City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, October 20, 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 the meeting location.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Site Alterations (Walkway) At 936 Fair St.; Suzanne Grupe, Applicant.

2. Discussion Of Alterations (Accessory) At 720 W. Main St.; Brett Gardner, Applicant.

3. Discussion Of Alterations (Principal) At 900 Fair St.; Stephen Scott, Applicant.

4. Discussion Of An Addition (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

5. Discussion Of Partial Demolition And An Addition At 251 2nd Ave. S. (Old Ice House); Brandon Priddy, Applicant.

6. Discussion Of Demolition (Accessory), New Construction (Accessory), And An Addition (Principal) At 215 4th Ave. S.; Kevin Coffey, 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.


THE COTTAGE
Scobey-DiLoreman
House
1693









72″ Transom Style Wooden Double Shed Doors

Enhance the functionality and aesthetics of your shed with our 72″ transom style wooden slab doors. Available in 72, 78, or 84″ door height.

CLEAR

Height 72 in

Build to Order - ships in 1-2 weeks

$920.00

+ Door Paint







Current Green Awning




Left Side 1


Left Side 2


900 Fair St. Foundation



Hincheyville Historic District
814 Fair St. (#84), Franklin,
Williamson County, Tennessee
Photo by: Cynthia Cole
Date: September 1981
Neg: Tennessee Historical Commission
Nashville, Tennessee
South facade, facing north
57 of 65

Proposed Front




Proposed Front

West Main Example




W. MaFaiin Example
810

Fair St. Example



1008 FAIR ST

SITE PLAN

KATY BELL INTERIORS

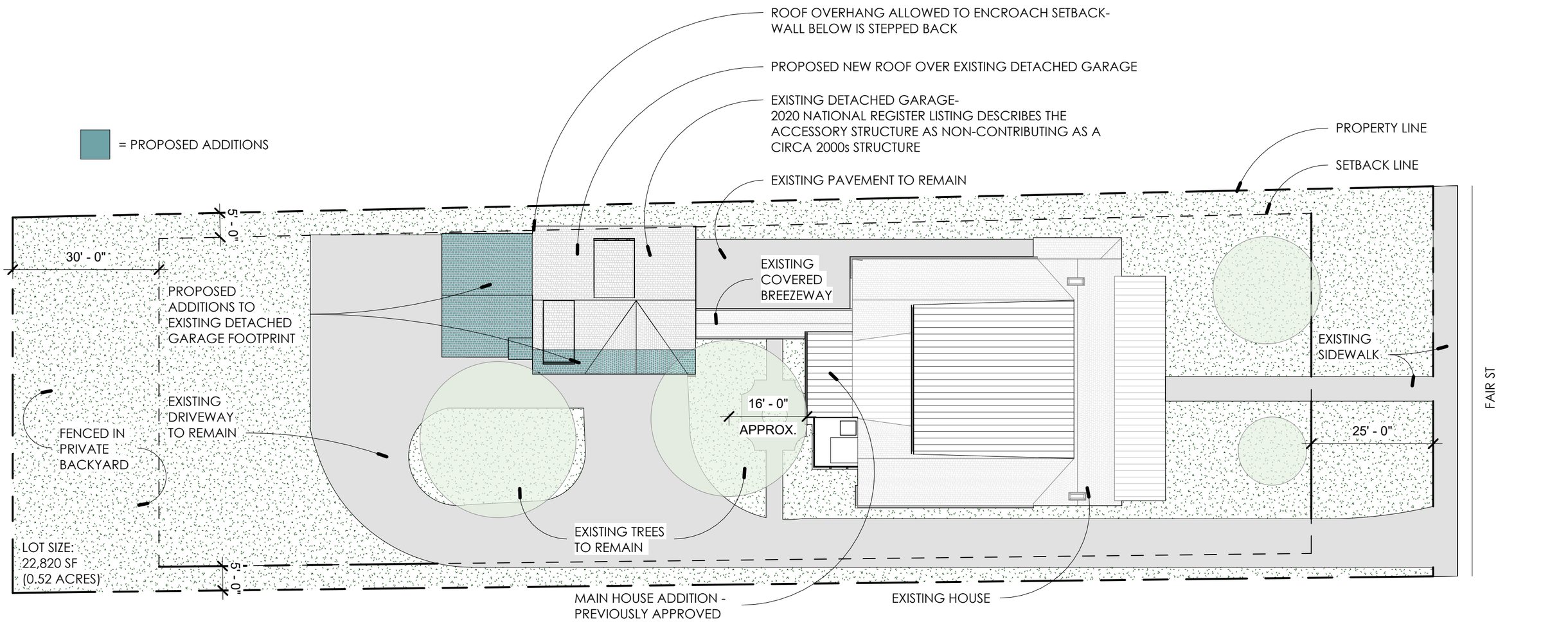
DETACHED GARAGE	
EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	586 SQ FT (586 SQ FT ALLOWED)
PROPOSED DETACHED GARAGE FOOTPRINT:	1,352 SQ FT (1,352 SQ FT MAX.)

*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT

MAIN HOUSE	
EXISTING MAIN HOUSE HISTORIC FOOTPRINT:	2,184 SQ FT
KITCHEN ADDITION FOOTPRINT:	364 SQ FT
TOTAL EXISTING MAIN HOUSE FOOTPRINT:	2,548 SQ FT
PROPOSED DEN ADDITION FOOTPRINT:	157 SQ FT (728 SQ FT ALLOWED)
PROPOSED MAIN HOUSE FOOTPRINT:	2,705 SQ FT

*TOTAL SQ FT OF **ALL** ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT

PROPOSED LSA : 47% (40% MIN.)



PROPOSED SITE PLAN

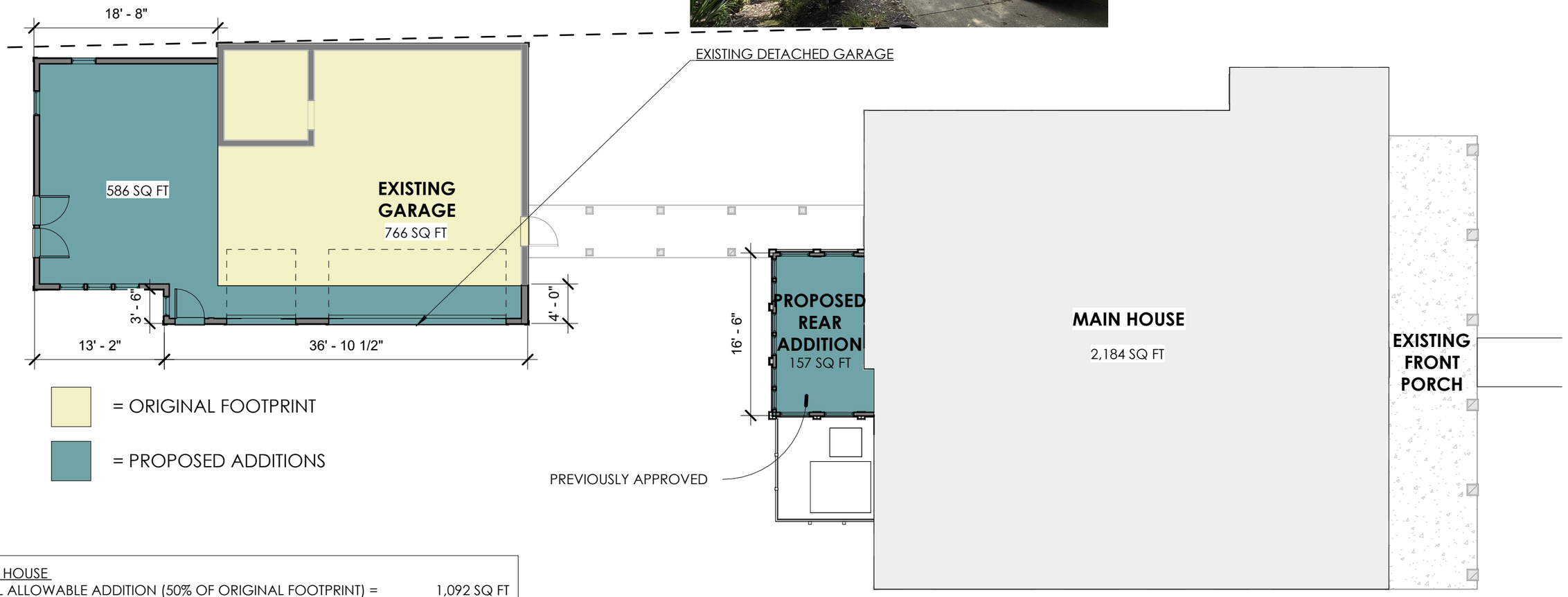
1" = 20'-0"

1008 FAIR ST

FLOOR PLANS

KATY BELL INTERIORS





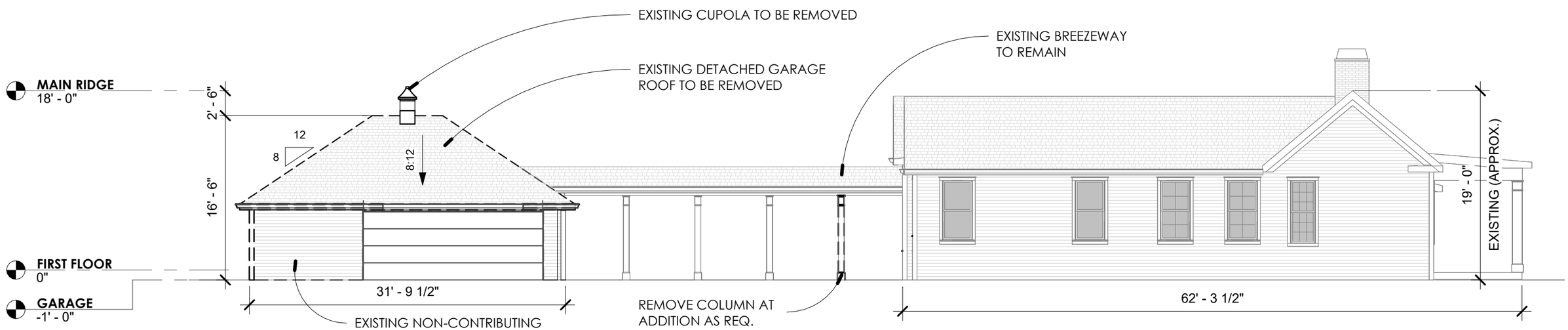
MAIN HOUSE	
TOTAL ALLOWABLE ADDITION (50% OF ORIGINAL FOOTPRINT) =	1,092 SQ FT
PREVIOUS AND PROPOSED ADDITIONS TOTAL =	521 SQ FT
PROPOSED TOTAL NEW FOOTPRINT =	2,705 SQ FT

DETACHED GARAGE	
TOTAL ALLOWABLE ADDITION (50% OF MAIN HOUSE FOOTPRINT) =	586 SQ FT
PROPOSED ADDITIONS TOTAL =	586 SQ FT
PROPOSED TOTAL NEW FOOTPRINT =	1,352 SQ FT

