

Vintage at Watson Glen

PUD Subdivision
Envision Franklin Amendment

September 30, 2019
Pre-Application Submittal



Vicinity Map

Developer:



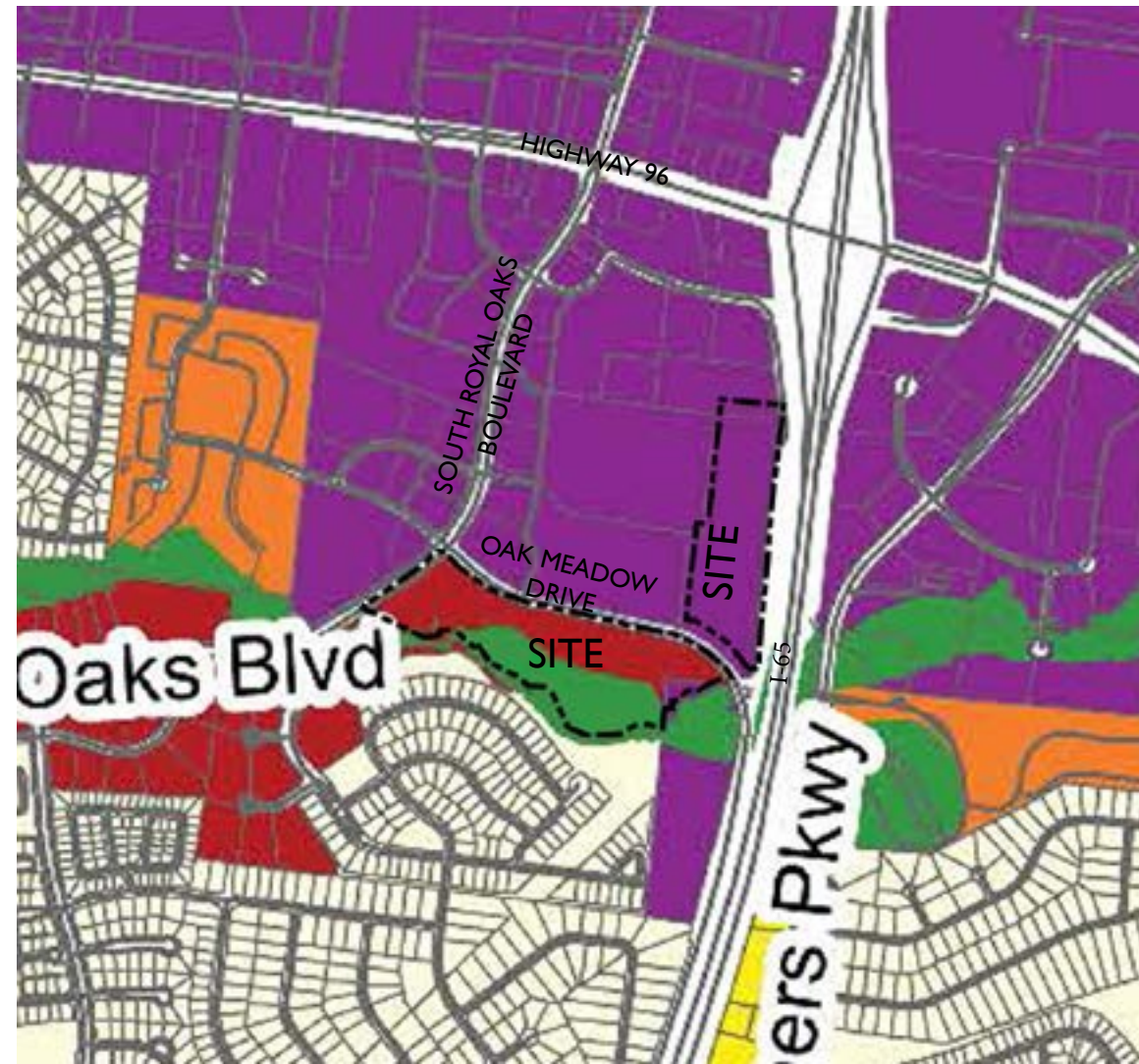
Land Owners:

Bob Goodall
Warner Bass

Design Team:

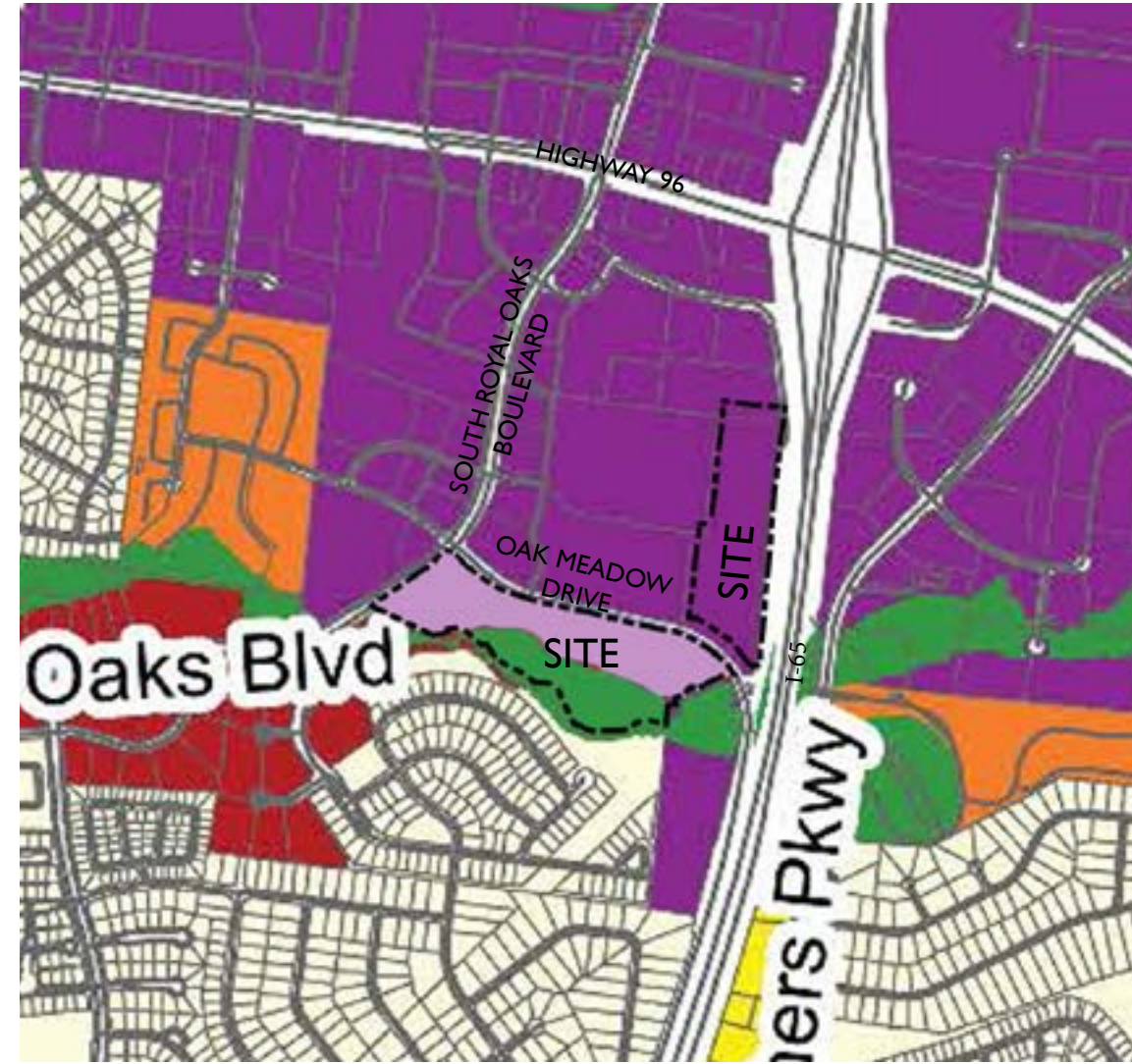
GDC
Ragan Smith
Humphries
On Point Commercial

