



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, October 22, 2020

4:30 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Alderman 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*

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Pursuant to the bylaws, this meeting does not provide for public comment; therefore, viewing only options will be provided. 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. • Limited viewing will be available in the lobby of City Hall to watch the live video. Masks are required in City Hall. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklinton>

CALL TO ORDER

1. Consideration Of Resolution 2020-212, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On October 22, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

NEW BUSINESS

2. (4:30 - 5:10pm) Discussion of a Development Plan proposing 8 single-family and 32 condominium units, on 13.8 acres, located at 171 Hillhaven Lane (Hillhaven PUD).

3. (5:10 - 5:50pm) Discussion of a Development Plan proposing 38 single-family units, on 17.2 acres, located at 1190 Lewisburg Pike (Tuck Away PUD)
4. (5:50 - 6:30pm) Discussion of a Development Plan revision, removing an external access point along Huffines Ridge Drive (Huffines Ridge PUD).

OTHER BUSINESS**ADJOURN**

RESOLUTION 2020-212

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON OCTOBER 22, 2020, AND CONDUCT THEIR ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, and Executive Order No. 60, allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the October 22, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for October 22, 2020, at 4:30 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklintn.gov/Home/Components/Calendar/Event/10396/1092>

IT IS SO RESOLVED AND DONE on this 22nd day of October, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Hunter
FMPC Secretary

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Sauna R. Billingsley, City Attorney



HILLHAVEN

JOINT CONCEPTUAL WORKSHOP
DEVELOPMENT PLAN
OCTOBER 22, 2020



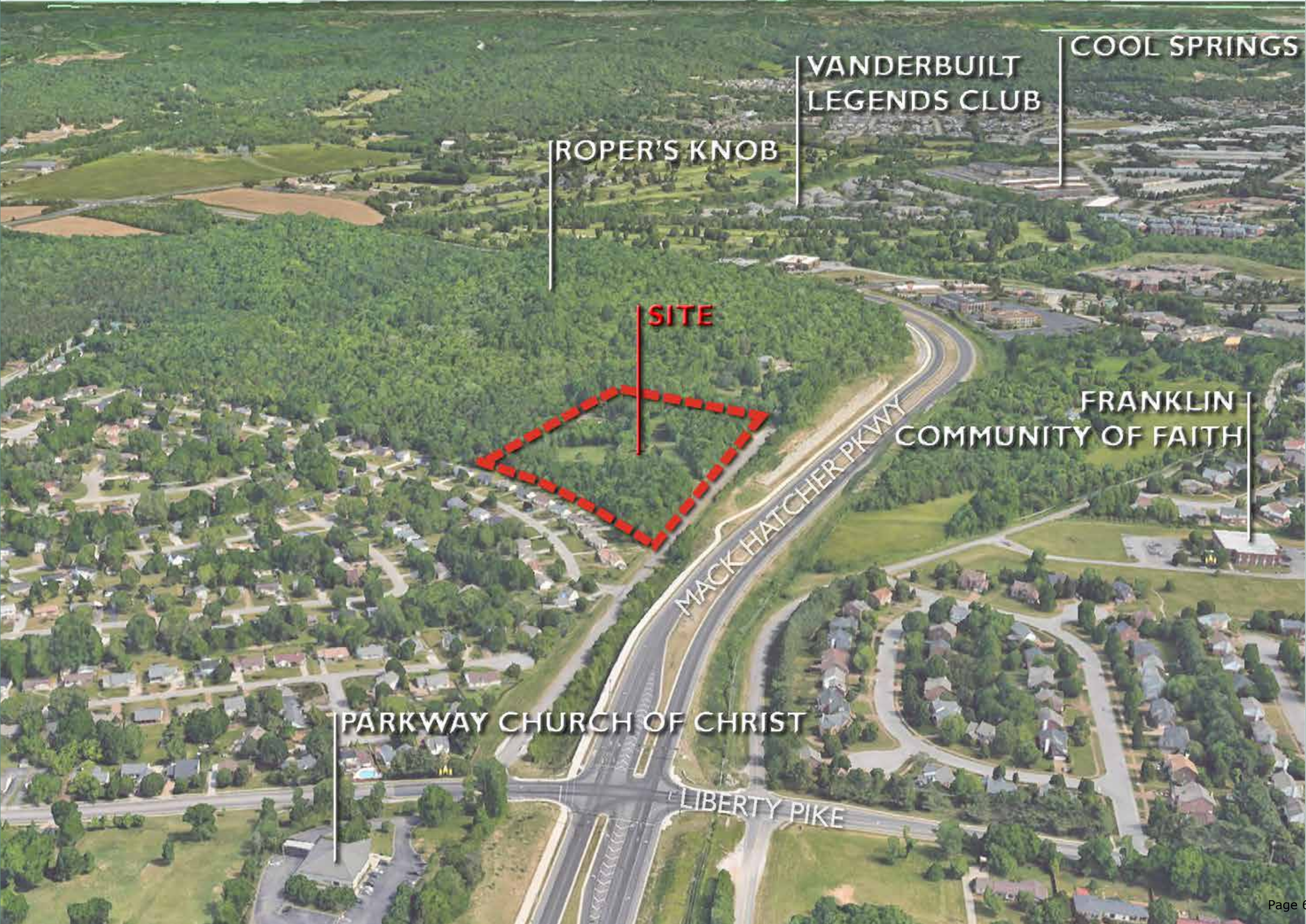


COMMUNITY HOUSING
PARTNERSHIP
OF WILLIAMSON COUNTY



HILLHAVEN

DEVELOPMENT PLAN





CURRENT & PROPOSED ZONING

CURRENT ZONING:

ESTATE RESIDENTIAL (ER):

The ER district is intended to provide for single-family residential on estate-sized lots and for preservation of rural character. (COF ZO)



PROPOSED ZONING:

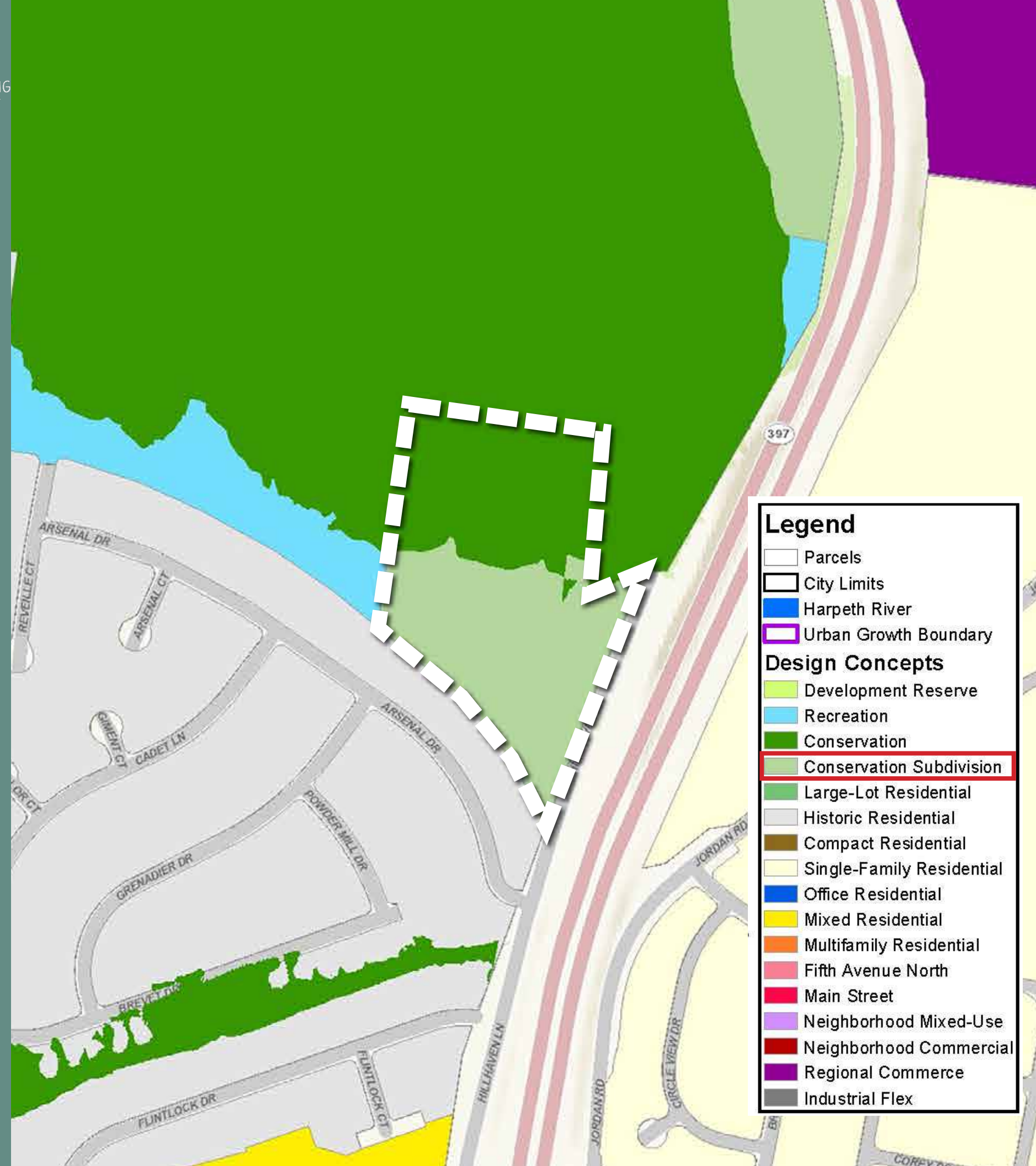
PLANNED DISTRICT (PD):

The PD district is intended to:

A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)



ENVISION FRANKLIN

CONSERVATION SUBDIVISION:

- PRIMARILY SINGLE FAMILY
- CLUSTER LOTS AND INFRASTRUCTURE AND SET ASIDE A SUBSTANTIAL AMOUNT AS PROTECTED OPEN SPACE (50%)
- OPEN SPACE SHOULD INCLUDE SCENIC VISTAS, WOODLANDS, MAINTAIN SCENIC CHARACTER AND HABITAT VALUE



MASTER PLAN

SITE ACREAGE:
13.81 AC

40 UNITS:
(8) SINGLE-FAMILY
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:
68.7% OF SITE
(413,220 SF / 9.49 AC)



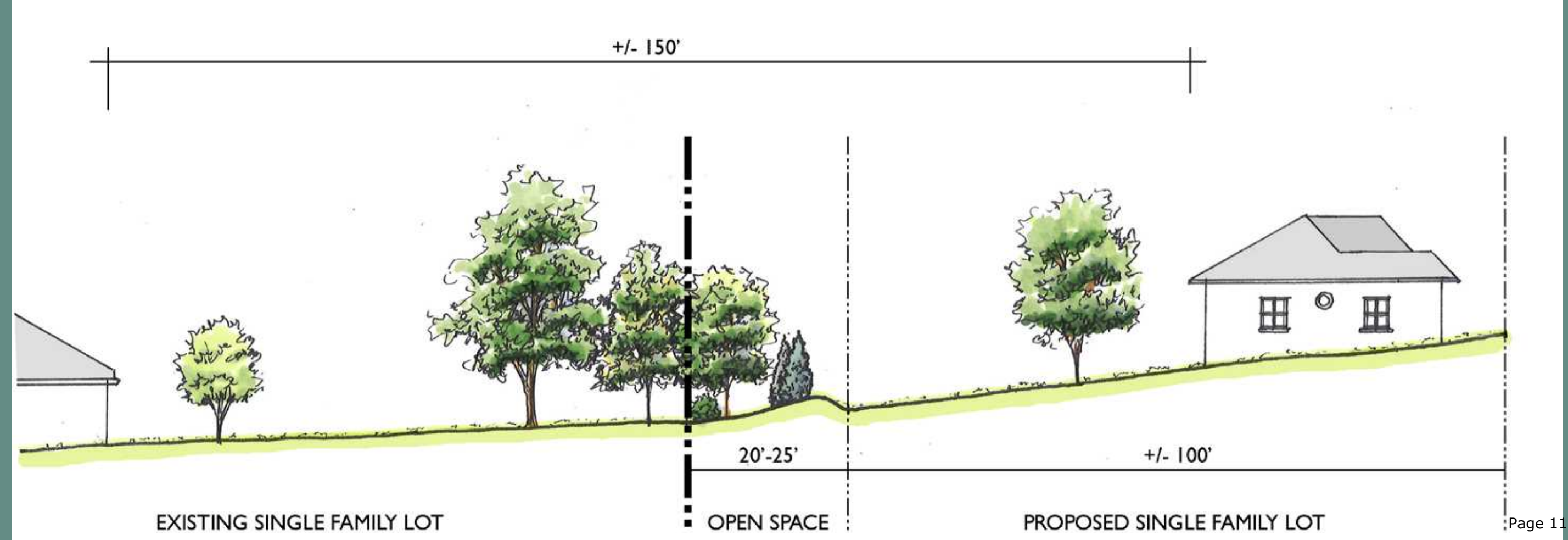
MASTER PLAN

SITE ACREAGE:
13.81 AC

40 UNITS TOTAL:
(8) SINGLE-FAMILY
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:
68.7% OF SITE
(413,220 SF / 9.49 AC)

