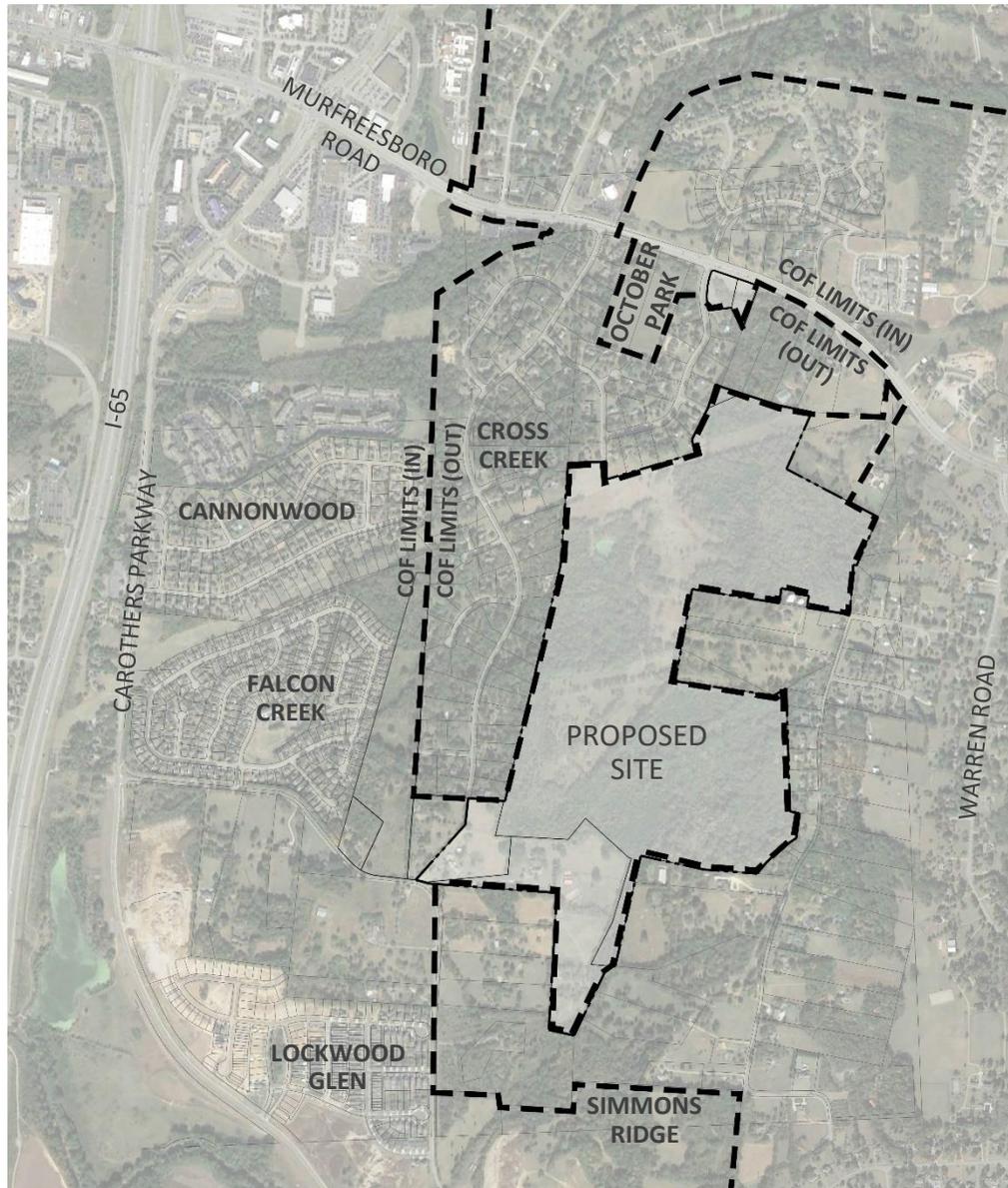


COLLETTA PARK

Franklin, Tennessee

June 1, 2017
Land Solutions

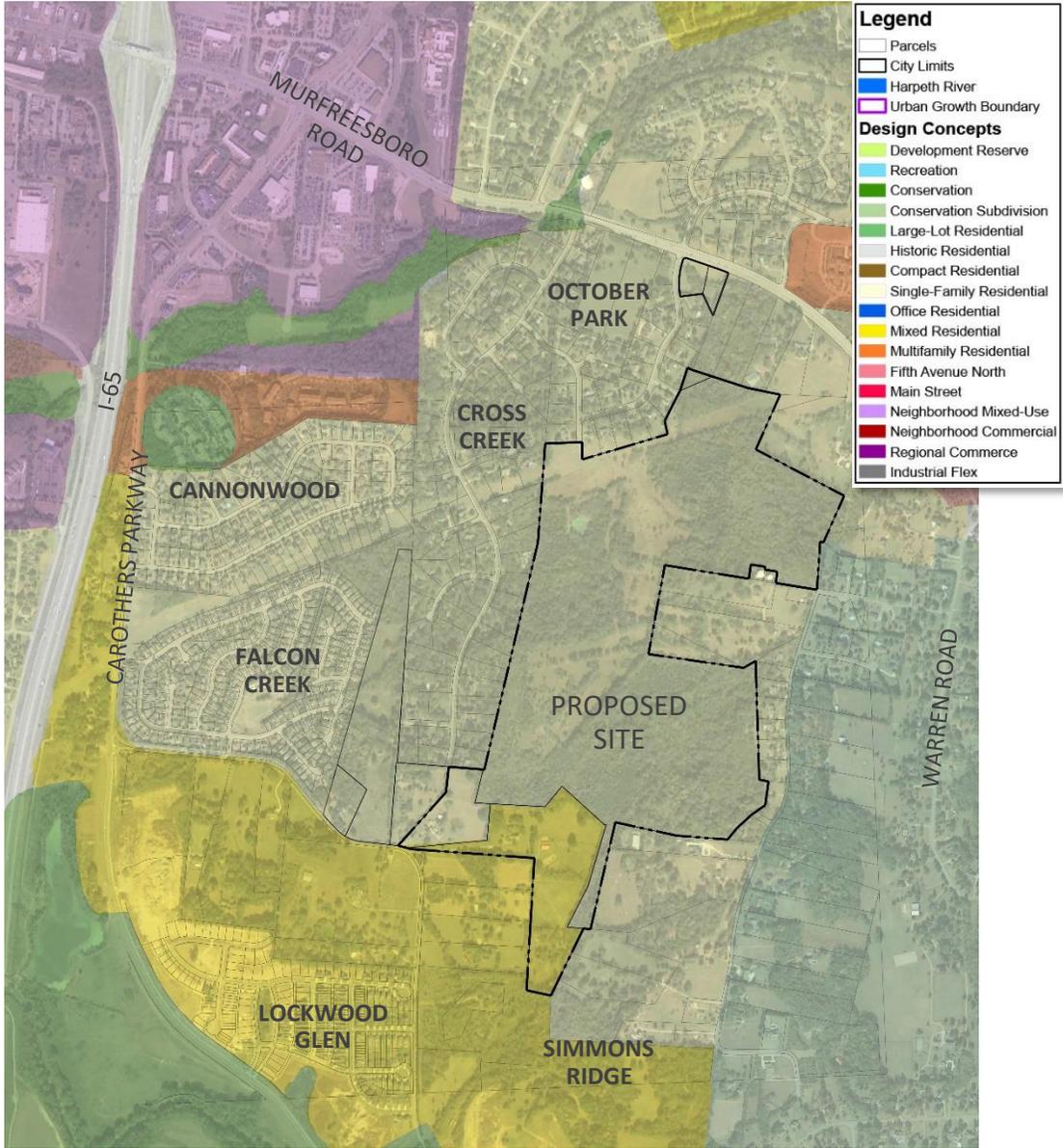




Location

- 5 Parcels
 - 1 – Map 79M B, Parcel 28.00 – 1.51 AC
 - 2 – Map 79 M B, Parcel 29.00 – 1.19 AC
 - 3 – Map 089, Parcel 55.00 – 167.19 AC
 - 4 – Map 089, Parcel 43.03 – 7.04 AC
 - 5 – Map 89, Parcel 43.04 – 22.11 AC
- 199.04 AC Total

Envision Franklin



Mixed Residential

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses.
- New development should transition from existing development patterns in adjacent neighborhoods.

Single Family Residential

- Consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes.
- New developments should transition from the existing developments patterns in adjacent neighborhoods.



Master Plan

- 264 Units
- 1.32 Overall D.U.A.



North Section

- Lots are a minimum of 1 AC
 - Average lot size = 1.3 AC
 - Side-loaded garages
- Connection to Stanford Drive
 - (Pending Williamson County Highway Commission approval)
- No connection to Beacon Hill Drive
 - (Requires Modification of Standards)

North Section Architecture



Mid Section



- Transitional lot sizes (Typical or average)
 - Side or front-loaded garages
- 80' Buffer on western lots adjacent to Cross Creek
- Natural Ridge separates east side of site from Cross Creek Neighborhood
- Natural Preservation Areas

Ridge Cross-Section





Mid Section Architecture



South Section



- Varying lot widths (55' to 135')
 - Front & side-loaded garages
- Pocket Parks
- Amenity Area
- Adjoins preservation area to east

South Section Architecture



- Variable lot sizes permit mixture of housing types
- Supports Envision Franklin’s “Inclusivity”
- Pocket parks enable passive recreation and act as gathering points



Nature Trails

Amenity Area

South Section Architecture



Lot widths vary from 55' to 135'

McEwen Section



- 40'-50' Lot widths
 - Alley-loaded garages (With 11 front-loaded garages lots on Eastern Boundary)
- Pocket Parks
- Connection to South Carothers Road

McEwen Section Architecture



Future Connectivity



Open Space

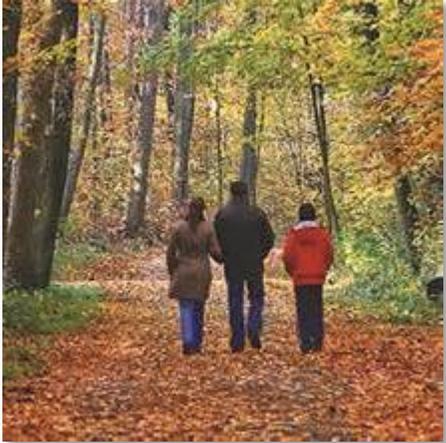


Nature Trails

- Amenity Area
- Nature trails
- Walkability
- Environmental Preservation



Amenities



Character Areas

80' Landscape Buffer



Lot area 1 AC or greater to be consistent with adjacent properties

Seward Hall Character Area
(1 DUA proposed in this character area)

Natural Preservation Areas

Lot sizes to transition between 1 AC lots to McEwen Character area

McEwen Character Area

- **Seward Hall Character Area (SWCO-3)**
 - May comply with Subsection 5.3.85, Conservation Subdivision
 - New development shall reflect lot area, setbacks, and scale of surrounding developments
 - Development shall be restricted to detached residential dwellings on lots with a minimum lot area of 1 to 5 acres
 - Well integrated network of connected open space and parks
 - Smaller lots may be allowed pursuant to PUD development plan approval process

- **McEwen (MECO-6)**
 - Development shall reflect lot area, setbacks, and scale of existing developments



Next Steps

- Williamson County Highway Commission
 - TBD
- Pre-application Meeting
 - TBD
- Neighborhood Meeting
 - TBD
- Initial Submittal
 - July 10, 2017
- Anticipated Planning Commission
 - August 24, 2017