



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, February 25, 2021

5:00 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

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 for up to ten persons 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 2021-20, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On February 25, 2021, 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: Kelly Dannenfelser, Amy Diaz-Barriga

NEW BUSINESS

2. (5:00 - 5:30 PM) Discussion of a Development Plan proposing 241 single-family, 108 townhome, and 136 multiplex units, on 232.26 acres, located northwest of the intersection of Mack Hatcher Parkway and Hillsboro Road (Brownland Farms PUD).

3. (5:30 - 6:00 PM) Presentation and discussion of the 2020 Development Report.

<http://web.franklintn.gov/FlippingBook/2020DevelopmentReport/>

4. (6:00 - 6:30 PM) Discussion of an Envision Franklin Amendment, requesting a change from Conservation Subdivision Design Concept to Multifamily Residential Design Concept, for property located at the intersection of Sawyer Road and Lynnwood Way (Buckley Properties).

OTHER BUSINESS

ADJOURN

RESOLUTION 2021-20

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON FEBRUARY 25, 2021, 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, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, Executive Order No. 65, and Executive Order No. 71 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 February 25, 2021, 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 February 25, 2021, at 5:00 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/10394/1092>

IT IS SO RESOLVED AND DONE on this 25th day of February, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Wright
FMPC Secretary

By: _____
Roger Lindsay
FMPC Chair

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



Brownland Farm and Christ Community Church

DEVELOPMENT PLANS

FEBRUARY 25, 2021

“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”



LOCATION MAP

Total Area: 233.5 Acres
Existing Zoning: Agriculture,
Civic & Institutional



CURRENT USE

Brownland Horse shows

- 12 shows per year
- About 2,500 visitors per event
- 450 to 530 horses
- Over 490 trailers
- Farm has 530 stalls
- 8 horse rinks



NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 485
Total Open Space: 145.63 Acres (62.8%)
New Church Area: 49 Acres

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, and Big Houses
- Range of purchase options

Street Access Single Family Home

Alley Access Single Family Home

Alley Access Townhomes

4-Unit Multiplex Lot



“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”

CHRIST COMMUNITY CHURCH DEVELOPMENT PLAN REVISION

- Removal of parking south of the church along Hillsboro Road
- Parking replacement Plan to be located west of the church
- New Church entrances
- New Church loop road
- Access to garden area
- Greenway trail connections
- Equestrian style horse fence and landscape screening along the Brownland entrance road up to second parking entrance



CHURCH PARKING RELOCATION



EAST OF HILLSBORO ROAD



POTEAT PLACE

- Eight ½ acre lots



WEST OF HILLSBORO ROAD

Envision Franklin calls for a mix of Home types

- Street Access Single Family Home
- Alley Access Single Family Home
- Alley Access Townhomes
- 4-Unit Multiplex Lot

BREAKDOWN BY UNIT		
Unit Type	Quantity	Percentage
Multiplex Unit	136	28.04%
Townhome Unit	108	22.27%
Street Access Single Family	87	17.94%
Alley Access Single Family	154	31.75%
Total Units	485	100.00%

Single Family Form	Quantity	Percentage
4-Unit Multiplex	34	8.88%
Street Access Single Family	87	22.72%
Alley Access Single Family	154	40.21%
Total Single Family Form	275	71.80%



ARCHITECTURE – 4-UNIT MULTIPLEX



ARCHITECTURE - 4-UNIT MULTIPLEX



ARCHITECTURE - 4-UNIT MULTIPLEX

80' minimum setback from Hillsboro Road Right-of-Way

The existing church parking lot in this area is set back about 65' from the Hillsboro Road Right-of-Way



WEST OF
HILLSBORO ROAD

- Street Access Single Family Home
- Alley Access Single Family Home
- Alley Access Townhomes
- 4-Unit Multiplex Lot





CENTRAL
BOULEVARD

- Street Access Single Family Home
- Alley Access Single Family Home
- Alley Access Townhomes
- 4-Unit Multiplex Lot



ARCHITECTURE - TOWNHOMES



OVERALL PARKS PLAN

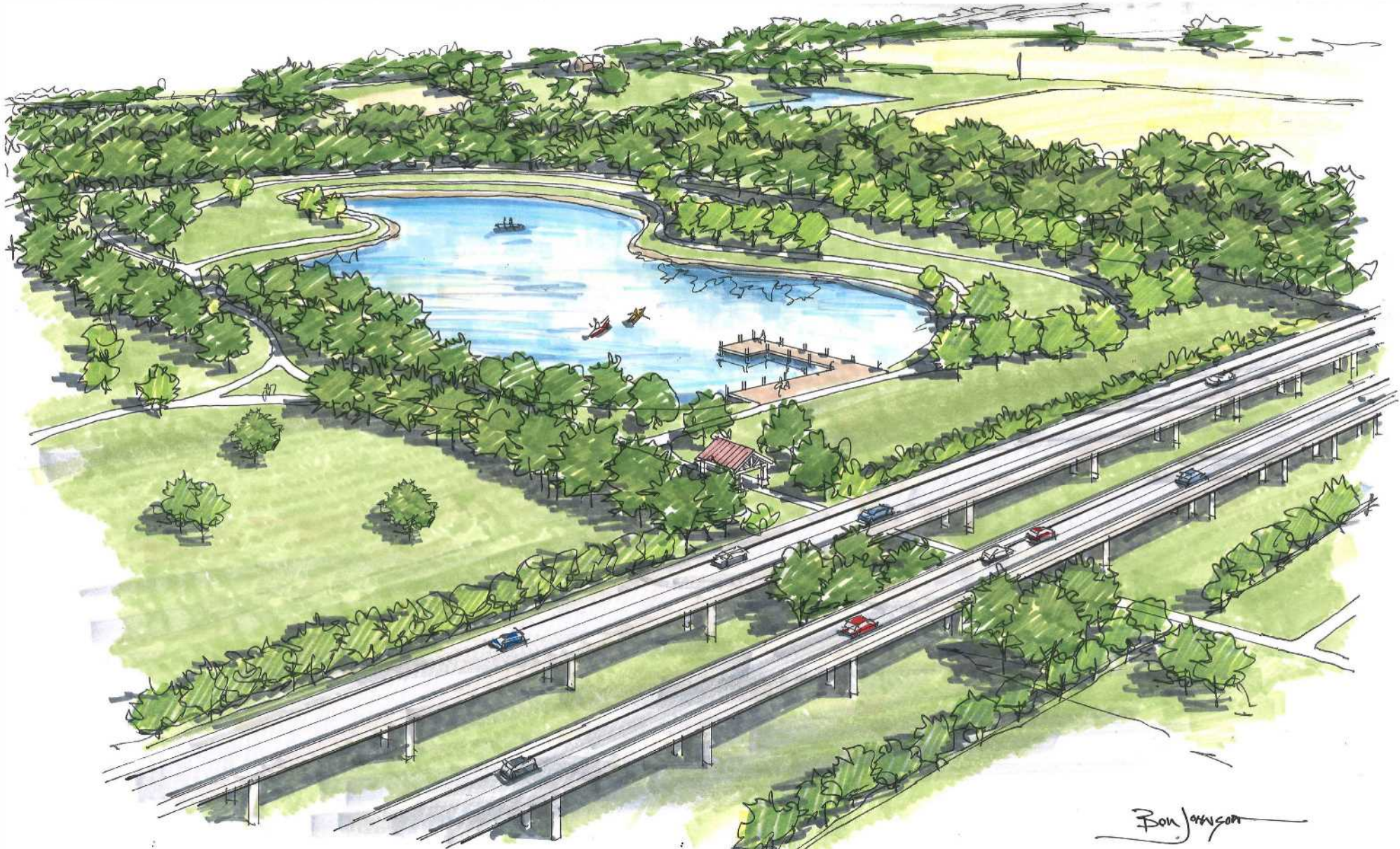
- 145+ Acres of open space
- 3+ Miles of walking trails
- Fishing Pond and riverside park
- Preservation of 40.67 acres of trees (170% of required)



SOUTHERN PARK



SOUTHERN PARK



Back of lots along
Mack Hatcher
extension



EXISTING FLOODPLAIN



FLOODPLAIN CONSERVATION PLAN

- Site plan retains 130 acres of floodplain
- Floodplain compensation to be provided at 2:1 compared to Franklin's requirement of 1.5:1
- Total floodplain volume will be increased
- Over 60 percent of the existing floodplain will remain undeveloped
- All residential lots are 2' above the 100yr floodplain and above the 500yr floodplain
- All Harpeth River buffers remain undisturbed
- No construction will begin prior to FEMA's approval of the floodplain model
- There will be no rise in the floodplain, per FEMA regulations
- Preservation of 40.67 acres of trees (170% of required)



RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

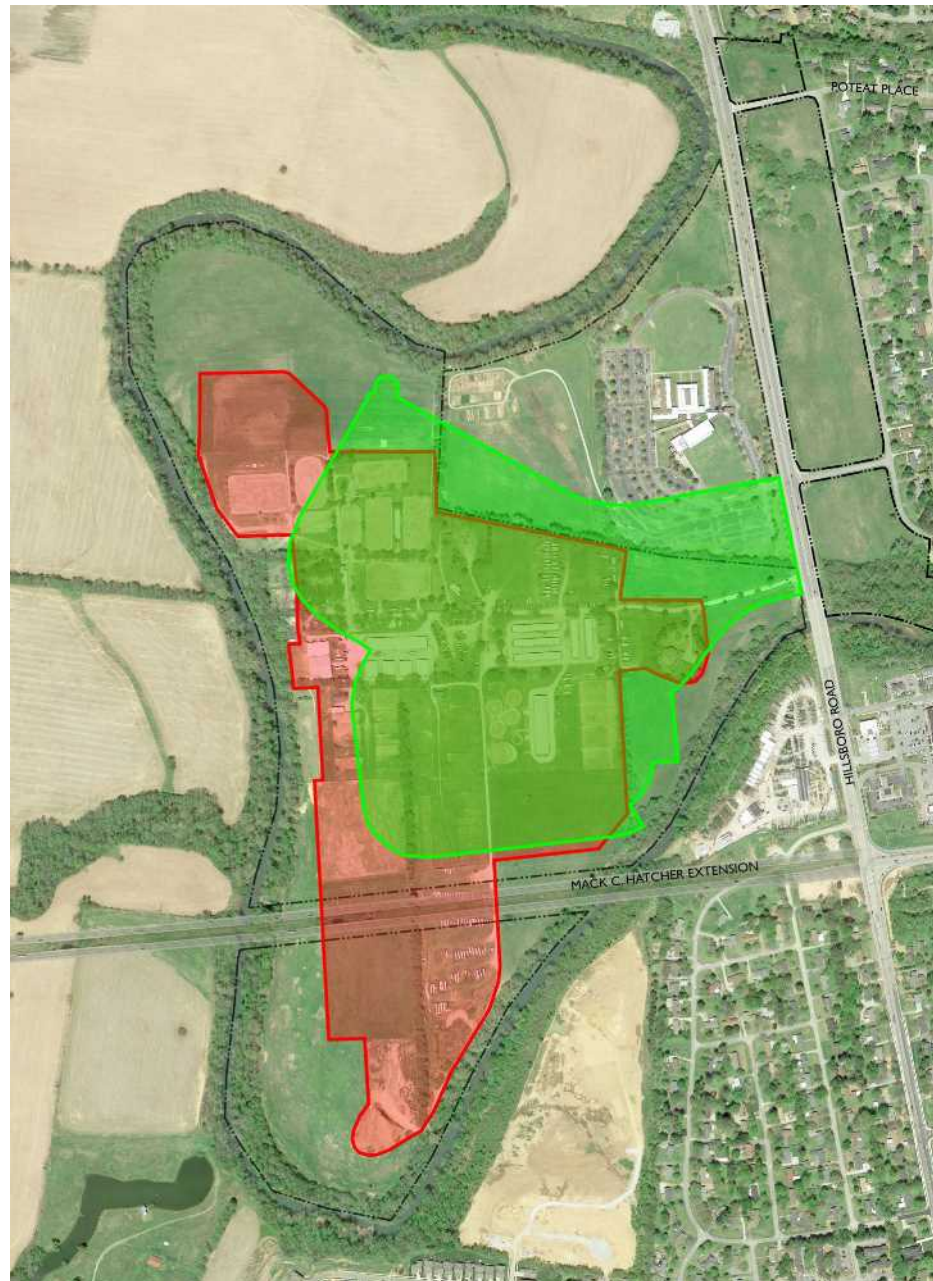
- Removal of obstructions in the floodway – Barns, equestrian stables, fences that reduce flow
- Establish reforestation areas



RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Develop a more environmentally friendly footprint

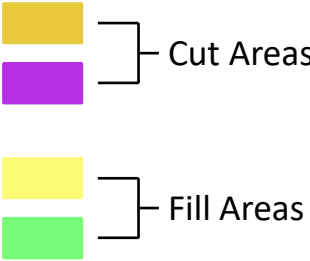
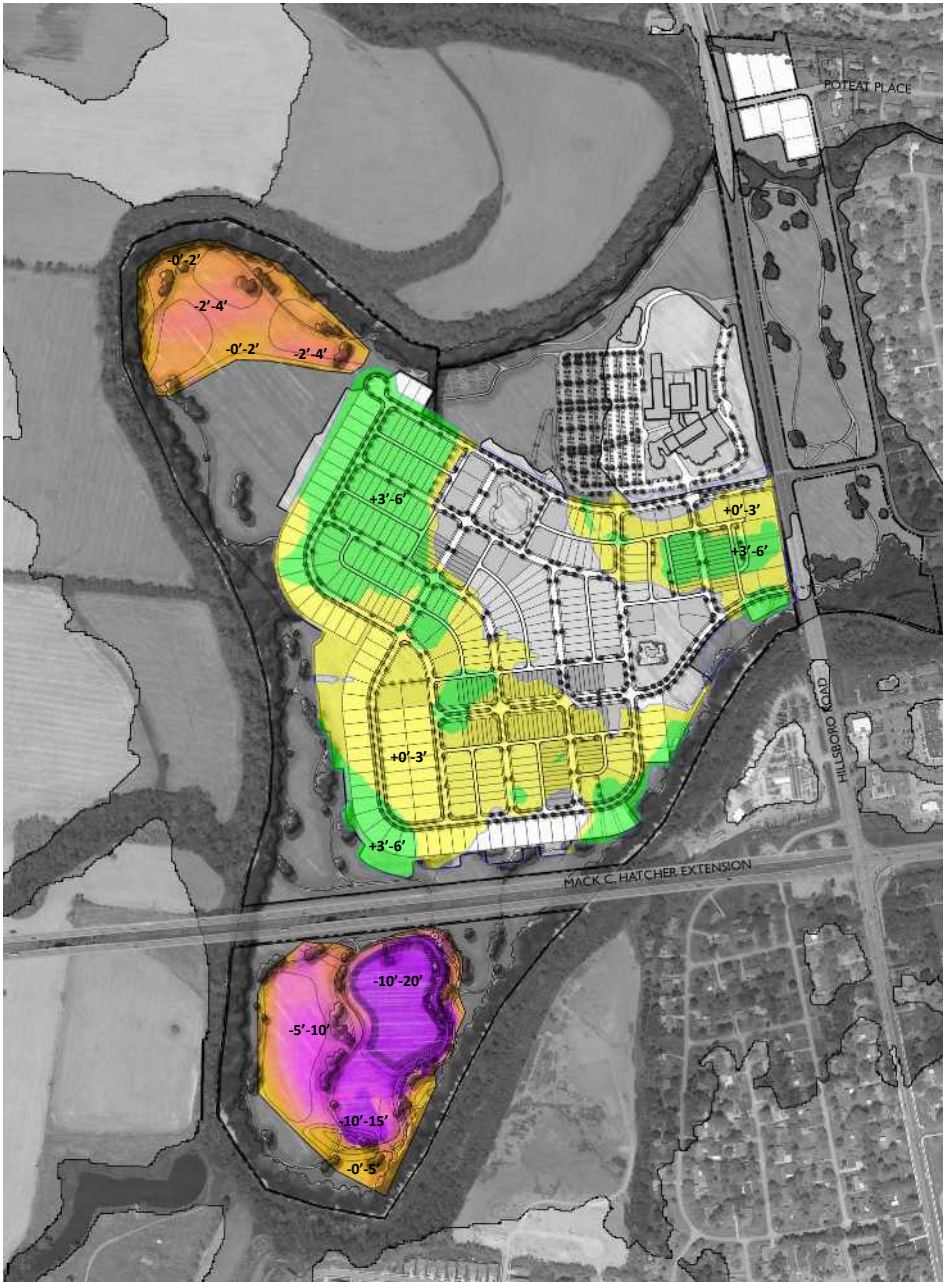


-  EQUESTRIAN FACILITY FOOTPRINT
-  BROWNLAND DEVELOPMENT FOOTPRINT

RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Provide additional flood storage



RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

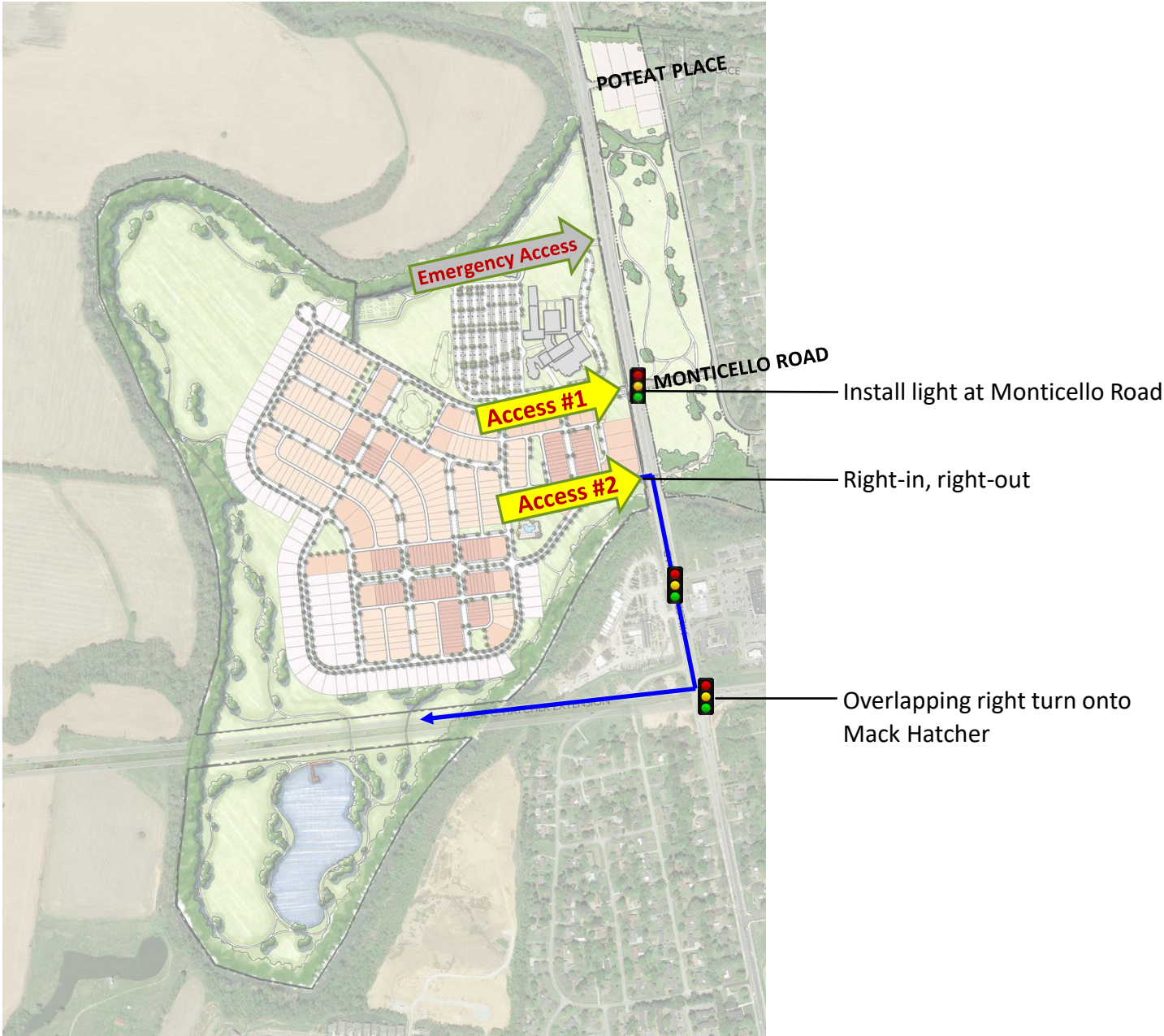
- Reduced floodplain elevations



100 YR Flood Plain
Elevation Reduced
(Maximum: -4.5")

FLOOD SAFETY ROUTE

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signaled.



NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 485
Total Open Space: 145.63 Acres (62.8%)
New Church Area: 49 Acres

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, and Big Houses
- Range of purchase options

-  Street Access Single Family Home
-  Alley Access Single Family Home
-  Alley Access Townhomes
-  4-Unit Multiplex Lot



“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”



Brownland Farm

DEVELOPMENT PLAN

FEBRUARY 4, 2021



LOCATION MAP

Total Area: 232 Acres
Existing Zoning: Agriculture,
Civic & Institutional



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Street Access Single Family Home

Alley Access Single Family Home

Alley Access Townhomes

4-Unit Multiplex Lot



PROPOSED PURCHASE AREA

- Removal of parking south of the church along Hillsboro Road
- Parking replacement Plan to be located west of the church
- New Church entrances
- New Church loop road
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EAST OF HILLSBORO ROAD



POTEAT PLACE

- Eight ½ acre lots



WEST OF HILLSBORO ROAD

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Home types

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- Alley Access Townhomes
- 4-Unit Multiplex Lot

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CENTRAL
BOULEVARD



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ARCHITECTURE - TOWNHOMES



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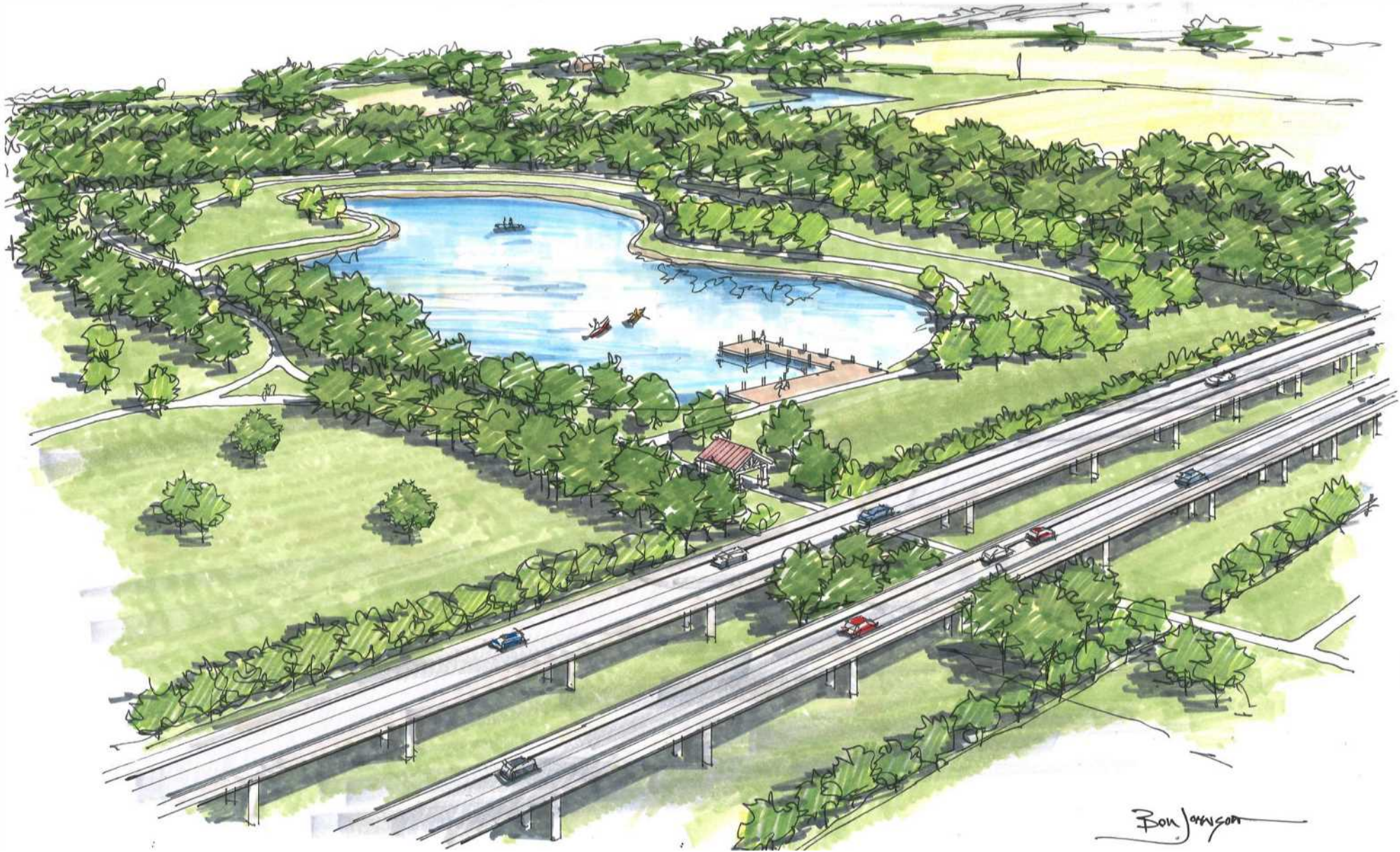
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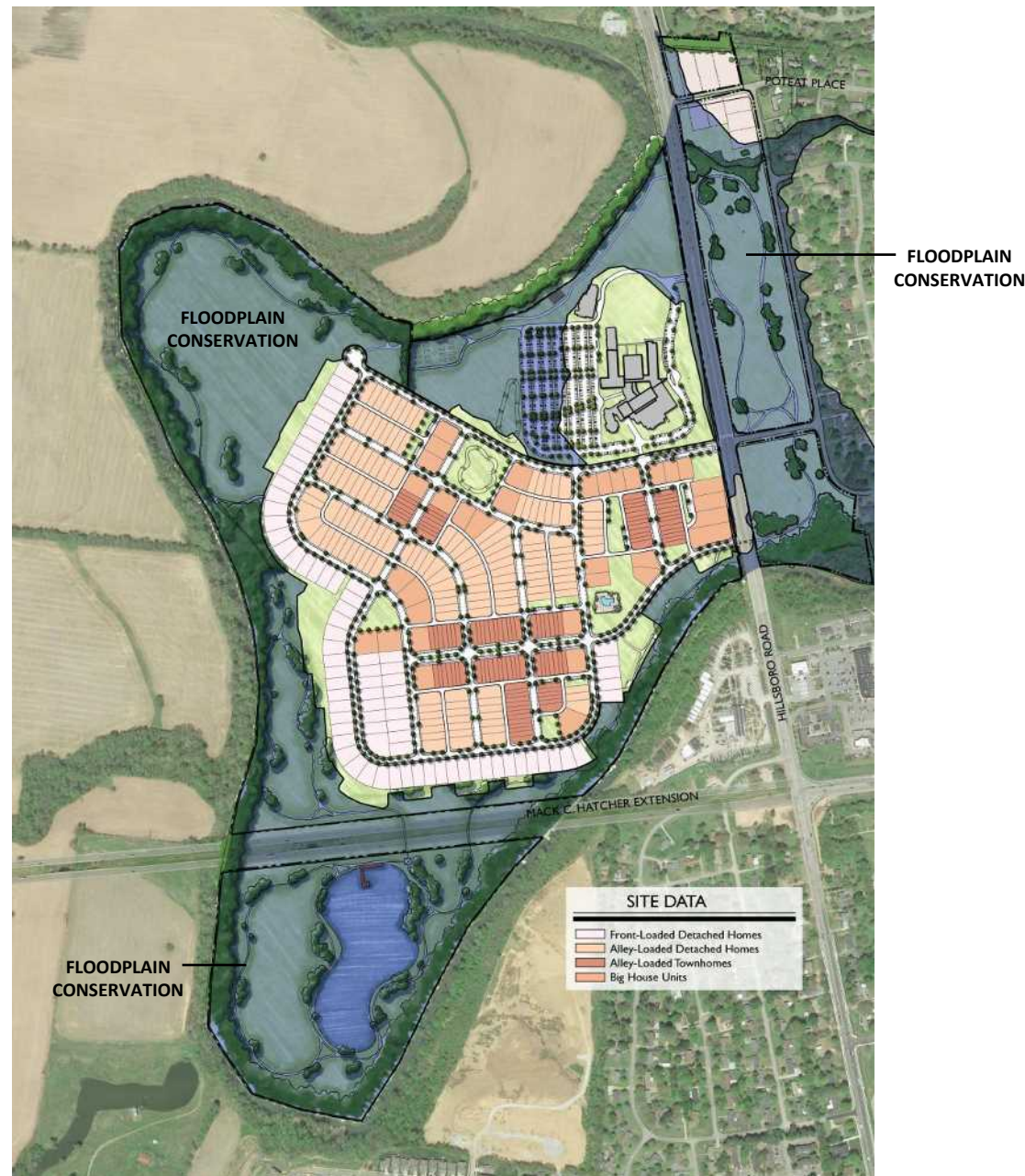


EXISTING FLOODPLAIN



FLOODPLAIN CONSERVATION PLAN

- Site plan retains 130 acres of floodplain
- Floodplain compensation to be provided at 2:1 compared to Franklin's requirement of 1.5:1
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HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signaled.



“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”

Install light at Monticello Road

Overlapping right turn onto Mack Hatcher



DEVELOPMENT TIMELINE

- Start construction in 2022
- Construct 75 homes per year: +/-6 years
- Complete construction in 2028

SCHOOLS

1215 Hillsboro Road (on the west side of Hillsboro Road) is FSSD and is zoned for the following schools:

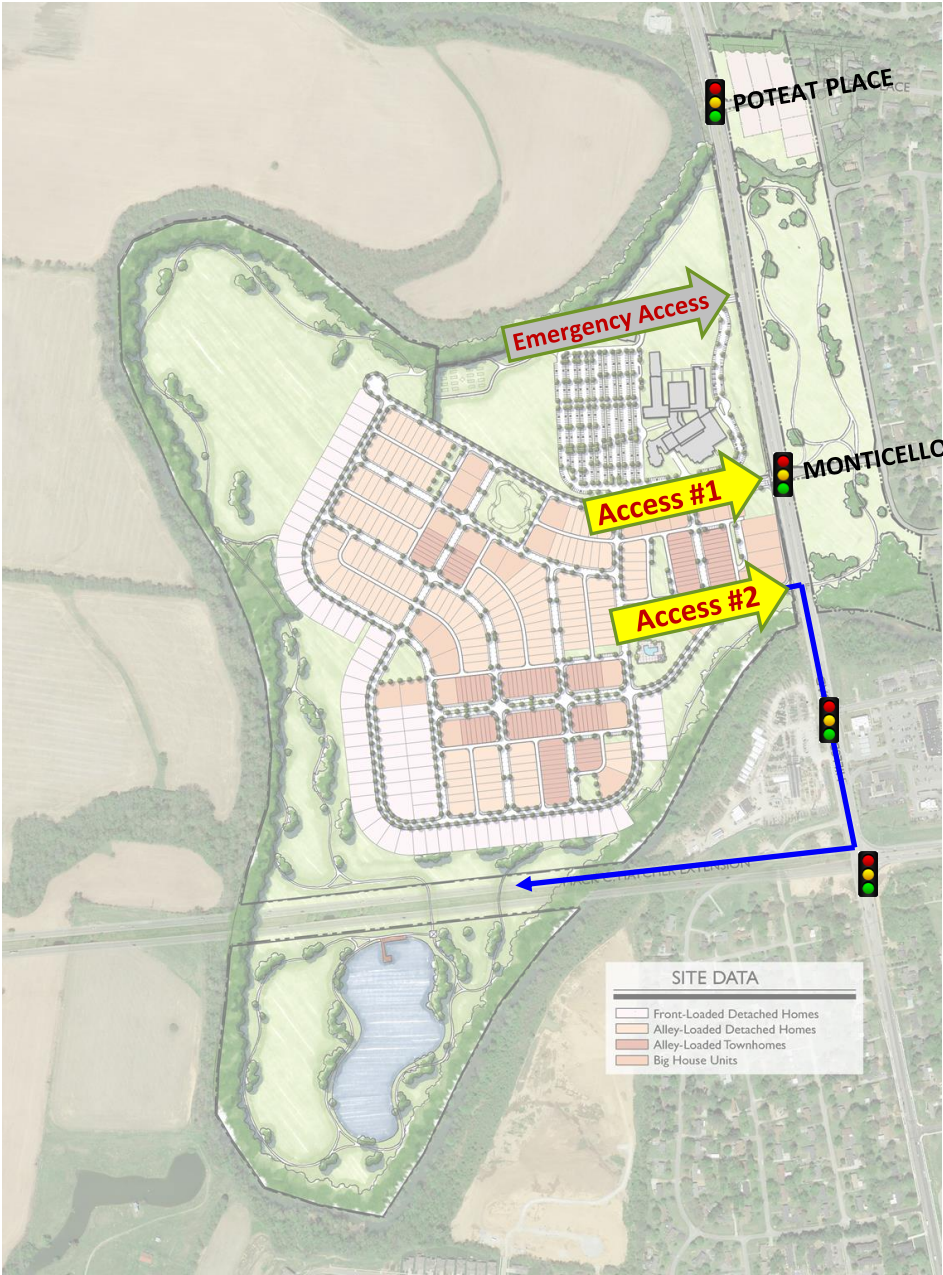
Johnson Elementary School (K-4)	Current enrollment: 369 Capacity: 580	63%
Freedom Intermediate School (5-6)	Current enrollment: 568 Capacity: 775	73%
Freedom Middle School (7-8)	Current enrollment: 589 Capacity: 660	89%
Franklin High School	Current enrollment: 1,757 Capacity: 1,984	88%

Williamson County Schools is planning for Northwest High School at an undetermined location to open by 2024

Total Projected Students:
122 Students

FLOOD SAFETY ROUTE

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PROPOSED TRAFFIC CALMING



INTERSECTION SPEED TABLES



PROPOSED LOCATIONS



2020 FRANKLIN DEVELOPMENT REPORT



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BOARD OF MAYOR & ALDERMEN

City of Franklin, BOMA Meeting



Mayor Ken Moore



Clyde Barnhill



Beverly Burger



Brandy Blanton



Pearl Bransford



Dana McLendon



Margaret Martin



Ann Petersen



Scott Speedy

This year our City lost a treasure with the passing of Alderman Pearl Bransford. She was a passionate advocate for the citizens of Franklin and she is greatly missed.

FRANKLIN MUNICIPAL PLANNING COMMISSION

Mike Hathaway, Chair
Marcia Allen
Alma McLemore

Roger Lindsey, Vice Chair
Jimmy Franks
Michael Orr

Ann Petersen, Alderman
Scott Harrison
Jennifer Szilagyi Williamson

LETTER FROM THE MAYOR

The year 2020 proved to be a year like no other and Franklin rose to the occasion to meet the unprecedented challenges. Board and Commission meetings went virtual and many City team members transitioned to working remotely. The City leadership took action to control costs, and despite the economic challenges, Franklin's reserves are at strong levels, debt obligations are relatively low and manageable, and the tax rates are still among the lowest in the state. This continued strong financial management and strategic investment should position the City of Franklin to succeed and thrive as the regional and national economies emerge from the shadow of the COVID-19 pandemic.

