 Boyd Mill Avenue, Franklin, Tennessee



NOTE: FENCE POSTS TO BE PRESSURE TREATED. ALL OTHER WOOD TO BE WESTERN CEDAR. STAIN/PAIN PER OWNER.

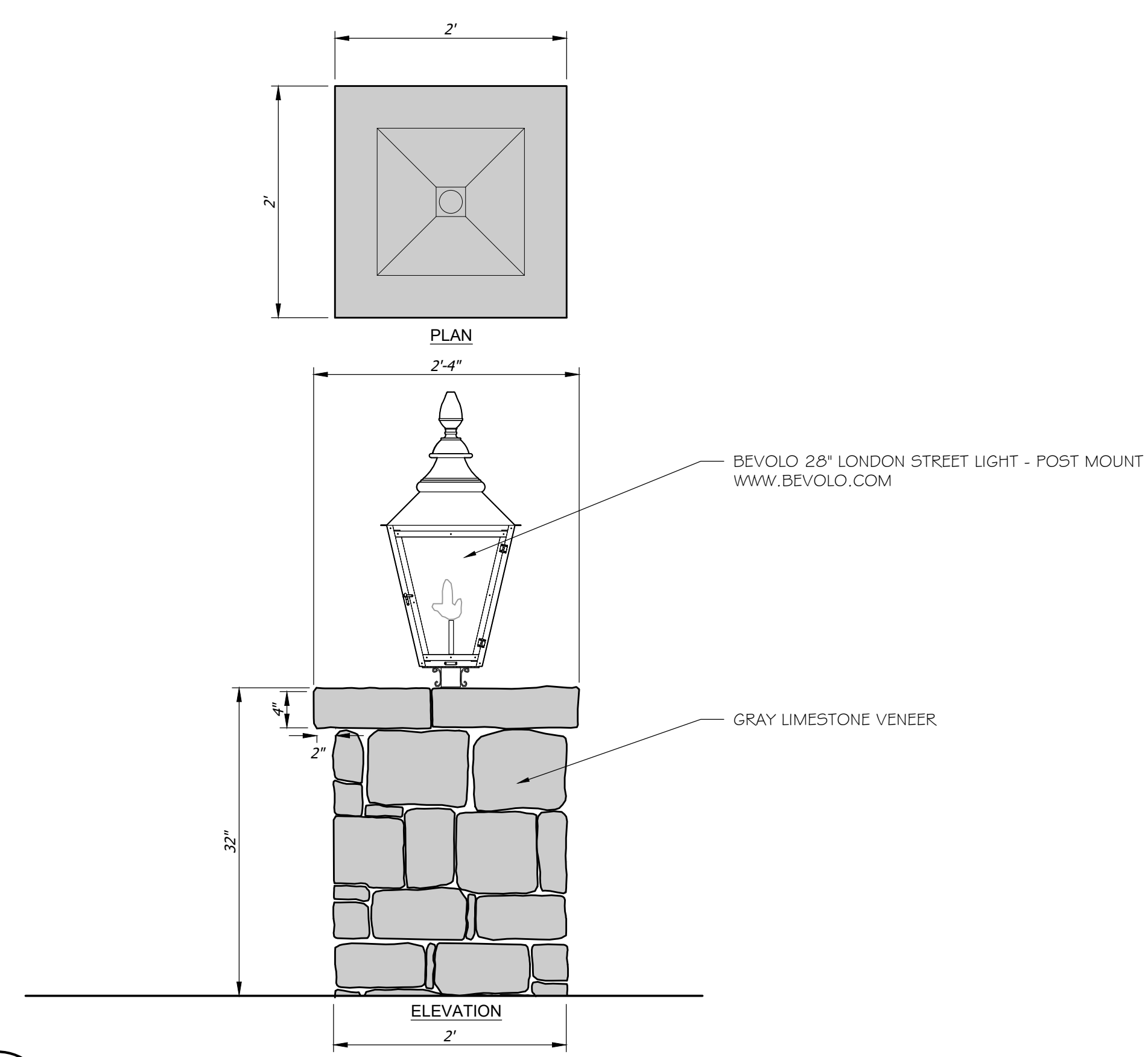
**Magnolia Hall - Lot 2**  
 Boyd Mill Avenue, Franklin, Tennessee

Landscape Plan

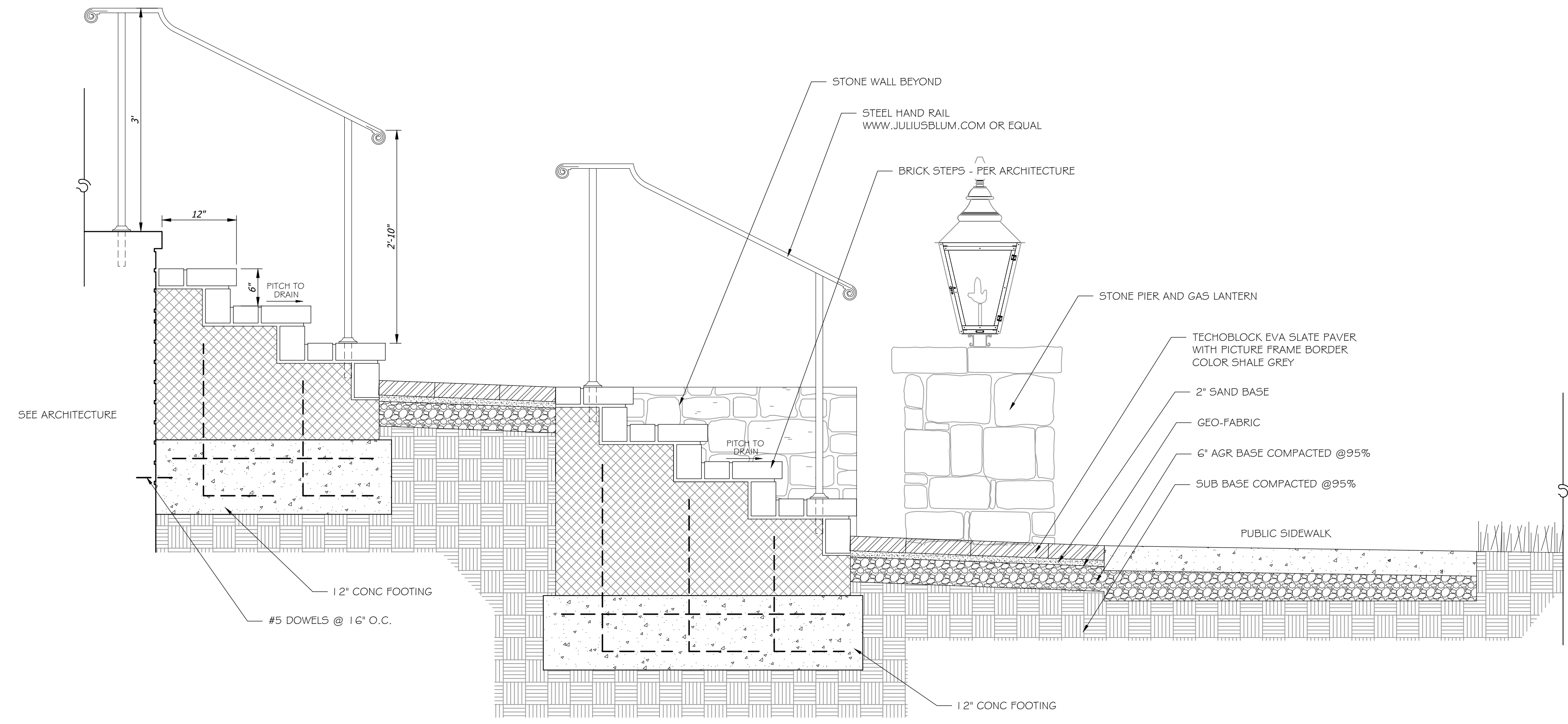
date. June 11, 2024  
 revisions. July 1, 2024  
 June 27, 2025

project no. 19068  
 scale. shown on plan

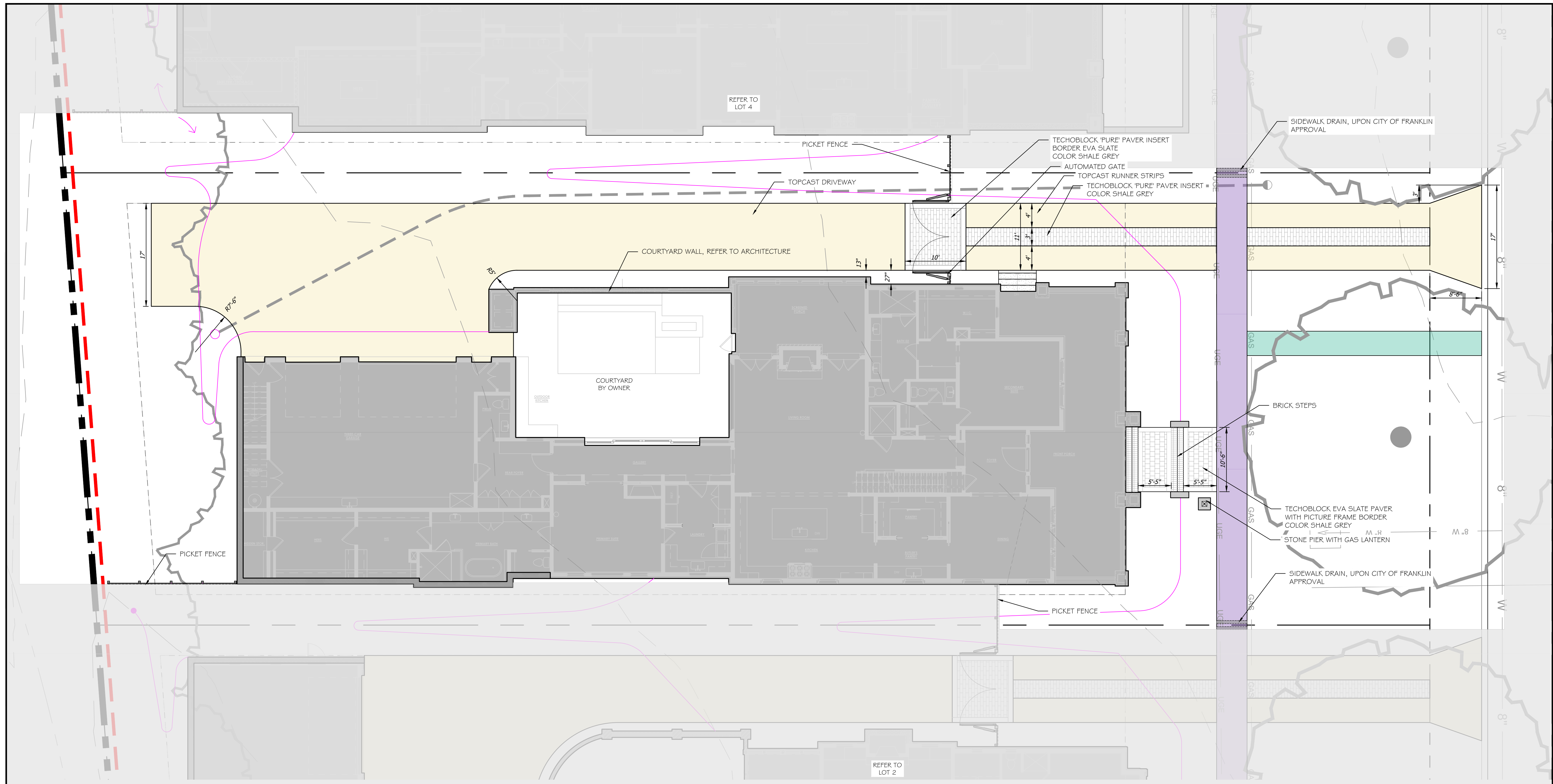
**L-2.1**



**1** Stone Pier with Gas Lantern  
 2.1 PLAN/ELEVATION  
 DETAIL #  
 1/2" = 1'-0"



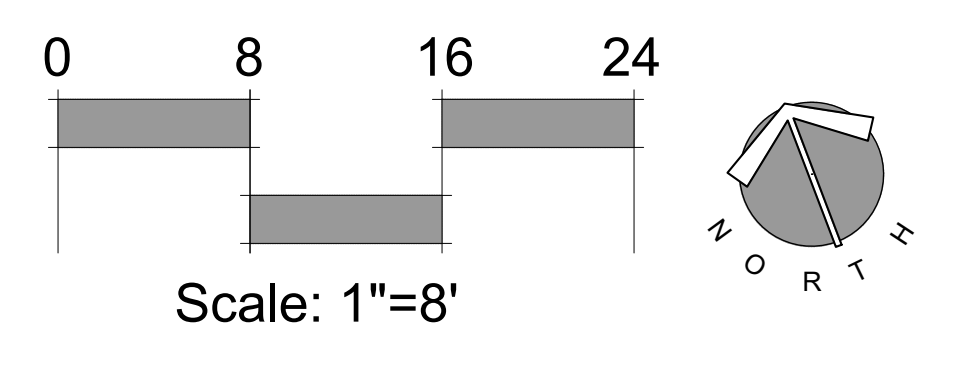
**2** Step & Walk Section  
 2.1 SECTION  
 DETAIL #  
 1" = 1'-0"



**Magnolia Hall - Lot 3**  
 Boyd Mill Avenue, Franklin, Tennessee

date. June 11, 2024  
 revisions. July 1, 2024  
 - June 27, 2025

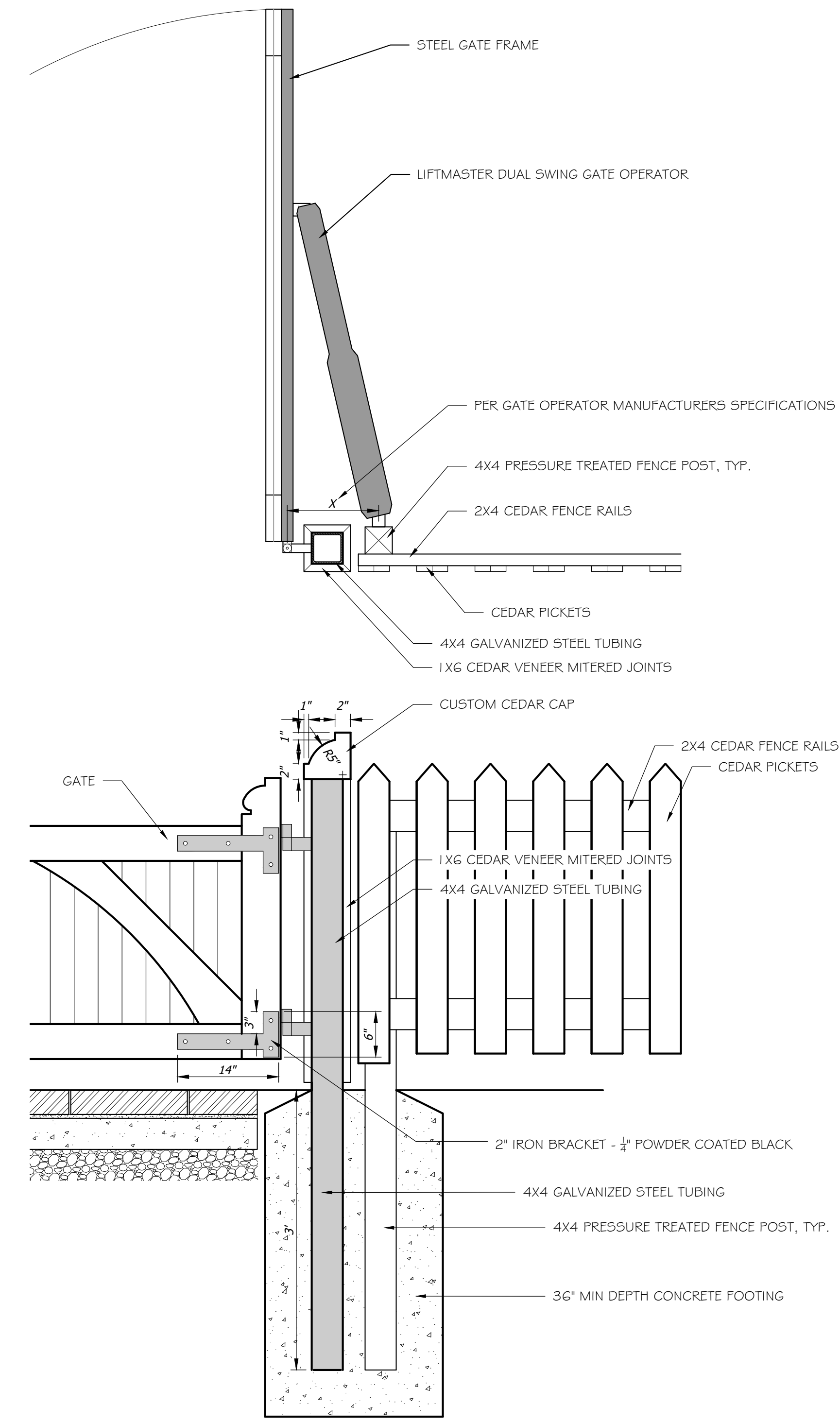
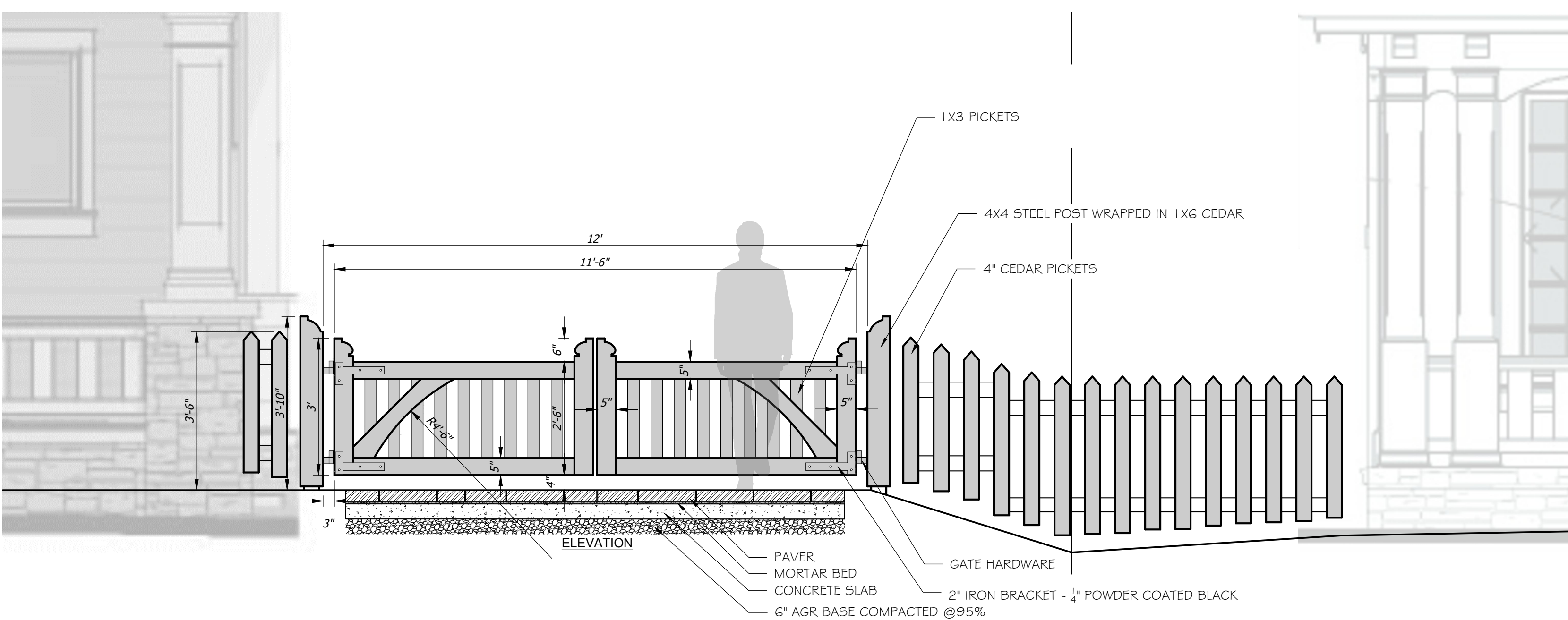
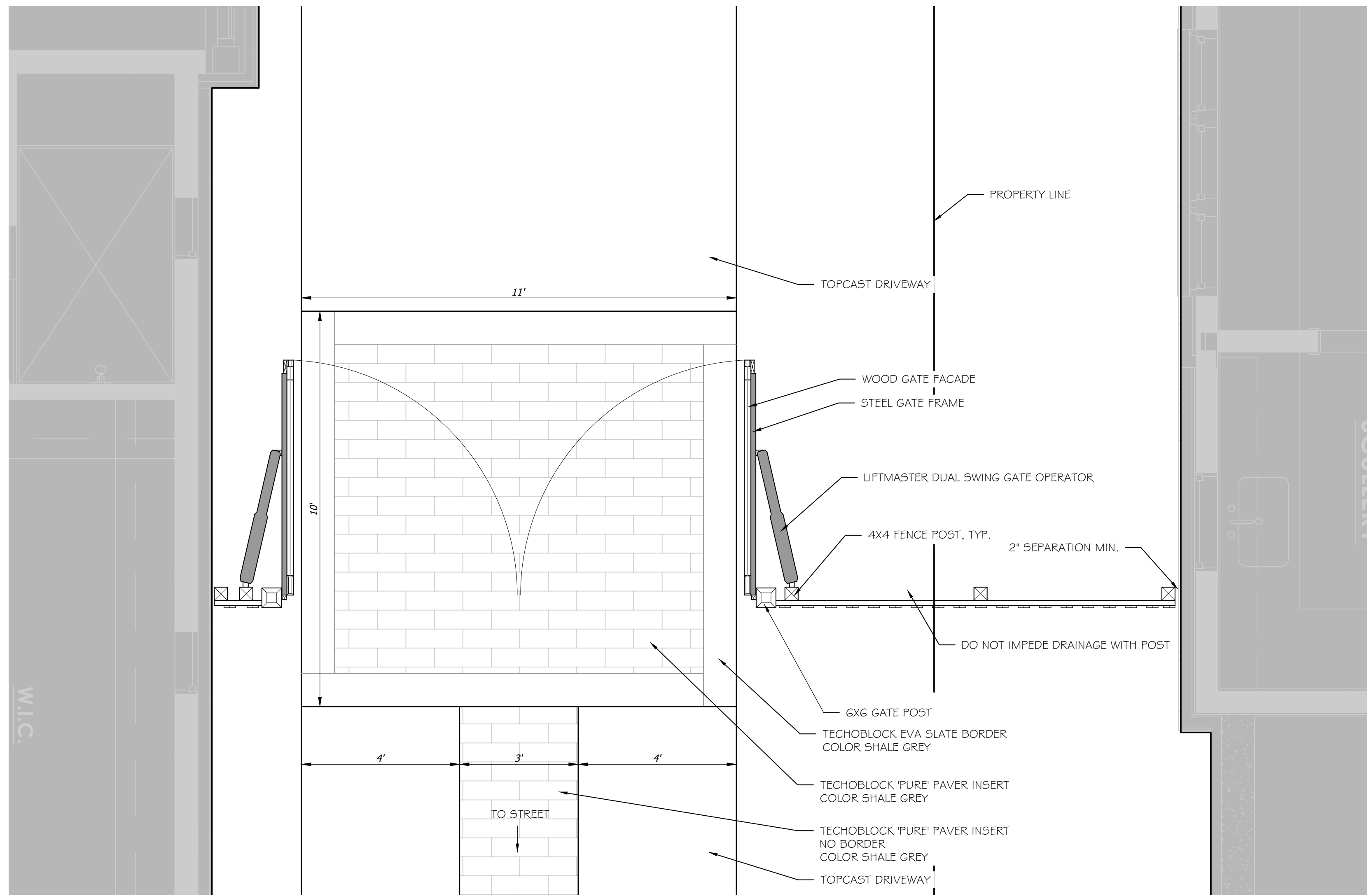
project no. 19068  
 scale. shown on plan



Landscape Plan

**L-1.0**

**Magnolia Hall - Lot 3**  
 Boyd Mill Avenue, Franklin, Tennessee



NOTE: FENCE POSTS TO BE PRESSURE TREATED. ALL OTHER WOOD TO BE WESTERN CEDAR. STAIN/PAINT PER OWNER.

