

# SHADOW GREEN PUD SUBDIVISION

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DEVELOPMENT PLAN & REZONING REQUEST

JOINT CONCEPTUAL WORKSHOP

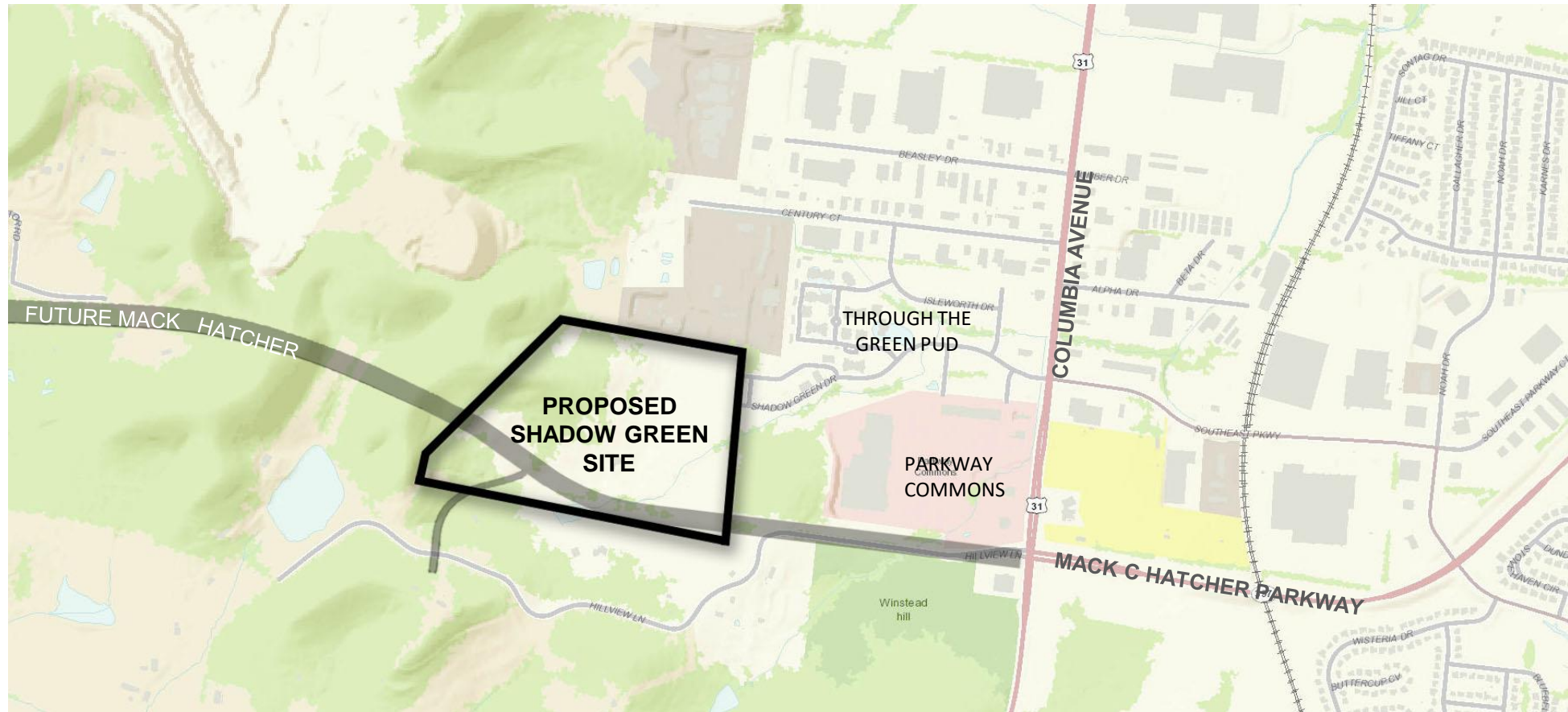