1008 FAIR ST

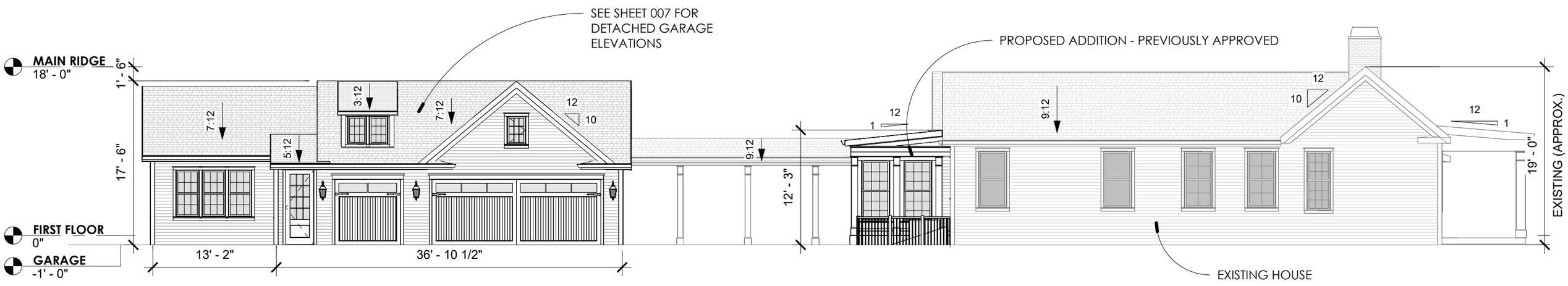
PROPOSED ADDITION LEFT ELEVATION

KATY BELL INTERIORS



EXISTING LEFT ELEVATION

1" = 10'-0"



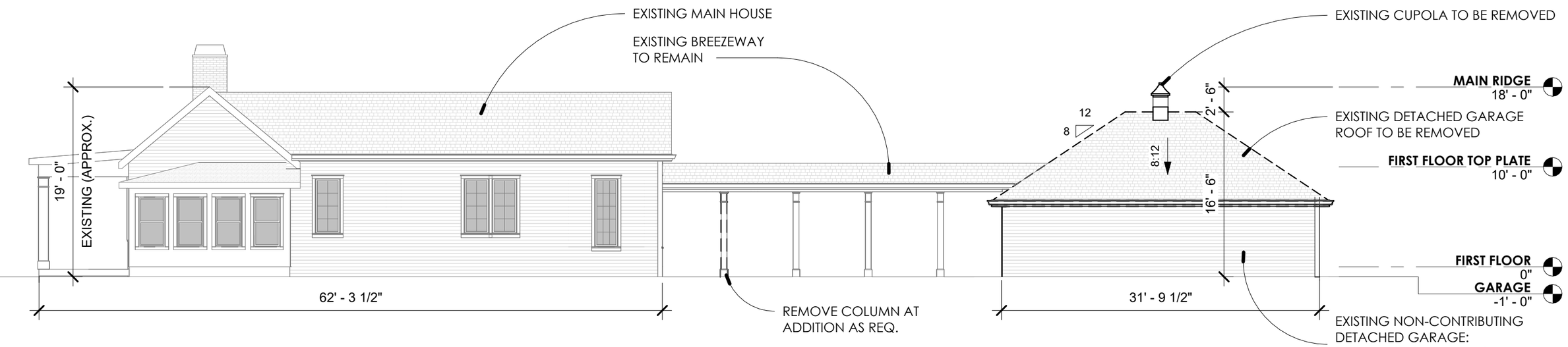
PROPOSED LEFT ELEVATION

1" = 10'-0"

1008 FAIR ST

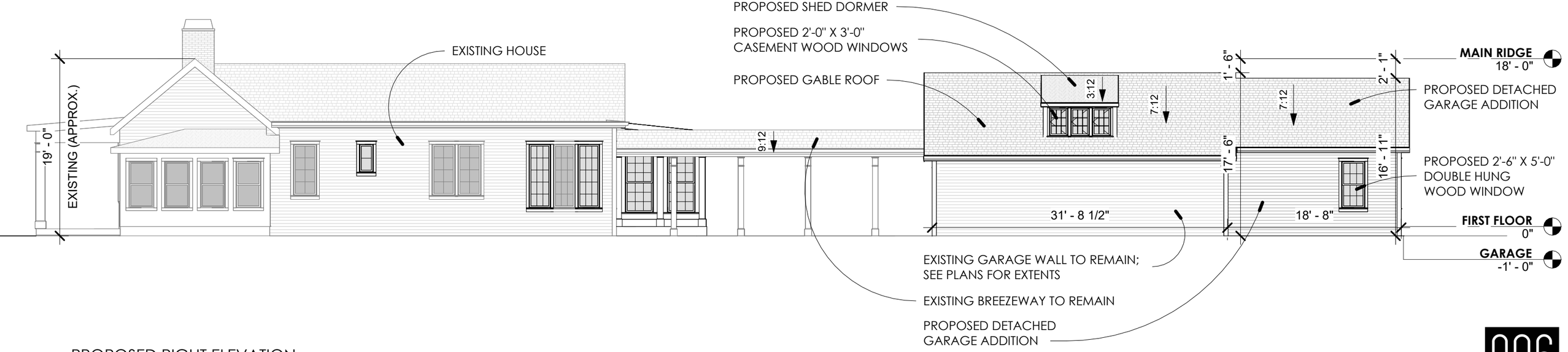
PROPOSED ADDITION RIGHT ELEVATION

KATY BELL INTERIORS



EXISTING RIGHT ELEVATION

1" = 10'-0"



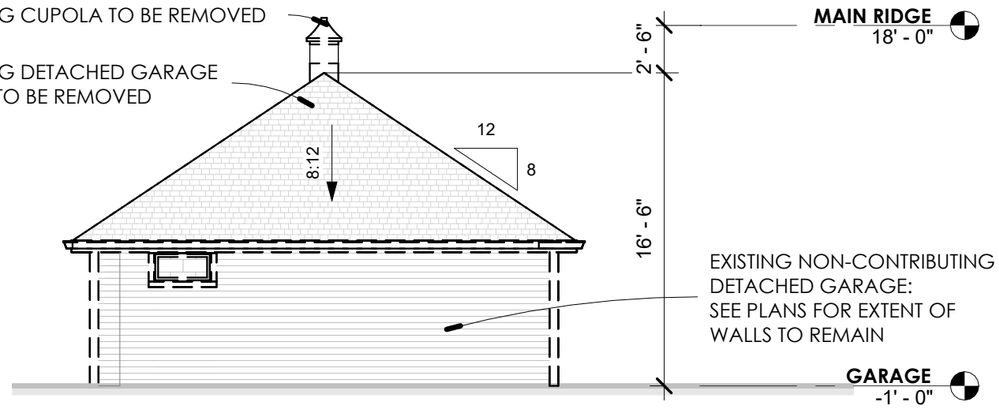
PROPOSED RIGHT ELEVATION

1" = 10'-0"

1008 FAIR ST

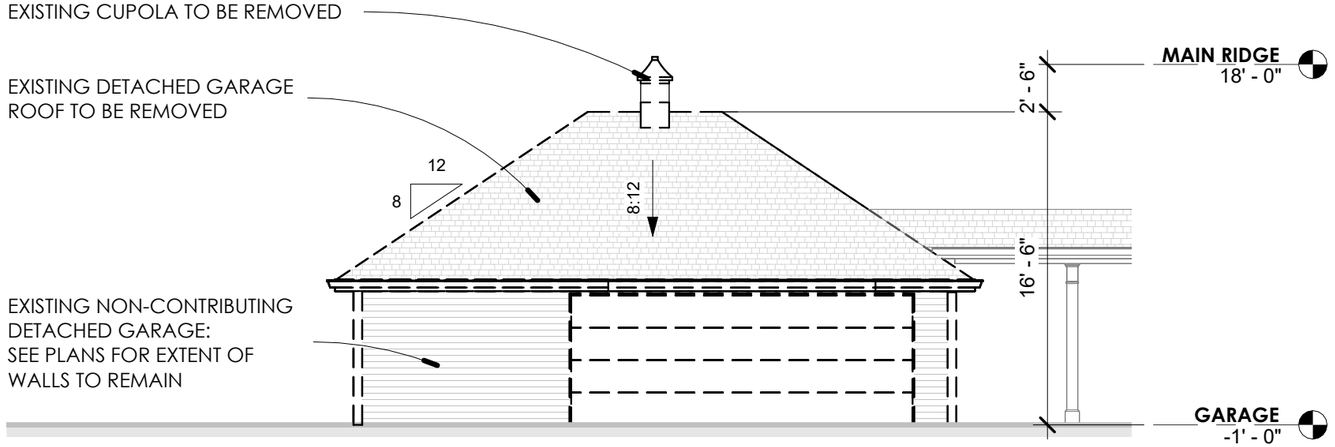
DETACHED GARAGE ELEVATIONS

KATY BELL INTERIORS



EXISTING DETACHED GARAGE LEFT ELEVATION

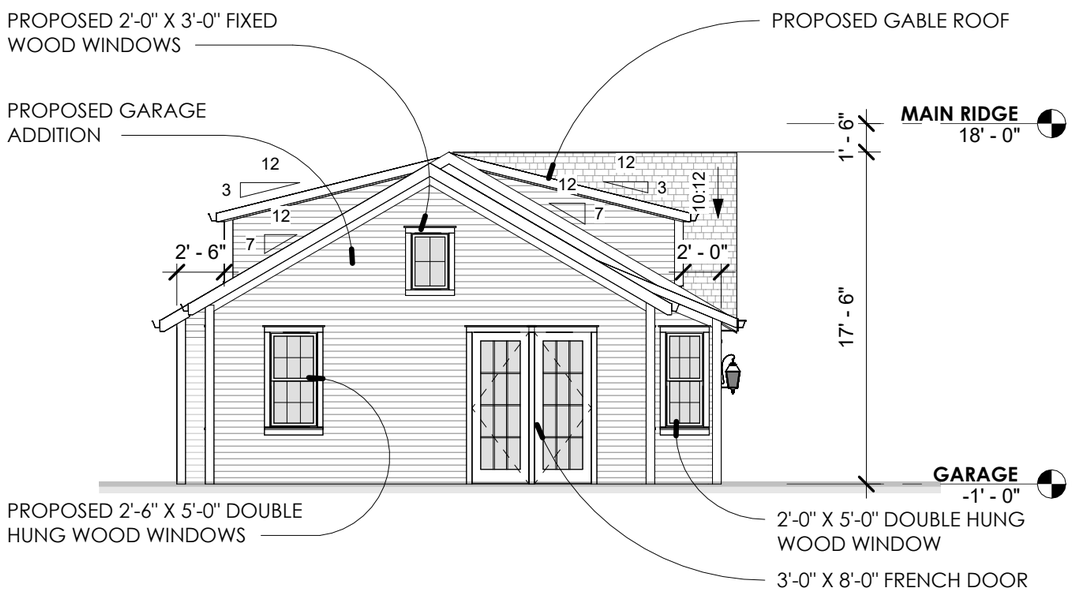
1/8" = 1'-0"



EXISTING DETACHED GARAGE FRONT ELEVATION

1/8" = 1'-0"





PROPOSED DETACHED GARAGE LEFT ELEVATION

1/8" = 1'-0"

PROPOSED DETACHED GARAGE FRONT ELEVATION

1/8" = 1'-0"

