

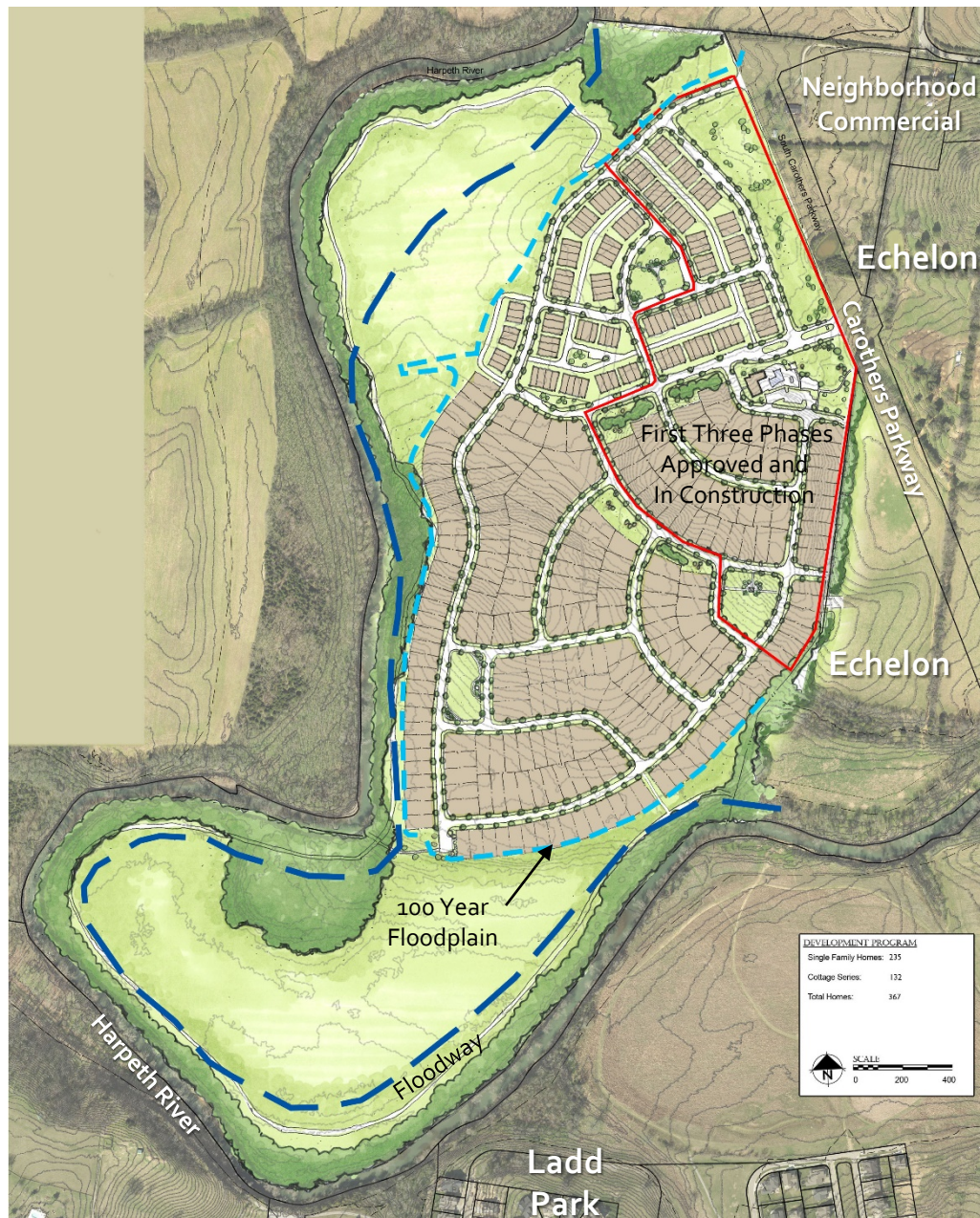
WATER'S EDGE

FRANKLIN, TENNESSEE

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



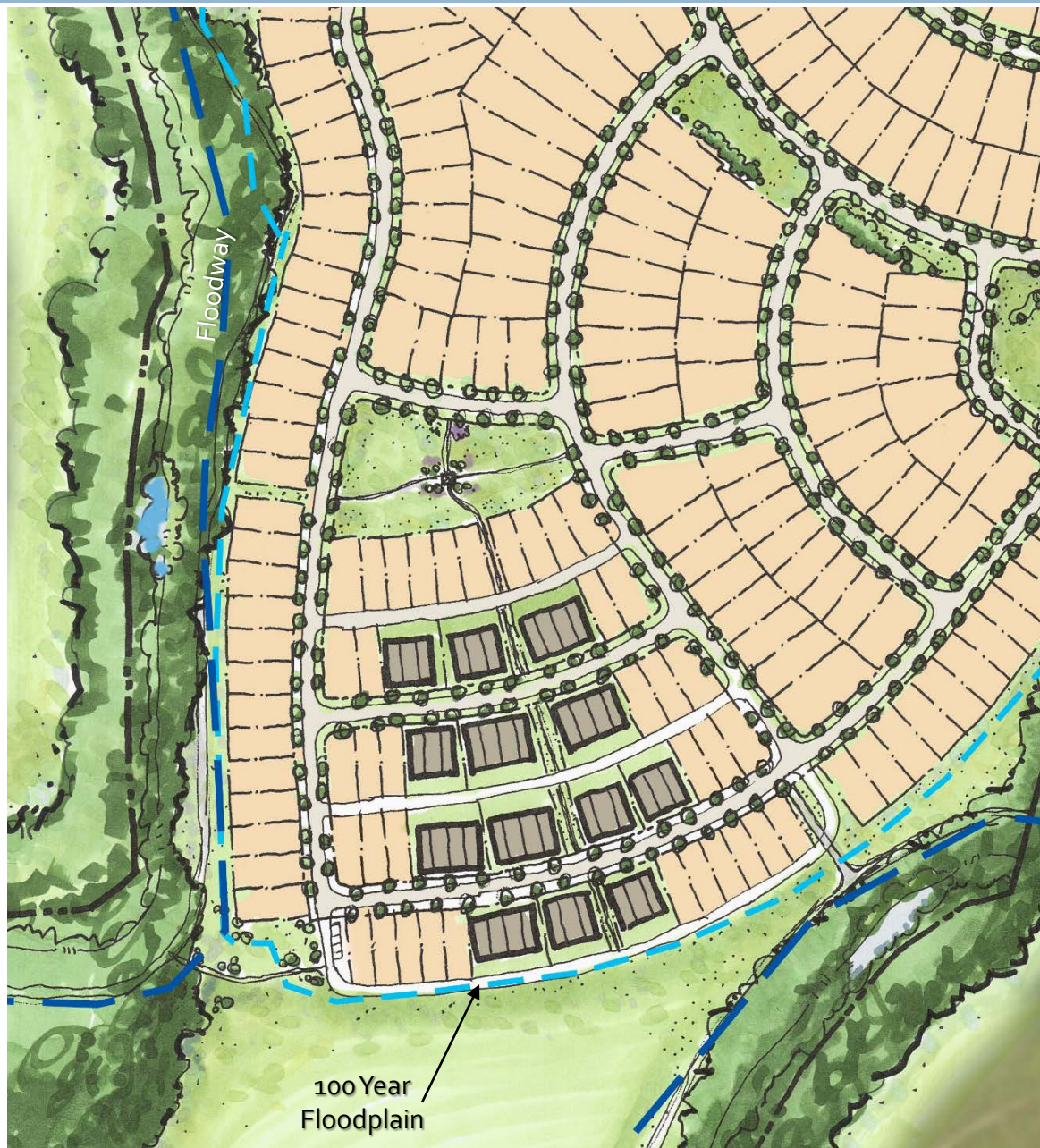
Area Map



Approved Water's Edge Development Plan:

- Approved January 15, 2015
- Total Homes: 367
 - Single Family Detached Homes: 235
 - Cottage Homes, Attached: 137
- Zoning: SD-R (1.91)
- Open Space: 59% of total site

Currently Approved Development Plan



Proposed Revisions:

- Road Network – change in southwest of site, creating a large park and a pedestrian connection to the greenway trail to the West & South
- Addition of new single family alley loaded detached home type
- Addition of 28 homes
- Proposed Zoning: SD-R (2.02)
- Construction limits remain the same as previous plan
- +/- 60% of site remains in Open Space

Proposed Development Plan



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Proposed Development Plan

Existing Front Loaded Single Family Homes



New Single Family Alley Loaded Home



The Homes at Water's Edge



Two-Story Executive

Proposed Architecture:

The Cottages planned for Water's Edge are planned for residents looking for a maintenance free life-style. This home is designed with Active Adults in mind, and focuses on the first floor as the living level.



Single-Story Cottages

The Cottages at Water's Edge



Next Steps:

- Neighborhood Meeting scheduled for:
September 20, 2016
 - Comments: TBD
- Pre-application Meeting with City of Franklin staff: TBD
 - Comments: TBD
- Anticipated Initial Submittal:
October 10, 2016

Next Steps