FEBRUARY 23, 2017

COF # XXXX

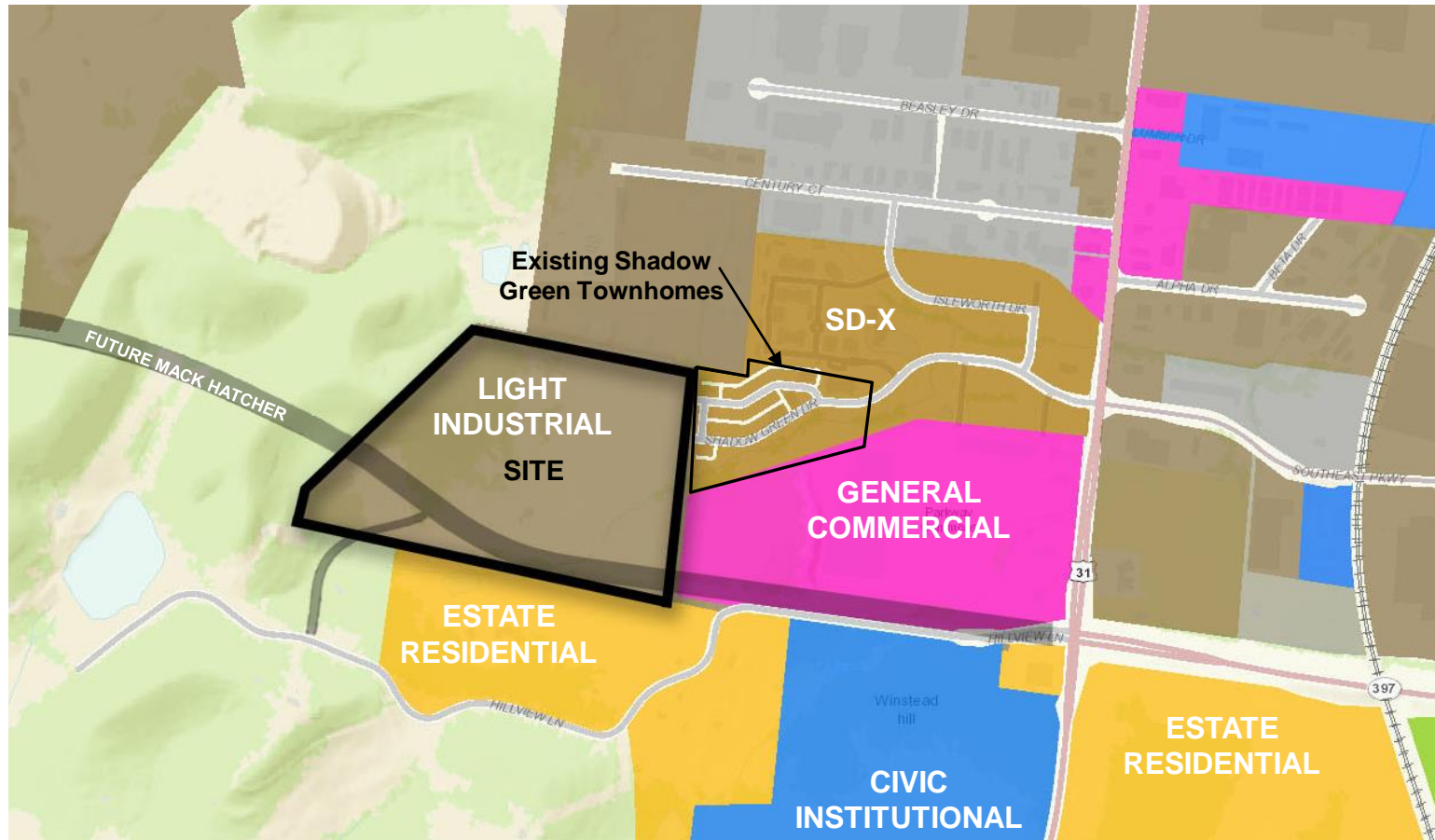


# Location Map

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# Existing and Proposed Zoning



