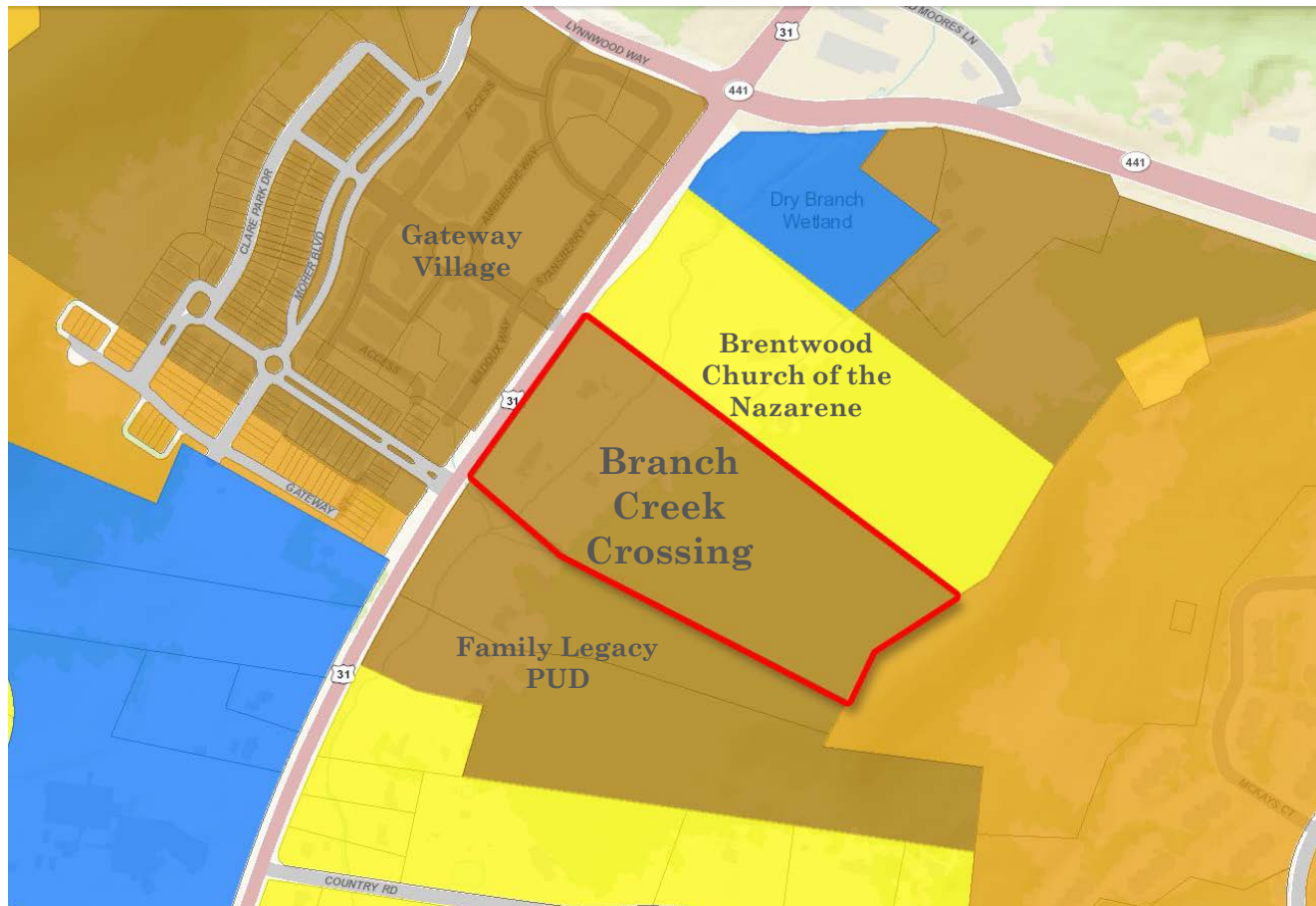


BRANCH CREEK CROSSING

FRANKLIN, TENNESSEE

Development Plan Revision & Rezoning Request
Joint FMPC/BOMA Workshop
September 22, 2016





Current Development Plan:

- Submitted November 2014
- Zoning: SD-X (2.5 / 36,480)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC

Residential Lot (behind Dry Branch Creek)

- Condominium units: 48

Non-Residential Lots (along Franklin Rd)

- Two Office buildings
- Total Office SF: 36,480

Incompatible Use Buffer

- Required along southern property due to adjacent property being zoned R-1 Residential when this original rezoning occurred.

Current Development Plan



Proposed Revision:

- Zoning: SD-X (2.5 / ~~40,000-44,000~~)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC

Residential Lot:

- No Change Requested

Non-Residential Lots (along Franklin Rd)

- Request increase in square footage from 36,480 sf to 40,000 – 44,000 sf.
- Additional allowable uses:
 - Retail & Commercial
 - Restaurant
 - Personal Services

Incompatible Use Buffer

- Remove buffer due to the rezoning of adjacent property from R-1 to SD-X.
- Allows parking to be extended and connect to proposed road network on Family Legacy Site.

Family Legacy
PUD

Remove Incompatible Use Buffer

Adjacent property has been rezoned to SD-X and a buffer is no longer required.

Proposed Development Plan



Branch Creek Architecture