Existing



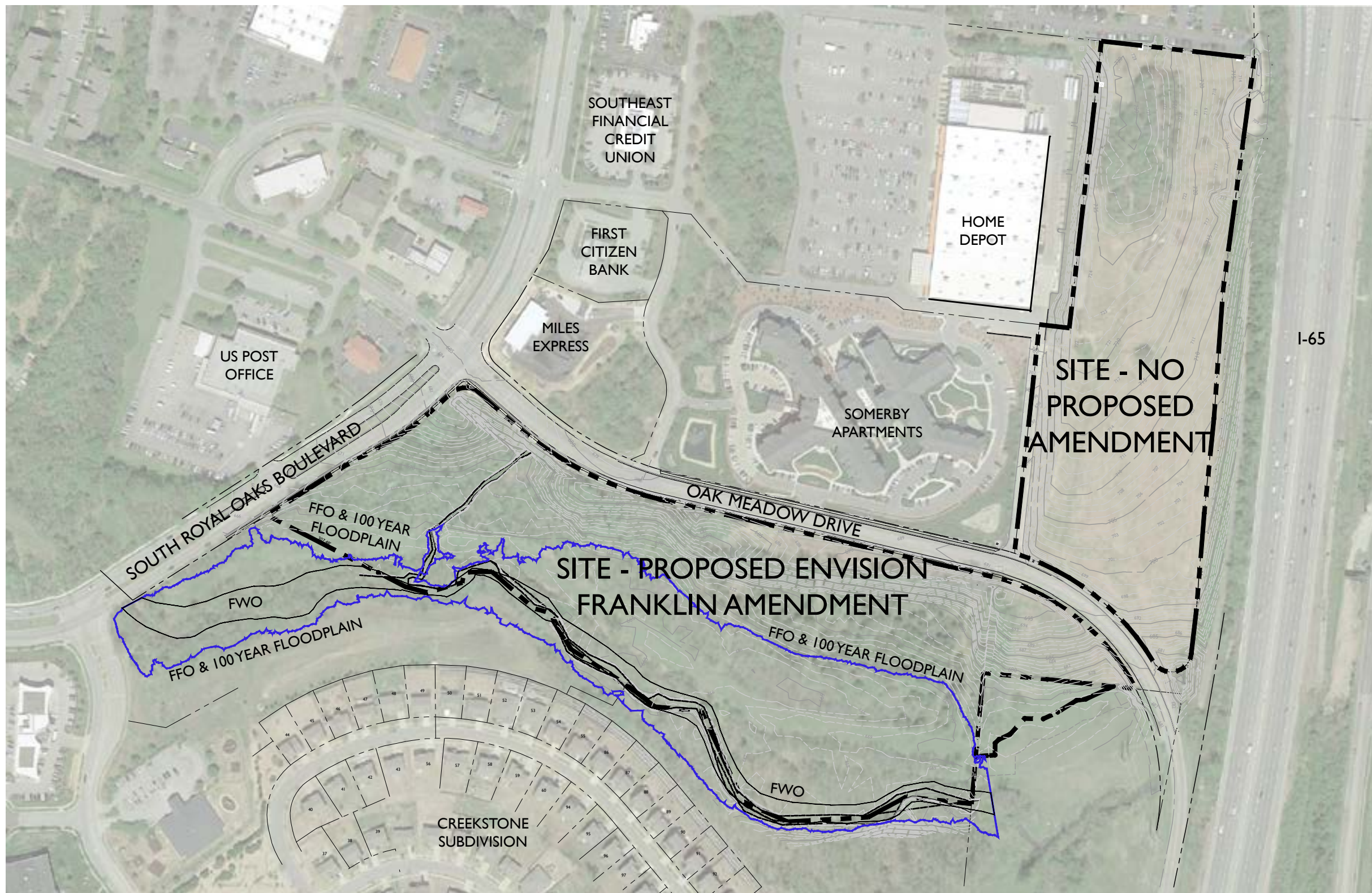
- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCE

Proposed



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- NEIGHBORHOOD MIXED-USE

The site of the proposed Envision Franklin Amendment is currently Neighborhood Commercial Design Concept. The Amendment seeks to change the Design Concept to Neighborhood Mixed-Use for the parcels on the south side of Oak Meadow Drive. Neighborhood Mixed-Use would allow for the inclusion of ground-floor retail, restaurant, and office with multi-family residential above and mixed in with these non-residential uses.



