

Southall Character Area, Special Area 7

PROPOSED LAND USE PLAN MAP AMENDMENT

PREPARED FOR GOODALL HOMES

MAY 9, 2016

REVISED JUNE 2, 2016

COF # 6140



LAND USE PLAN AMENDMENT

DESCRIPTION

Goodall Homes requests an amendment to the City of Franklin Land Use Plan map for a property located at 1152 Hillview Lane. **The request is to removed the property from Special Area 3 and add it to the adjacent Special Area 7**

Special Area 7 was created with the Through the Green redevelopment plan. The subject property is bound by existing development, Hilltop/Hillside Overlay and the future Mack Hatcher Parkway. Therefore, future growth in this area is limited as these features create a natural boundary.

Current Land Use Category: Special Area 3

- Land Use Guideline: Residential
- Current Zoning: Light Industrial

This use would be create an incompatible pocket of development, which would derive its access through the residential streets of the Through the Green PUD subdivision. Currently, the only access for this property is through the residential Through the Green neighborhood or Hillview Lane.

If the Land Use Plan map is amended as requested and the property becomes a part of Southall Special Area 7, it would allow for an extension of the development pattern already established with the Through the Green PUD subdivision. The natural development boundaries would contain this neighborhood enclave and buffer it from the surrounding area.

Goodall Homes intends to request the rezoning of this property from Light Industrial to an SD-X neighborhood with an PUD Master Plan. This PUD would be an extension of the Shadow Green Townhome Community and would include additional amenities for the new and existing residents.

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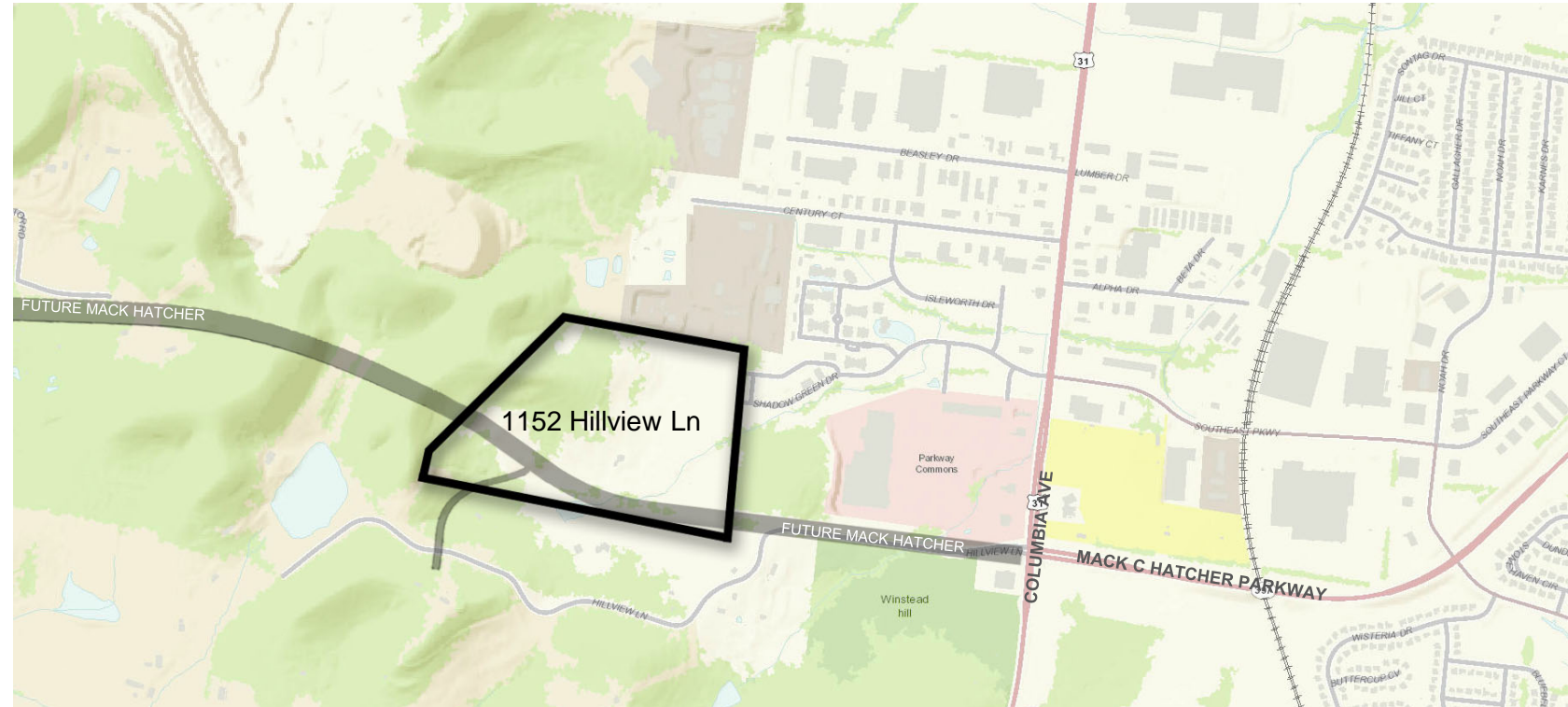
Location Map and Site Data