*2020 NATIONAL REGISTER LISTING DESCRIBES THE EXISTING ACCESSORY STRUCTURE AS NON-CONTRIBUTING AS IT IS A CIRCA 2000S STRUCTURE
*1999 TAX ASSESSMENT HAS CURRENT DETACHED GARAGE LISTED AS "CAR PORT"

1008 FAIR ST

DETACHED GARAGE PERSPECTIVES

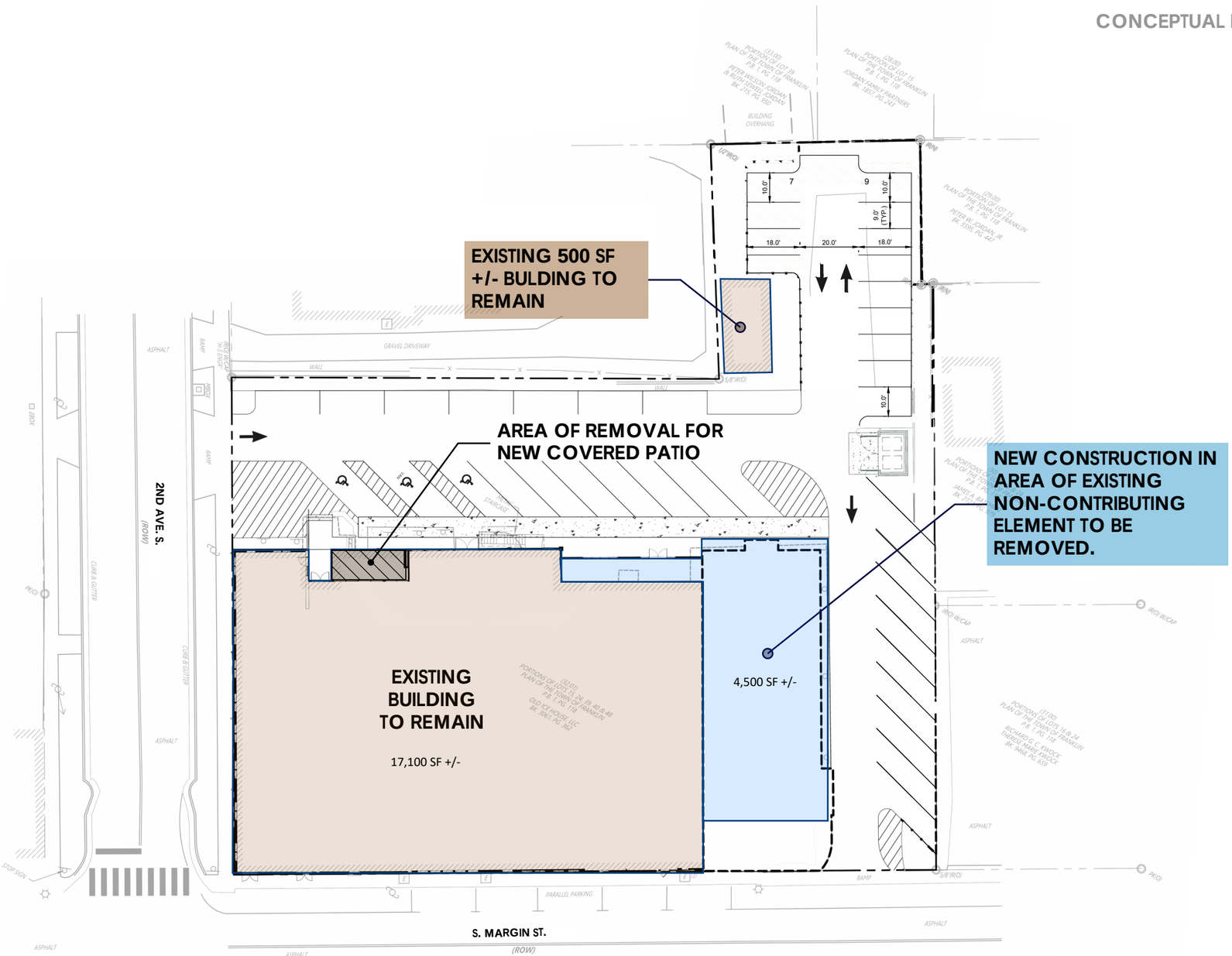
KATY BELL INTERIORS



251 2ND AVE. S.

CONCEPTUAL IMAGERY

CONCEPT SITE PLAN



SITE PLAN

SCALE: 1" = 40'-0"

NOTES:

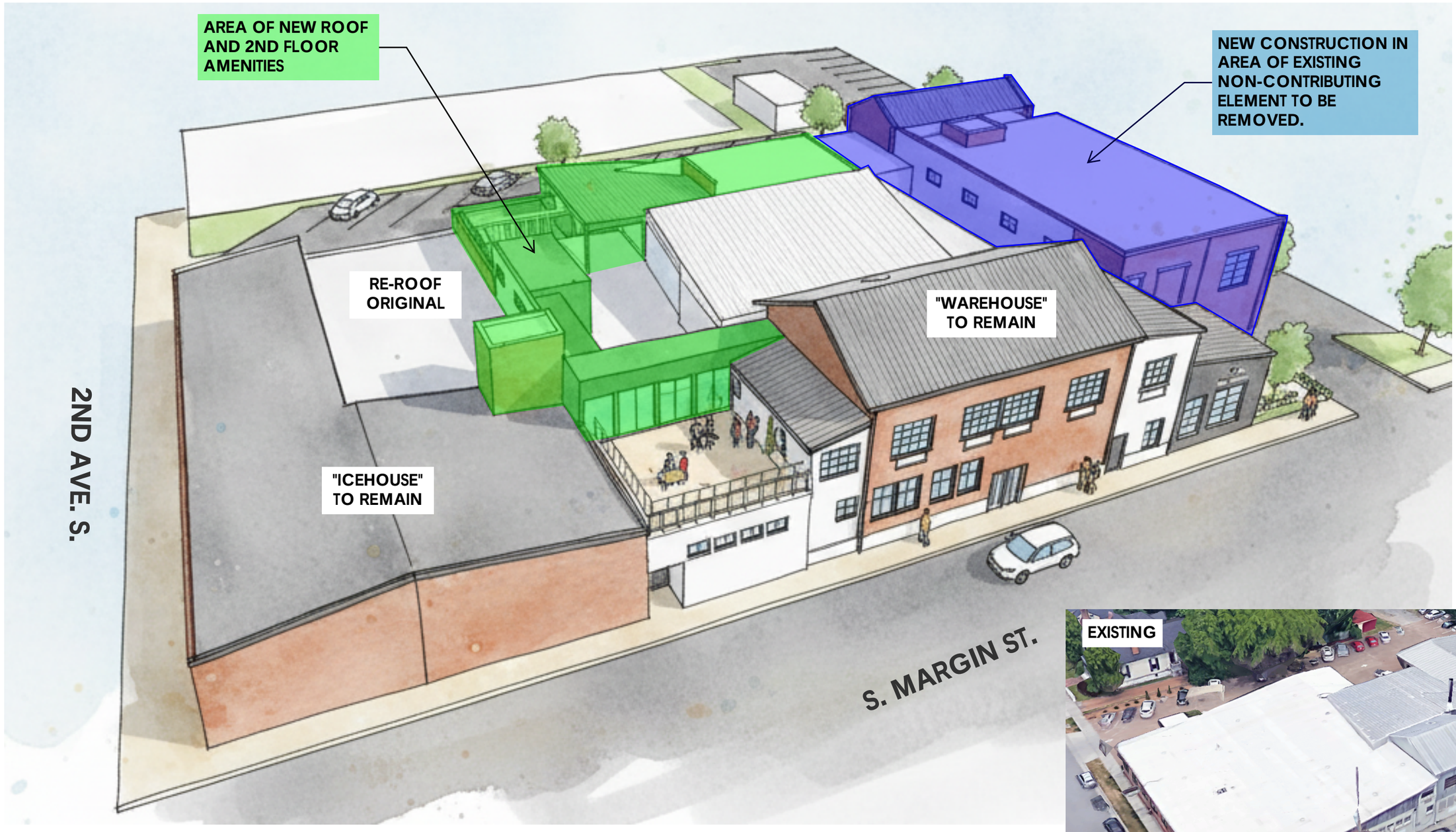
1) PROPOSED WORK DOES NOT ADD TO TOTAL BUILT AREA OF SITE; ALL PROPOSED NEW CONSTRUCTION WILL BE ON THE SITE OF CURRENT BUILDING OR CURRENT PARKING.

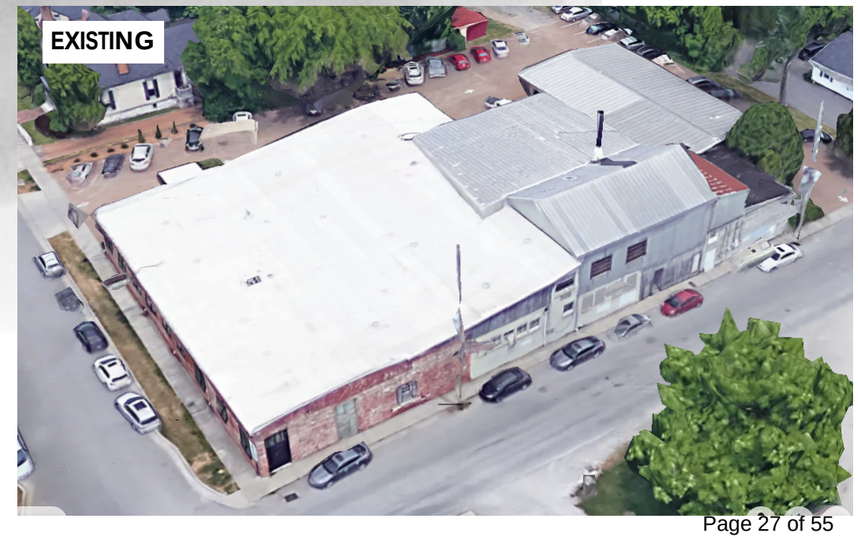
2) BASED ON OUR DISCUSSIONS WITH CITY STAFF AND PRELIMINARY SITE PLAN SUBMITTAL, PARKING FOR ALL PROPOSED USES CAN OCCUR ON SITE.



906

10/13/25





AERIAL VIEW - 2ND AVE. S. AND S. MARGIN ST.

906

10/13/25



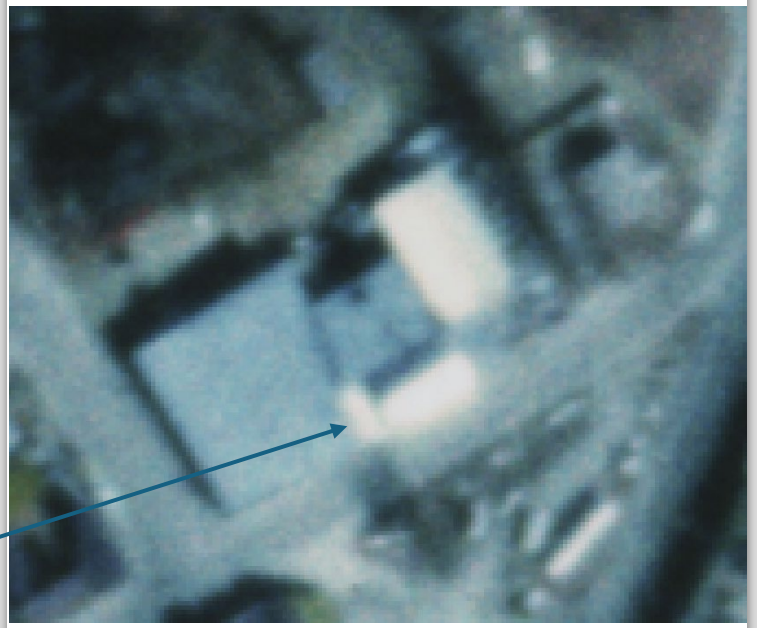
VIEW FROM S. MARGIN ST.