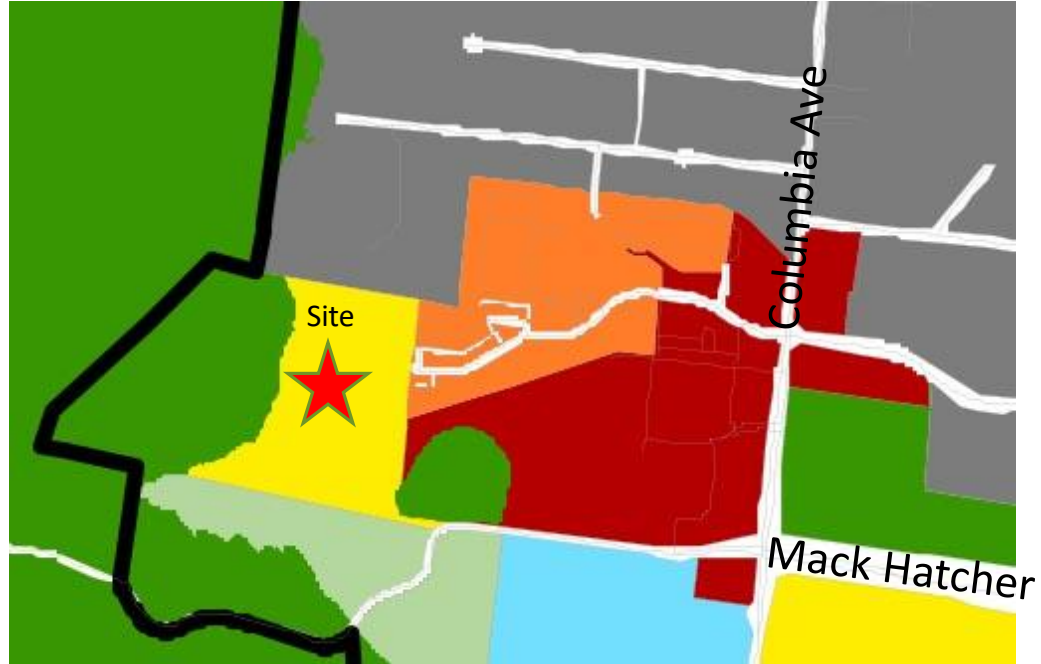
**Existing Zoning:** Light Industrial

**Proposed Zoning:** SD-X (4.7)

# Envision