PROJECT NAME: Southall Character Area, Special Area 7
SUBDIVISION NAME: Proposed - Shadow Green Town Homes
ADDRESS: 1152 Hillview Lane
MAP AND PARCEL: MAP 90, PARCEL 28
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE

EXISTING ZONING: LIGHT INDUSTRIAL
EXISTING CHARACTER AREA: SOCO-3
PROPOSED CHARACTER AREA: SOCO-7
OTHER APPLICABLE OVERLAYS: HHO Overlay & 500' HHO Buffer
ACREAGE OF SITE: +/-54 ACRES

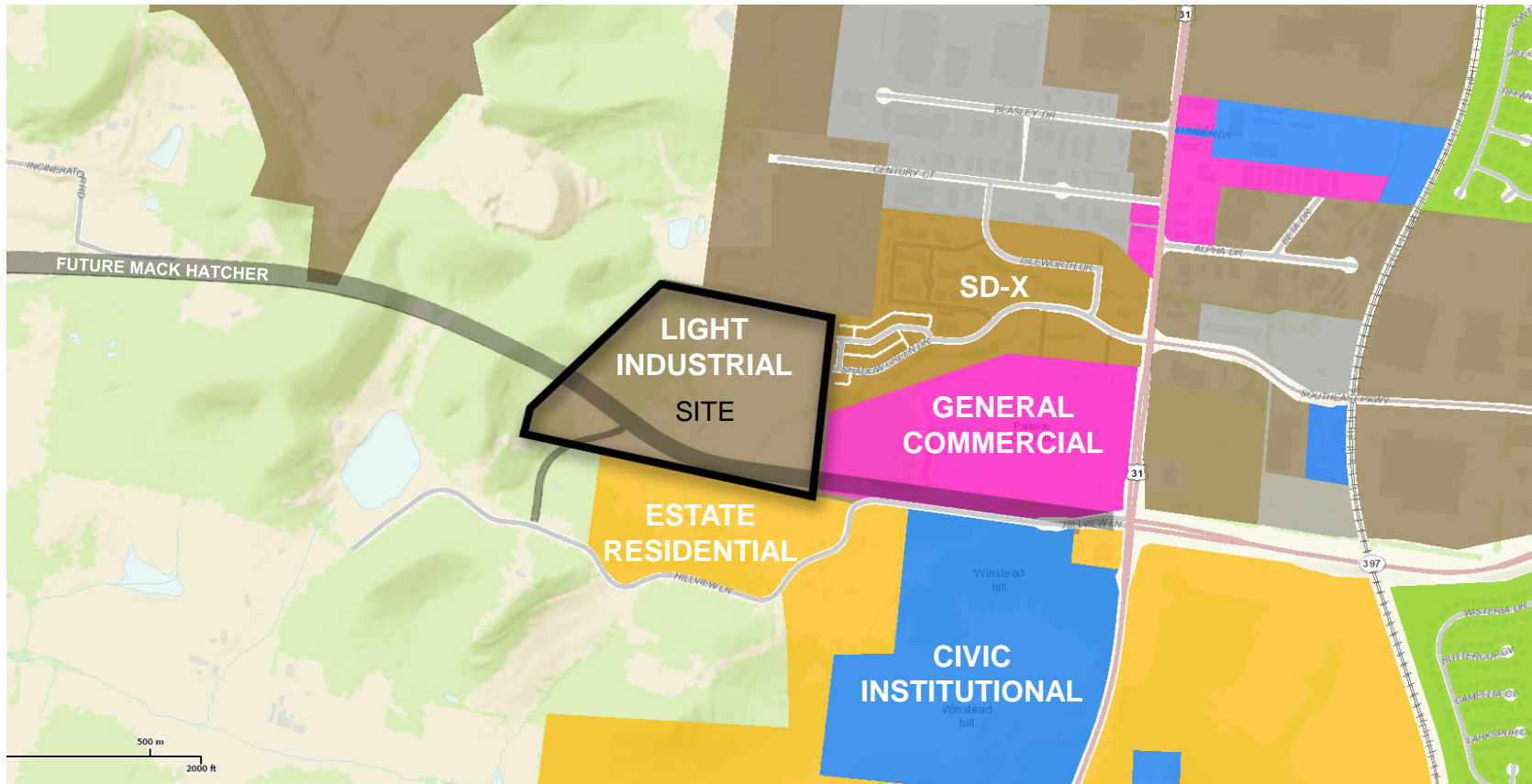
OWNER: Barbara Holt
Address: 208 Ashboro Pl, Franklin TN 37064
Phone No.:

APPLICANT: GAMBLE DESIGN COLLABORATIVE
Address: 144 S.E.PARKWAY, SUITE 200
FRANKLIN, TN 37064
Phone No.: (615) 975-5765
E-mail address: greg.gamble@gdc-tn.com
Contact Name: GREG GAMBLE



Note: Future Mack Hatcher Parkway is shown traversing the subject property in a slightly different location than currently approved by the City of Franklin. This proposed alignment is subject to review and approval by the City of Franklin and TDOT.

Zoning and Existing Uses

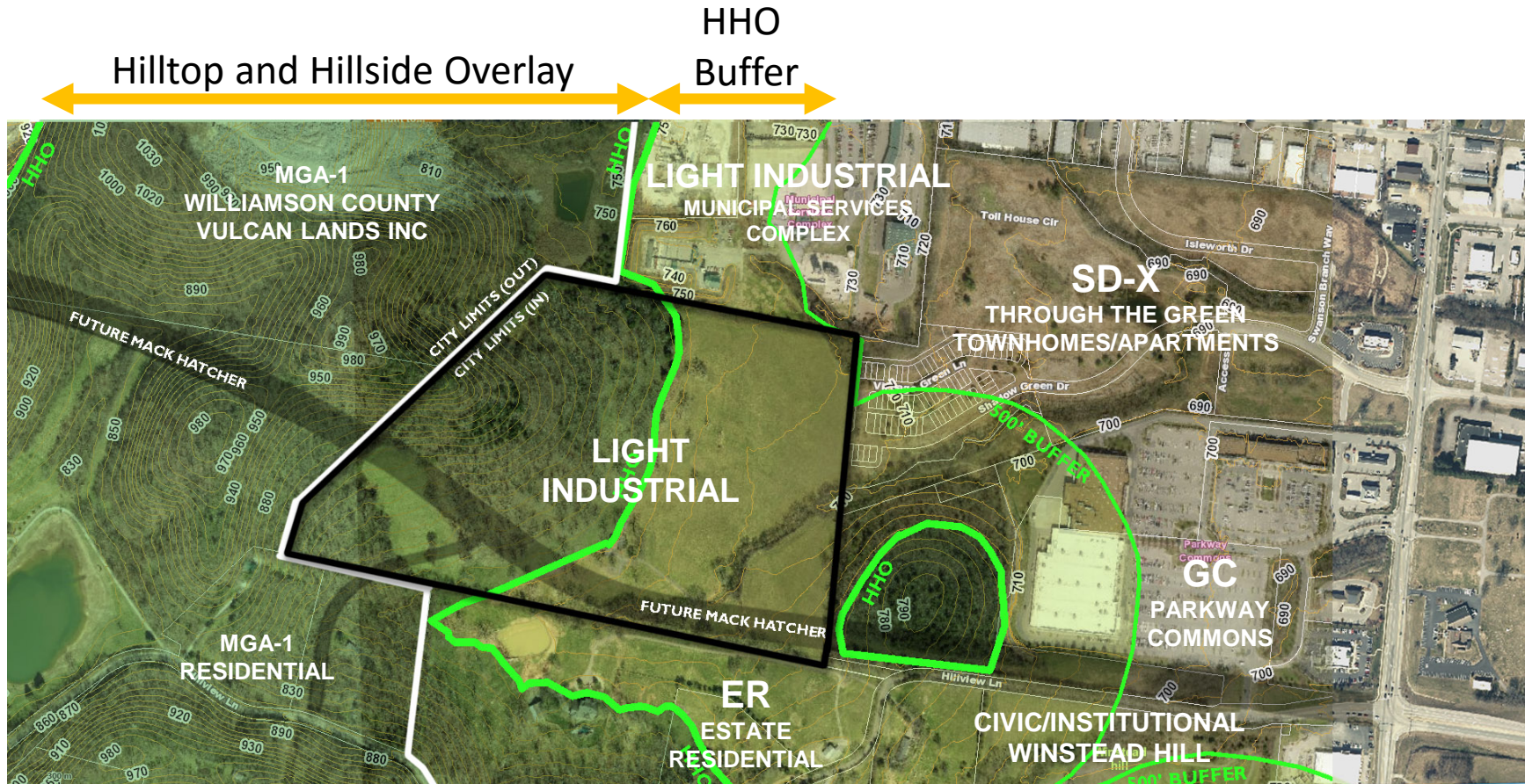


Existing Condition

- Property is zoned Light Industrial
- If property developed as a LI use, it would negatively impact the entry, roadways, and residents of the Shadow Green Townhomes.
- Light Industrial has a much higher noise and nuisance creation than residential

Due to the limited site access and natural/existing development boundaries, a continuation of the Shadow Green neighborhood is a more appropriate use for this site.

