



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, September 23,
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.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*

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 - 5:25 pm) Discussion of a development plan proposing a 6,500 square foot commercial building on 0.78 acres, located at the southwest corner of the intersection of Downs Boulevard and West Main Street. (1624 West Main PUD)
2. (5:25 - 5:50 pm) Discussion of a development plan proposing a mixed-use building with 9,200 square feet of commercial space and 297 multifamily units, on 7.53 acres, located at 151 Cool Springs Boulevard (Haven Cool Springs PUD).
3. (5: 50 - 6:15 pm) Discussion of a development plan proposing 10 single-family homes (and retaining the existing home) on 12.0 acres, located at the intersection of Glass Lane and Boyd Mill Avenue (Magnolia Hall PUD).
4. (6:15 - 6:30 pm) Discussion of the Williamson County Growth Plan Update.

OTHER BUSINESS

ADJOURN

1624 & 1628 West Main

A Rezone to PD for Small Neighborhood Commercial



Site Data

Address: 1624 & 1628 W Main

Property Area: 0.8 Acres

Current Zoning: OR

Proposed Zoning: PD

Envision Franklin:

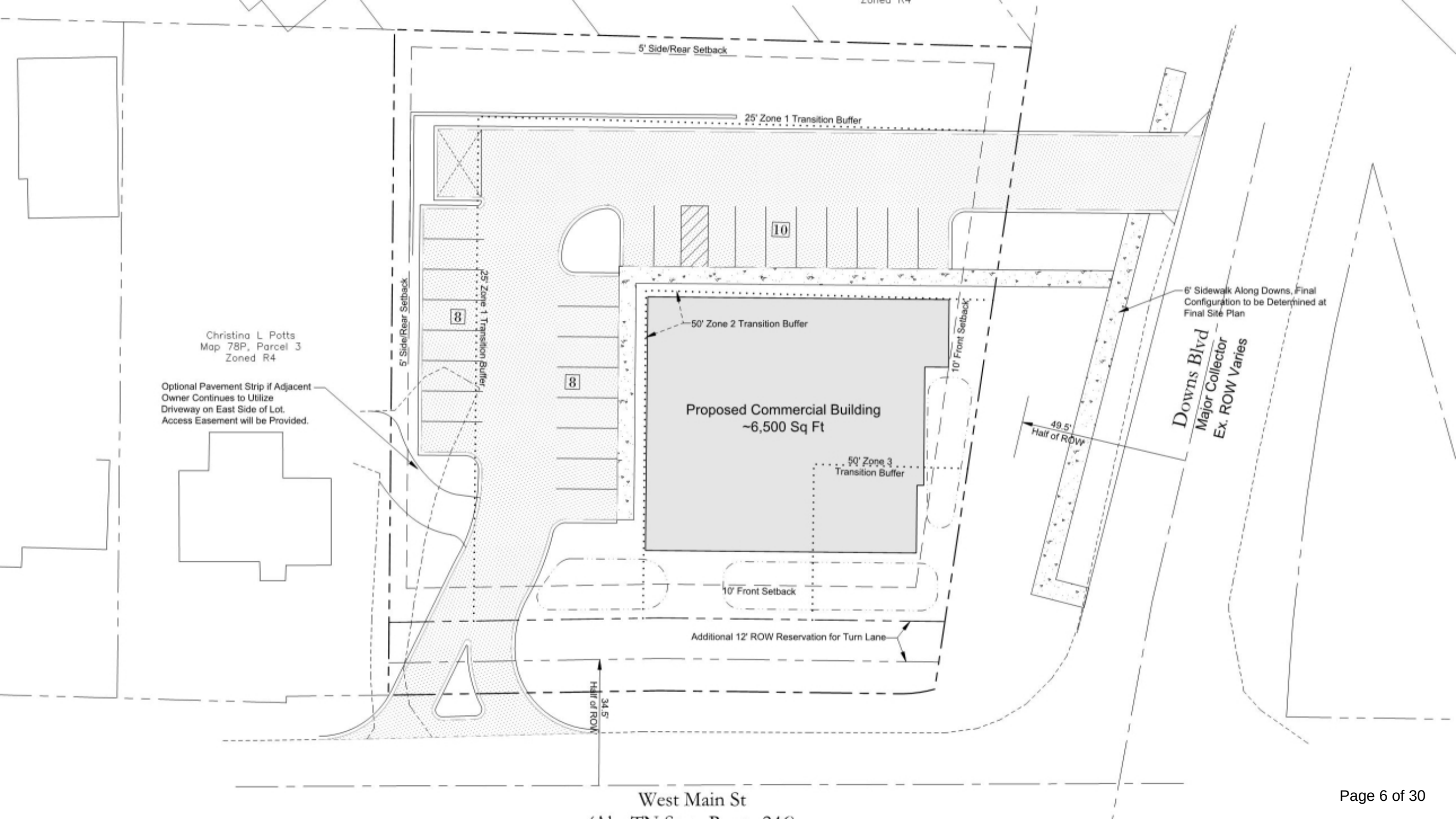
Neighborhood Mixed-Use

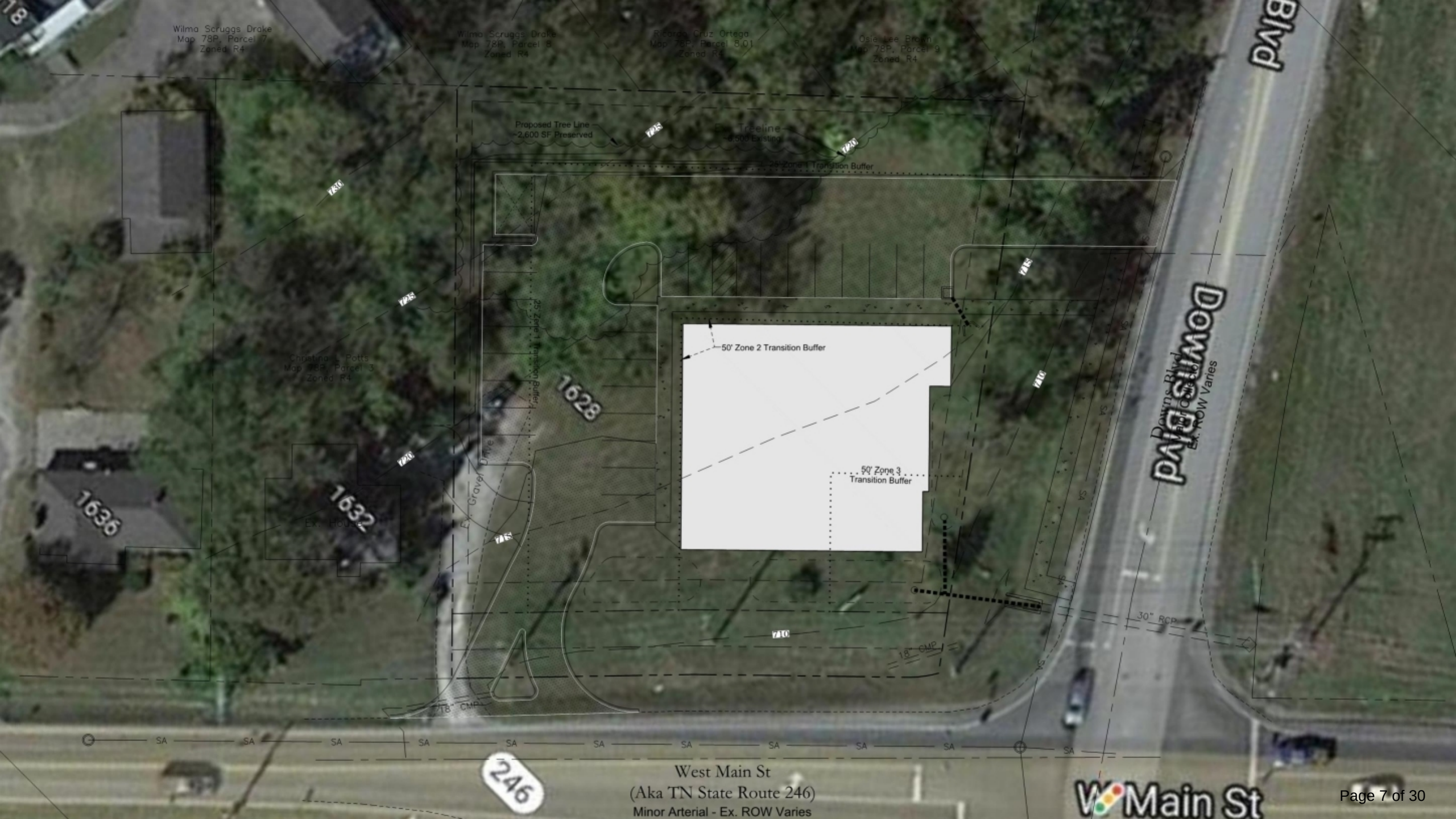
Aldermanic District: Ward 4

Why PD?

Process:

- 1 Planning Commission Meeting
- 3 BOMA Meetings
- About 4-5 Months
- All Applicable COF Departments Review





Wilma Scruggs Drake
Map 78P, Parcel 7
Zoned R4

Wilma Scruggs Drake
Map 78P, Parcel 8
Zoned R4

Ricardo Cruz Ortega
Map 78P, Parcel 8.01
Zoned R4

Osie Lee Brown
Map 78P, Parcel 9
Zoned R4

Christina Potts
Map 78P, Parcel 3
Zoned R4

Ex. House
1632

50' Zone 2 Transition Buffer

50' Zone 3 Transition Buffer

West Main St
(Aka TN State Route 246)
Minor Arterial - Ex. ROW Varies

W Main St



EAST ELEVATION

SCALE: 1/8"=1'



SOUTH ELEVATION

SCALE: 1/8"=1'



NORTH ELEVATION

SCALE: 1/8"=1'



ARCHITECTURAL CHARACTER IMAGES

Owner
Barton English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-513-5805
Email: REB@bartonenglish.com

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-257-0106
asger@daleandassociates.net

Floodzone
The Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Map (FIRM) Number
4718700100G Dated 12/22/2018.

Drawing Date:
September 13, 2021

Revisions

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



ARCHITECTURAL
ELEVATIONS



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
180 Heather Place
Nashville, TN 37204
(615) 257-0106

D&A Project #2102

1624 West Main

A100

Q&A

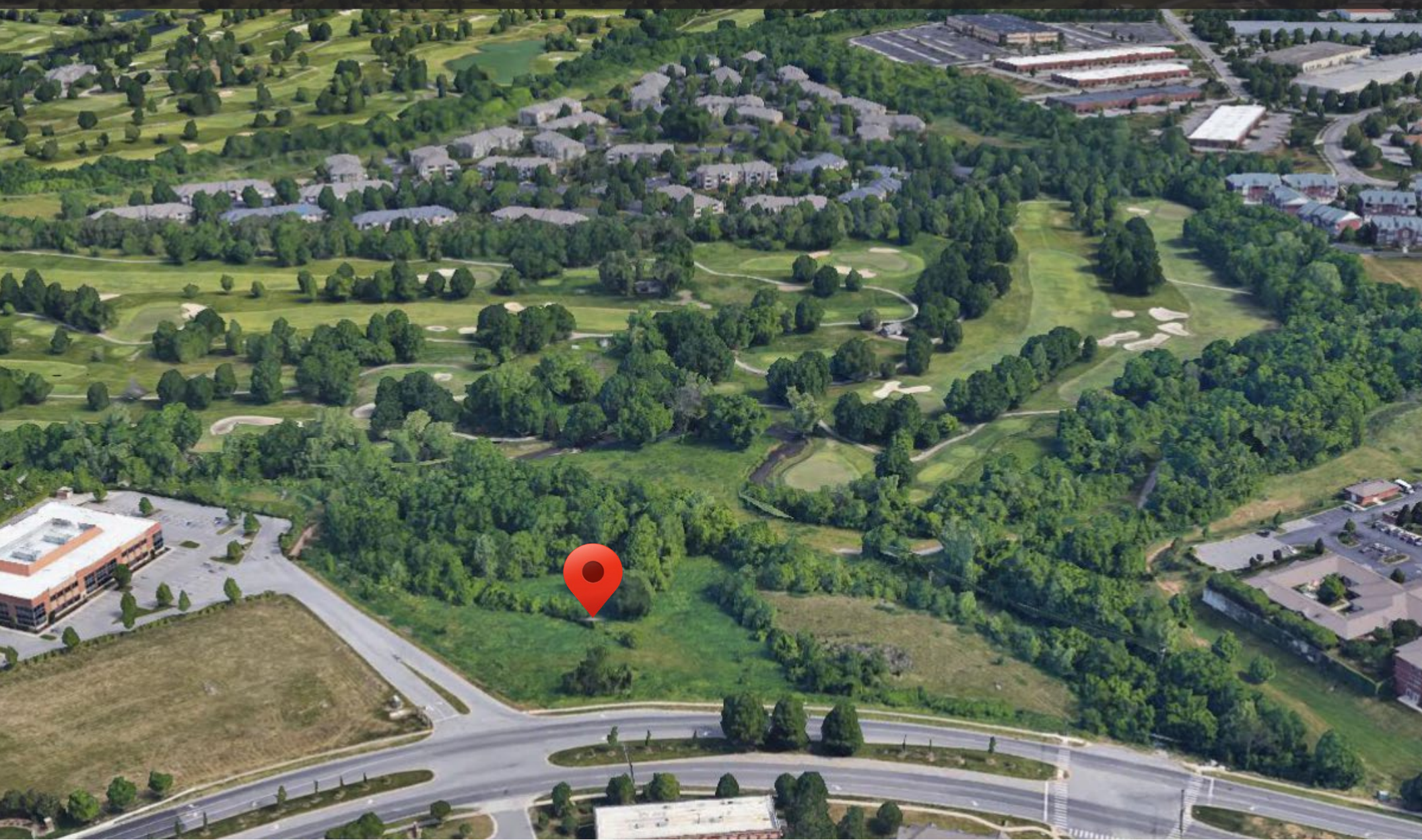
1624 & 1628 West Main

Presenter:
Adam Seger
Dale & Associates

Aldermanic District: 4
Margaret Martin

adam@daleandassociates.net

JOINT CONCEPTUAL WORKSHOP



Introduction
HAVEN AT COOL SPRINGS
FRANKLIN, WILLIAMSON COUNTY, TN

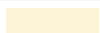


KV+D
KISER VOGGIN DESIGN
Kimley»Horn
Page 10 of 30

VANDERBILT LEGENDS GOLF CLUB

SPENCER CREEK

ZONING INFO

	RC-6 REGIONAL COMMERCE
	PD - PLANNED DISTRICT
	ER - ESTATE RESIDENTIAL

SITE 151 COOLSPRINGS BLVD.

OWNER: FRANKLIN LAND CO. LLC
± 7.53 AC

125 COOL SPRINGS BLVD.
ASPEN GROVE MEDICAL PLAZA

211 - 213 COOL SPRINGS
BLVD.

OWNER: NHC HEALTHCARE COOL
SPRINGS
± 34.20 AC

201 COOL SPRINGS BLVD.

OWNER: P&K LLC
± 3.56 AC

101 COOL SPRINGS BLVD.

OWNER: CSLP GP
± 2.90 AC

COOL SPRINGS BLVD

354 FRANKLIN RD.

OWNER: CUMBERLAND &
WESTERN RESOURCES, LLC.
± 202.58 AC

MAC K C HATCHER
MEMORIAL PARKWAY

WINDCROSS
COURT



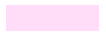
Zoning/ Site Map
HAVEN AT COOL SPRINGS
FRANKLIN, WILLIAMSON COUNTY, TN



KV+D
KISER VOGGRIN DESIGN
Kimley»Horn
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VANDERBILT LEGENDS GOLF CLUB

ZONING INFO

	RC-6 REGIONAL COMMERCE
	PD - PLANNED DISTRICT
	ER - ESTATE RESIDENTIAL

SITE
151 COOLSPRINGS BLVD.
PROPOSED ZONING: PD

125 COOL SPRINGS BLVD.
ASPEN GROVE MEDICAL PLAZA

101 COOL SPRINGS BLVD.
OWNER: CSLP GP
± 2.90 AC

201 COOL SPRINGS BLVD.
OWNER: P&K LLC
± 3.56 AC

211 - 213 COOL SPRINGS
BLVD.
OWNER: NHC HEALTHCARE COOL
SPRINGS
± 34.20 AC

354 FRANKLIN RD.

OWNER: CUMBERLAND &
WESTERN RESOURCES, LLC.
± 202.58 AC

COOL SPRINGS BLVD

WINDCROSS COURT

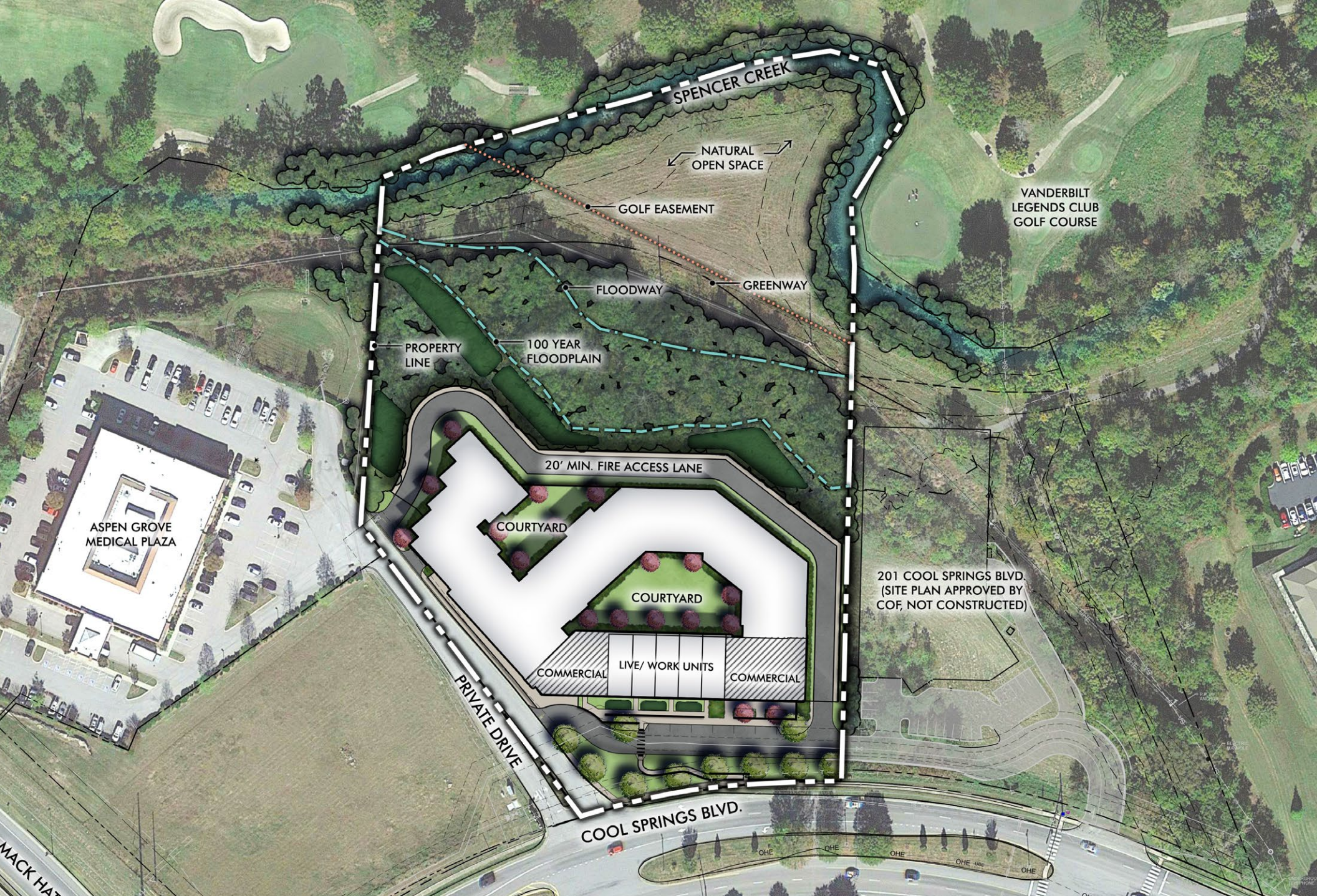


Proposed Zoning & Access Map
HAVEN AT COOL SPRINGS
FRANKLIN, WILLIAMSON COUNTY, TN



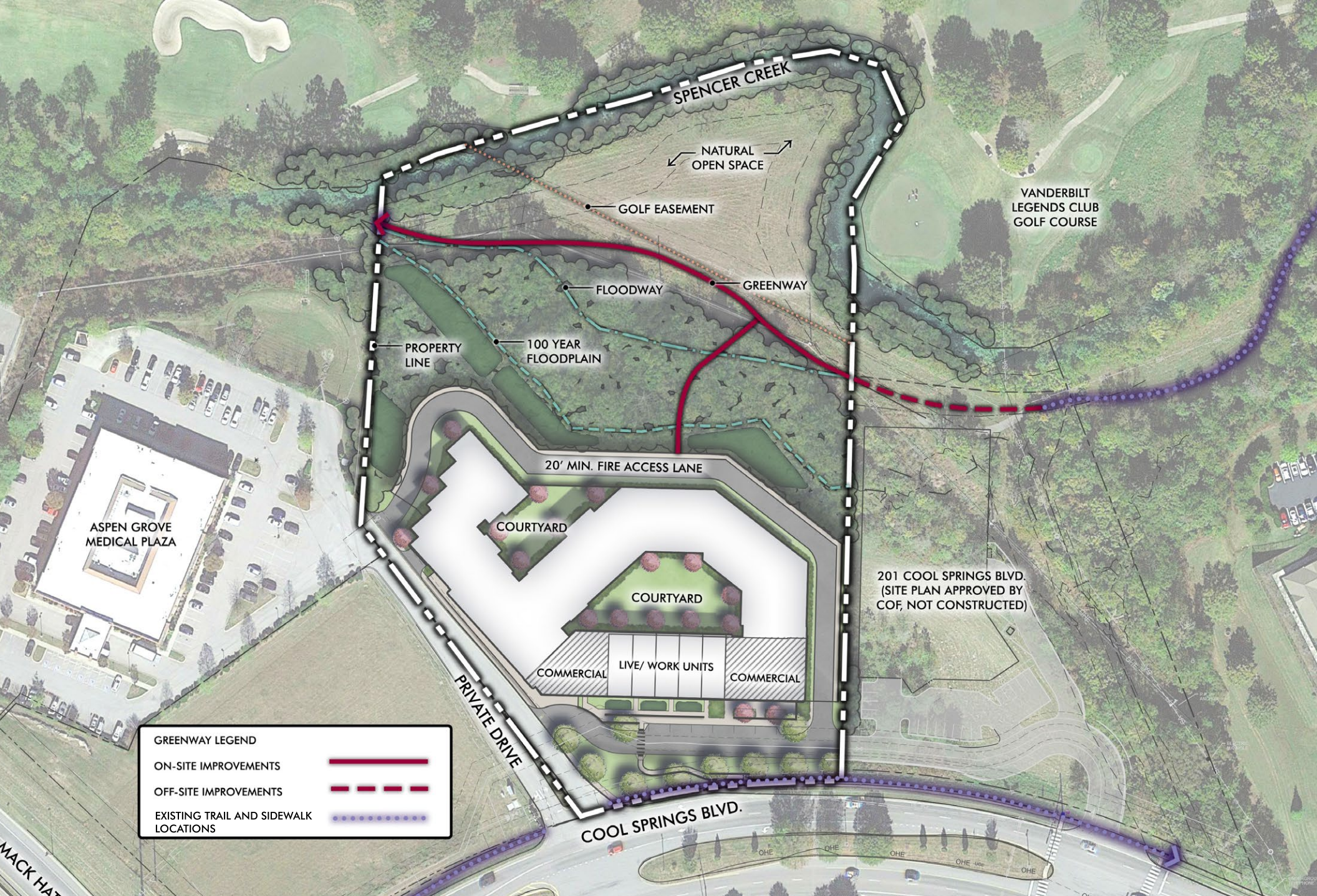
KV+D
KISER VOGGIN DESIGN

Kimley»Horn
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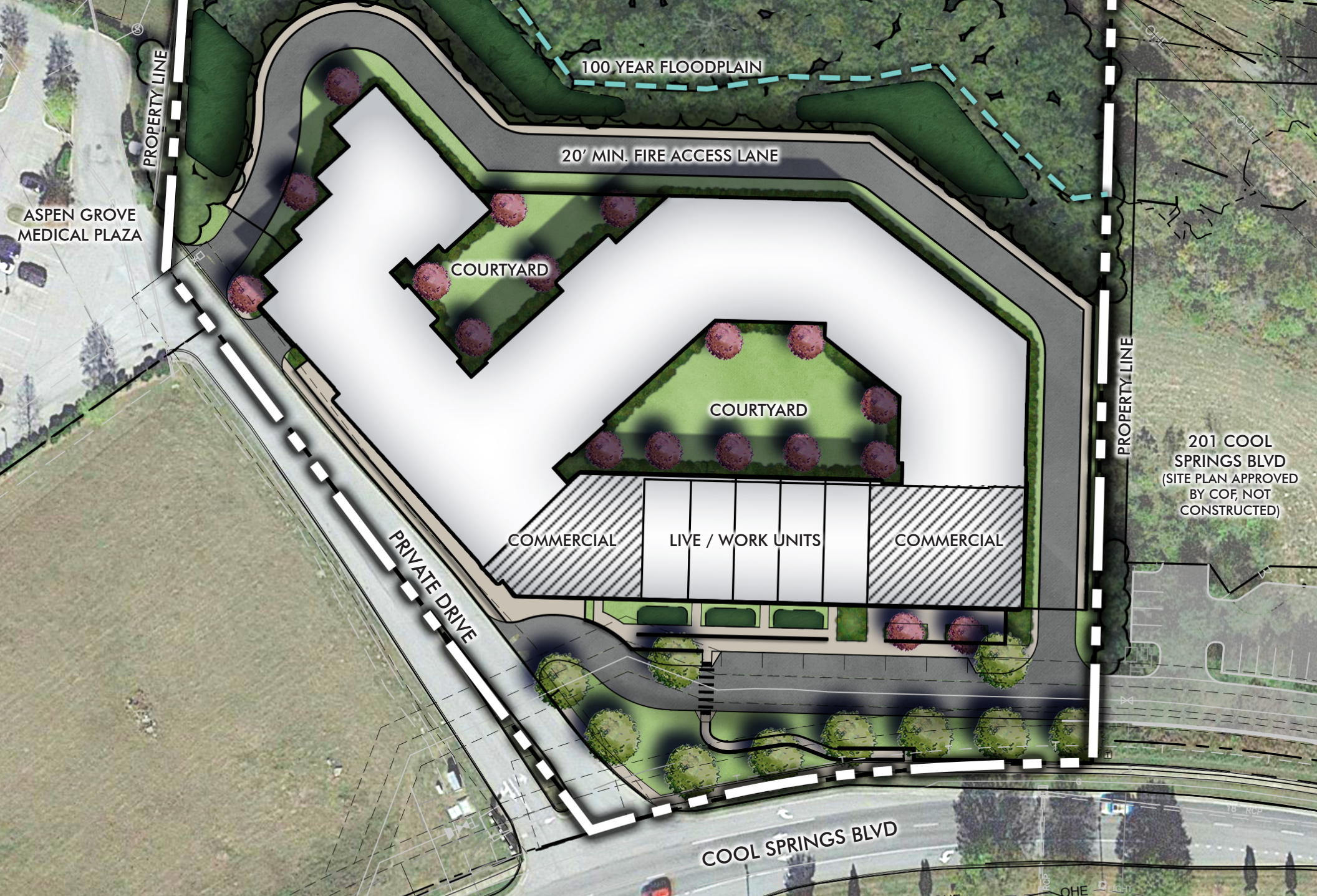


Proposed Master Plan
HAVEN AT COOL SPRINGS
FRANKLIN, WILLIAMSON COUNTY, TN





Greenways Plan
HAVEN AT COOL SPRINGS
 FRANKLIN, WILLIAMSON COUNTY, TN



PROPERTY LINE

ASPEN GROVE
MEDICAL PLAZA

100 YEAR FLOODPLAIN

20' MIN. FIRE ACCESS LANE

COURTYARD

COURTYARD

COMMERCIAL

LIVE / WORK UNITS

COMMERCIAL

PRIVATE DRIVE

PROPERTY LINE

201 COOL
SPRINGS BLVD
(SITE PLAN APPROVED
BY COF, NOT
CONSTRUCTED)

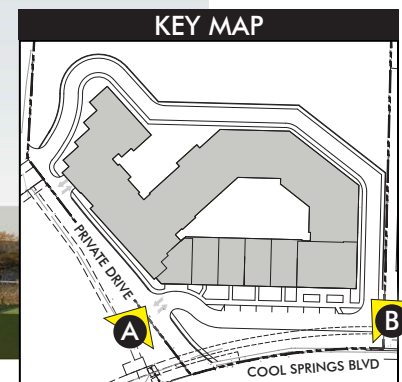
COOL SPRINGS BLVD



A PERSPECTIVE FROM SOUTHWEST



B PERSPECTIVE FROM SOUTHEAST

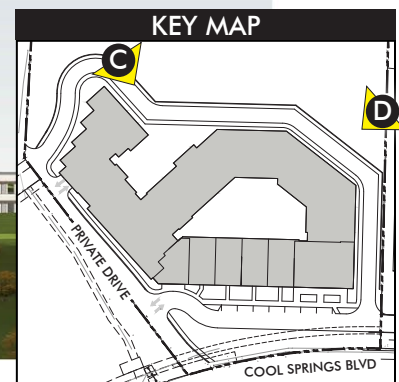




C PERSPECTIVE FROM NORTHWEST

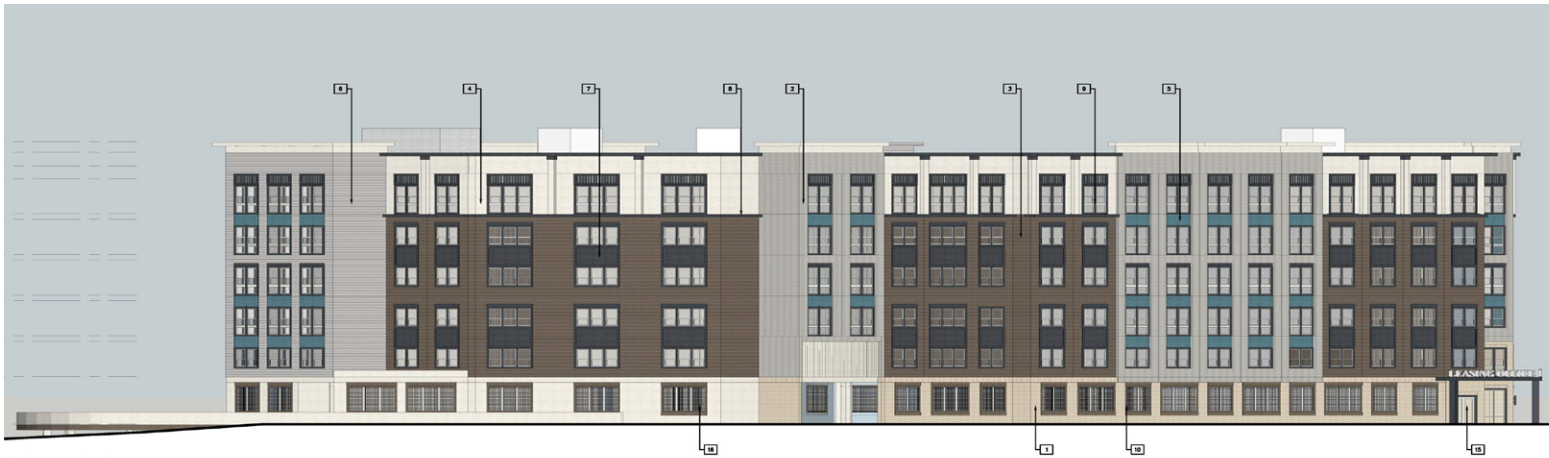


D PERSPECTIVE FROM NORTHEAST

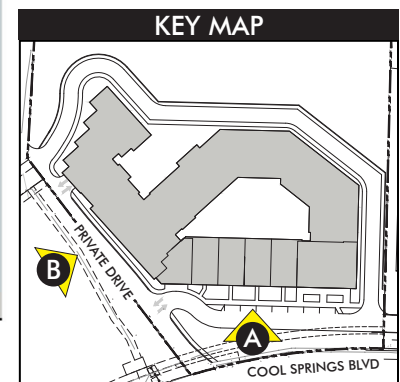


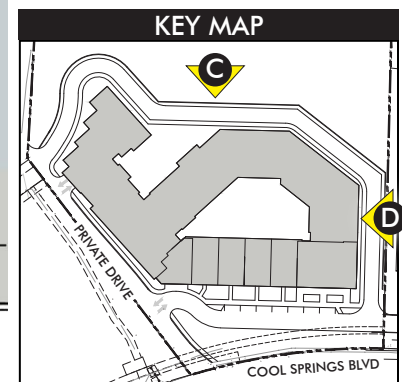


A SOUTH ELEVATION

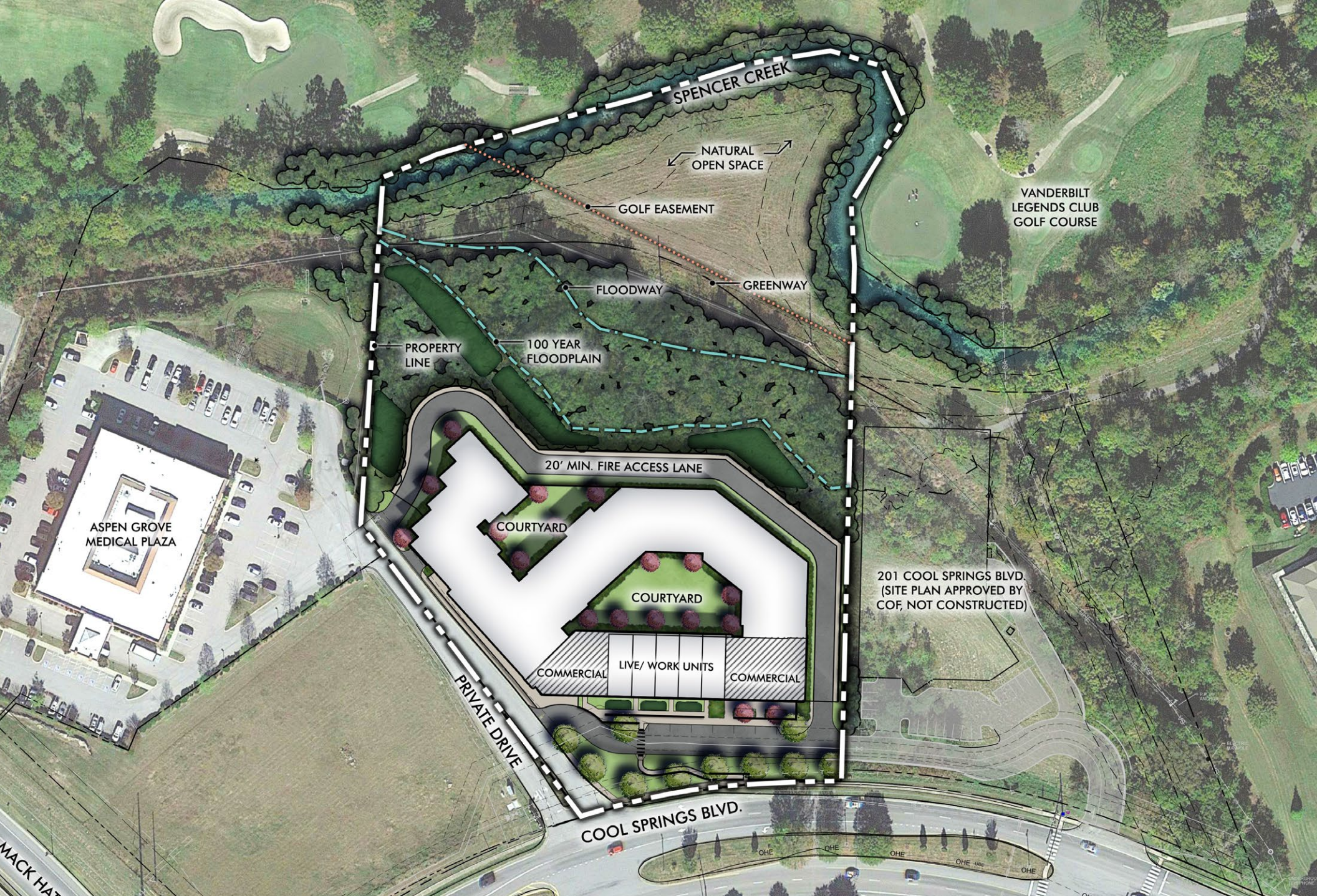


B WEST ELEVATION



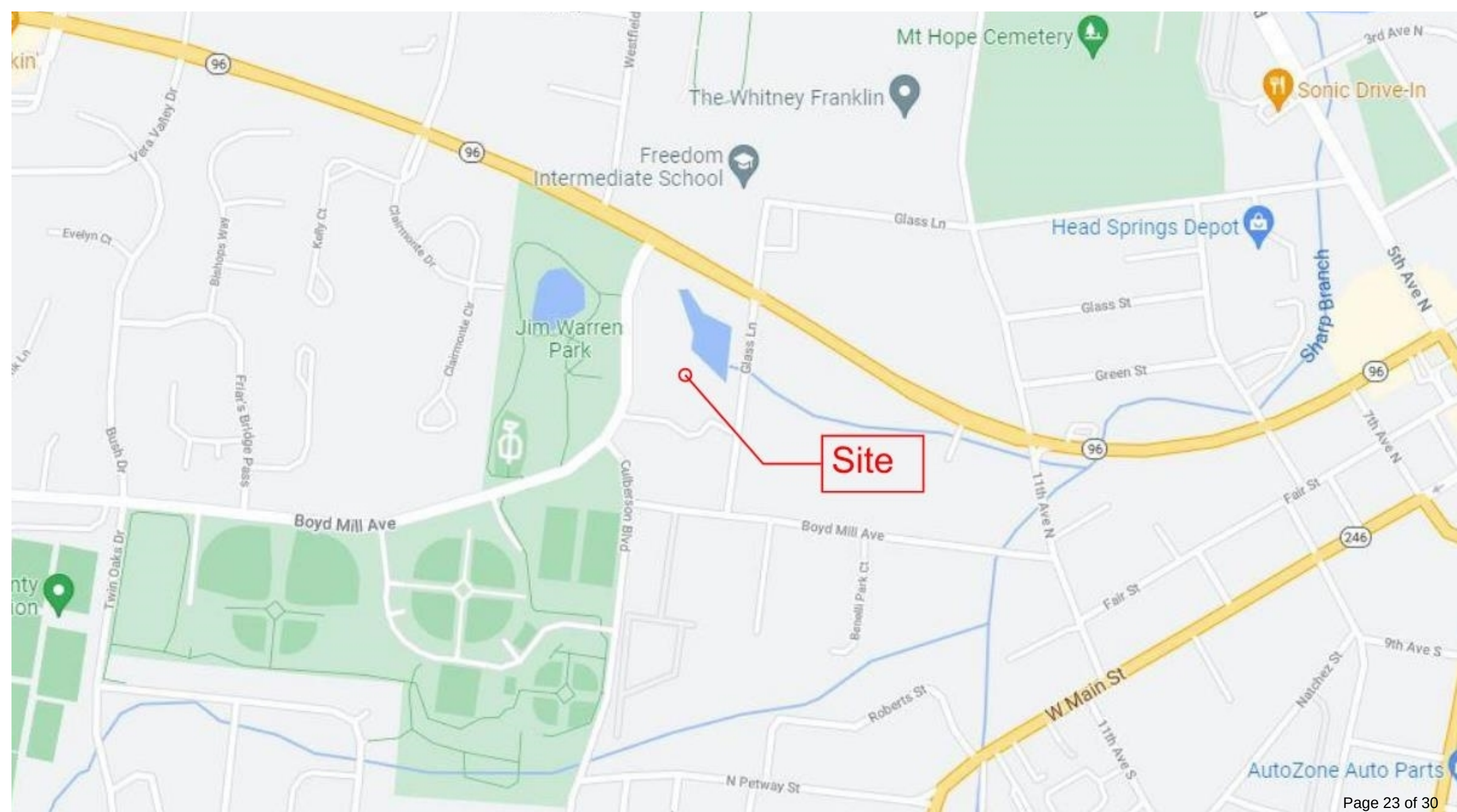


FLYOVER VIDEO OF
HAVEN AT COOL SPRINGS



HISTORIC MAGNOLIA HALL

Historic Residential
community





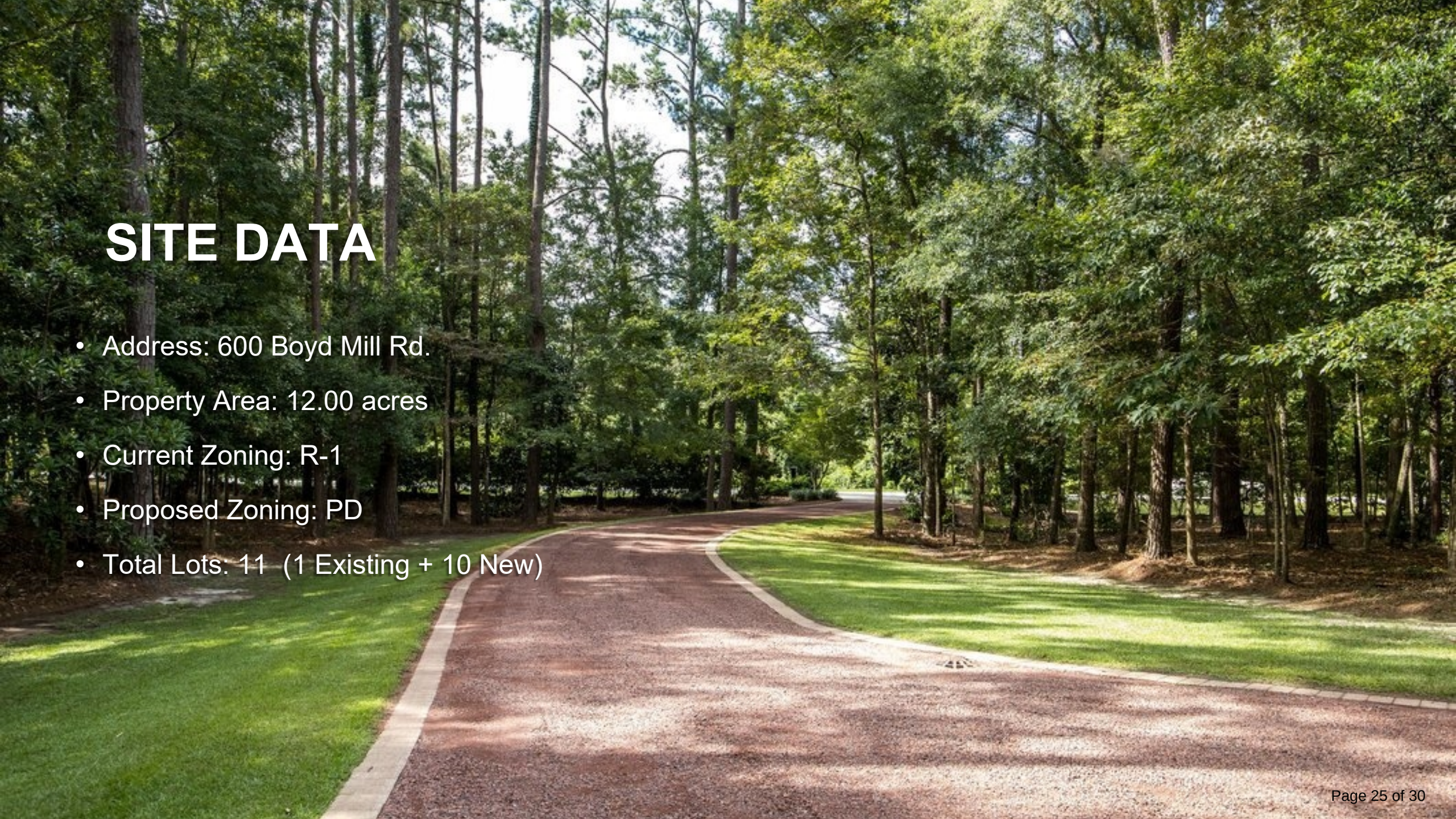
Zoning

Zoning Districts

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

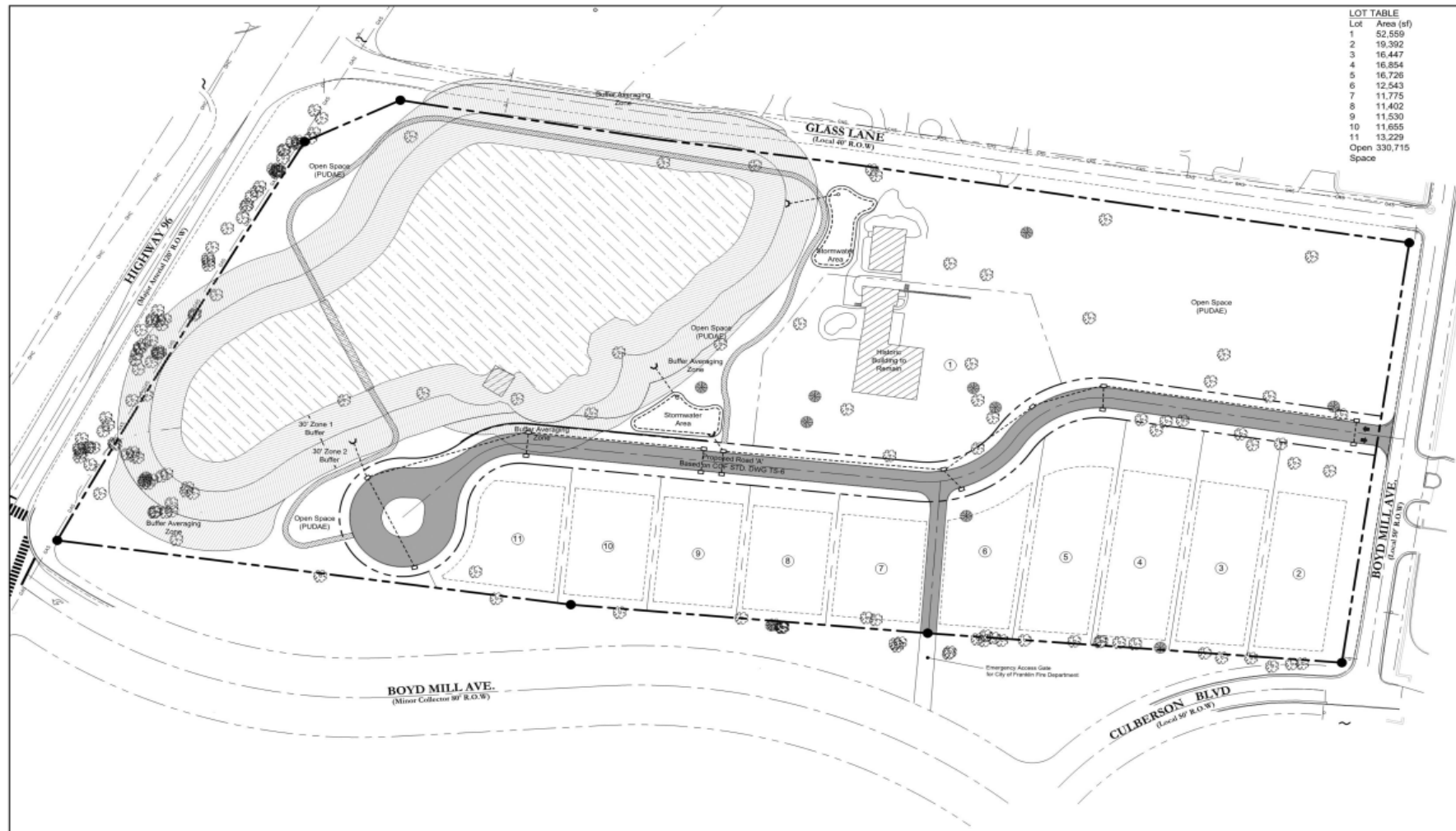
Conservation





SITE DATA

- Address: 600 Boyd Mill Rd.
- Property Area: 12.00 acres
- Current Zoning: R-1
- Proposed Zoning: PD
- Total Lots: 11 (1 Existing + 10 New)



LOT TABLE

Lot	Area (sf)
1	52,559
2	19,392
3	16,447
4	16,854
5	16,725
6	12,543
7	11,775
8	11,402
9	11,530
10	11,655
11	13,229
Open	330,715
Space	

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD
Overlay Zoning: CFO, HPO

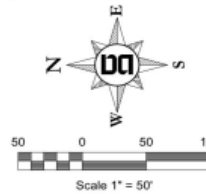
Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Frohman Dr.
Franklin, TN 37069
615.419.6033
berniesbutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Sager
516 Heather Place
Nashville, TN 37204
615.287.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 4718700192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



Site Data Chart

Magnolia Hall
Project #
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)
Zoning

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 3 stories max
Historic Resource Treatment: Yes

Statement of Impacts

Police/Fire
The proposed project is a residential project consisting of roadways designed for emergency vehicles. The residential project does not anticipate any adverse impact on police or fire departments in any way.

Solid Waste
The proposed development will include garbage and recycling roll away can for pick up by public or private garbage trucks. The proposed roadway has been designed for Franklin standard garbage trucks.

Public Recreational Facilities
The proposed project will not have any impact to public recreational facilities.

Envision Franklin - Conservation Subdivision
The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to detached single-family residents only. This project also complies with Envision Franklin by retaining 50% open space. That open space includes working trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain intact. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.



PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Development Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

616 Heather Place
Nashville, TN 37204
(615) 287-5166

D&A Project #23992
Historic Magnolia Hall
C2.0

Q&A

HISTORIC MAGNOLIA HALL

- Presenter:
Adam Seger
- Dale & Associates
- adam@daleandassociates.net



File #: 21-02425

DATE: September 8, 2021

TO: Board of Mayor and Aldermen and Franklin Municipal Planning Commission

FROM:

SUBJECT:

(6:15 - 6:30 pm) Discussion of the Williamson County Growth Plan Update.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Williamson County Growth Plan Update, inclusive of the update to the Franklin Urban Growth Boundary (UGB).

BACKGROUND/STAFF COMMENTS:

This item was initially presented and discussed at the August 26th JCW. There was a virtual community kick-off meeting on August 12th, and there was a second round of public meetings held at City Hall (and virtually) on September 21st and 22nd. At the September JCW, staff will discuss some of the major themes resulting from the public meetings and citizen feedback, although formal data from the public survey will not be available until the October 12th BOMA work session.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission and Board of Mayor and Aldermen acknowledge this item.



September 3, 2021

HISTORIC
FRANKLIN
TENNESSEE

Dear Property Owner,

This letter is to provide you with public notice that a property you own may change status in regard to its location within/ outside of the City of Franklin's Urban Growth Boundary (UGB). The UGB is the area beyond the city limits in which the City of Franklin could grow into over time. The City of Franklin is currently evaluating its UGB as a part of the update to the Williamson County Growth Plan. This County-wide growth plan has not been revised or updated since its adoption in 2001.

A draft UGB is shown on the backside of this page. It was created by the city staff using the criteria outlined by state law such as the feasibility of providing city services and infrastructure, proximity to existing city limits, land suitability, and the likelihood of future growth and development. This is a working draft subject to change upon feedback from the public and elected and appointed officials.

Community meetings have been scheduled to review the draft and gather citizen feedback. Citizens may attend in-person in the City Hall Board Room at 109 3rd Ave or a virtual option is available. To attend virtually, please visit the project webpage and register for the meeting(s) you would like to attend. All meetings will be broadcast live on Franklin TV, the City's facebook page, and YouTube account. If you're not available, you can view all meetings afterwards at your convenience since they will be recorded and linked to the project webpage.

Southwest Basins: Tuesday, September 21st - 5:30 PM.

Mayes Creek: Tuesday, September 21st – 7:00 PM.

Goose Creek: Wednesday, September 22nd - 5:30PM.

All Other Areas: Wednesday, September 22nd - 7:00PM.

If you are unsure which meeting you should attend, please visit the project webpage at www.FranklinTN.gov/UGB and click the "Which Meeting Should I Attend?" link.

If you would like to meet with City staff, open office hours will be held on Friday, September 24th and Wednesday, September 29th in the Franklin City Hall Training Room, (109 3rd Ave S) from 8:00 AM to 5:00 PM. No appointment necessary on these two designated days.

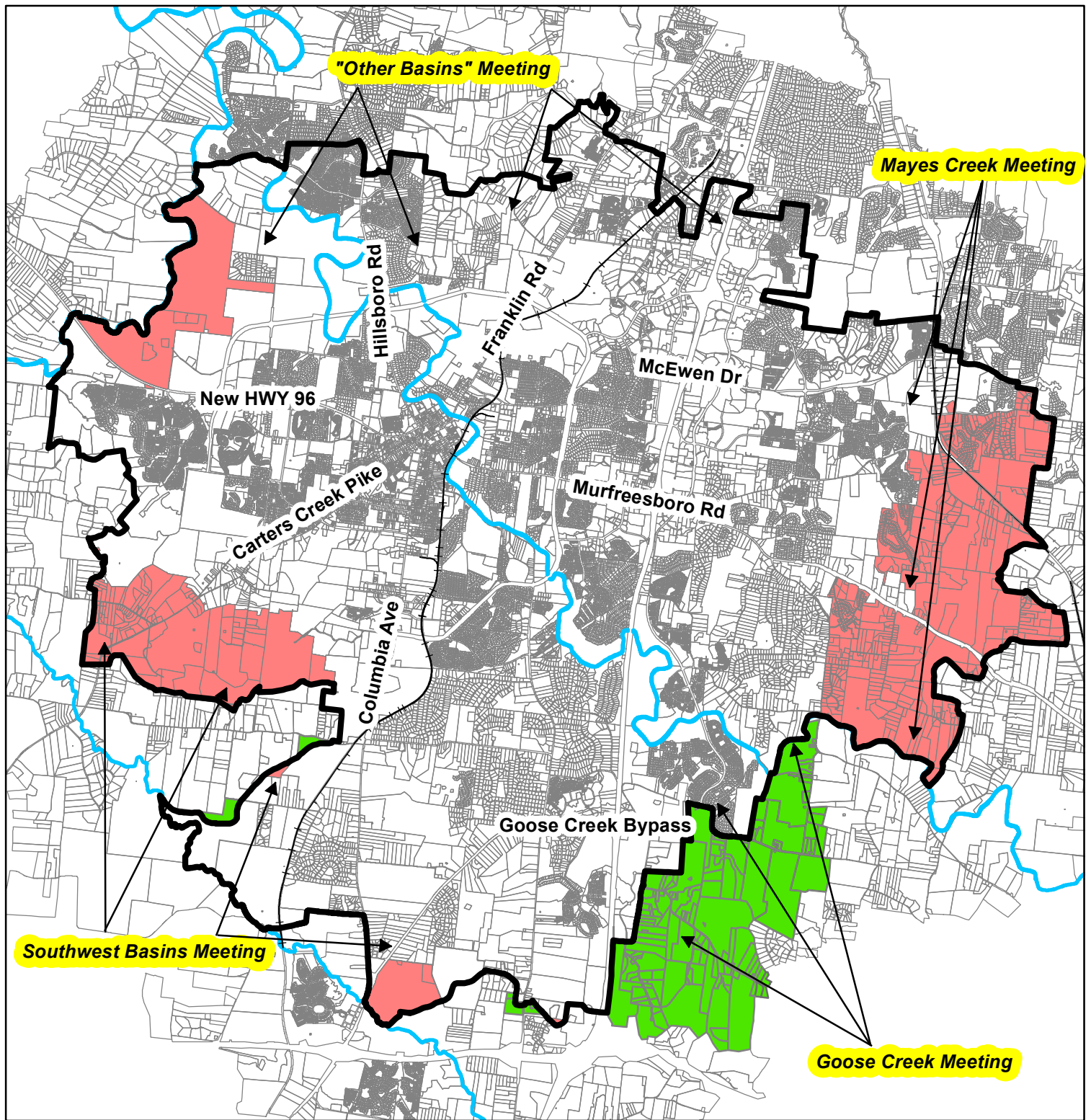
Please visit www.FranklinTN.gov/UGB for more information or contact Andrew Orr, Long Range Planning Supervisor at Andrew.Orr@FranklinTN.gov or (615) 550-6741.

Sincerely,

Andrew Orr

Urban Growth Boundary Working Draft

9/9/2021



Legend

-  Current Franklin UGB
-  Recommended to be Added to UGB
-  Parcels
-  Recommended to be Removed from UGB
-  Railroad Centerline
-  Harpeth River

N



0 1.5 3 Miles