1974



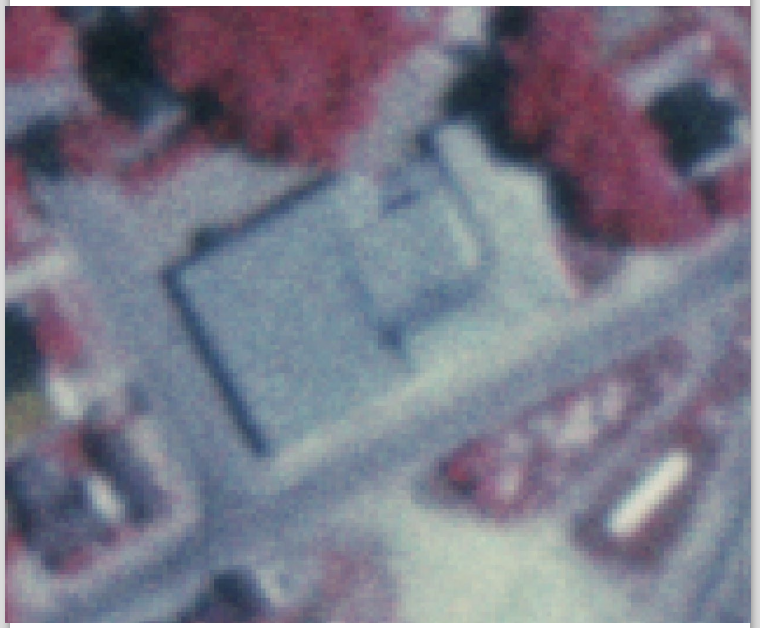
Shed roof southwest of the old mill building is visible in 1974 and 1980.

1980



Aerial photos suggest that the over roof connecting the icehouse to the shed roof of the old mill building is post 1980.

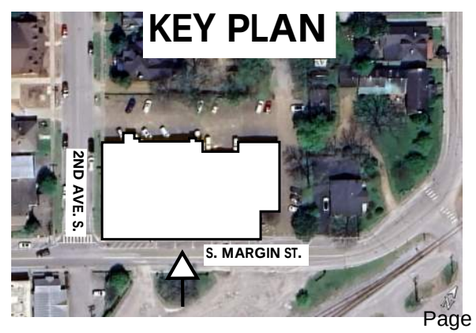
1984



By 1984, the shed roof appears to be a part of the icehouse roof structure.



S. MARGIN ST. - CONCEPTUAL VIEW



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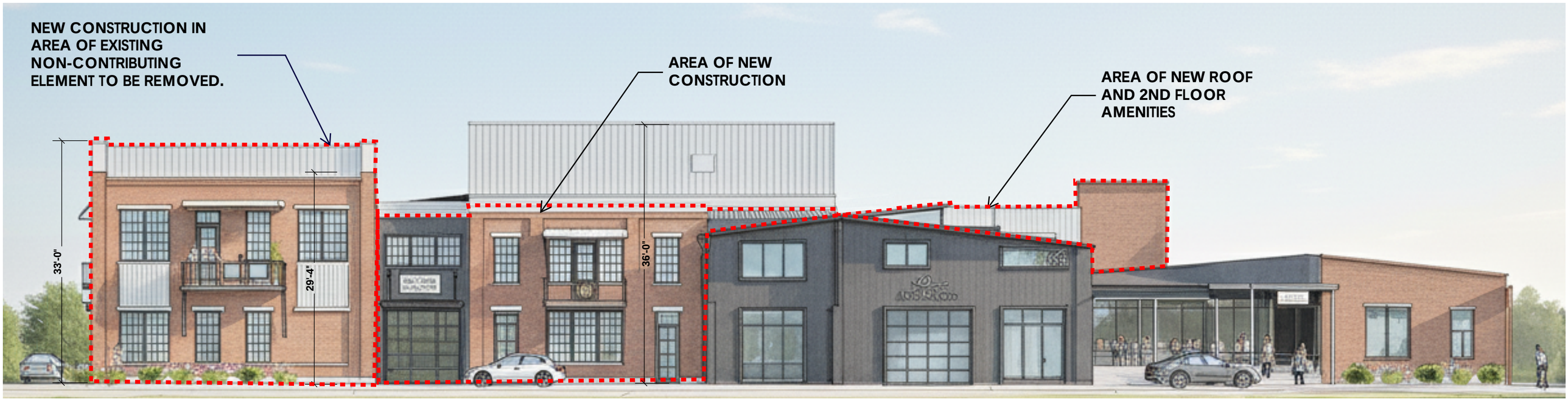
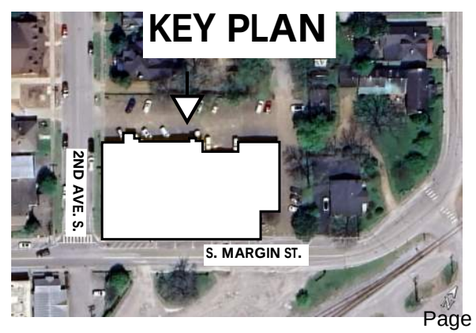


NORTH ELEVATION - PARKING LOT - CONCEPTUAL VIEW



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EAST ELEVATION - PARKING/DRIVE - CONCEPTUAL VIEW

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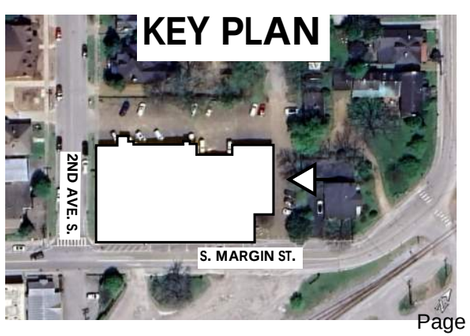



SE VIEW - PRESENT DAY



SE VIEW - HISTORIC

251 2ND AVE. S.

CONCEPTUAL IMAGERY

REAR VIEW



EXISTING



PROPOSED

906

10/13/25

251 2ND AVE. S.

CONCEPTUAL IMAGERY

REAR VIEW





906

10/13/25

251 2ND AVE. S.

CONCEPTUAL IMAGERY

VIEW FROM S. MARGIN



VIEW FROM SOUTH MARGIN



EXISTING

906

10/13/25

251 2ND AVE. S.

CONCEPTUAL IMAGERY

VIEW FROM S. MARGIN



VIEW FROM SOUTH MARGIN AND 2ND AVE. S.



906

10/13/25

906

251 2nd Avenue South: Project Approach

Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : October 13, 2025

Since the early 20th century, the site at the southwest corner of 2nd Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city was the center of the "industrial" area of town and the remaining buildings continue to tell that story; a unique component of the city unlike anywhere else in downtown Franklin historic core.

Based on previous discussion with the DRC, we are proposing a renovation that would preserve the most visible and significant components of this site while also allowing for an update and restoration/renovation to pieces that have fallen into disrepair, most notably areas on the roof and second floor. Our owner would like to renovate and re-vitalize the property to serve as a small retail hub and is discussing a variety of potential retail or personal service uses (all of which are allowable within existing CC zoning) as well as a connecting boutique hotel (also allowable) which would sit both within the historic building and also in a new section of building that would replace the existing non-contributing single story section to the north. Note that we have developed a preliminary site plan and are currently coordinating with city planning staff. Based on our calculations the site can park itself.

A primary feature of this proposed redevelopment of the Old Ice House site is to restore and celebrate the original brick Ice House as the central element of a project that will create the next great place in Franklin by celebrating the history of both the Ice House as well as the former Lillie Mills plant which was formerly sited on a nearby property and was Franklin's largest industry and employer for nearly a century.

This proposal:

- Preserves all historic elements along South Margin
- Preserves a majority of all existing construction
- Proposes new windows along South Margin at a size and in a rhythm similar to existing (per design standards) as proposed previously and met with positive feedback from DRC
- Preserves the primary volumes of the factory
- Removes the 1980s "overbuilt" shed addition which was not constructed to high standards; this will allow for a full re-roof that will provide a long-term solution for this section
- We propose only the removal of:
    - The single story small wood structure to the rear currently housing print shop offices as it seems to be a later addition
    - The northern-most "jujitsu studio" addition which has no elements which are known as original and was known to have been re-skinned and re-roofed back in the 1980s or early 1990s.

