Franklin

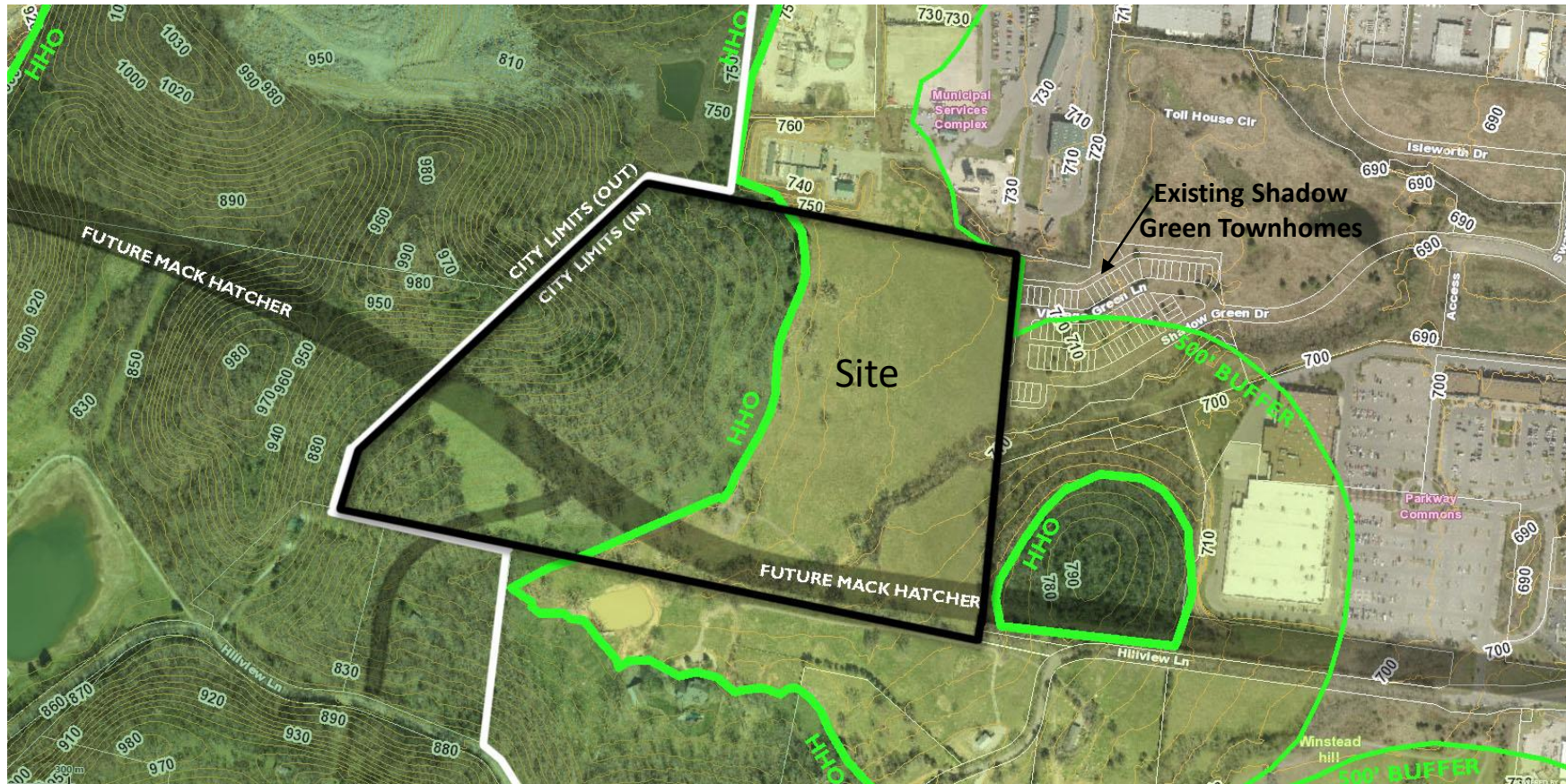
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Text Placeholder