1" = 1'-0"

**1** Driveway Gate  
 2.0 PLAN

Landscape Plan

date: June 11, 2024  
 revisions: July 1, 2024  
 June 27, 2025

project no. 19068  
 scale: shown on plan

**L-2.0**

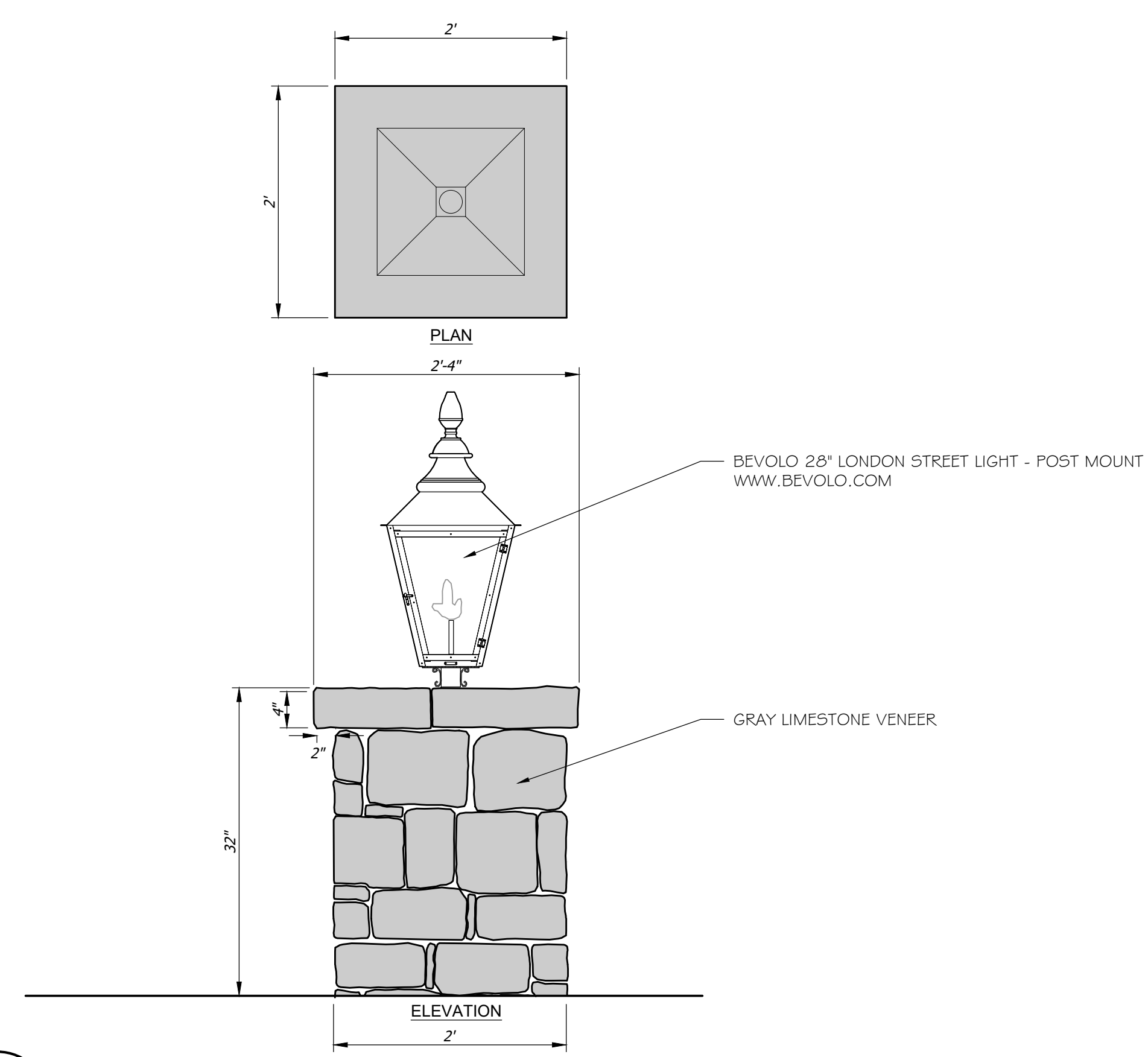
**Magnolia Hall - Lot 3**  
 Boyd Mill Avenue, Franklin, Tennessee

Landscape Plan

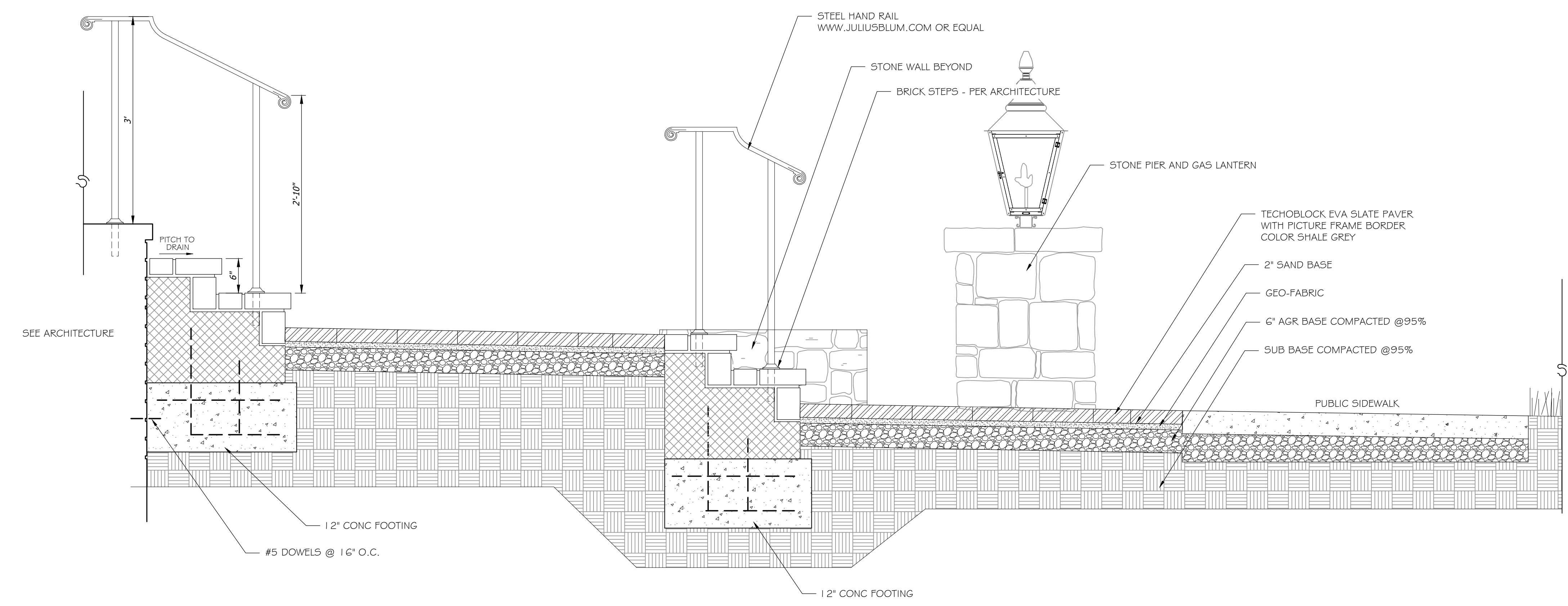
date. June 11, 2024  
 revisions. July 1, 2024  
 June 27, 2025

project no. 19068  
 scale. shown on plan

**L-2.1**



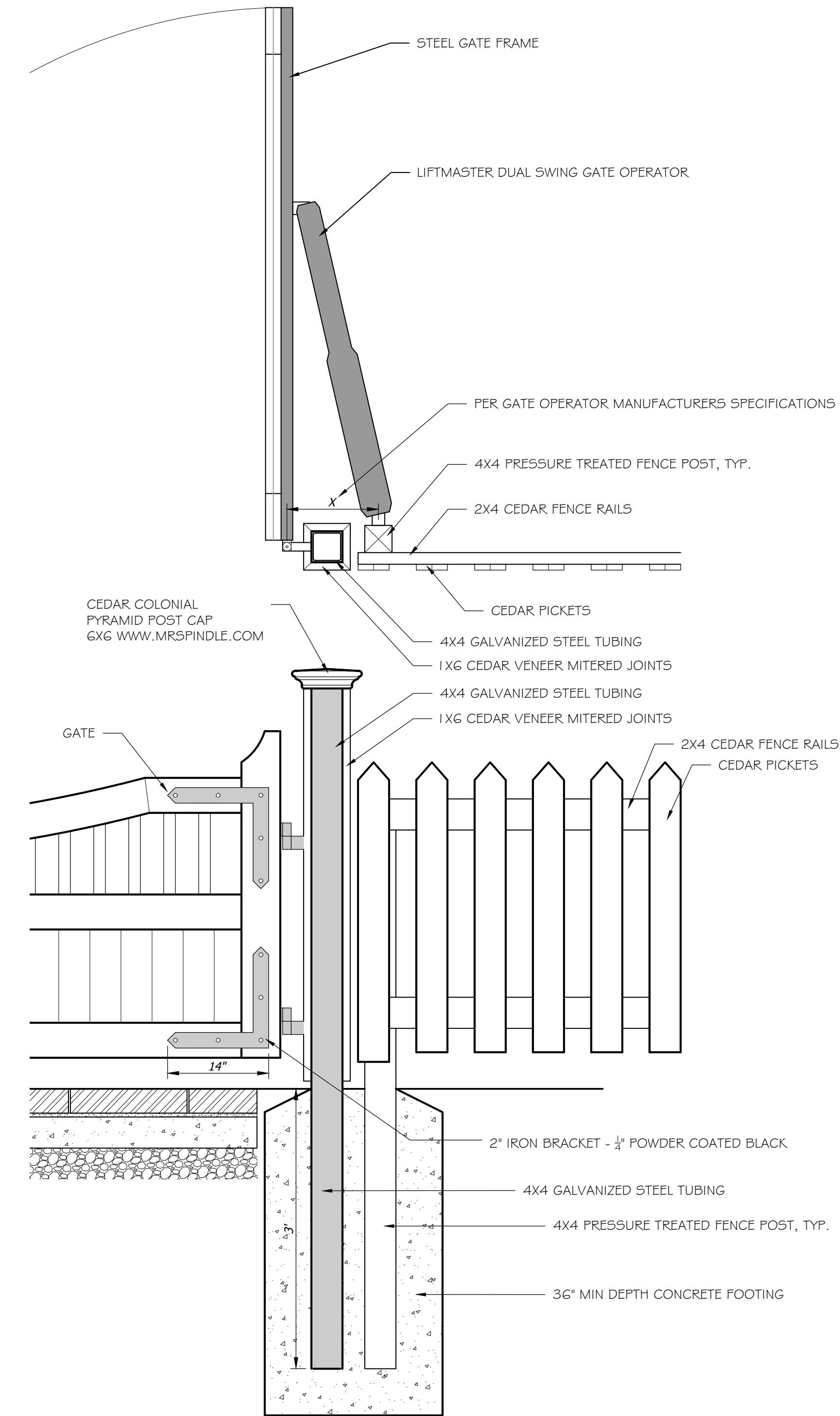
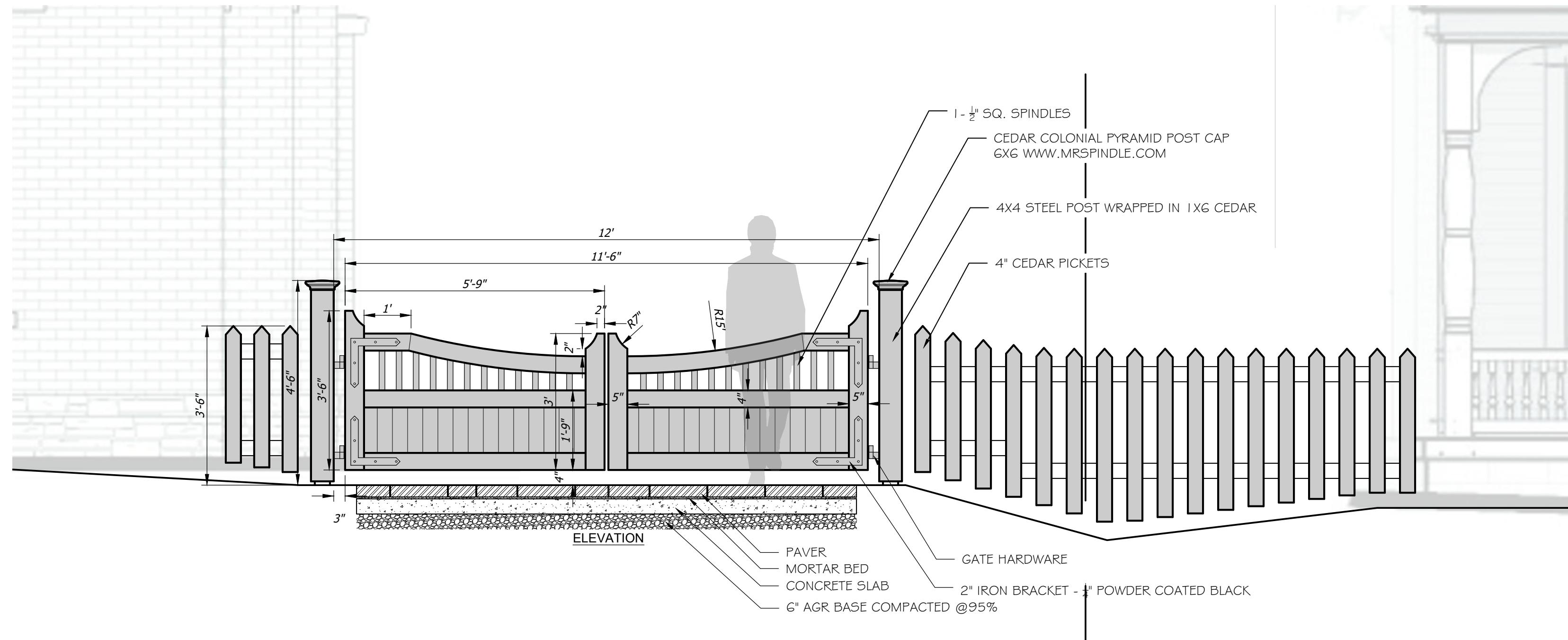
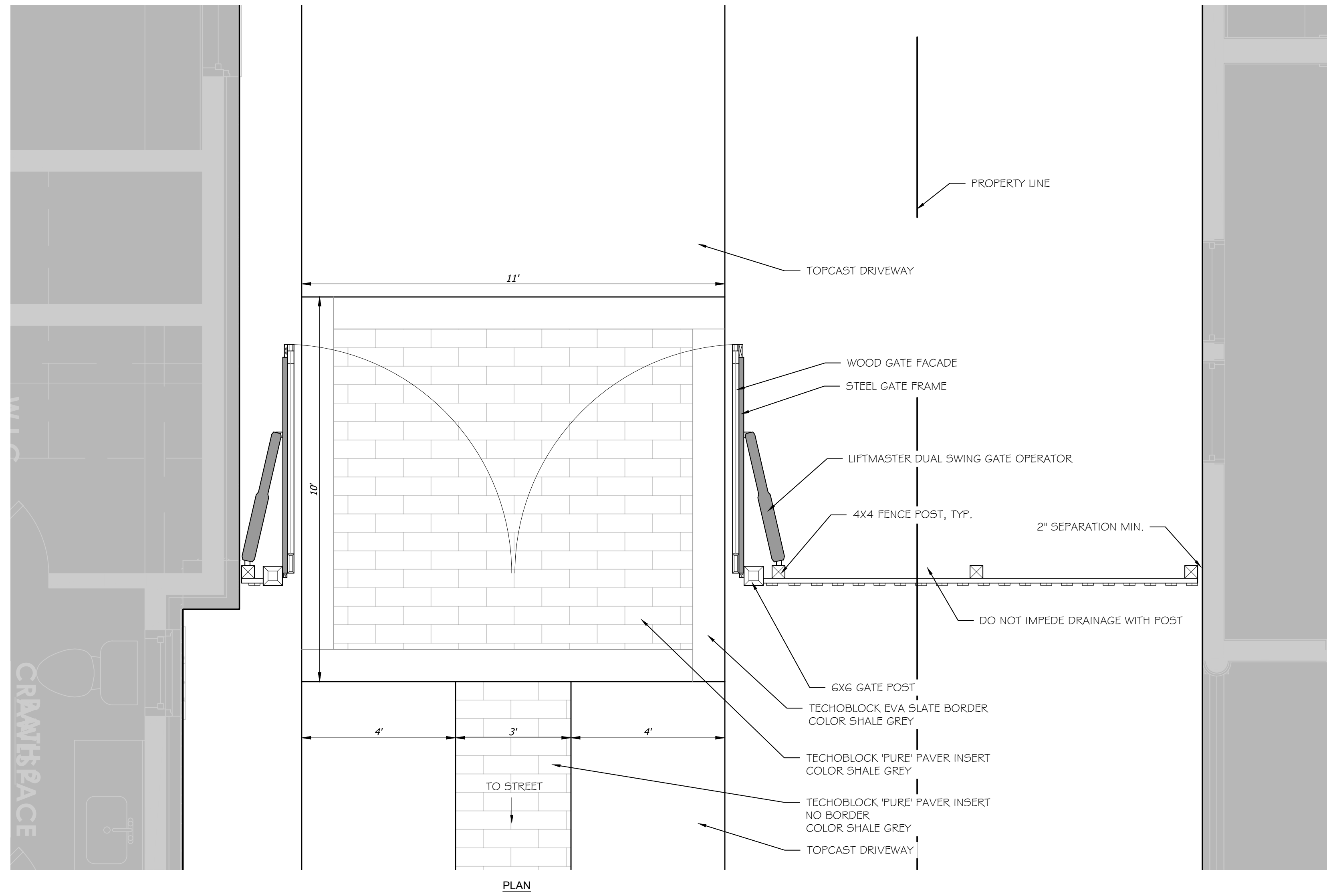
**1** Stone Pier with Gas Lantern  
 2.1 PLAN/ELEVATION  
 DETAIL #  
 1/2" = 1'-0"



**2** Step & Walk Section  
 2.1 SECTION  
 DETAIL #  
 1" = 1'-0"



**Magnolia Hall - Lot 4**  
 Boyd Mill Avenue, Franklin, Tennessee



NOTE: FENCE POSTS TO BE PRESSURE TREATED. ALL OTHER WOOD TO BE WESTERN CEDAR. STAIN/PAIN PER OWNER.

1" = 1'-0"

DETAIL #

**1** Driveway Gate  
 2.0 PLAN

Landscape Plan

date: June 11, 2024  
 revisions: July 1, 2024  
 June 27, 2025

project no. 19068  
 scale: shown on plan

**L-2.0**

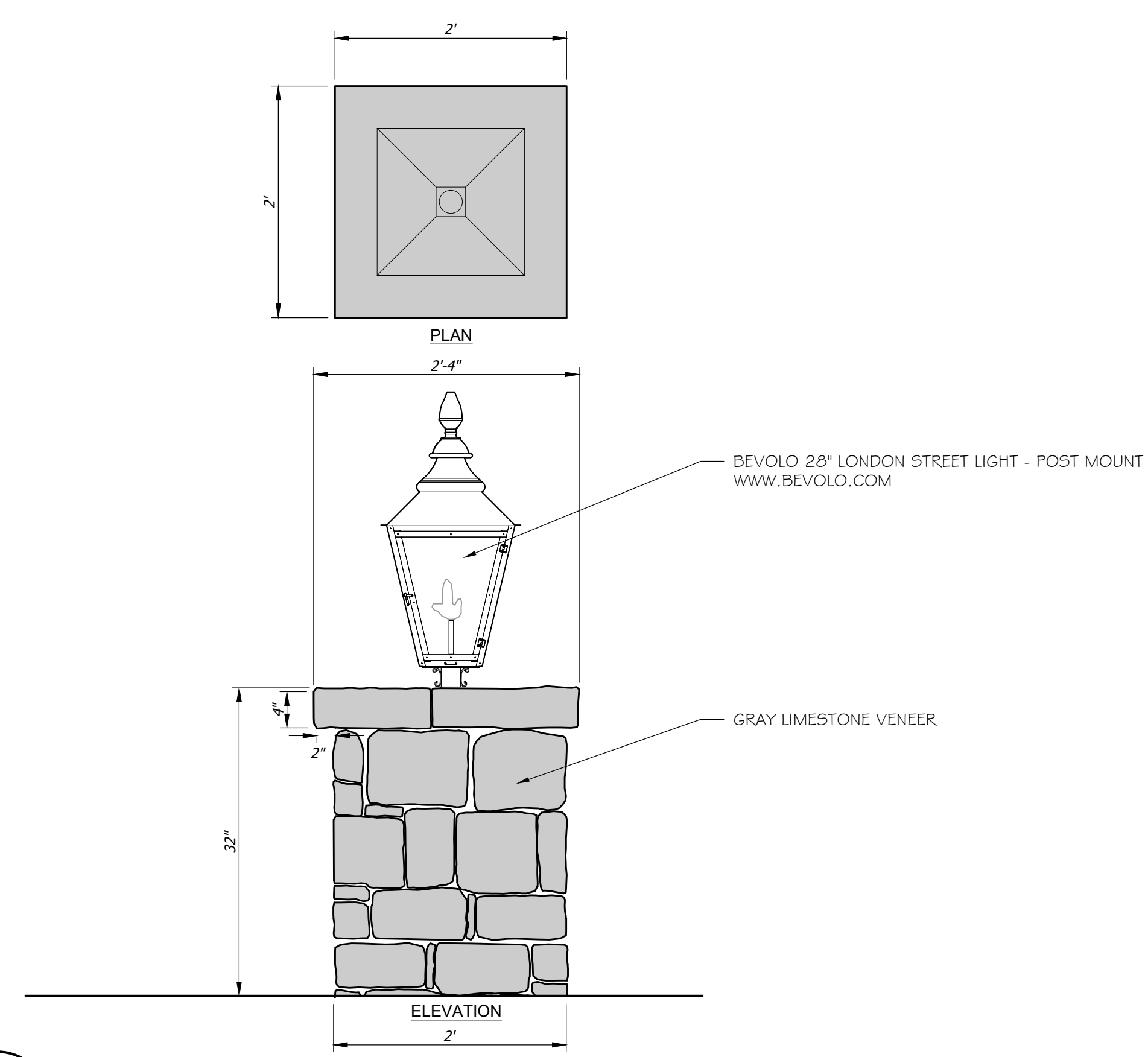
**Magnolia Hall - Lot 4**  
 Boyd Mill Avenue, Franklin, Tennessee

Landscape Plan

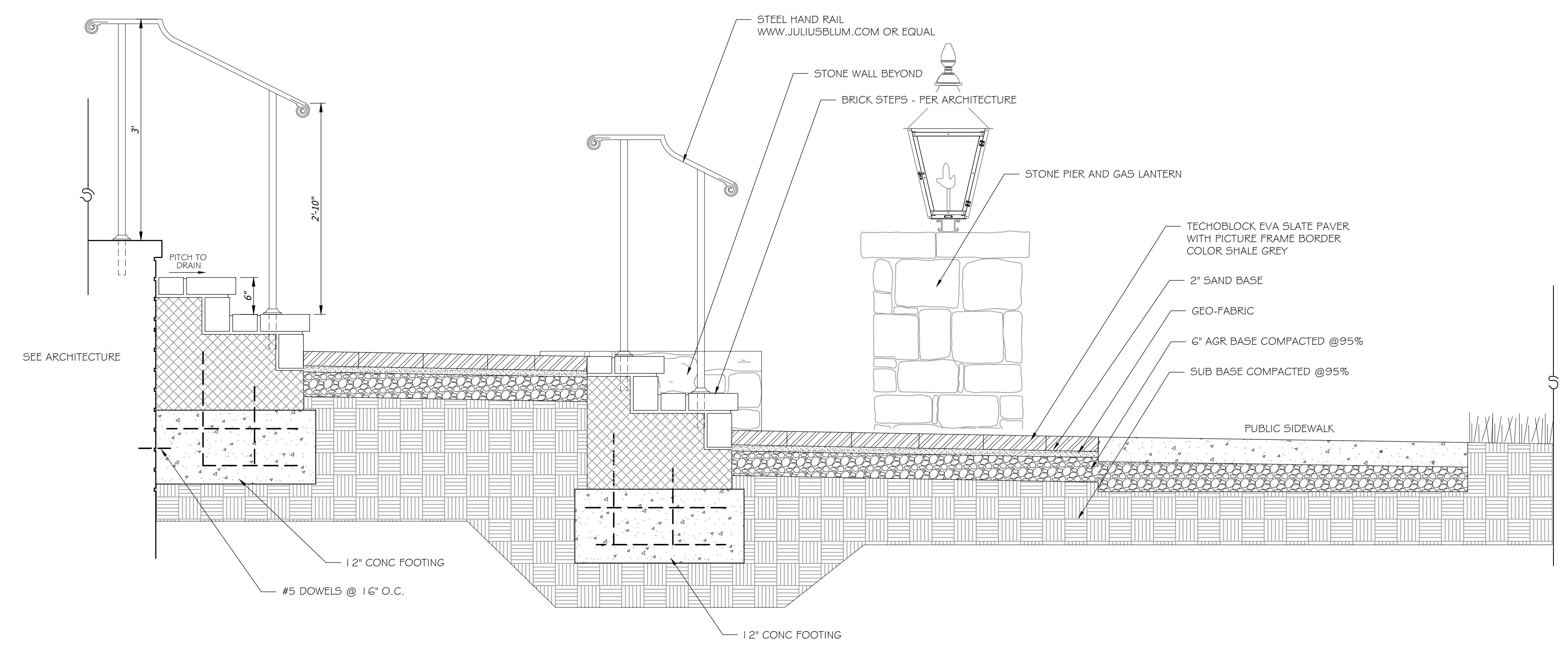
date. June 11, 2024  
 revisions. July 1, 2024  
 June 27, 2025

project no. 19068  
 scale. shown on plan

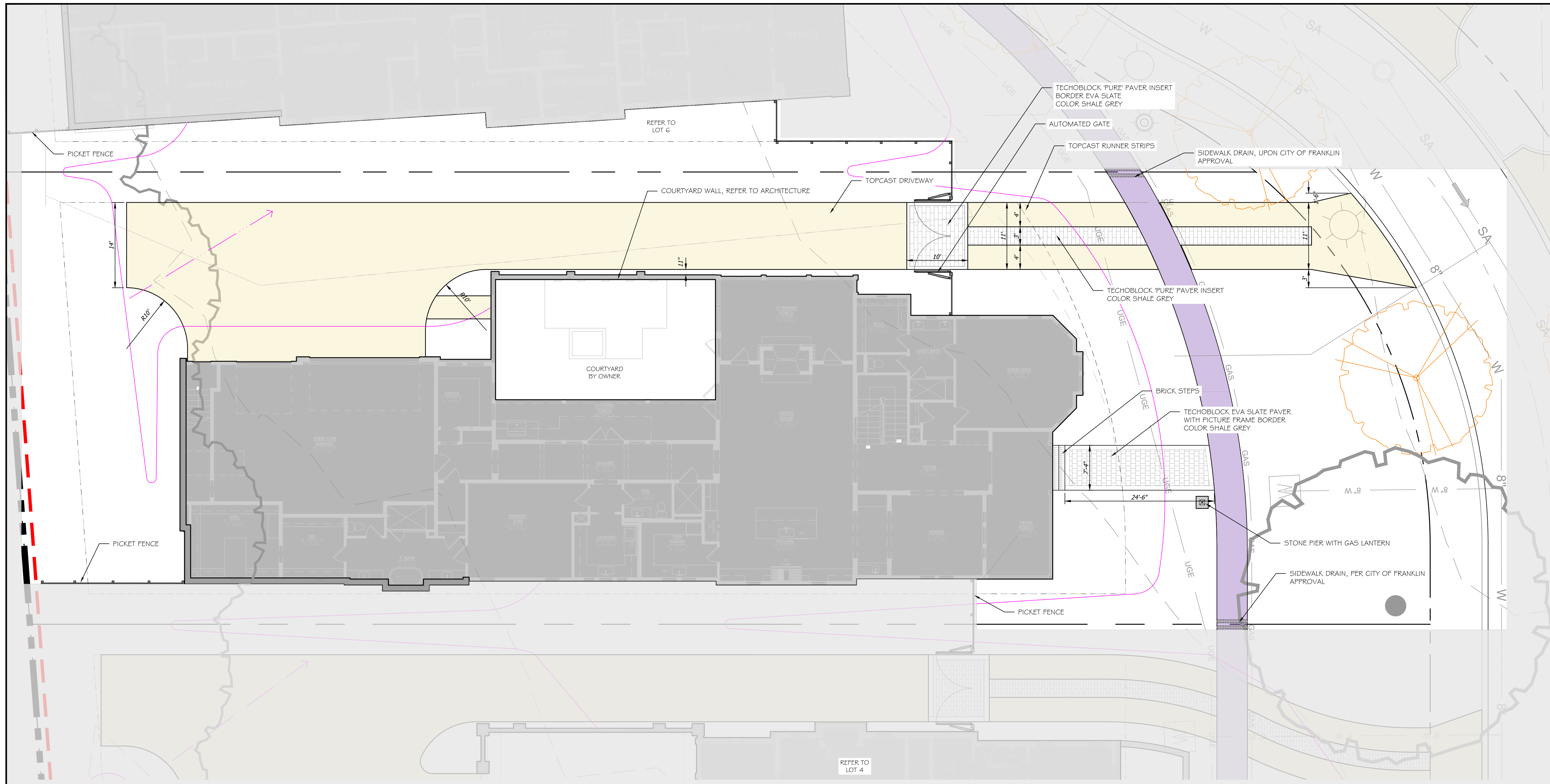
**L-2.1**



**1** Stone Pier with Gas Lantern  
 2.1 PLAN/ELEVATION  
 DETAIL #  
 1/2" = 1'-0"



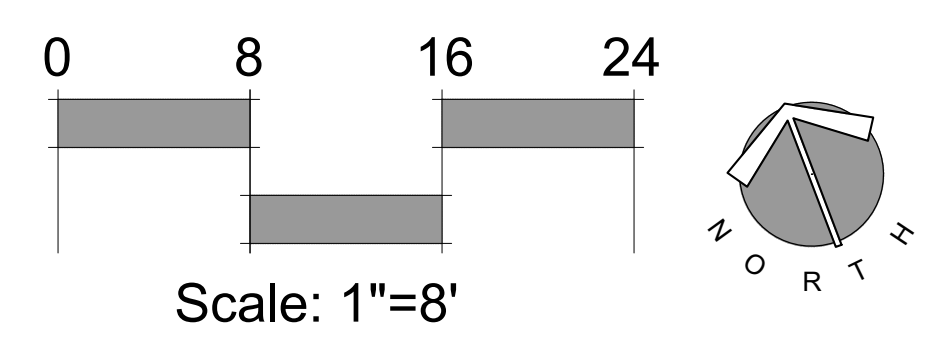
**2** Step & Walk Section  
 2.1 SECTION  
 DETAIL #  
 1" = 1'-0"