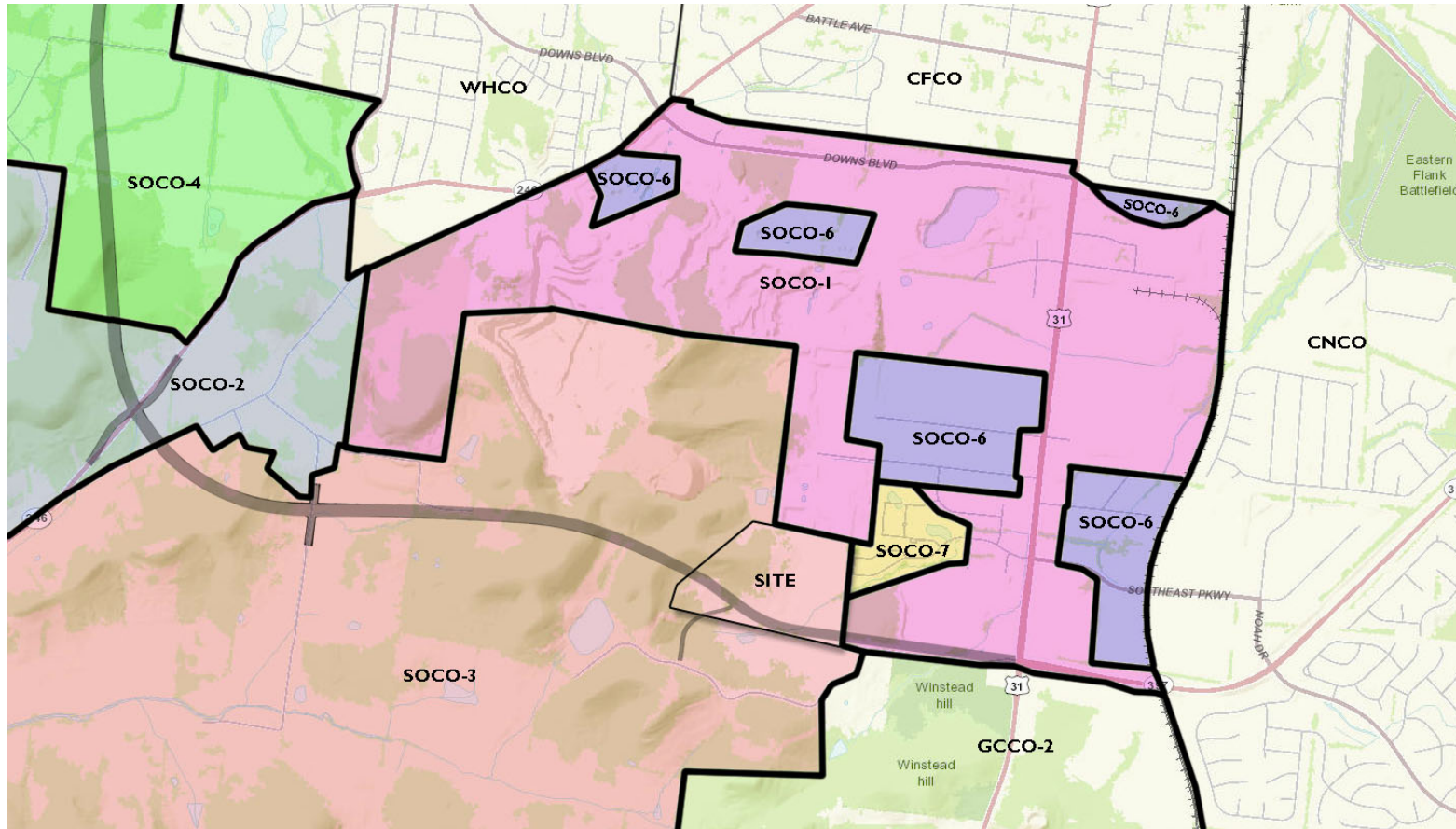
Physical Features Map



- Base Zoning District:** Light Industrial
- Special Area Designation:** SOCO – 3
- Overlay Zoning Districts:** HHO, 500' HHO Buffer
- Existing Land Use:** Residential
- Existing or Planned Road Network:**
 - accessed by local roads Village Green Lane, Shadow Green Drive, and Hillview Lane