# Physical Features Map



**Site Area:** +/-52.54

**Existing Land Use:**

Vacant/Former Residential

**Overlays:**

Hilltop/Hillside Overlay

500' HHO Buffer Overlay

**Accessed by local roads:**

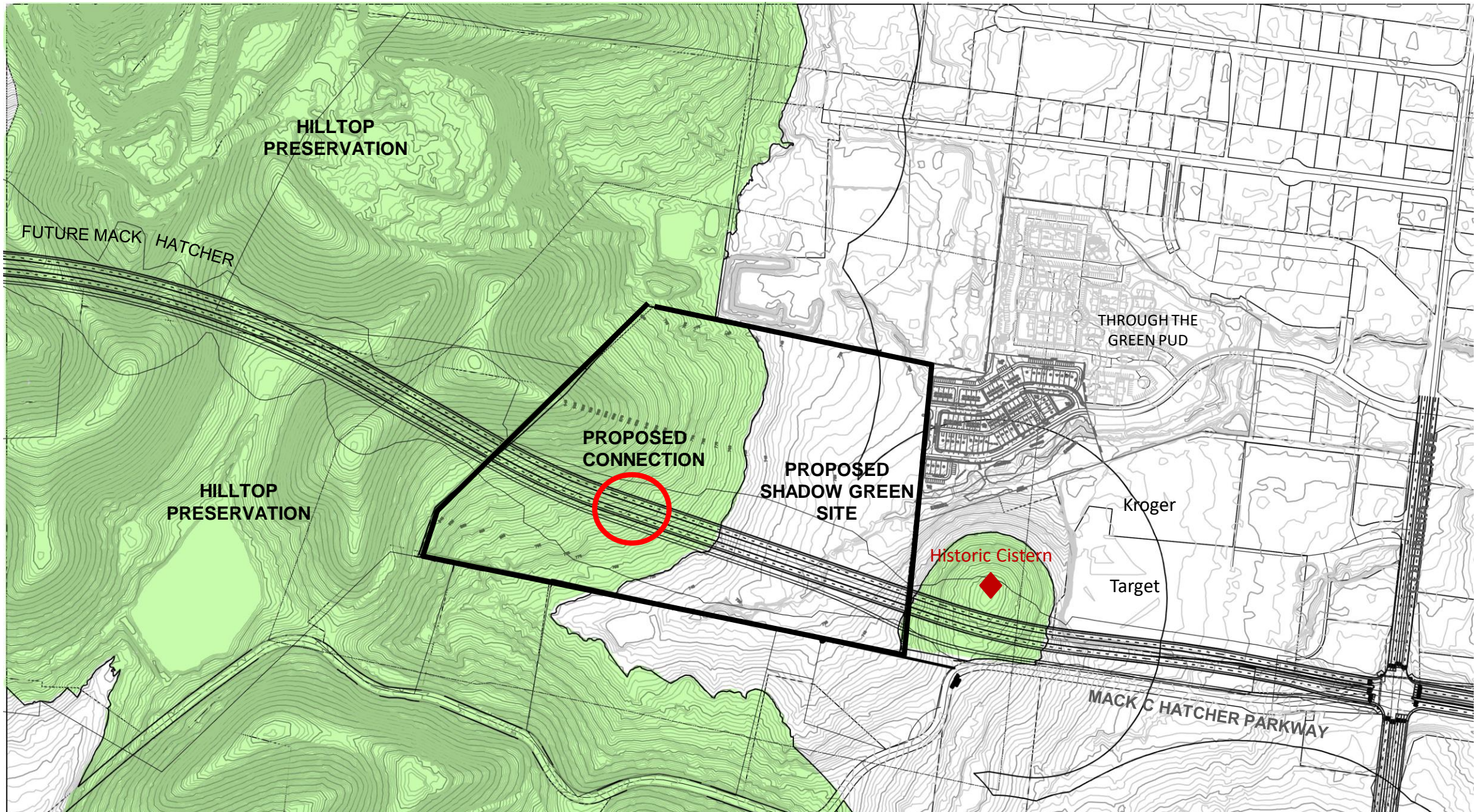
Village Green Lane,

Shadow Green Drive

Future Mack Hatcher

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.





Mack Hatcher Parkway



# Master Plan



EXISTING SHADOW GREEN  
TOWN HOMES

CONNECTION

VINTAGE GREEN LN

AMENITY/  
POOL

SHADOW GREEN DRIVE

FUTURE CONNECTION

FUTURE MACK HATCHER ALIGNMENT

LANDSCAPE BUFFER

Site Area: +/-52.54 AC

Proposed Residential Units: 193  
Big House Units: 10 Buildings,  
16 units per Building  
Town Homes: 33 units

Density: 3.7 DUA

## Design Principles:

- Extension of the existing Shadow Green Town Home Community.
- A mixture of Big House style residential buildings with park under and alley loaded Town Homes.
- The existing and proposed residents would share a Pool and Club House proposed on the new property.

Note: Future Mack Hatcher Parkway is shown traversing the subject property IS approved by the city of Franklin.



# Typical Architecture – Big House

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# Typical Architecture – Big House

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# Typical Architecture – Big House

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# Typical Architecture – Big House

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# Typical Architecture – Town Home

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# Columbia Avenue Widening & Improvement Projects