The topography of the subject parcel slopes quickly from Oak Meadow to the low areas on the southern edges of the property. This topography is not ideal for neighborhood commercial. If off-street parking is to be located behind the building, these crucial parking areas will be well-below the street elevation and well behind and will become very separated from the commercial uses.



The approval and construction of Somerby Assisted Living has changed the character of the Watson Glen area significantly. The critical mass of high-turnover shoppers that may have been present for non-residential uses that were pushed up to the streetscape have been replaced by a lower traffic use that is pushed away from the street. Somerby probably does not provide the necessary support for neighborhood commercial. Only a limited amount of certain types of non-residential uses should be expected to be successful.



Existing development has established a pattern of transitioning from commercial uses on through multifamily developments like the South Wind and Dominion Franklin apartment developments to the single-family developments to the south. The proposed Envision Franklin amendment would continue this established pattern of transition through the integration a context-responsive infill project creating a vibrant and well-connected neighborhood. Building heights and building scale will transition from Somerby through the site and to surrounding residential development.



There is no proposed Text Amendment to Envision Franklin

Proposed Envision Franklin Amendment

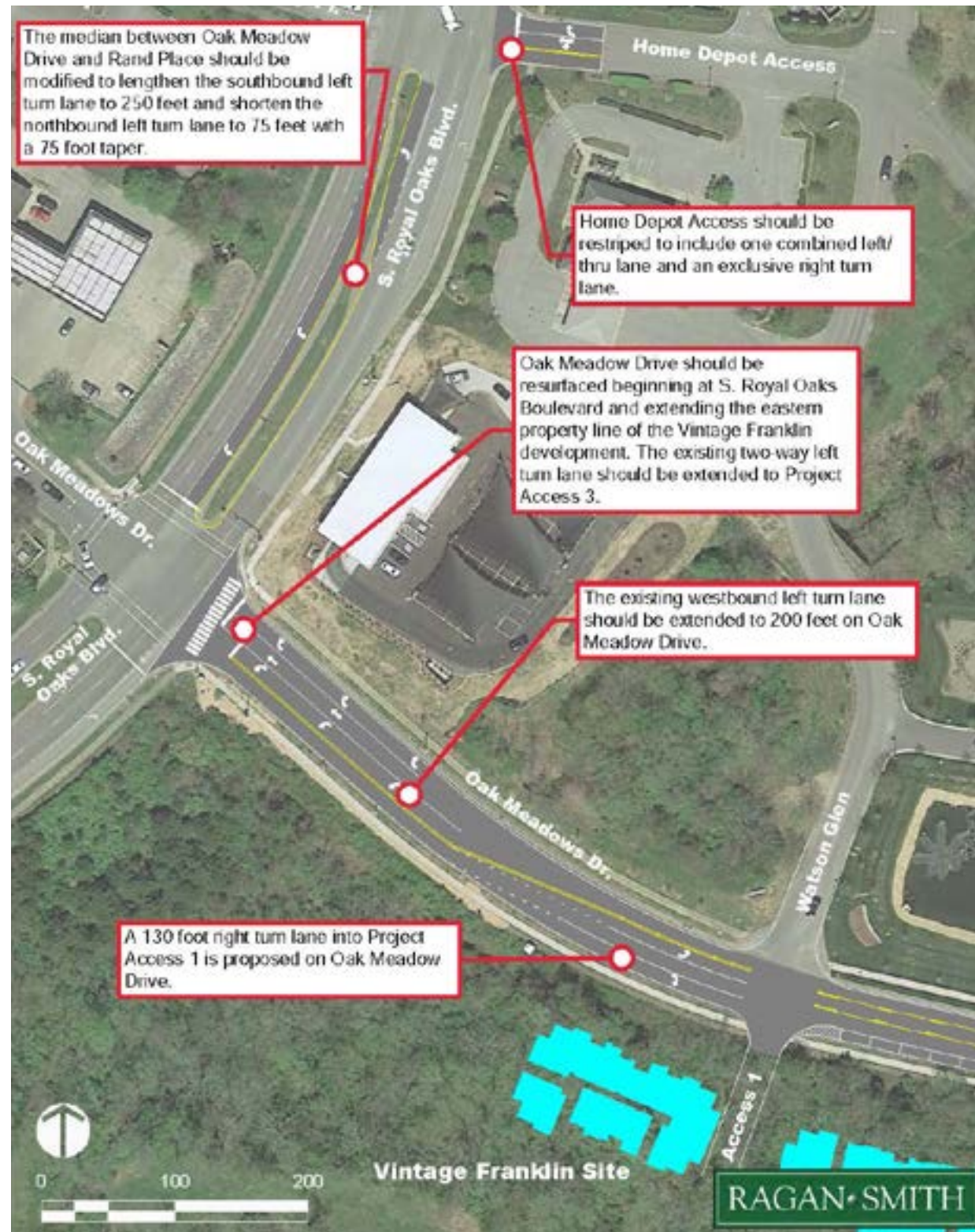


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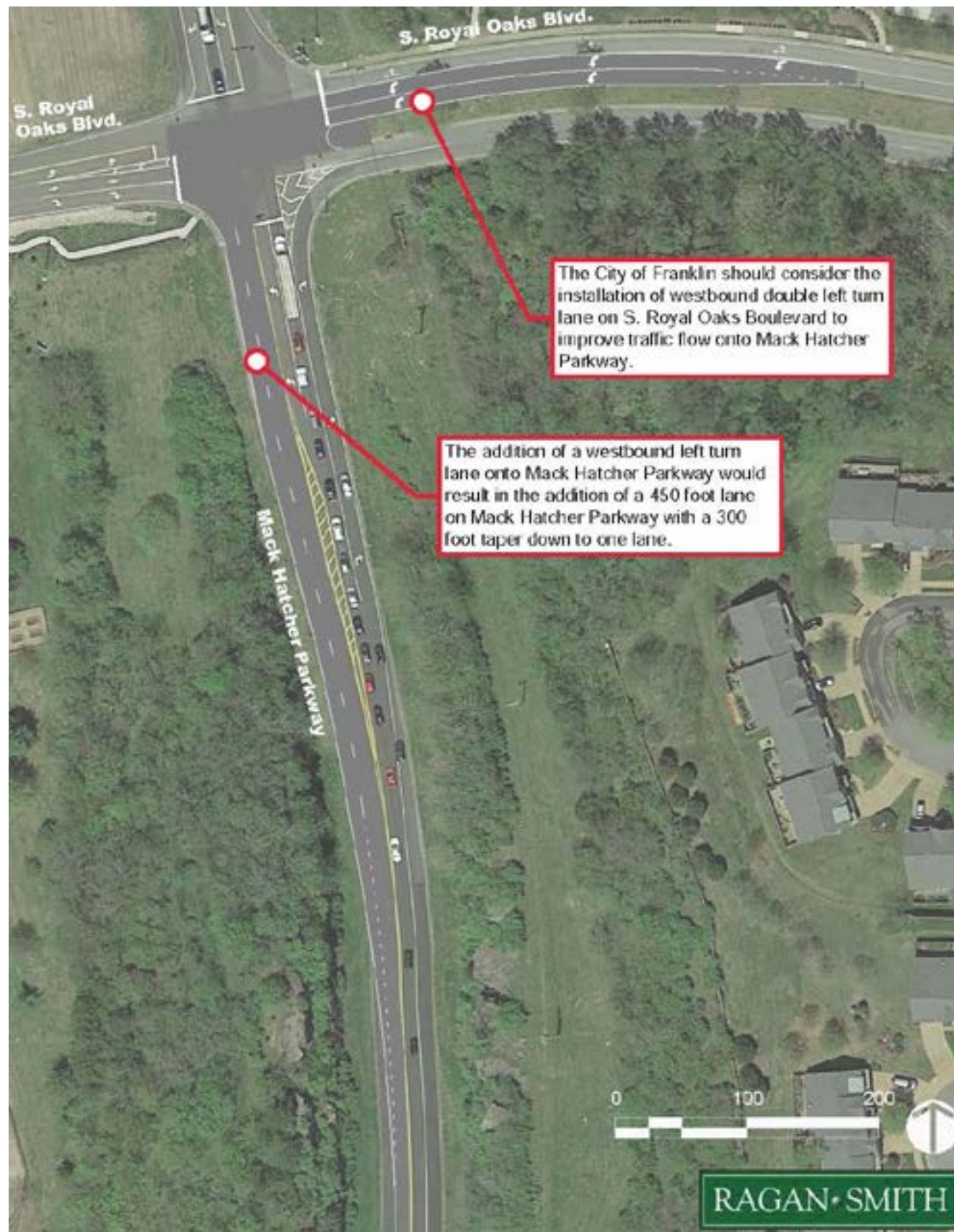
The proposed Envision Franklin amendment meets many of the Vision and Guiding Principles of Envision Franklin. The proposed amendment would allow for a vibrant, mixed-use neighborhood. The master planned community would employ exceptional design with on-street parking, street trees, and building facades pushed close to the street make Oak Meadow a great street. Surface parking would be located behind and away from public view. A system of trails through preserved riparian buffers will expand public space along the waterway and preserve the natural beauty of this watercourse. The system of trails and sidewalks would make the area a walkable community with access to the proposed development and the many surrounding residential and non-residential uses. The development would also be an example of context-responsive infill by continuing the existing pattern of transitions from non-residential to residential uses.

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Proposed Envision Franklin Amendment



The developer is proposing a variety of traffic improvements to address some of the most significant traffic problems in this area. These improvements would go beyond mitigation of the impacts anticipated by the proposed development and would make significant impacts toward solving existing problems. Off-Site Traffic Improvements are proposed at Oak Meadow, at Riverside Drive near Starbucks, and at the intersection of Royal Oaks and Mack Hatcher.



The City of Franklin should consider the installation of westbound double left turn lane on S. Royal Oaks Boulevard to improve traffic flow onto Mack Hatcher Parkway.

The addition of a westbound left turn lane onto Mack Hatcher Parkway would result in the addition of a 450 foot lane on Mack Hatcher Parkway with a 300 foot taper down to one lane.

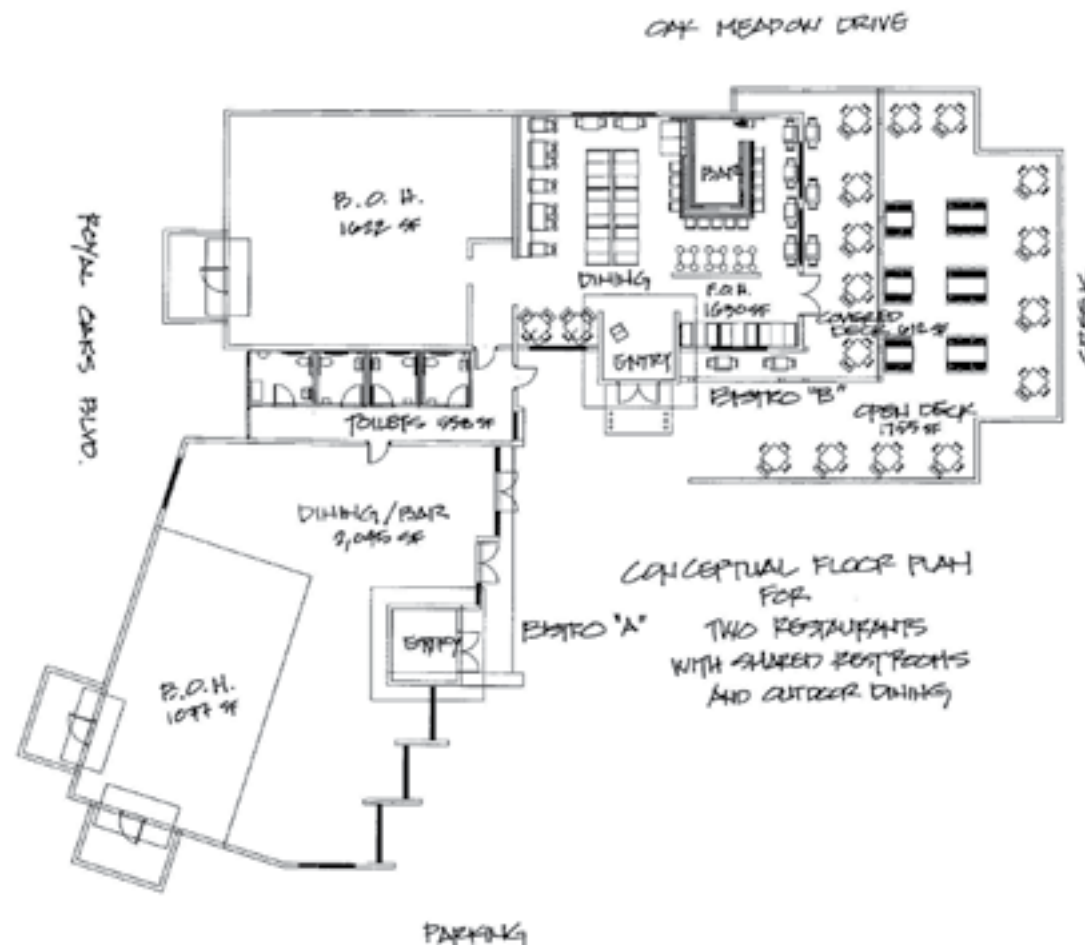
RAGAN SMITH



The proposed project if permitted by a successful Envision Franklin Amendment would also be an exceptionally walkable community creating connections from the proposed project to existing neighborhoods and to existing and proposed office and commercial uses. The project team estimates some 1,500 jobs in the immediate vicinity could benefit from pedestrian connections to the subject parcel and beyond which could potentially capture some of the local trips and take cars off of the streets.

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**Benefits of Envision
 Franklin Amendment**



RESTAURANT FLOOR PLAN

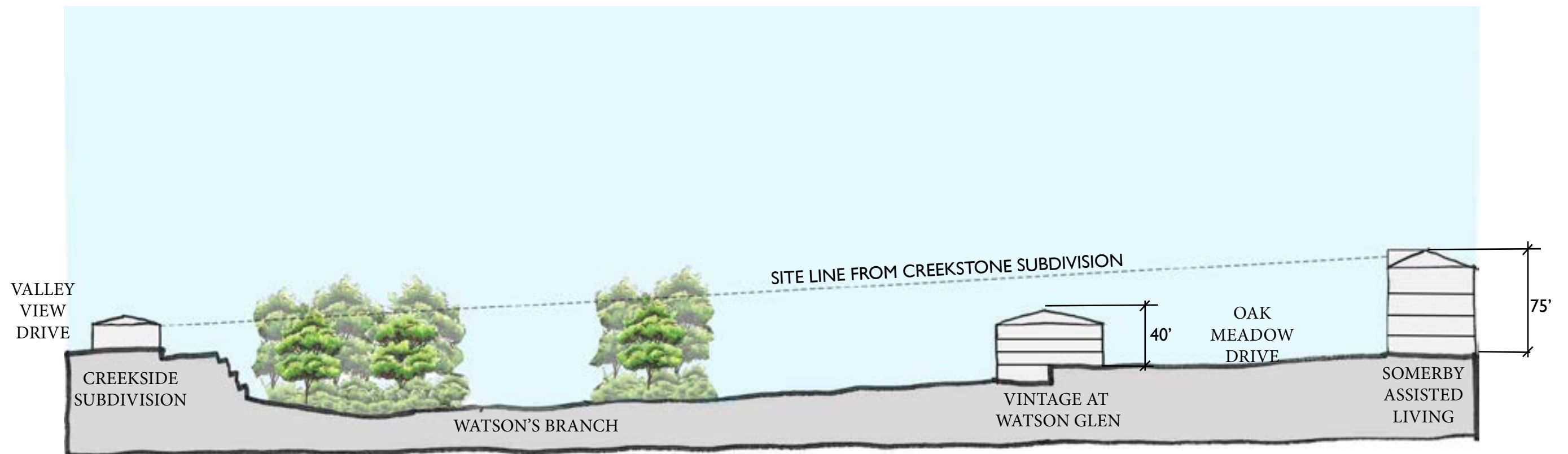


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Proposed Corner Restaurant



SOMERBY ASSISTED LIVING - VIEW FROM OAK MEADOW DRIVE



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**Section through
Proposed Development**



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Proposed Amenities