HILLHAVEN DEVELOPMENT PLAN



EXAMPLE ARCHITECTURE - BIG HOUSE



FRONT ELEVATION



REAR ELEVATION



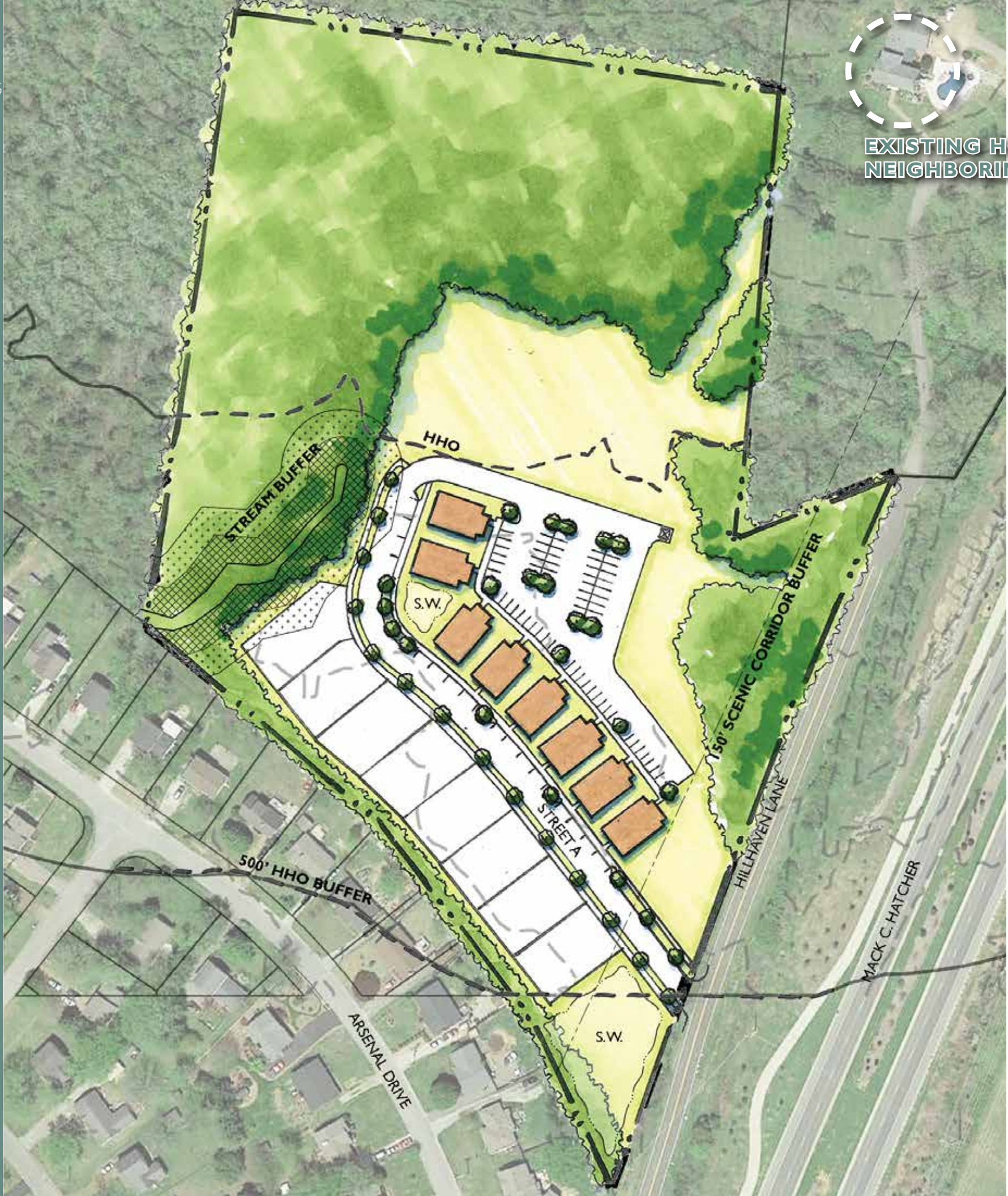
SIDE ELEVATION

EXAMPLE ARCHITECTURE - SINGLE FAMILY



HILLHAVEN

DEVELOPMENT PLAN



EXISTING HOME ON
NEIGHBORING PROPERTY

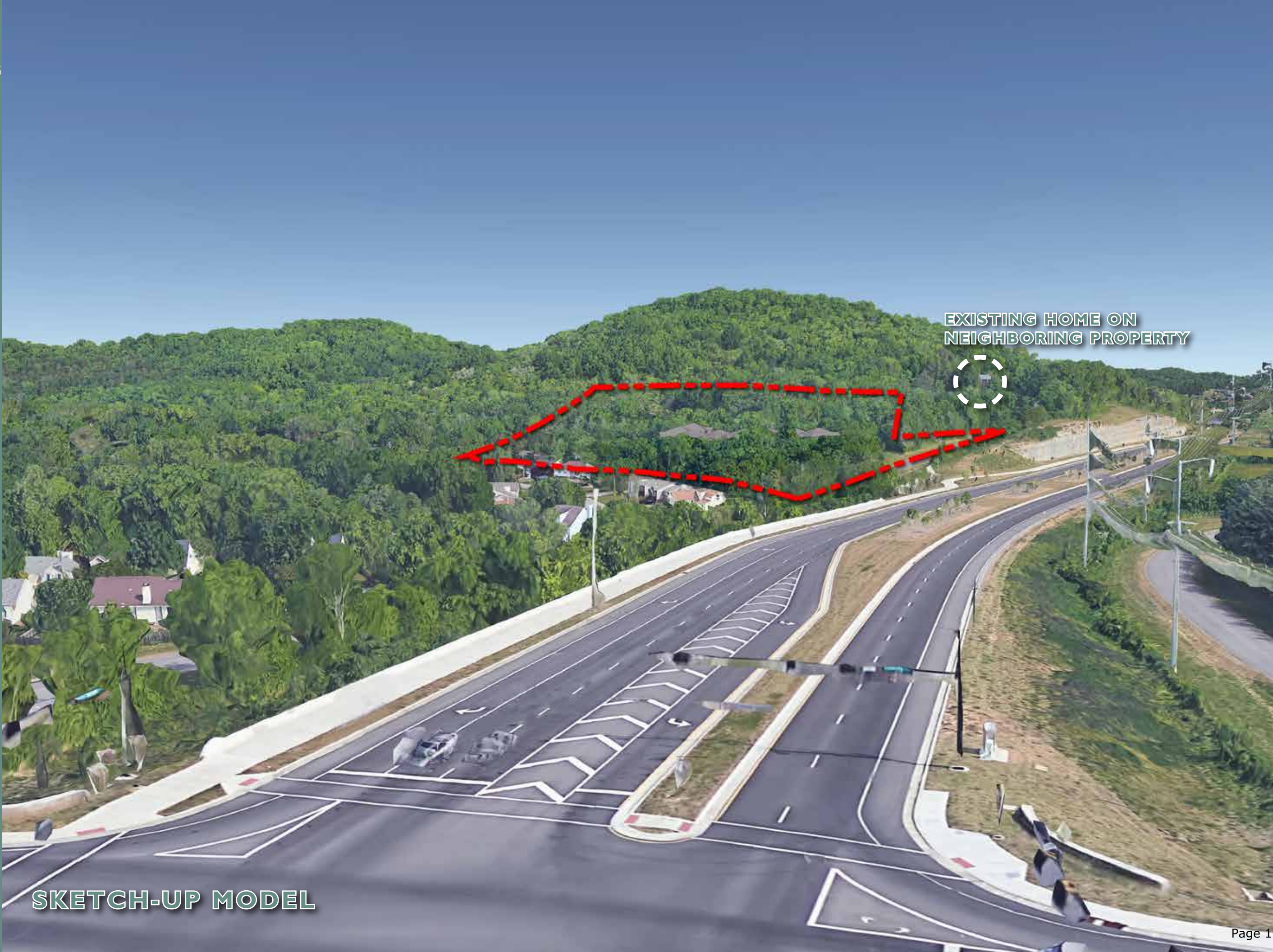
MASTER PLAN

HILLHAVEN
DEVELOPMENT PLAN



SKETCH-UP MODEL

HILLHAVEN
