



FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing.

Chickasaw Planned Unit Development Joint FMPC/BOMA Conceptual Project Workshop June 22, 2017



HISTORIC
FRANKLIN
TENNESSEE

Project Attributes

Project Description: Chickasaw Planned Unit Development

Proposed Use: Attached Dwelling & Detached Dwellings

Site Acreage: 6.38

Proposed Number of Units: 61

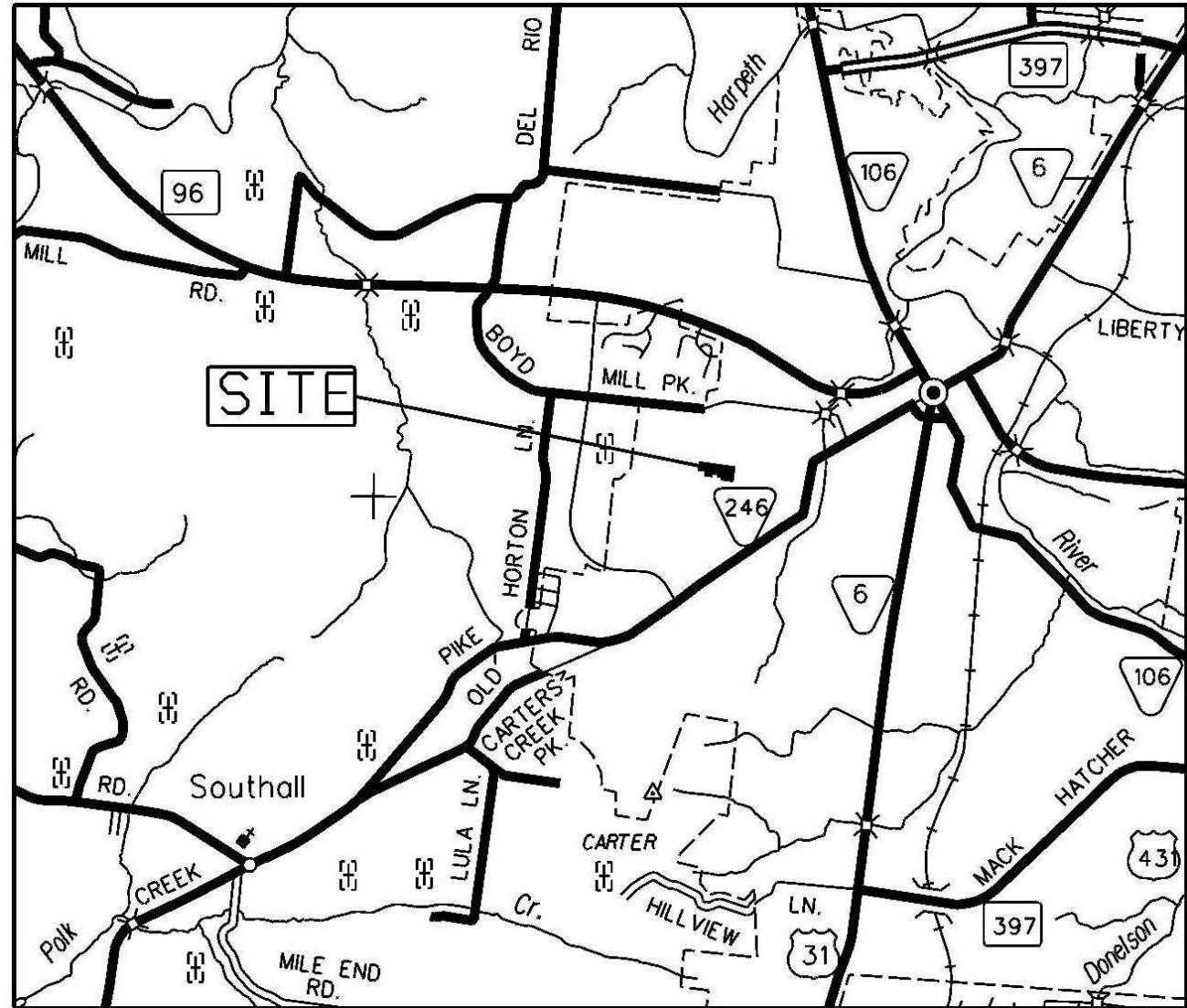
Proposed Senior Living: 48 Units

