

November 30, 2017



RE: **370 Franklin Road**  
**Land Use Plan Amendment**  
KVD Project No.: 17024  
COF Project No.: 6586

Andrew,

Please find attached the project Re-submittal plans for the 12/14 FMPC.  
Included are:

- 1 Full-sized set of plans
- 9 Half-sized sets of plans
- 9 Sets of Supplemental Documents Per the Checklist and Proposed Text Amendment

**Response to Staff Comments:**

*Comment 1: Applicant shall be aware that approval of this revision to Envision Franklin or any portion thereof does not constitute Engineering or TDOT approval for the relocation of the Daniel McMahon intersection or the proposed sub-standard intersection spacing*

Response: Noted. This element of design can be further studied as identified within the Envision Franklin Document for the southeast quadrant of Franklin Road and Mack Hatcher Parkway and how access to the southwest parcel is taken. As this needs to be addressed comprehensively.

*Comment 2: The staff does not support this amendment request because conditions have not changed enough since the adoption of the Plan and because the proposal is not consistent with the overall intent of the Plan and nearby land uses. Some of the key issues are listed below:*

*Envision Franklin designates Franklin Road as a rural corridor, which leads into Downtown Franklin. The property is zoned Estate Residential (ER), which allows for one dwelling on two acres. The conceptual plan and addition of townhomes would create an urban character and create an intense development node that is not recommended at this location.*

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comment as part of this submittal.

*Envision Franklin identifies Daniel McMahon Drive as the closest access from Mack Hatcher Parkway. There are several concerns about the proposed site access.*

Response: This element of design can be further studied as identified within the Envision Franklin Document for the southeast quadrant of Franklin Road and Mack Hatcher Parkway, that states "Access in the southeast quadrant is limited and should be further studied". The applicant sees concerns with aligning the southeast quadrant with the current location of Daniel McMahon drive that would severely impact the integrity of Spencer Creek by crossing two times.

*Envision Franklin sets forth a 150' setback from Franklin Road and Mack Hatcher Parkway. The staff seeks to preserve the 150' setback in its entirety.*

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comment as part of this submittal. The Design team feels that the 150' building setback be applied but allow the opportunity to meander rural roads within the 150' setback as noted in the proposed text amendment and also allow for a street tree corridor with stone wall element.

*Several historic resources exist in the area: Roper's Knob, Creekside Manor, and Wyatt Hall. The staff has concerns these historic resources may be negatively impacted by the proposed changes, including the relocation of Daniel McMahon Lane.*

Response: We respectfully provided our Project Justification and Proposed Text Amendment as part of this submittal Document attached to address the above comments as part of this submittal.

Thank you for your time and assistance with this project.

Regards,



Gary M. Vogrin

Envision Franklin Amendment Checklist  
**Franklin Road/Mack Hatcher Parkway Site**  
370 Franklin Road  
KVD Project #17024  
City of Franklin Project #: 6586  
Nov. 6, 2017

**B. Description and Justification**

**5. Description of the Design Concept where the amendment is proposed**

The current required Design Concept for the two land tracts is Conservation Subdivision as indicated on the Design Concepts Map.

This Conservation Subdivision design concept primarily supports single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. 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.

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.

The proposed Design Concept per this amendment request is Mixed Residential.

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.

Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept.

This amendment request seeks the opportunity to include a townhome product in the proposed mixed residential development that would also include Single-Family Residential and Big Houses, all of which are recognized as a Primary Use in the Mixed Residential Design Concept.

**6. Description of Existing Conditions for the site and nearby properties**

The property included in this amendment request is made up of two parcels of land under common ownership. The parcels are bisected by Franklin Road, which runs on a north-south alignment, with Mack Hatcher Parkway serving as the northern boundary of both parcels thereby creating south-west and south-east tracts relative to the Franklin Road and Mack Hatcher Parkway intersection.

The south-west site is bounded by Mack Hatcher Parkway to the north, Franklin Road to the east and the Daniel McMahon Lane to the south and west. Daniel McMahon Lane serves as the primary entrance to the Franklin First Methodist Church and its parking fields. We understand that the large undeveloped lawn that separates the Church's NE and SE parking fields is the future building site for their primary sanctuary.