**Magnolia Hall - Lot 5**  
 Boyd Mill Avenue, Franklin, Tennessee

date. June 11, 2024  
 revisions. July 1, 2024  
 June 27, 2025

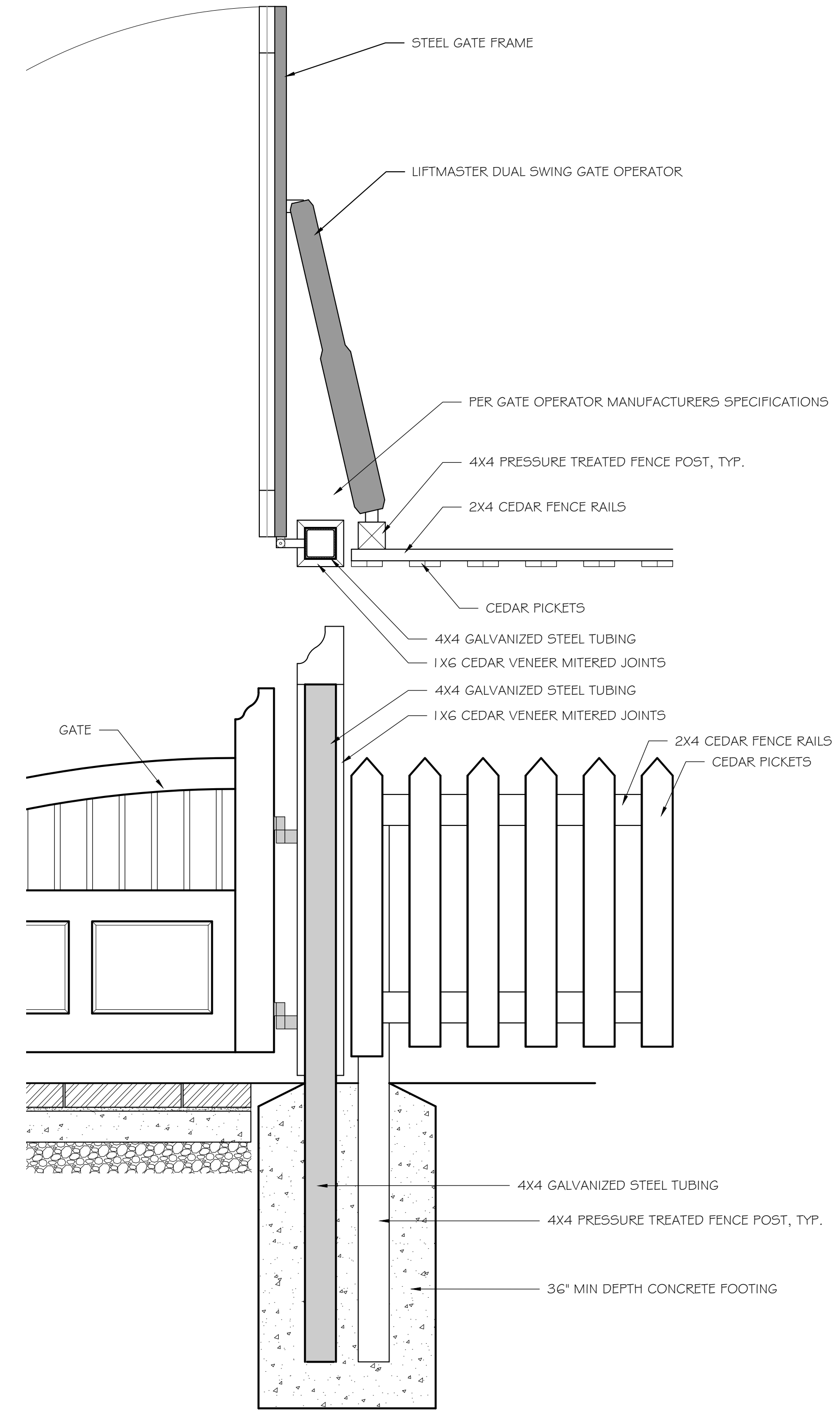
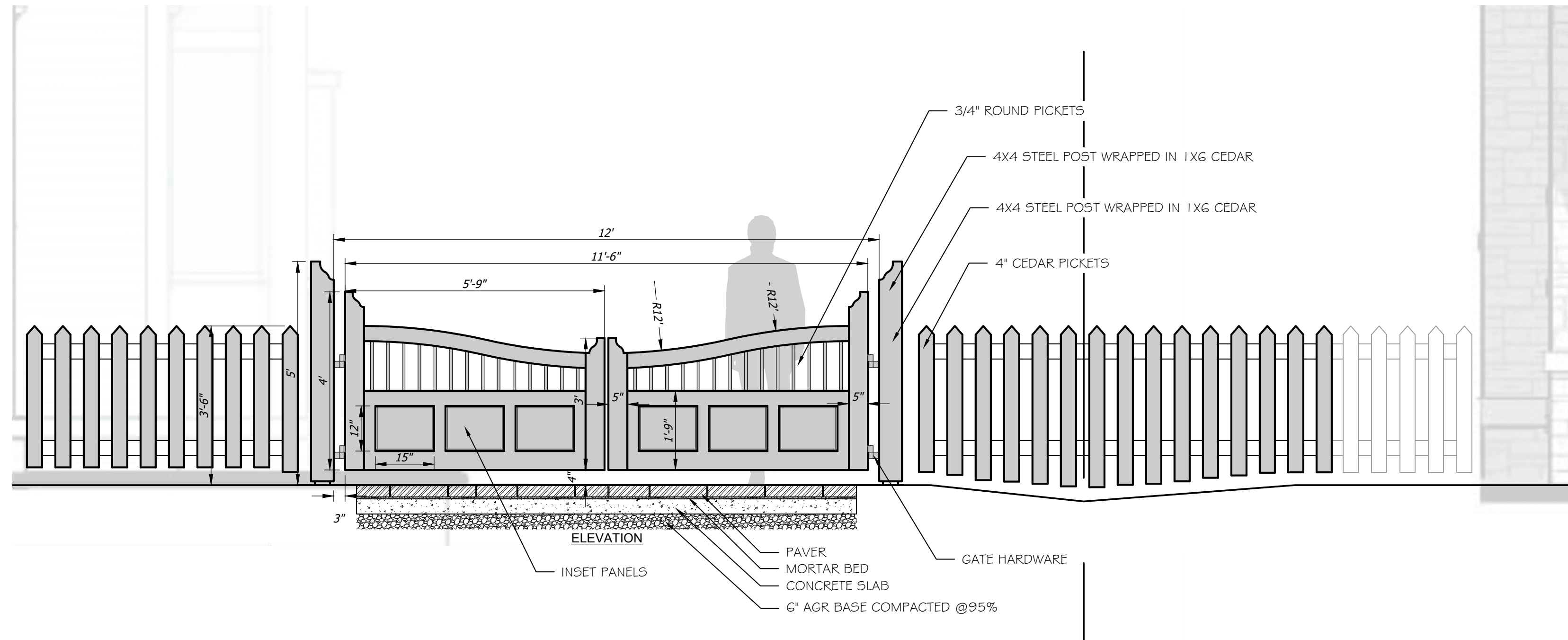
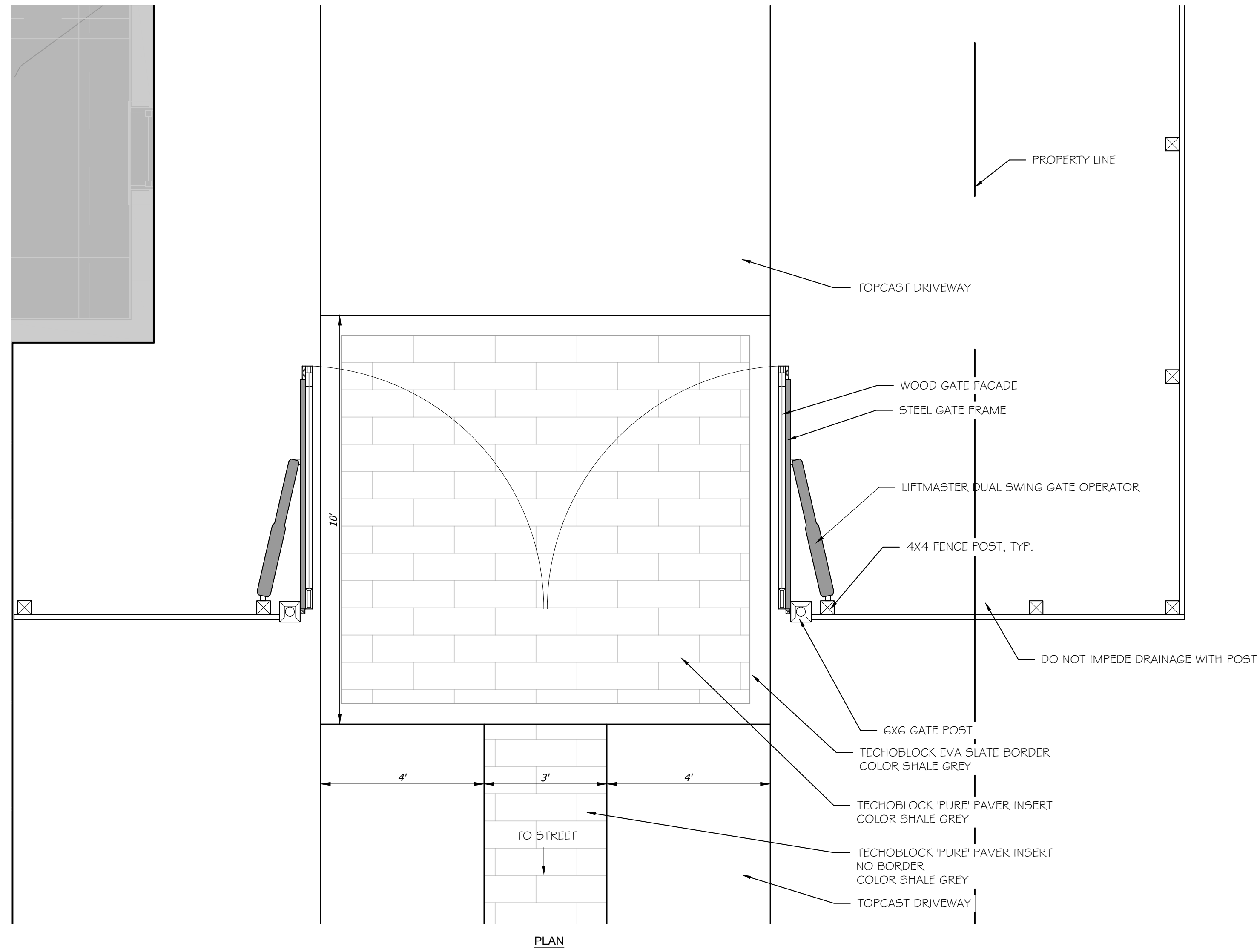
project no. 19068  
 scale. shown on plan



Landscape Plan

**L-1.0**

**Magnolia Hall - Lot 5**  
 Boyd Mill Avenue, Franklin, Tennessee

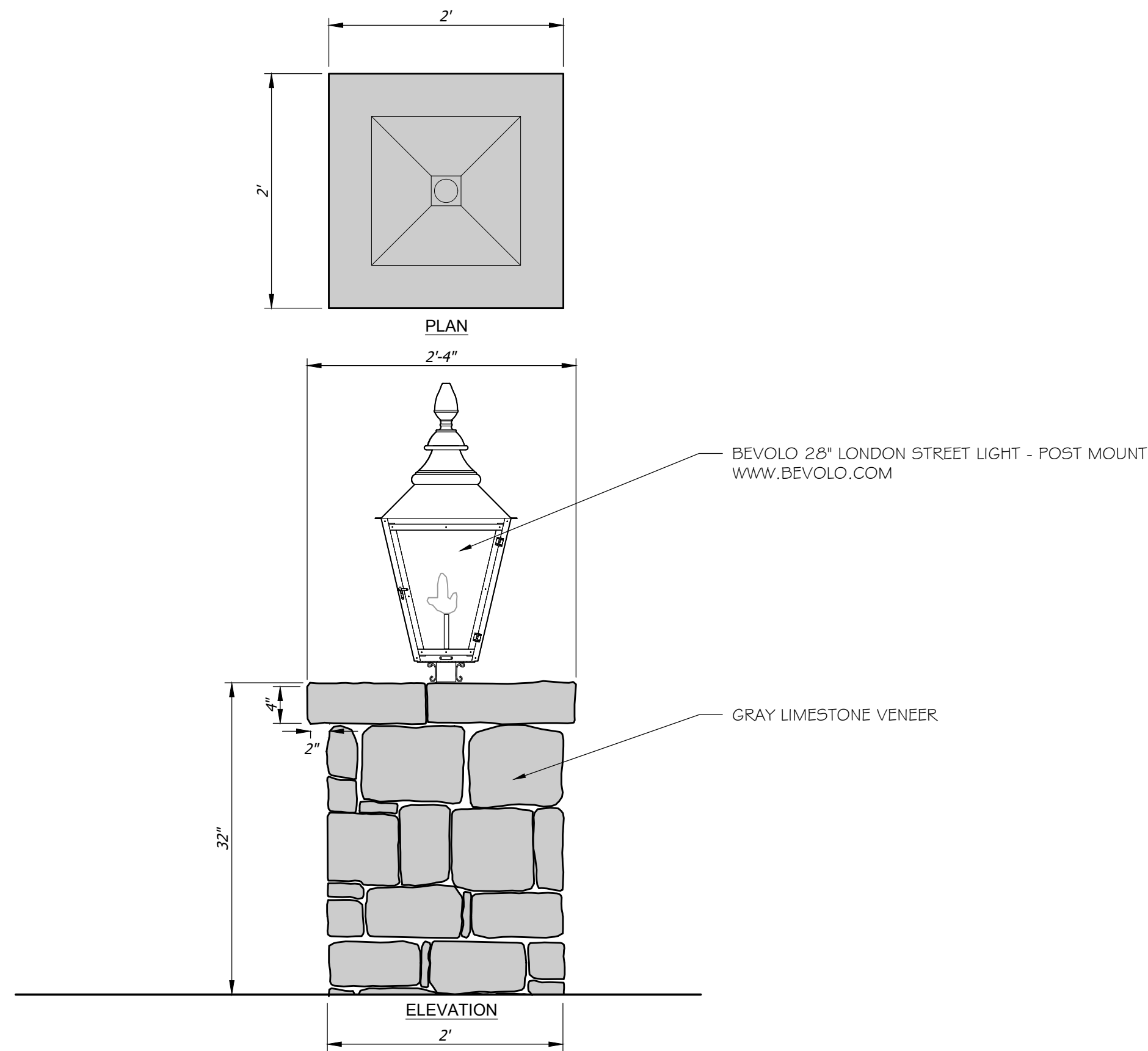


NOTE: FENCE POSTS TO BE PRESSURE TREATED. ALL OTHER WOOD TO BE WESTERN CEDAR. STAIN/PAIN PER OWNER.

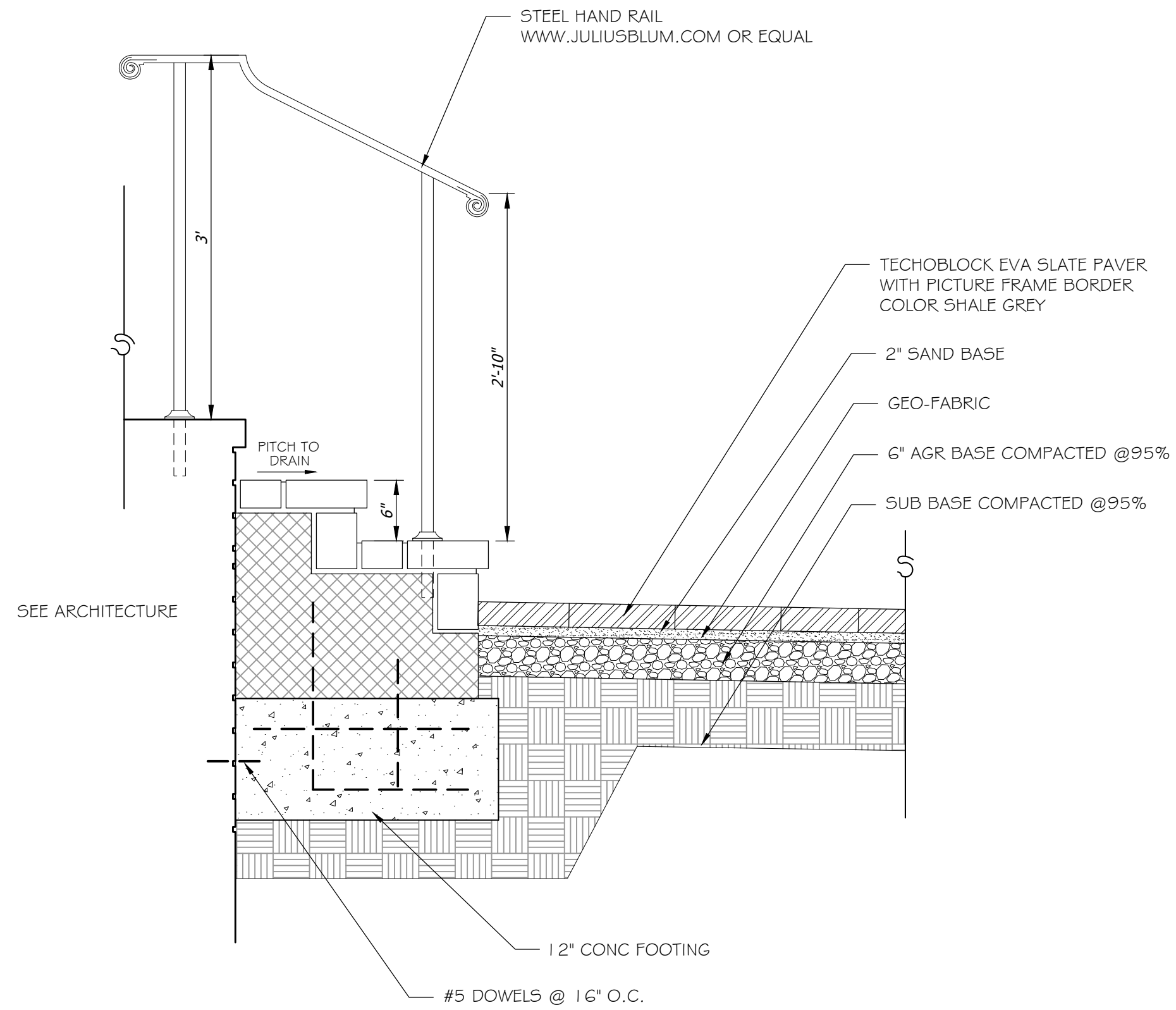
1" = 1'-0"

DETAIL #

**Magnolia Hall - Lot 5**  
 Boyd Mill Avenue, Franklin, Tennessee



**1** Stone Pier with Gas Lantern  
 2.1 PLAN/ ELEVATION  
 DETAIL #  
 1/2" = 1'-0"



**2** Step & Walk Section  
 2.1 SECTION  
 DETAIL #  
 1" = 1'-0"

Landscape Plan

date. June 11, 2024  
 revisions. July 1, 2024  
 - June 27, 2025

project no. 19068  
 scale. shown on plan

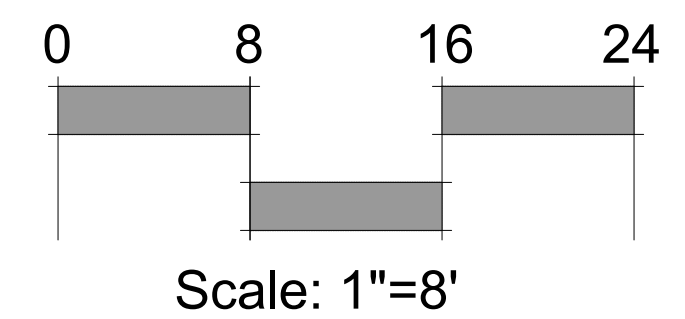
**L-2.1**



**Magnolia Hall - Lot 6**  
 Boyd Mill Avenue, Franklin, Tennessee

date. June 11, 2024  
 revisions. July 1, 2024  
 June 27, 2025

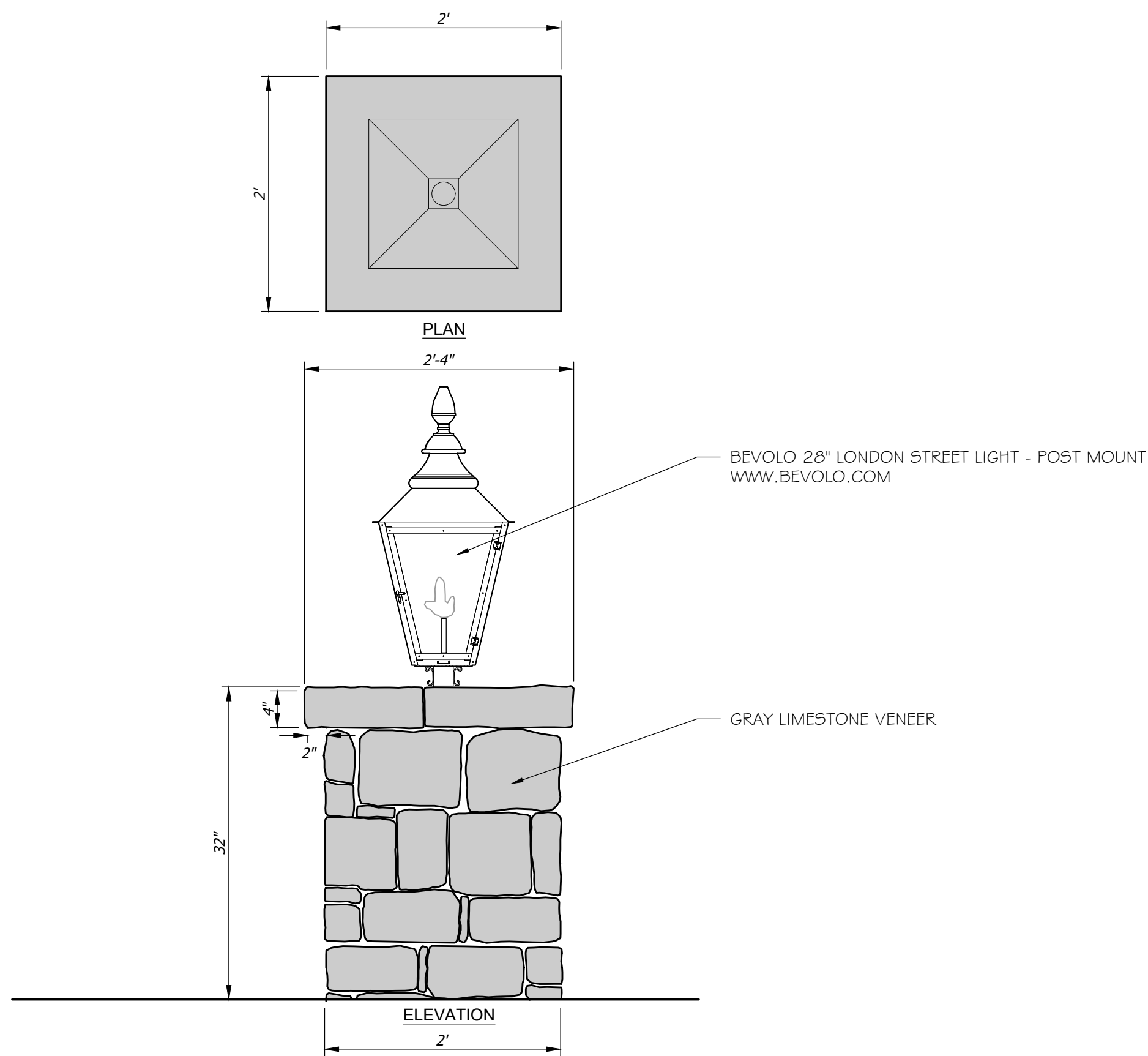
project no. 19068  
 scale. shown on plan