Franklin received high praise this year and was recognized as one of 10 All-America City award winners. The National Civic League presented this honor to recognize Franklin's work in inclusive civic engagement to address health and well-being and create stronger connections among residents, businesses and nonprofit and government leaders. Franklin seeks to preserve and confront its history while creating an inclusive and shared plan for the future by engaging in dialog with, and seeking feedback from, all residents. Money Magazine named Franklin the best place to live in Tennessee and the eighth best place in the country. Big 7 Travel listed Franklin as the third best Christmas Destination in the World. The U.S. Census Bureau also identified Franklin as one of the fastest growing cities in America over the past decade.

Our growing community has been making significant investments in infrastructure. The long-awaited Mack Hatcher Northwest extension is under construction and will open in 2021. The Franklin Road Streetscape Improvements is underway and will provide a vital to downtown for motorists and pedestrians alike. The City's continued investments in trails, like the 96W multi-use trail extension and sidewalk gap improvements, will make us a more walkable community. Excellent schools, a highly educated workforce, and low taxes coupled with the ability to balance preservation and growth have produced a high quality of life for our community.

The City will continue to deliver high quality services, enhance existing infrastructure, and prepare for growth in terms of services, infrastructure, and community impact. We are proud that Franklin continues to be the place some many choose to invest in, build their business, grow their family, and most importantly call "home."

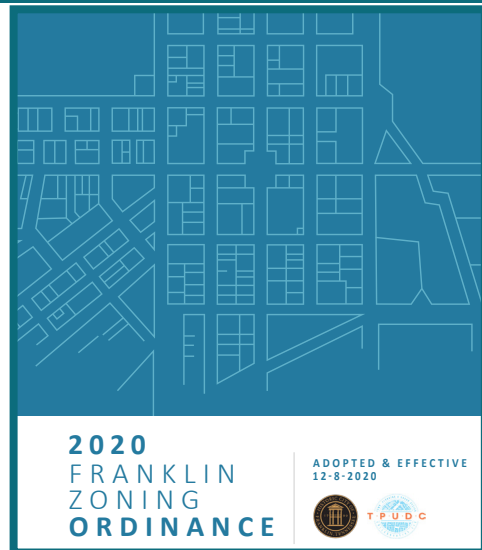


A handwritten signature in blue ink, appearing to read "Bob Smith". The signature is stylized with a large, looped "B" and a long, horizontal stroke extending to the right.

2020 ACCOMPLISHMENTS

Zoning Ordinance Update

An annual review and cleanup following the major update of 2019 was completed. Over the course of the year, the staff tracked corrections and clarifications culminating in a text and map amendment. Substantive updates included the following: allowing additional flexibility for frontage requirements for proposed changes to existing buildings; modifying the urban landscape frontage into a landscape frontage; allowing parking to the sides of buildings for commercial properties; Creating a large-scale office building type; and moving the driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance for user ease of use.



Goose Creek Study

In 2019, 26 parcels outside of the Urban Growth Boundary (UGB) totaling 474 acres were annexed into the City of Franklin. Throughout early 2020, the staff lead an effort to assign Design Concepts for these properties. Additional parcels outside of the UGB were also annexed by referendum in 2020 and a similar process is anticipated to commence in early 2021.



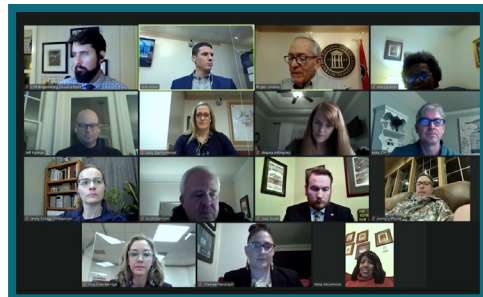
City Hall Redevelopment

The City began a planning and design process with a consultant team, OHM/Studio 8, to develop conceptual master plans for a vibrant and re-imagined city hall.



Virtual Meetings

The City adapted quickly to the pandemic by shifting to remote work and virtual meetings. All commission meetings were held virtually in order to prevent the spread of COVID-19. Throughout the year, the staff experimented with different formats and options for public input to ensure citizens were able to participate.



2020 CITY-AT-A-GLANCE

83,852 Estimated Population

The population in Franklin is projected to have increased by 1,823 in 2020.

43.72 Square Miles

The City of Franklin encompasses 43.72 square miles.

476.85 Acres Annexed in 2020

The City of Franklin annexed 340.53 acres outside the UGB in the Goose Creek area.

980 Dwelling Units Were Constructed in 2020.

7,673 are approved and yet to be constructed.

3,143 Dwelling Units Approved in 2020

East Works and Westhaven Revision 5 account for the majority of these units.

36,072 Existing Housing Stock

The total number of dwelling units as of December 31, 2020.

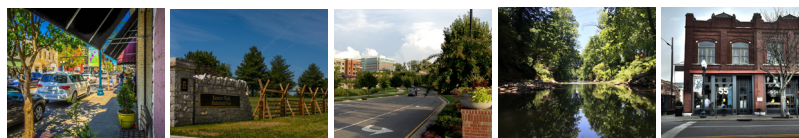
382,631 Nonresidential Square Feet Approved by Site Plan

An additional 749,884 square feet of nonresidential development was approved as part of 3 development plans.

2020 PLAN AMENDMENTS

Resolution No.	Description	Adoption Date
Envision Franklin Amendment		
2020-17	Clean-up Amendment to the Envision Franklin Design Concepts Map for the Chadwell Tract of the Berry Farms PUD, to correct the northeastern Urban Growth Boundary line and provide an update to the Corridor Character Map	6/25/2020
2020-18	Establish Envision Franklin Design Concepts and Special Considerations for 26 parcels, generally located east of I-65 and south of Long Lane along Peytsonsville Road and Pratt Lane.	6/25/2020
2020-19	An Amendment to reduce the lot width and lot size minimums for alley-loaded Single-Family dwellings in the Conservation Subdivision, Mixed Residential, and Single-Family Residential Design Concepts	6/25/2020
2020-77	An Amendment to the "Liberty Pike/ Eddy Lane" Special Consideration for the Industrial Flex Design Concept	6/25/2020
2020-78	An Amendment to change the Design Concept of 1155 Hillsboro Rd (known as Brownland Farm) from Conservation and Conservation Subdivision to Conservation, Conservation Subdivision, and Multifamily Residential	Withdrawn
2020-79	An Amendment to change the Design Concept of 1190 Lewisburg Pike from Large Lot Residential to Single Family Residential	6/25/2020
2020-223	An Amendment to change the Design Concept of 532 Franklin Road from Large Lot Residential to Office Residential	12/10/2020
2020-224	An Amendment to the "Boyd Mill Avenue, Magnolia Hall Historic Estate" Special Consideration for the Conservation Subdivision Design Concept	12/10/2020
2020-244	An Amendment to change the Design Concept of a Parcel located north of Long Lane, east of Interstate-65, and west of Alfred Ladd Road, from Single Family Residential to Recreation and create a new Special Consideration	Disapproved

ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

2020 ZONING CHANGES

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
Properties Zoned (Due to Annexation)				
Meadows & Villages at Southbrooke		PD 2.74	74.95	2/25/2020
1268 Lewisburg Pike & 2380, 2390 Henpeck Lane		NC & CI	61.37	5/26/2020
Properties South of Long Lane/ East of I-65		ER	340.53	9/22/2020
TOTAL			476.85	
Properties Rezoned				
4338/4340 S. Carothers Rd.	R1	PD (2.03)	22.07	1/14/2020
3513 Carothers Pkwy	R-2	PD (3.59)	1.95	2/25/2020
1111 & 1123 Murfreesboro Rd.	SD-X (3.39, 68,961)	PD (2.74, 68,961)	17.53	2/25/2020
The Madison	PD	PD (12.7)	20.00	4/14/2020
East Works District	RC-12	PD (32.5)	49.93	8/11/2020
McEwen Place Town Center	PD	PD (12.7)	93.32	8/25/2020
Vintage at Watson Glen	RC-6, GO	PD (11.35/12,320)	21.24	10/13/2020
Westhaven Subdivision	PD (1.8/500,000), R-1	PD (2.26/250,000)	1,520.03	10/27/2020
TOTAL			1,746.07	

BOARD OF ZONING APPEALS REQUESTS

Property Address	Project Number	Type of Request	Description	Outcome	Date
5070 Carothers Pkwy	348201	Variance	0.5-foot encroachment into the required 25-foot rear yard setback, and .3-foot encroachment into the required 15-foot side yard setback.	Approved	1/13/2020
593 Ploughmans Bend Dr	357767	Variance	13-foot encroachment into the required 40-foot rear yard setback to construct a screened porch.	Disapproved	3/5/2020
215 Granbury Street	366890	Appeal	Appeal of Administrative Decision that classified retail as a principal use and determined it was not permitted in the Civic Institutional (CI) District.	Disapproved	3/5/2020
580 Franklin Rd	364321	Appeal	Interpretation of Floodway Fringe Overlay District boundaries based on Map Amendment	Approved	3/5/2020
1419 W. Main St	374943	Variance	Reduce minimum parking space requirement from 11 spaces to 9 spaces, to permit one parallel parking space within the yard frontage, and to waive an internal sidewalk requirement between the building and adjacent parking spaces.	Approved	4/2/2020
1306 Murfreesboro Rd	381997	Variance	To permit 62 parking spaces within the urban frontage and side yard of a building.	Disapproved	5/7/2020
4419 S. Carothers Rd	381672	Variance	To exceed the 40-foot maximum front yard setback by 20 feet.	Approved	5/7/2020
151 Franklin Rd	400139	Appeal	Interpretation of Floodway Fringe Overlay District boundaries based on fill.	Approved	7/2/2020
1268 Lewisburg Pike	425898	Variance	To allow existing parking spaces and six proposed parking spaces within the urban landscape frontage.	Approved	9/3/2020
105 Kings Gate Lane	431847	Appeal	Appeal of Administrative Decision that determined animal services was not a permitted home occupation	Disapproved	10/1/2020
770 Jordan Rd	436324	Appeal	Interpretation of Floodway Fringe Overlay District boundaries based on fill.	Approved	10/1/2020
319 N. Margin St	448313	Variance	Reduce the required first floor elevation height above base flood elevation from three feet to one foot.	Approved	11/5/2020

2020 RESIDENTIAL APPROVALS

Residential Development	Units Approved	Dwelling Units by Housing Type					Total Acreage	Open Space
		House	Duplex	Townhome	Apartment	Condo		
1445 Lewisburg Pike (Meadows & Villages at Southbrooke)	205	158	6			41	74.95	26.62
Township Rev 1	-8			-8			17.53	0.91
Carothers Stacked Flats	7					7	1.95	
Madison Rev 1	72				72		20.00	3.00
Vintage at Watson Glen	241				241		21.24	1.06
Magnolia Place Subdivision (Consolidation)	-1	-1					1.32	
McEwen Town Center Rev 3	241				241		93.32	14.00
East Works	1,624			9	1615		49.93	2.50
Southwinds (Woodlands) Rev 4	68			68			5.18	1.28
Westhaven Rev 5	694						1520.03	27.29
TOTAL	3,143	157	6	69	2,169	48	1,805	77

69% of the Units were Apartments

51% of the units approved were part of the Eastworks development.

2020 NONRESIDENTIAL APPROVALS

Nonresidential Site Plan	Type of Approval	Square Footage	Total Acreage	Development Type
201 Jordan Rd	SP		1.89	Parking Lot Expansion
249 4th Ave N	SP	17,286	0.72	Commercial
Apex Village	SP		5.84	Public Access Private Park
Berry Farms Town Center Sec 4, Lot 198	SP	2,216	0.90	Commercial
Berry Farms Town Center Sec 11, Rev 1	SP	67,741	13.84	Commercial
Carothers Crossing West Sec 2, Lots 2 & 6	SP	21,600	4.82	Office
Carothers Crossing West Lot 5	SP	2,400	1.04	Commercial
Carothers Crossing West Sec 2	SP	53,602	19.83	Medical Office, Retail
Carothers Crossing West Sec 3	SP	10,848	2.47	Commercial
Cool Springs Corner Subd, Sec 1, Lot 4, Rev 3	SP	3,352	1.59	Bank
Cool Springs West Subd, Sec 3, Lot 4	SP	1,850	1.46	Commercial
Franklin Christian Academy	SP	30,333	15.21	Civic Institutional
FSSD Poplar Grove School Ball Fields	SP	57,201	73.08	Civic Institutional
Galleria Complex Commercial Subd, Lot 82	SP		10.54	Parking Lot Construction
Green Acres Subd, Block C (Halfway Market)	SP	2,253	0.29	Conversion to Commercial
Longpoint Centre Subd	SP	55,694	6.49	Commercial
South Park Subd, Lot 29, Rev 3	SP	18,544	1.80	Commercial
Watson Glen Subd, Sec 1, Lot 6	SP	3,357	0.96	Bank
Wild Duck Subd, Lot 6, Rev 10	SP		3.76	Parking Lot Construction
Williamson County Animal Care Center	SP	34,354	38.67	Civic Institutional
TOTAL	-	382,631	205	

SP=Site Plan

Development Plan	Approved Non Residential Square Footage
Westhaven Rev 5	-250,000
East Works	995,084
Downs Blvd	4,800
TOTAL	749,884

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
7007 Moores Lane (Canterfield) Revision 1	2014	96	92	-	-	-	-	4	4
Amelia Park	2014	149	141	8	-	-	-	-	8
Arlington at West Main Rev 1	2018	10	0	-	-	10	-	-	10
Apex Village	2017	345	0	-	-	15	330	-	345
Aureum	2019	480	0	-	-	-	480	-	480
Avalon	2002	446	412	4	-	30	-	-	34
Avalon Square	2019	614	0	-	-	122	492	-	614
Avondale Cottages	2016	40	0	1	24	15	-	-	40
Berry Farms Chadwell Tract	2006	100	0	-	-	-	100	-	100
Berry Farms Reams-Flemming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center	2005	646	261	5	-	380	-	-	385
Bushnell Farms	2017	20	12	2	-	6	-	-	8
Cardel Village	2016	20	10	10	-	-	-	-	10
Carothers Crossing West	2018	330	0	-	-	-	330	-	330
Colleta Park	2017	199	0	199	-	-	-	-	199
Echelon	2013	168	150	17	-	1	-	-	18

CONTINUED ON NEXT TWO PAGES

7,673 REMAINING UNITS TO BE CONSTRUCTED

Of all the residential developments under construction, 50% of the total units have yet to be constructed.

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Fair Park Cottages	2016	6	1	5	-	-	-	-	5
The Fields at Reese Farm	2019	132	0	64	-	68	-	-	132
Franklin Housing Authority (Chickasaw)	2017	48	0	-	-	-	48	-	48
Gateway Village	2008	402	386	-	-	0	16	-	16
Harlinsdale Manor	2006	15	13	2	-	-	-	-	2
Henley	2005	87	84	3	-	-	-	-	3
Highlands at Ladd Park Rev 7	2005	1,217	1,145	72	-	-	-	-	72
Huffines Ridge	2019	426	0	-	-	-	426	-	426
Jordan Road (Firestone)	2018	10	9	1	-	-	-	-	1
Lockwood Glen Rev 5 (Nichols Bend)	2008	638	505	126	-	7	-	-	133
McEwen Town Center Rev 2	2009	950	370	-	-	-	580	-	580
Moss Property (Foxglove)	2017	30	29	1	-	-	-	-	1
Natures Landing Rev 1	2017	32	14	18	-	-	-	-	18
Oakbrook	2019	89	0	-	-	89	-	-	89
October Park	2015	19	6	13	-	-	-	-	13
Ovation	2014	950	0	40	-	910	-	-	950
Preserve at Echo Estates	2013	43	26	17	-	-	-	-	17
Ralston Row	2013	14	12	2	-	-	-	-	2

CONTINUED ON NEXT PAGE

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Richland Close	2016	4	1	3	-	-	-	-	3
Riverbluff Rev 2	2017	81	53	28	-	-	-	-	28
Selah Subdivision	2015	12	0	12	-	-	-	-	12
Shadow Green	2017	182	21	-	-	17	144	-	161
Silver Grace (Fountains of Franklin)	2009	113	87	-	-	-	-	26	26
Simmons Ridge Rev 4	2016	408	160	42	-	206	-	-	248
Southwinds (Woodlands) Rev 4	2020	68	0	-	-	68	-	-	100
Splendor Ridge	2017	19	0	19	-	-	-	-	19
The Standard At Cool Springs Rev 1	2019	359	328	-	-	31	-	-	31
Stream Valley Rev 1	2017	824	419	152	-	13	240	-	405
Tap Root Hills	2014	139	88	51	-	-	-	-	51
Through the Green Rev 2	2014	492	452	-	-	-	40	-	40
Township Rev 1	2020	35	12	-	-	23	-	-	23
Treemont Estates	2005	13	11	2	-	-	-	-	2
Wards Mill	2018	18	10	8	-	-	-	-	8
Water's Edge	2013	395	203	97	-	95	-	-	192
Westhaven*	2001	2,750	2,129	*	*	*	*	250	621
Wood Duck Ct.	2019	237	0	-	-	237	-	-	237
Wynfield Village	2016	13	8	5	-	-	-	-	5
TOTAL		15,333	7,660	1,029	24	2,343	3,626	280	7,673

Notes: This chart indicates residential developments that are under construction or building permits have been issued as 12/31/2020.

