

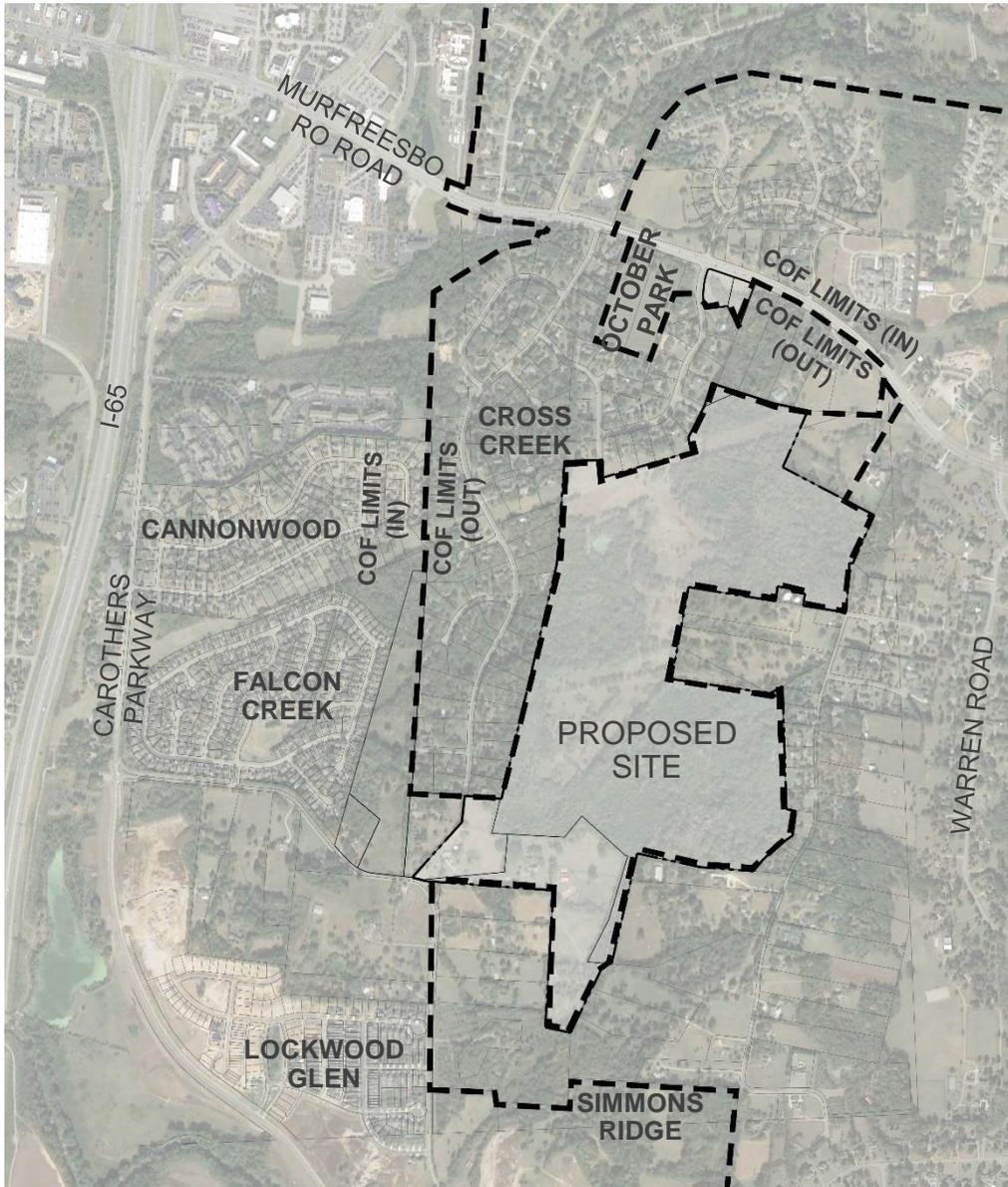
COLLETTA PARK

Franklin, Tennessee

Joint Conceptual Workshop

October 26, 2017
Land Solutions

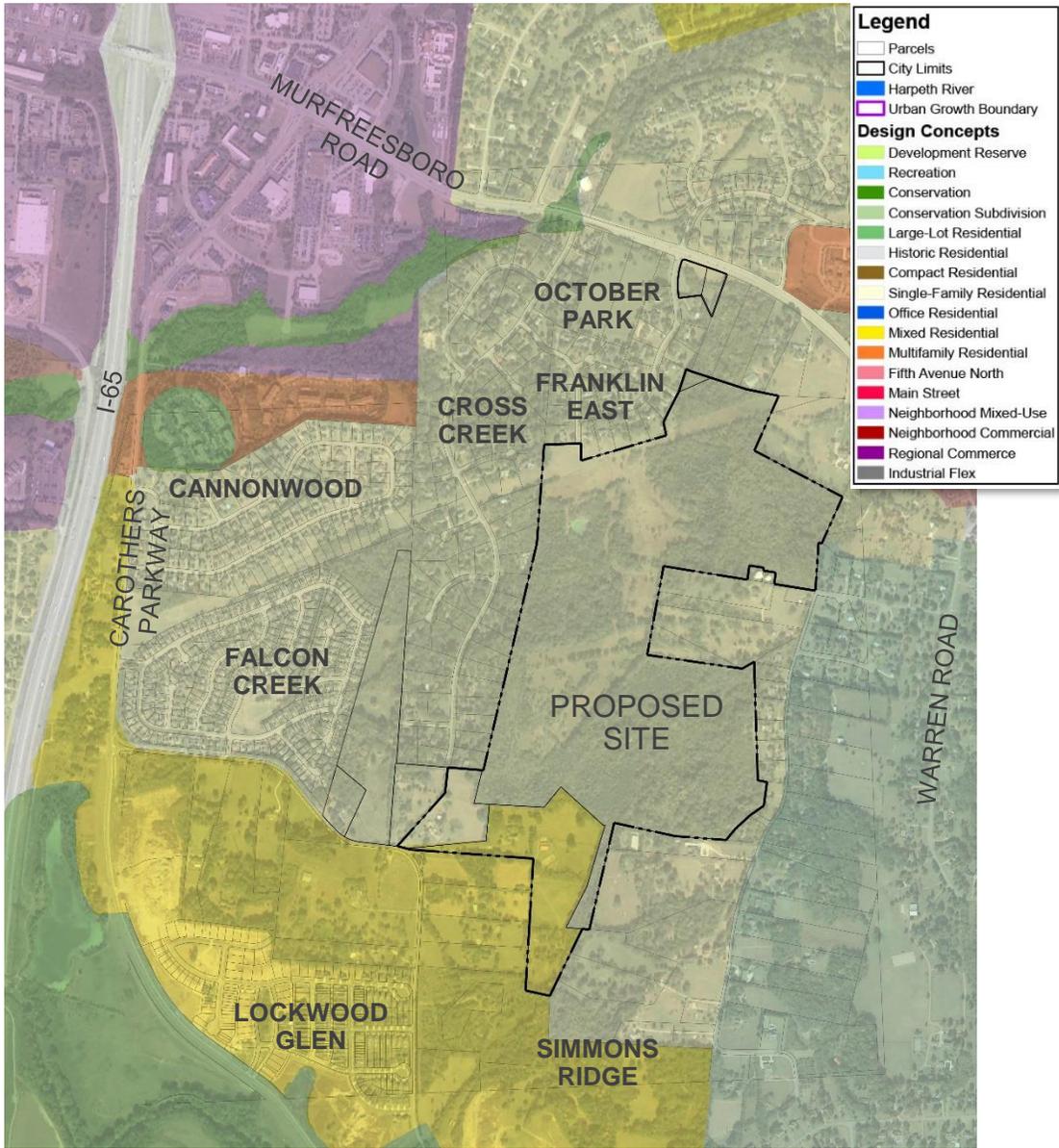




Location

- 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



- 199 Units
- 1.00 Overall D.U.A.
- Emergency connection to Stanford Drive
- 12' path (Emergency connection) to Beacon Hill Drive
- No connection to Cross Creek Drive
- Limit development to 138 lots until second connection to Carothers Road is provided.

Character Areas



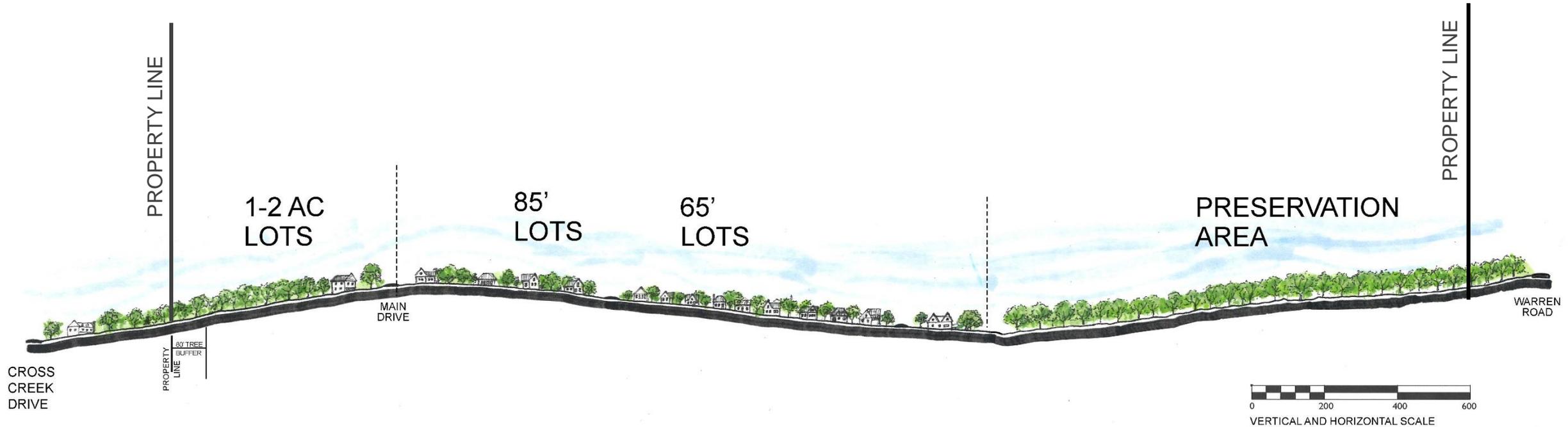
- Seward Hall Character Area (SWCO-3)
 - May comply with Subsection 5.3.85, Conservation Subdivision
 - New development shall reflect lot area, setbacks, and scale of surrounding developments
 - Development shall be restricted to detached residential dwellings on lots with a minimum lot area of 1 to 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

Estate Lots



- Lots are between 1-2 AC in size
- Side-load garages
- 80' tree preservation along Cross Creek Subdivision

Ridge Cross-Section



85' Lots



- Side-loaded Garages
- Amenity Area
- Trail Heads at entrances to Preservation Area
- Adjoins Preservation Area to east



65' Lots



- Front Facing, recessed Garages
- Trail Heads at entrances to Preservation Area
- Adjoins Preservation Area to east

Open Space

- Amenity Area
- Nature trails
- Walkability
- Environmental Preservation



Nature Trails



BOB JOHNSON



** Maximum 134 lots may be platted with only one access to Carothers Road.

Remaining lots may not may not be platted until a second access is obtained off of Carothers Road.

Two Properties requested for Annexation.
Process for Plan of Services Request has started.





Next Steps

- Neighborhood Meeting
 - November 1, 2017. 6pm
- Planning Commission
 - November 16, 2017
- BOMA Work Session
 - November 28, 2017
- BOMA Public Hearing
 - December 12, 2017