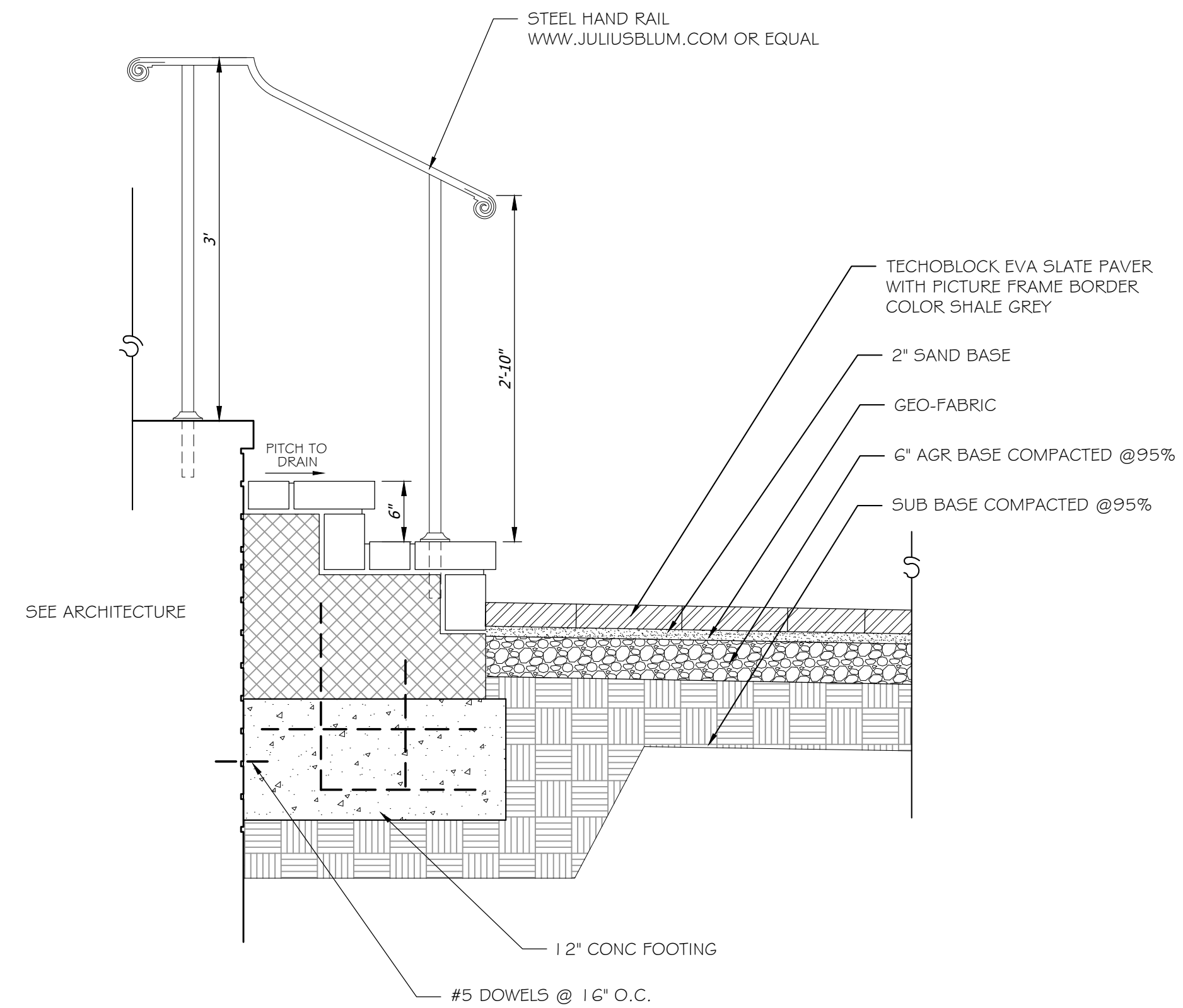
Landscape Plan

**L-1.0**

**Magnolia Hall - Lot 6**  
 Boyd Mill Avenue, Franklin, Tennessee



**2** Stone Pier with Gas Lantern  
 2.0 PLAN/ELEVATION  
 DETAIL #  
 1/2" = 1'-0"



**3** Step & Walk Section  
 2.0 SECTION  
 DETAIL #  
 1" = 1'-0"

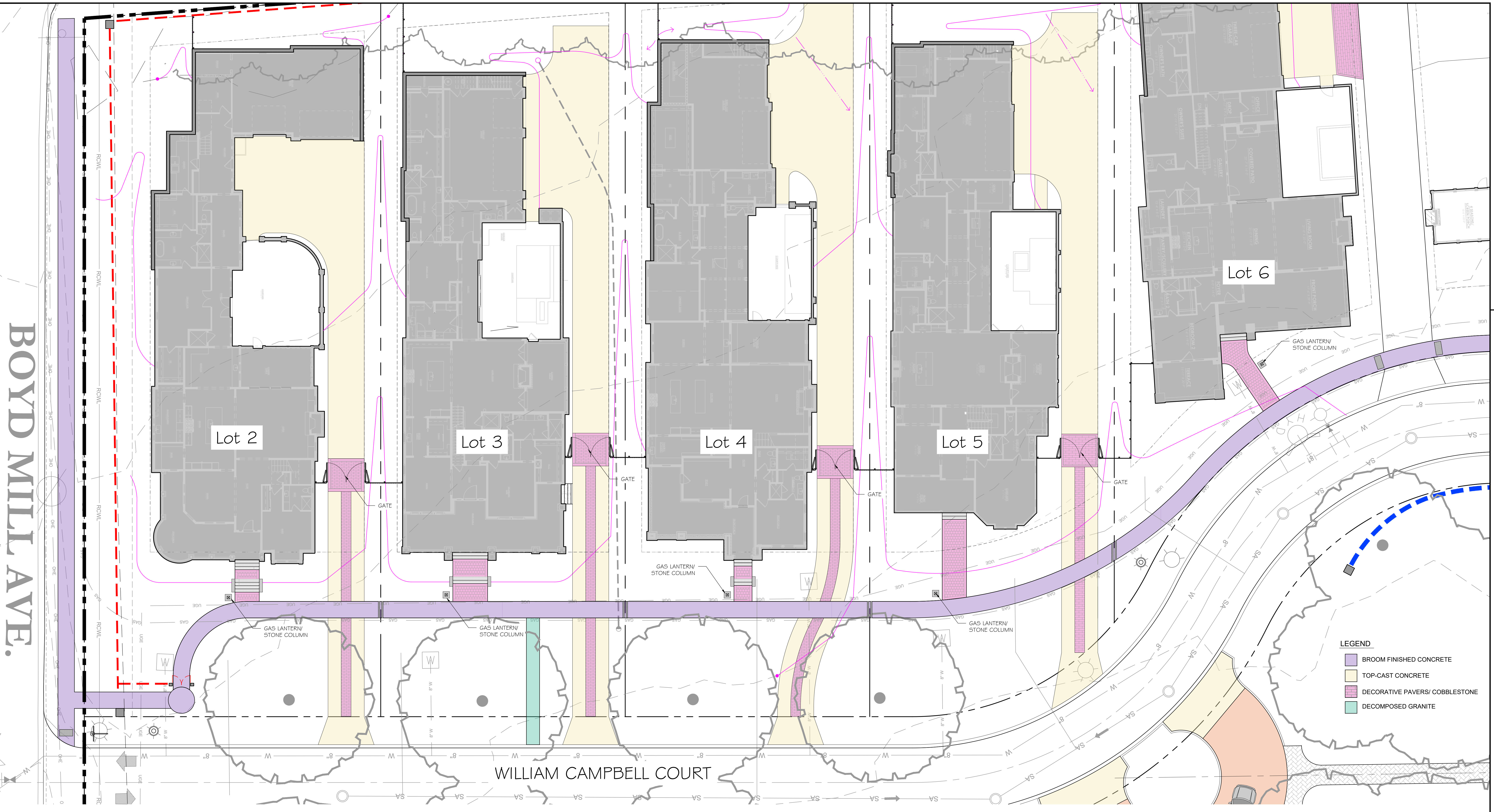
Landscape Plan

date. June 11, 2024  
 revisions. July 1, 2024  
 - June 27, 2025

project no. 19068  
 scale. shown on plan

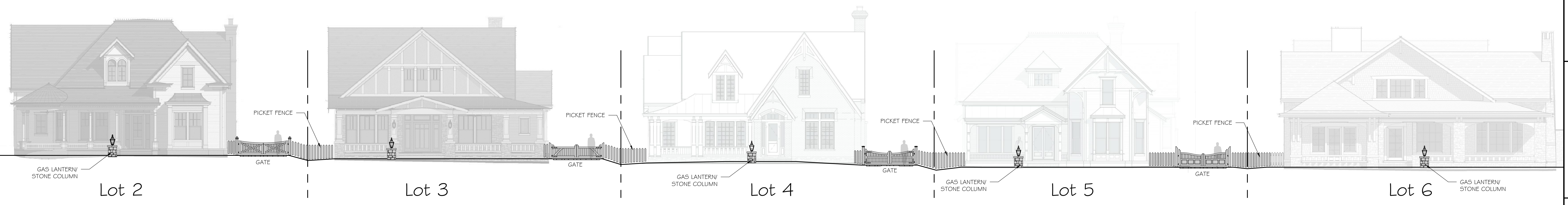
**L-2.0**

BOYD MILL AVE.



**LEGEND**

- BROOM FINISHED CONCRETE
- TOP-CAST CONCRETE
- DECORATIVE PAVERS/ COBBLESTONE
- DECOMPOSED GRANITE

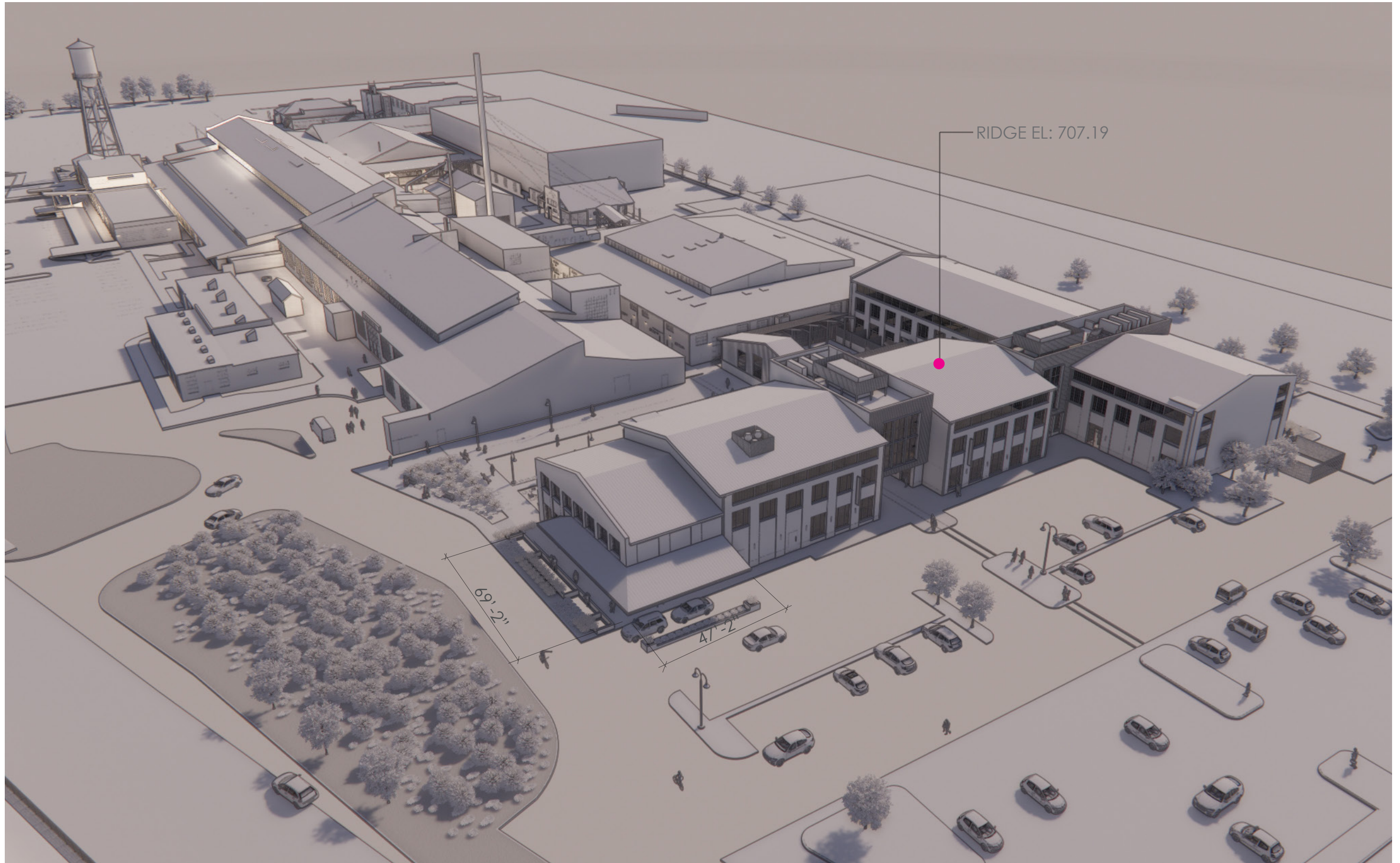
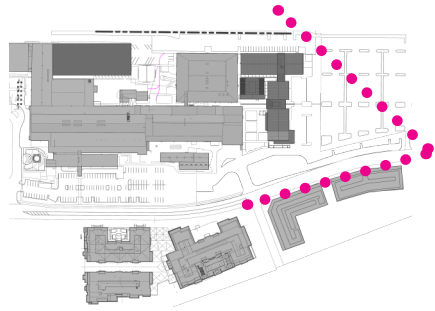


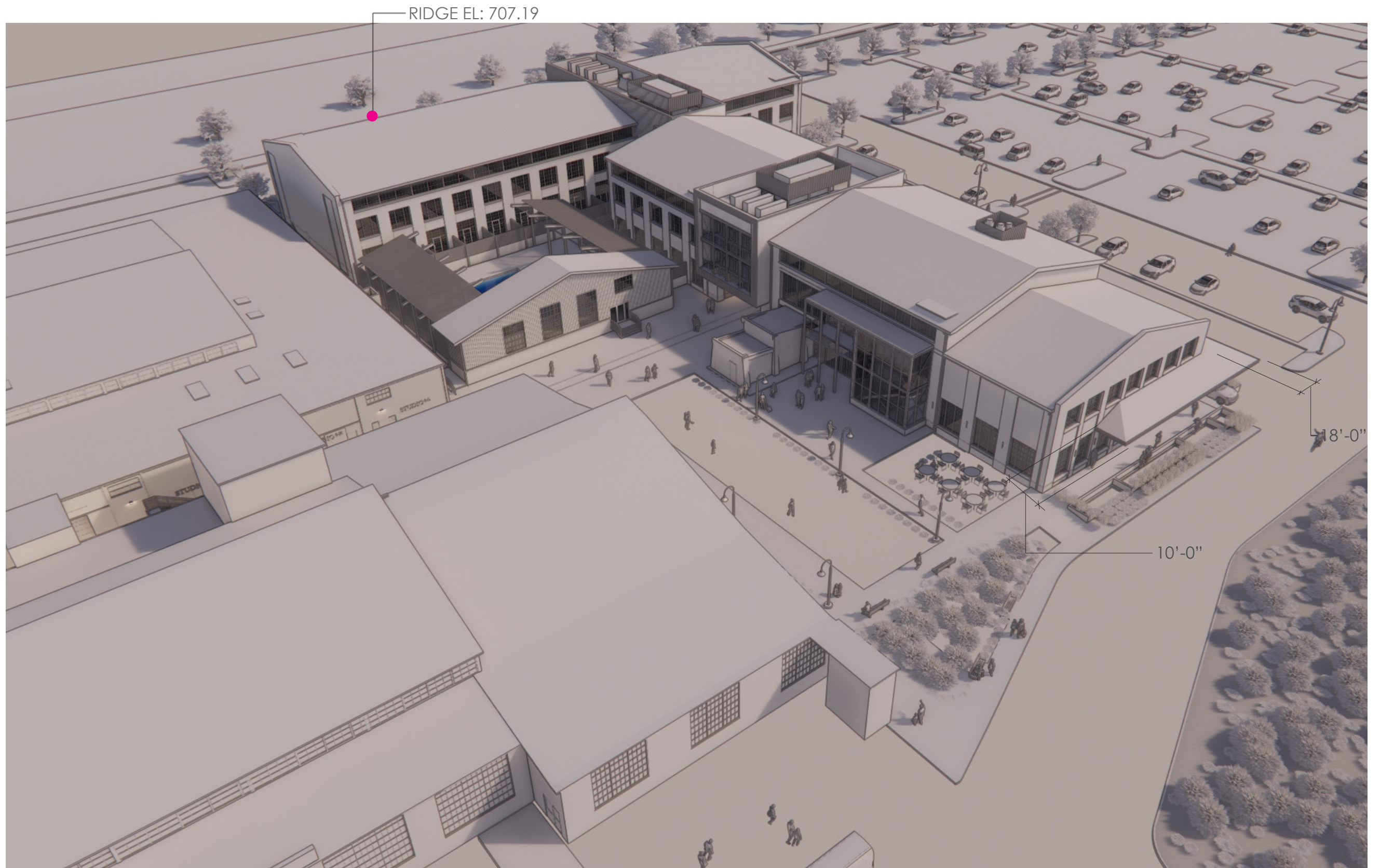
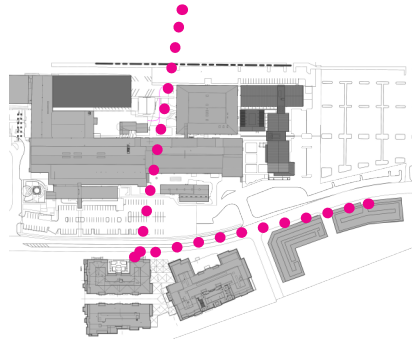


# FACTORY AT FRANKLIN HOTEL

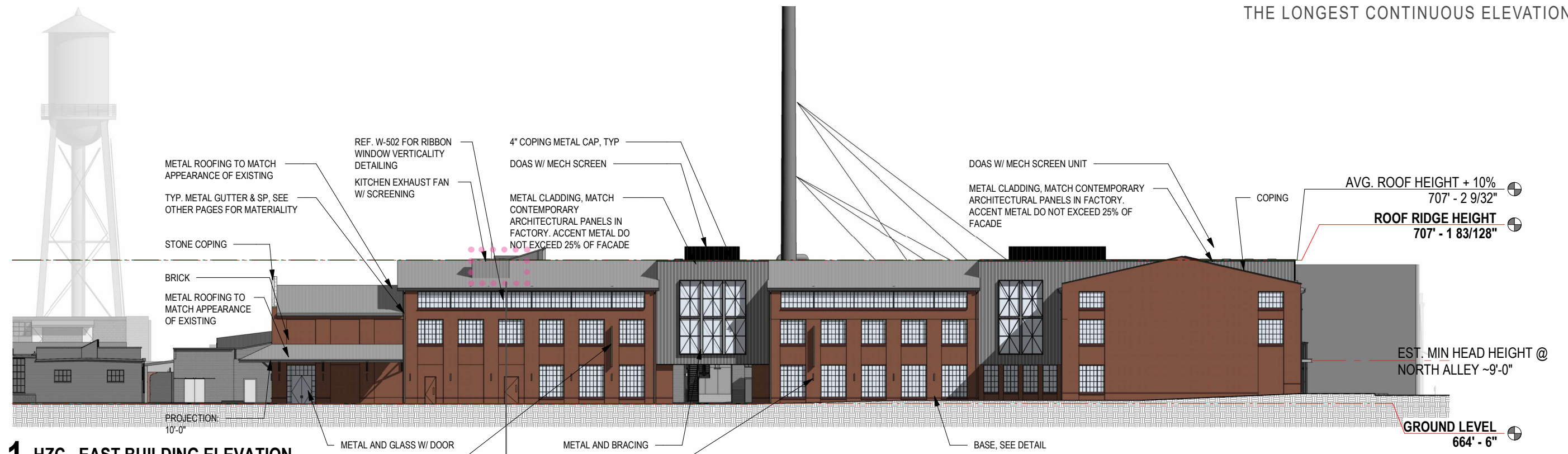
CoF - HZC REVIEW

2025.07.14



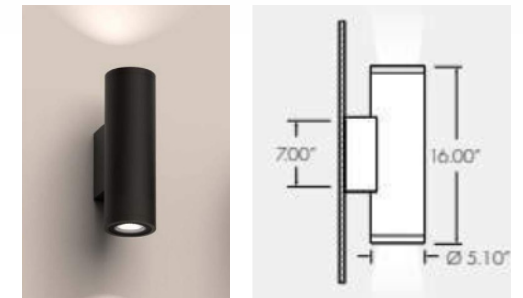
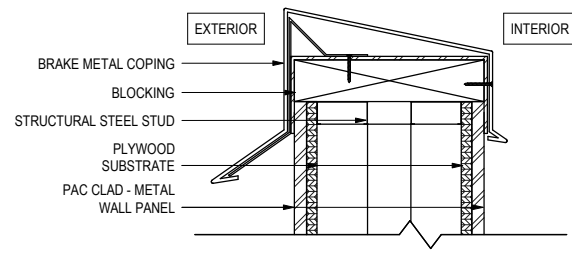


# ELEVATIONS AND MATERIALS



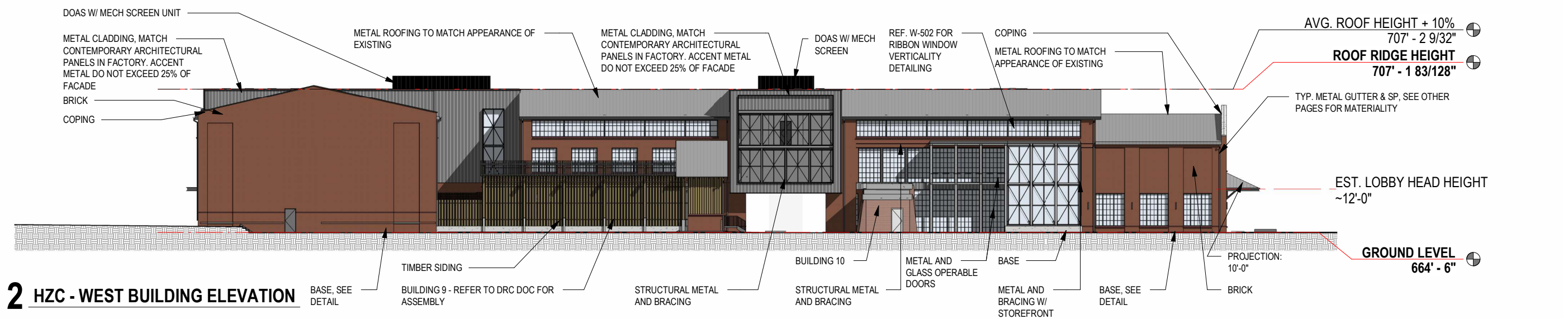
**1 HZC - EAST BUILDING ELEVATION**

REFER TO LAST PAGE FOR DETAILS

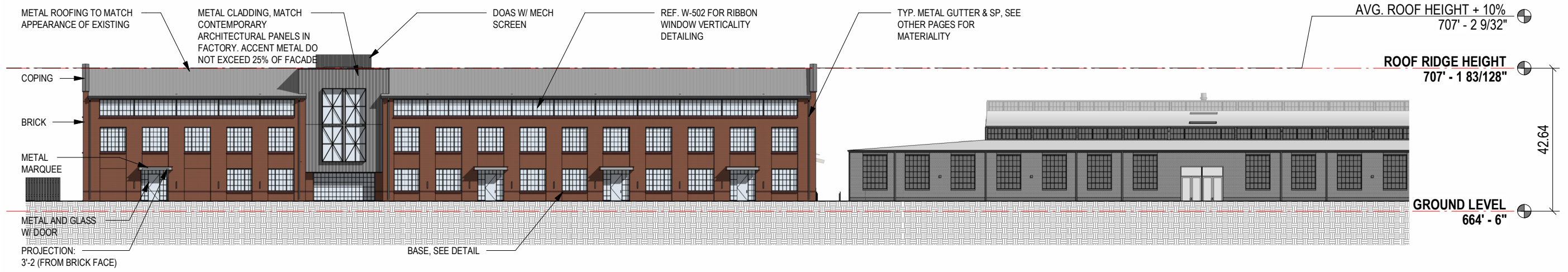


COPING METAL CAP ON PARAPET DETAIL

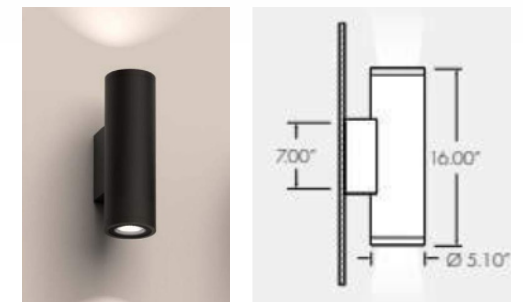
SAMPLE OF EXTERIOR LIGHTING FIXTURE



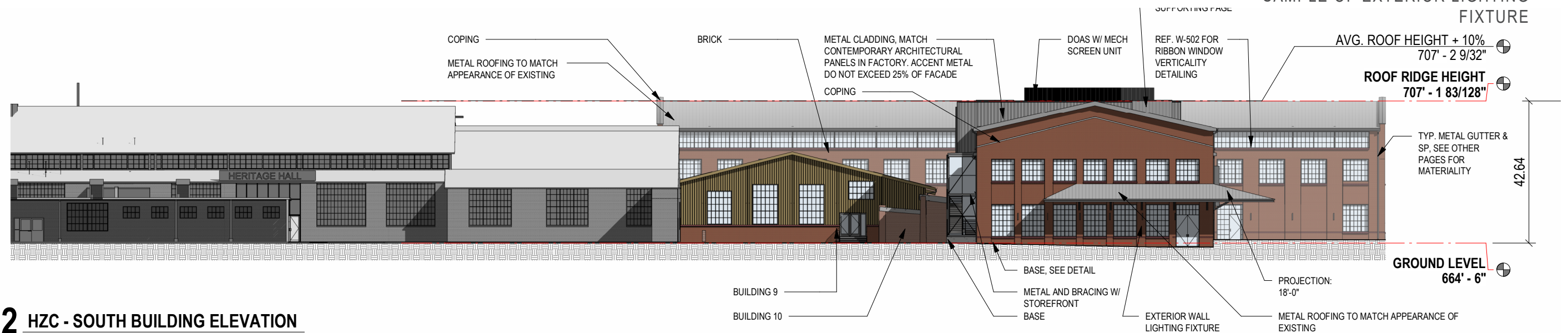
**2 HZC - WEST BUILDING ELEVATION**



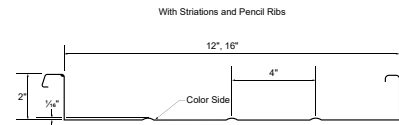
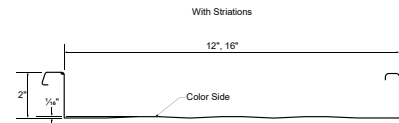
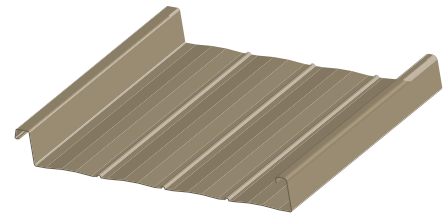
**1** HZC - NORTH BUILDING ELEVATION