40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

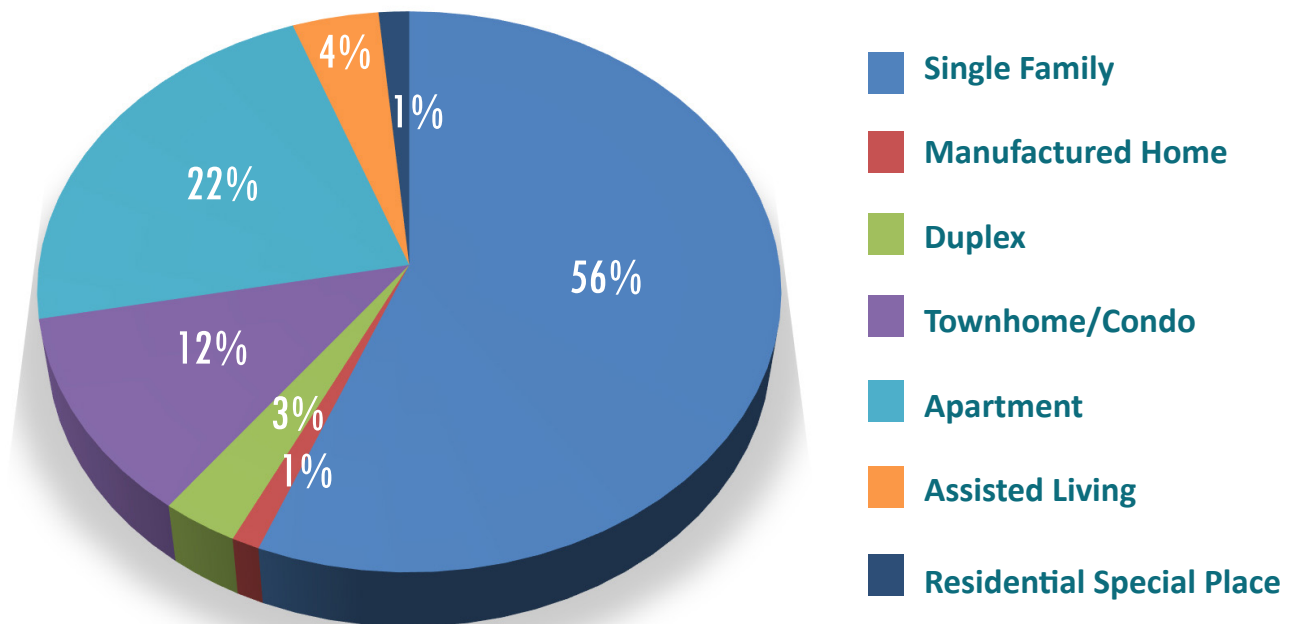
2 DEVELOPMENTS COMPLETED BUILDOUT

Harpeth Square and Iron Horse completed residential construction in 2020.

EXISTING HOUSING

Type of Housing	# of Dwelling Units	% of Existing Dwelling Units
Single Family	20,218	56%
Manufactured Home	405	1%
Duplex	1,105	3%
Townhouse/Condo	4,224	12%
Apartment	8,110	22%
Assisted Living	1,486	4%
Residential Special Place	524	1%
TOTAL	36,072	100%

Existing Housing by Type



36,072 DWELLING UNITS

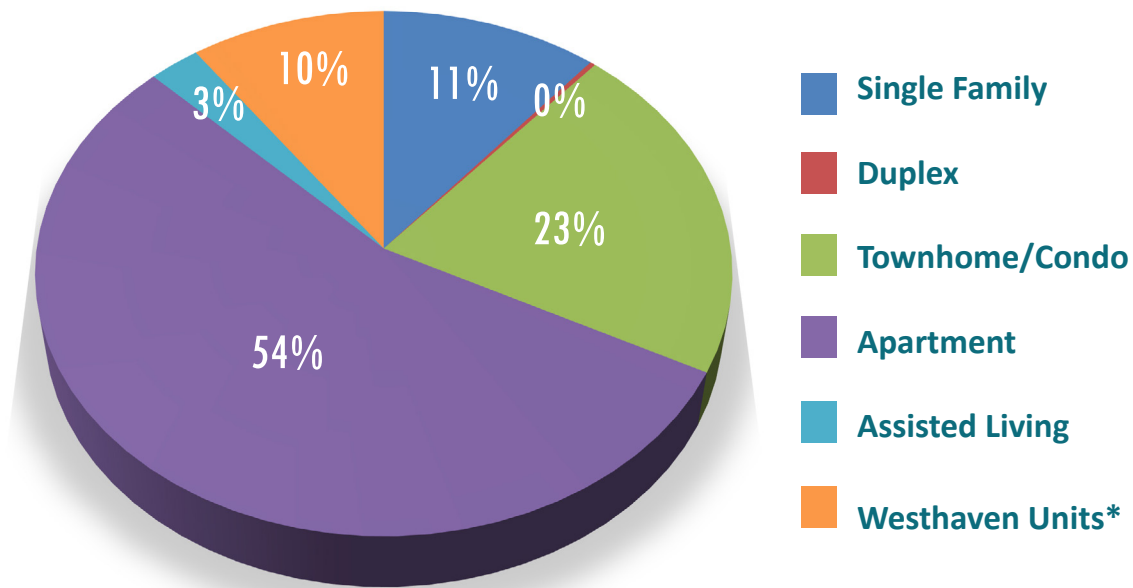
Single Family comprises 56% of all existing housing units.

APPROVED HOUSING (NOT YET BUILT)

Type of Housing	# of Dwelling Units	% of Approved Dwelling Units
Single Family	1,186	11%
Duplex	30	0%
Townhomes/Condos	2,460	23%
Apartment	5,795	54%
Assisted Living	280	3%
Westhaven Units*	1,065	10%
TOTAL	10,816	100%

*Westhaven breakdown by dwelling unit type is unavailable for approved not yet built units.

Approved Housing by Type



10,816 DWELLING UNITS

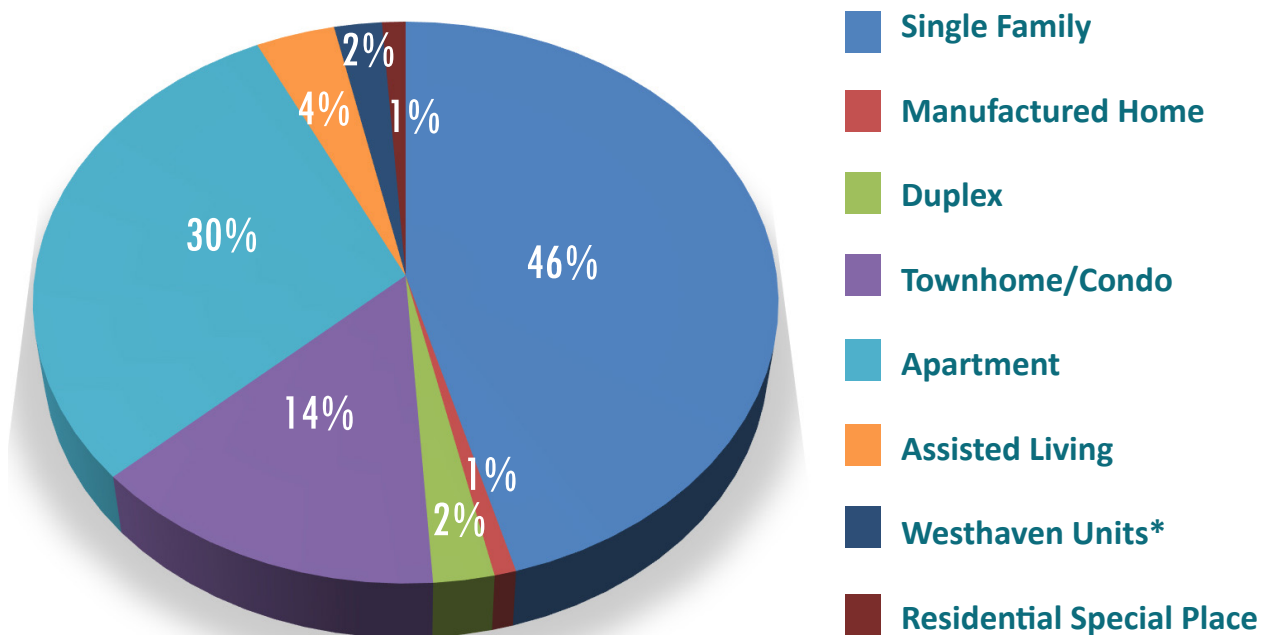
Approved Housing (Not Yet Built).

FUTURE BUILD-OUT (EXISTING + APPROVED HOUSING)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	21,404	46%
Manufactured Home	405	1%
Duplex	1,135	2%
Townhome/Condos	6,684	14%
Apartment	13,905	30%
Assisted Living	1,766	4%
Westhaven Units*	1,065	2%
Residential Special Place	524	1%
TOTAL	46,888	100%

*Westhaven breakdown by dwelling unit type is unavailable for approved not yet built units.

Future Build-Out

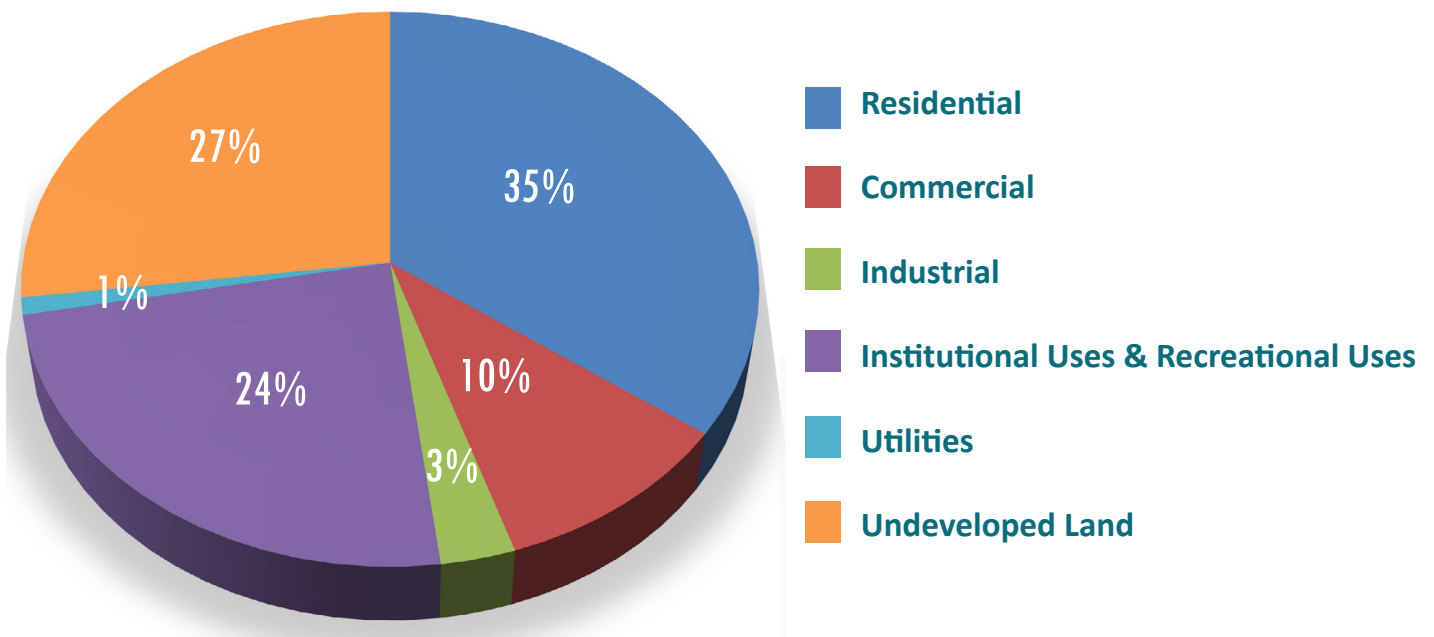


46,364 DWELLING UNITS
(Existing Housing + Approved Housing).

LAND USE

Use	Acreage	Percentage	General Information
Residential	8376	35%	Includes Estate Residential, Houses, Townhomes, Condos, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2481	10%	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	811	3%	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5849	24%	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	1%	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6391	27%	Includes Vacant Properties and Agricultural Uses

Land Use



POPULATION

POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

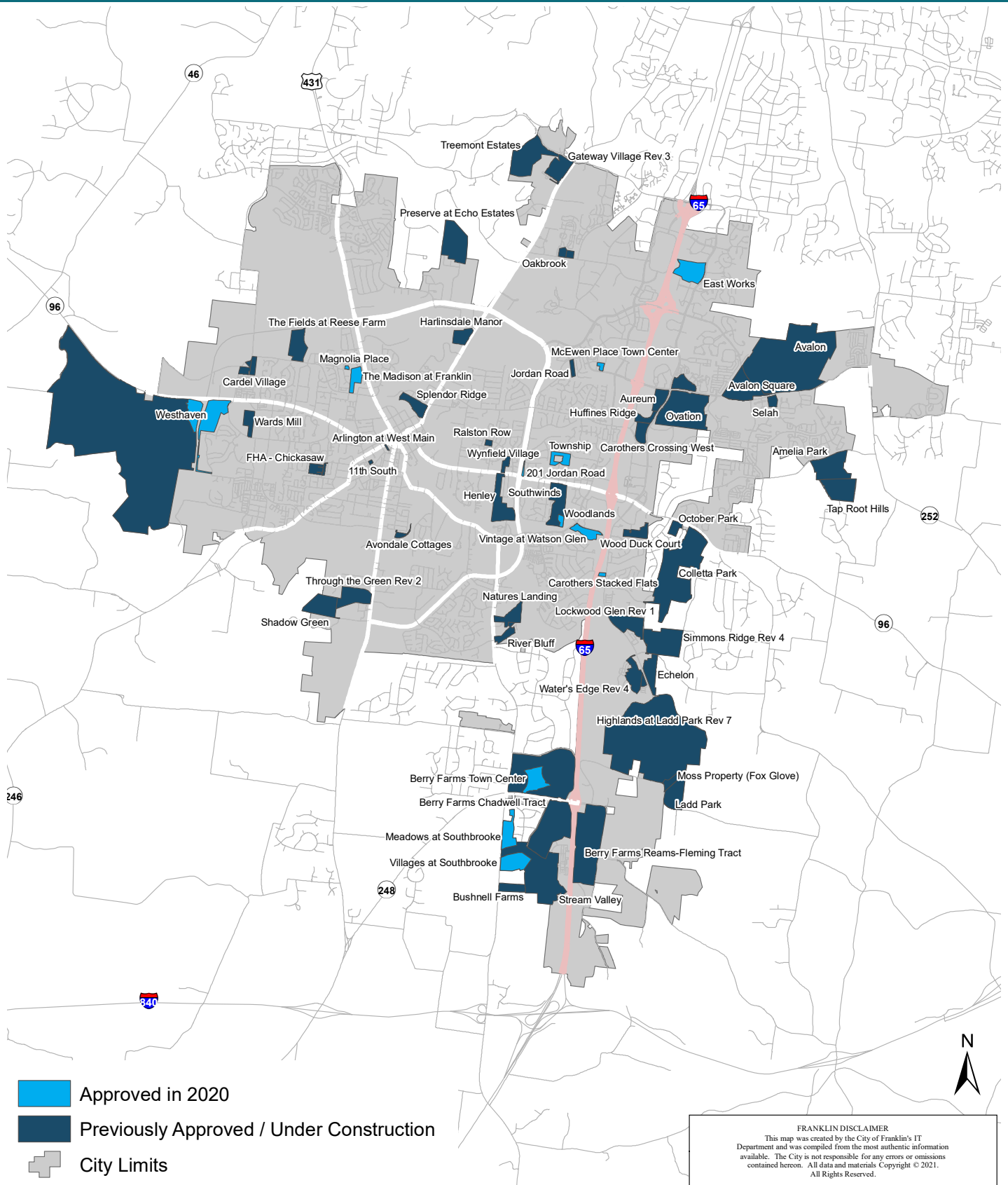
Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2009	Dec	Estimate	60,908	856	1.4%
2010	April	Federal Census	62,487	-	-
2011	Dec	Estimate	63,771	1,997	3.1%
2012	Dec	Estimate	66,172	2,401	3.6%
2013	July	Special Census	66,370	-	-
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2017	March	Special Census	71,374	-	-
2018	Dec	Estimate	79,608	2,244	2.9%
2019	Dec	Estimate	82,029	2,421	3.0%
2020	Dec	Estimate	83,852	1,823	2.0%

POPULATION PROJECTIONS

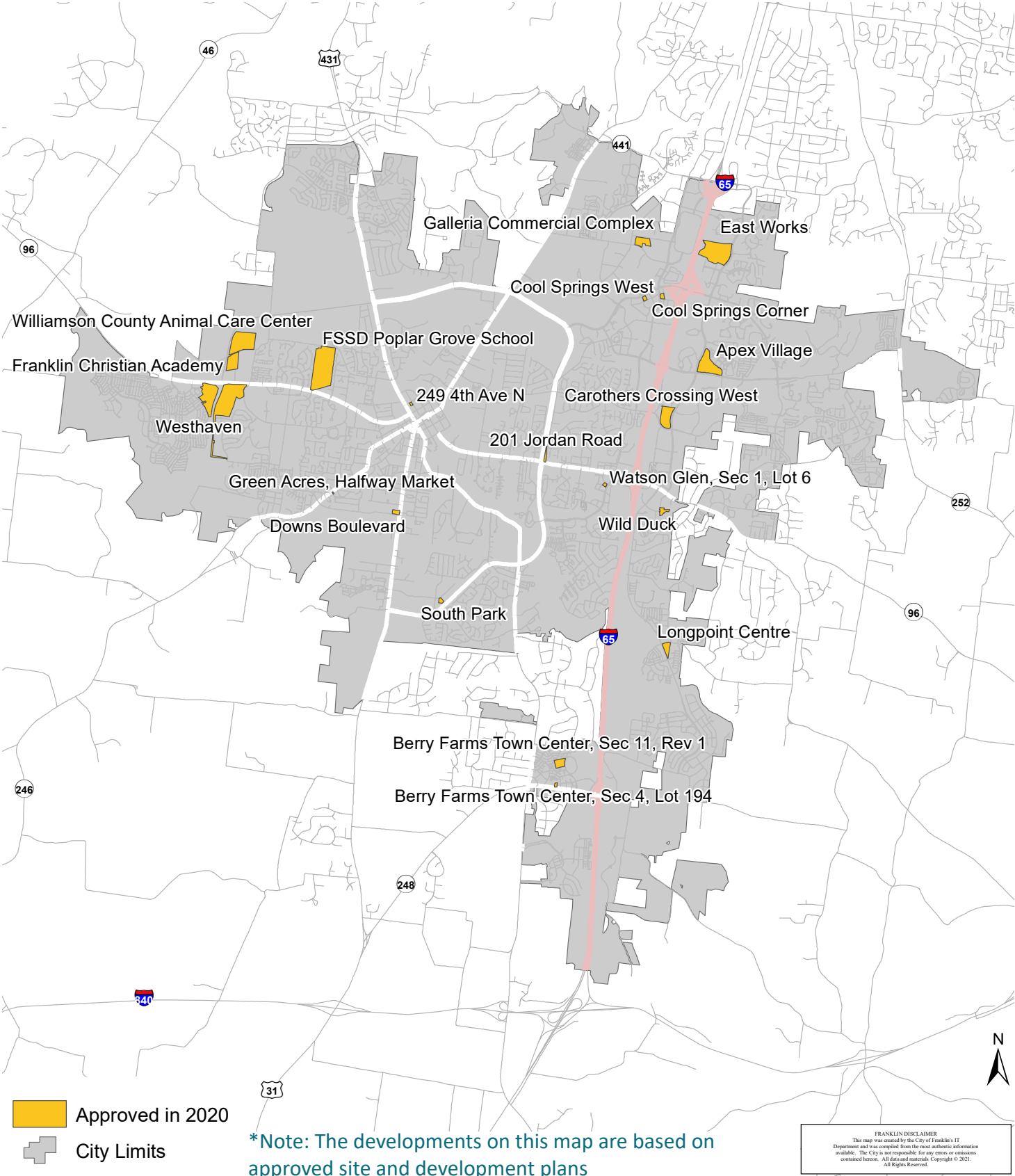
This chart projects growth by using historical averaging in population change by decade. This chart shows population projections based on historical data. However, as with any projection, using past data does not necessarily indicate future growth.

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Estimate	83,852	21,365	25%
2030	Projection	105,032	21,180	25%
2040	Projection	126,212	21,180	20%

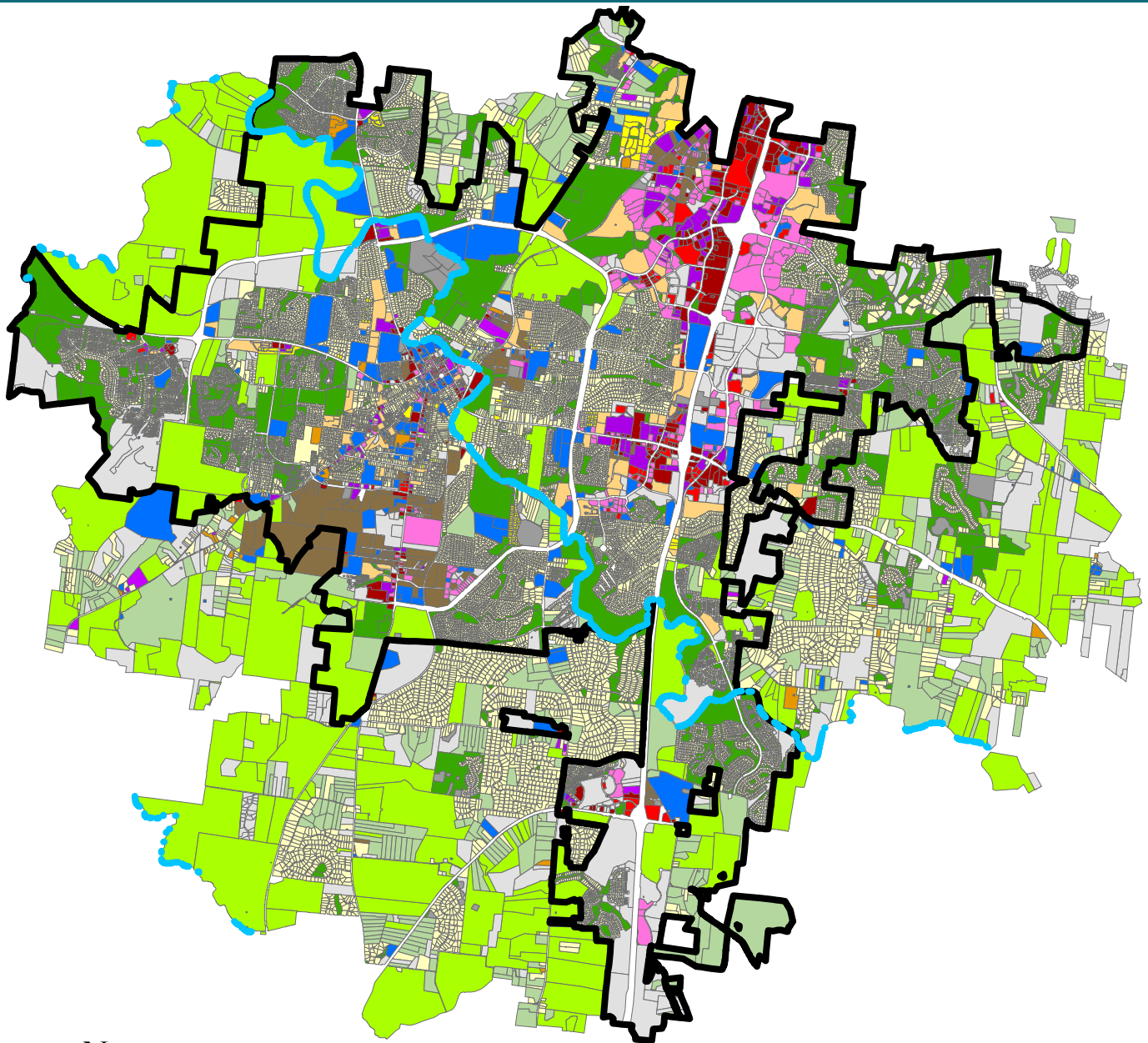
APPROVED RESIDENTIAL DEVELOPMENTS MAP



APPROVED NONRESIDENTIAL DEVELOPMENTS MAP



LAND USE MAP



Legend

	City Limits		Civic/ Institutional		Recreation/ Open Space
	Harpeth River		Mixed Nonresidential		Retail
	Agriculture		Mixed Residential		Residential Multifamily
	Commercial		Mixed Use		Residential Single Family
	Residential Estate		Office		Utilities
	Industrial		Residential Duplex		Vacant

CONTRIBUTIONS

The Planning & Sustainability Department

Eric Conner, Principal Planner, Project Manager

Annette Dalrymple, Land Planner, Designer

Andrew Orr, Long Range Planning Supervisor

Amy Diaz-Barriga, Current Planning Supervisor

Kelly Dannenfelser, Assistant Planning Director

Emily Hunter, Planning Director

With Assistance From:

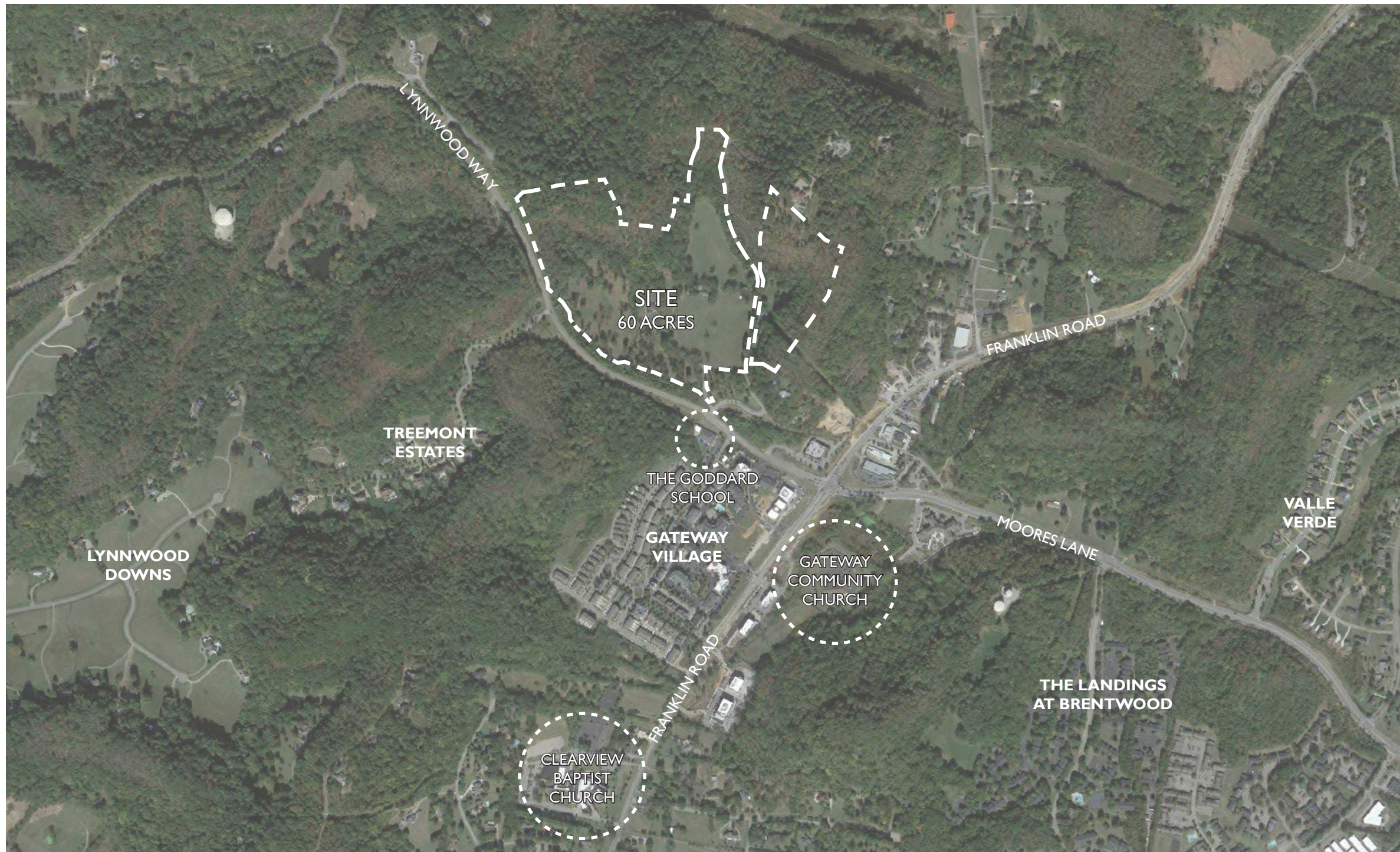
Jake Harvey

Andrew Southern

Buckley Property

Envision Franklin Amendment Discussion
February 25, 2021





Land Owners:
 Buckley Albert William Jr
 Buckley & Company
 IRA Innovations LLC FBO Albert W Buckley Jr IRA

Design Team:
 Gamble Design Collaborative

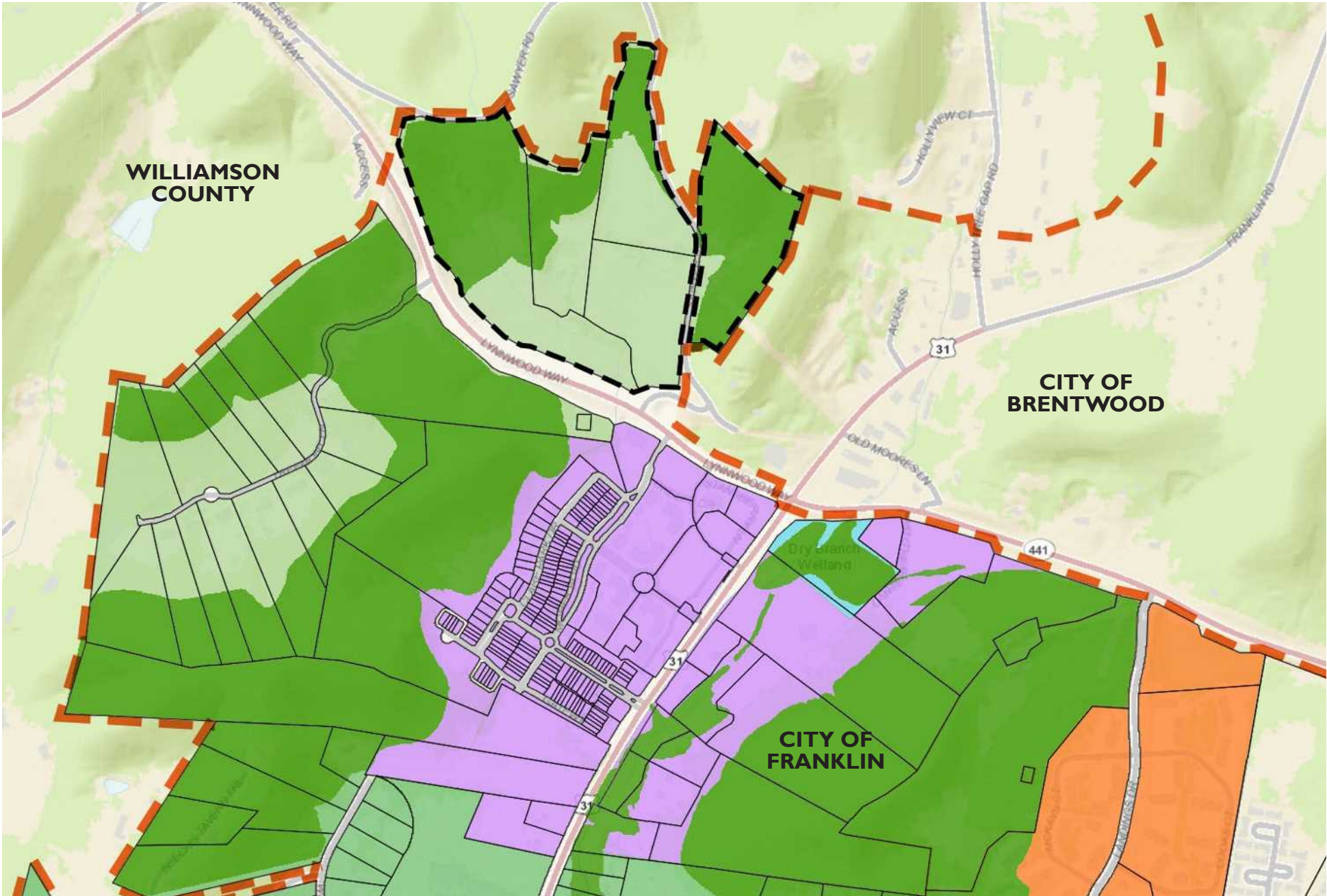


Buckley Property

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Existing



Existing Design Concept

- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

38.65 AC of Conservation Policy (66%)
20 AC of Conservation Subdivision Policy (34%)

Current Policy: Conservation Subdivision

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.



SINGLE FAMILY

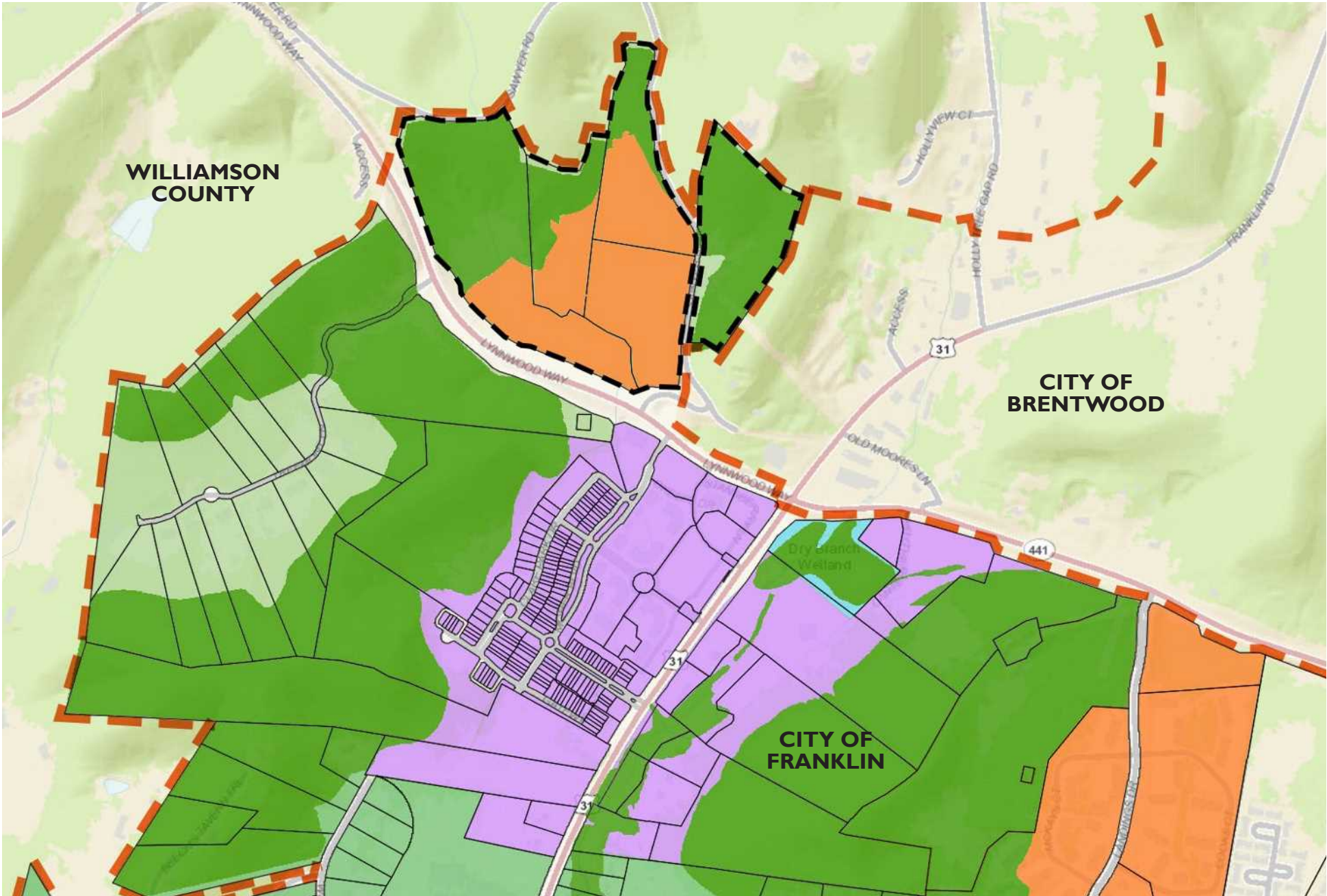


MUTLIFAMILY - DUPLEX



MUTLIFAMILY - MULTIPLEX - 4 DWELLING UNITS

Proposed



Proposed Design Concept

- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

Permitted Building Types:

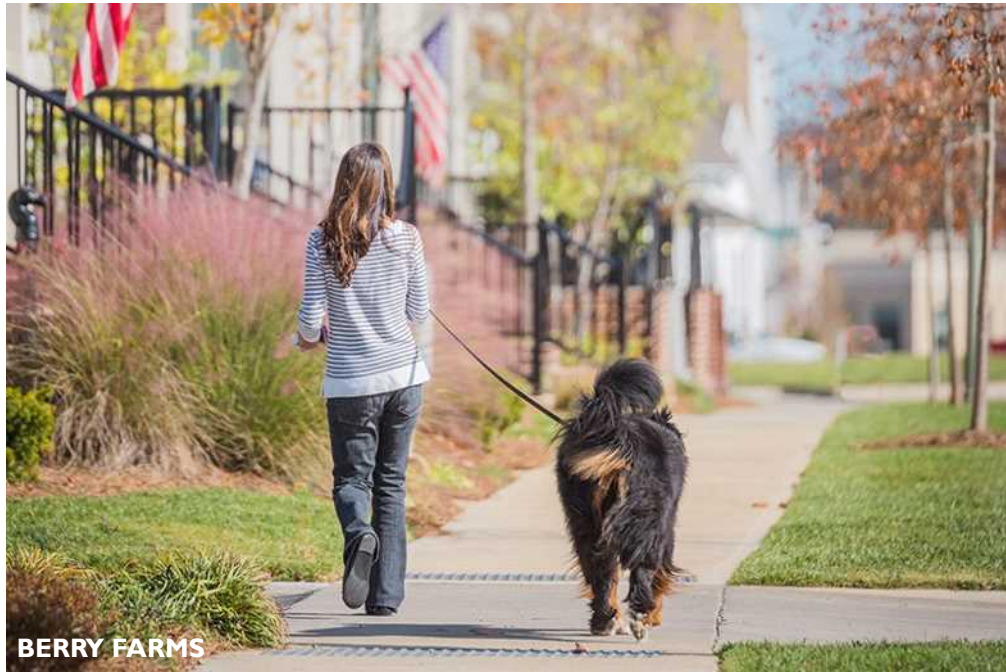
- Assisted Living
- Multifamily Residential
- Accessory Dwellings
- Big Houses
- Duplexes
- Institutional
- Recreation
- Single Family Residential
- Townhomes

Proposed Policy: Multifamily Residential

These areas provide for a range of housing types that offer both for sale and for rent options across a range of price points. Multifamily residential includes apartments, condominiums, stacked flats, assisted living facilities, and is encouraged to be mixed with big houses, duplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.



WINDSTONE



BERRY FARMS



WESTHAVEN



SERENBE - GEORGIA



BERRY FARMS

TOWNHOMES



WESTHAVEN

MULTIFAMILY

(Buildings with more than 4 units)



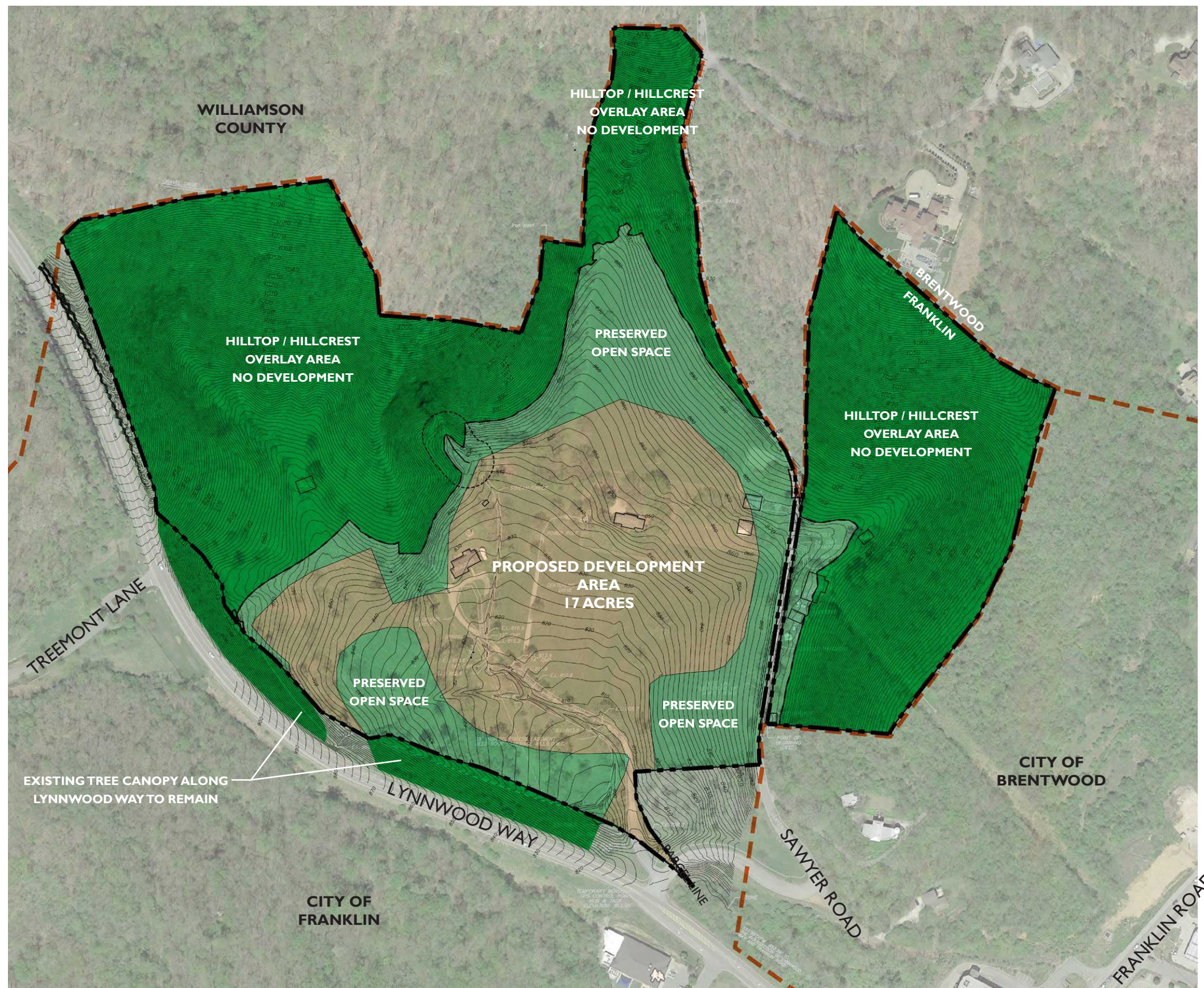
MULTIFAMILY (Condos & Apartments)



TOWNHOMES

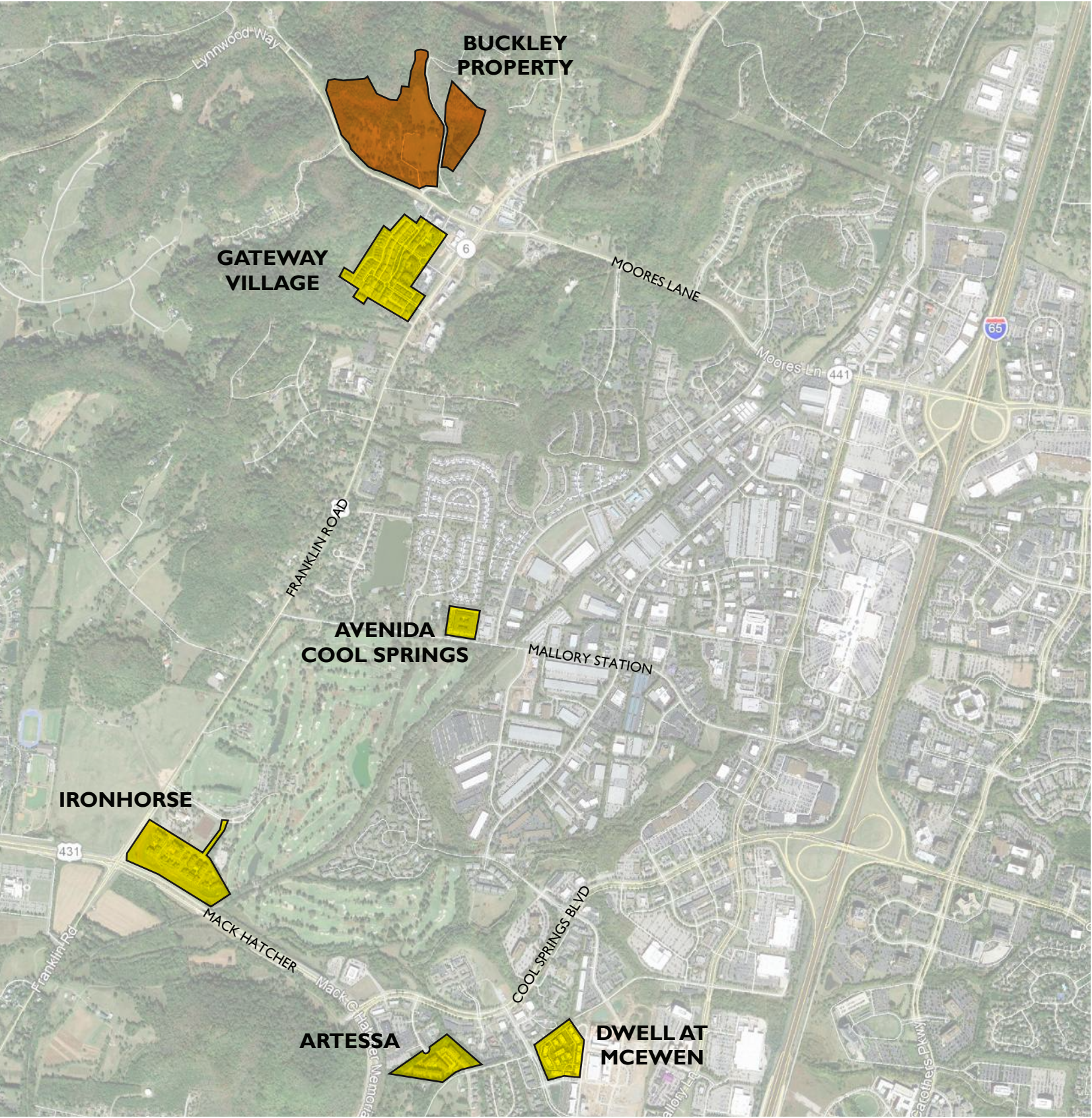


SINGLE FAMILY



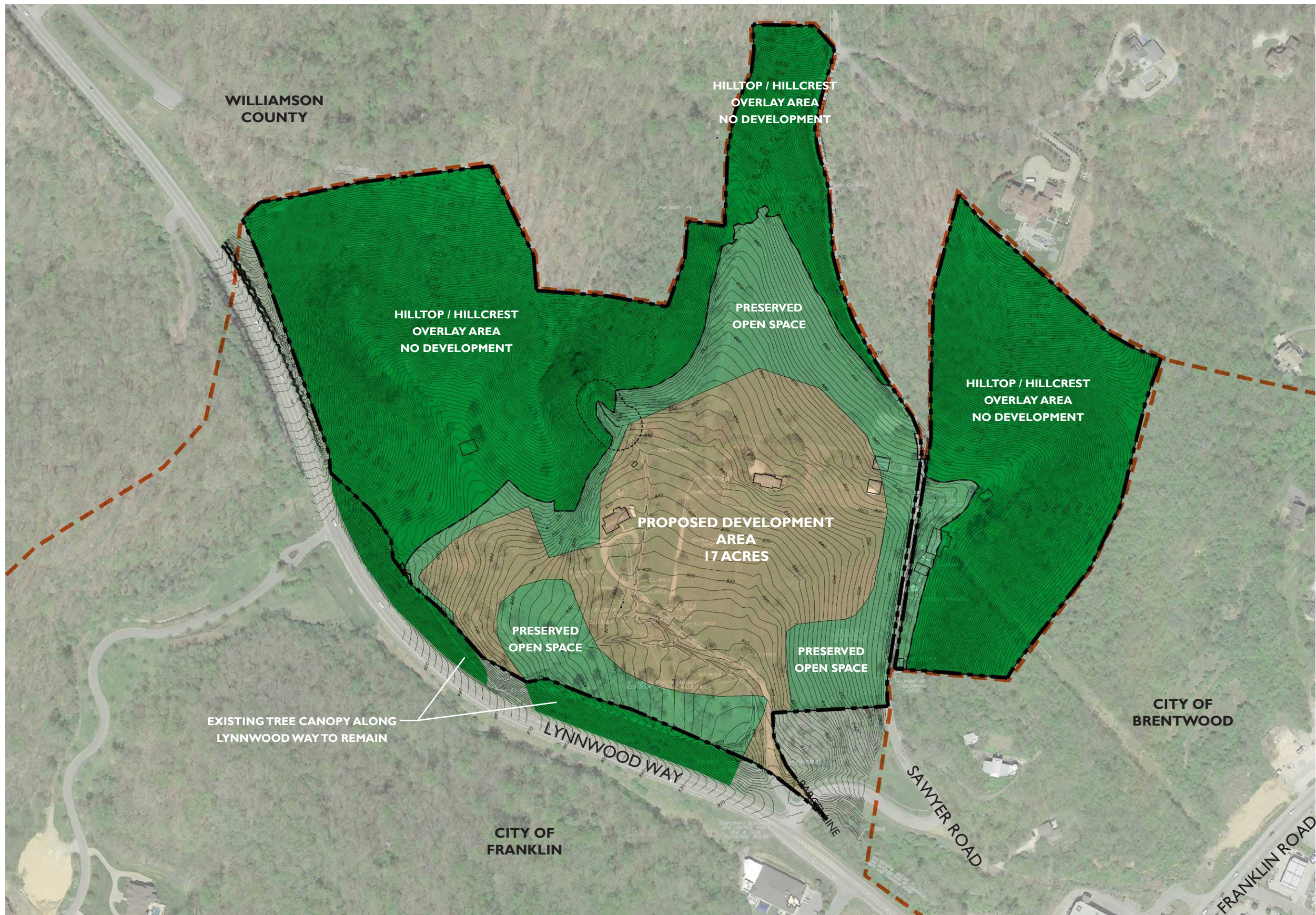
WHAT WE'VE HEARD FROM STAFF:

- COF has approved minor repairs to existing sewer infrastructure
- 2 Access points to Lynnwood without disturbing Sawyer Road



Development Density Comparison			
	Site Area	Total Units	Density
Buckley Property	58.65 Acres	500	8.53 U/AC
Gateway Village	30.6 Acres	402	13.14 U/AC
Dwell at McEwen	10.8 Acres	285	26.39 U/AC
Avenida Cool Springs	5.26 Acres	142	27.00 U/AC
Ironhorse	19.9 Acres	270	13.57 U/AC
Artesa	11.4 Acres	250	21.93 U/AC





EXISTING SITE:
Total of 58.65 AC

Existing roadway connection to Sawyer Road and Lynnwood Way

Northern boundary protected by Hilltop Hillside Overlay (HHO) and the HHO Buffer

MASTER PLAN DESIGN:
Proposed Development Area: 17 Acres (29% of the site)

Proposed Preservation Area: 41.65 Acres (71% of the site)

Development area clustered at the center of the site

Trail system to take advantage of preserved open space and associated views

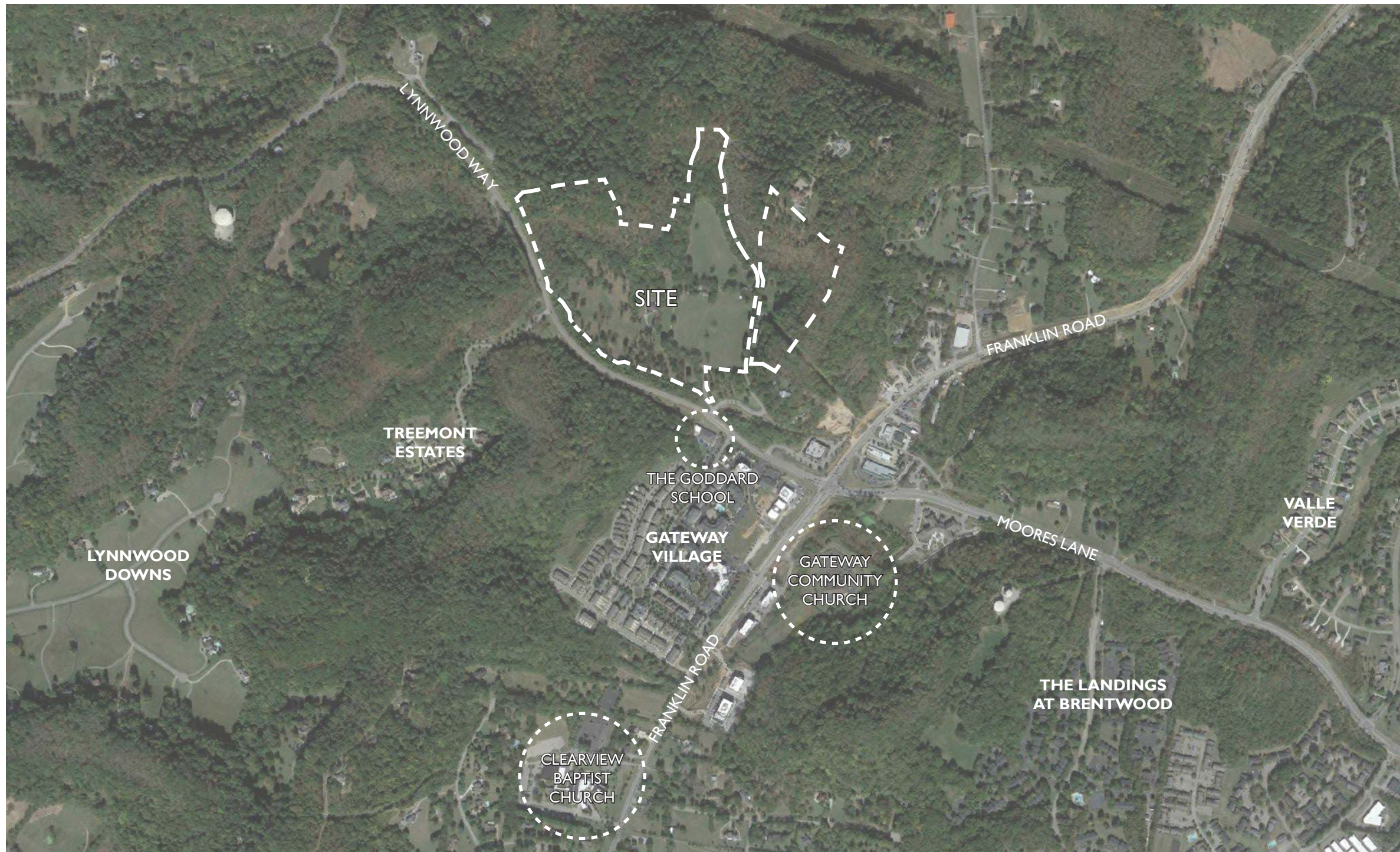
Two points of access to Lynnwood Way

Buckley Property

PUD Subdivision
Envision Franklin Amendment

February 10, 2021





Land Owners:
 Buckley Albert William Jr
 Buckley & Company
 IRA Innovations LLC FBO Albert W Buckley Jr IRA

Design Team:
 Gamble Design Collaborative

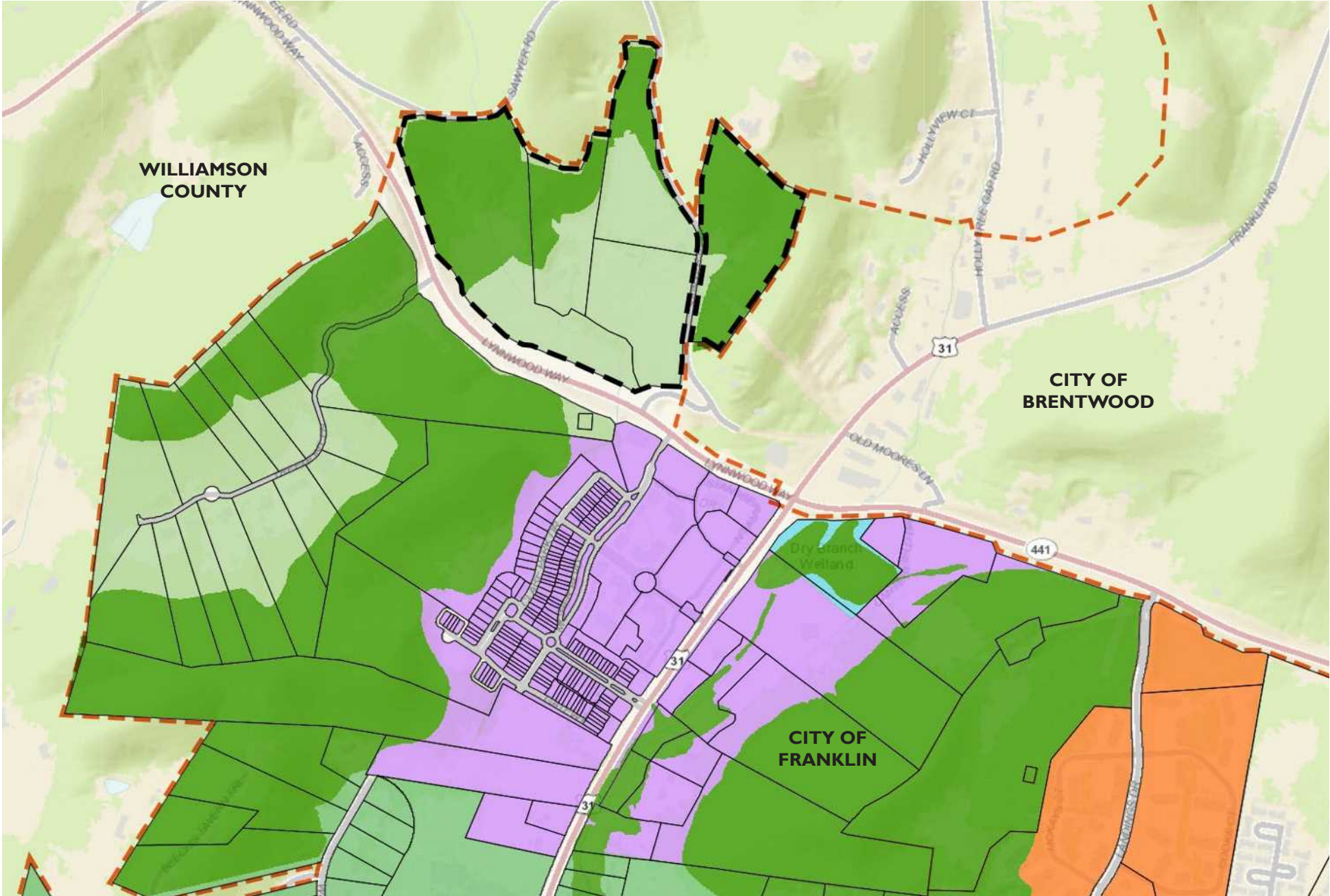


Buckley Property

Envision Franklin Land Use Plan Amendment

City of Franklin, Tennessee

Existing



Existing Design Concept

- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

Current Policy: Conservation Subdivision

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.



SINGLE FAMILY



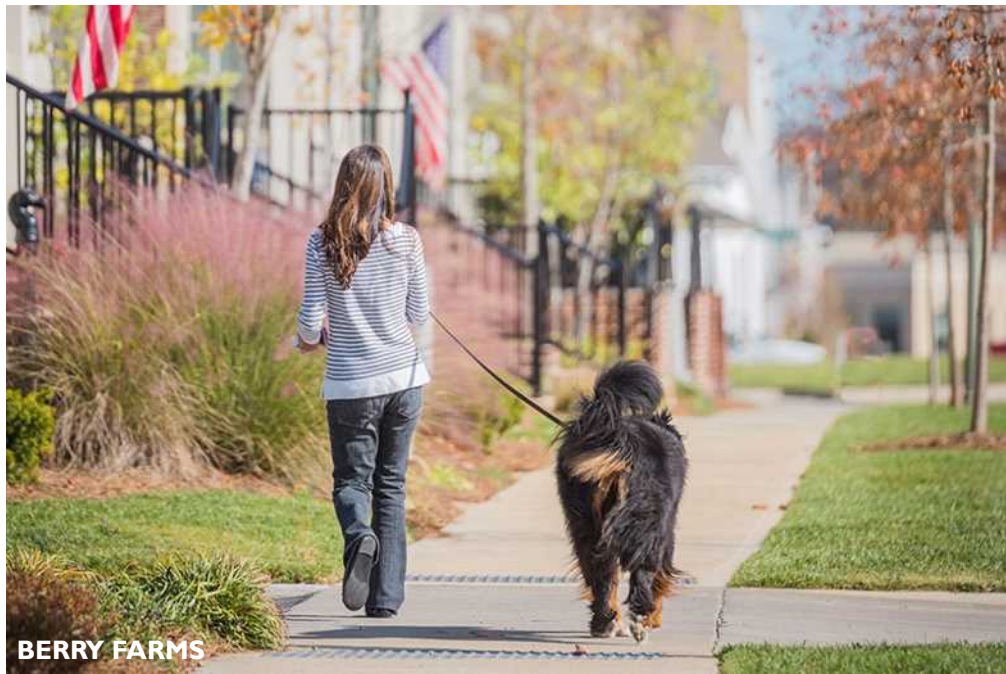
DUPLEX



MULTIPLEX - 4 DWELLING UNITS



WINDSTONE



BERRY FARMS



WESTHAVEN



SERENBE - GEORGIA



BERRY FARMS

TOWNHOMES



WESTHAVEN

MULTIFAMILY



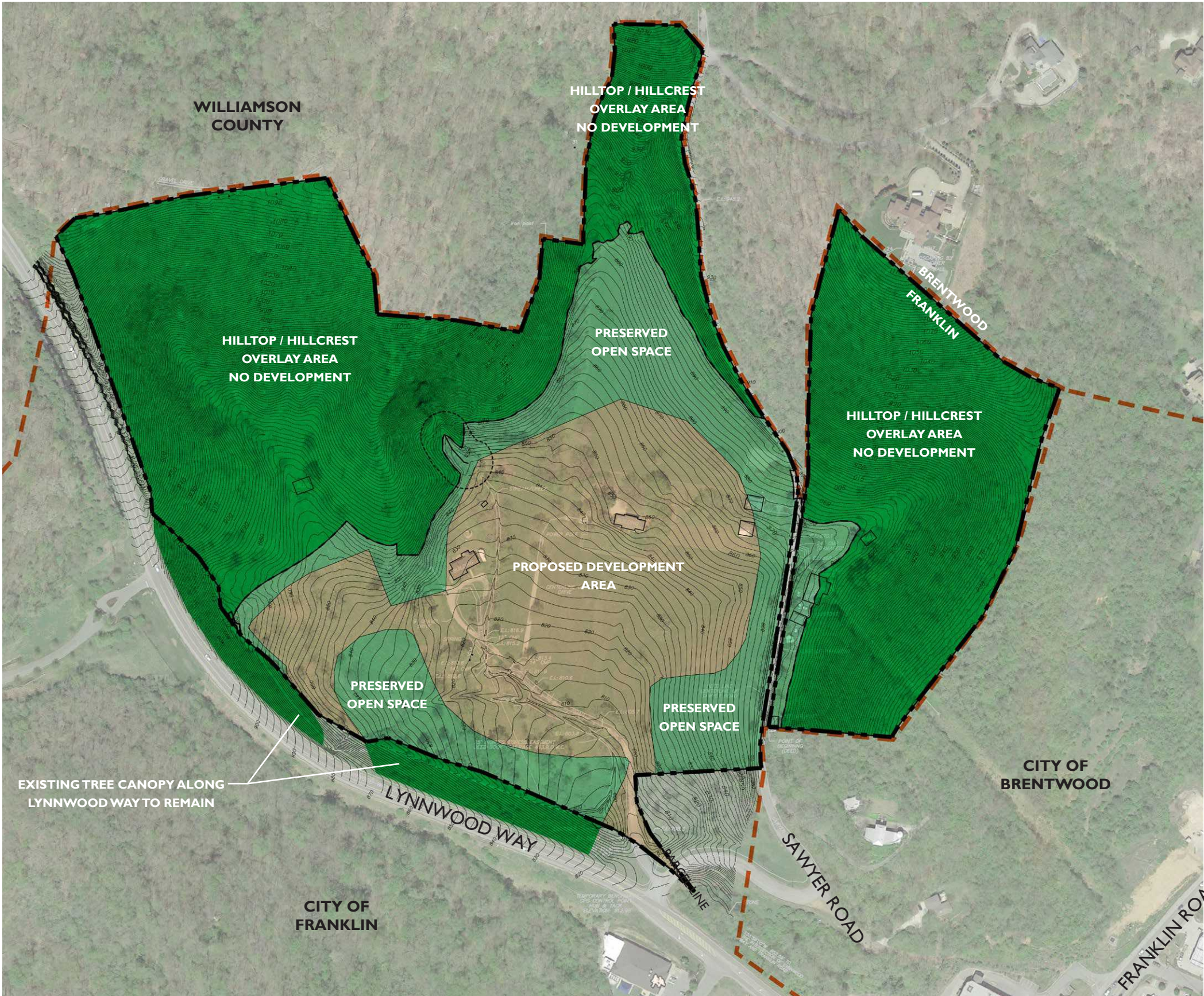
BUCKLEY
PROPERTY



VIEW EAST
COMING FROM FRANKLIN ROAD

Google Earth





20.3.9 Approval Criteria

Recommendations and final action on a plan amendment shall be based on consideration of the following criteria:

The proposal is consistent with the overall intent of Envision Franklin;

The master plan is designed with the residences clustered on 15 acres located centrally on the site, while over 43 acres of the site is proposed to be left in a natural state. A scenic trail system could take advantage of the natural topography and existing woodlands, contributing to the quality of life for residents.

The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

The property is located 1000 feet from the commercial intersection of Lynnwood Way and Franklin road. It is also across the street from Gateway Village which is identified as Neighborhood Mixed-Use. Gateway Village is home to a variety of uses including office, retail, restaurants, and several different housing types. The Multi-family policy proposed on the Buckley property would be a step down in development intensity as a transition to the north, while also providing enough density to help support the surrounding commercial and retail uses.

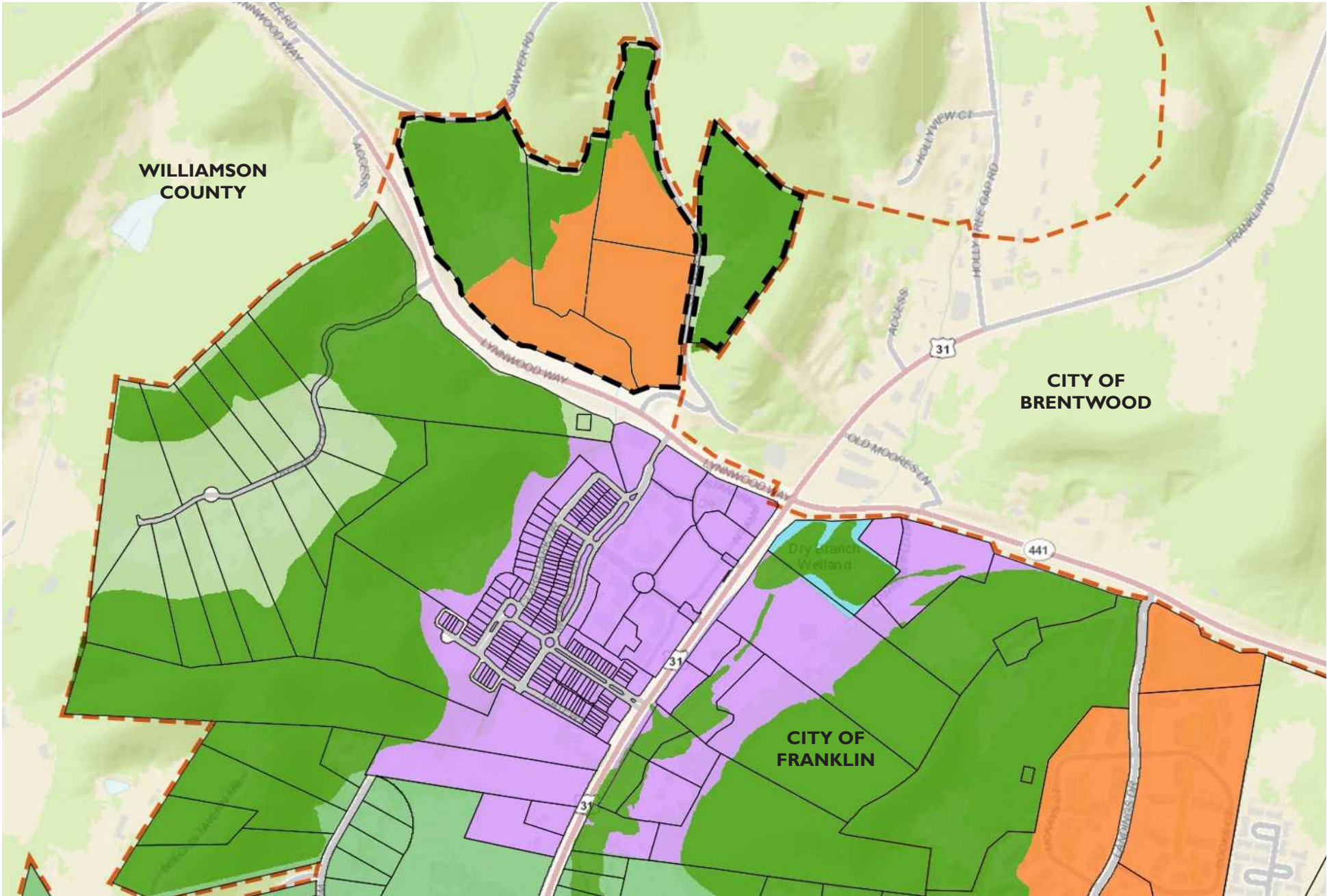
The proposal does not adversely affect the health, safety, and welfare of the public;

The unique topography of the site provides an opportunity for significant land area conservation, while concealing a valley with development potential. Given the proximity to commercial, retail, and other uses, there is an opportunity to provide multi-family neighborhood without the typical traffic impact associated with such developments.

Substantial improvements in the quality of life for Franklin citizens will be achieved.

With the addition of a new housing type in this location, future residents of the area will have a wider variety of options, and a greater likelihood of finding an option that fits their current situation. They will also be able to take advantage of the proposed trails and over 40 acres of natural open space.

Proposed

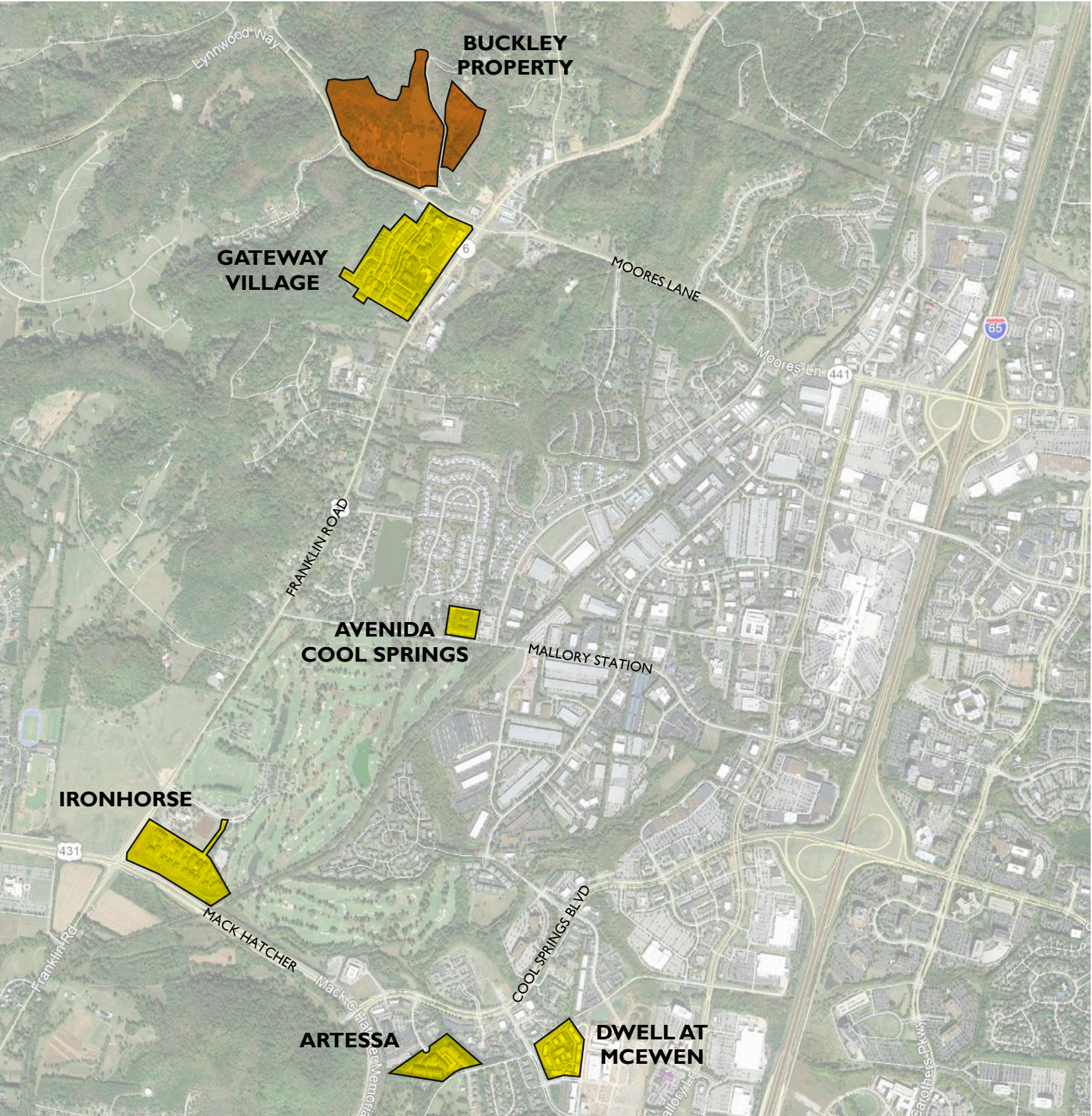


Proposed Design Concept

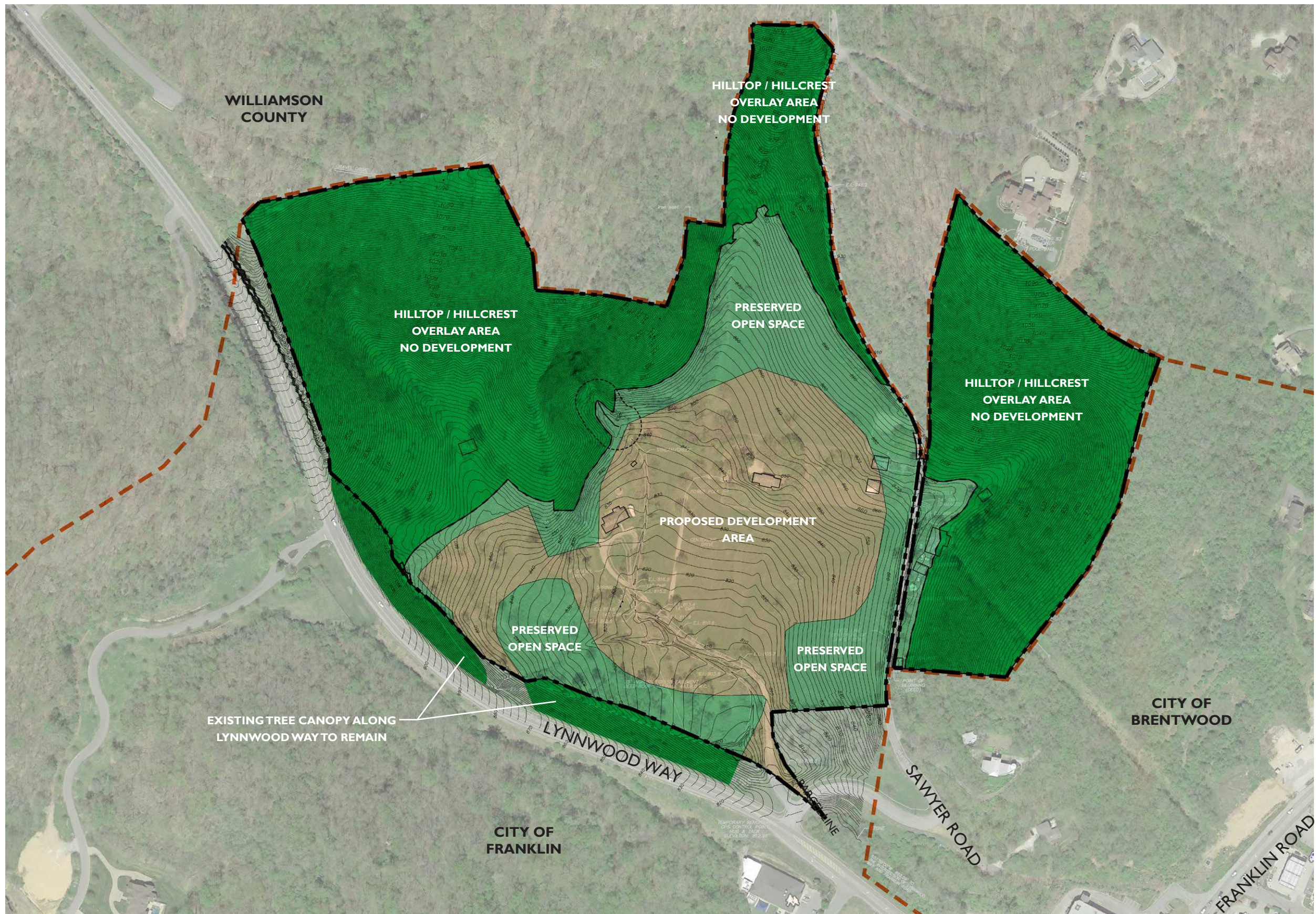
- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

Proposed Policy: Multifamily Residential

These areas provide for a range of housing types that offer both for sale and for rent options across a range of price points. Multifamily residential includes apartments, condominiums, stacked flats, assisted living facilities, and is encouraged to be mixed with big houses, duplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.



Development Density Comparison			
	Site Area	Total Units	Density
Buckley Property	58.65 Acres	500	8.53 U/AC
Gateway Village	41.2 Acres	402	9.76 U/AC
Dwell at McEwen	10.8 Acres	285	26.39 U/AC
Avenida Cool Springs	5.26 Acres	142	27.00 U/AC
Ironhorse	19.9 Acres	270	13.57 U/AC
Artesa	11.4 Acres	250	21.93 U/AC



EXISTING SITE:
Total of 58.65 AC

Existing roadway connection to Sawyer Road and Lynnwood Way

Northern boundary protected by Hilltop Hillside Overlay (HHO) and the HHO Buffer

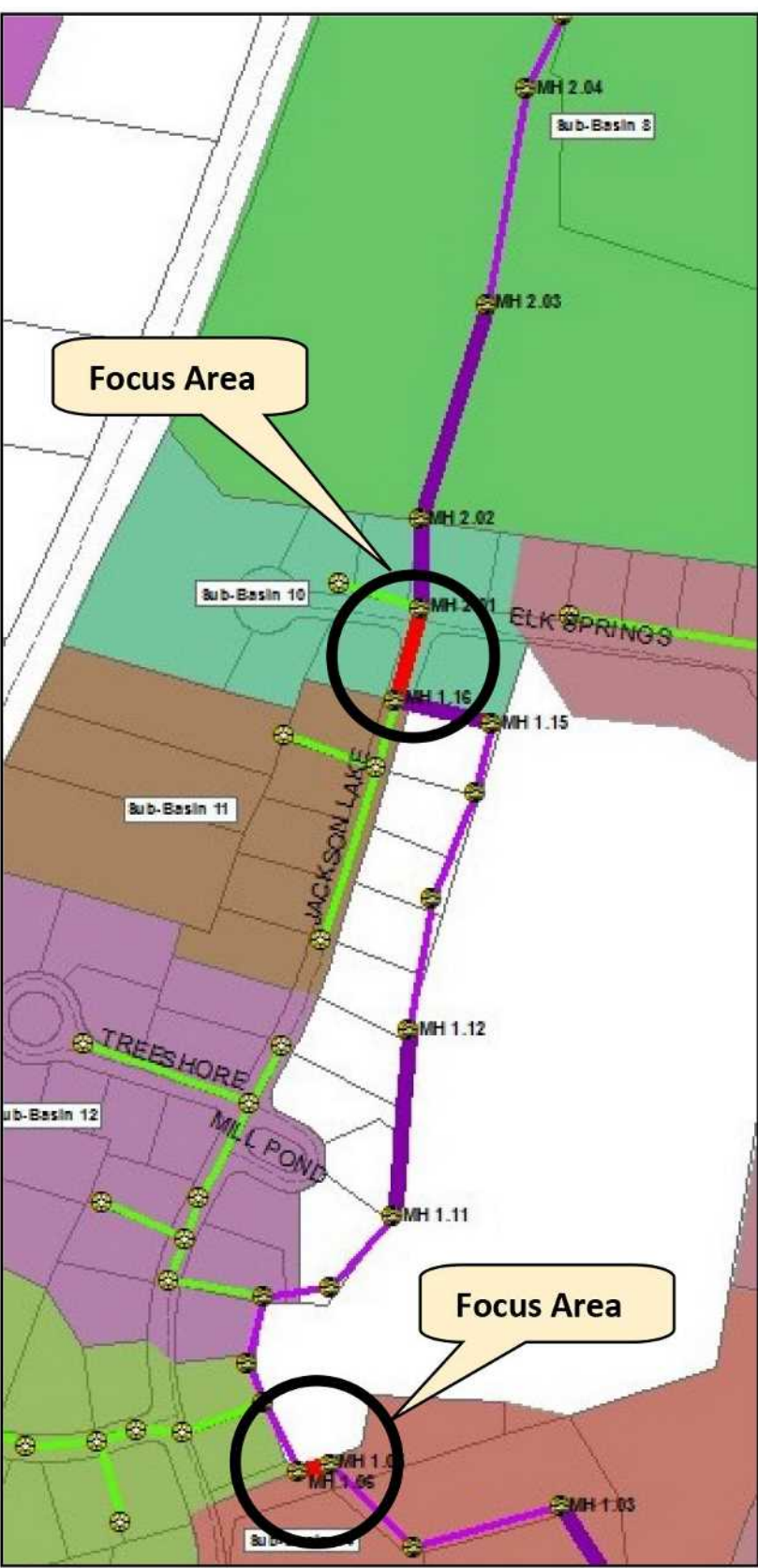
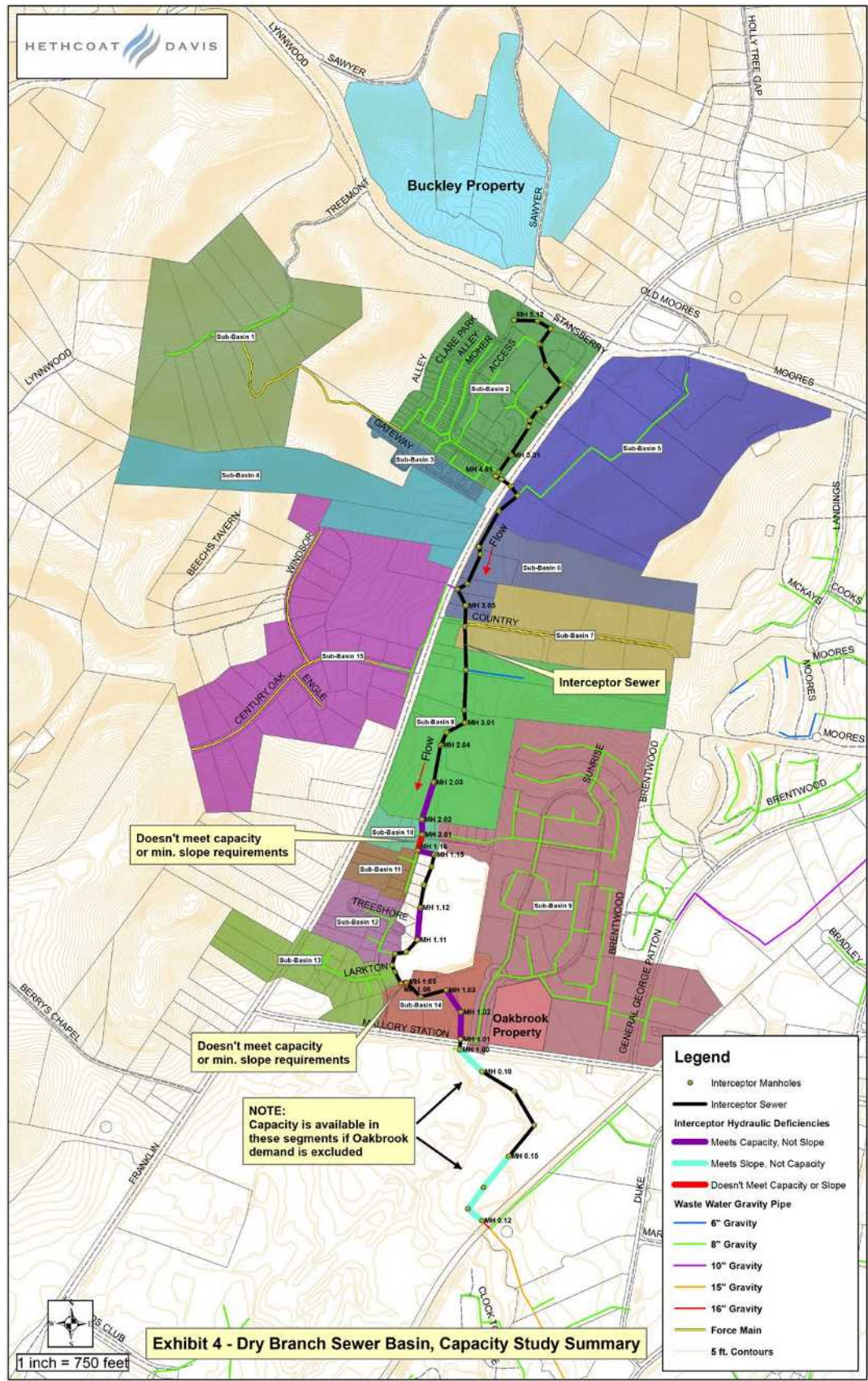
MASTER PLAN DESIGN:
Proposed Development Area: 14.76 Acres (26% of the site)

Proposed Preservation Area: 43.89 Acres (74% of the site)

Development area clustered at the center of the site

Trail system to take advantage of preserved open space and associated views

Two points of access to Lynnwood Way



20.3.9 Approval Criteria

Recommendations and final action on a plan amendment shall be based on consideration of the following criteria:

Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:

One of the major changes that has occurred is the widening of Franklin Road. Greater traffic capacity opens up the potential for higher density development in the surrounding areas.

Another significant change occurred with a study of the Dry Branch Sewer Basin done by Hethcoat & Davis, inc. The study determined that with the rehabilitation of two segments within Sub Basin 10 and Sub Basin 14, the Buckley Property sewer capacity would be increased significantly.