Existing Residential Attached: 12 Units

Existing Residential Detached: 1 Unit

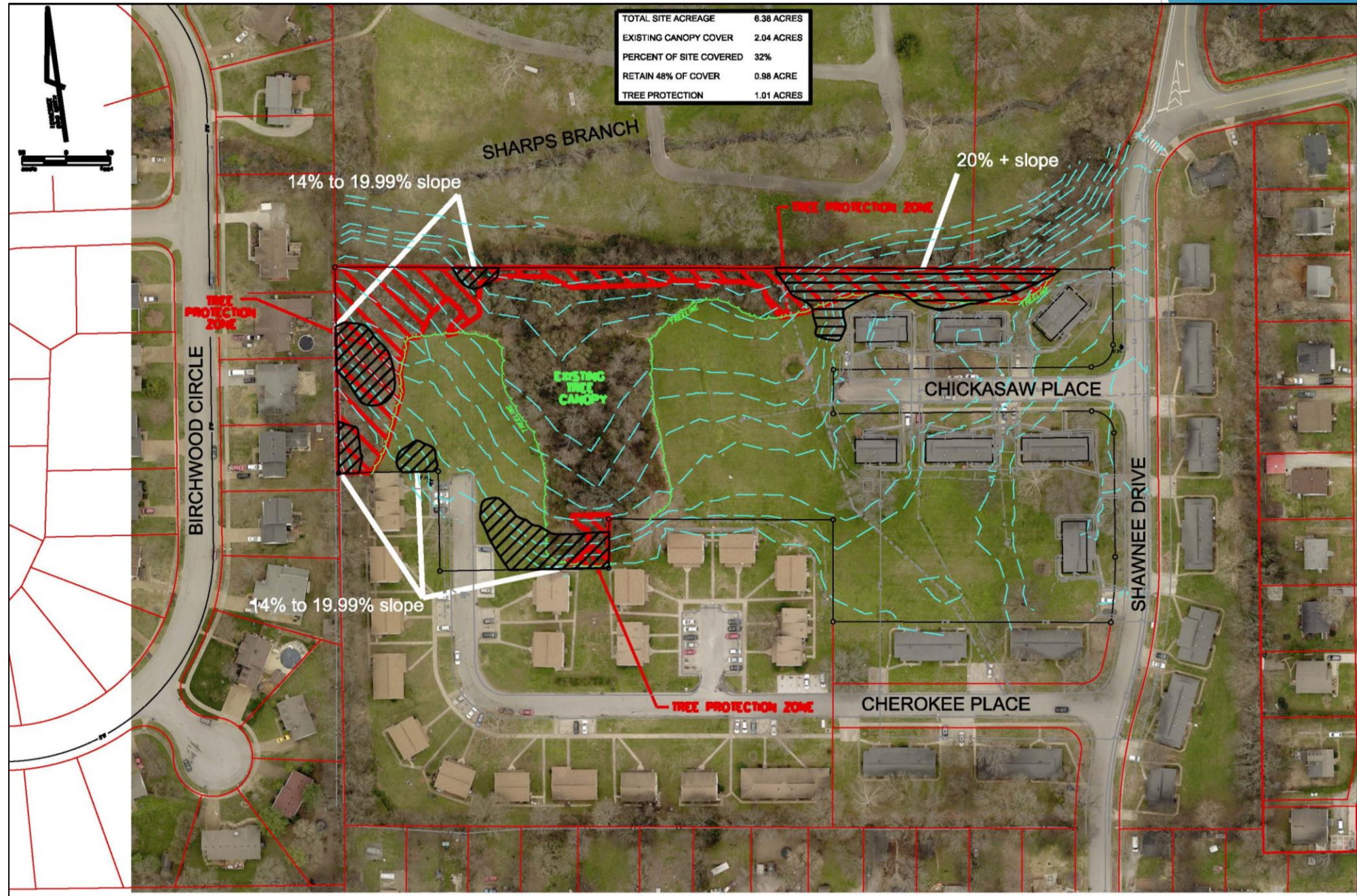
Nonresidential: 0 Units

Overall Density: 9.56 Units per Acre

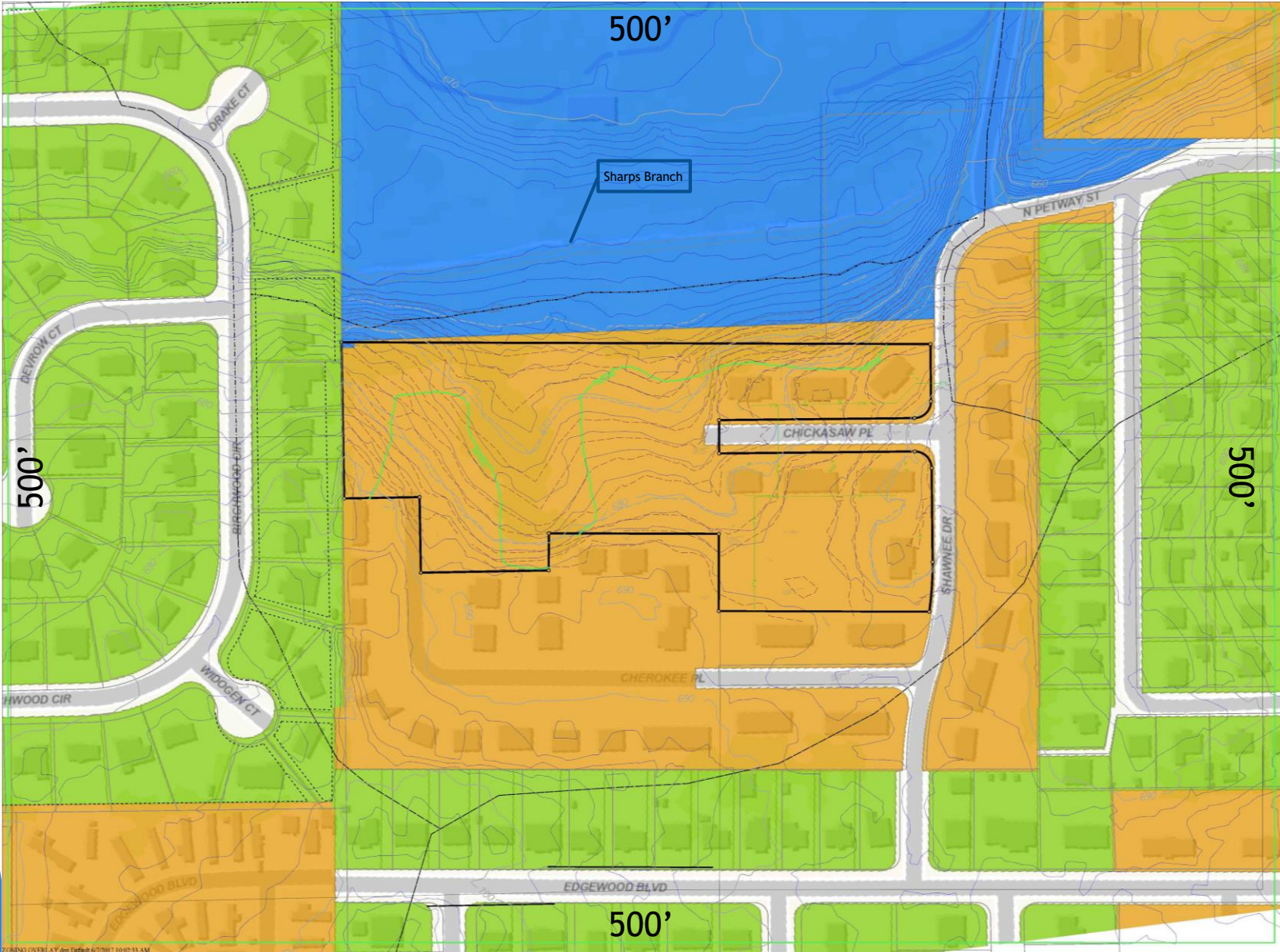


VICINITY MAP
N.T.S.