SAMPLE OF EXTERIOR LIGHTING FIXTURE



**2** HZC - SOUTH BUILDING ELEVATION

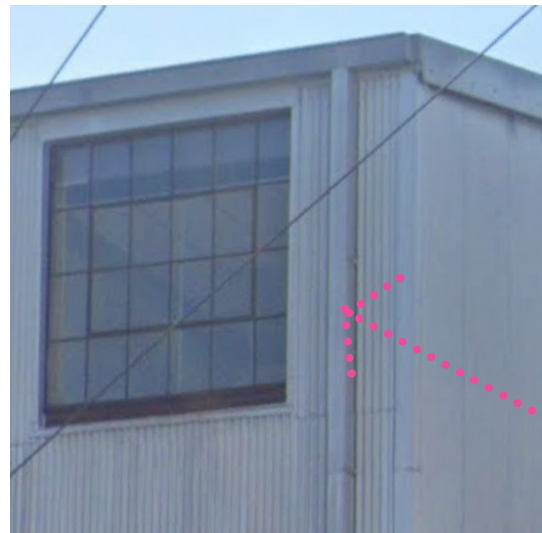


**PRODUCT SPECIFICATIONS**

**Applications:** Roof  
**Coverage Widths:** 12", 16"  
**Minimum Slope:** 1/2:12  
**Panel Attachment:** Concealed Fastening System; Low, High (fixed or floating), Utility (no insulation clearance)

**Gauges:** 24 (standard); 22 (optional)  
**Finishes:** Smooth or Embossed; with Striations or Striations and Pencil Ribs  
**Coatings:** Galvalume® Plus, Signature® 200, Signature® 300, Signature® 300 Metallic

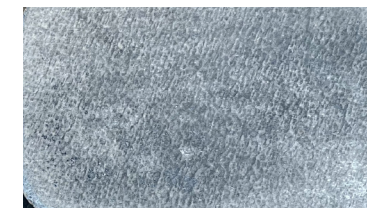
SELECTED MATERIAL: GALVALUME FINISH



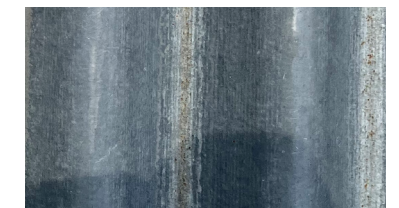
EXISTING GUTTER AND DOWNSPOUTS AT FACTORY



GALVALUME FINISH WHEN NEW



GALVALUME FINISH WHEN AGED

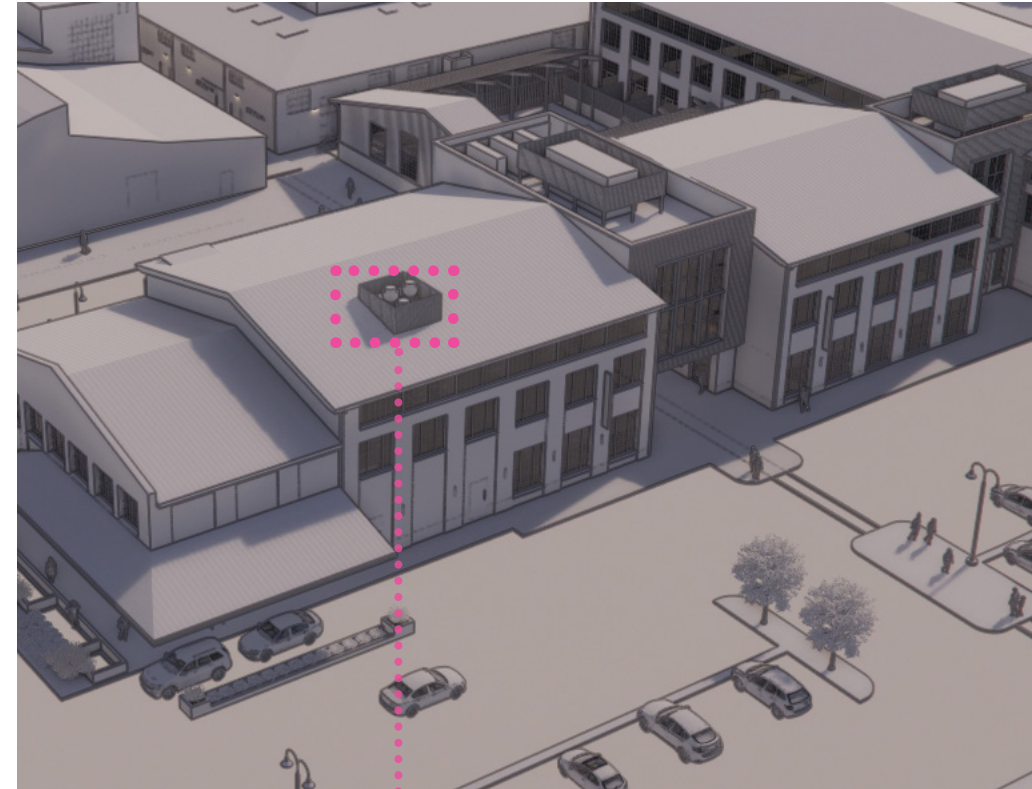


EXISTING ROOFING MATERIAL AT FACTORY

## EXHAUST FAN - ADDITIONAL INFORMATION



EXHAUST FAN APPEARS IN THE FACTORY ARCHITECTURAL VERNACULAR



PROPOSED EXHAUST FAN

SELECTED MATERIAL: GALVALUME FINISH



**MAGNOLIA HALL - LOT 7  
DRC SUBMITTAL  
07-16-2025**

**906**

**STUDIO**

**ARCHITECTS  
+INTERIORS**

249 Fourth Avenue North  
Suite 200  
Franklin, TN 37064  
615.988.9065  
906studio.com

**MAGNOLIA  
HALL LOT 7**

MAGNOLIA HALL,  
LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

**COVER**

**HZC.00**



ATLANTA HOMES LIFESTYLES



BRIDGE STREET



HARLINSDALE



FAIR STREET



906

STUDIO

ARCHITECTS  
+INTERIORS

249 Fourth Avenue North  
Suite 200  
Franklin, TN 37064  
615.988.9065  
906studio.com

**MAGNOLIA  
HALL LOT 7**

MAGNOLIA HALL,  
LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

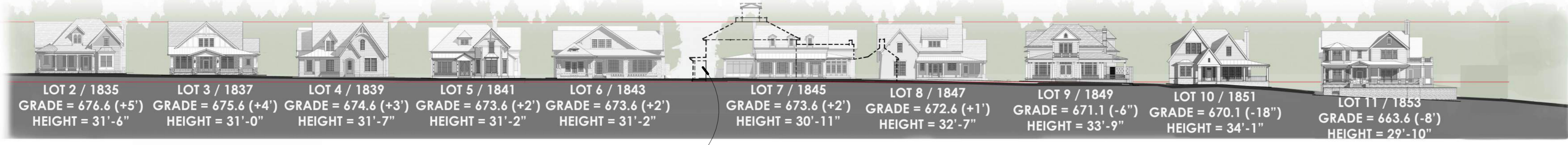
COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

**PRECEDENT IMAGES**

**HZC.01**



STREETSCAPE ELEVATION (NTS)

MANSION  
GRADE = 671.6  
HEIGHT = 34'-9"



OVERALL SITE PLAN (NTS)

**MAGNOLIA HALL LOT 7**  
MAGNOLIA HALL, LLC / LEGEND HOMES  
1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

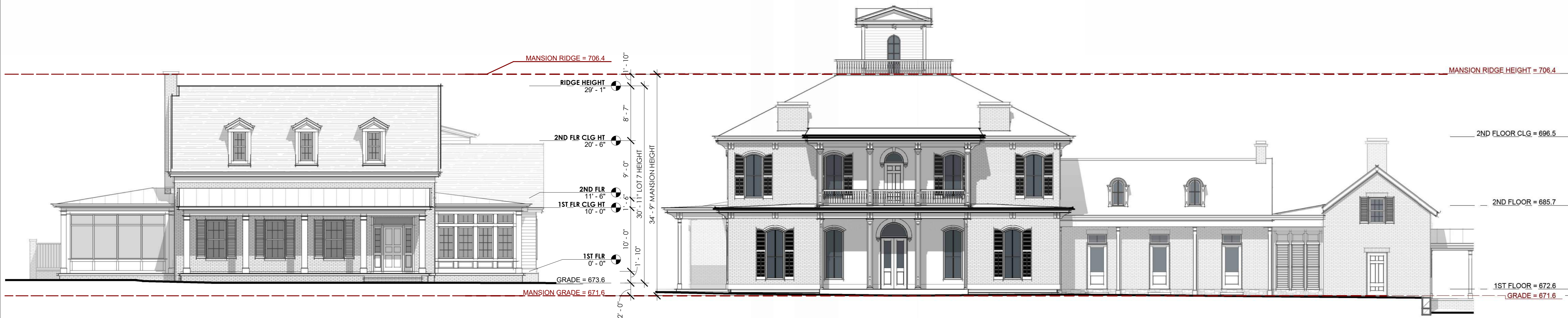
COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE

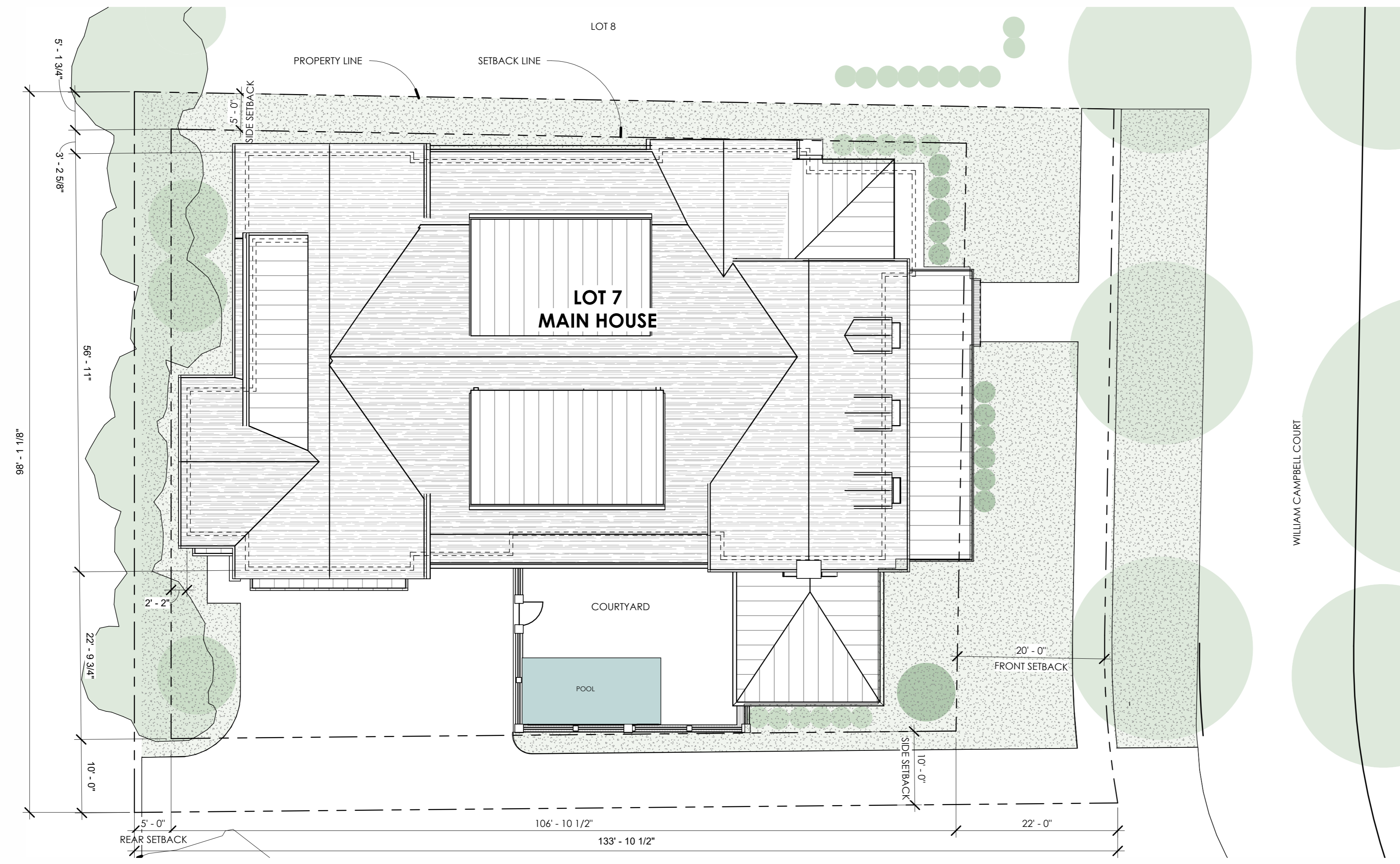
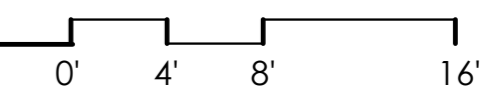
Project Number  
21.1098.002

**OVERALL SITE**

# HZC.02

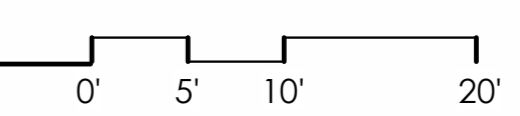


**2** LOT 7 AND MANSION HEIGHT DIAGRAM  
1/8" = 1'-0"



LOT 7 SITE PLAN  
1" = 10'-0"

PERVIOUS AREA = 3,347 SQ. FT  
LOT AREA = 12,777 SQ. FT  
LSA LOT 7 = 26.2% (MIN. 20%)



**906**

**STUDIO**

**ARCHITECTS  
+INTERIORS**

249 Fourth Avenue North  
Suite 200  
Franklin, TN 37064  
615.988.9065  
906studio.com

**MAGNOLIA  
HALL LOT 7**

MAGNOLIA HALL,  
LLC / LEGEND HOMES  
1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

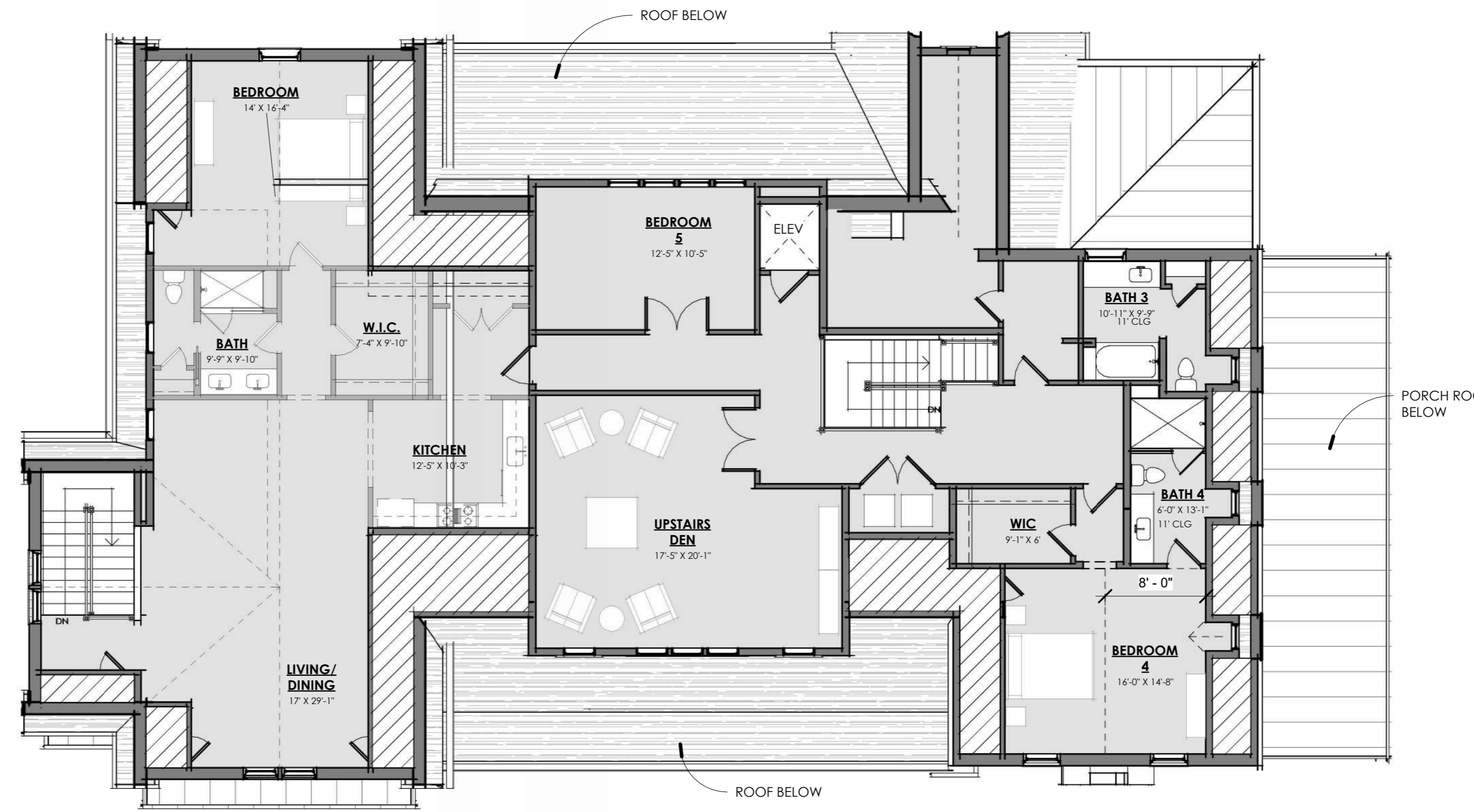
NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

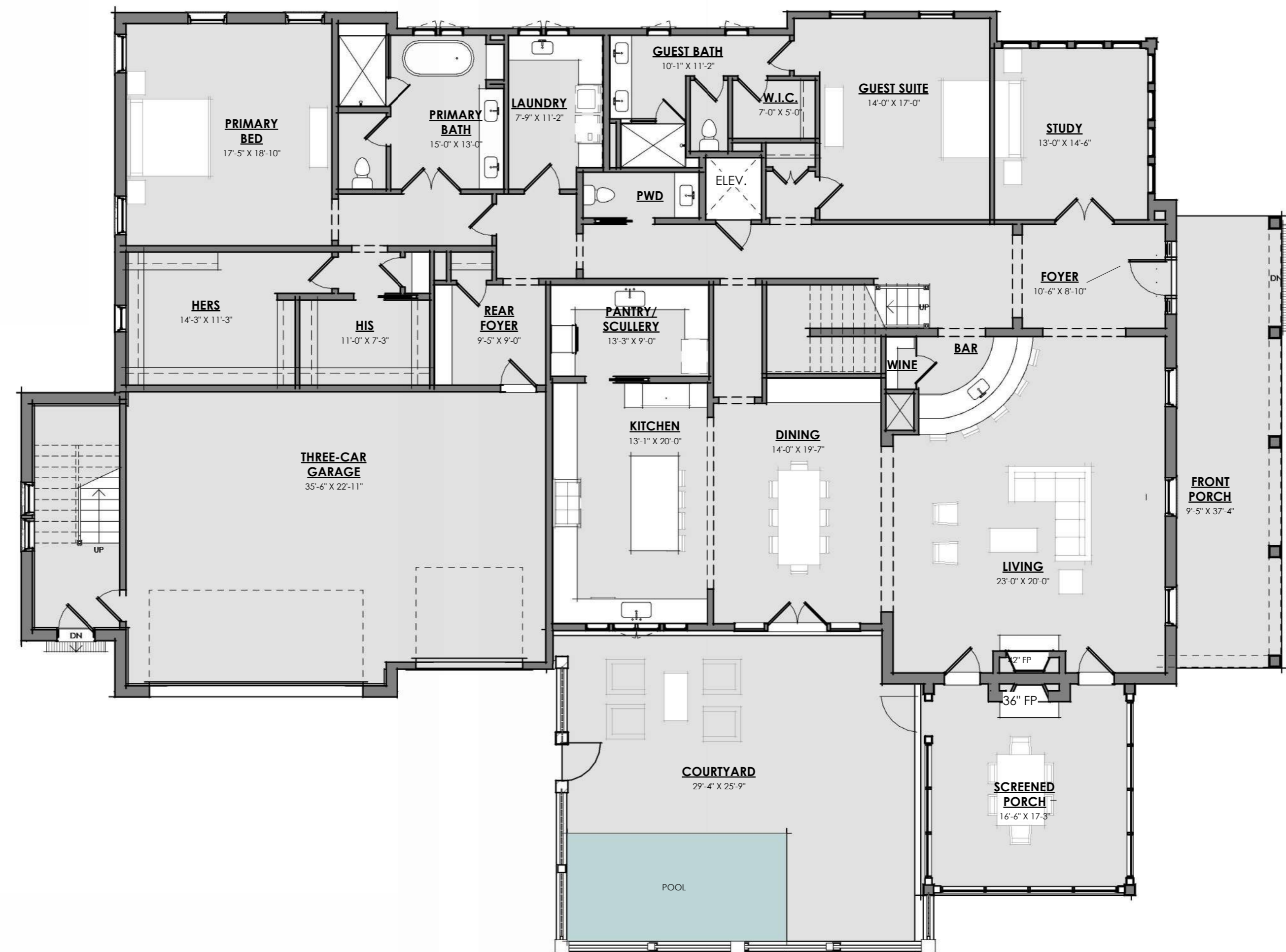
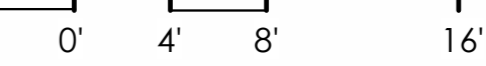
**SITE INFORMATION**

**HZC.03**

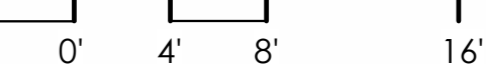
NOTES:  
1. PLAN VIEWS ARE CUT AT 4'-6" FROM THE FLOOR LEVEL.  
2. ATTIC SPACE IS SHOWN HATCHED.  
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



2 PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



906

STUDIO

ARCHITECTS  
+INTERIORS

249 Fourth Avenue North  
Suite 200  
Franklin, TN 37064  
615.988.9065  
906studio.com

MAGNOLIA  
HALL LOT 7

MAGNOLIA HALL,  
LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

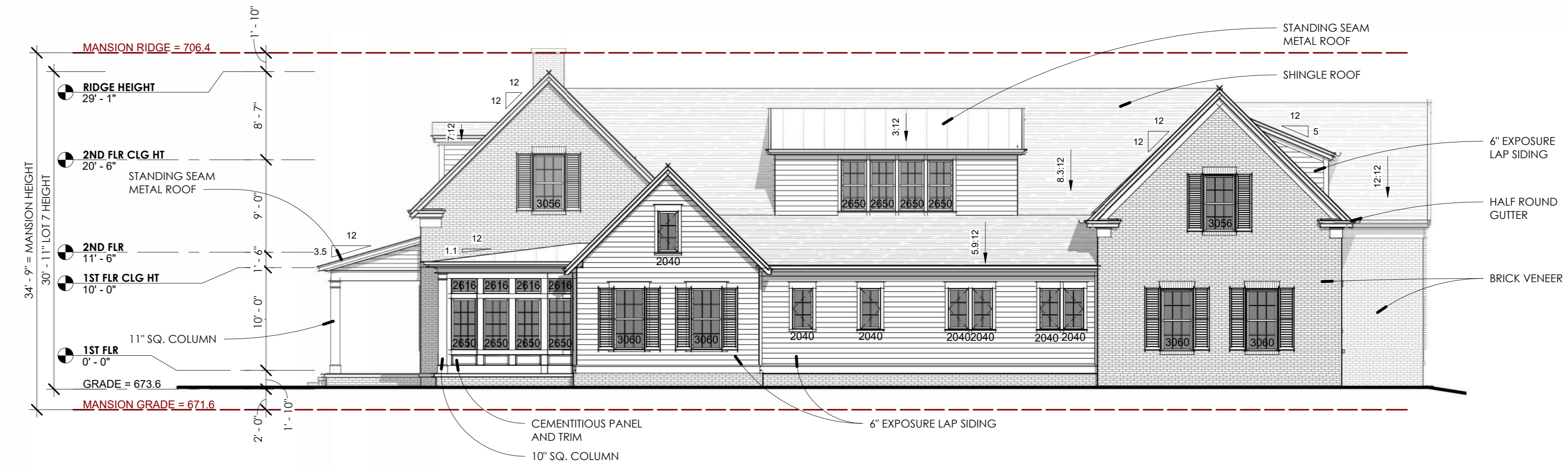
NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

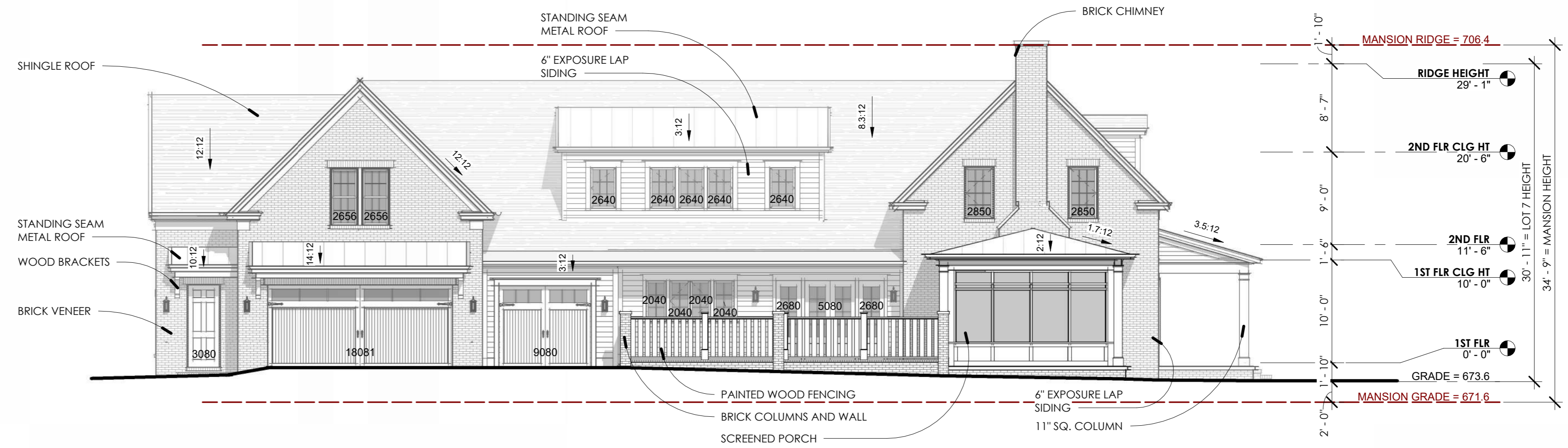
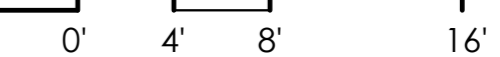
FLOOR PLANS