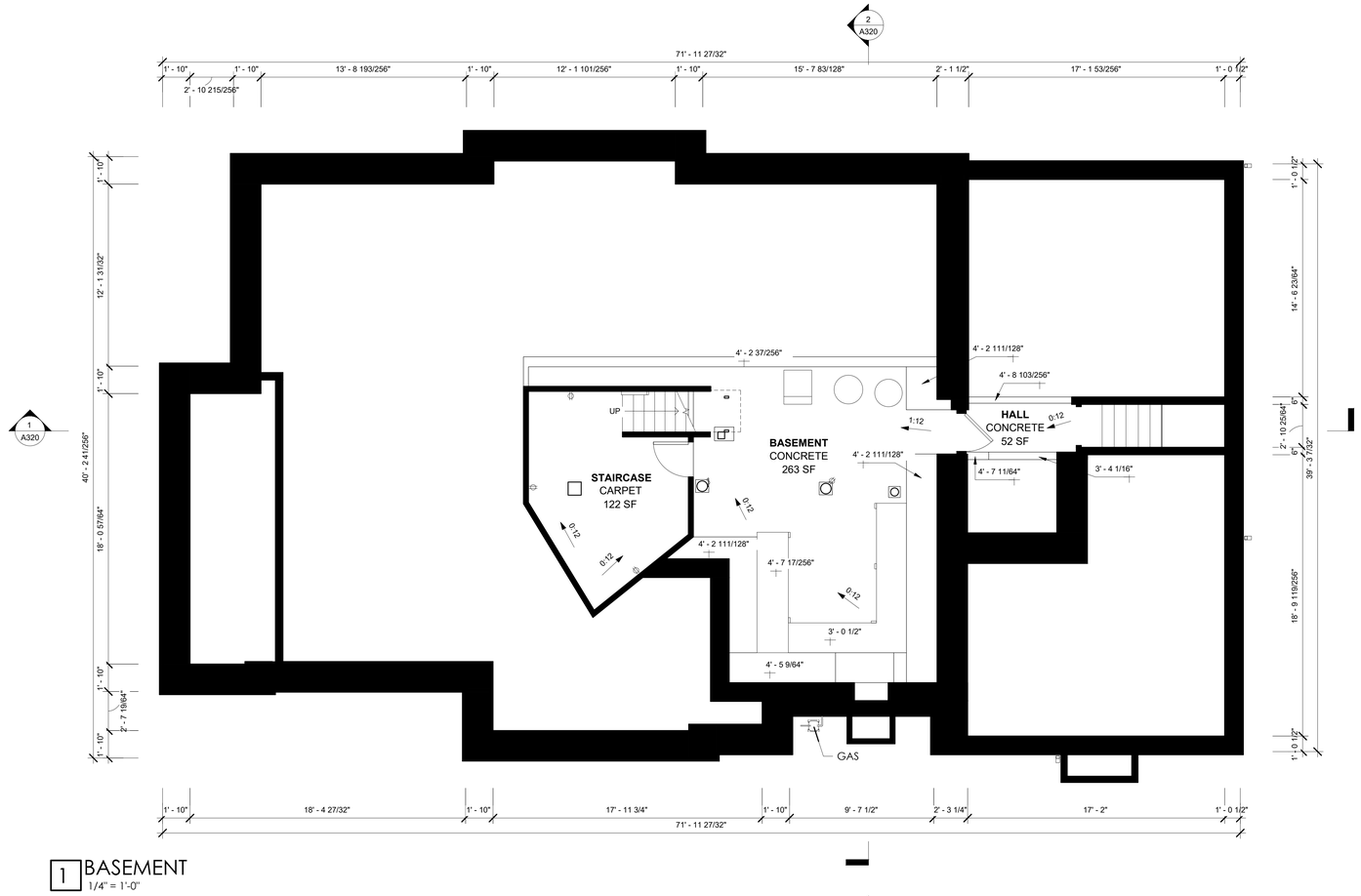

1 BASEMENT
1/4" = 1'-0"



2 BASEMENT RCP
1/4" = 1'-0"

0' 1' 2' 4' 8'

1. ALL DIMENSIONS ON UNIT PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. "TYPICAL" (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS OTHERWISE NOTED.
3. WHERE DOORS ARE AGAINST PERPENDICULAR WALL, FRAME TYPICAL SO THAT HINGE-SIDE EDGE OF ROUGH OPENING IS 6" FROM PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
4. PROVIDE 1 HR. SEPARATION (WALLS AND DOORS) AT STAIR & MECH SHAFTS. CONTRACTOR SHALL SEAL ALL PENETRATIONS AND JOINTS WITH FIRE-RESISTANT SEALANT TO PROVIDE 1 HR. FIRE SEPARATION.
5. ALL INTERIOR WALLS ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
6. INSTALL HARDWIRED SMOKE DETECTORS, HORNS, AND STROBES W/ BATTERY BACK UP AS REQUIRED BY CODE.
7. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
8. DIMENSIONS NOTED "CLR." ARE CODE REQUIRED CLEAR MINIMUMS BETWEEN FINISH FACE OF WALLS.
9. TYPICAL WALL CONSTRUCTION AT PERIMETER WALLS IS 6" METAL STUD WITH R-19 BATT INSULATION.
10. PROVIDE SHELF FOR WATER HEATER OVERHEAD IN JAN. CLOSET
11. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL NEW PLUMBING WALLS
12. MINIMIZE THE OVERALL SIZE OF ALL PLUMBING CHASES. NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CHASE INDICATED ON THE PLANS BEFORE PROCEEDING.
13. COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES AS DESCRIBED ON G102 WHEN INSTALLING AND FRAMING OPENINGS FOR DOORS.
14. FURR OUT ALL COLUMNS TO MINIMUM ALLOWABLE DIMENSION. NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN EXISTING CONDITION AND DESIGN INTENT.
15. WATER RESISTANT GYP. BD. "GREEN BOARD" SHALL NOT BE USED AS A BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY "WET" AREAS TO BE USED. USE ONLY TILE BACKER BOARD PANELS PER CODE RATED FOR MOISTURE AND MOLD RESISTANCE OR EQUAL.

1 HR FIRE RATED WALL

2 HR FIRE RATED WALL

SEE A200 FOR ALL FIRE RATED UL CONSTRUCTION WALL DESCRIPTIONS.

NOMINAL SIZE
WALL MATERIAL
WALL SEQUENCE IN PROJECT
S4-1

TYPE OF WALL:
S - METAL STUD
W - WOOD STUD
M - MASONRY (CMU)
C - CONCRETE

WHERE WALLS HAVE MULTIPLE MATERIALS, ID SHALL BE BASED ON PREDOMINANT WALL MATERIAL.

WHERE UL CONSTRUCTION REFERENCE NUMBERS ARE PROVIDED AT RATED WALLS AND/OR PENETRATIONS, CONTRACTOR SHALL BE RESPONSIBLE TO BUILD WALL TO EXACT REQUIREMENTS AS DESCRIBED BY UNDERWRITERS LABORATORY.

SEE A200 FOR ALL WALL TYPE DESCRIPTIONS.

5/29/2025 2:49:18 AM


2
A320
67'-7 1/256"
6 1/2"
15'-0 65/256"
6"
15'-1 229/256"
5 1/2"
6'-0 75/128"
5 1/2"
15'-0 113/128"
4 1/2"
13'-5 227/256"
5 1/2"
1
A320
40'-6 41/256"
12'-8 123/128"
6"
14'-1 11/32"
5 1/4"
6"
7'-1 103/128"
5 1/2"
4'-1 51/64"
5 1/2"
6 1/2"
7'-8 39/256"
6"
16'-2 3/4"
39'-7 7/32"
5"
13'-9 81/256"
5 1/2"
TILE
LIVING ROOM
WOOD
203 SF
0"
DINING ROOM
WOOD
248 SF
0"
HALL
WOOD
90 SF
0"
3' - 1 25/128"
KITCHEN
TILE
214 SF
0"
3' - 0 81/128"
3' - 1 31/256"
3' - 0 105/128"
LAUNDRY
TILE
104 SF
0"
3' - 1 51/128"
3' - 0 87/128"
0"
DN
UP
DN
HALL
WOOD
138 SF
0"
0"
BATHROOM
TILE
38 SF
HALL
TILE
100 SF
0"
ROOM
TILE
167 SF
0"
DN
-3 71/128"
0"
ENTRY
WOOD
158 SF
0"
PATIO
CONCRETE
165 SF
-4 25/64"
SUNROOM
WOOD
85 SF
0"
BEDROOM
WOOD
248 SF
0"
ROOM
WOOD
230 SF
0"
FAMILY ROOM
WOOD
247 SF
0"
1' - 7 15/16"
3' - 0 7/8"
1 143/256"
STONE
3' - 1 1/2"
HVAC
6"
11'-11 7/8"
5 1/2"
16'-2 1/8"
6"
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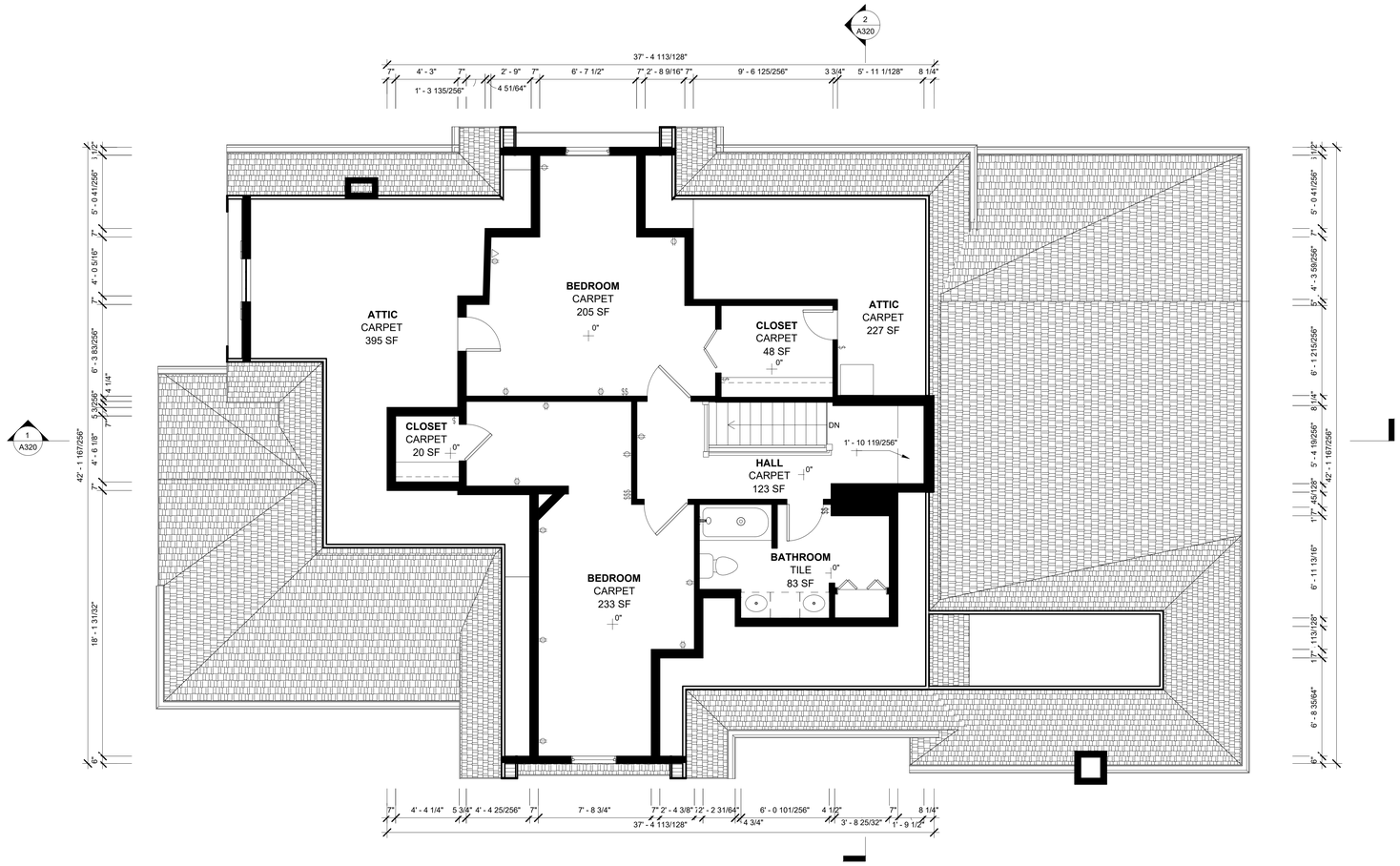
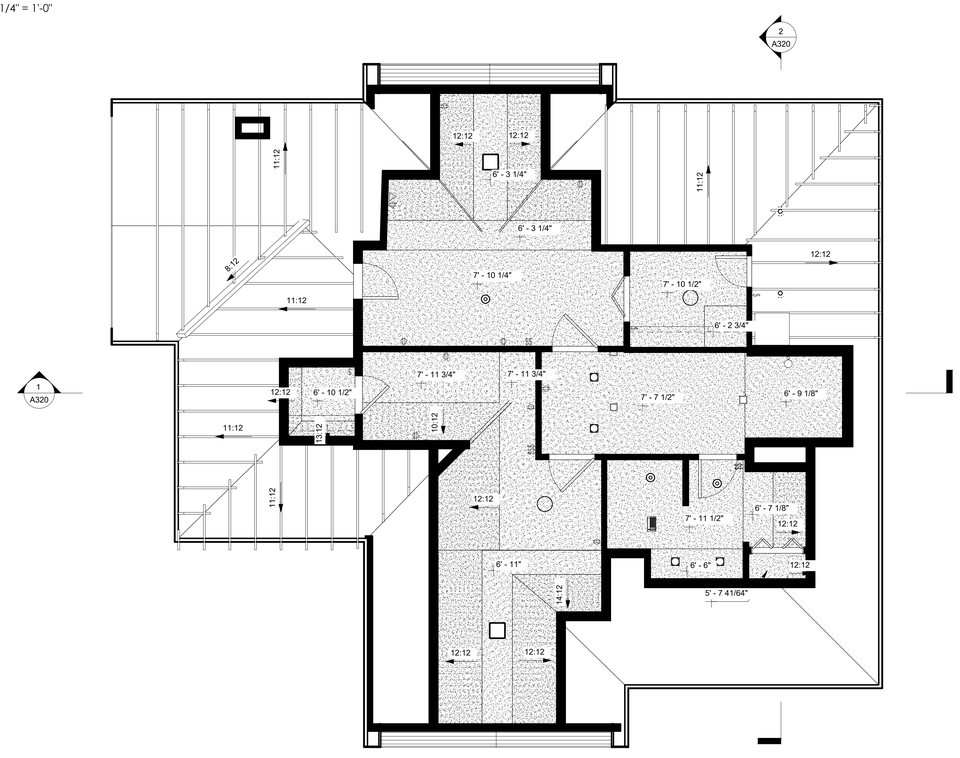
3"
9'-3 1/2"
5 1/2"
19'-10 3/4"
5 1/2"
64'-6 7/8"