This +/- 13.4 acre site is triangular in shape and extends southward into the Spencer Creek floodplain. The City has imposed a 150' setback adjacent to the Franklin Road and Mack Hatcher Parkway ROW's which reduce the developable acreage of this site to +/- 6.15 ac.

The south-east site encompasses +/- 48.3 acres in area that is further bisected by the CSX railroad ROW. It is bounded by Mack Hatcher Parkway to the north, Franklin Road to the west and the Brad Kelly property on its extreme eastern and southern borders. As noted above the site is split by the north/south aligned CSX railroad line which acts as the eastern most development boundary. The areas of the property east of the CSX line and south of Spencer Creek are predominately floodplain. These factors along with the 150' setback adjacent to the Franklin Road and Mack Hatcher Parkway ROW's reduce the developable acreage of the site +/- 48.3 acre site to +/- 14.20 ac.

As noted the parcels form two of the four quadrants of the Mack Hatcher Parkway/Franklin Road intersection. Based on the latest (2015) TDOT historical data gathered from TDOT traffic count stations the Annual Average Daily Traffic (AADT) passing thru this intersection is +/- 38,594 vehicles.

The parcel in the NE quadrant is the future home of the Ironhorse apartment community.

The parcel in the NW quadrant is the active Meadows Family Farm that is not within the City of Franklin municipal boundary.

#### **7. Description of how conditions have changed thereby making the Amendment valid.**

The validity of this amendment request is based on our belief that the Envision Franklin Plan does not adequately address or consider the economic viability or market acceptability factors of its stipulated Design Concepts for specific parcels within the plan area. We believe that, in some cases, the Plan paints very broad-brush strokes for what it would "like to see" in terms of development form without consideration for the financial viability and therefore success of its mandates.

It is our contention that the Single-Family Residential, required as a Primary Use per the Conservation Subdivision Design Concept, is not totally appropriate for these two parcels when the factors of proximity to the Mack Hatcher Parkway/Franklin Road intersection and the CSX ROW is taken into consideration.

In that regard, the developer seeks the opportunity and flexibility to introduce an attached Townhome product into the mix of Single-Family and Big House product proposed for the site. The location of the property has significant positive attributes, including proximity to a large church, two golf courses in the immediate vicinity, access to the Park at Harlinsdale Farm, and the ability to walk or bike to downtown Franklin, which will be enhanced when the Harpeth River is spanned by a trail. These elements will likely prove more attractive to an empty nester or downsizing resident than a growing family. The use of attached Townhome housing reduces maintenance, while a higher proportion of senior residents results in less traffic and supports a very cohesive community.

#### **8. Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts for nearby properties.**

Existing development patterns are the Church site, Iron Horse & Harlinsdale Manor. None of these, however, precisely mirror the proposed site. The location, topography and layout of Harlinsdale Manor create a unique

location for larger single family that the site does not share due to the proximity of Mack Hatcher, the exposure to Franklin Road, and the CSX railroad line.

**9. Description of any Special Considerations to be added or modified including the exact proposed text.**

Proposed Mixed Use Residential Text Amendment

The creation of a new tab within the Mixed Residential Design Concept chart labeled Franklin Road and Mack Hatcher. (See end of this document)

**10. Description of how the proposed amendment is consistent with Envision Franklin, including the Vision, Guiding Principles, the Development Suitability Analysis, and any other applicable exhibits.**

The following excerpts (*italicized*) taken from the Envision Franklin Plan illustrate the adopted Vision and Guiding Principles that are specifically germane to the proposed development plan and form anticipated by this amendment request. Commentary regarding specific applications and adherence are included.

In addition to the text below, please reference the Proposed Text Amendment to the Mixed Residential Design Concept to create a new tab labeled Franklin Road and Mack Hatcher. (See end of this document)

*VISION*

*Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality.*

We couldn't agree more. The proposed residential development, if this amendment is granted, will incorporate and reflect the exceptional preservation, site planning, architectural and open space principals and standards the City of Franklin has come to expect as outlined in the Envision Franklin Plan.

To present a proposed plan for the City's consideration the applicant must first successfully amend the Envision Franklin Plan for these specific parcels. We respectfully seek your support in this request.

*GUIDING PRINCIPLES*

*Managed Growth*

- A. *The city seeks responsible and purposeful growth that enhances quality of life, provides a dynamic mix of land uses, and preserves its scenic beauty.*

The proposed development will provide a mixture of residential housing options, types & forms including ownership/lease opportunities across a broad spectrum of price points to meet existing ongoing market demand. The development will be artfully planned to enhance existing gateway corridors, maximize preservation of existing vegetation, historic resources and flood prone areas while providing pedestrian connectivity to on site and adjacent institutional, park and open space uses and opportunities all within the context of existing City infrastructure.

*Economic Vitality*

- D. *Workforce housing fosters a diverse employment base necessary for continued economic vitality. A range of housing options and price points are encouraged to support both employees and the local economy.*

The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City's diverse housing market demand.

#### *Vibrant Neighborhoods*

- A. *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.*

Agreed. KVD prides itself on our planning and design expertise and are quite proud of the many fine neighborhoods we have had a hand in creating. We do not intend to drop that ball now.

- B. *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) interspersed within neighborhoods across the City. A variety of lot sizes is encouraged. While larger lots provide individual back yard open space, smaller lots should be within walking distance to neighborhood pocket parks and tot lots.*

Agreed. This is exactly why the applicant is requesting this Amendment. The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City's diverse housing market demand.

The neighborhoods will enjoy strong pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

- C. *Neighborhoods should have a pedestrian-friendly design that makes walking and biking pleasurable along streets and open spaces. Sidewalks, multi-use paths, and street trees will continue to be a cornerstone of neighborhoods and should be increased at every opportunity.*

Agreed. These elements will be included in the proposed development.

#### *Historic Preservation*

- A. *The preservation of historic resources is of paramount importance to protecting Franklin's heritage and cultural identity. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archaeological sites, should be identified, preserved, and protected. Preservation of these buildings and resources is environmentally responsible, further develops an economy for heritage tourism, creates jobs, and boosts property values.*

The existing Creekside historic home and its immediate grounds, as loosely identified by its surrounding existing specimen trees and tree canopy, will be preserved and renovated to continue its contribution to the Franklin Road Local Historic District. The developer will coordinate with the City Preservation Planner and the Heritage Foundation of Franklin & Williamson County to develop a program including appropriate future uses to insure this commitment.

- C. *The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas.*

See A. above.

- D. *Historic estates contribute greatly to Franklin’s community character. The integrity of these historic properties, with their distinctive homes, outbuildings, and general aspects of their settings, should be preserved. Large front yards reinforce the prominence of these estates and should be preserved to respect their viewsheds.*

See A. above. The future development plan anticipates the need for the introduction of an entrance drive (street) to serve the south-east parcel. This drive will pass thru the grounds of Creekside south of the historic home. The developer will work with the City Preservation Planner to determine an appropriate context sensitive layout and design of this street.

#### *Natural Beauty*

- A. *Scenic viewsheds and vistas should be preserved as amenities. These scenic resources include rolling hills, rural landscapes, Century Farms, rural corridors, floodplain, and forested areas.*

The proposed development will seek to enhance and strengthen the Franklin Road Gateway thru the incorporation of context sensitive architectural design, the artful layout of fronting “rural” lanes and a significant commitment to street and canopy tree design and placement. The entire corridor will benefit from the “common ownership” of both sides of the road.

- B. *Every opportunity should be taken to expand the public space along the Harpeth River, tributaries and streams through community open spaces, trails, viewing points, and canoe accesses.*

The development anticipates the preservation of greater than 50% open space including the majority of all flood prone areas associated with Spencer Creek as well as contribution to the greenway system via parkland dedication and/or funds in lieu of.

- C. *The Harpeth River and its tributaries should be protected through significant riparian buffers. Streambank restoration is encouraged to provide wildlife habitat, slow stormwater runoff, improve air quality, reduce soil erosion, and reduce flooding.*

The development anticipates the preservation of all riparian buffers associated with Spencer Creek where it passes thru the site. The entire area east of the CSX ROW and south of Spencer Creek where it crosses Franklin Road will be substantially preserved in its natural state.