DEVELOPMENT PLAN



EXISTING HOME ON
NEIGHBORING PROPERTY

SKETCH-UP MODEL



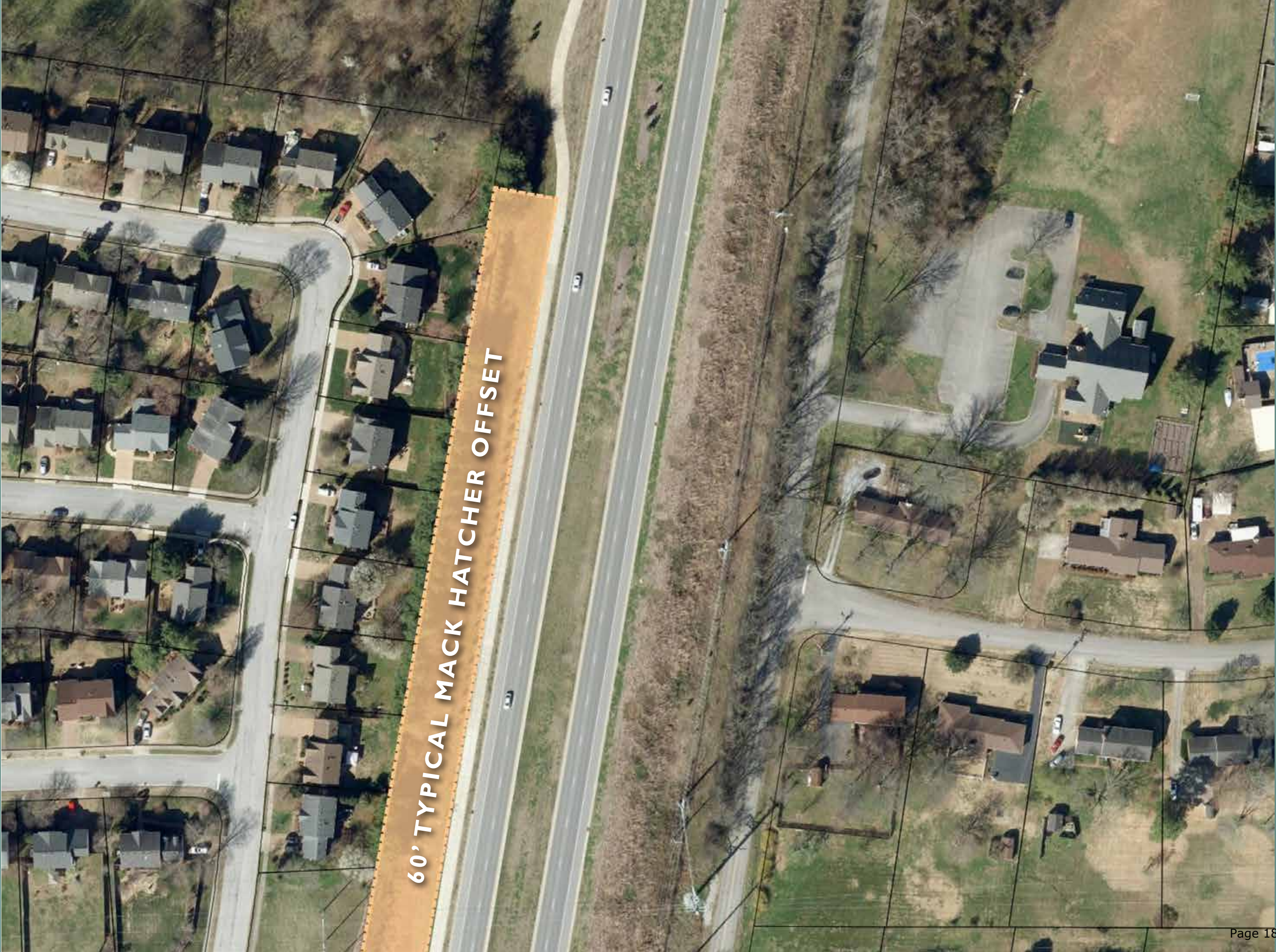


COMMUNITY HOUSING
PARTNERSHIP
OF WILLIAMSON COUNTY



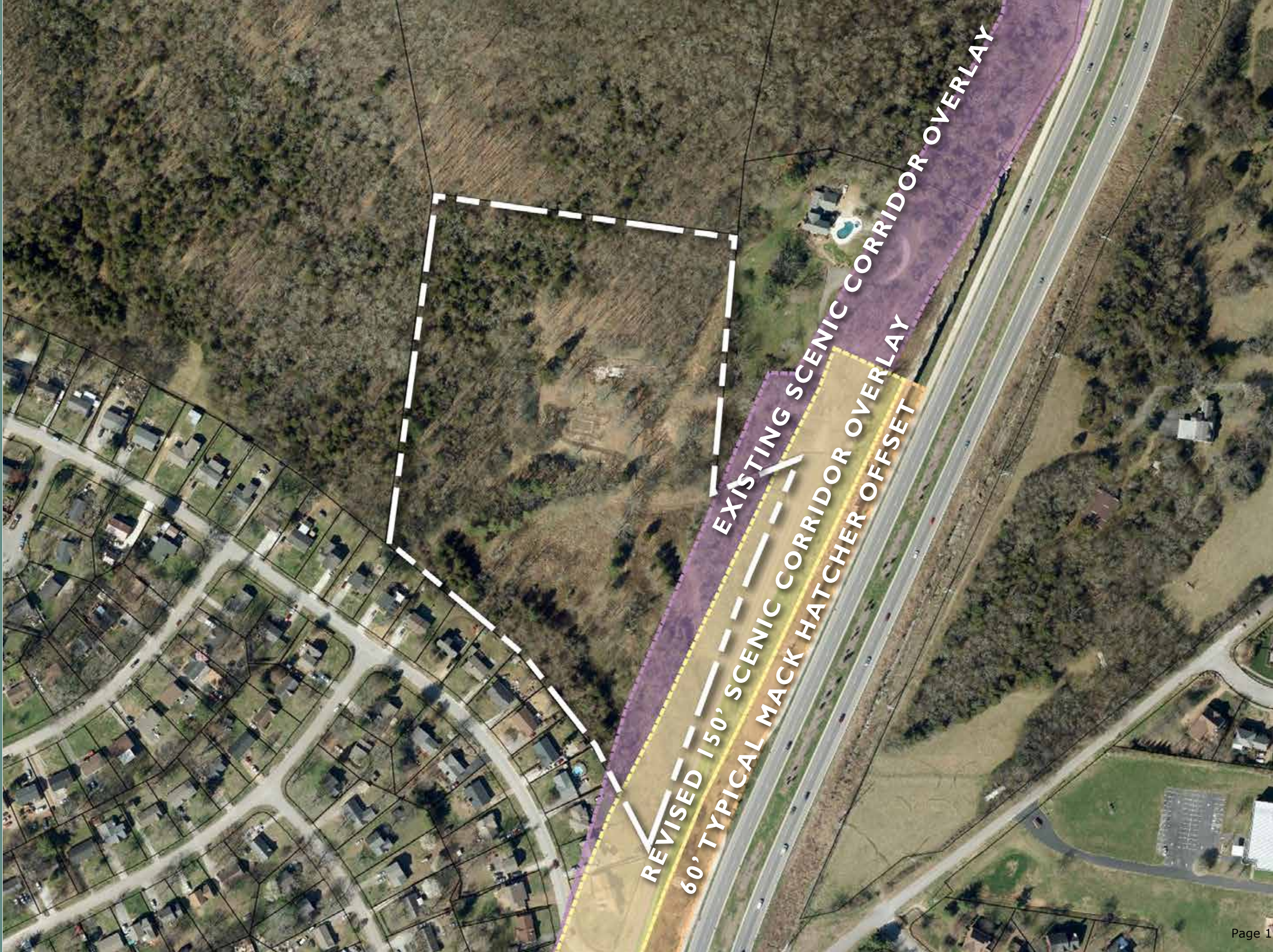
HILLHAVEN

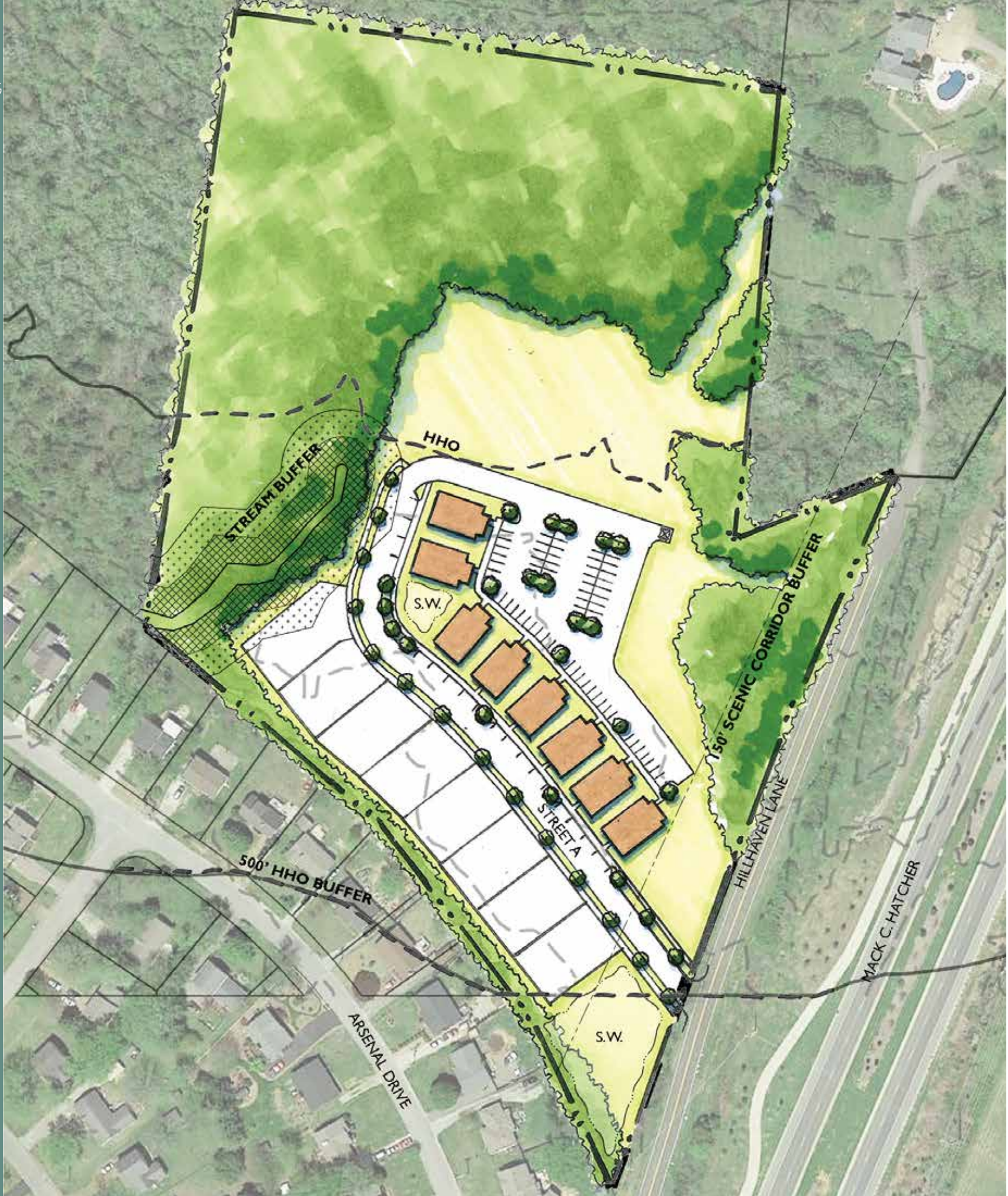
DEVELOPMENT PLAN



HILLHAVEN

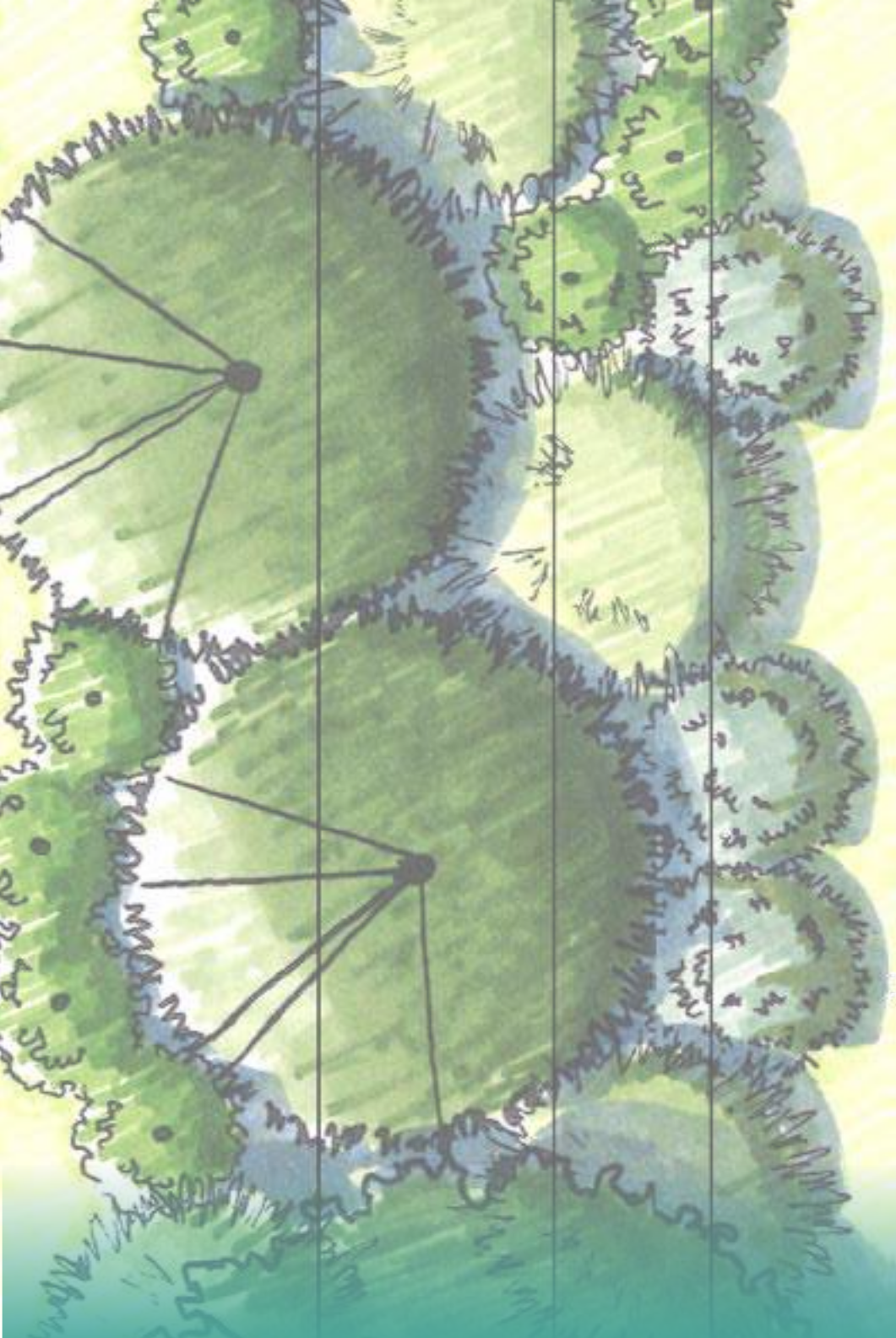
DEVELOPMENT PLAN





NEXT STEPS

BOARD OF ZONING APPEALS