1 SECOND FLOOR
1/4" = 1'-0"



2 SECOND FLOOR RCP
1/4" = 1'-0"

0' 1' 2' 4' 8'

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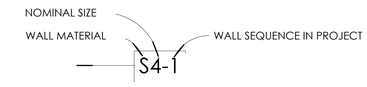
2 HR FIRE RATED WALL

SEE A200 FOR ALL FIRE RATED UL CONSTRUCTION WALL DESCRIPTIONS.

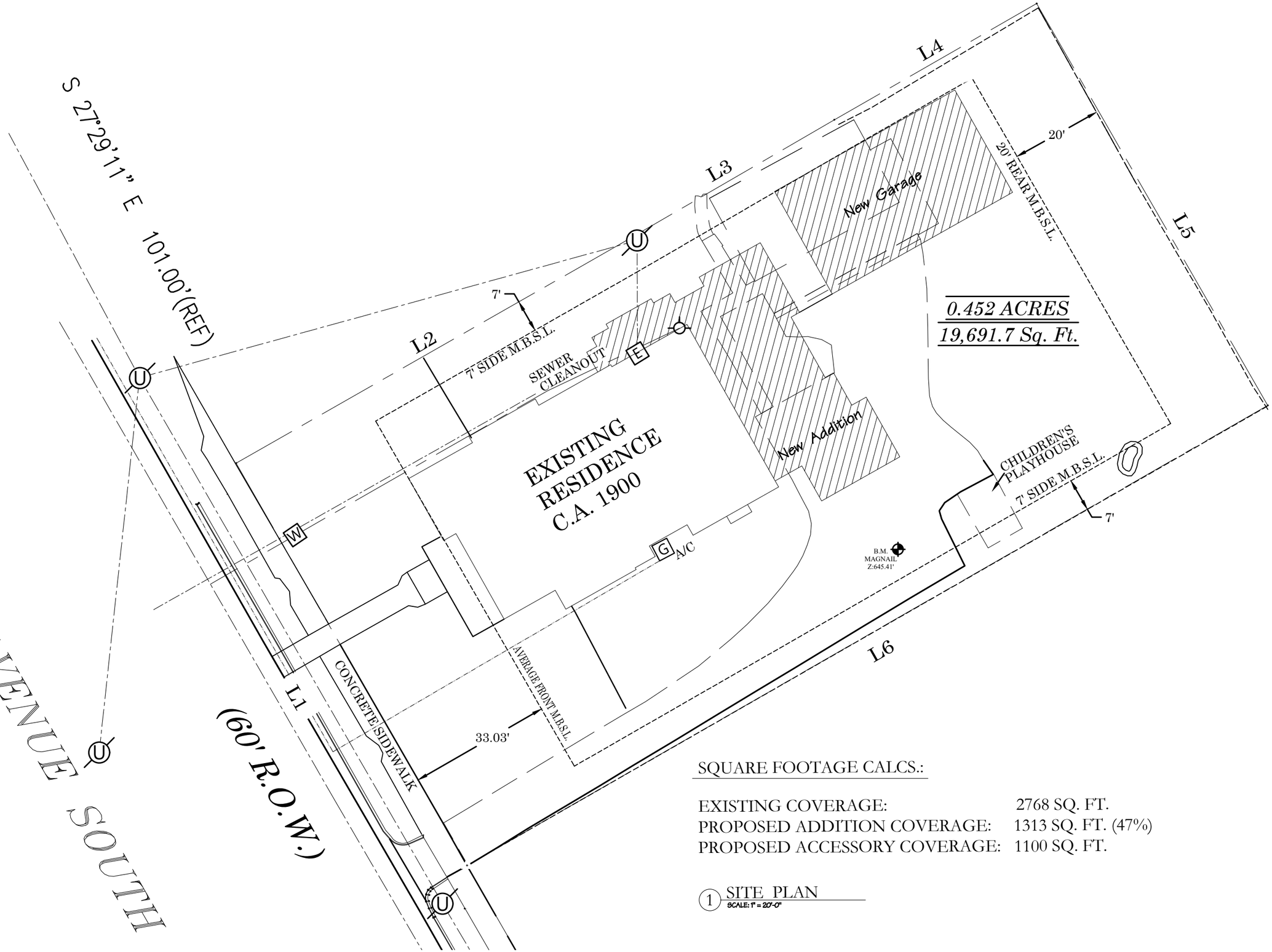


TYPE OF WALL:
S - METAL STUD
W - WOOD STUD
M - MASONRY (CMU)
C - CONCRETE

WHERE WALLS HAVE MULTIPLE MATERIALS, ID SHALL BE BASED ON PREDOMINANT WALL MATERIAL.

WHERE UL CONSTRUCTION REFERENCE NUMBERS ARE PROVIDED AT RATED WALLS AND/OR PENETRATIONS, CONTRACTOR SHALL BE RESPONSIBLE TO BUILD WALL TO EXACT REQUIREMENTS AS DESCRIBED BY UNDERWRITERS LABORATORY.

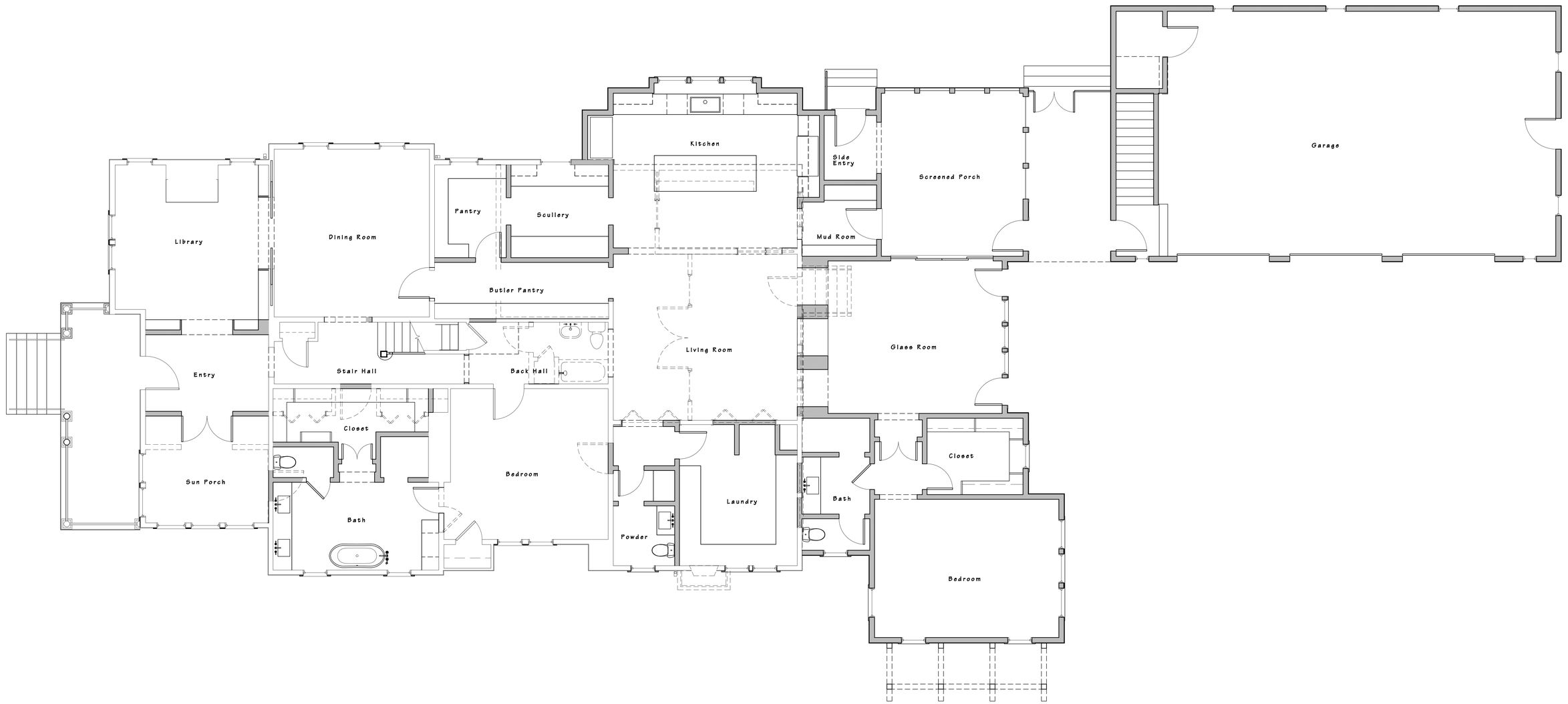
SEE A200 FOR ALL WALL TYPE DESCRIPTIONS.



SQUARE FOOTAGE CALCS.:

EXISTING COVERAGE:	2768 SQ. FT.
PROPOSED ADDITION COVERAGE:	1313 SQ. FT. (47%)
PROPOSED ACCESSORY COVERAGE:	1100 SQ. FT.