- D. *Established forested areas, existing tree canopies, specimen trees, and riparian buffers help to absorb air pollution, reduce glare, heat, and noise, and enhance the quality of life through health and recreational benefits. These resources should be preserved through careful site design. Clear cutting is discouraged.*

Agreed. The proposed plan will seek to maximize the preservation and enhancement of existing forested areas, existing tree canopies, specimen trees, and riparian buffers.

#### *Exceptional Design*

- A. *Buildings contribute to the fabric of the City, and they should reflect distinctive architectural style and high-quality materials that are unique to Franklin. Anywhere-architecture is not acceptable.*

Agreed. All architecture (Single-Family Residential, Big House and Townhouses) will be designed specifically for this neighborhood. The style and architecture will draw from the character of the surrounding area and the Creekside Manor historic home.

As an added layer of insurance, this site lays within the Historic Preservation Overlay district and as such all architectural elevation design will require review and approval by the Historic Zoning Commission.

- D. *The front building facade of principal buildings should be oriented toward the street. Buildings should activate the street by creating an inviting pedestrian experience. Architectural elements should add visual interest at a human scale. Long, blank walls are discouraged.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- E. *Buildings at intersections should have a similar level of architectural detail for the side elevation as the front elevation. Distinctive architectural features that define the corner are encouraged. Buildings at the end of a street should be a visual terminus; architectural features should reflect the prominence of their location.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation and the residential architectural design.

- F. *Parking should be secondary to the building and its relationship to the street. Generally, parking should be located behind the building, under the building, or in parking structures behind active ground-floor uses that activate the street. On-street parking should be encouraged. Views from the street should not be of parking lots.*

Agreed. The development plan will illustrate a combination of on street parallel parking, individual unit garage parking and some surface parking located behind the residential architecture.

- J. *Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places.*

Agreed. KVD prides itself on our planning and design expertise and are quite proud of the many fine neighborhoods we have had a hand in creating. Given the importance of this site as a Gateway into the City of Franklin we will make every effort to create an exceptional neighborhood that all will be proud of.

- K. *Integrating and mixing land uses with pedestrian-scale building forms and community gathering spaces are encouraged. Wide, tree-lined sidewalks and well-designed street network should provide the foundation for connectivity between these uses.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- L. *Context-sensitive design and architecture are important elements that vary throughout the city. Size, scale, setbacks, materials, the rhythm of the street, and context should be considered as part of the design process.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

- M. *Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.*

Agreed. These planning and design principles will be incorporated into the Development Plan creation.

#### *Connected Community*

- A. *New development and redevelopment should contribute to a convenient and functional multi-modal transportation system by providing accessible street and pedestrian connections on all sides, integrating bicycle or multi-use paths, and incorporating transit provisions.*



The amendment will allow for the development of an economically sound and viable mixed residential community with pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

- G. *Greenway corridors and interconnected open-space networks, especially along the Harpeth River, should be expanded and enhanced as vital community amenities. Sidewalks and multi-use paths connecting neighborhoods, open spaces, parks, and greenways are encouraged to provide access to passive and active recreation and to support healthy and active lifestyles.*

Agreed. The proposed development will create a minimum of 50% open space primarily associated with the Spencer Creek corridor which will be offered for parkland dedication. This area provides a vital link in the Spencer Creek Greenway trail.

- H. *Key routes into Franklin should use public improvements, such as signage, lighting, and decorative structures and landscapes, to create gateway entrances into the City to showcase community character and quality design.*

The proposed development will control both sides Franklin Road which is arguably “The Beginning” of the “Gateway” into downtown Franklin. This will allow for the homogenous design of the streetscape and gateway monumentation/signage features leading into downtown. The developer is receptive to working with the City to arrive at an acceptable design for this key gateway into the City.

- I. *The character of new streets and their associated elements should reflect the desired character and design of the development and contribute to its sense of place.*

Agreed. Per the Design Concept guidelines and standards for Conservation Subdivision the developer is receptive to the design and installation of a context sensitive rural “Lane” for the proposed streets immediately paralleling Franklin Road as is described in the “Special Considerations for Franklin Road and Mack Hatcher Parkway”.

#### DEVELOPMENT SUITABILITY ANALYSIS

The two parcels rank average to above average on the Land Use Suitability Map and arguably should be ranked higher in our opinion.

#### **11. Description of how the proposed amendment will improve the quality of life for City Residents.**

The amendment will allow for the development of an economically sound and viable mixed residential community with pedestrian connectivity via the developing Greenway system paralleling Spencer Creek to Harlinsdale Park (0.3 miles), The Factory (0.8 miles) and Downtown Franklin (1.5 miles) as well as other institutional and recreational opportunities within the immediate surrounding area.

The proposed development will provide a mixture of residential options, types & forms including ownership/lease opportunities across a broad spectrum of price points to help fulfill the City’s diverse housing market demand.

The existing Creekside Manor historic home and its immediate grounds, as loosely identified by its surrounding existing specimen trees and tree canopy, will be preserved and renovated to continue its contribution to the Franklin Road Local Historic District.

The proposed development will be in a position to significantly contribute to the Spencer Creek Greenway trail system

The proposed development would seek to relocate the existing intersection of Daniel McMahon Lane and Franklin Road further north to a point that would serve both parcels as well as the Franklin First Methodist Church. This relocation would allow for the construction of turn lanes to access Daniel McMahon Lane from Franklin Road which is not currently possible due to proximity to the Spencer Creek bridge. This relocation would also serve to move Daniel McMahon Lane out of the flood plain therefore reducing current safety concerns.

## **Proposed Mixed Use Residential Text Amendment**

The applicant requests the creation of a new tab within the Mixed Residential Design Concept chart labeled **Southeast and Southwest Quadrant of Franklin Road and Mack Hatcher** supplemented with the following text additions.

1. Proposed developments within this location shall set aside a substantial amount of property as permanently protected open space in its natural state. 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.
2. Franklin Road is the last rural gateway into Downtown Franklin. Building setbacks should be at least 150 feet along Franklin Road and Mack Hatcher Parkway in order to preserve the scenic viewshed. Context sensitive parallel drives are allowed within the outer one-half (75' - 150' range) of the 150' setback. The orientation of structures should address Mack Hatcher Parkway and Franklin Road.
3. Development should use the existing, natural topography and minimize grading to the maximum extent practicable.
4. Commercial uses are not appropriate within this rural corridor.
5. The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. Some of the historic dwellings in the area were built in the early nineteenth century and have Federal and/or Greek Revival architecture. New buildings located immediately adjacent to the side/front of historic buildings should appear to be within one-half story of the historic building height.
6. Residential buildings directly fronting Franklin Road shall be a maximum of two-and one-half stories. Residential units located behind the first row of residential units along Franklin road shall be a maximum of 3 stories.
7. Street infrastructure improvements to Franklin Road should be context sensitive in coordination with TDOT and City Streetscape Plans. Alternative options should be taken to avoid widening Franklin Road. Streetscape improvements to Franklin Road should be rural in nature, including informal, natural landscaping and traditional rural elements.
8. New local streets, adjacent to Franklin Road only, should be rural in character, with swales instead of curbs, informal street-tree plantings, and traditional rural elements, such as stone walls and wood-plank fencing.

9. The Daniel McMahon Lane and Franklin Road intersection should be studied for possible relocation in order to provide safe access to the SW and SE quadrants.
10. Trail interconnectivity should be promoted by using current and future planned trails, together with trails along Spencer Creek and the Harpeth River.
11. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.
12. Parking should be to the side and rear of buildings or on-street.
13. Creekside Manor and ancillary historic structures should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.

This email is to provide a follow-up to the meeting held October 16, 2017.

Purpose: Envision Franklin Plan Amendment Request  
Site: South side of Franklin Road/Mack Hatcher Parkway intersection  
Attendees--  
Staff: Kelly Dannenfelser, Amy Diaz-Barriga, Andrew Orr, Brad Baumgartner  
Applicant: Dwight Kiser, Gary Vogrin, and Eric Flynn

Summary:

We have met previously about this site about six months ago and talked about the Conservation Subdivision design concept and discouraged townhomes. They would like to submit for the December FMPC meeting a proposal to change the design concept from Conservation Subdivision to Mixed Residential. They said they had positive support from some planning commissioners they've met with, and that the view from Franklin Road was most important.

We went over the list of items to address, including (1) what conditions have changed since the adoption of the Plan to warrant an amendment; and (2) how will the proposed amendment be compatible with the existing land use patterns and design concepts of nearby properties. Staff told the applicant that a request for townhomes in this location would not be supported.

- They talked about doing a big house concept for the light yellow “buildings” along Franklin Road and townhomes behind it on the east side, with a row of single-family residential along Daniel McMahon Lane. They would keep the 150-foot building setback (but have parallel drives within it, which is not allowed by CFCO District.)
- We talked about the rural corridor, the 150-setback, and rural feel. The sense of place matters within a development and townhomes are incongruent with the established rural character, one that Harlinsdale Manor has set. KVD contends that the townhomes set back behind the Big Houses will have limited visibility from Franklin Road.
- Staff said that institutional uses are an appropriate use in Conservation Subdivision and that this would be an appropriate use at this location. They would like to make the argument for land costs that outprice institutional uses. In addition, the +/- 40,000 vehicles per day at the Franklin Road/Mack Hatcher Intersection and CSX Railroad to the east limit the viability of single family detached homes and more equate to a mixed-use residential product.
- Historic resources in the area: Roper’s Knob, Creekside Manor, and Wyatt Hall, should be sensitively buffered and designed around.
- Dwight thinks the rural character starts at Creekside. Staff thinks it is from the intersection, as well as north on Franklin Road, which is also rural. They would like to make the argument that this development will transition from Iron Horse. Staff mentioned that was adopted under a previous LUP that didn’t have the level of specificity we have today.
- They would also like to include a conceptual sketch in the submittal. Please see below for further information not discussed at the meeting.
- Dwight talked about a previous discussion with Engineering about potentially moving the access north of Daniel McMahon Lane, citing the floodplain, improved safety, but that what they were showing did not meet the minimum distance from the Mack Hatcher intersection and needs further study.
- We asked them to provide images of architecture examples of what they’d like to do.

- Andrew is going to set up the site visit with the pre-app team and coordinate the neighborhood meeting. They are looking at November 2 for a neighborhood meeting. There are very few property owners within 500 feet of this site.

Further Information:

After talking with Emily and other staff, it would be better not to include a specific plan in the actual text amendment so that the more in-depth level of detail can take place at the rezoning stage. For example, Envision Franklin rarely specifically addresses access locations for sites. It does here because it was the result of a six month City study of these properties. We would suggest that if you would like to pursue changing the access location, request deletion of that particular text. Then, it will be fully vetted with Engineering through rezoning, should the amendment request be successful. If you'd still like to pursue a bubble diagram with areas for big houses and townhomes, we can talk further about that. We would create it in-house to look like other illustrations in the document.

**Kelly Dannenfels, AICP**

Long Range Planning Supervisor · City of Franklin · Planning and Sustainability Department

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**PUBLIC NOTICE AFFIDAVIT**  
**City of Franklin, Tennessee**

We/I KIGER + VOGRIN DESIGN  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

TAX MAP 063, PARCELS 24 & 24.01  
(Property Parcel/Tax ID Number)

and located at:

370 FRANKLIN ROAD  
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

[Signature]  
Signature

Subscribed and sworn to before me this

6th day of November, 20 17.

[Signature]  
Notary Public

My Commission Expires: 07-30-18



Owner Affidavit

OWNER AFFIDAVIT  
City of Franklin, Tennessee

We/I Adkerson Creekside Farm, G.P.  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

TAX MAP 063, PARCELS 24 & 24.01  
(Property Parcel/Tax ID Number)

and located at:

370 FRANKLIN ROAD  
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

KISER + VOGRIW DESIGN  
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Marilyn Peggy Douthett  
Signature

710 Pennsylvania Ave  
Property Owner Mailing Address

Ft. Washington, PA 19034  
City, State & Zip

Subscribed and sworn to before me this

2nd day of NOV, 2017.

Jennifer M. Fornara  
Notary Public

My Commission Expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Jennifer M. Fornara, Notary Public  
Doylestown Boro, Bucks County  
My Commission Expires March 18, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

# SIGN-IN SHEET- LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

Project: I7024

Meeting Date: 11.02.17

Facilitator: Kiser + Vogrin Design

Place: Franklin Road Site

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Tim Ginn	615-456-1031	htginn@bellsouth.net
Andrew Miller	615-830-7726	andrew.miller@seedbed.com
David Bailey	615-812-6200	davidbailey86@gmail.com
Greg Meadows	615 347 9394	greg@crown.co
Lerry Meadows	615 714 5328	greg@crown.co
Claude Cananich	615/293-3819	mail@bangynodes.com
Dorie Bolze	615-479-0181	doriebolze@harpethriver.org
DANA McLENDON	615-310-3195	danamclendon@iehd.com
Clenna Pokrant	615-791-6819	clennapokrant@gmail.com



# SIGN-IN SHEET- LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

Project: I7024

Meeting Date: 11.02.17

Facilitator: Kiser + Vogrin Design

Place: Franklin Road Site

Name	Phone	E-Mail
ANN PETERSEN		annpetersen@comcast.net
Annabeth Hayes		ahayes@historicfranklin.com
Carl Baughman		carlbba@hotmail.com
Connie Clark	(615) 790-0333	connieclark06@comcast.net
Marty Prine	(480) 227-7590	rprine2@comcast.net
Bill Handel		bhandel2@comcast.net
Michael Phillips	615 974 6300	cw4phillips@gmail.com
Susan Mulligan	415 429-0752	susan.smulligan@comcast.net
Andrew ORR	-	-
BRENT JACOBS	615-202-2260	J.BRENT.JACOBS@GMAIL.COM



LAND USE PLAN AMENDMENT TO ENVISION FRANKLIN

FOR SITES AT THE SOUTHEAST AND SOUTHWEST CORNER OF FRANKLIN ROAD &  
MACK HATCHER PARKWAY

PUBLIC OPEN HOUSE  
Thursday, November 2<sup>nd</sup>, 2017 6:00 p.m. to 7:00 p.m.  
City Hall Training Room

Name: Michael Phillips

Address: 417 Gambrel Ct. 37067

Phone #: 615-974-6300

Email: CW4Phillips@gmail.com

Comments: \_\_\_\_\_

What is the <sup>current</sup> LOS of the existing roadway?

What is the anticipated LOS?

What is the number of expected school children?

How will it effect the zoned school's capacity?

Consider a private, gated community for residents over 55. It doesn't exist in Franklin. Would be no school children and significantly fewer vehicle trips.

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City Hall Training Room

Name: Mary Peave  
Address: 103 Woodview Court  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

Comments: \_\_\_\_\_

6x Density Increase will destroy  
the intent of the current zoning  
to preserve the character of  
this last historic gateway into  
historic Franklin.  
The historic home is in poor  
condition & has not been stabilized  
in recent years to my knowledge.

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City Hall Training Room

Name: Andrew Miller

Address: 118 Shenandoah Tr Franklin

Phone #: 615-830-7726

Email: andrew.miller@segbed.com

Comments: I would highly discourage rezoning this property.

I believe that this gateway to Franklin and the rural  
character of the road would be greatly diminished. Please  
do not let this proceed

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City Hall Training Room

Name: Susan Smalwood  
Address: 103 Harlinsdale Ct  
Phone #: 615.429.0752  
Email: susan.smalwood@comcast.net

Comments: I am opposed of changing  
the zoning allowance for  
this development.  
I will be petitioning my  
neighbors and abutment  
to support the current  
land use plan. I am  
opposed to the amendment.

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City Hall Training Room

Name: Marty Prine  
Address: 111 Harlinsdale Ct. Franklin, TN 37069  
Phone #: (480) 227-7590  
Email: rprine2@comcast.net

Comments:  
Do not change the envision Franklin plan.  
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City Hall Training Room

Name: Clenna Pokrant

Address: 127 Harlinsdale Ct, Franklin

Phone #: 615-791-6819

Email: clennapokrant@gmail.com

Comments: Keep Envision plan as approved and discussed for 2 years. Nothing has changed since January to reflect need for change.

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City Hall Training Room

Name: ALAN SIMMS

Address: 119 Lewisburg Ave Franklin, TN 37064

Phone #: 214-668-2826

Email: alan.simms@live.com

Comments:

Do NOT change the envision Franklin plan.

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