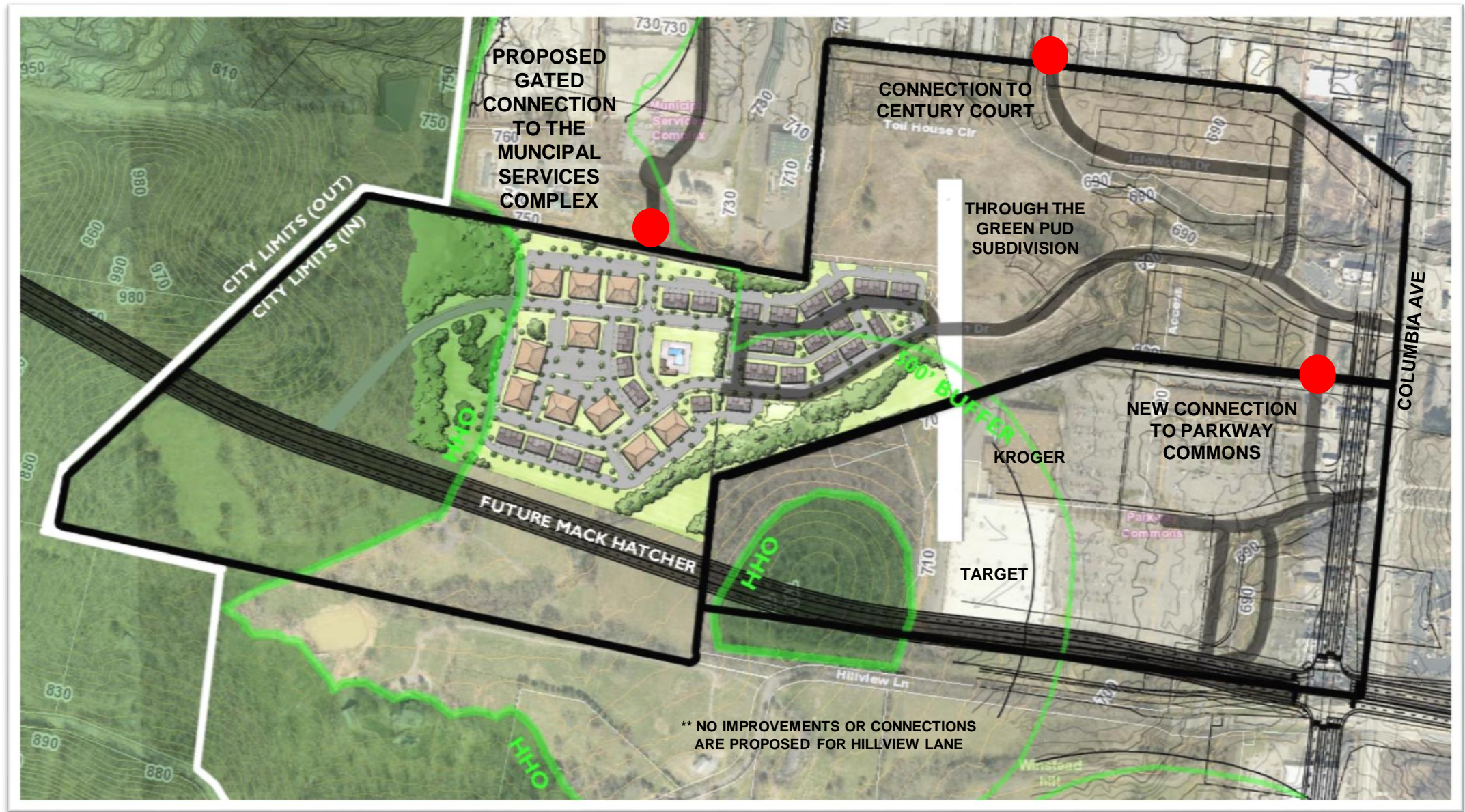
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The proposed Shadow Green PUD would be accessed from the existing street connections to Village Green Lane and Shadow Green Drive. Shadow Green Drive connects to Columbia Avenue.







## Connectivity Improvements



# Master Plan

## What We've Heard:

- Pre-Application Meeting
  - December 15, 2016
    - Vary architecture elevations where 4 or more townhome buildings are along the same street

## Next Steps:

- Neighborhood Meeting
  - xxxxxxxx
- Submit to City of Franklin
  - March 13, 2017
- Planning Commission Meeting
  - xxxxxxxx