 - Future Mack Hatcher planned to cross site
- Railroad infrastructure or ROW:** N/A
- Historic Properties:** N/A
- Natural Features that may limit development:**
 - Hilltop/Hillside Overlay

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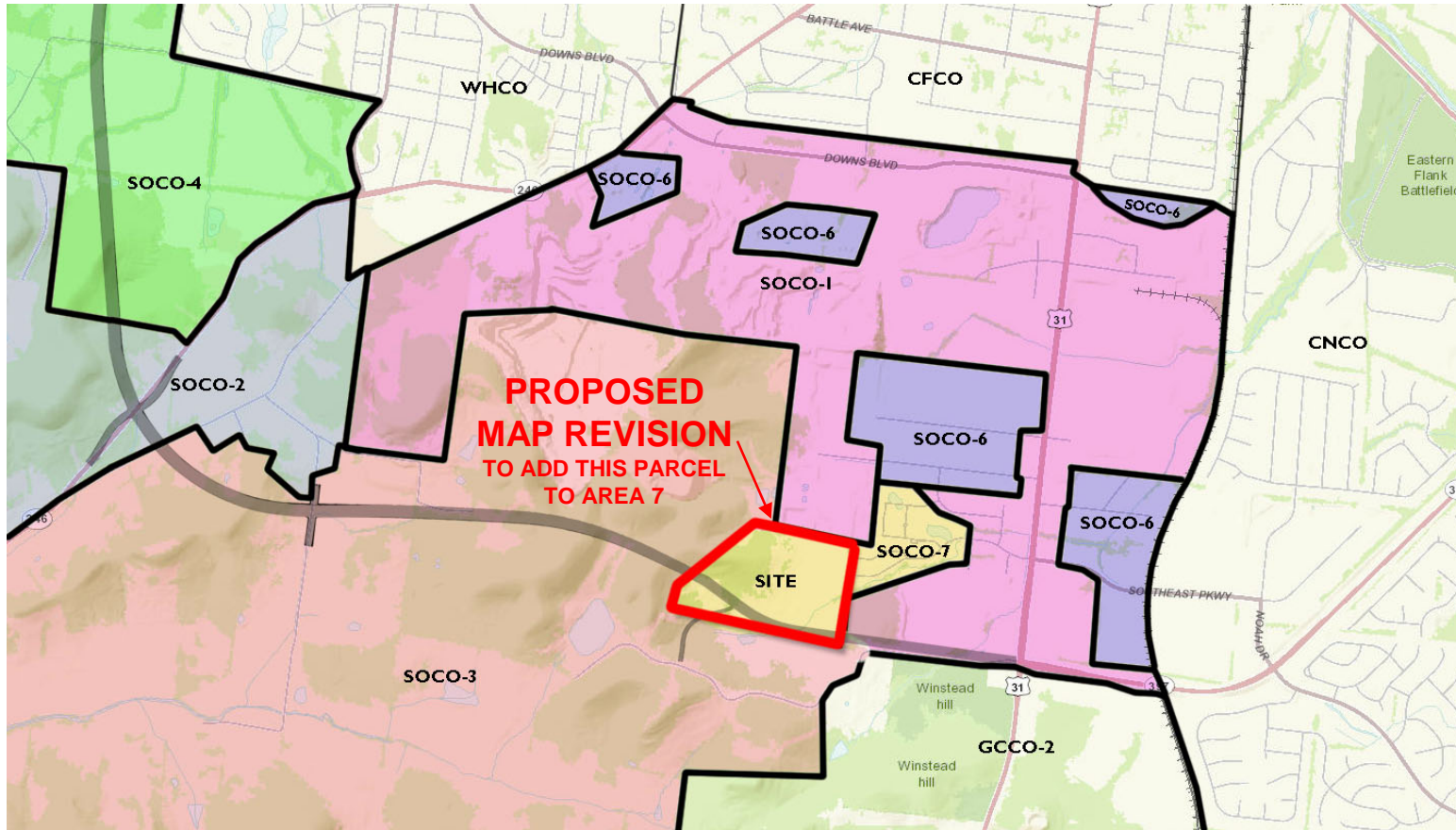
Existing Character Area