HZC.04

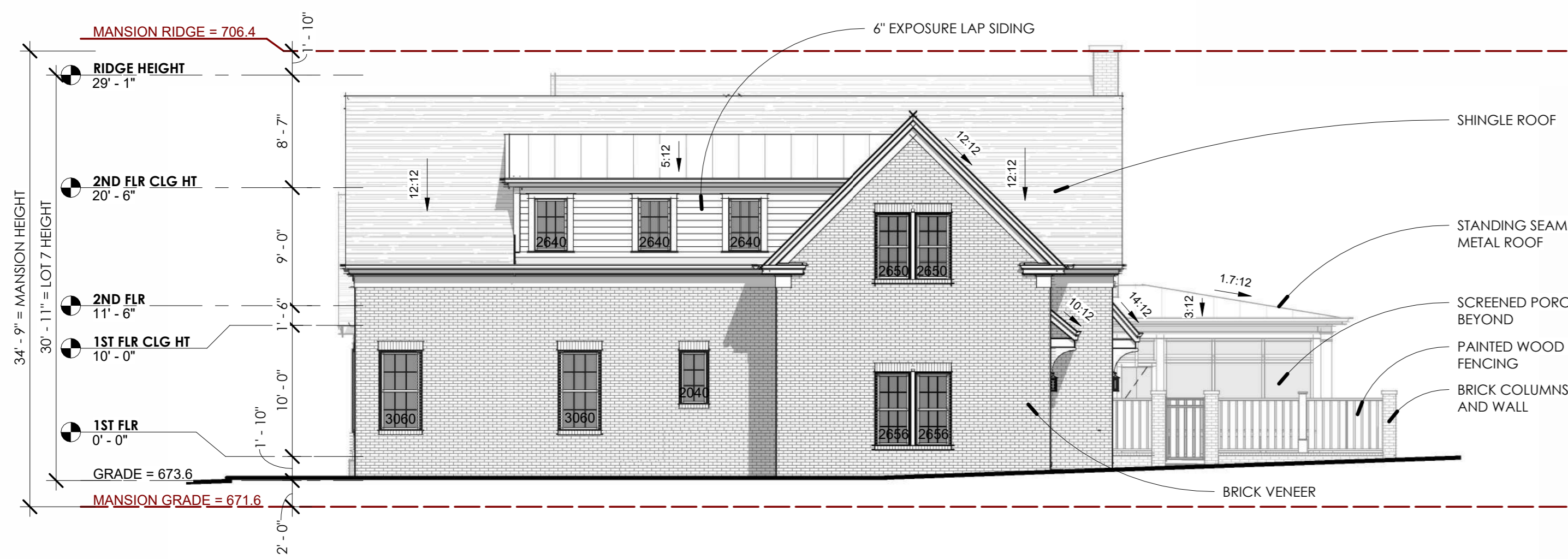
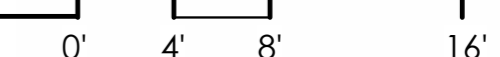
- NOTES:  
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.  
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".  
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".  
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



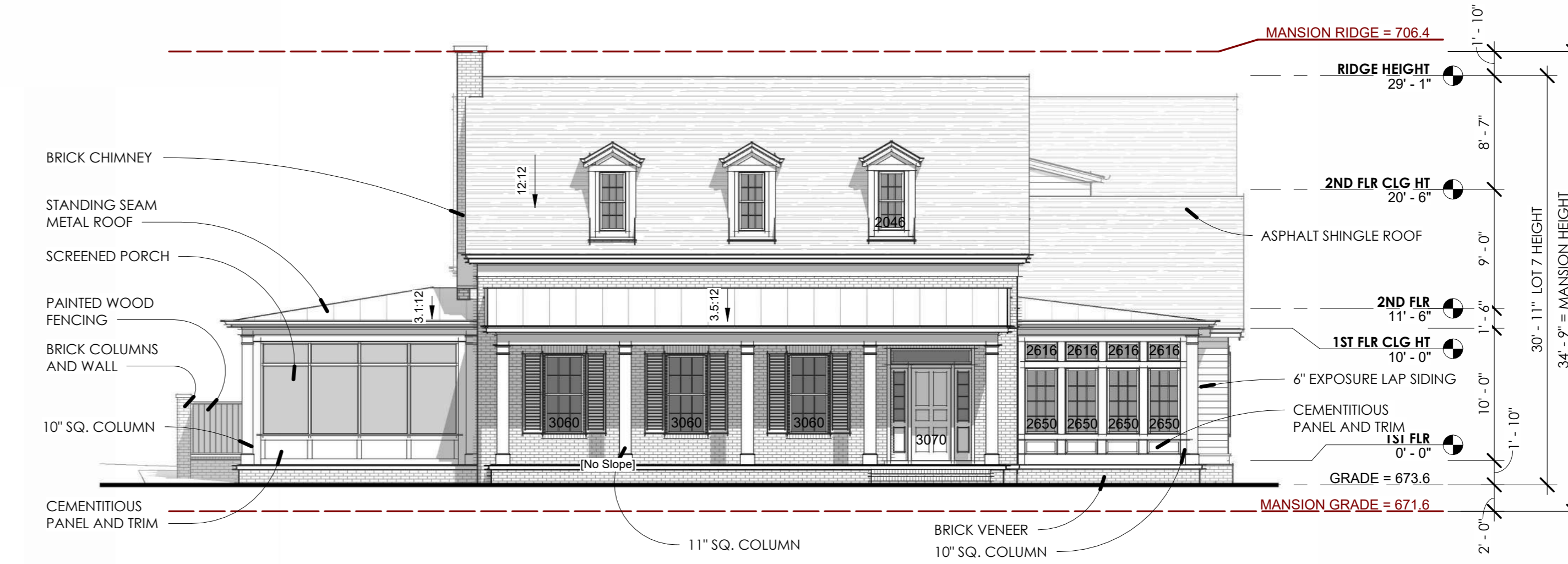
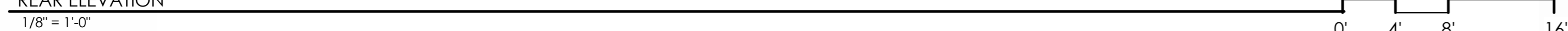
RIGHT ELEVATION  
1/8" = 1'-0"



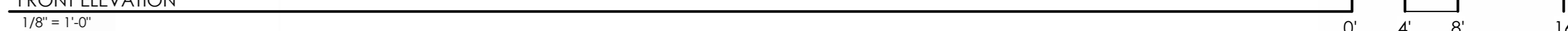
LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



FRONT ELEVATION  
1/8" = 1'-0"



MAGNOLIA  
HALL LOT 7

MAGNOLIA HALL,  
LLC / LEGEND HOMES  
1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO. DESCRIPTION DATE

Project Number  
21.1098.002

EXTERIOR  
ELEVATIONS

HZC.05

### MAGNOLIA HALL LOT 7

MAGNOLIA HALL,  
LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

**3D VIEWS**





906

STUDIO

ARCHITECTS  
+INTERIORS

249 Fourth Avenue North  
Suite 200  
Franklin, TN 37064  
615.988.9065  
906studio.com

**MAGNOLIA  
HALL LOT 7**

MAGNOLIA HALL,  
LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT  
FRANKLIN, TN 37064

PRELIMINARY  
NOT FOR  
CONSTRUCTION

COPYRIGHT 2025, 906 STUDIO, PLLC.  
DRAWINGS AND DESIGN CONCEPTS  
SHALL NOT BE USED OR REPRODUCED  
IN WHOLE OR IN PART IN ANY FORM  
WITHOUT PRIOR WRITTEN CONSENT  
OF 906 STUDIO, PLLC.

NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

Project Number  
21.1098.002

RENDERS

**HZC.07**



# HARPETH VILLAGE

(PREVIOUSLY FACTORY DISTRICT NORTH)  
DESIGN REVIEW COMMITTEE | 07/21/2025

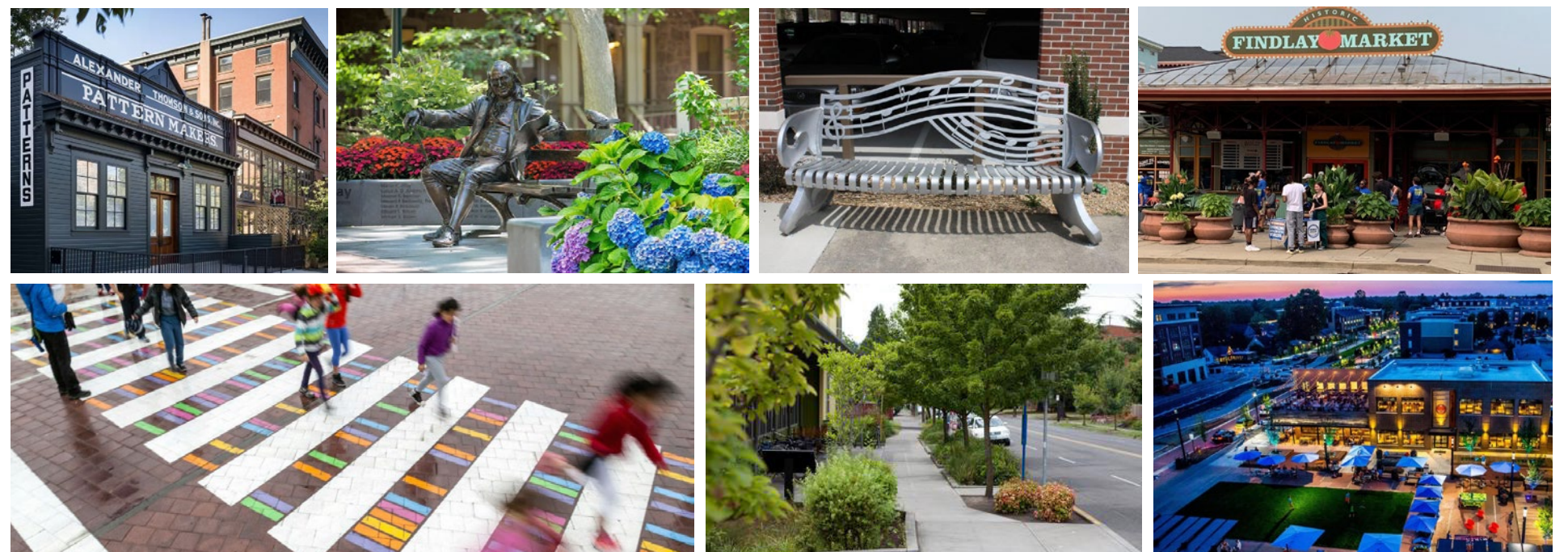
# ENVISION FRANKLIN

The vision of the district is to **expand the types of uses found in the Factory at Franklin** to surrounding properties in order to create a **memorable destination**. The **vibrant uses** at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include **high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities**.

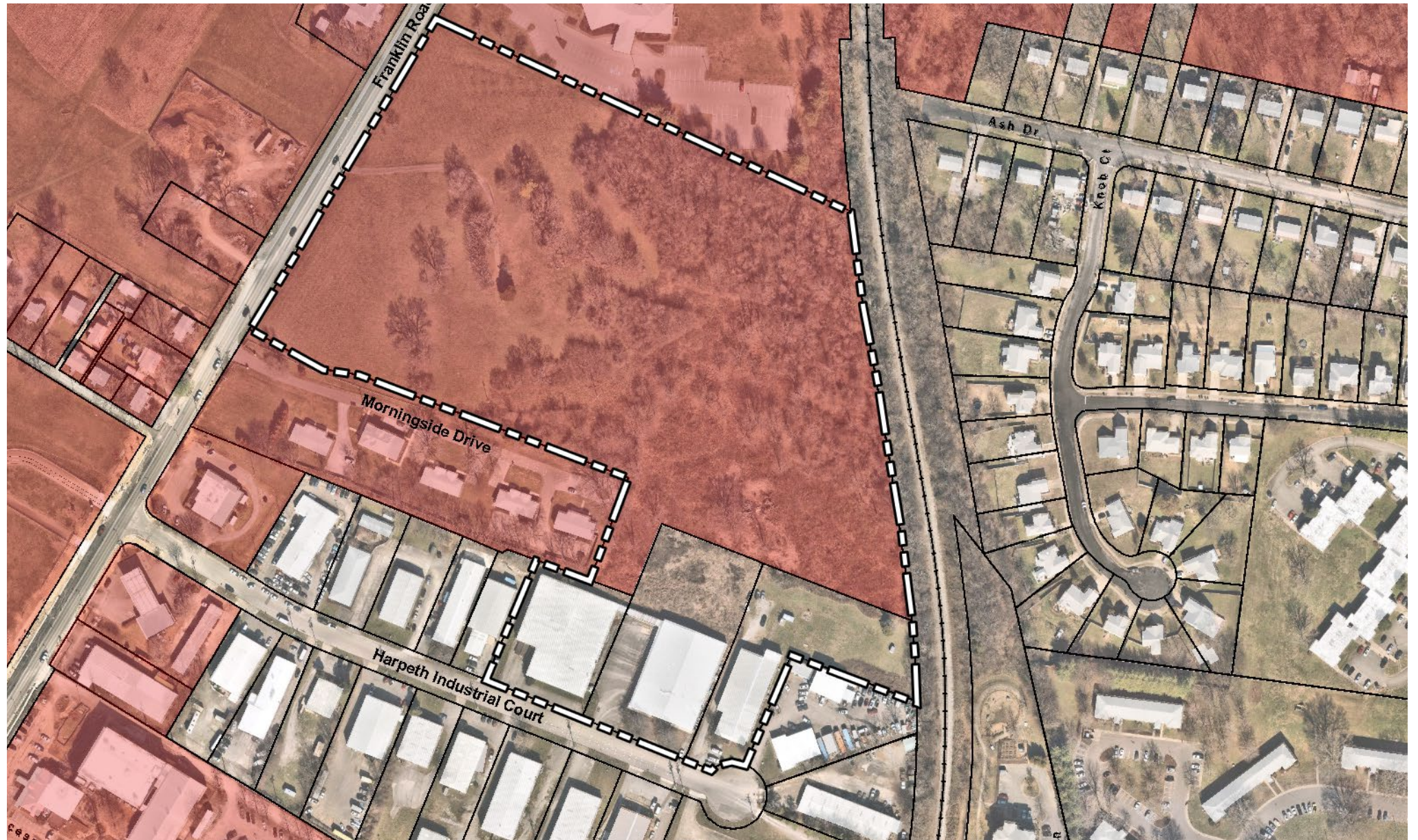
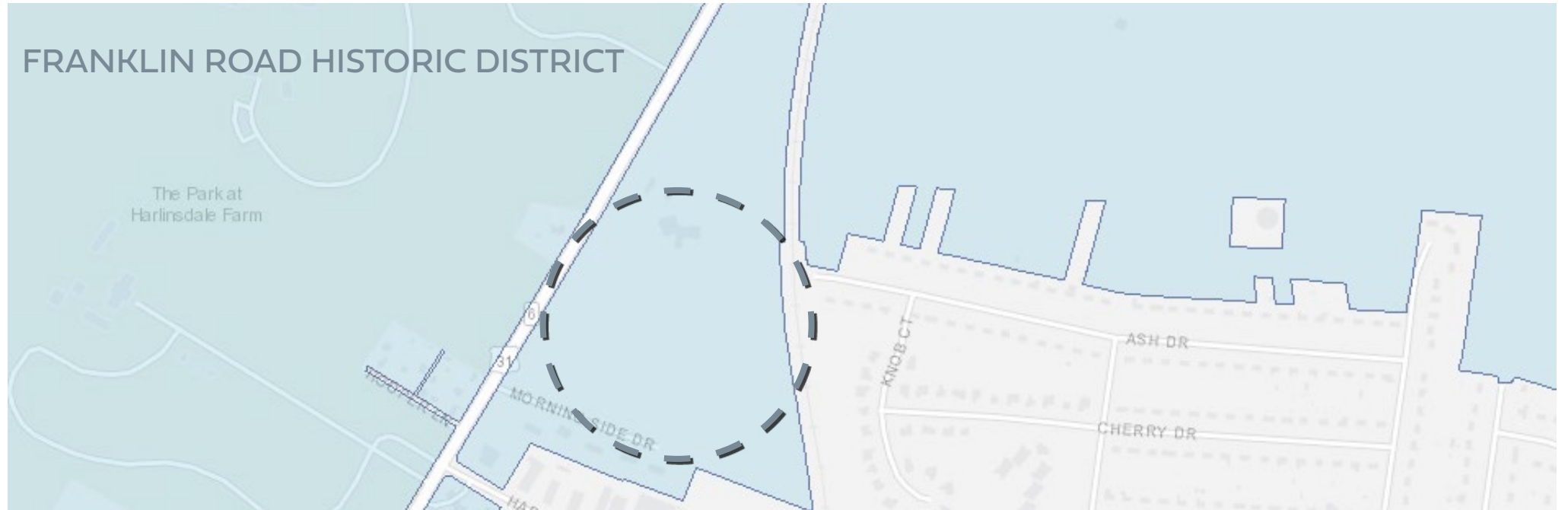
## FACTORY DISTRICT

FORM		Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained. See the Historic District Design Guidelines for additional guidance.
	Building Character	New buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory.
		Multifamily uses are encouraged to have ground floor commercial spaces, including retail, restaurants, leasing offices, and other amenities, individually accessible from the street. When multifamily units are located on the first floor, individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street should be provided.

The images below represent the community's desired architectural style and character within the Factory District, which are encouraged throughout the District.



# HISTORIC PRESERVATION OVERLAY



## WHAT WE HEARD...

Too much mass adjacent to homes at Morningside Drive.

Larger buffer between Morningside

Massing & Scale considerations

Preserving character of area



# PREVIOUS PLAN



# NEW PLAN



## PLAN REVISIONS

Move building mass away from homes along Morningside Drive

Break up Buildings

- Previous center building: 277'
- New building length: 200'
- (Jameson Station Building: 250')

New commercial building at intersection is one-story on the side that faces Morningside and two stories on the side that faces interior to site.

Rotated northern most mixed-use building.

Reduced building height.





# HEIGHT ANALYSIS



BUILDING TWO HEIGHT



HARPETH SQUARE THREE AND FOUR STORY HEIGHTS



NEW CITY HALL HEIGHT

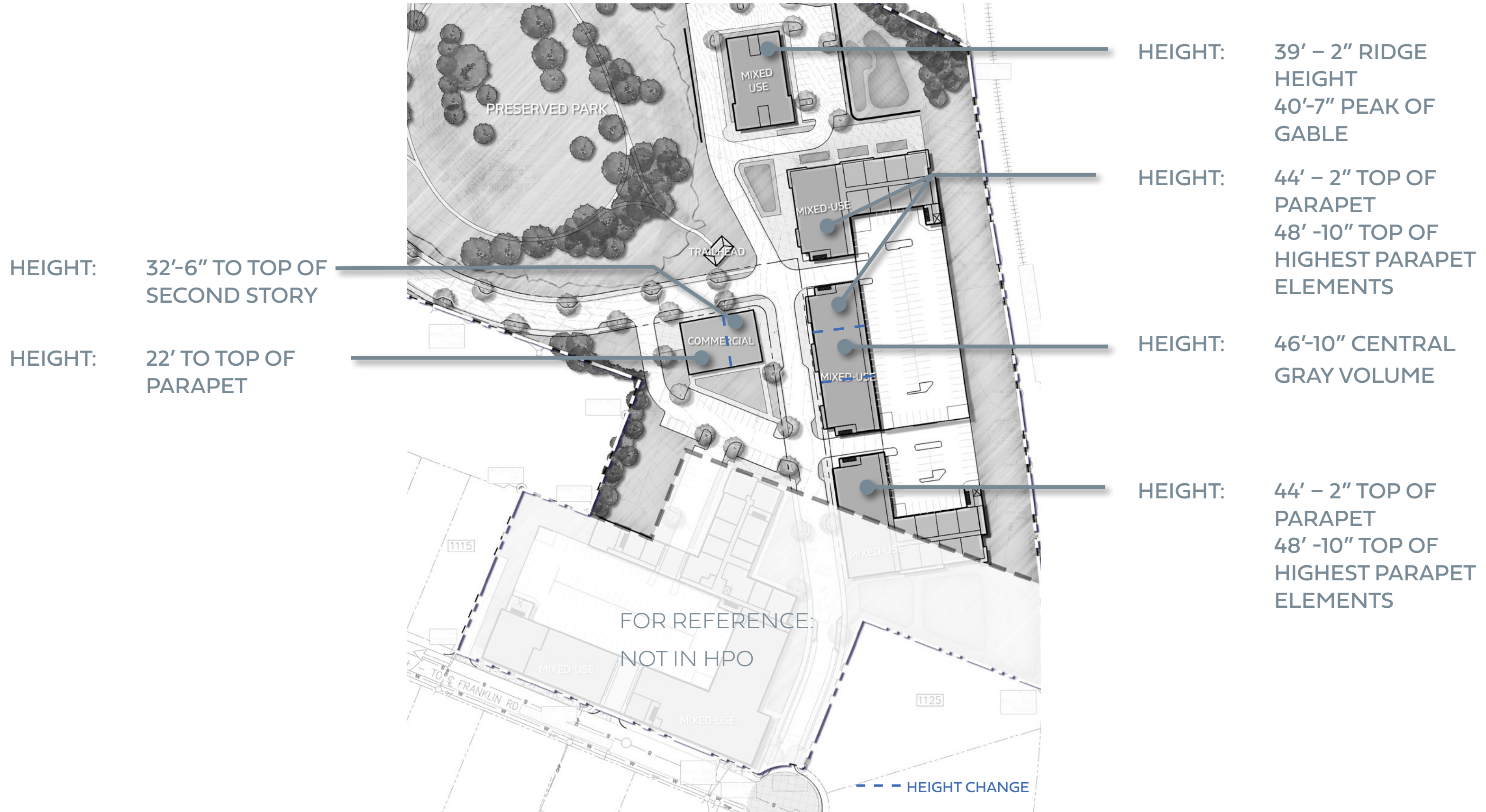


RUBY SUNSHINE / FIRST HORIZON BANK HEIGHT






JAMISON STATION HEIGHT

# HEIGHT ANALYSIS



# SITE BREAKDOWN



-  PLAZA
-  PARALLEL PARKING
-  RETAINING WALL

# ARCHITECTURAL IMAGES



# ARCHITECTURAL IMAGES



\*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



# ARCHITECTURAL IMAGES



\*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



# ARCHITECTURAL IMAGES



\*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



# ARCHITECTURAL IMAGES



# ARCHITECTURAL IMAGES



\*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



# ARCHITECTURAL IMAGES



# ARCHITECTURAL IMAGES



# ARCHITECTURAL IMAGES



\*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



# DISTANCE ANALYSIS



**COMMERCIAL BUILDING**

**EXISTING HOME**

## SIGNAGE MOS

### Modification 1: Signs – Proportion and Shape

*Section 15.1.3 Signs – Proportion and Shape:* Signs shall not be irregularly shaped.

- **Modification Request:** Permit Irregular shaped signage
- **Justification:** Allowing varied sign forms, including irregularly shaped signage, will enhance the visual interest and authenticity of the streetscape, contributing to the unique, pedestrian-friendly character that defines the historic district. This approach aligns with Envision Franklin, which calls for “great streets that create a vibrant public realm.” The Factory District concept also supports a more artistic district and having signs that are irregular to match logos speaks to a higher level of design and aide in giving artistic license in creating logos. Introducing diversity in signage design supports a dynamic, engaging environment and reflects the visual variety traditionally found in Downtown Franklin, reinforcing a vibrant, walkable streetscape.

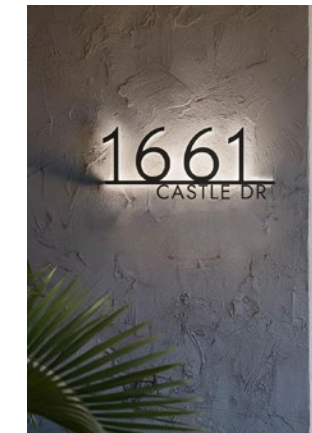
### Modification 2: Signs – Internal Illumination

*Section 15.1.6 Internal Illumination*

A. Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines.

E. Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure.

- **Modification Request:** Permit Halo Lighting and LED Lighting.
- **Justification:** Allowing halo lighting and carefully integrated LED lighting will provide opportunities for subtle, refined illumination that enhances sign visibility while maintaining the character and integrity of the historic district. This modification supports the goals of Envision Franklin, which promotes “great streets that create a vibrant public realm by using pedestrian-friendly design.” When thoughtfully applied, these lighting techniques can highlight architectural features, improve nighttime pedestrian experience, and reflect best practices in historic commercial areas, as demonstrated successfully in Downtown Franklin. The lighting would be able to be dimmed to further refine the amount of lighting caste.



# SIGNAGE MOS

## Modification 3: Signs – Canopy Sign

### Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and may be used only if no wall, band, or awning sign exists on the building façade.

- **Modification Request:** Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- **Modification Request:** Allow to extend above or below the canopy
- **Lighting:** External illumination only, subject to Subsection 15.1.5, External illumination.
- **Modification Request:** External illumination is permitted. Internal illumination is permitted when not visible from Franklin Road and the canopy is located for the ground floor entrance.
- **Justification:** Allowing one canopy sign per tenant ensures appropriate business identification within multi-tenant buildings and enhances pedestrian wayfinding. Permitting signs to modestly extend above or below the canopy line introduces visual variety and architectural interest, contributing to an engaging streetscape. Additionally, allowing internal illumination—when not visible from Franklin Road and limited to canopies at ground-floor entrances—provides necessary nighttime visibility while preserving the traditional appearance of the streetscape. This modification directly supports Envision Franklin’s “exceptional design” guiding principal, which emphasizes the importance of streets functioning as active public spaces enhanced by thoughtful signage, lighting, and pedestrian-friendly design elements.