1 SITE PLAN
SCALE: 1" = 20'-0"



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REISSUE DATE:
REISSUE DATE:

Sonia Residence

215 4th Ave. S., Frankil, TN

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

C Kevin Coffey
DWELLINGS | DESIGN
LLC

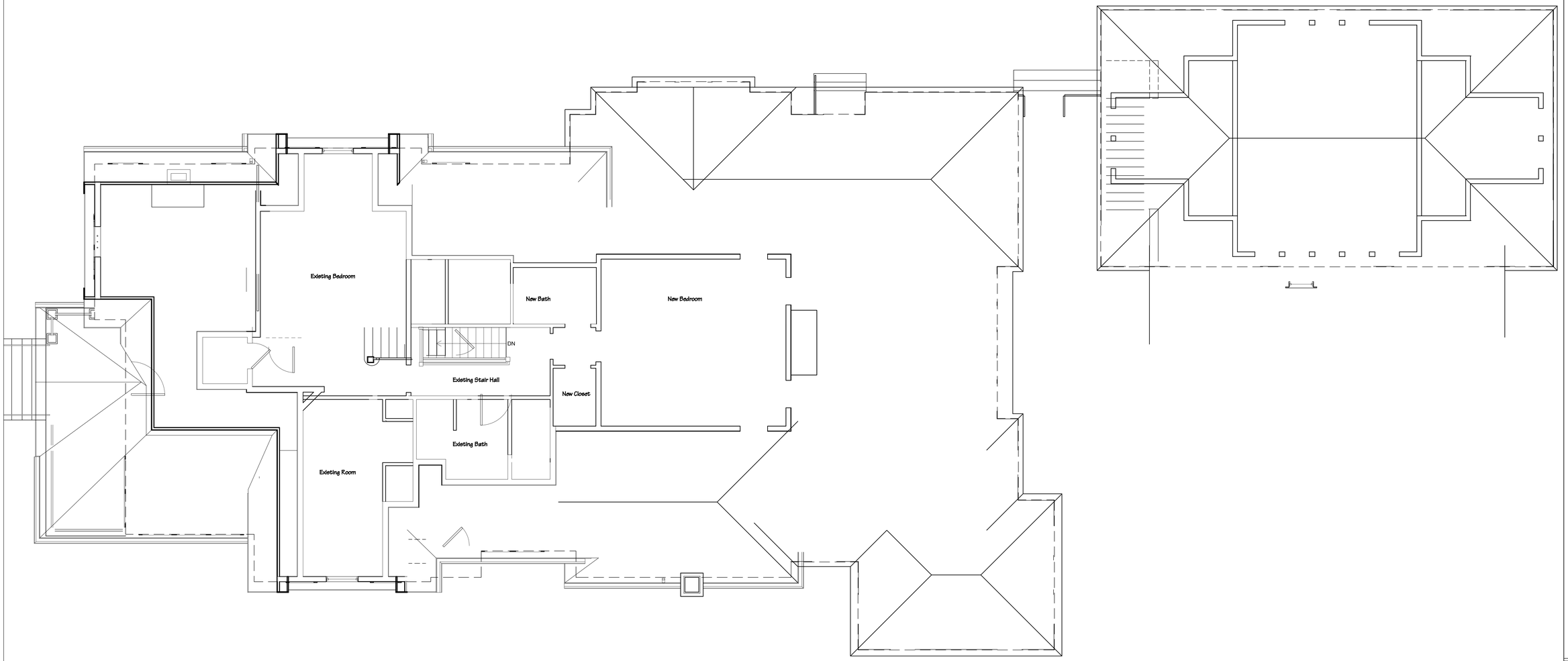
251 2ND AVENUE S, SUITE 205
FRANKLIN, TN 37064

PHONE: 615.210.0599
EMAIL: KEVINBCAD@GMAIL.COM
WEB: CKEVINCOFFEY.COM

SHEET SIZE: ARCH E

A-2.05

FIRST FLOOR PLAN



ISSUE DATE:
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REISSUE DATE:
REISSUE DATE:

Sonia Residence

215 4th Ave. S., Frankil, TN

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

251 2nd AVENUE S, SUITE 205
FRANKLIN, TN 37064

PHONE: 615.210.0599
EMAIL: KEVINBCAD@GMAIL.COM
WEB: OKEVINCOFFEY.COM

SHEET SIZE: ARCH E

A-2.05

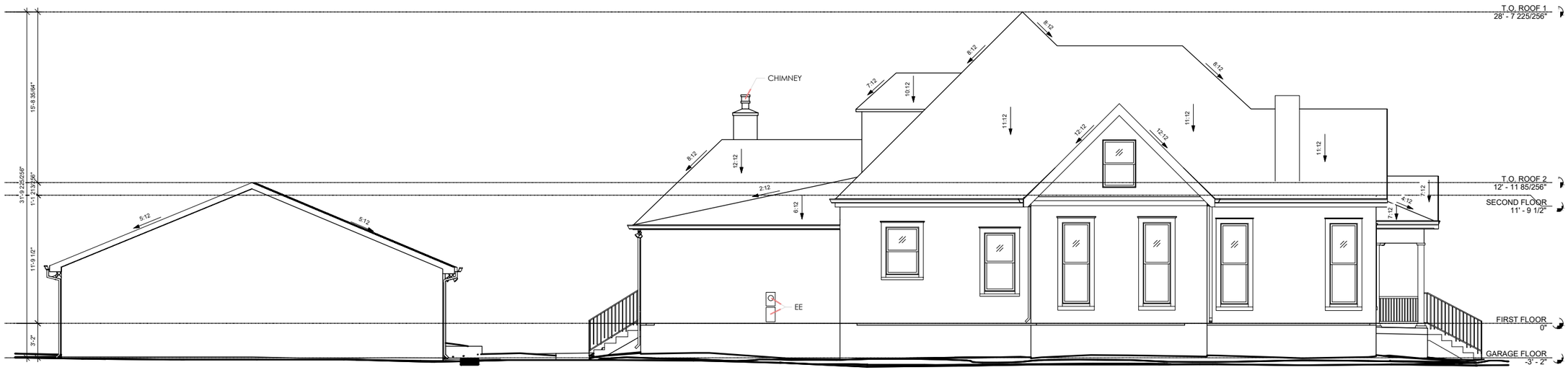
SECOND FLOOR PLAN



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



1 PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

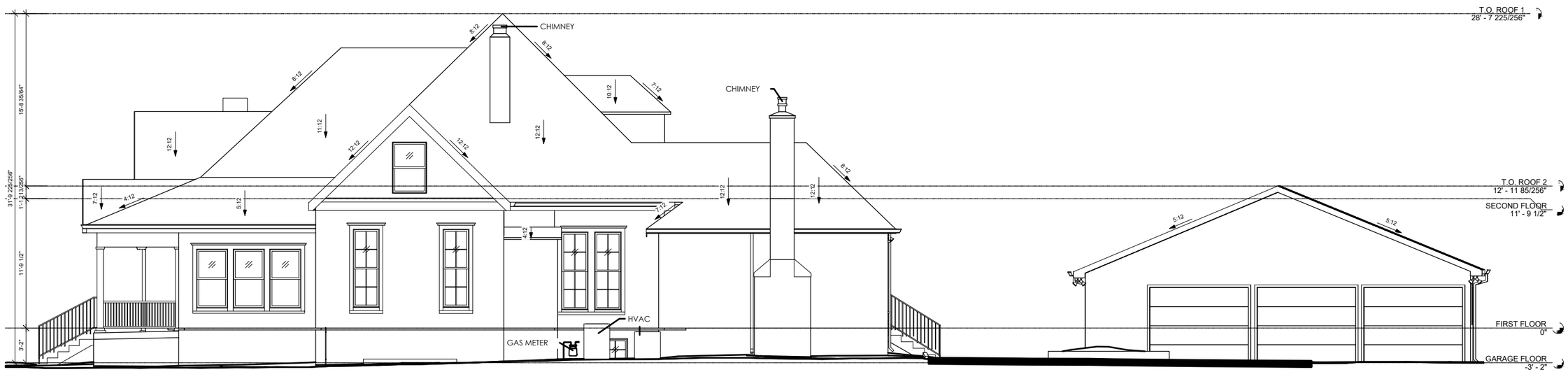


1 PROPOSED REAR ELEVATION

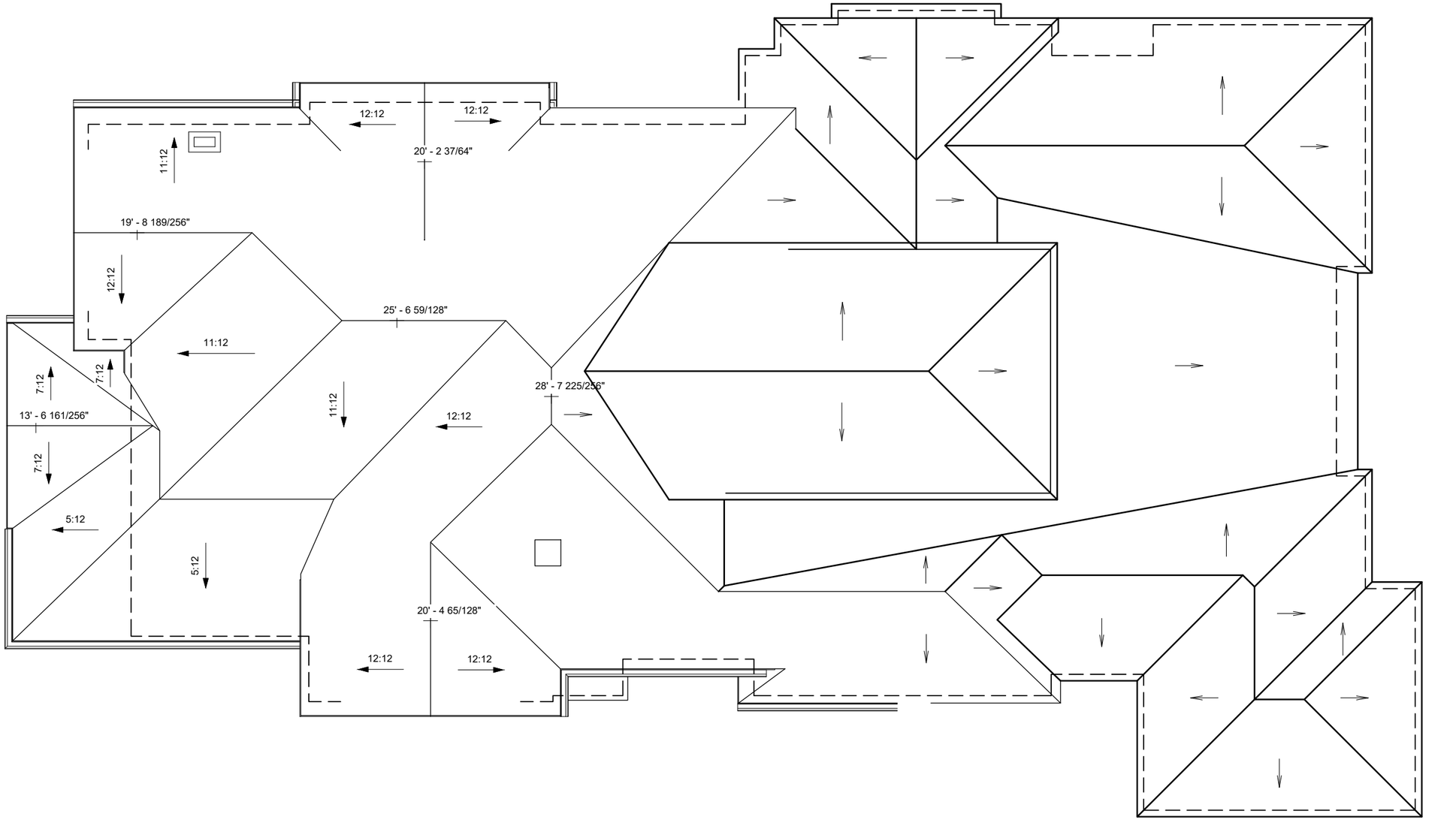
SCALE: 1/8" = 1'-0"