Current Character Area: Southall Special Area 3

- 1. Hamlets or Conservation Subdivision that respect the extensive hillside and hilltop constraints in the area shall be approved when designed around small neighborhoods consisting of approximately 150 dwelling units accommodating approximately 400 residents.
- The subject property would be more appropriately classified as Special Area 7 due to the natural boundaries separating it from the rest of Special Area 3 (Mack Hatcher to the south and the HHO to the west).
- If approved, Goodall Homes intends to submit a PUD Master Plan for this Site that would be a continuation of the Shadow Green Townhome Community. This development would be buffered from the rest of Special Area 3 by the Hilltops and future Mack Hatcher.

Proposed Character Area Change

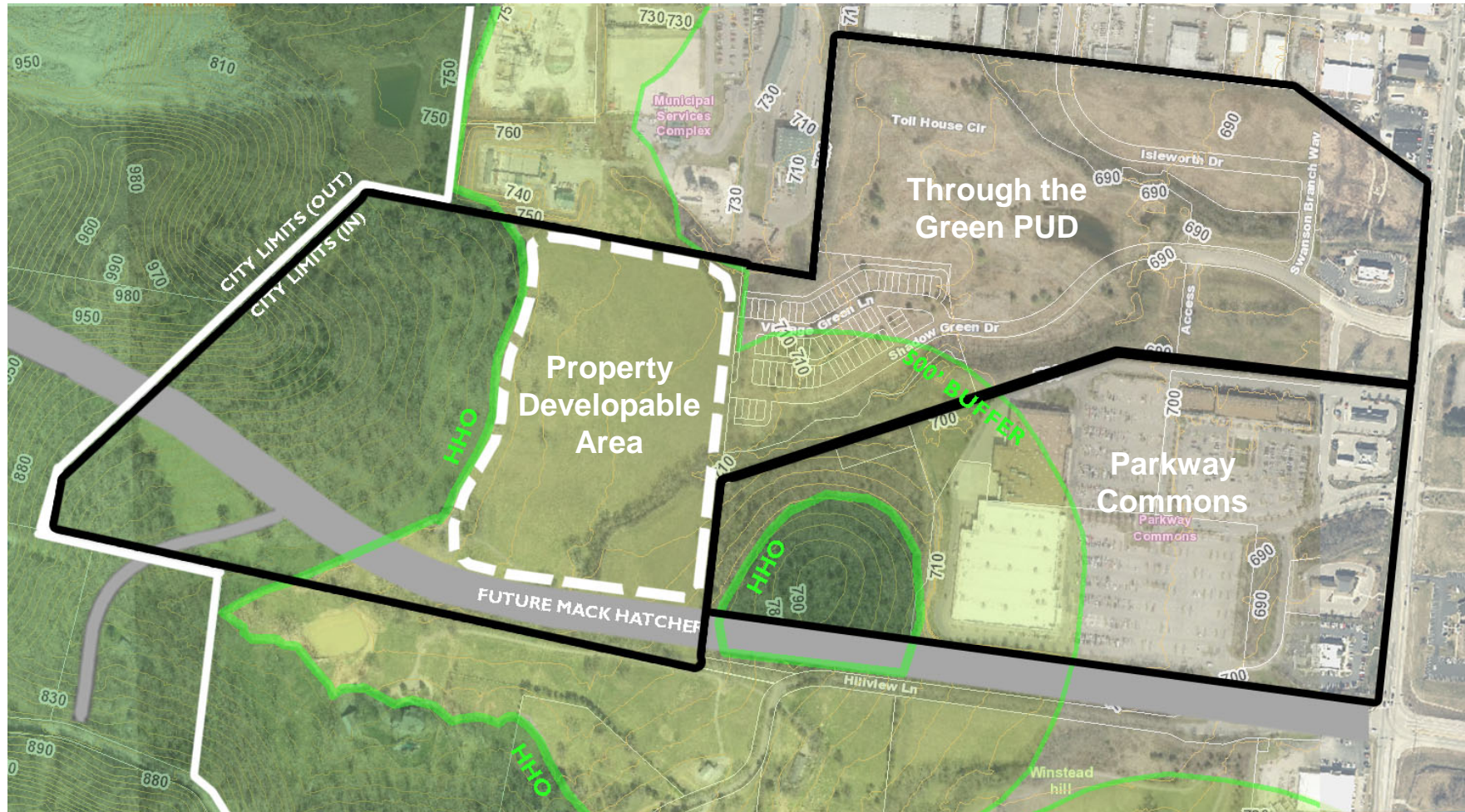


Proposed Character Area: Southall Special Area 7

Proposed **map line revision** and **text revision** as shown below:

1. Attached residential units shall be permitted.
 2. Open Space shall be oriented to preserve existing natural features of the site. The major streams and associated vegetation shall be preserved and enhances as a community amenity.
 3. The development shall include planned open spaces and pedestrian connections to the surrounding land uses and Conservation Areas.
 - ~~4. Interconnectivity to the north shall be prohibited.~~
Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court. (REMOVE this bullet point)
 5. Existing stream and perimeter vegetation shall be preserved to provide buffer to adjacent retail/office and industrial uses. Additional buffering techniques shall be implemented to supplement existing perimeter vegetation.
- **Add:** Where a property is adjacent to single-family homes or lands intended for a detached residential use, attached residential dwellings should be in the form of townhomes or big houses, where multiple dwelling units resemble detached residential.
 - **Add:** Future Mack Hatcher ROW should be the southern limit of multifamily residential dwelling units.

Land Use Plan Amendment



JUSTIFICATION

The subject property is in a unique situation in that it has natural and constructed boundaries on all sides, thereby limiting its future development.

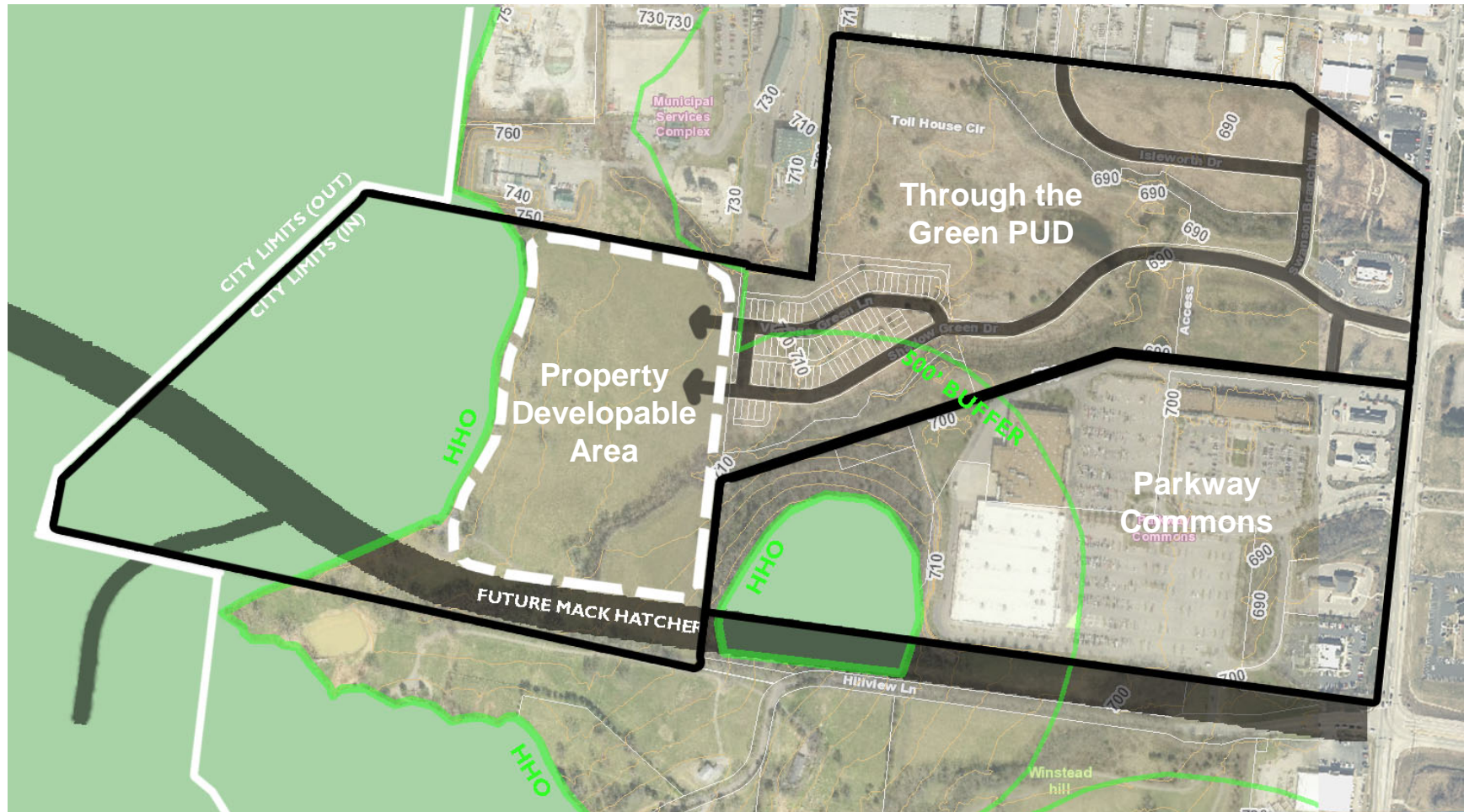
- Natural barriers created by the Hilltop/Hillside overlay confine development to the eastern portion of the property.
- The COF Municipal Services Complex limits connections to the North
- Future Mack Hatcher Parkway creates a boundary to the South.

Currently, the only access to the property is through the roadway connections from the Through the Green PUD neighborhood to the east.

The property has limited access to properties surrounding it, creating a small enclave available for future development that is contiguous with the Through the Green PUD.

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Land Use Plan Amendment



Established Boundaries

The guiding principals of the Land Use Plan discuss the use of well defined boundaries when evaluating new development.

The defining boundaries firmly established around this property are:

- The Hilltop/Hillside Overlay
- Future Mack Hatcher Parkway
- Parkway Commons
- The Municipal Services Complex

Additionally, in the LUP guiding principals under the managed growth category, “leap frog” style development is discouraged.

By allowing the established boundaries of the Hilltop/Hillside overlay and future Mack Hatcher parkway to serve as a boundary to Special Area 7, this reinforces this principal and discourages a potential enclave of Light Industrial development that would be incompatible with its neighbors.

Land Use Plan Amendment

Encouraged Land Use Relationships

Allowing the expansion of Special Area 7 into this pocket of developable land also supports several themes in the LUP guiding principals concerning the connection between residential and commercial development.

As a residential neighborhood, both sidewalks and walking trails will connect back into an established pedestrian corridor in Through the Green. The pedestrian ways connect to Parkway Commons and the commercial properties in Through the Green.

Additional residential in character with the existing residential pattern will complement and add to the walkable neighborhood infrastructure.