TUCK AWAY

DEVELOPMENT PLAN
JOINT CONCEPTUAL WORKSHOP

October 22, 2020

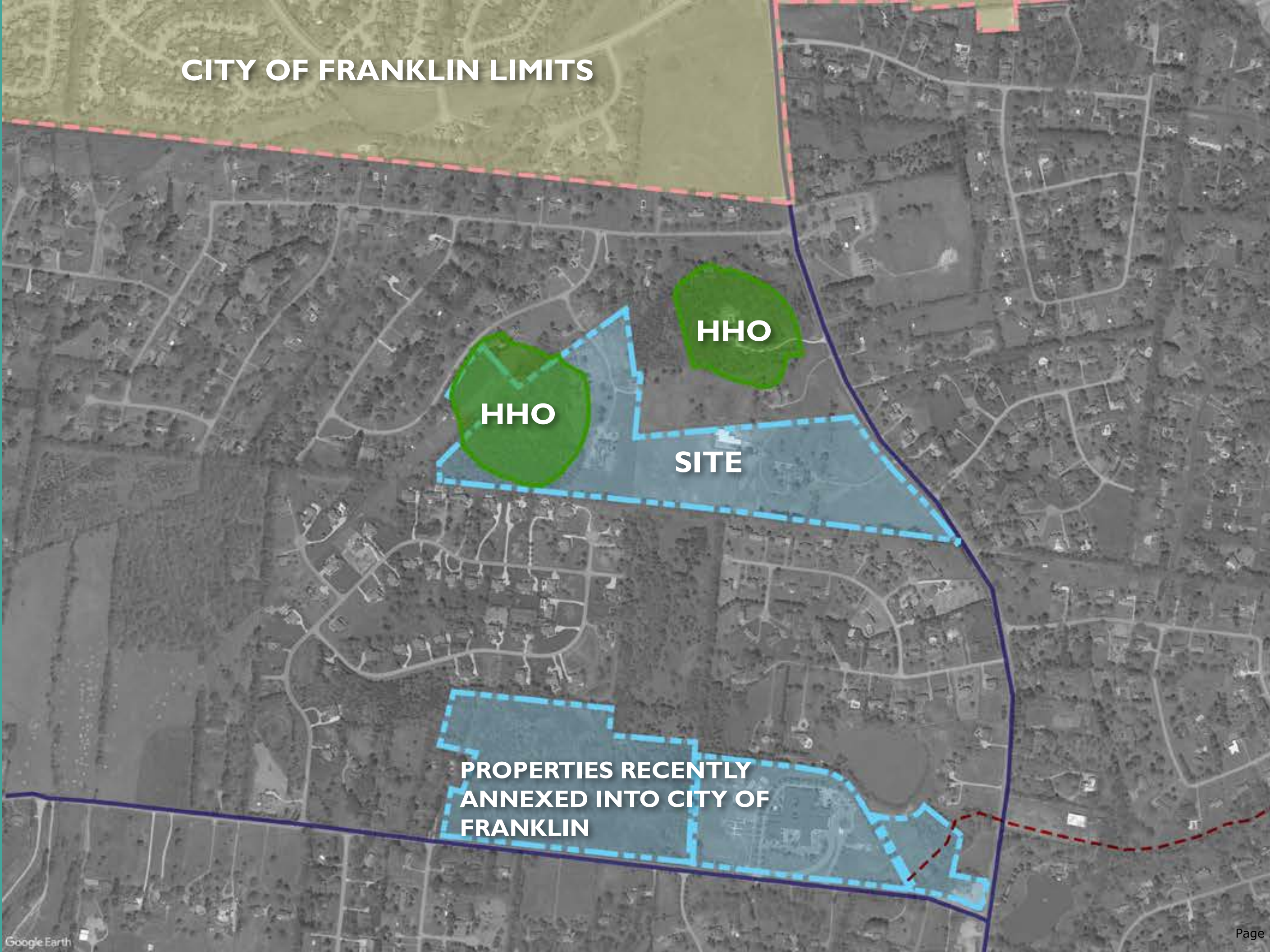
CITY OF FRANKLIN LIMITS

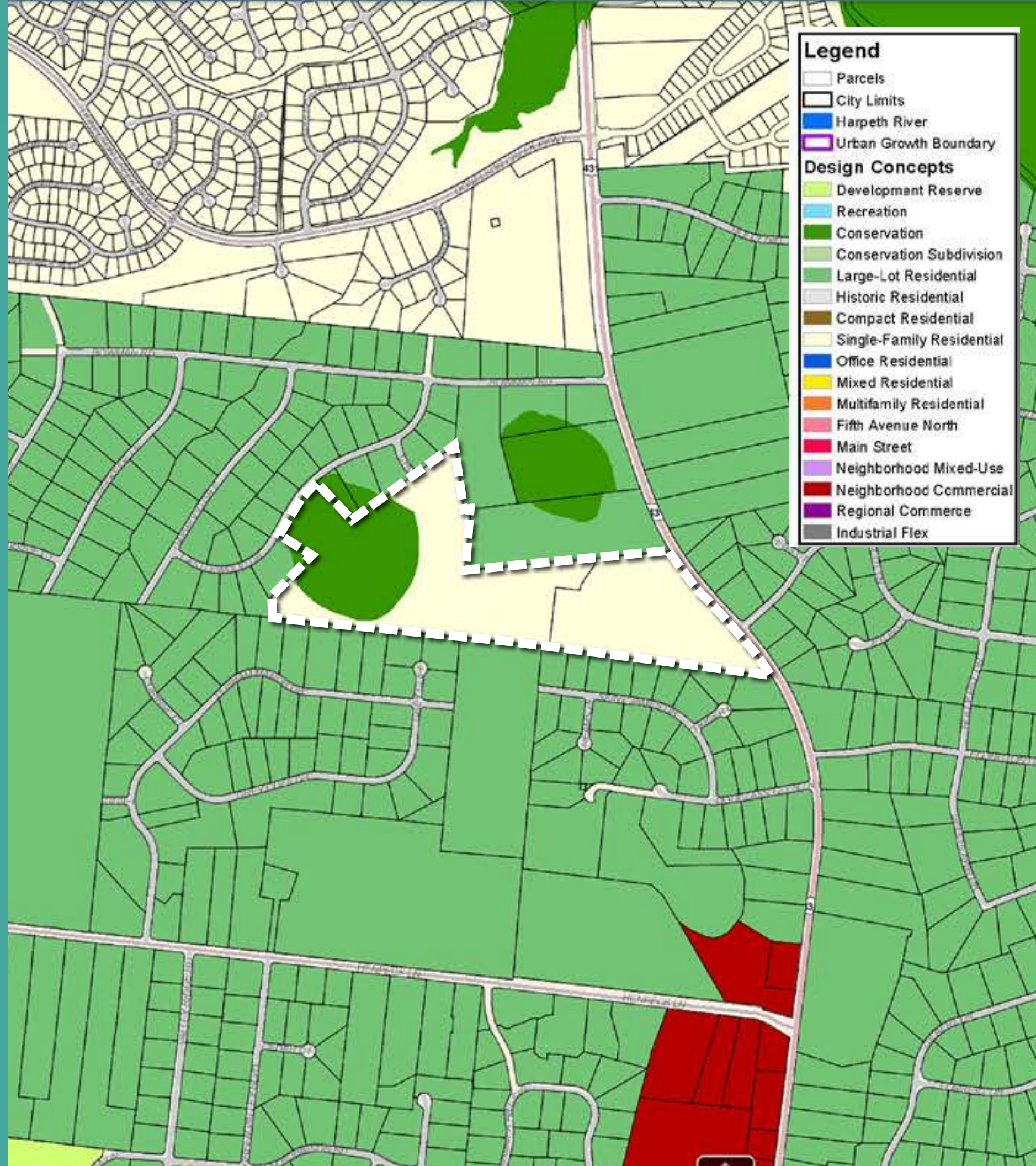
TUCK AWAY
DEVELOPMENT PLAN

HHO
HHO
SITE

**PROPERTIES RECENTLY
ANNEXED INTO CITY OF
FRANKLIN**

LOCATION MAP

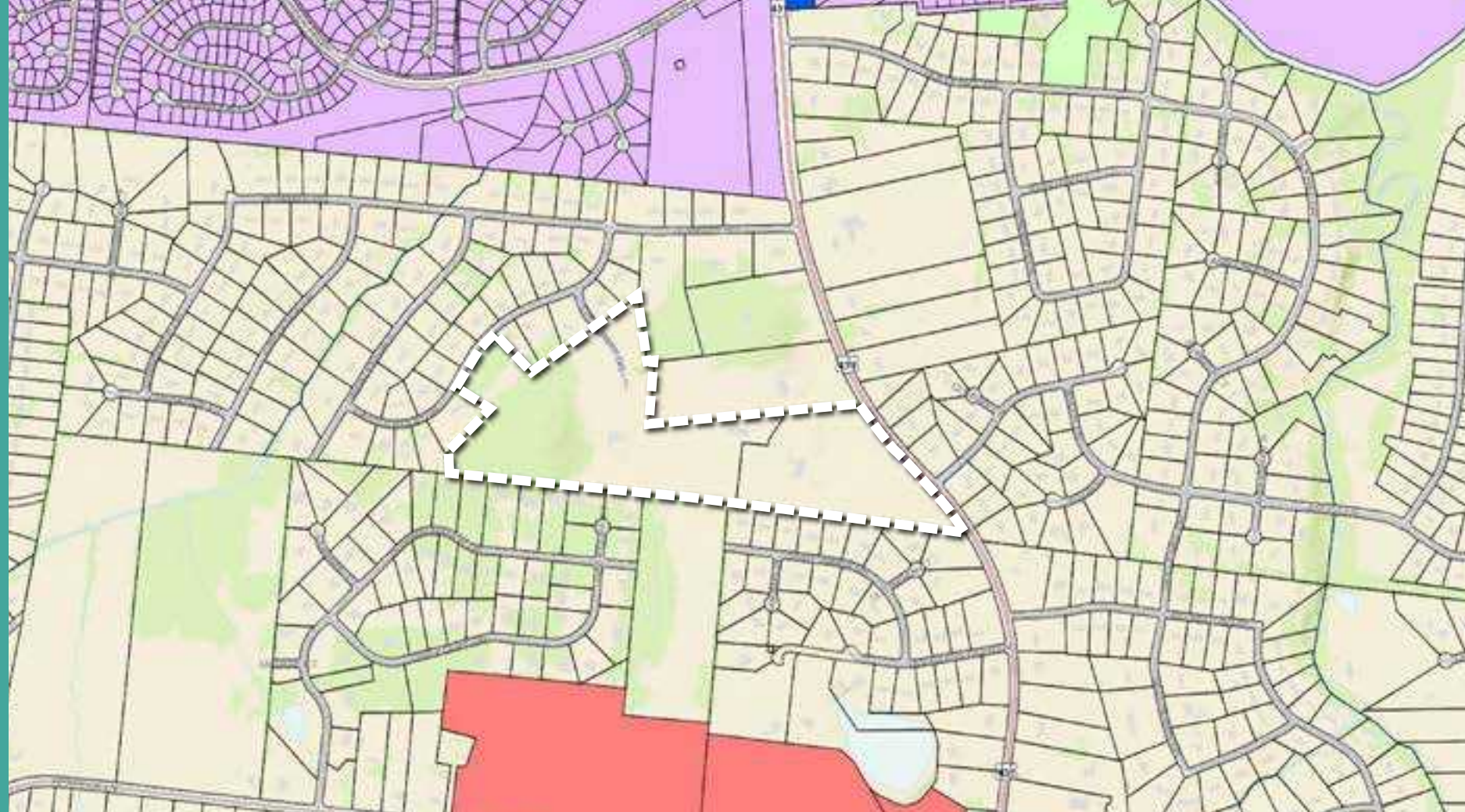




ENVISION FRANKLIN

SINGLE-FAMILY RESIDENTIAL:

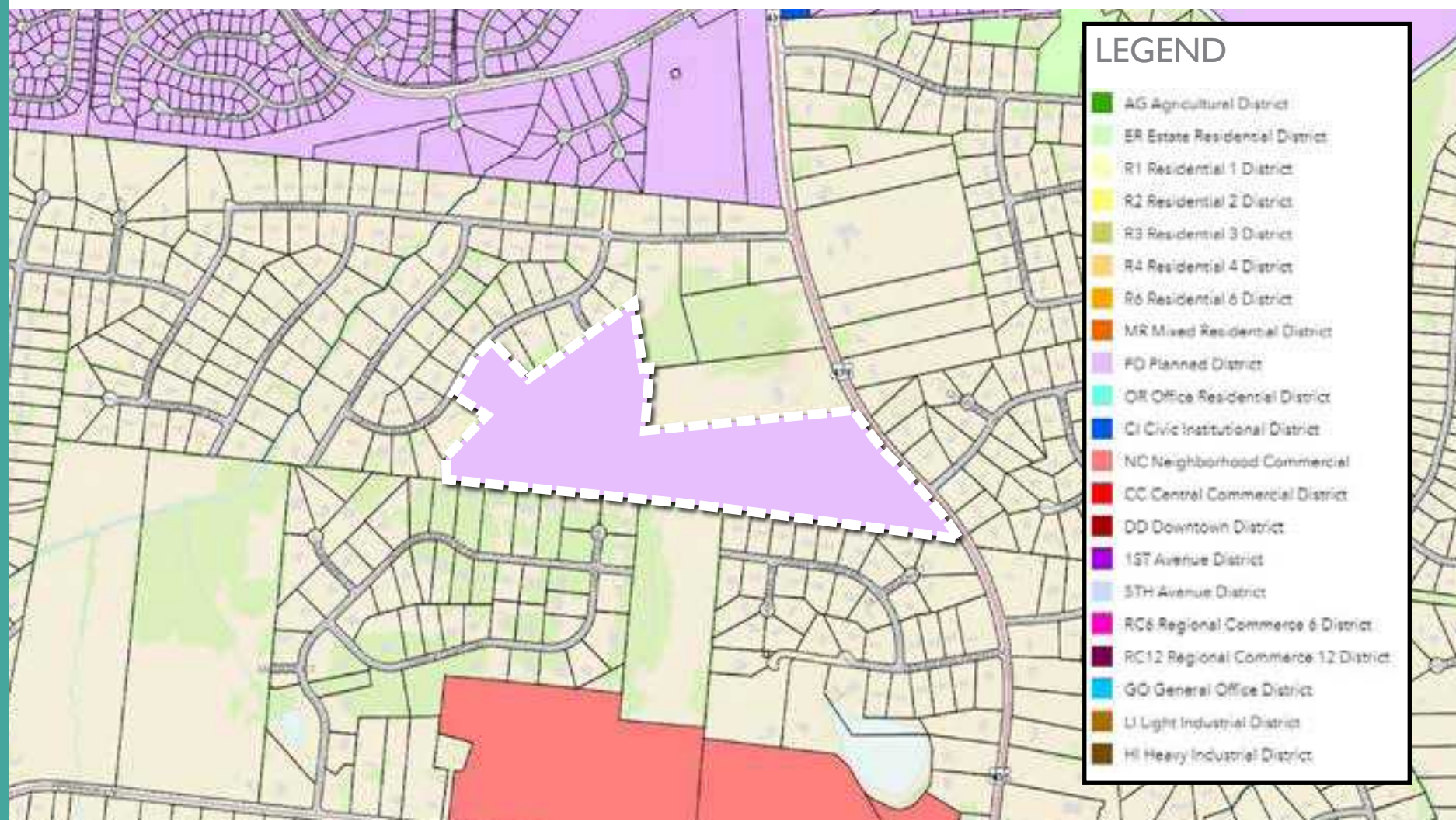
- RANGE OF SINGLE-FAMILY DWELLING AND LOT SIZES
- TRANSITION FROM EXISTING DEVELOPMENT PATTERNS IN ADJACENT NEIGHBORHOODS
- WALKABLE, WELL CONNECTED STREET SYSTEMS
- DESIGNED AROUND NATURAL FEATURES



EXISTING ZONING

CURRENTLY IN COUNTY:

Municipal Growth Area District (MGA-I)



LEGEND

- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

PROPOSED ZONING

PLANNED DISTRICT (PD):

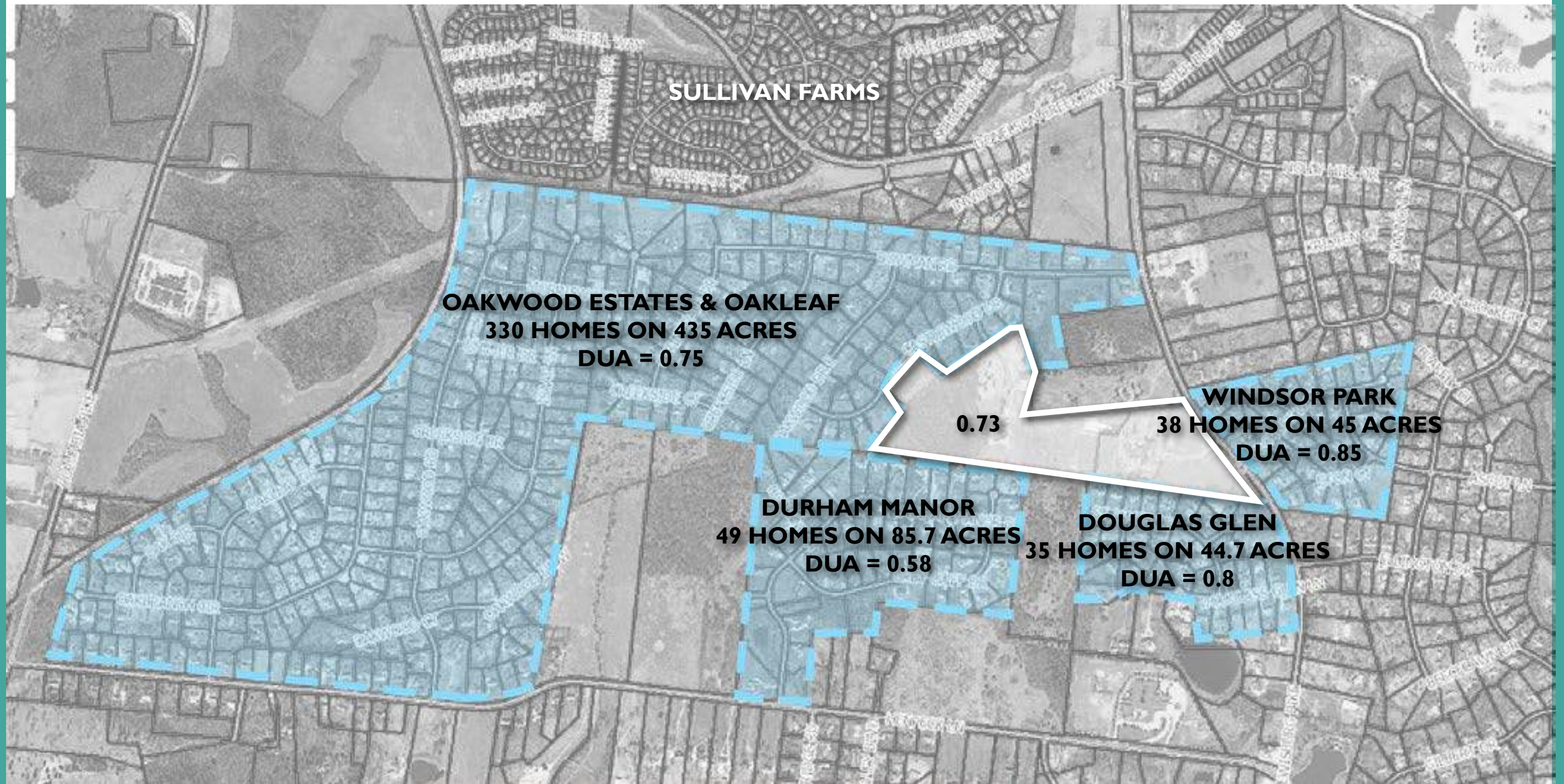
The PD district is intended to:

A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

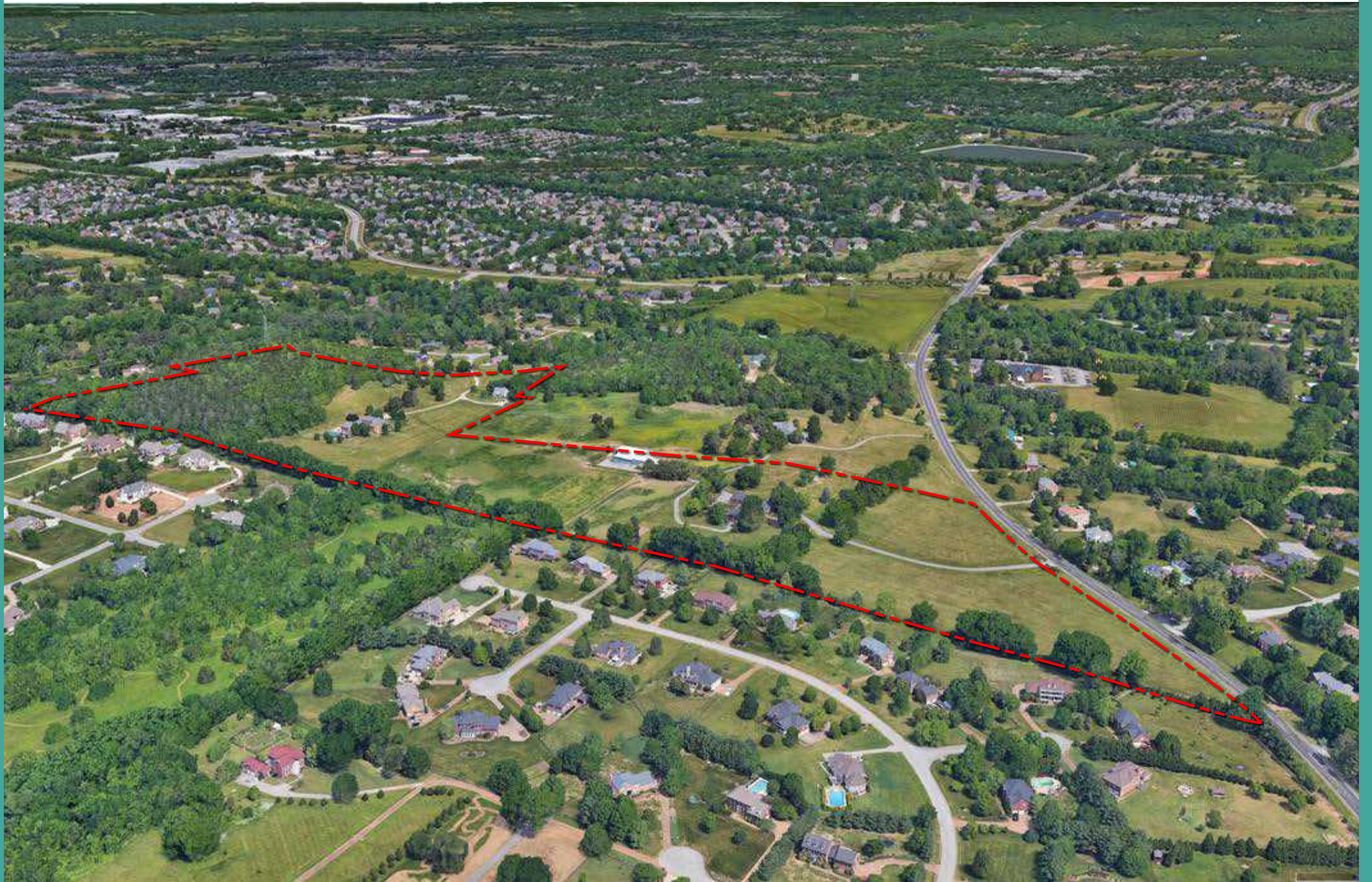
B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)





TUCK AWAY DEVELOPMENT PLAN



TUCK AWAY DEVELOPMENT PLAN







MODIFICATION OF STANDARDS:

Section 9.5.1(B) External Connectivity.

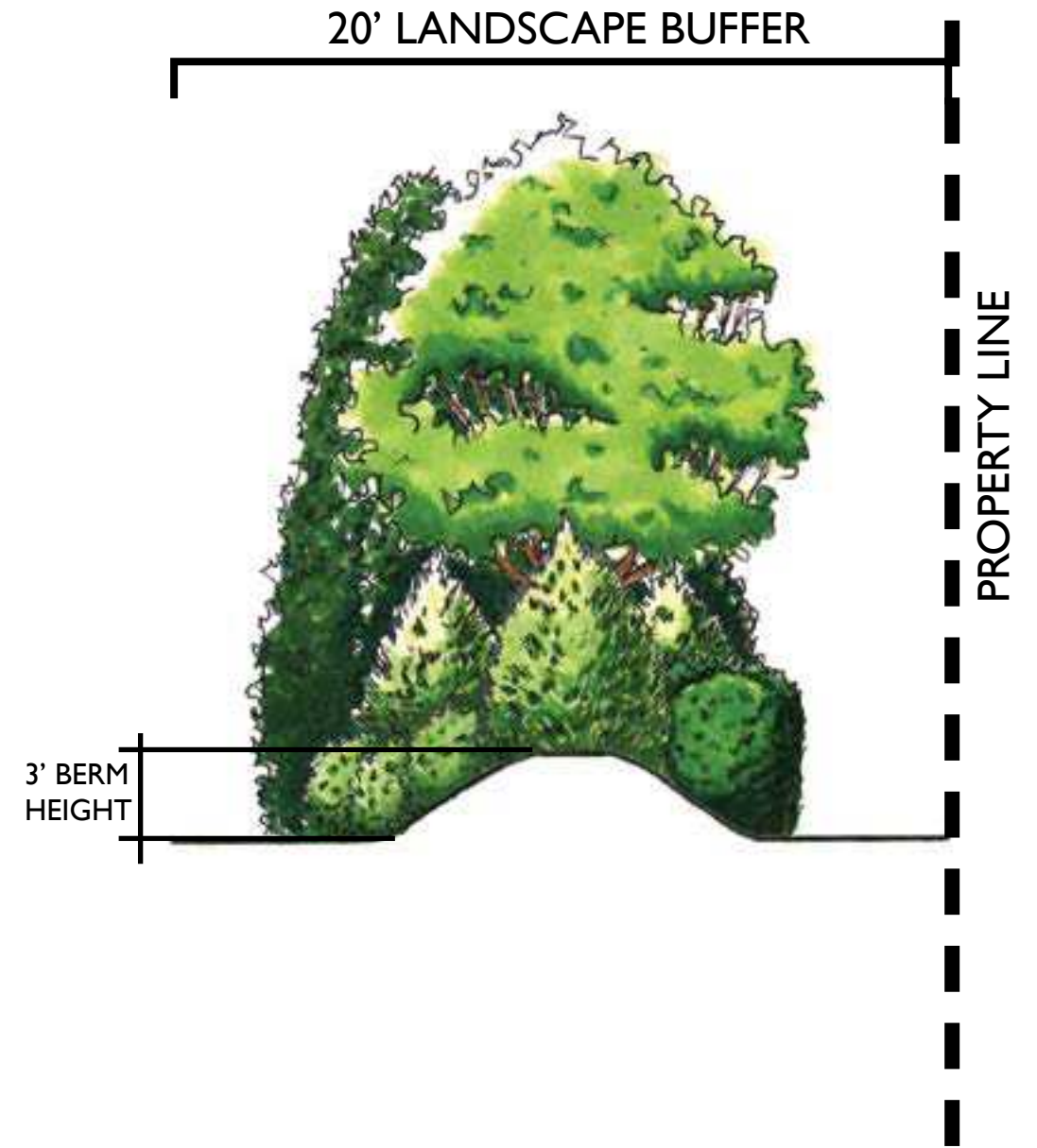
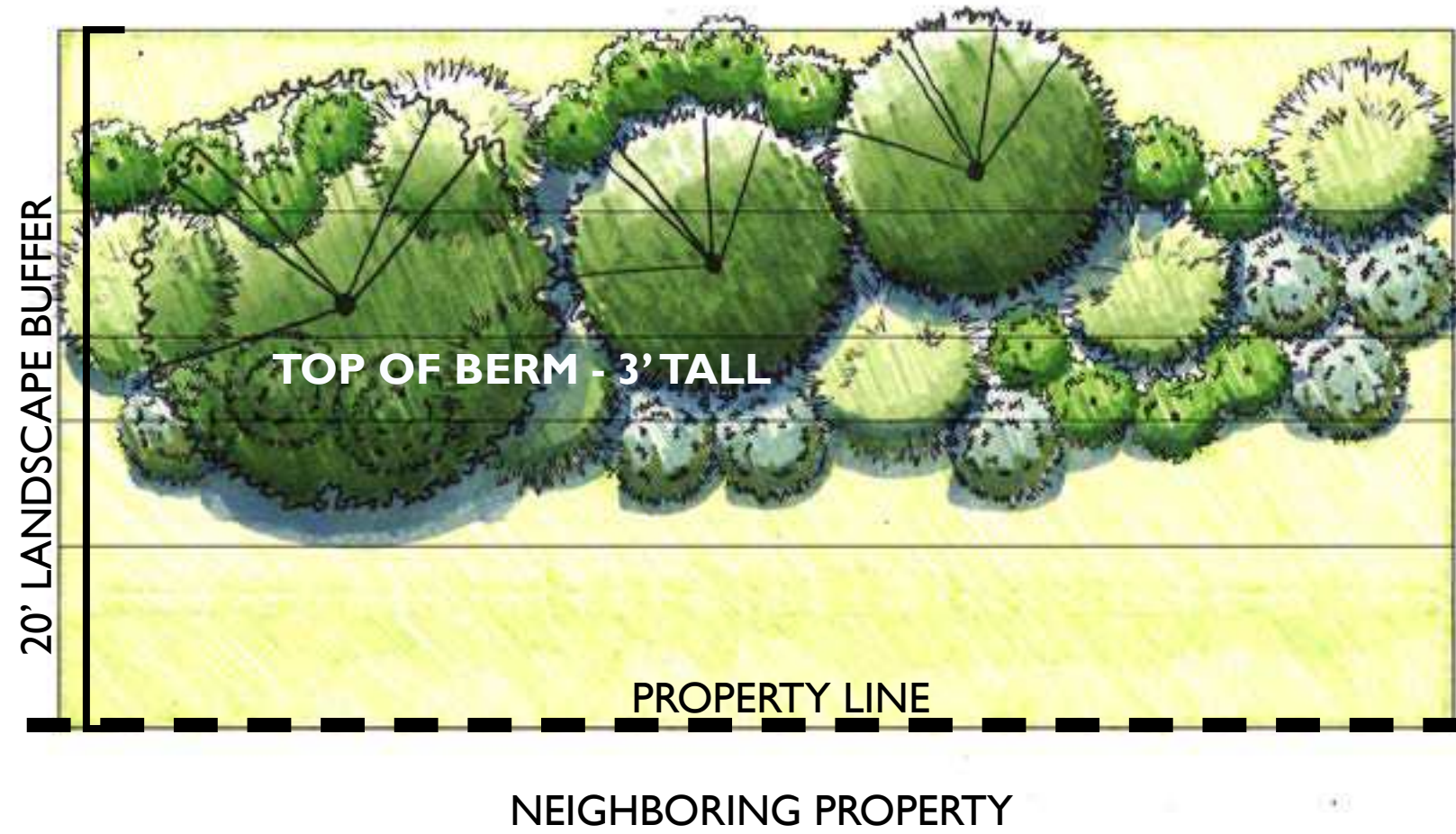
B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.

Request to remove external street stub connections to southern boundary and connection to Crossway Drive to the northwest.

At the southern boundary, neighbors located in the Williamson County Subdivisions of Douglas Glen and Durham Manor continue to express concern regarding a stubbed connection to the shared southern boundary.

The request proposes removing connection to the county road, Crossway Drive, and turning it into an emergency connection only. This concern comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. The connection and redistributing traffic from a City of Franklin Road to a Williamson County changes the character and safety of the neighborhood. On October 5, 2020, the applicant presented the proposed development to the Williamson County Highway Commission. It was made known at the meeting that an emergency only connection would be proposed for Crossway Drive. This approach was widely accepted by both the Commission and the neighbors.

Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction. Full unrestricted connectivity to these neighborhoods will increase through traffic North, South, and through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.





OAK VALLEY
BAPTIST CHURCH
DEVELOPMENT PROGRAM:

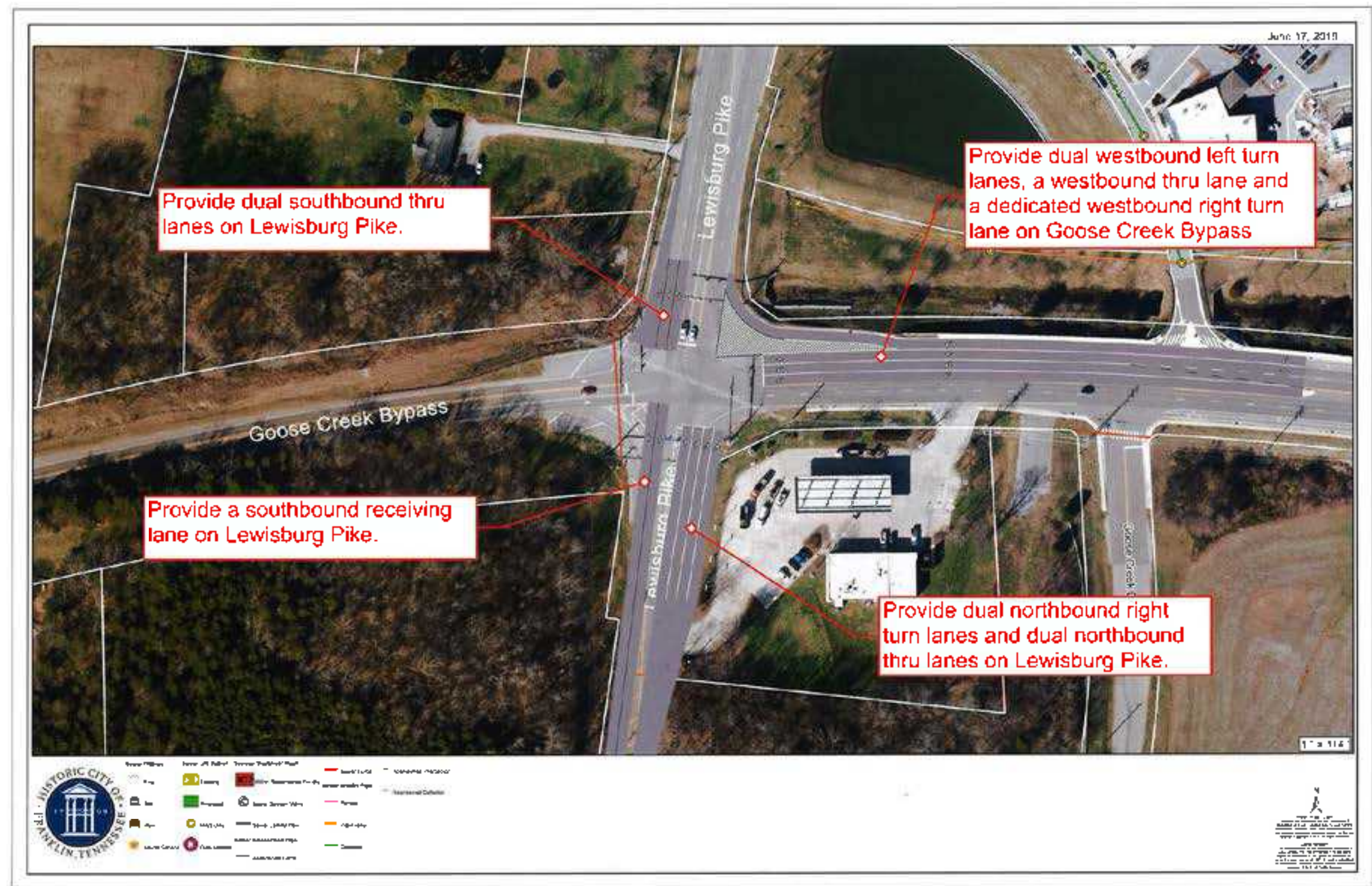
SITE: 52 AC

38 SINGLE-FAMILY HOMES

17.93 AC OF PRESERVED TREE CANOPY

Projected Impact Fees (38 Homes):

Parkland Impact Fee:	\$163,514
Williamson County School Impact Fee:	\$380,000
Roadway Impact Fees:	\$313,538
Water and Sewer Fees:	\$253,118
Facilities Tax (Fire, Police, Parks)	\$150,000
<u>Williamson County Privilege Tax</u>	<u>\$300,000</u>
Total Fees:	\$1,560,170
Per Lot:	\$41,057



TOTAL IMPROVEMENTS ARE ESTIMATED AT \$2,975,000.

TO BE COMPLETED BY SOUTHBROOKE (APPROX. 2022 COMPLETION DATE)



This property would be zoned for the following schools:

Oak View Elementary	522 students	69% capacity
Legacy Middle School	437 students	44% capacity
Independence High School	1,923 students	87% capacity

The projected number of students:

Elementary School	14 students
Middle School	9 students
High School	7 Students

Data provided by Williamson County Schools.



OAK VIEW ELEMENTARY SCHOOL



LEGACY MIDDLE SCHOOL



IVYBROOK ACADEMY



NEXT STEPS

INITIAL SUBMITTAL:
OCTOBER 12, 2020

JOINT CONCEPTUAL WORKSHOP:
OCTOBER 22, 2020

PLANNING COMMISSION:
DECEMBER 10, 2020



Huffines Ridge Property

Development Plan, Revision I

JOINT CONCEPTUAL WORKSHOP
OCTOBER 22, 2020



CONTEXT MAP





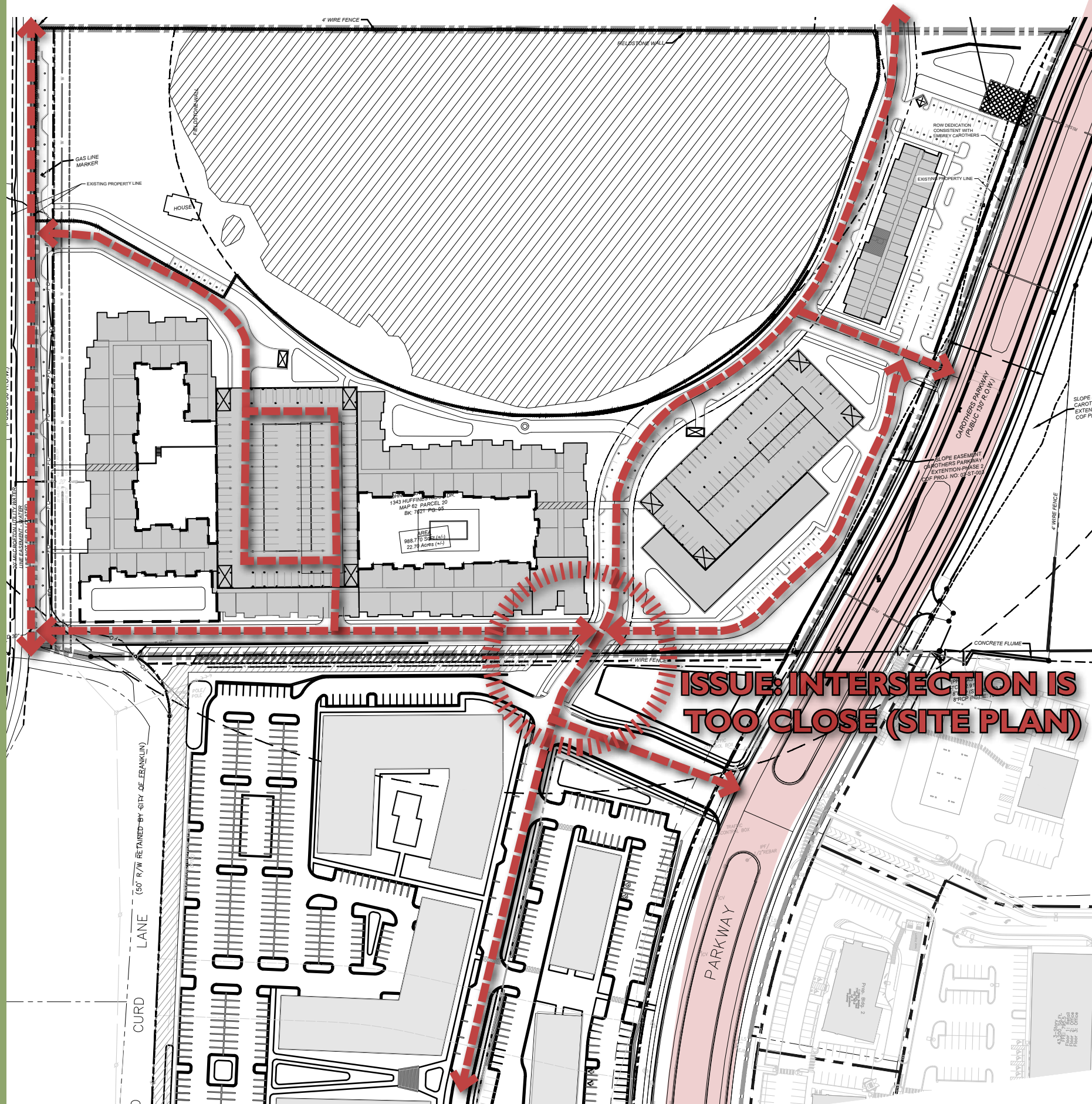
APPROVED DEVELOPMENT PLAN

APPROVED ENTITLEMENTS

- (2) 6 STORY APARTMENT BUILDINGS WRAPPING A PARKING DECK
- 6 STORY OFFICE BUILDING WRAPPING A PARKING DECK
- 6 STORY HOTEL

SITE ACCESS

- PUBLIC STREET CONNECTION TO HUFFINES RIDGE DRIVE
- INTERNAL DRIVE CONNECTION TO HUFFINES RIDGE DRIVE
- CONNECTION TO CAROTHERS PARKWAY



APPROVED DEVELOPMENT PLAN

APPROVED ENTITLEMENTS

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SITE ACCESS

- PUBLIC STREET CONNECTION TO HUFFINES RIDGE DRIVE
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- CONNECTION TO CAROTHERS PARKWAY



SITE PLAN, SECTION I

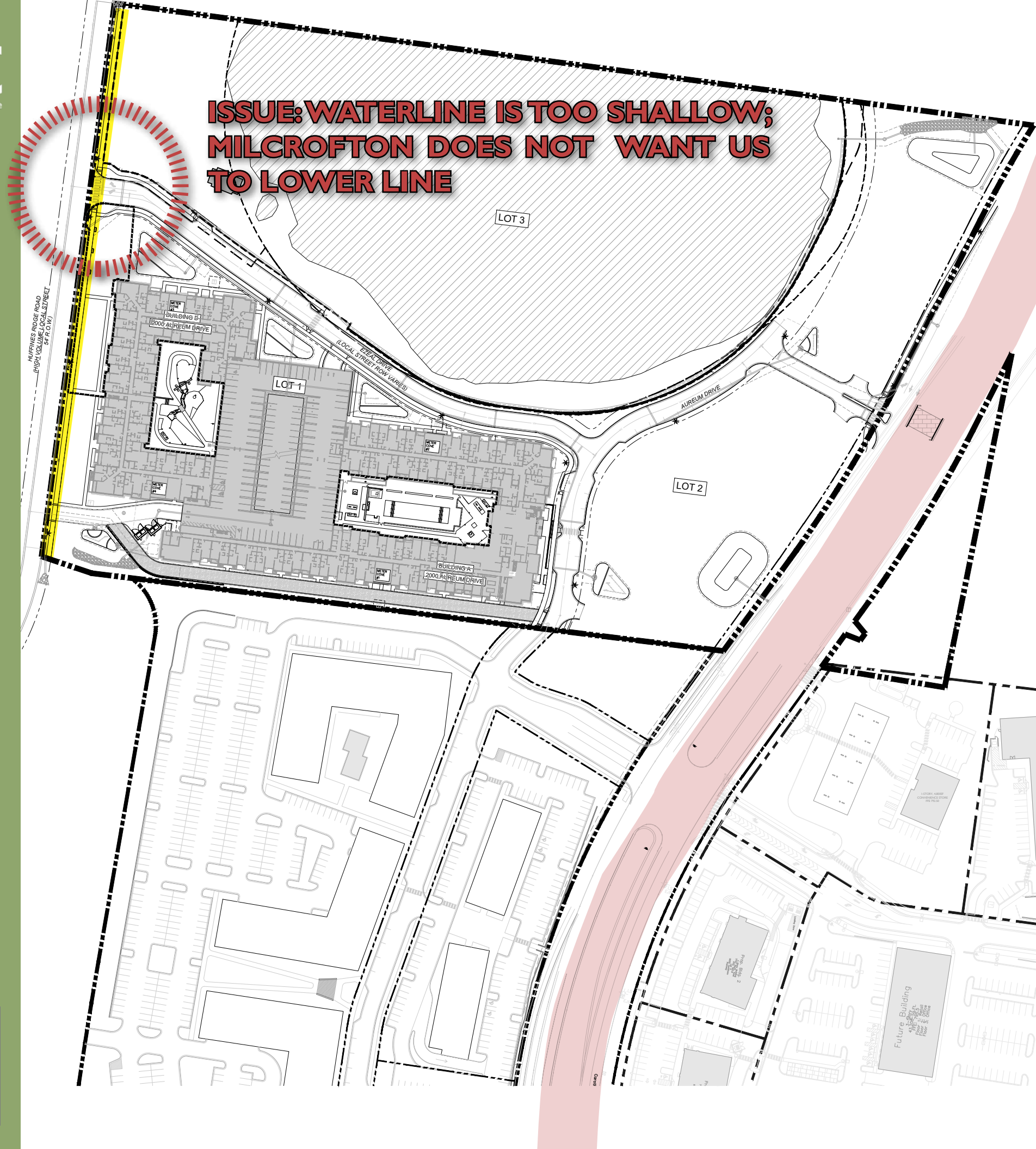
SITE PLAN APPROVED:
2/22/2020

SITE PLAN AMENDMENT:
8/18/2020

SITE PLAN AMENDMENT:
9/16/2020

SITE PLAN, SECTION I INVOLVES THE CONSTRUCTION OF THE (2) SIX STORY MULTIFAMILY BUILDINGS AND PARKING DECK.

UPON FURTHER REVIEW, CITY OF FRANKLIN ENGINEERING WANTED TO REMOVE ACCESS ALONG SOUTHERN BORDER AND TURN IT INTO AN EMERGENCY ACCESS.



SITE PLAN, SECTION I

SITE PLAN APPROVED:
2/22/2020

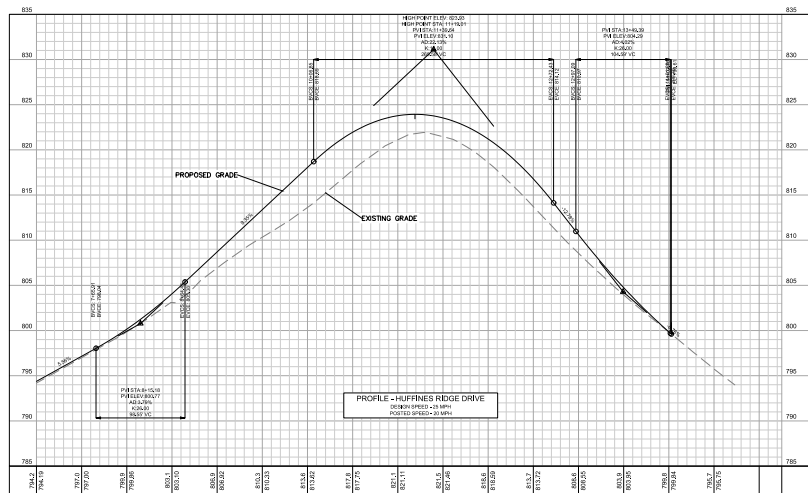
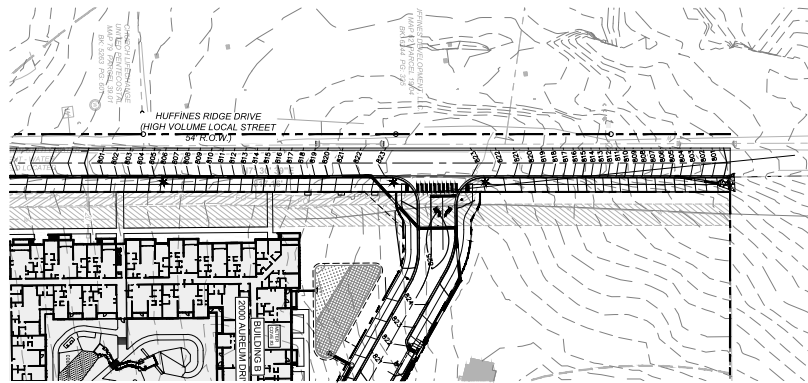
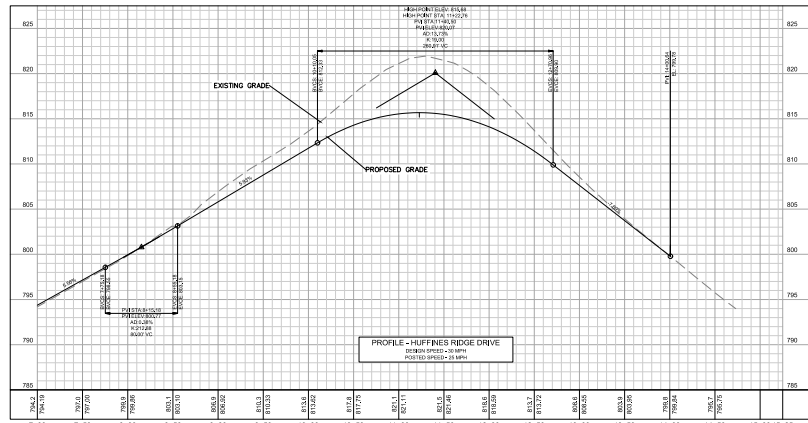
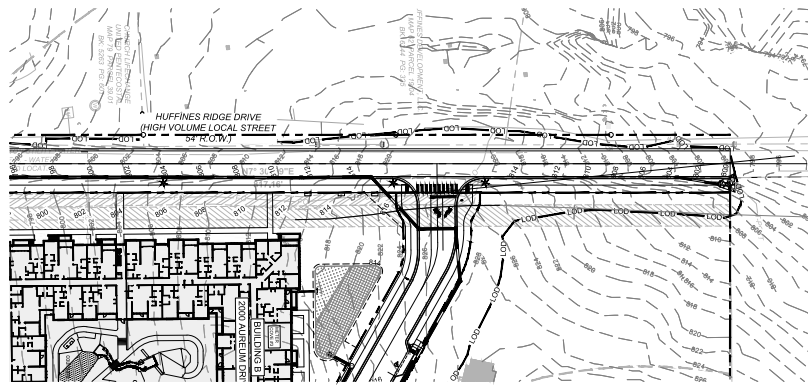
SITE PLAN AMENDMENT:
8/18/2020

SITE PLAN AMENDMENT:
9/16/2020

COORDINATION BEGAN WITH
MILCROFTON UTILITY DISTRICT
(REGARDING LOWERING LINE TO
CREATE ACCESS):

FEBRUARY 2019

PRESENTED TO THEIR BOARD:
FEBRUARY 26, 2020
MAY 28, 2020
JUNE 25, 2020



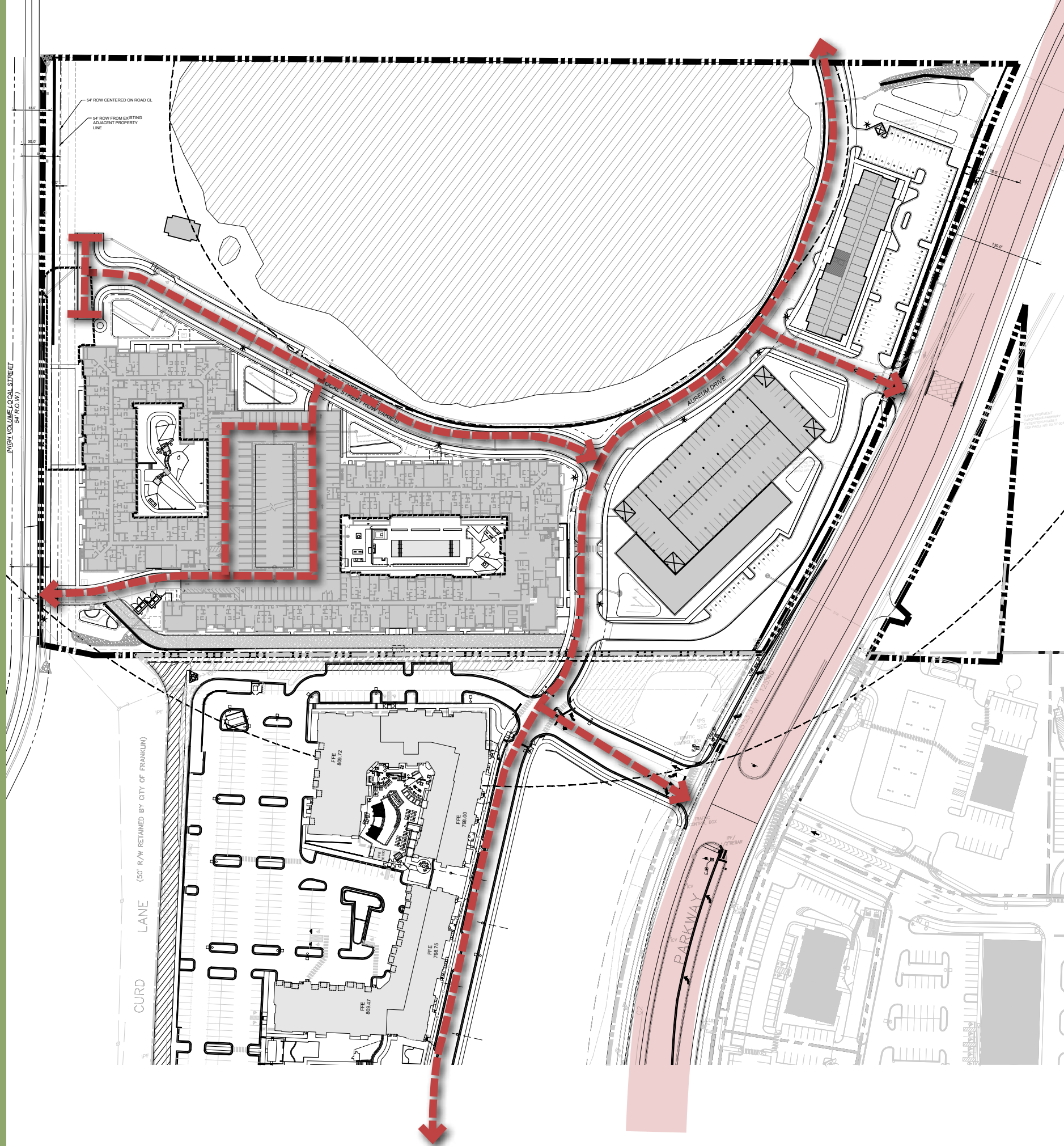
POSSIBLE SOLUTIONS

1. CURRENTLY APPROVED:

- LOWERING HUFFINES RIDGE
- LOWERING MILCROFTON UTILITIES
- DESIGN SPEED 30, POSTED SPEED 25
- MILCROFTON NOT IN FAVOR, AND HAS VOTED AGAINST AT BOARD MEETING TWICE

2. ALTERNATIVE OPTION:

- RAISING HUFFINES RIDGE
- MILCROFTON UTILITIES CAN BE LEFT AS IS
- DESIGN SPEED 25, POSTED SPEED 25



POSSIBLE SOLUTIONS

3. PROPOSED DEVELOPMENT PLAN REVISION:

- REMOVE NORTHERN CONNECTION TO HUFFINES
- CREATE A TURN-AROUND
- REQUIRES DEVELOPMENT PLAN REVISION TO MODIFY CONNECTIONS TO PUBLIC RIGHTS-OF-WAY



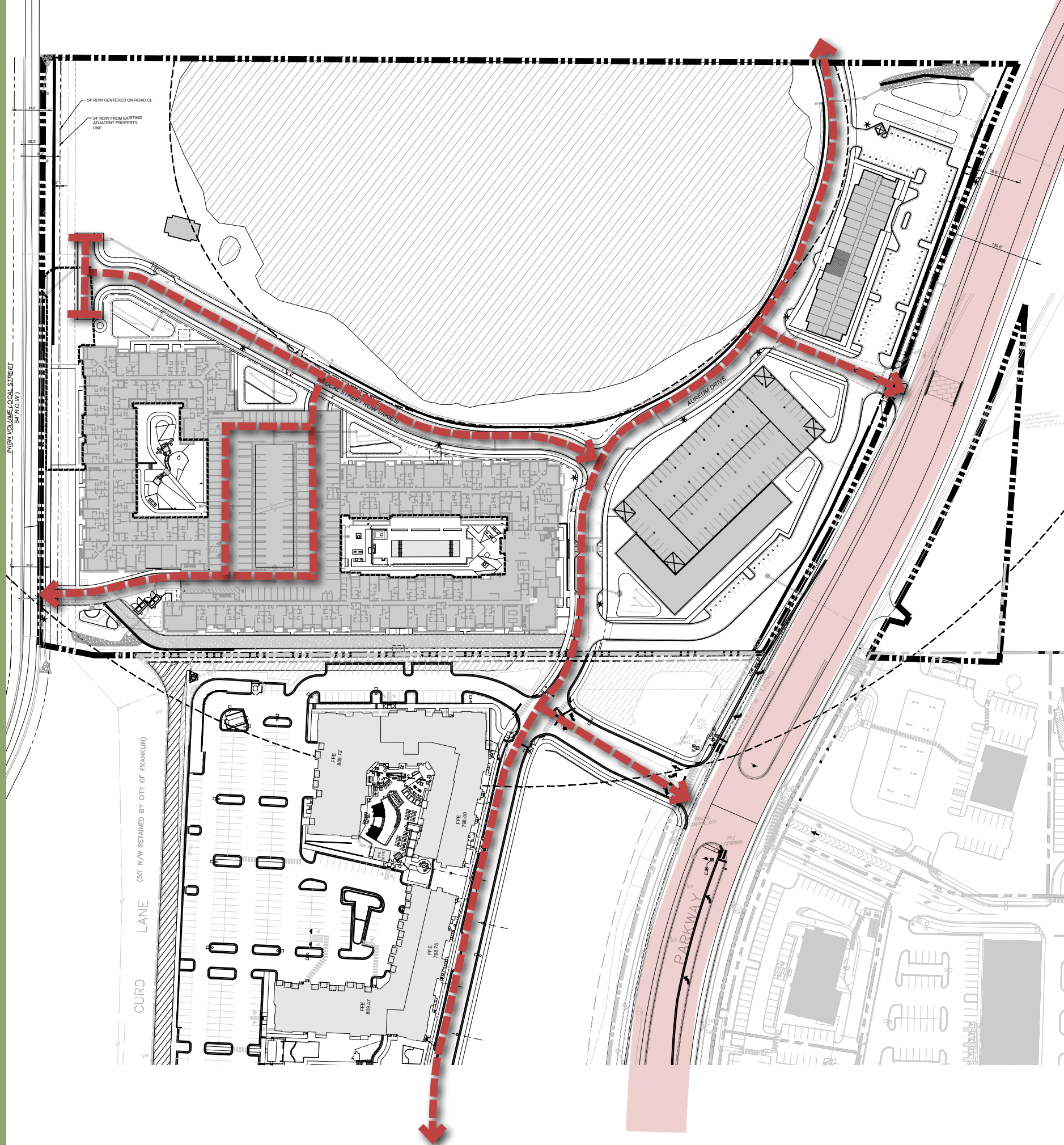
AUREUM DRIVE

AUREUM DRIVE IS DESIGNED TO HIGH VOLUME LOCAL ROAD STANDARDS

CONNECTS LIBERTY PIKE AND MCEWEN DRIVE

HAS ACCESS THROUGH MULTIPLE DEVELOPMENTS

MULTIPLE ACCESS POINTS TO CAROTHERS PARKWAY



DEVELOPMENT PLAN REVISION

NEXT STEPS:

Initial Submittal:
October 10, 2020

Joint Conceptual Workshop:
October 22, 2020

Planning Commission Meeting:
December 10, 2020