Physical Features Map



Existing Conditions Map



Development Standard: Traditional

Current Zoning: SD-R

Proposed Zoning: SD-R10

Zoning Overlay: CFCO-3

Zoning Districts

- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

Zoning Overlays Districts

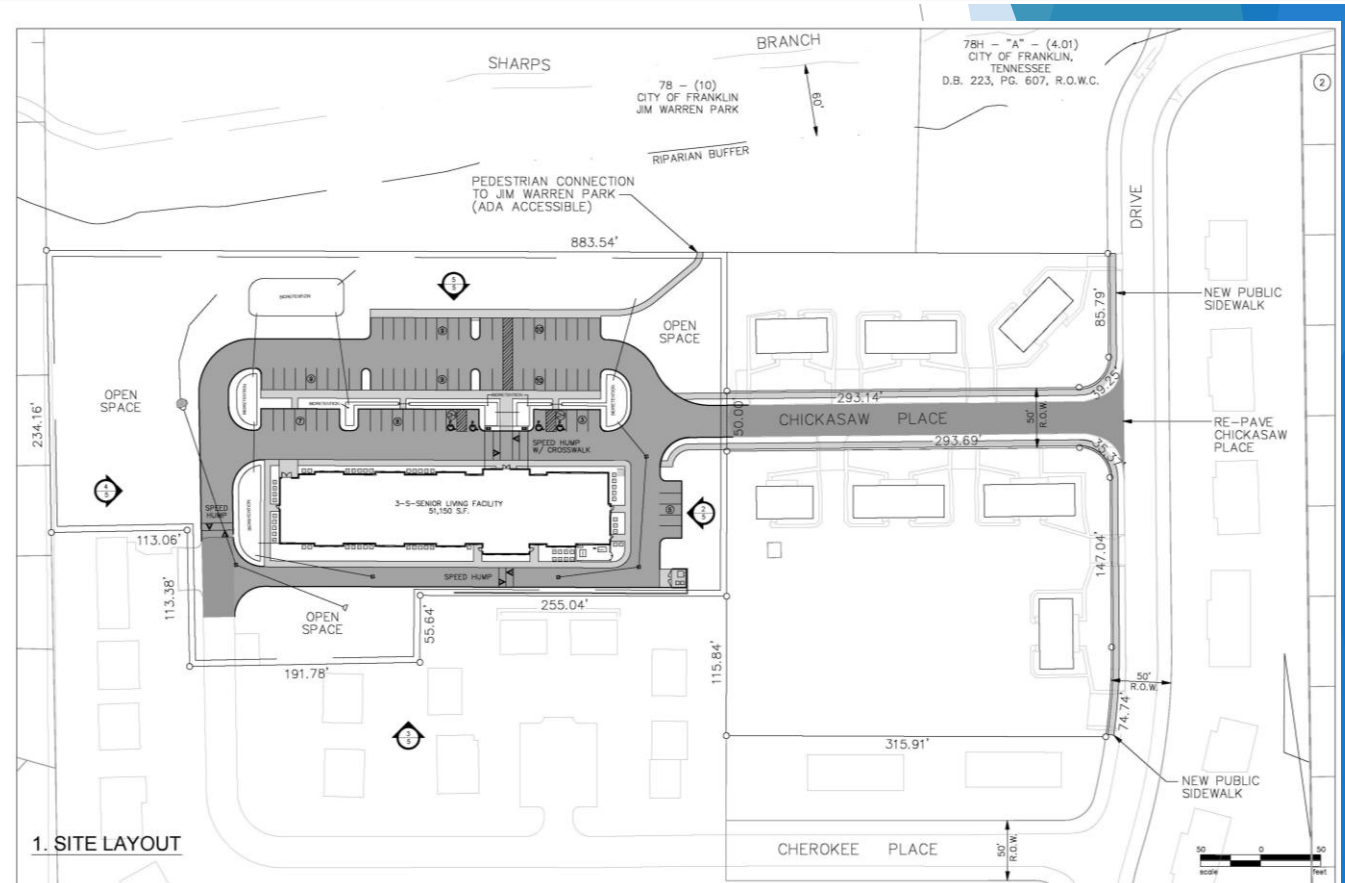
- HPO Historic Preservation Overlay District
- FFO Floodway Fringe Overlay District
- FWO Floodway Overlay District
- HHO Hillside/Hillcrest Overlay District
- 500 ft Buffer of Hillside/Hillcrest Overlay District
- CAO Columbia Avenue Overlay District
- HTO Height Overlay District
- SRO Scientific Research Overlay District