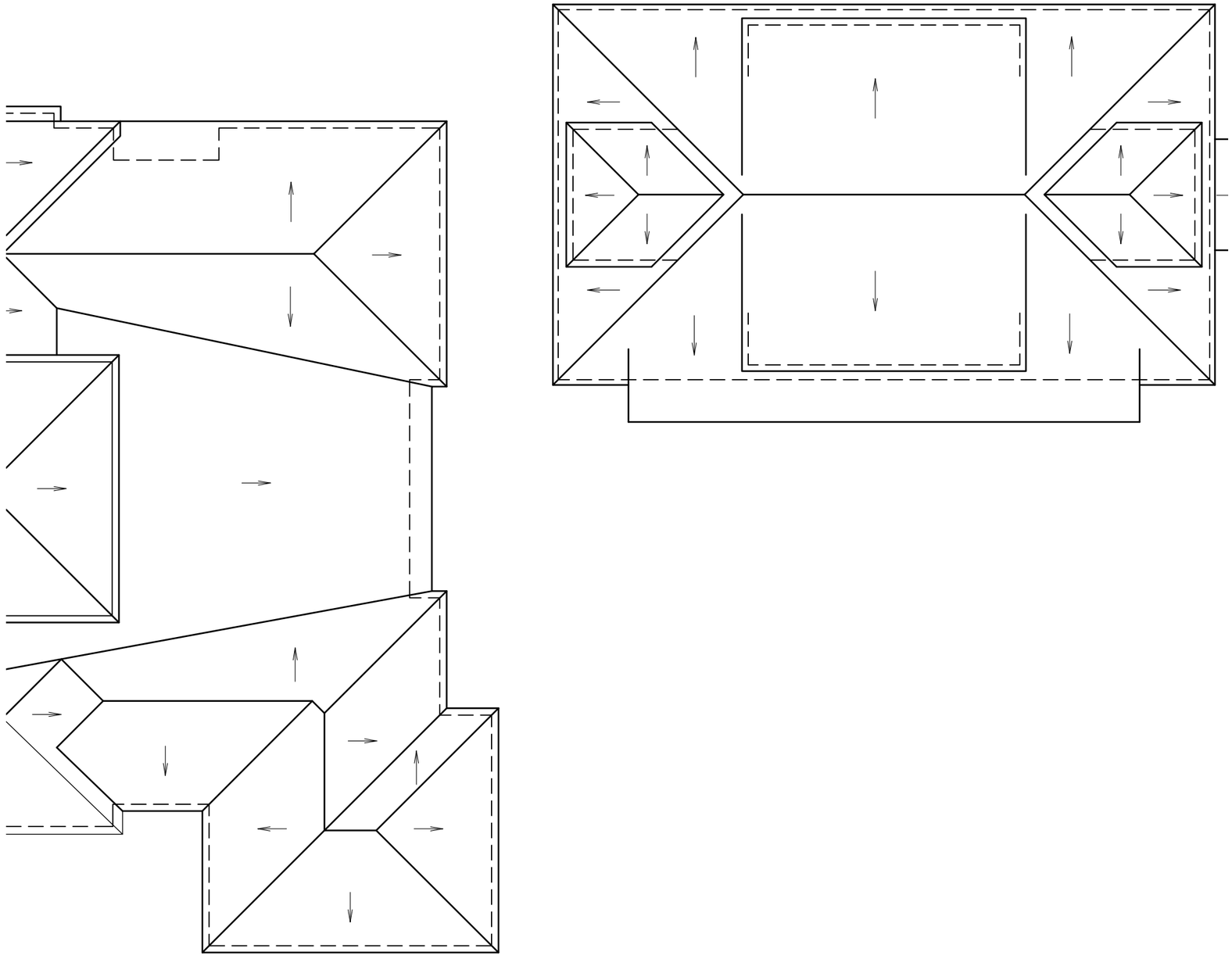
PROPOSED RIGHT SIDE ELEVATION



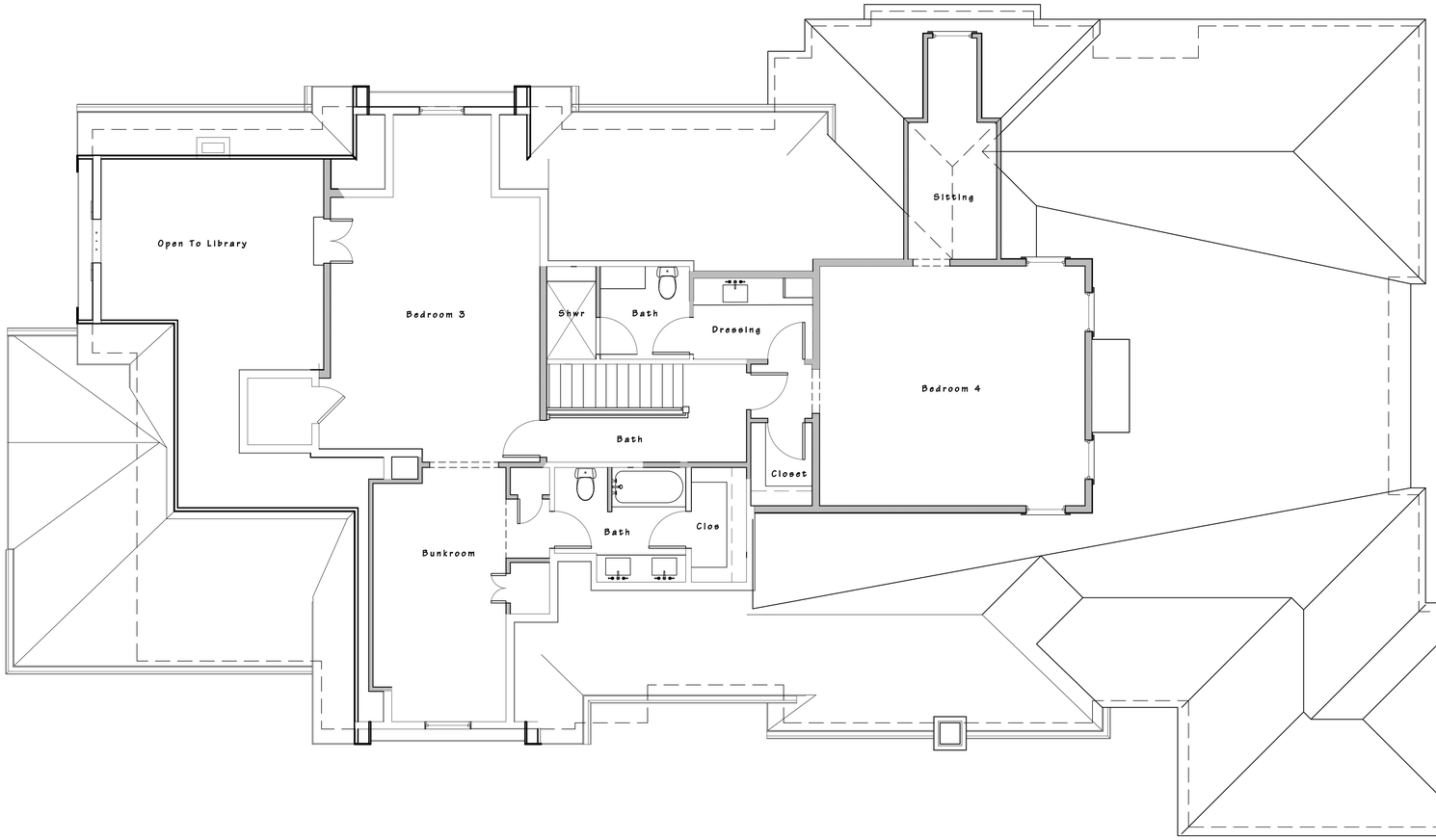
EXISTING RIGHT SIDE ELEVATION

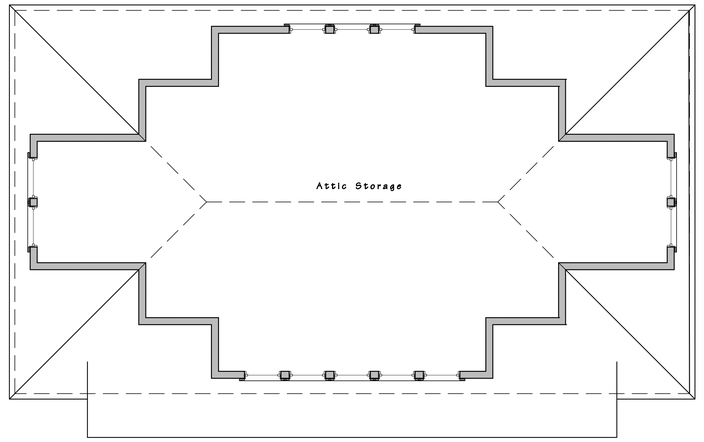


1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"





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Sonia Residence

215 4th Ave. S., Frankil, TN

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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SHEET SIZE: ARCH E

A-2.05

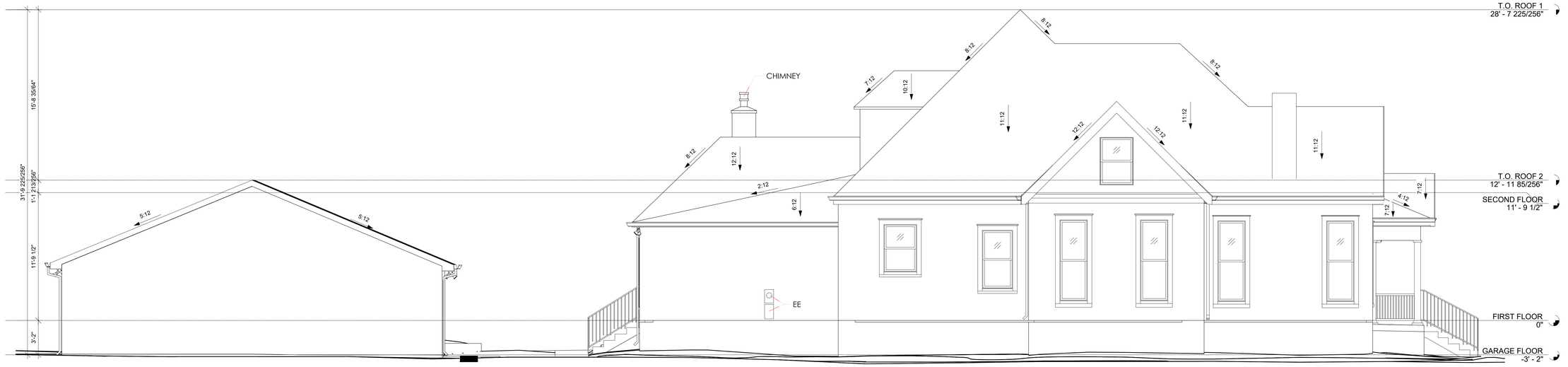
SECOND FLOOR PLAN



ALTERNATE LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION