



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, June 24, 2021

5:00 PM

Board 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.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

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

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

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop 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 in the Boardroom. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:20 PM) Discussion of a Development Plan proposing 58 single-family units, on 58 acres, located west of Mack Hatcher Parkway and north of Old Charlotte Pike (Old Charlotte Pike PUD).
2. (5:20 - 5:40 PM) Discussion of a Development Plan proposing 555 multifamily units and 320,116 square feet of nonresidential development, on 32.78 acres, located at Franklin Park, northeast of the intersection of Interstate 65 and East McEwen Drive.
3. (5:40 - 6:00 PM) Discussion of a Development Plan Revision to the Gateway Village PUD, proposing an additional six multifamily units within the remaining unconstructed building, on 37.2 acres, located near the intersection of Franklin Road and Lynnwood Way.
4. (6:00 - 6:30 PM) Discussion of a Development Plan proposing 34 single-family lots and 33 multiplex buildings (166 total units), on 61.8 acres, located south of the intersection of Mack Hatcher Parkway

and Franklin Road (Creekside PUD).

OTHER BUSINESS

ADJOURN

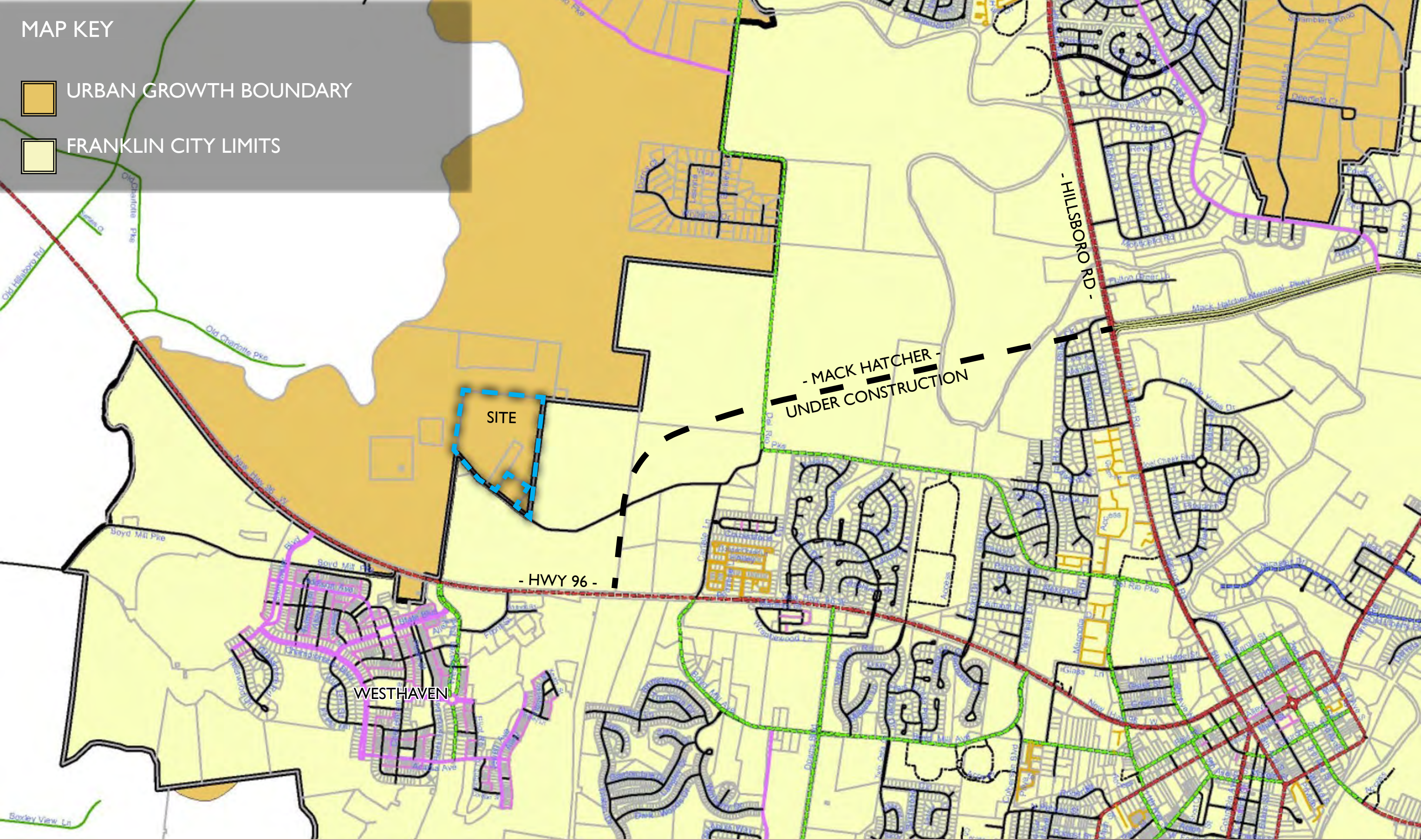


OLD CHARLOTTE HAMLET

||| A CONSERVATION SUBDIVISION

MAP KEY

- URBAN GROWTH BOUNDARY
- FRANKLIN CITY LIMITS



Design Concepts

 Development Reserve	 Mixed Residential
 Recreation	 Multifamily Residential
 Conservation	 5th Avenue North
 Conservation Subdivision	 Main Street
 Large Lot Residential	 Neighborhood Mixed Use
 Historic Residential	 Neighborhood Commercial
 Compact Residential	 Regional Commerce
 Single Family Residential	 Industrial Flex
 Office Residential	

Development Potential

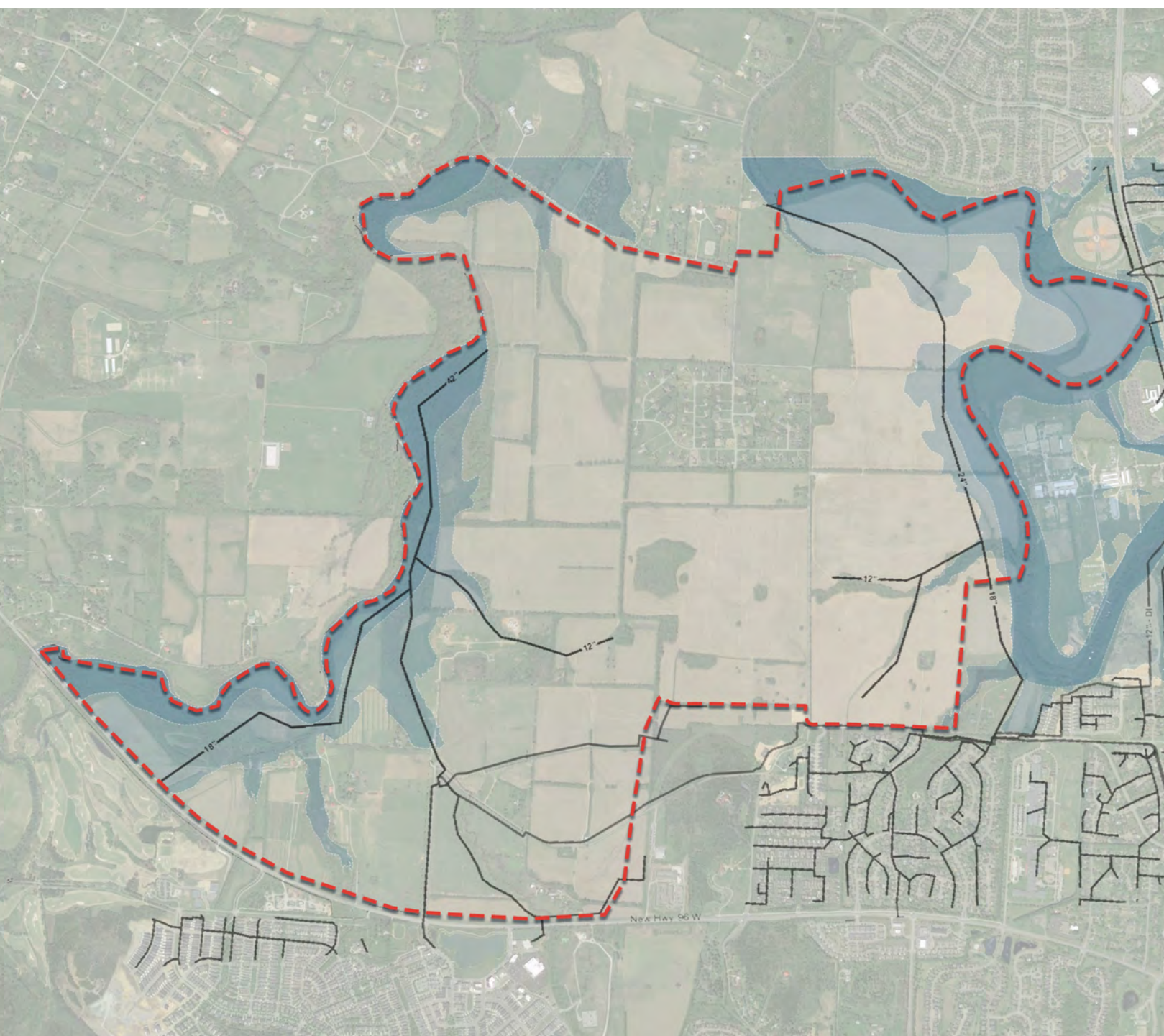
(as studied by COF Planning):

- 2.5 Dwelling Units per Acre
- 5,425 Homes

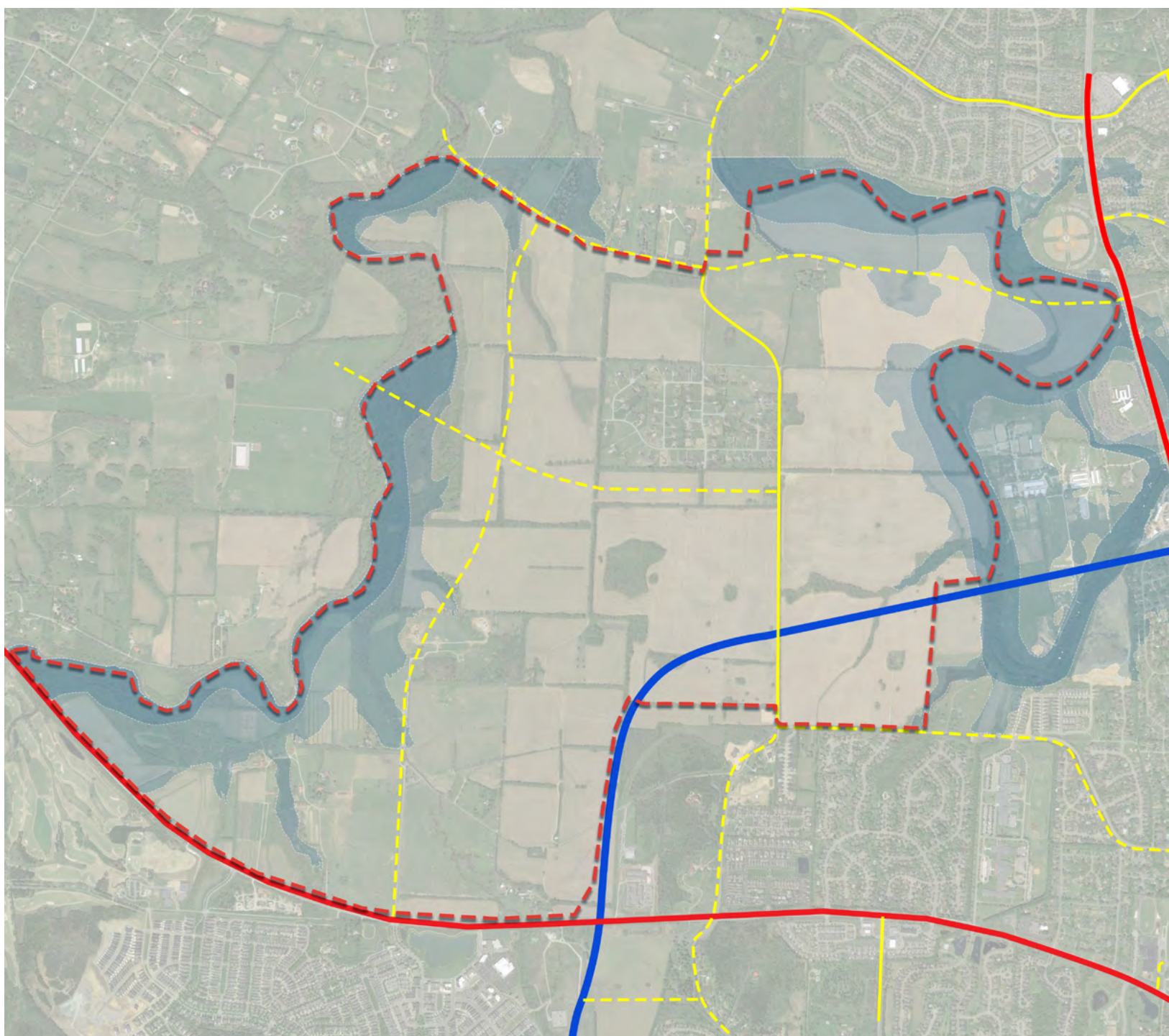
STUDY AREA:
2,170 ACRES

WEST
HARPETH
BASIN

PREVIOUSLY PROPOSED:
SEWER PLAN



PREVIOUSLY PROPOSED:
MAJOR THOROUGHFARE PLAN



Study Area: 2,170 AC

Previous Development Potential:

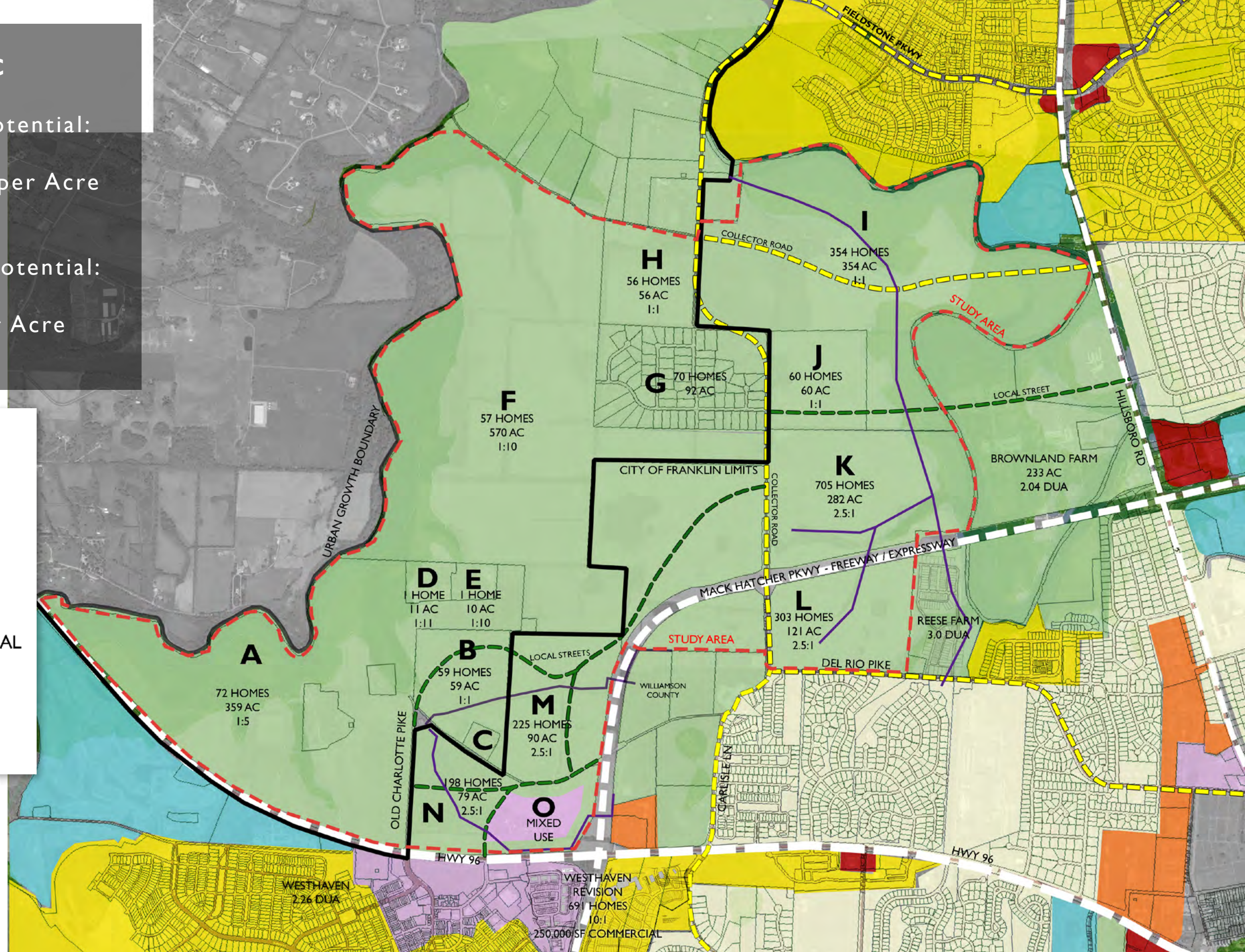
- 5,425 Homes
- 2.5 Dwelling Units per Acre

Proposed Development Potential:

- 2,166 Homes
- 1 Dwelling Unit per Acre

KEY

- CONSERVATION
- LARGE LOT RESIDENTIAL
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- SEWER LINES
- COLLECTOR ROAD
- LOCAL STREET

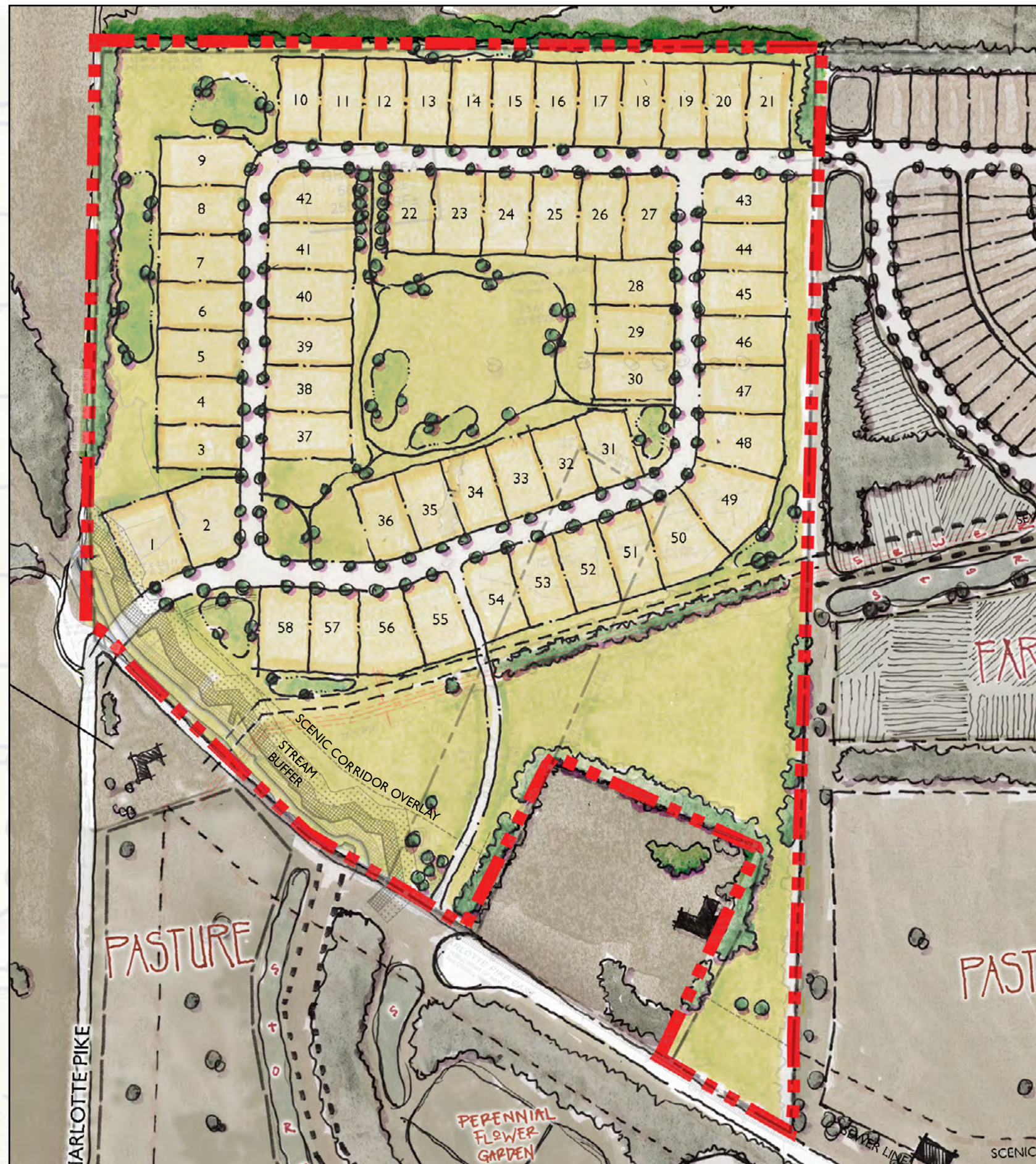


SITE DEVELOPMENT PROGRAM

12 - 90' Single Family Homes
46 - 100' Single Family Homes
58 Total Homes (1.0 DUA)

PREVIOUS PLAN - JUNE 2020

157 Homes (2.68 DUA)



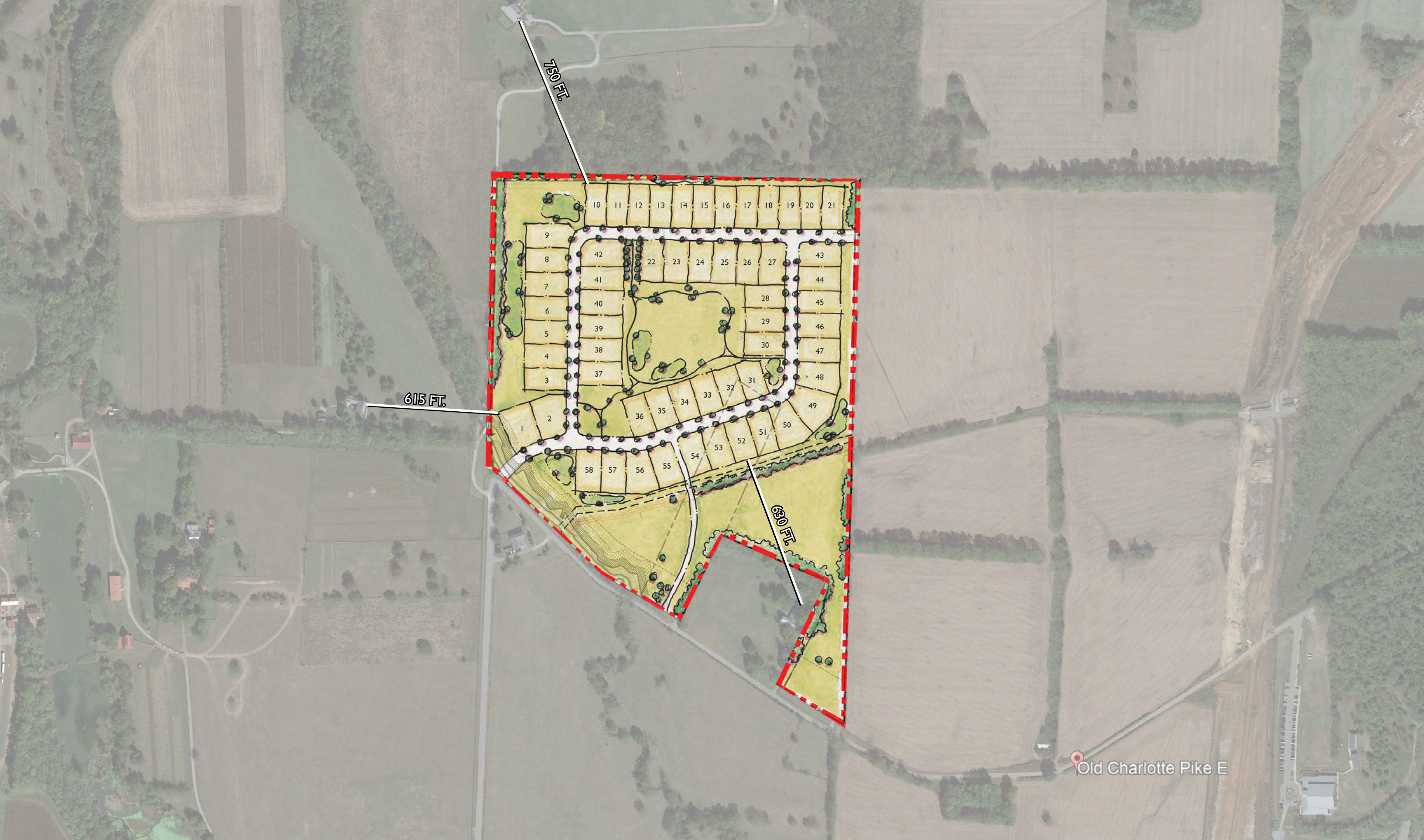


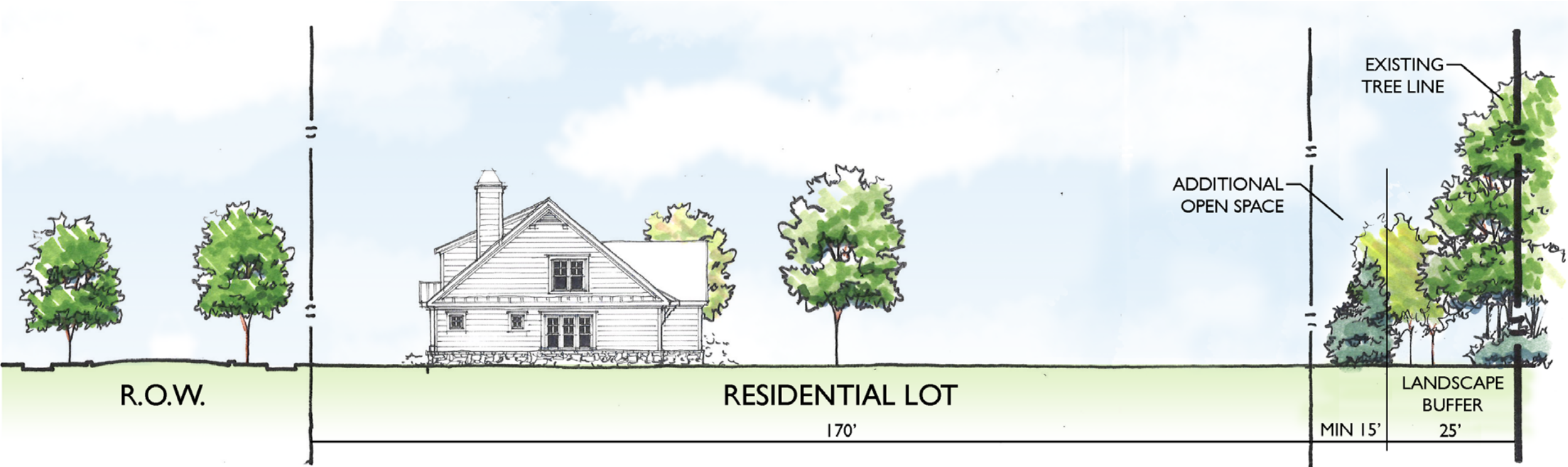
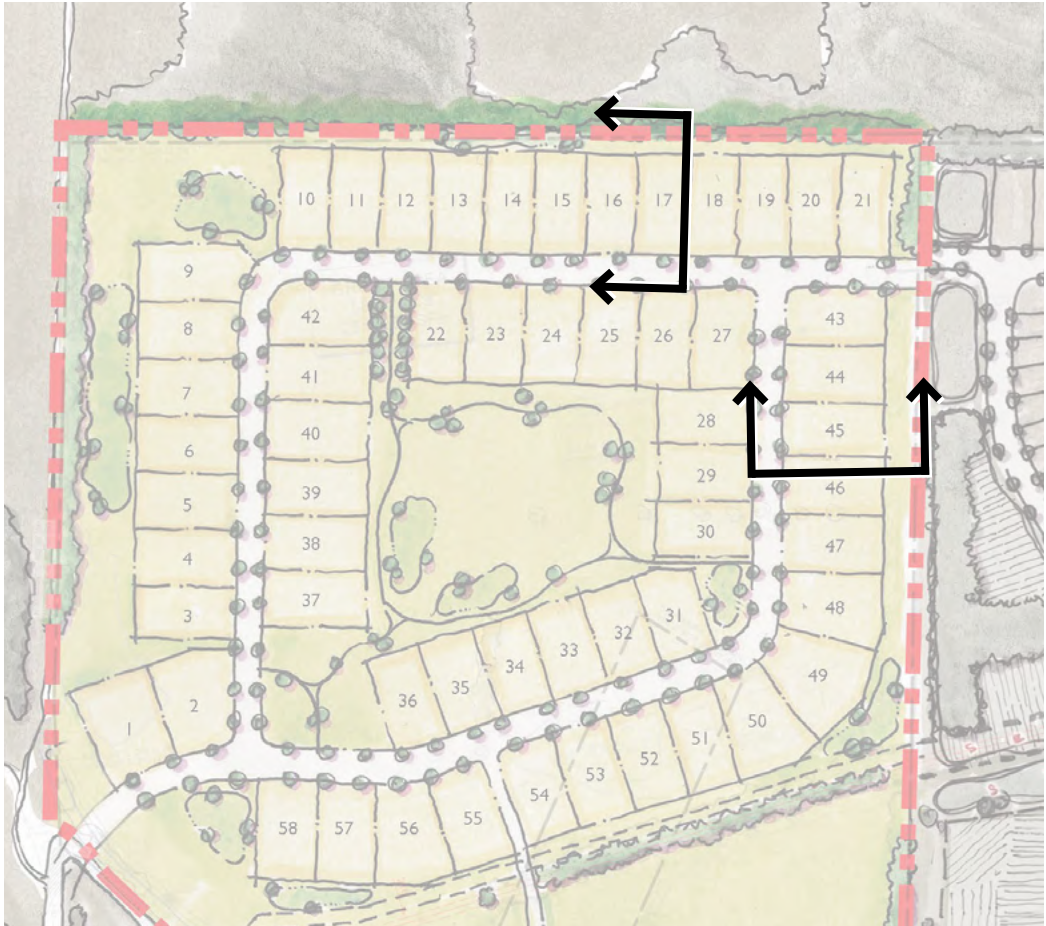
SITE DEVELOPMENT PROGRAM

50% Open Space provided

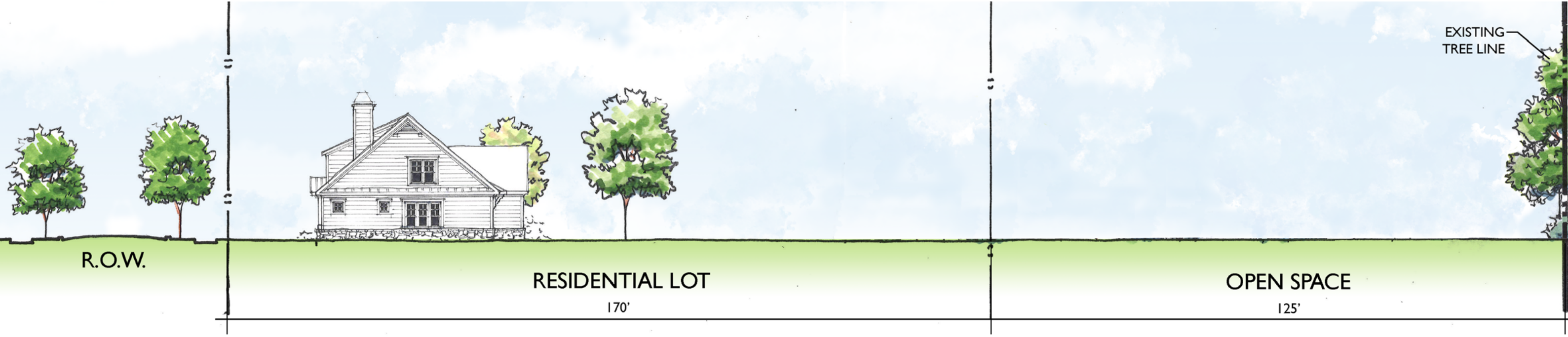
Site = 58.64 acres

OS = 29.73 acres

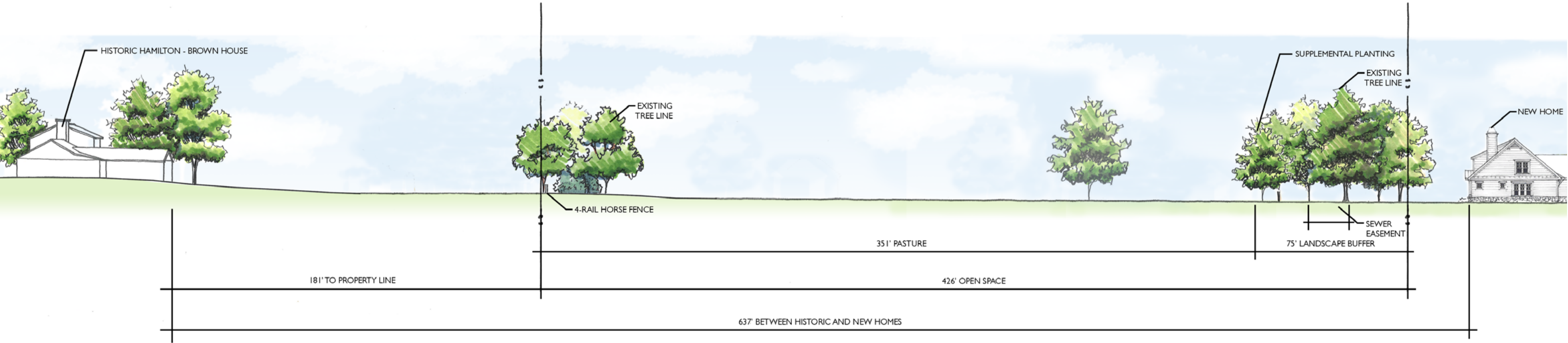




Northern and Eastern Buffers

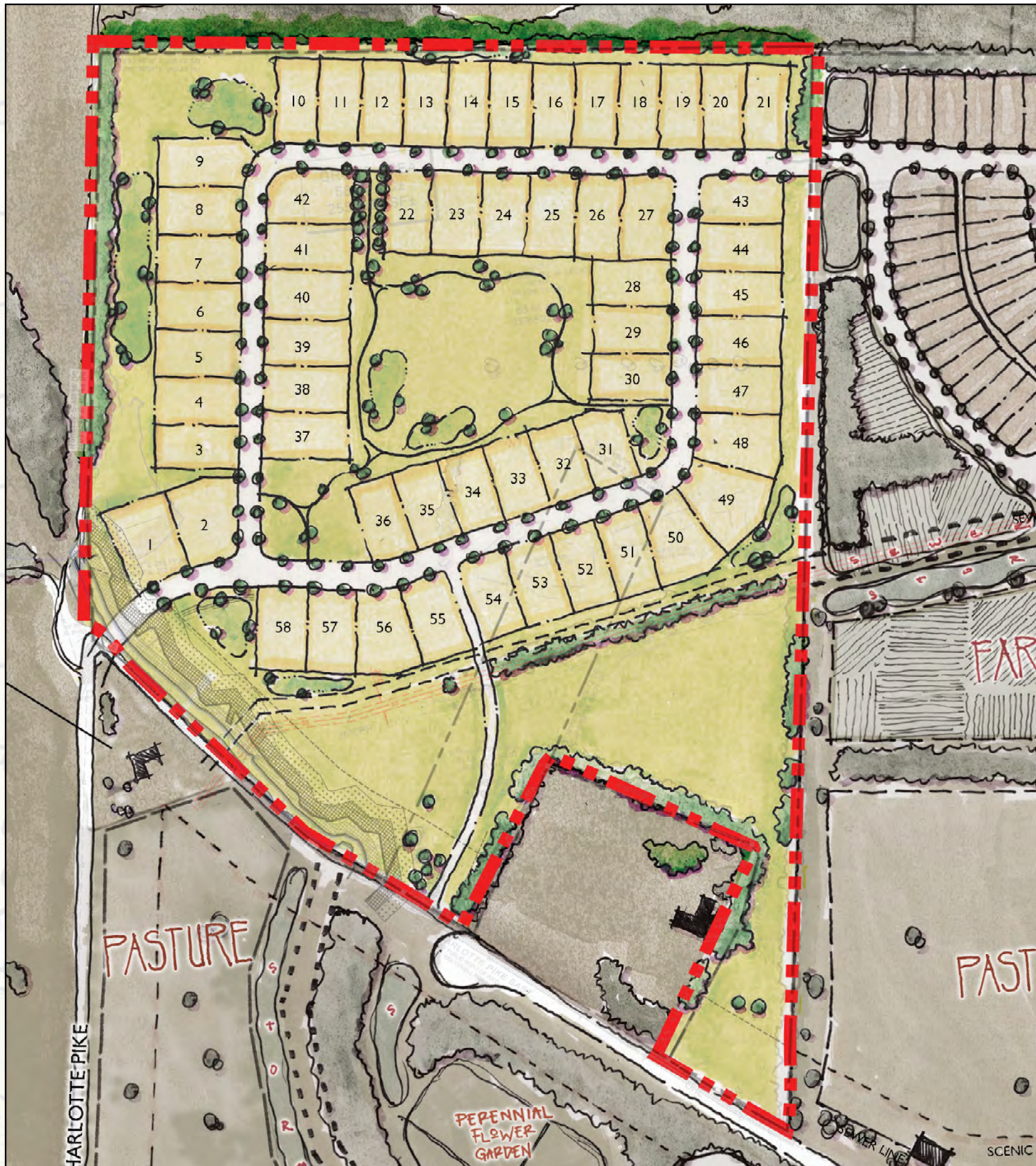


Western Buffers



Historic Home Buffer



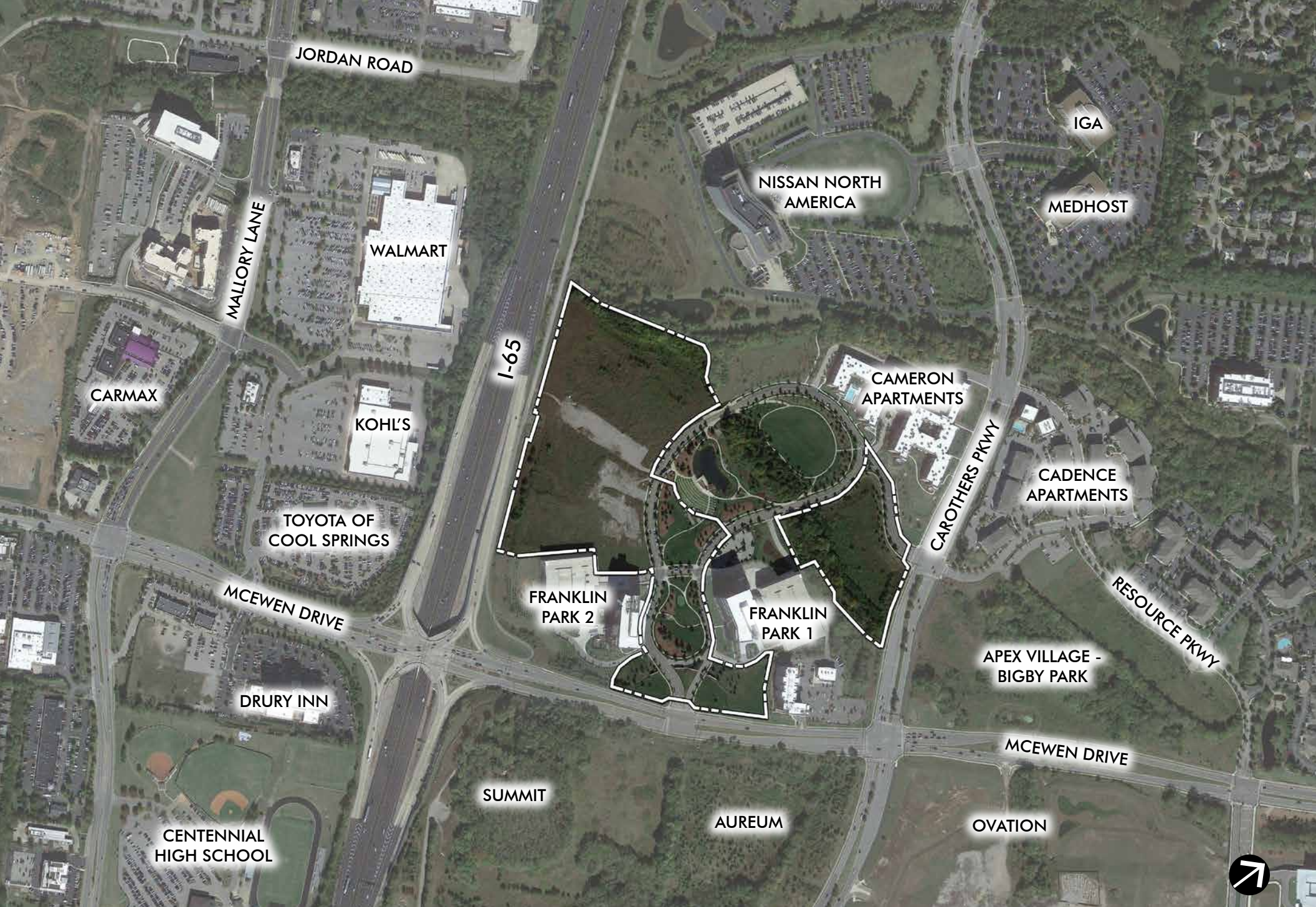


NEXT STEPS:

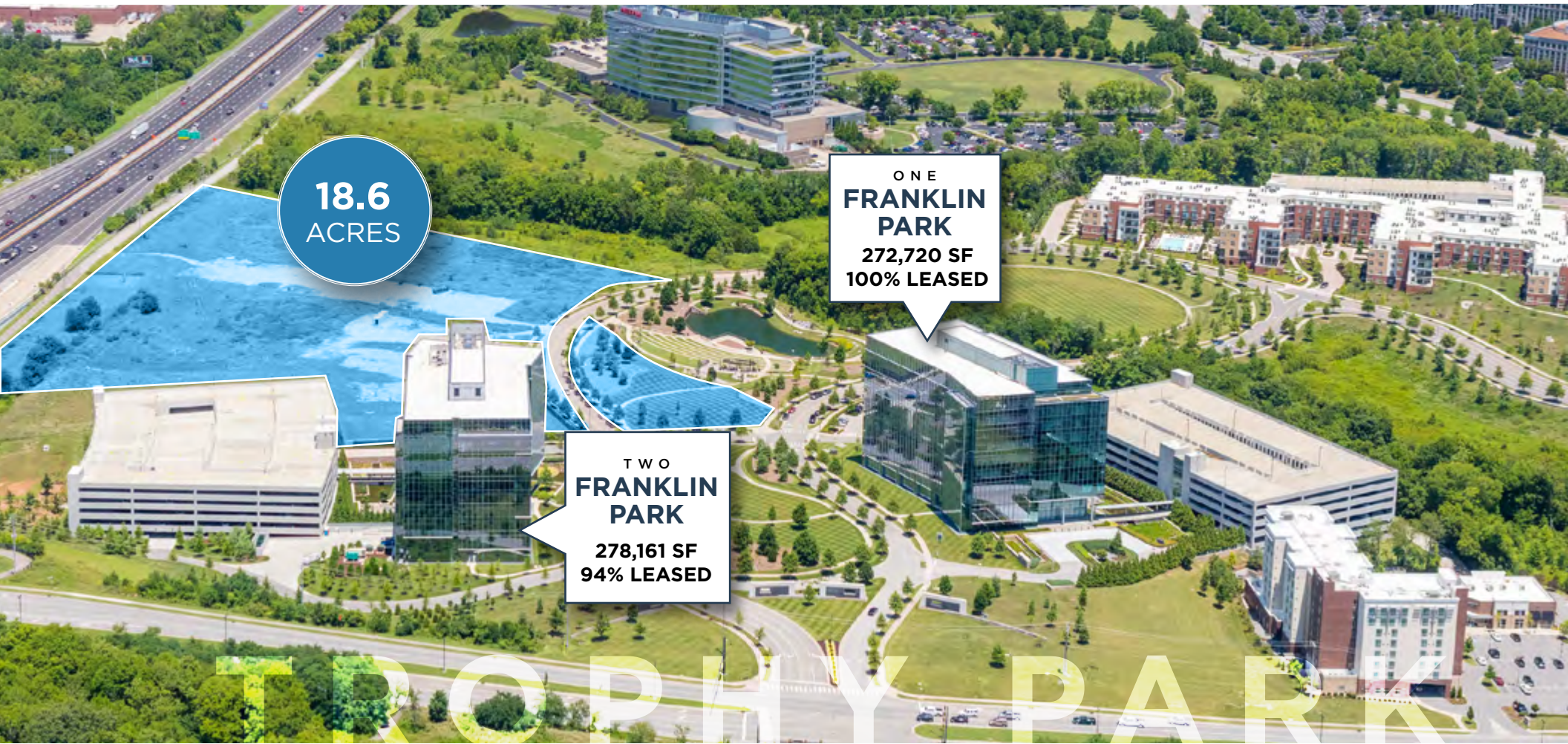
Initial Submittal: June 7, 2021

Resubmittal: July 1, 2021

Planning Commission: July 22, 2021

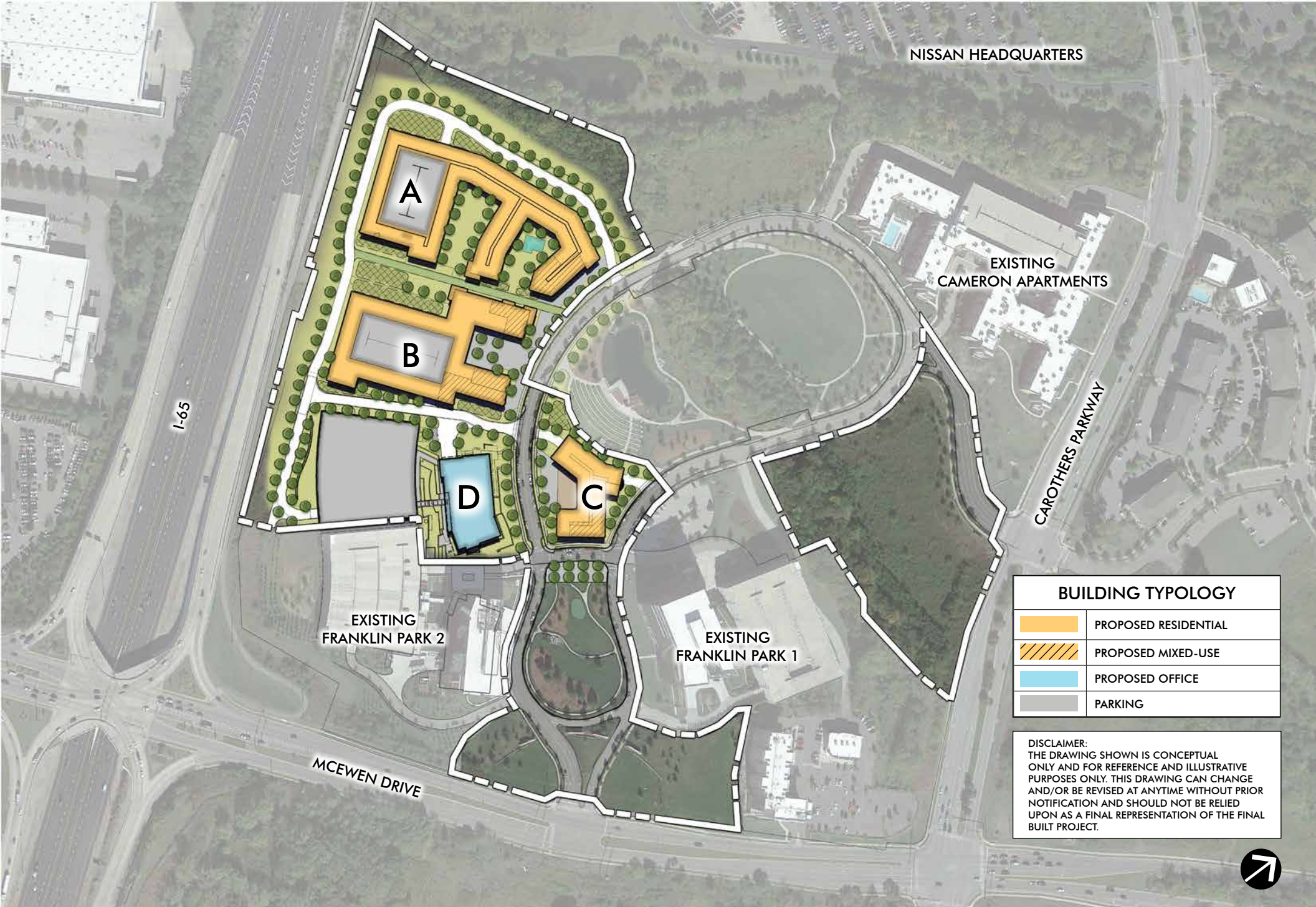


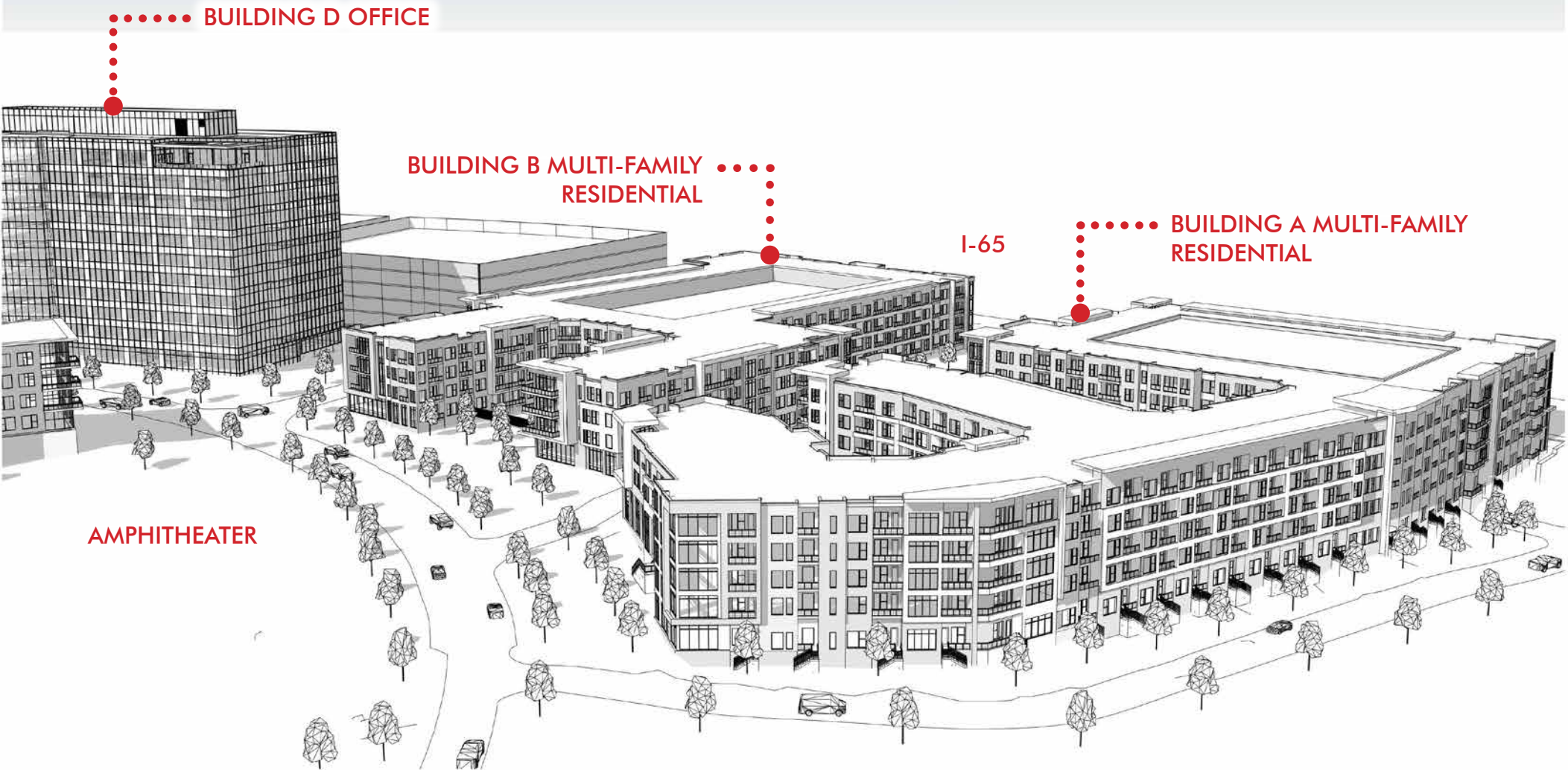












AERIAL VIEW: BUILDING A AND B FROM CAMERON APARTMENTS
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN

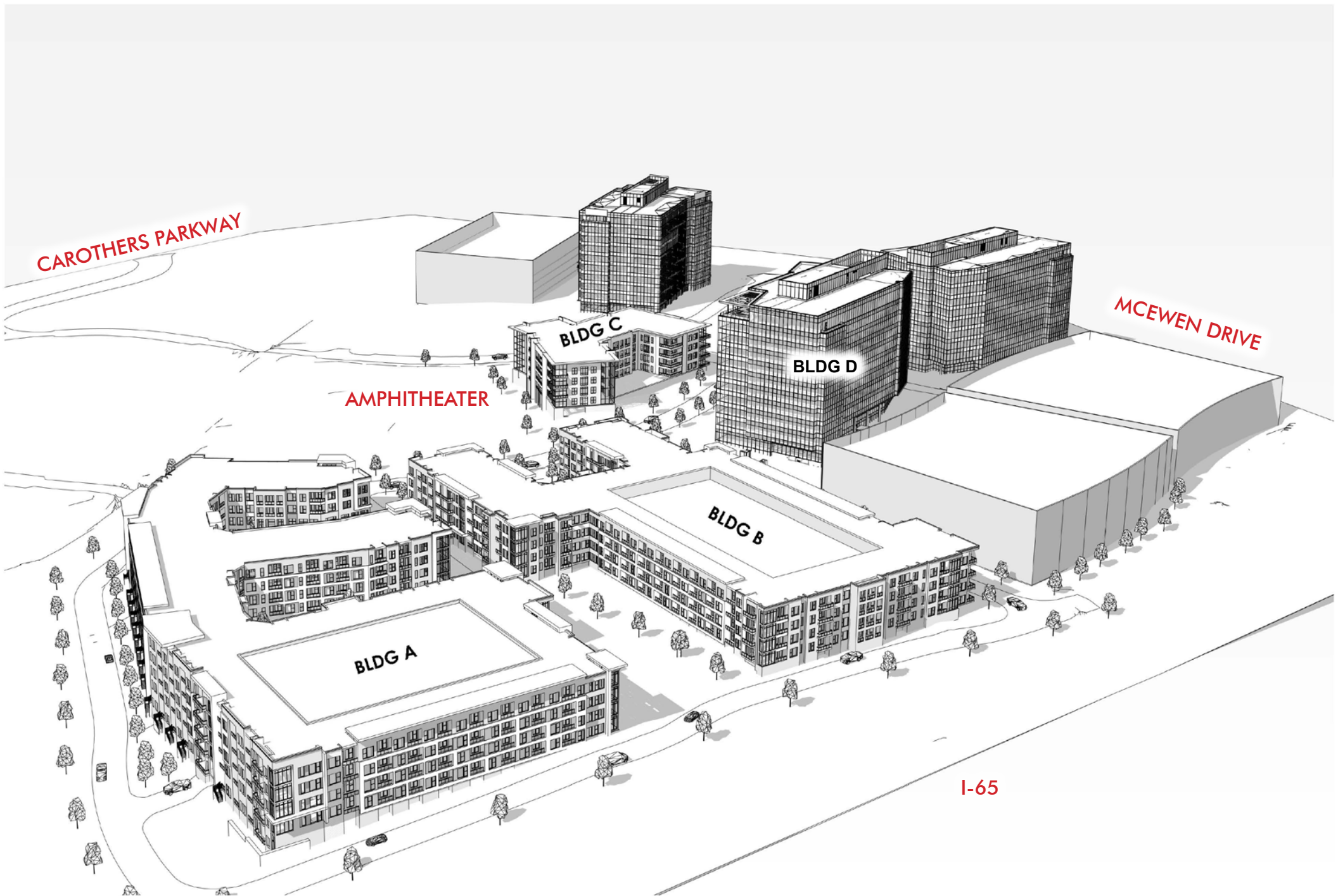
BUILDING B MULTI-FAMILY
RESIDENTIAL

I-65

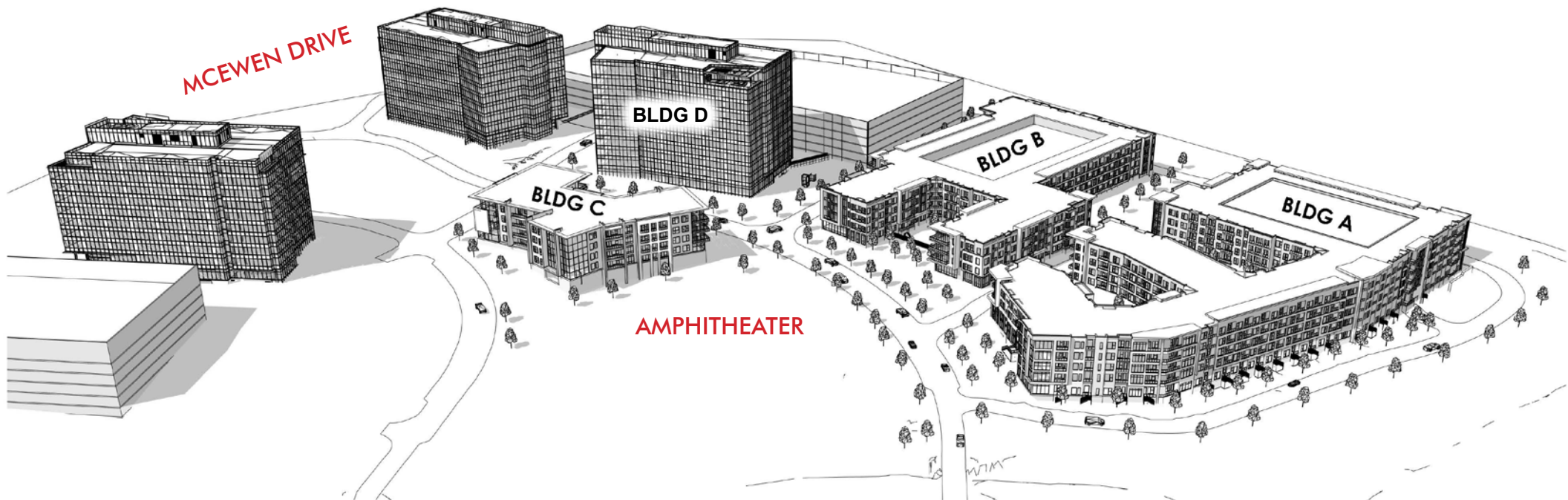
BUILDING A MULTI-FAMILY
RESIDENTIAL

AMPHITHEATER

AERIAL VIEW: BUILDING A AND B FROM BUILDING C
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



AERIAL VIEW: BUILDING A AND B FROM I65
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



AERIAL VIEW: BUILDING A AND B FROM NISSAN HQ
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN

BUILDING B MULTI-FAMILY
RESIDENTIAL

BUILDING A MULTI-FAMILY
RESIDENTIAL

AMPHITHEATER

STREET VIEW: BUILDING A & B
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



STREET VIEW: BUILDING C FROM FRANKLIN PARK 2
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN



AMPHITHEATER

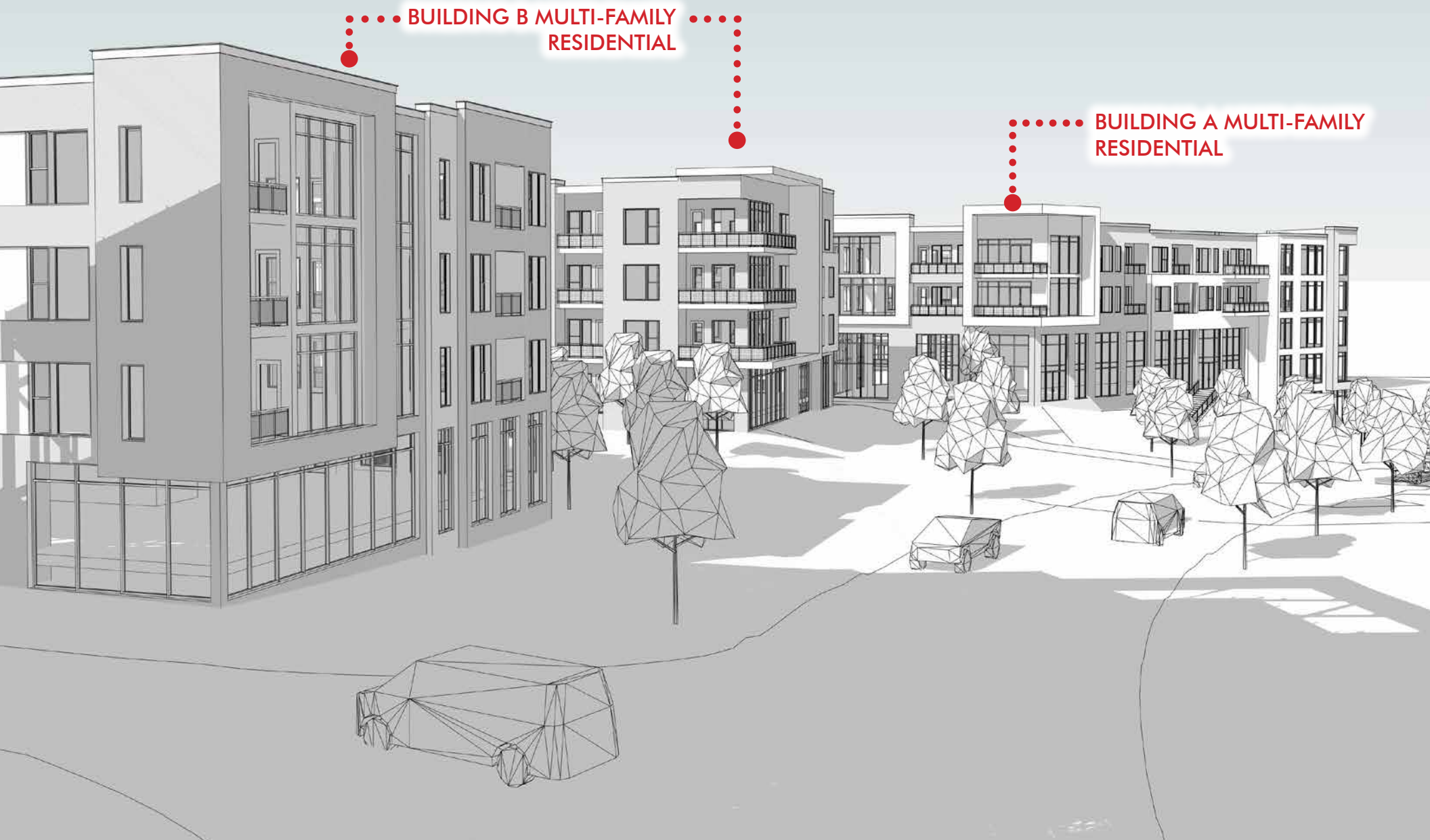
STREET VIEW: BUILDING C FROM EAST
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN



STREET VIEW: BUILDING C FROM FRANKLIN PARK I
FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



STREET VIEW: BUILDING C FROM FRANKLIN PARK I
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN



..... BUILDING B MULTI-FAMILY
RESIDENTIAL

..... BUILDING A MULTI-FAMILY
RESIDENTIAL



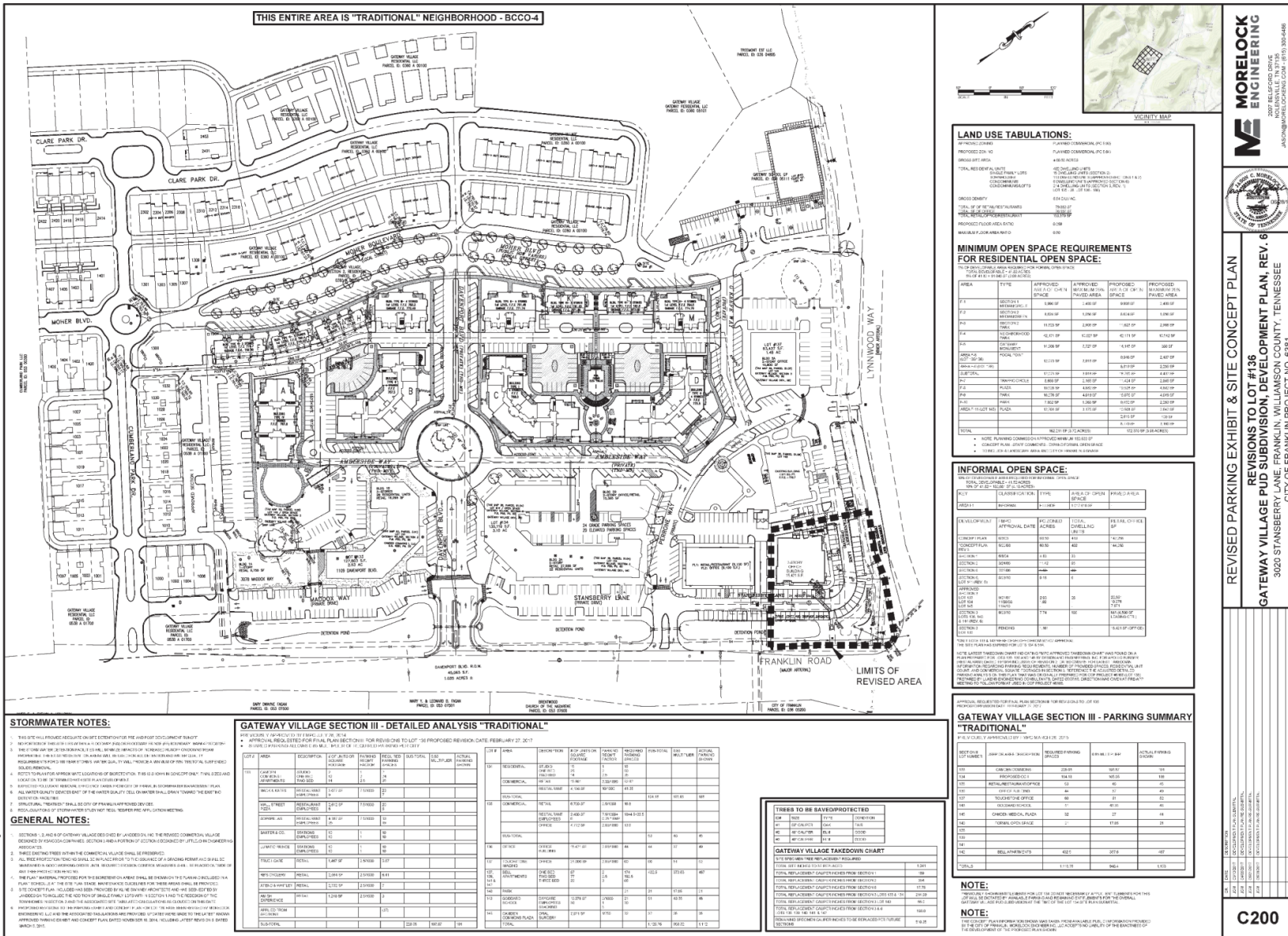
STREET VIEW: BUILDING B FROM BUILDING C
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN



STREET VIEW: BUILDING A
FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
REVISION 7
(LOT 134)

EXISTING GATEWAY VILLAGE PUD SUBDIVISION REVISION 6





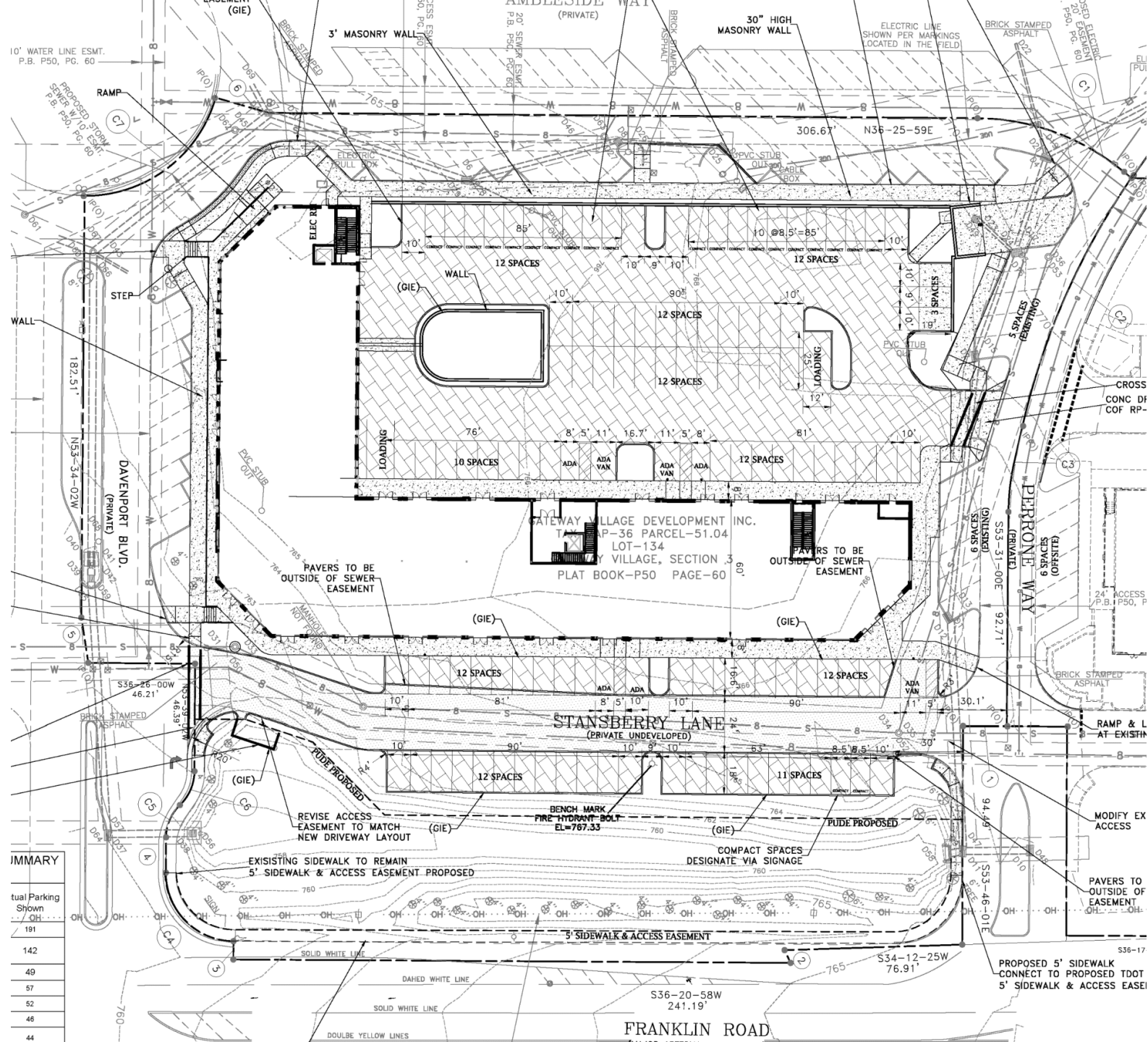
Gateway Village PUD Subdivision, Development Plan, Revision 7 (Lot 134)

Existing Entitlements

GATEWAY VILLAGE SECTION III LAND USE ENTITLEMENTS - EXISTING				
Section III Lot #	User or Area Description	ACRES	COMMERCIAL	RESIDENTIAL
133	Camden Commons I	2.93 AC	22,851 S.F.	28 UNITS
134	Proposed	3.10 AC	19,997 S.F.	54 UNITS
135	Retail	1.35 AC	21,312 S.F.	0
136	Office Building	1.23 AC	15,421 S.F.	0
137	Touchstone Office	1.45 AC	21,000 S.F.	0
143	Goddard School	1.62 AC	10,278 S.F.	0
145	Camden Medical Plaza	1.06 AC	7,971 S.F.	0
140	Formal Open Space	0.67 AC	0	0
137-142	Bell Apartments	6.51 AC	0	186 UNITS
TOTALS		19.92 AC	118,830 S.F.	268 UNITS

Proposed Entitlements

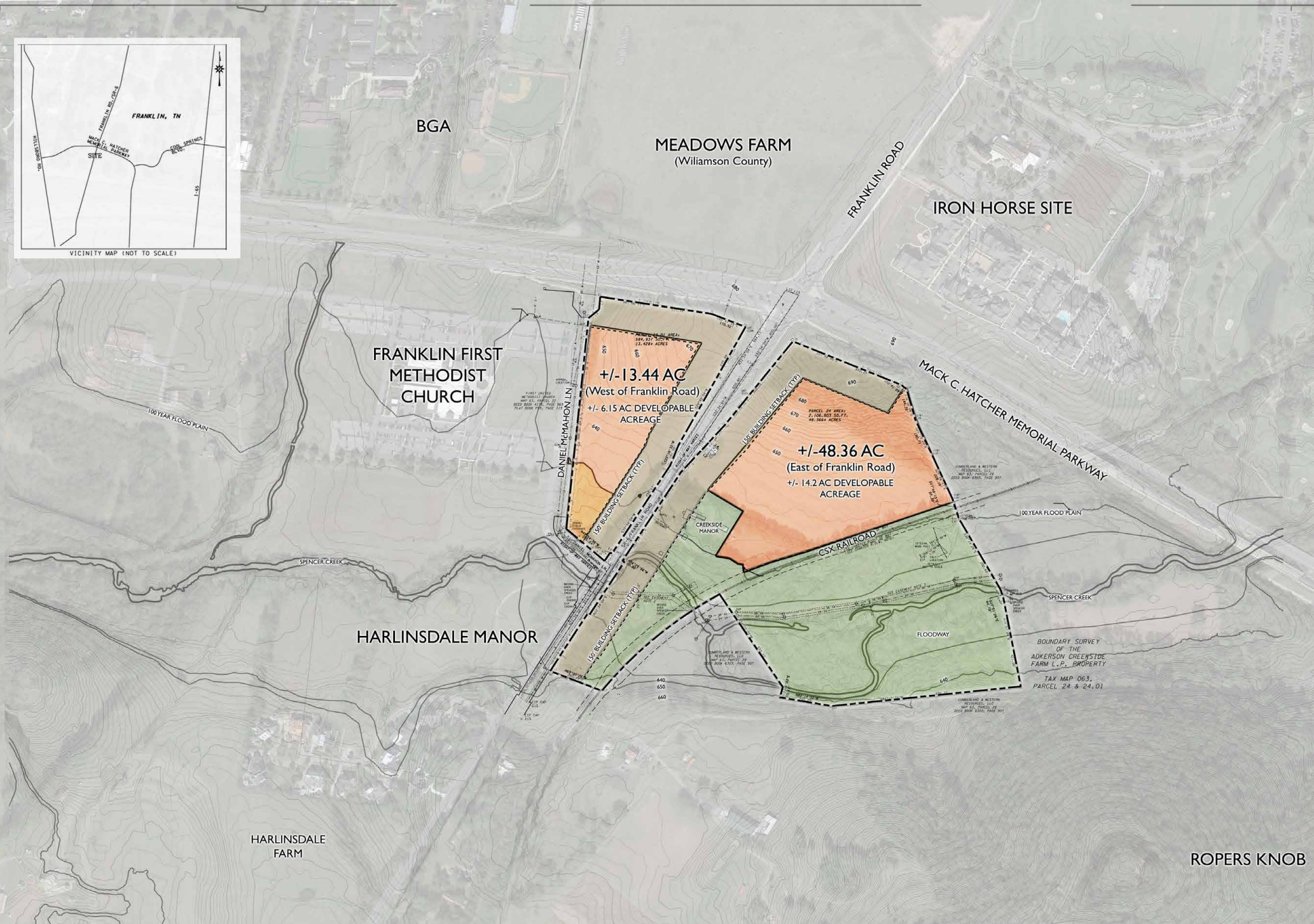
GATEWAY VILLAGE SECTION III LAND USE ENTITLEMENTS - PROPOSED				
Section III Lot #	User or Area Description	ACRES	COMMERCIAL	RESIDENTIAL
133	Camden Commons I	2.93 AC	22,851 S.F.	28 UNITS
134	MIXED USE	3.10 AC	15,212 S.F.	60 UNITS
135	Retail	1.35 AC	21,312 S.F.	0
136	Office Building	1.23 AC	15,421 S.F.	0
137	Touchstone Office	1.45 AC	21,000 S.F.	0
143	Goddard School	1.62 AC	10,278 S.F.	0
145	Camden Medical Plaza	1.06 AC	7,971 S.F.	0
140	Formal Open Space	0.67 AC	0	0
137-142	Bell Apartments	6.51 AC	0	186 UNITS
TOTALS		19.92 AC	114,045 S.F.	274 UNITS



SUMMARY

Sheet	Quantity
191	1
142	1
49	1
57	1
52	1
48	1
44	1

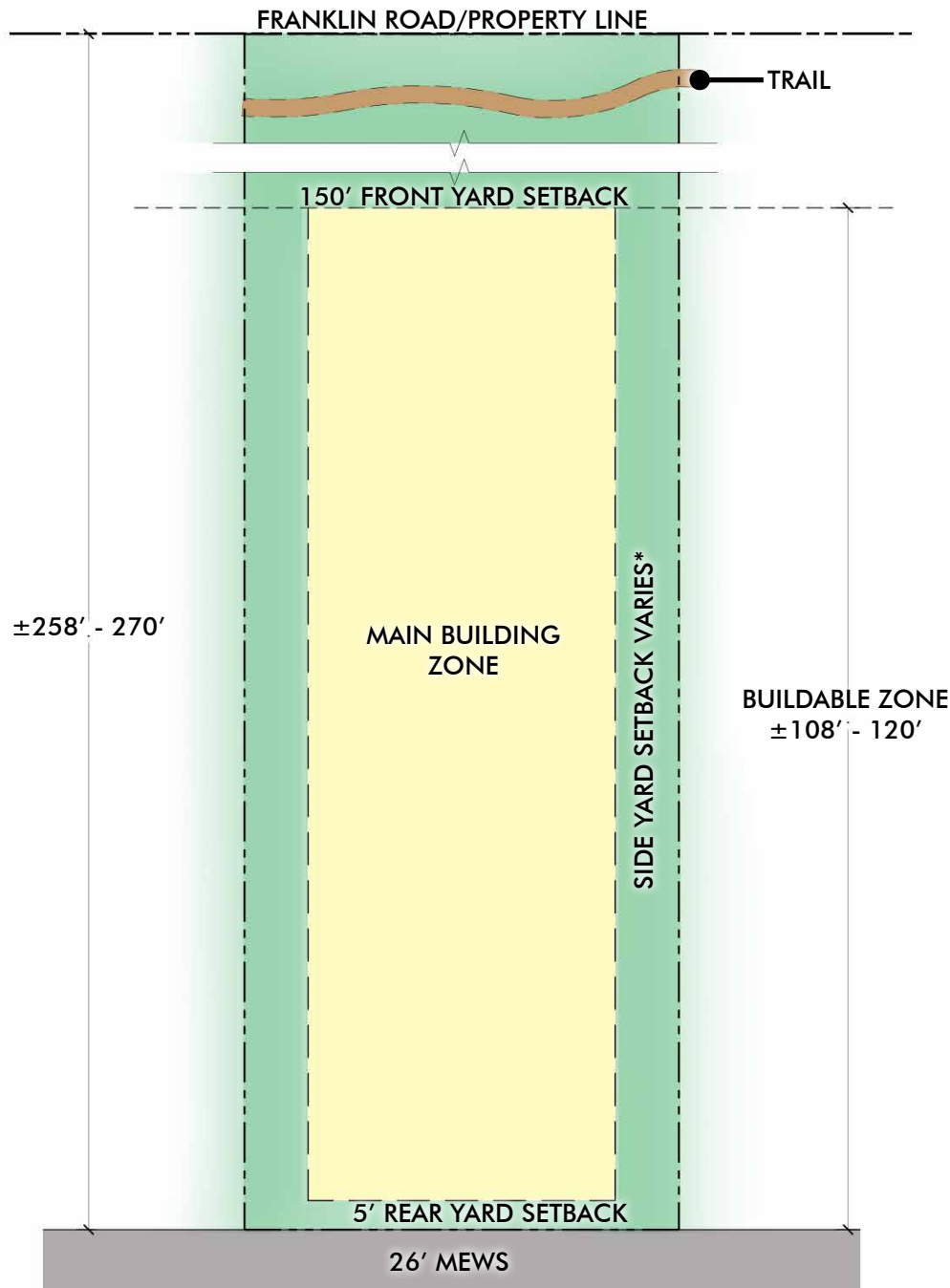






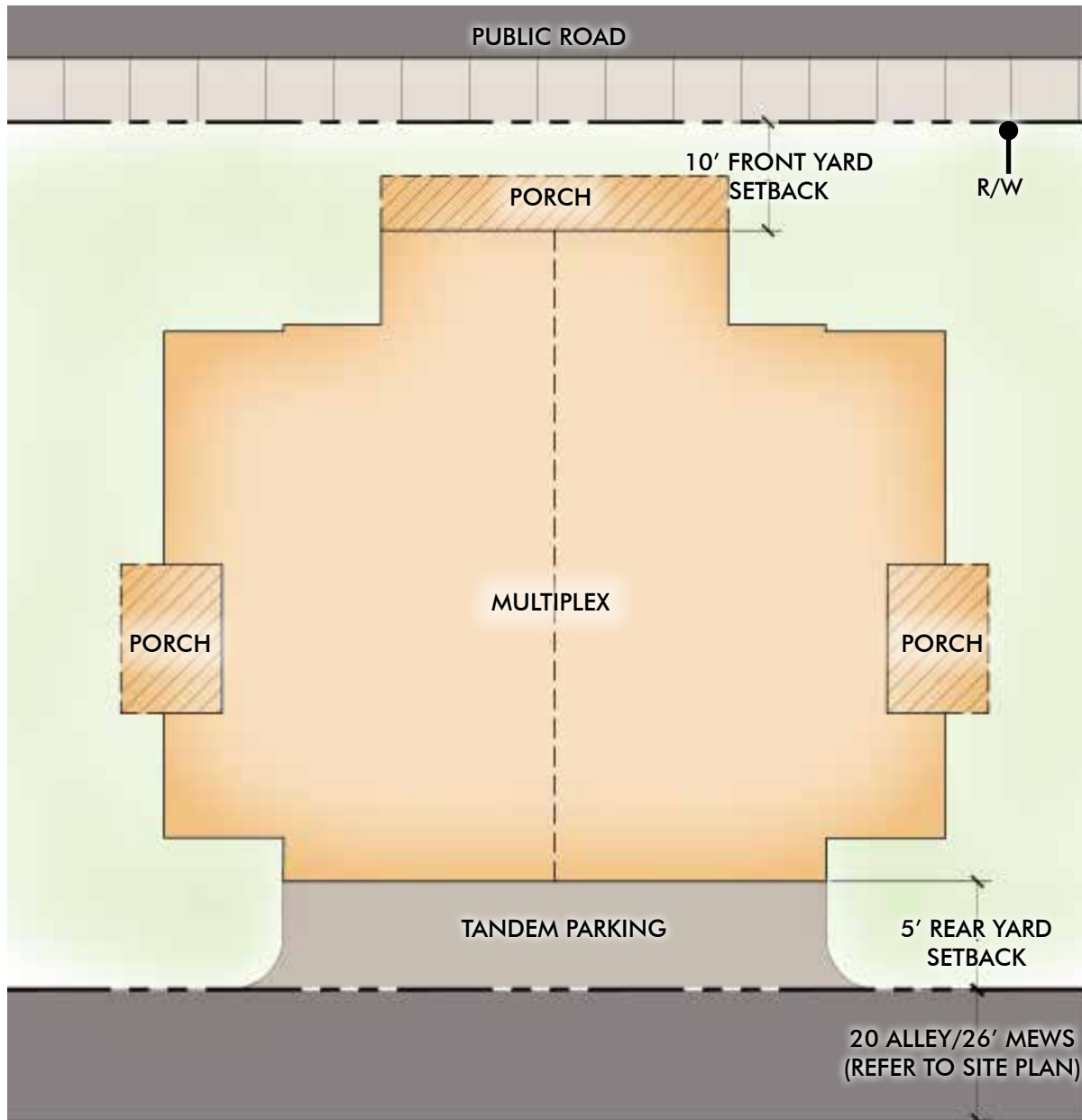
Character Images
CREEKSIDE
 FRANKLIN, WILLIAMSON COUNTY, TN





- Width: Ranges from 40 - 70 feet
- Depth: Ranges from 258 - 270 feet
- Minimum Building Area: 4000 sf.
- Front Yard Setback: 150 feet (Scenic road corridor setback)
- Side Yard Setback*:
 - 40-50 foot lots - 5 feet
 - 60-70 foot lots - 7.5 - 10 feet
 - *Corner lots: 10 feet
- Rear Yard Setback: 5 feet
- Garages: Maybe placed at either 5 feet or 22 feet from the edge of alley
- Front Yard Setback Zone to be maintained by community homeowner association
- Proposed trail to be located within access easement

House/Single-Family Lot Diagram, TYP.



- Minimum 15 feet between buildings
- Front Yard Setback: 10 feet
- Rear Yard Setback: 5 feet
- Garages: Maybe placed at either 5 feet or 22 feet from the edge of alley



01 SINGLE FAMILY
UNIT ELEVATIONS



01 | SINGLE FAMILY
UNIT ELEVATIONS



Bldg 2 Front Elevation

Bldg 1 Front Elevation

01

CONCEPT STUDY ELEVATIONS 4-UNIT BUILDING



Harlinsdale Manor House Comparison

Architectural Elevations

CREEKSIDE

FRANKLIN, WILLIAMSON COUNTY, TN

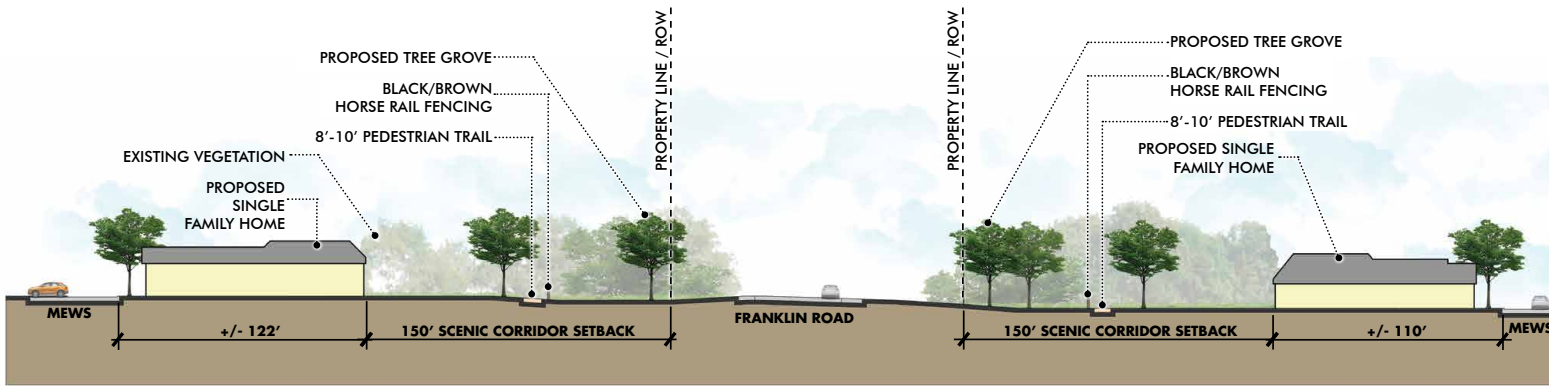


01 | CONCEPT STUDY ELEVATIONS 4-UNIT BUILDING

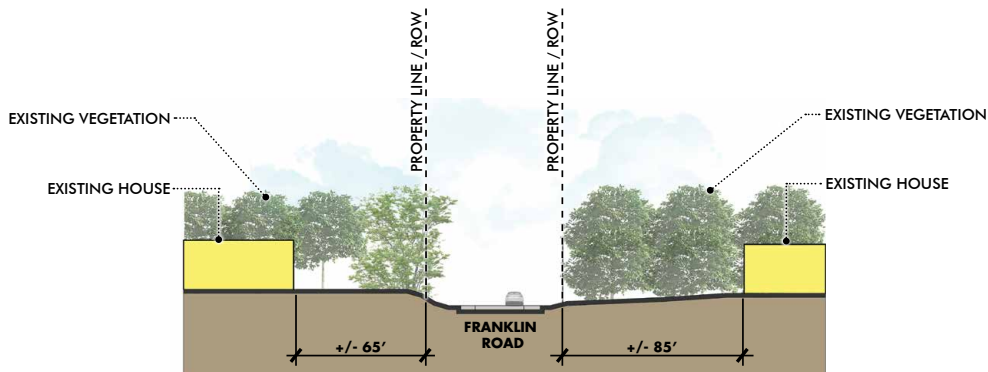


Harlinsdale Manor House Comparison

Architectural Elevations
CREEKSIDE
FRANKLIN, WILLIAMSON COUNTY, TN



SECTION A



SECTION B



KEY MAP

N.T.S.



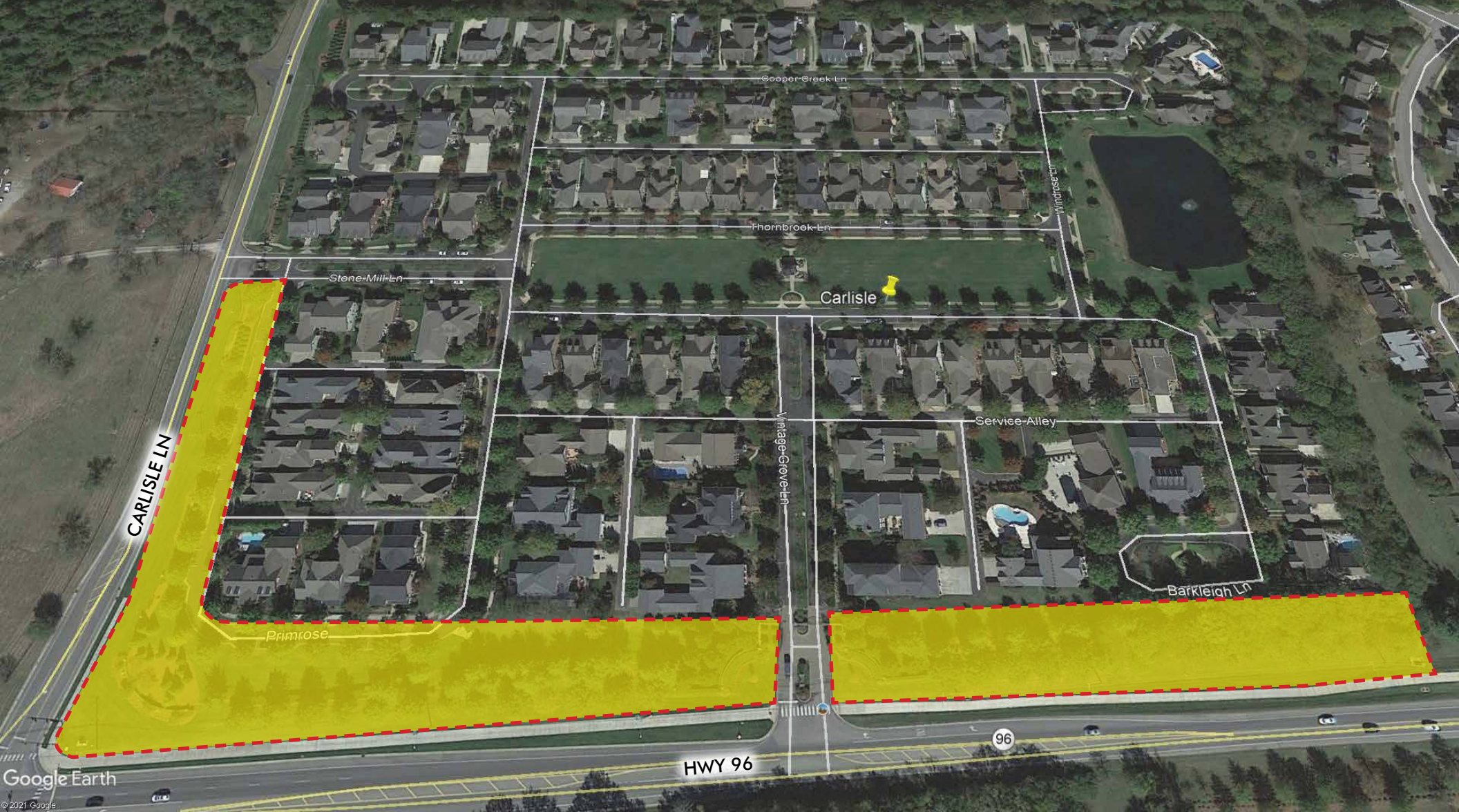


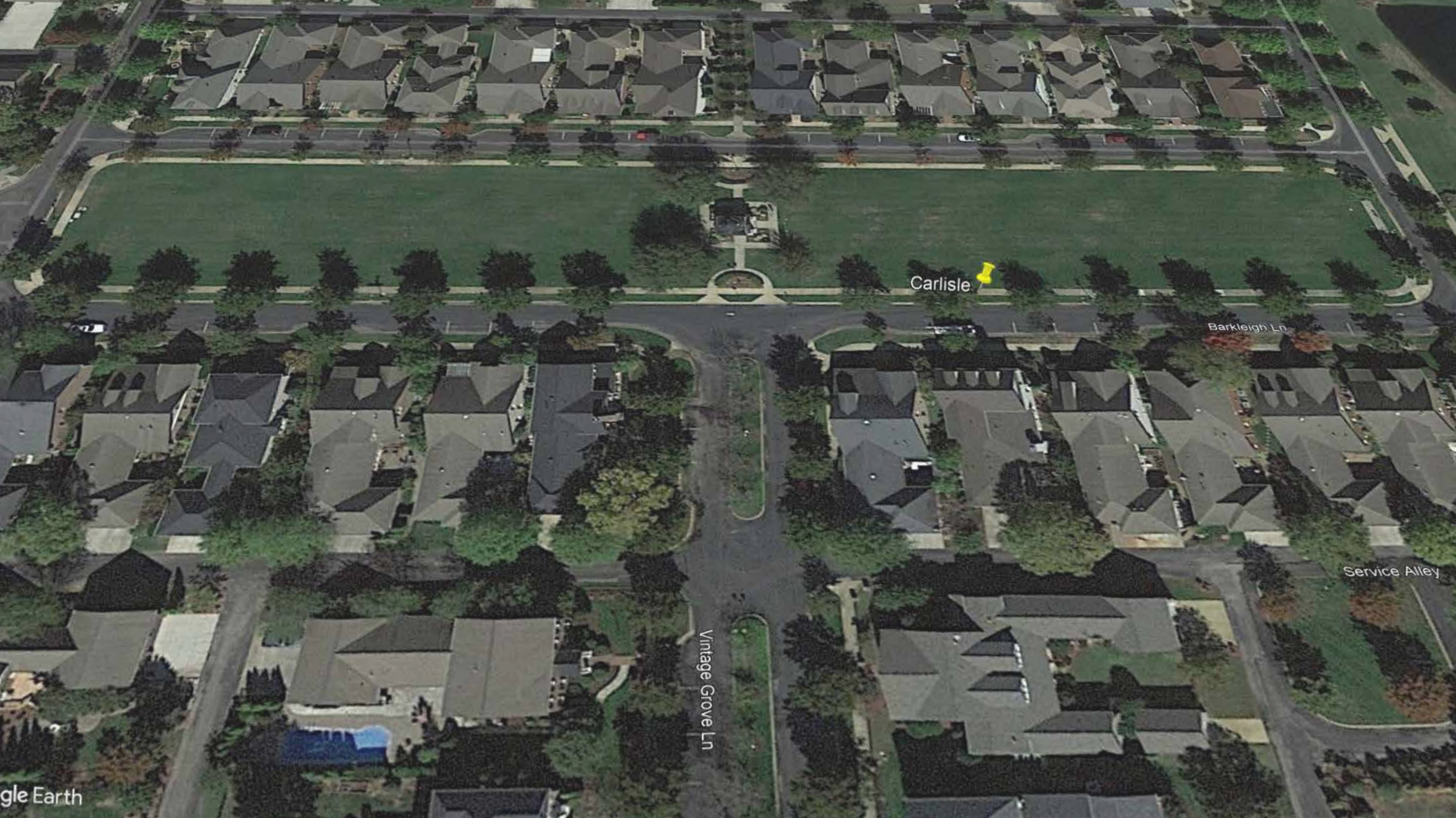














VIEW FROM HWY 96



VIEW FROM CARLISLE LN

Wednesday, June 2, 2021 8:37:07 AM
211938_CivilInvestment Group02 - Mack Hatcher/CR/EA/2021-06-02 Turn Lane Exhibit/2021-06-02 Creekside Turn Lane Exhibit.dwg

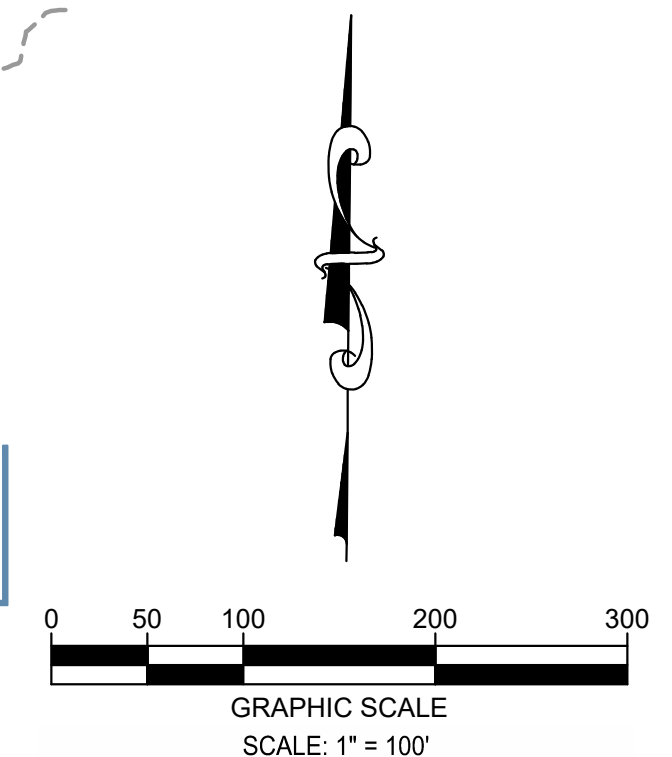
CREEKSIDE MACK HATCHER - TURN LANE EXHIBIT

370 FRANKLIN PIKE
FRANKLIN, TN

LINE	DELTA	RADIUS	CHORD	CHORD BEARING
C1	21°27'19"	1929.78	718.41	S89°44'02"W
C2	104°54'	11430.09	215.79	N33°00'01"E

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



Creekside *Envision Franklin* Narrative

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

- With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

- A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

- The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road.
- Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.
- Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.
- The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.
- The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

- The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

- The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.
- Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected.
- A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

Buildings

- Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.
- Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.
- Parking has been provided by both on street parallel parking and to the rear of the residential units.
- Sustainable building practices shall be implemented.

Public Realm

- Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.
- Natural areas have been preserved for passive recreation and walking trails.

Site Design

- The proposed neighborhood is a master planned community that centers on solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.
- In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.
- Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.
- Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architectural styles.
- The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

- The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

- Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

- Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

- Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.
- Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.
- Building height shall be a maximum of 2 and one-half stories.
- Lot sizes vary from 40'-70' (Min. 4,000 SF Lots) fronting Franklin Road with rear alley loaded garages.
- Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

- Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.
- Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.
- Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

- Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.
- Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.
- Transit stops can be coordinate with planned routes as requested.

Special Consideration – Franklin Road and Mack Hatcher

- With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.
- No commercial uses are intended within this development.
- Appropriate uses such as Big Houses in addition to single family residential are being provided.
- The form, architectural style of the prosed residential building shall draw from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.
- Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.
- Rural character elements shall be implemented in terms of stone walls and wood plank fencing.
- The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and algin with a new access point to the eastern tract.
- Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.
- Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.