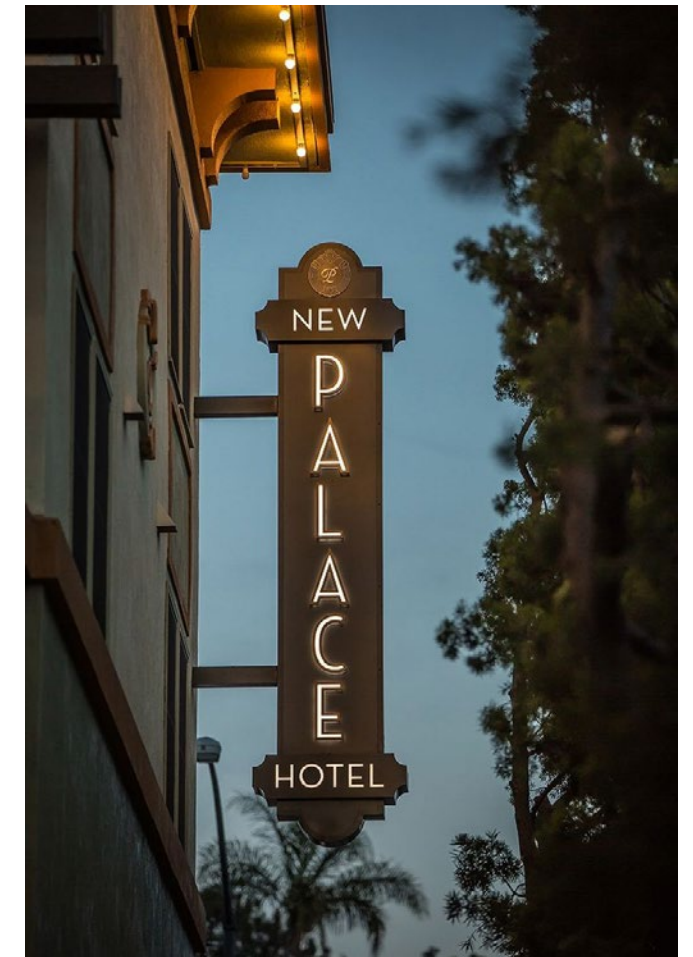
# SIGNAGE MOS

## Modification 4: Sign – Vertical Blade Sign

### Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront / tenant space below

- **Modification Request:** A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.
- **Justification:** Allowing one vertical blade sign per commercial/mixed-use building with residential units on upper floors provides balanced visibility for ground floor businesses while maintaining compatibility with mixed-use development patterns. Permitting these signs even when other hanging signage is present supports effective wayfinding and a vibrant, pedestrian-friendly streetscape which upholds the public realm guiding principle of Exceptional Design within Envision Franklin. This approach enhances the character and functionality of multi-tenant, mixed-use buildings and can be found throughout downtown Franklin.



## NEXT STEPS

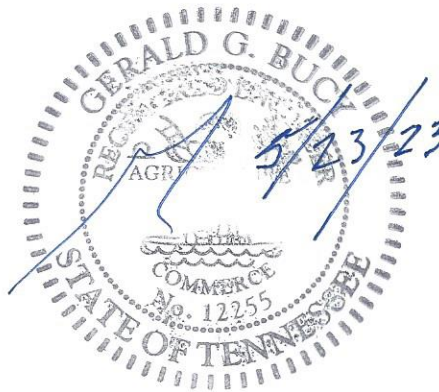
- DRC MEETING:  
07/21/2025
- HZC SUBMITTAL:  
07/25/2025
- HZC MEETING:  
08/11/2025



# STRUCTURAL INSPECTION REPORT

FOR

119 CHURCH STREET  
FRANKLIN, TENNESSEE 37064



PREPARED FOR:  
MR. JOHN LIGON

PREPARED BY:  
GERALD G. BUCY  
CONSULTING ENGINEER  
897 CHERRY GROVE RD.  
FRANKLIN, TENNESSEE 37069

MAY 23, 2023

# GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. Box 1521  
FRANKLIN, TN 37065-1521

615/794-0323  
FAX 615/791-6090

Mr. John Ligon  
Sent via Email

May 23, 2023

Re: Structural Inspection and Assessment  
119 Church St.  
Franklin, Tn.

John:

Per your request, I visited the above referenced residence on day last. The purpose of this visit was to conduct a walk-through visual inspection and to make a general assessment of the overall structural condition.

It should be stated again that this inspection was visual only. No destructive testing was attempted. All statements, opinions and conclusions are based solely upon visual observation.

Further, although we have considerable experience in these areas, and while we have put forth our best efforts to inspect and to assess the structure, it should be understood that no warranties are offered, and none should be assumed.

## EXTERIOR

An exterior walk-around revealed that the original siding material was covered with loosely fitted aluminum lap siding. (See the attached photographs.)

Cont.  
Page Two

Page Two

There were gaps in the siding and in the cornice that revealed rotted wood. Therefore, one could logically assume that the aluminum covers quite a lot of deteriorated material.

The house apparently has no foundation, and the floor system basically sets on the ground or, at best, on loose corner stones. Un-mortared masonry, rocks and concrete test cylinders form somewhat of a cover skirt around the perimeter, but they provide virtually no support for the structure. (See Photos 2-7.)

There was major damage noted in the rear of the house. A large tree that fell on the right rear section of the house. (See Photos 8-11.)

A fairly large section of roof has opened up exposing the interior to the elements.

## INTERIOR

---

An interior inspection revealed floors that are wavy and weak to the point that they will likely not support the weight of a person or the weight of normal furniture in several places.

There are many places that would likely have collapsed already were it not for the several layers of vinyl flooring that are present throughout the house.

Photos 11-14 show the ceiling and roof structure that is exposed to the elements where the tree fell.

It is obvious that there was rotted lumber long before the tree fell on the building and the framing became moisture laden.

Cont.

Page Three

Page Three

Photos 15-23 emphasize the waviness and poor condition of the interior floors. Because there is no foundation below and no room to install a foundation, there is no point in attempting to repair them.

Further, there is basically not any feasible way to repair the floors to where they would be viable at all.

The ceiling and attic framing are in a similar state of disrepair. There are multiple examples of water damage and weakened framing members. Again, there is no point in trying to make repairs to a framing structure that is in such poor condition.

## CONCLUSION

---

I totally understand and agree with the desire and the need to preserve the history of the City of Franklin. I also agree that, in certain instances, it makes sense to renovate even when it does not make sense from a financial standpoint.

However, speaking from a structural point of view, I have no doubt that this structure is currently unsafe for habitation, or even for casual entrance.

Further, I know, without a doubt, even with large expenditures for repairs, this structure will never be viable for even short-term use.

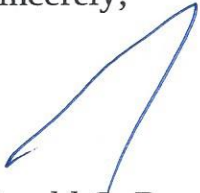
That said, speaking in terms of structure and safety, it is my opinion that the building should be demolished immediately to mitigate the possibility of personal injury.

Cont.  
Page Four

Page Four

Hopefully, this will adequately inform you and the City regarding these matters. However, should you require further assistance, please do not hesitate to contact this office.

Sincerely,

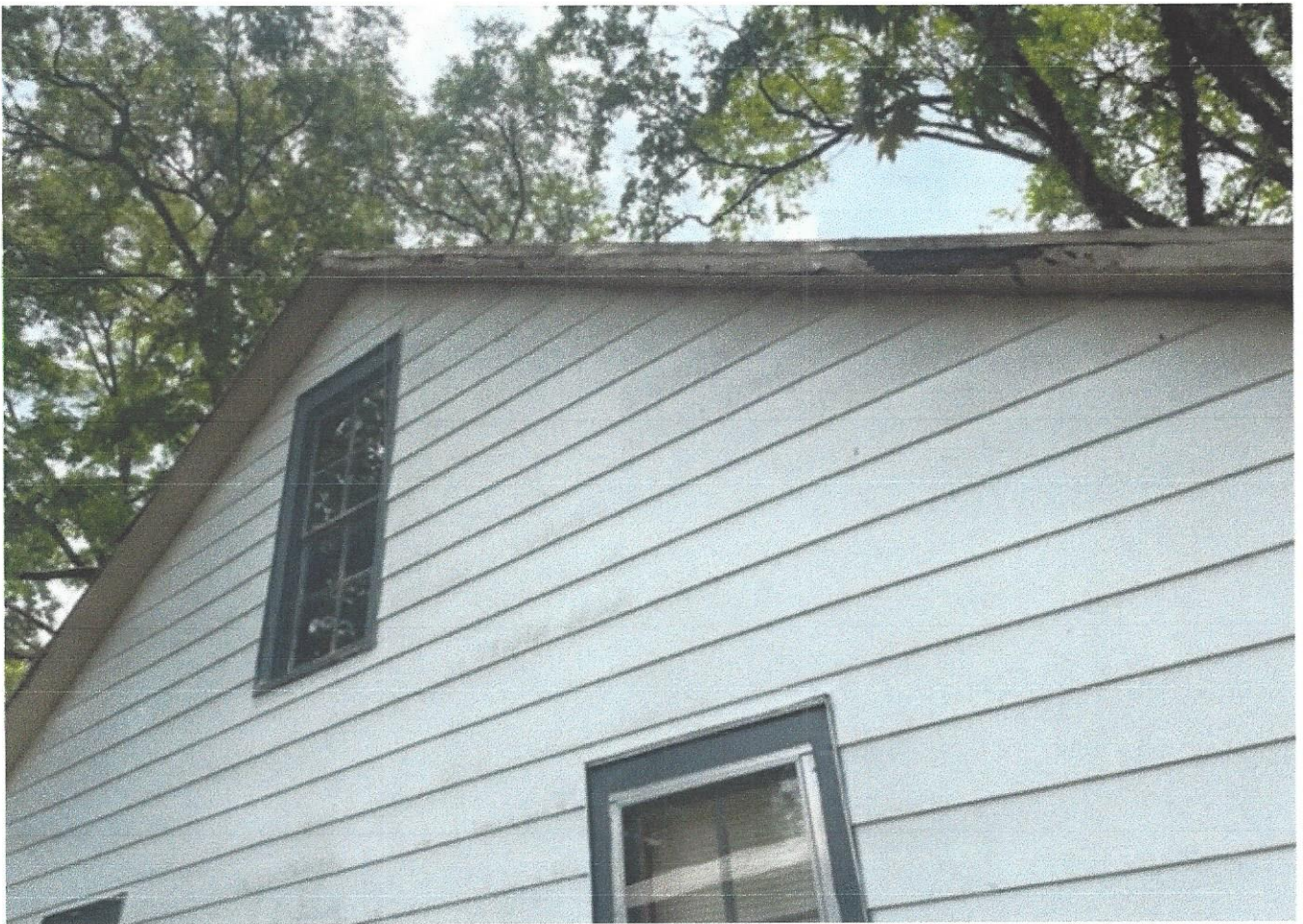
A handwritten signature in blue ink, appearing to read "Gerald G. Bucy". The signature is stylized with a large, sweeping initial letter.

Gerald G. Bucy, P.E.

attach





























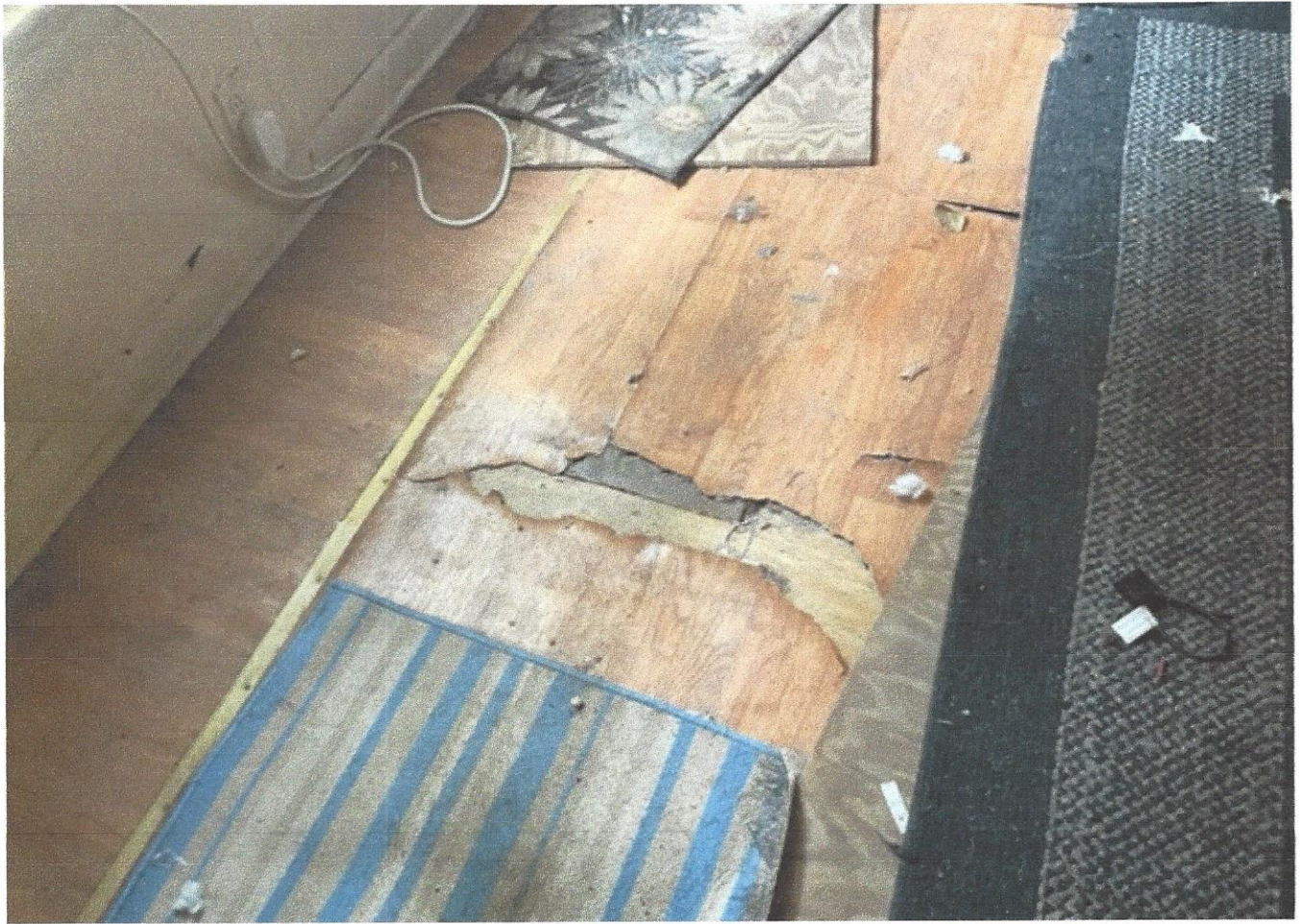




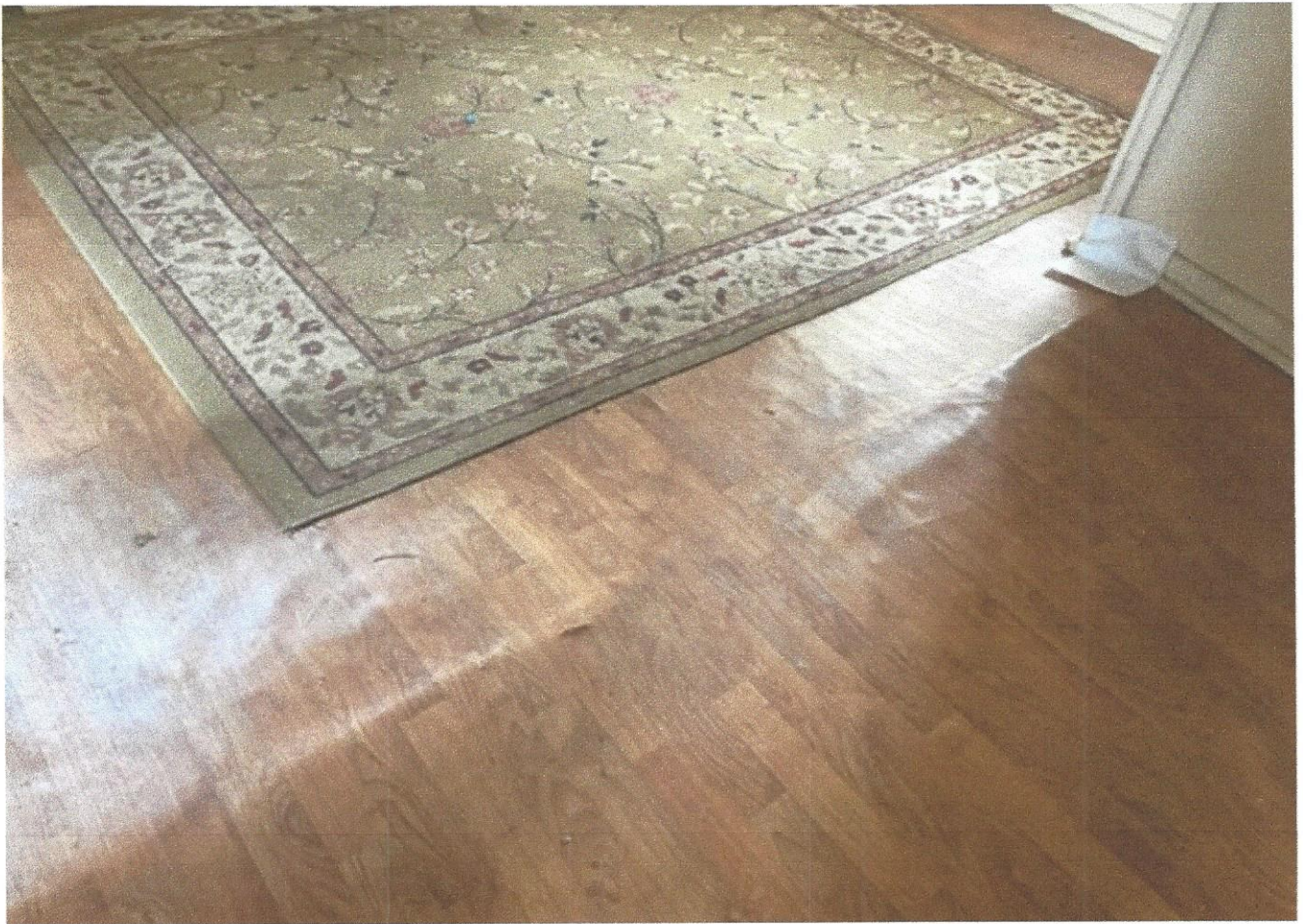














March 25, 2025

Preferred Builders and Associates

Attn: John Ligon

PO Box 681901

Franklin, TN 37068

Re: Structural Observations of Framing  
119 Church St., Franklin, TN

Dear Mr. Ligon:

As requested, Geoff Burdine, Project Manager of GEC, met with you on March 12, 2025, to discuss the structural condition of the residence. I understand you reported to the city of Franklin significant deficiencies in framing for this structure. GEC observed:

- The exterior perimeter foundation is pillar and beam construction with primarily field stone pillars with block curtain walls installed between the pillars sometime after original construction to enclose the crawlspace.
- The crawlspace is not accessible due to close proximity to the ground. First-story subfloor framing is nominal 8- to 13-inches above ground surface in the crawlspace.
- Two areas have been opened by cutting and removing floor sheathing. Moisture meter readings from the subfloor framing taken from these two locations were 17 to 35%, which are considered elevated.
- The exposed subfloor framing in one location is a 2-ply 2x6 rough cut oak girder member, which has been structurally compromised by wood boring insect infestation.
- Original floor sheathing was nominal 1-inch-thick hardwood, which has been refinished in about 75% of the first-story because of wet rot.
- Floor sloping away from foundations averages 2-inches in 4-ft and the floor deflection is excessive in about 75% of the first-story floor framing, indicative of significant structural damage to framing.

Microbial growth and decaying wood is wide spread in the subfloor framing. Associated moisture exposure has led to a substantial reduction in the strength of the wood framing components making up the floor system. These conditions can only be addressed with the

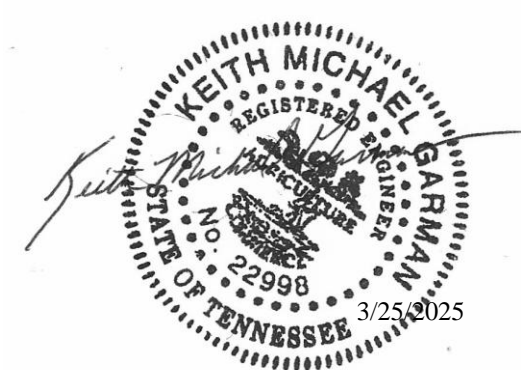


*Garman Engineering Company, LLC dba GEC*

---

reconstruction of the subfloor framing, which is generally considered financially inhibitive to rebuild this structure to meet the structural requirements of the applicable codes in the 2018 through 2021 IRC. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Preferred Builders and Associates – 119 Church St – Framing

**From:** John Ligon johnligon@comcast.net  
**Subject:** Fwd: Letter  
**Date:** July 16, 2025 at 8:54 AM  
**To:** John Ligon johnligon@comcast.net

---



John Ligon  
805 West Main Street  
Franklin, Tn. 37064  
615-351-8114  
johnjligon@comcast.net

Date: July 16, 2025

Historic Zoning Commission & Staff  
City of Franklin  
109 3rd Avenue South  
Franklin, TN 37064

Dear Historic Zoning Commission and Staff,

My name is John Ligon. I've been a licensed contractor since 1997 and have worked extensively in Franklin and Williamson County for my entire career. My experience includes both historic properties and new construction and additions.

I've attached a copy of my contractor's license for your reference. Thank you for the work you do to preserve Franklin's historic character. I look forward to continuing to work together.

Best regards,

John Ligon

**Elevate Tennessee LLC**  
**3177 Thompson Road**  
**Springfield, TN 37172**  
**615-384-6747 – Office**  
[structuremovers@gmail.com](mailto:structuremovers@gmail.com)

June 24, 2025

To Mr. John Ligon,

Property 119 Church St., Franklin TN was assessed for John Ligon, and the following conclusions were determined. The outer band of structure is completely deteriorated. Termites have traveled from outer band to roof rafters. Termites have severely damaged 90% of the floor system. Some floor joists are already on the ground. My professional opinion would not allow me to elevate this structure as it is not structurally sound.

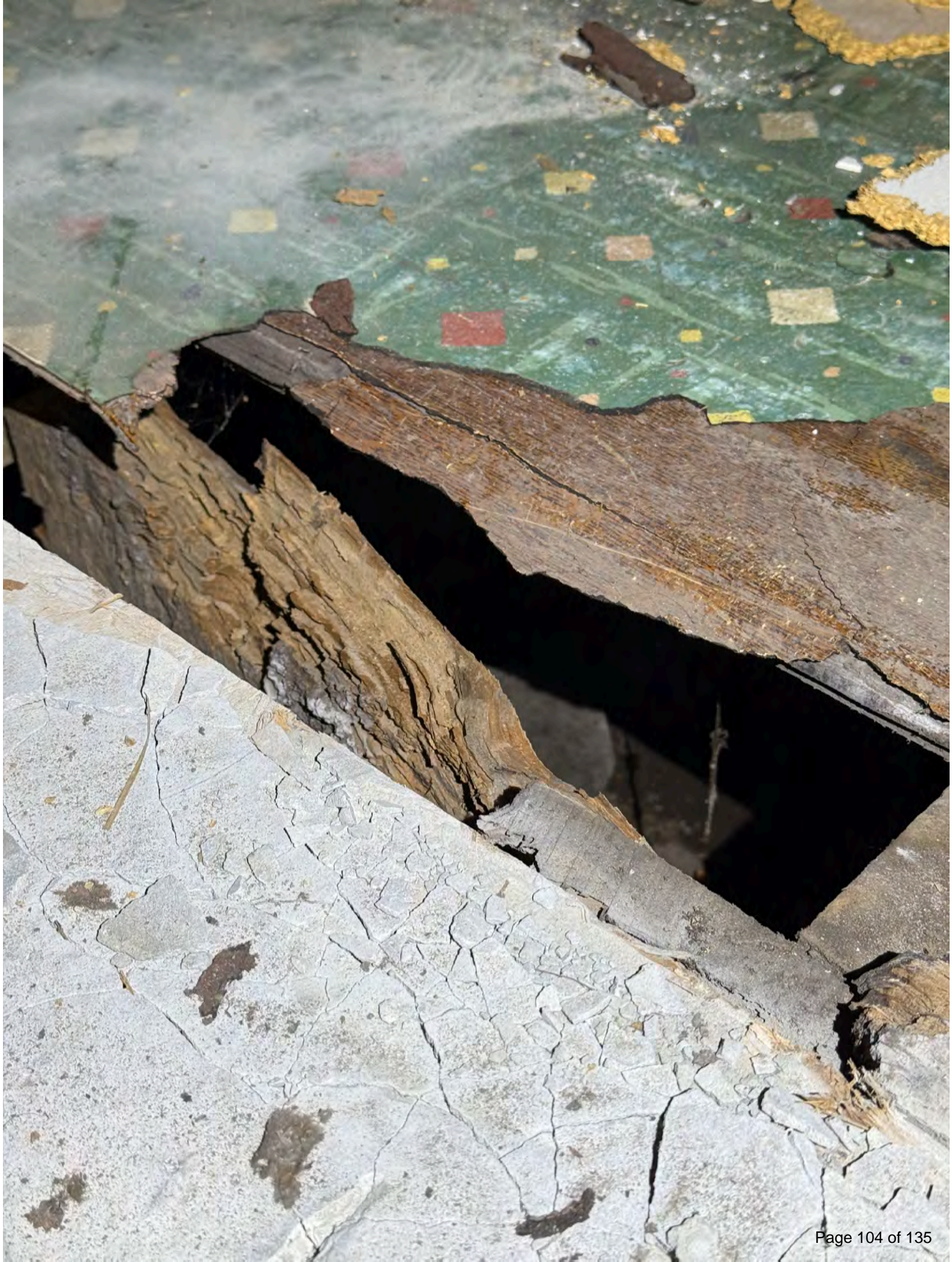
Sincerely,

Don Toothman

Owner of Elevate Tennessee/Toothman Structure Movers

615-579-0755

















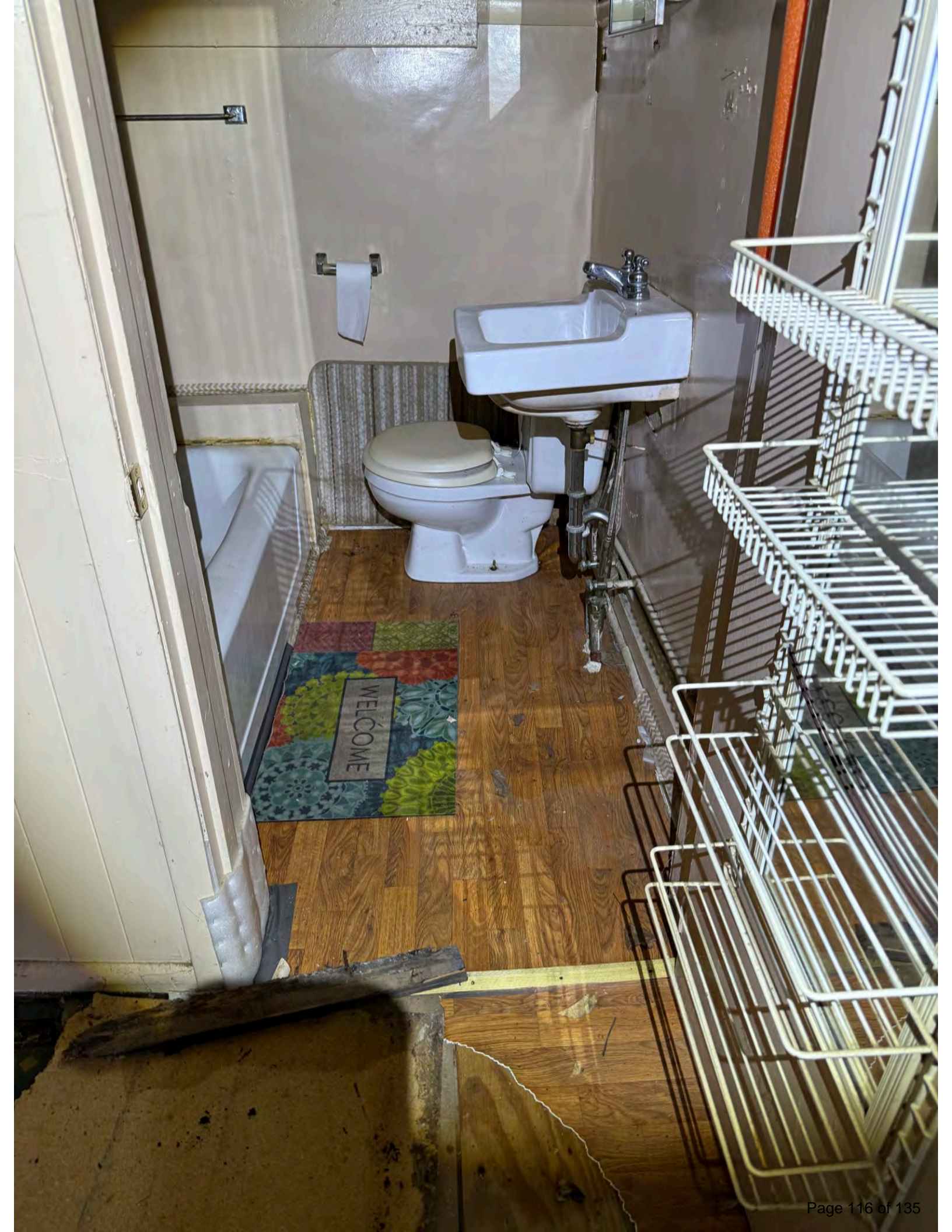




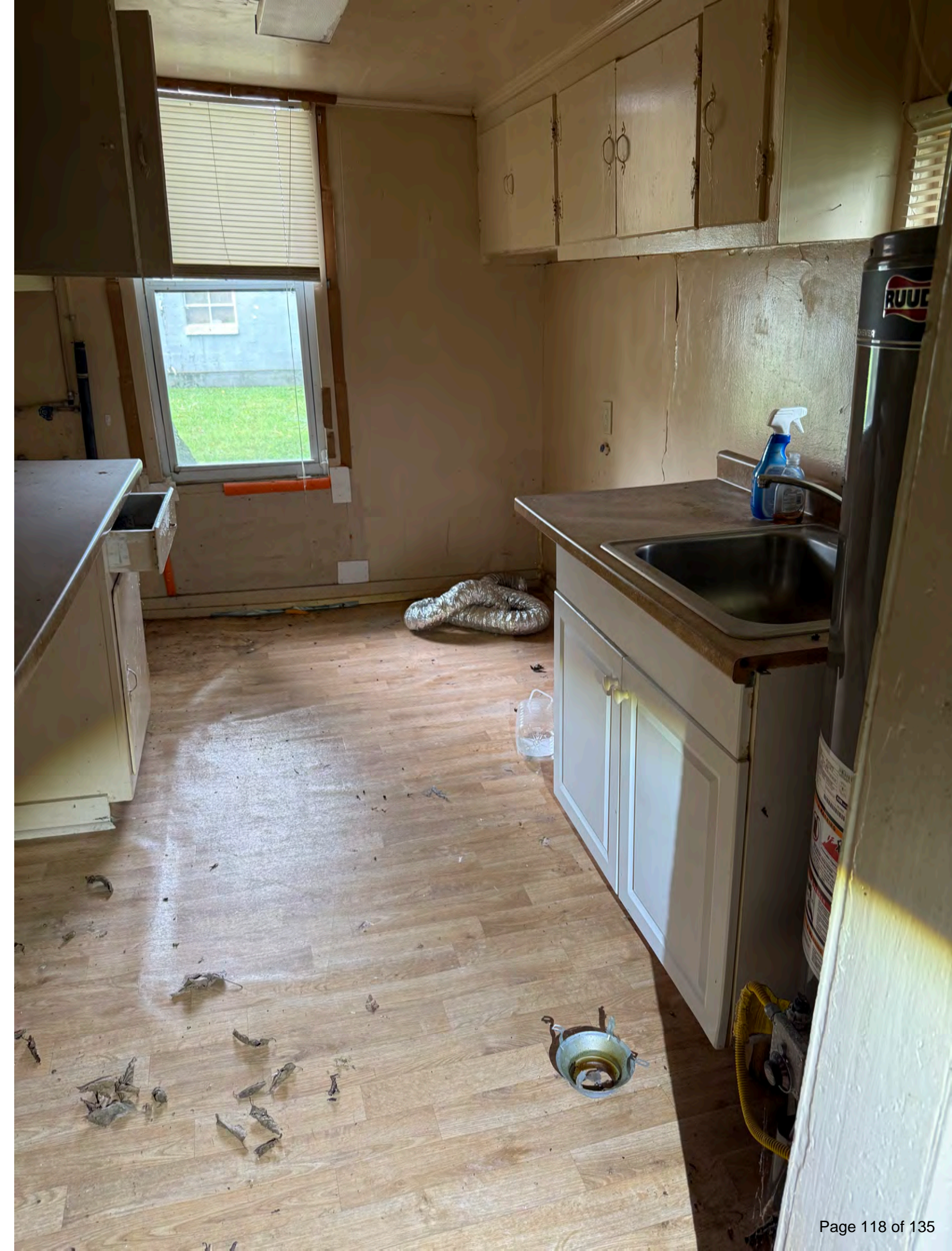


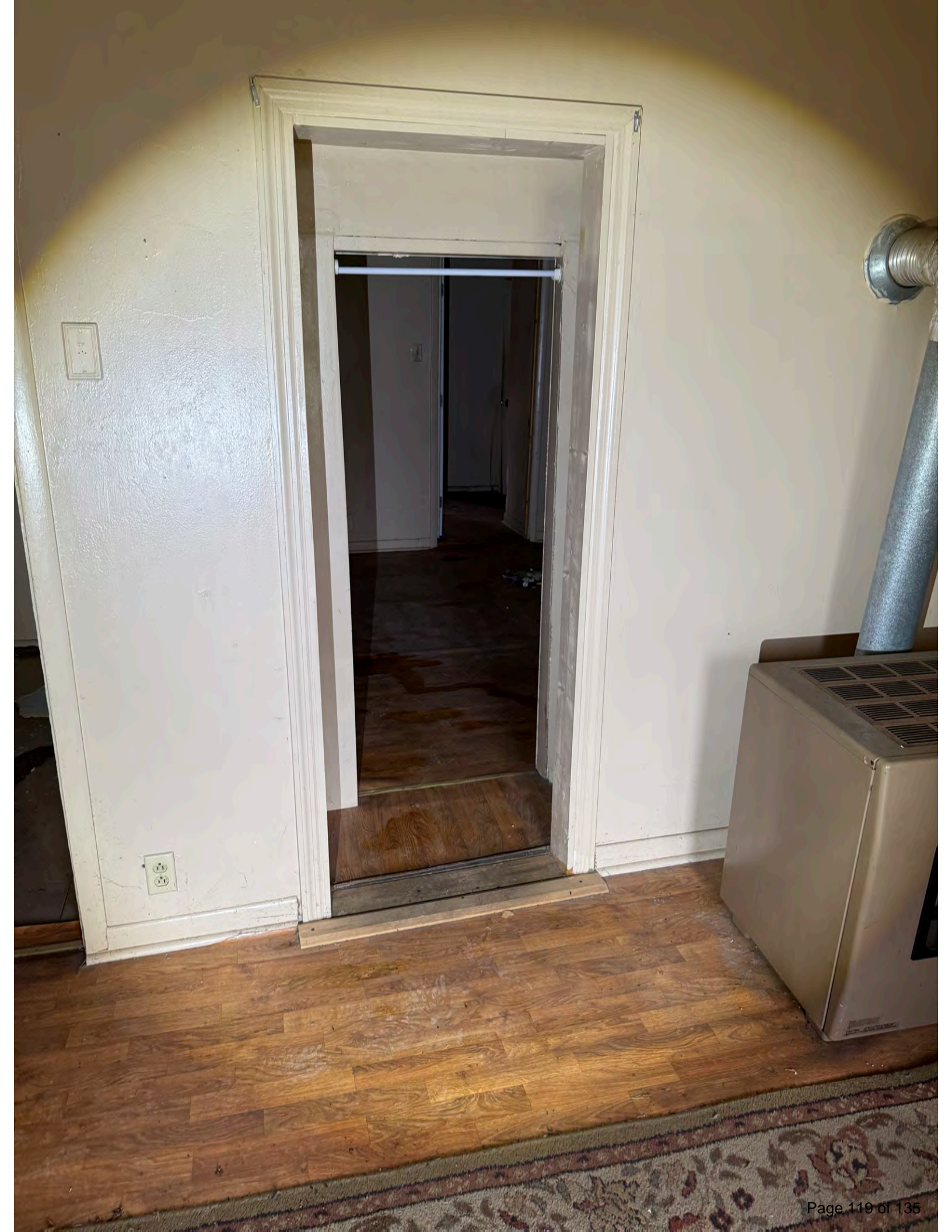
































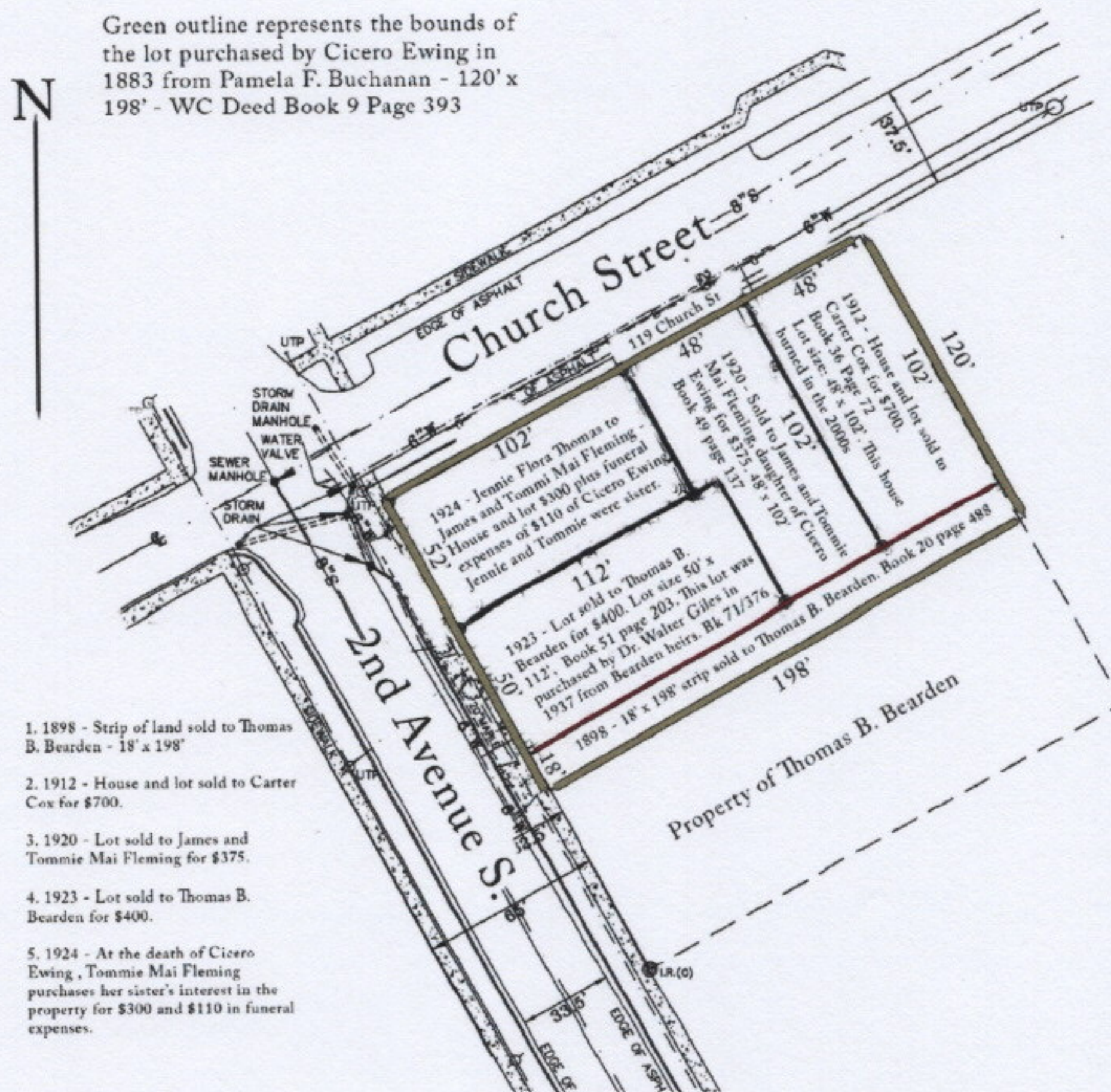


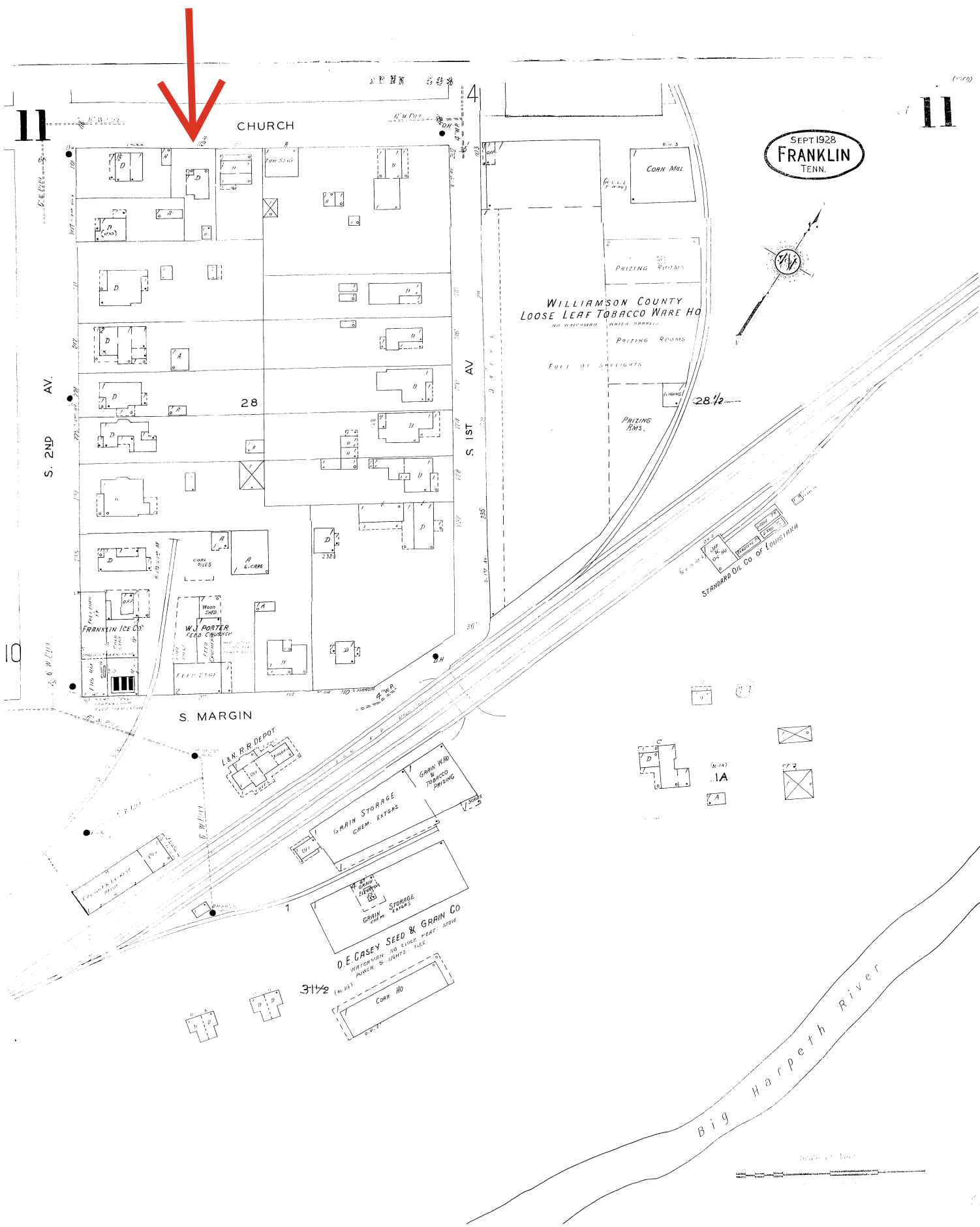
Attached is a deed history plat that has been created of the subject property by a HZC commissioner. The original lot purchased by Cicero Ewing was divided into five pieces.

Cicero Ewing, an African American man, purchased the original lot in 1883. The attached plat reflects how he sold off pieces of his lot (probably for financial reasons) up to his death. This was a mixed-race neighborhood of white and black. His neighbor on 2<sup>nd</sup> Ave. S., Thomas B Bearden, was white.

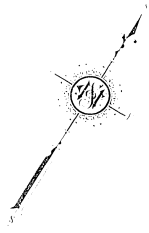
The houses fronting Church St., built behind Ewing's main house located on 2<sup>nd</sup> Ave S., were Black American housing. Since Cicero Ewing's daughter purchased the lot known as 119 Church St in 1920, the house in that location today owned by the Ligons, was probably built between 1920-1924.

Cicero Ewing died in 1924. His daughter purchased his house that same year, although she sold it in 1925.

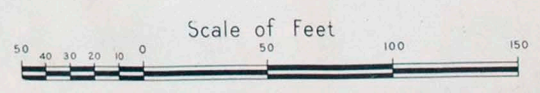
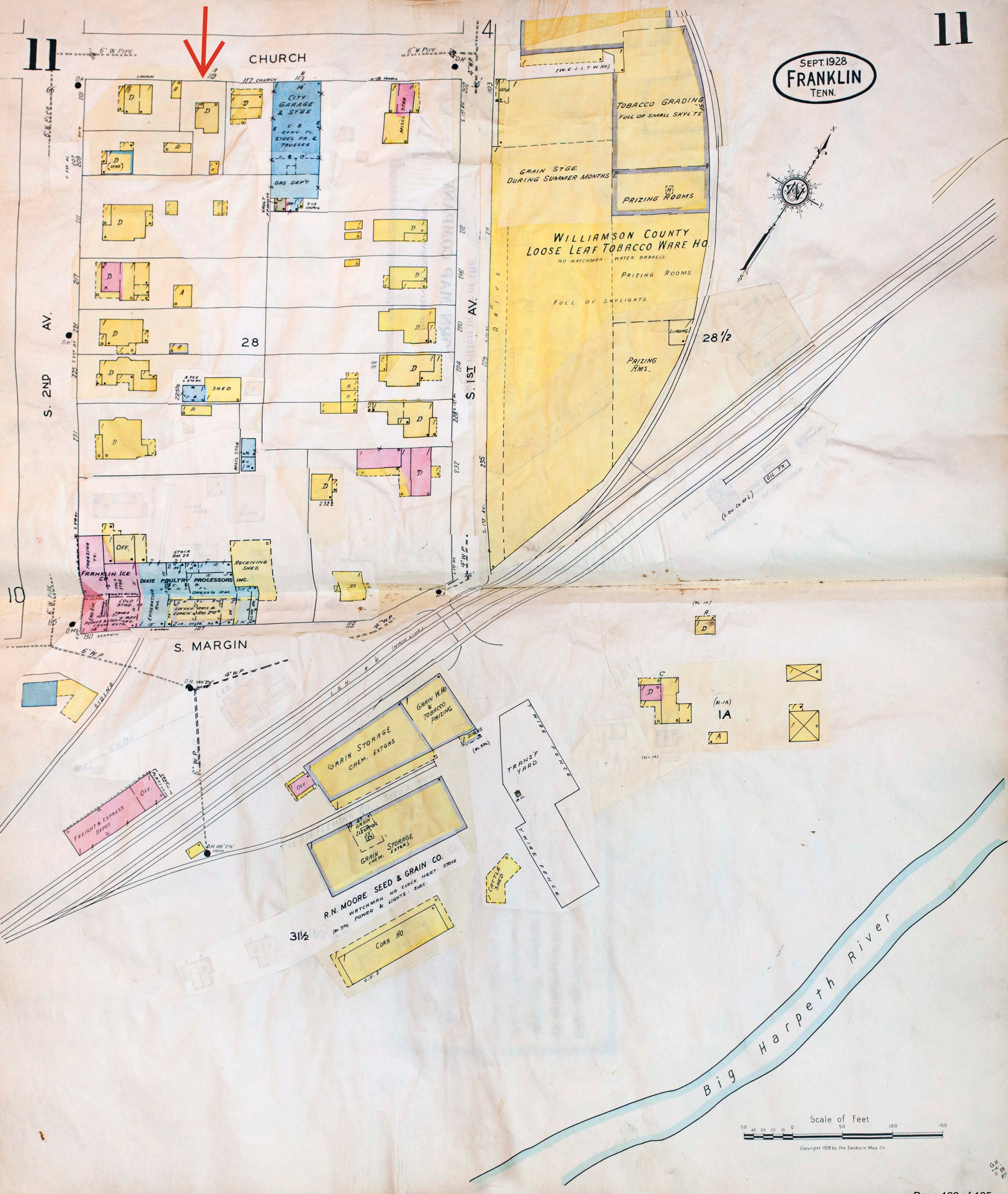




SEPT 1928  
**FRANKLIN**  
 TENN.



SEPT. 1928  
FRANKLIN  
TENN.



Copyright 1928 by the Sanborn Map Co.

## Request for Demolition Permit – 119 Church Street

To the Members of the Historical Zoning Commission:

We are respectfully submitting a request for a demolition permit for the property located at 119 Church Street, situated within the Franklin historic district. We recognize and appreciate the importance of preserving the character of our community; however, we believe the current condition of this structure does not and has not allowed preservation to be a feasible, safe or an economically reasonable solution. Even prior to the tree falling on this property, the substandard way in which it was originally built has made it impossible to salvage or restore.

Even before the neighbor's tree fell and severely damaged the rear portion of the house, this property was built in a substandard manor. The house lacks a proper foundation or footer. It was originally constructed as a single family home and was converted to a duplex many years ago by a previous owner. It was built on a few small stone piers, and over time, various makeshift materials (including stone, block, and metal coil) were added to partially enclose the crawlspace which is nearly nonexistent. This space measures at most 8 to 10 inches which makes the underside of the house inaccessible. All of the structural problems with the floors, the underpinning and the band were compromised due to the way the structure was originally built. The tree falling did not cause these issues.

The lack of proper space under the house has created a moisture issue that has compromised the structural integrity of this home since it was built. The home's floors are significantly sloped, varying between one to six inches across different rooms, each leaning in inconsistent directions. In some places, deteriorating subfloor and joists have been hastily covered with plywood and topped with vinyl designed to mimic hardwood. These dynamics have caused long term bug infestation and water damage which has effected the integrity of the entire floor system.

We have consulted with no fewer than six professional foundation companies, all of whom declined to take on the project, citing the extreme difficulty of safely raising the house given the current condition of the substructure. Without a sound floor system, lifting the building to install a foundation is not a viable option. See letter submitted from Don Toothman with Elevate Tennessee/Toothman Structure Movers.

The home fails to meet numerous current building codes. No proper foundation, many of the water and waste pipes are surface-mounted or exposed along the walls, venting for the hot water heater is poorly executed, and the electrical systems throughout the home are outdated and unsafe. Additionally, all ceilings are sagging, walls are deteriorating, and most of the original windows, though covered by storm windows, are beyond repair due to significant rot and weathering.

The roof is made of patched and painted "5V" tin, which is now due for full replacement. Beneath the aluminum-clad siding lies wood siding that is also deteriorating. Importantly, the house does not feature any notable architectural or historical design elements that would warrant its preservation under the criteria for historic significance.

We are committed to honoring the spirit of the neighborhood and maintaining the integrity of the Franklin area. As such, our intent is to convert the property into green space until a comprehensive development plan is finalized for this lot and adjoining properties at 117 and 109 Church Street. Rehabilitating the existing structure would require extensive and risky procedures such as lifting the entire house, digging and pouring a new foundation underneath it, rebuilding the entire floor system, and repairing the lower walls—all while the home remains

suspended. Such measures would not only be cost-prohibitive but also pose considerable safety concerns for workers and neighbors.

It is estimated that 75-80% of the structure would need to be replaced to bring it up to modern code and safety standards. A new build would be safer, more efficient, environmentally sustainable, and more aesthetically in line with the character envisioned for the area.

#### Demolition Approval Criteria:

##### Architectural and Historic Integrity

- See attached photographs
- See reports submitted by engineers
- See letter by Don Toothman

##### Economic Hardship

- Property has been vacated since 2023 when the tree fell on the structure-therefore no income is possible
- The estimate to build a new structure is \$506,000
- The estimate to rehab the existing structure amount is \$835,000

##### Structural Instability

- See 2 Engineer's reports
- See Photographs
- See Toothman letter/report
- Future Action- property will be left as green space for the foreseeable future. At a later date we may submit a development plan which would need to be approved by this Commission and the City

Respectfully,  
Matt Ligon  
(615) 478-6355