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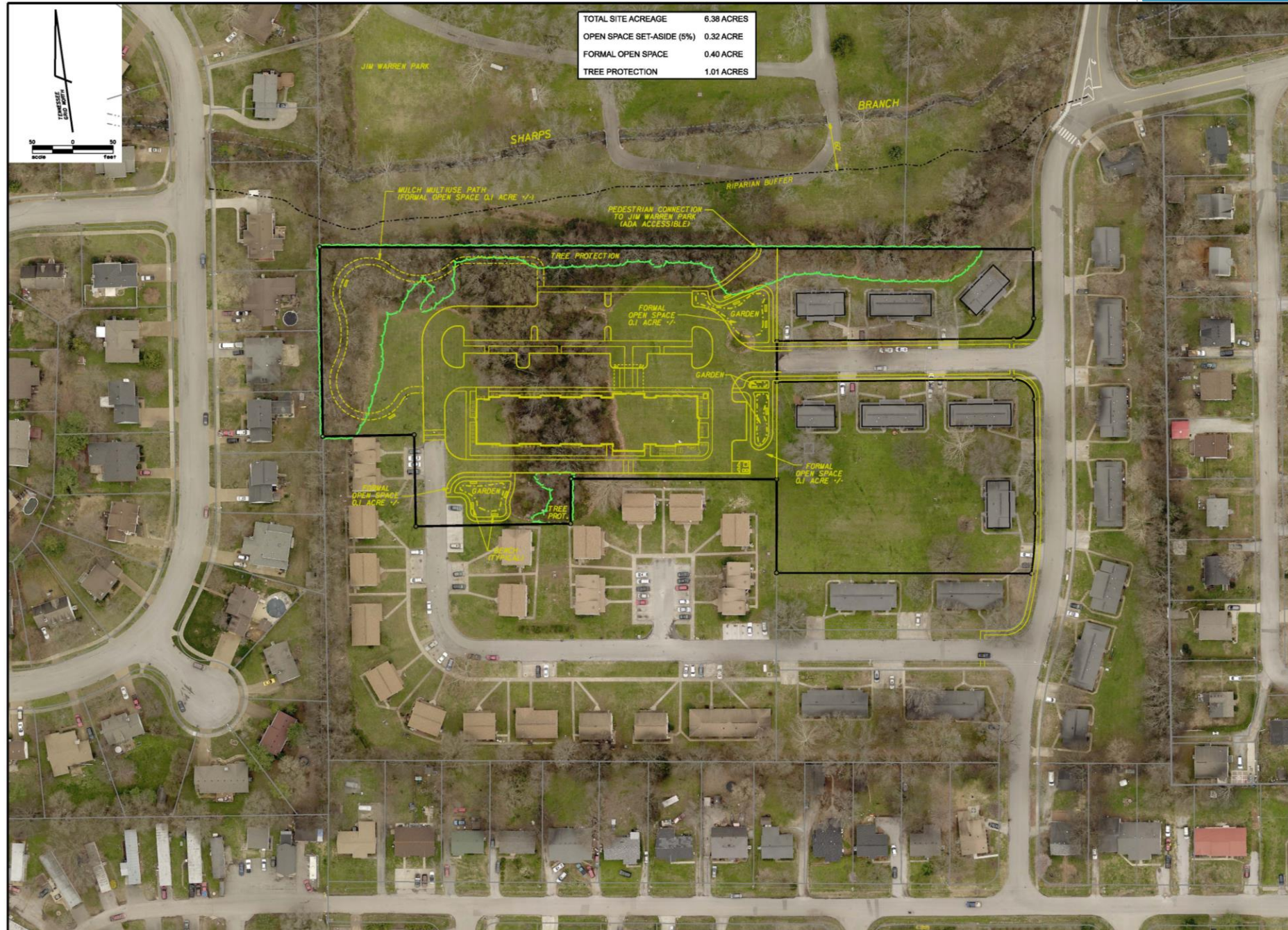
Project Map

Statement of Architectural Intent:

The Franklin Housing Authority will provide a senior living center for Independent and active residents with amenities, services, and access to outdoor gardens and nearby parks. The three-story 48,785 sf facility houses 48 residential units, spaces for community gathering, wellness services, lounge and libraries along with administrative support areas. The exterior consists of a traditional architectural language with durable residential materials including brick and cementitious siding veneers, shingle and metal roofing, and elegant details that help to identify this place as a home.



Open Space/ Parkland



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Preapplication Conference

The Pre-Application Conference on June 1, 2017 included comments generally grouped as follows:

- 1) FHA associates discussed the tax credit funding incentive associated with the project and impact on timeline. It was determined that the reviewed plans are to be re-submitted for July 27, 2017 FMPC.
- 2) Discussion concerning demolition of existing FHA units and replacement with single family housing will be removed from this PUD request.
- 3) Ingress/Egress must allow for 2 access points. This will be accomplished by extension of Chickasaw and Cherokee.
- 4) Speed humps allowable and raised crosswalk to be used on private drive portion.
- 5) Trip generation tables required on layout.
- 6) Public water extension will require a 2-way feed and cannot connect to FHA waterline on Cherokee.
- 7) Street cuts for waterline in public streets requires an overlay.
- 8) Request hydrant flows and provide water service estimates.
- 9) Sanitary sewer concerns on directional routing/velocities eliminated.
- 10) No retaining walls, HVAC pads, etc. can be located in water/sanitary sewer easement.
- 11) Discussed water/sewer easement width relationship to depth of line.
- 12) Stormwater Management discussed concerning stream buffers to be shown, soil type investigation, and detention/retention.
- 13) Replacement of CMP storm piping with RCP.
- 14) Show pedestrian circulation for sidewalk connections to existing as well as walking trails to park.
- 15) Discussed existing tree canopy, tree removal mitigation methods, and Franklin Parks Department contract.
- 16) Discussed park dedication.
- 17) Pedestrian connection to park be ADA accessible.
- 18) Tree canopy along property lines to remain in place.