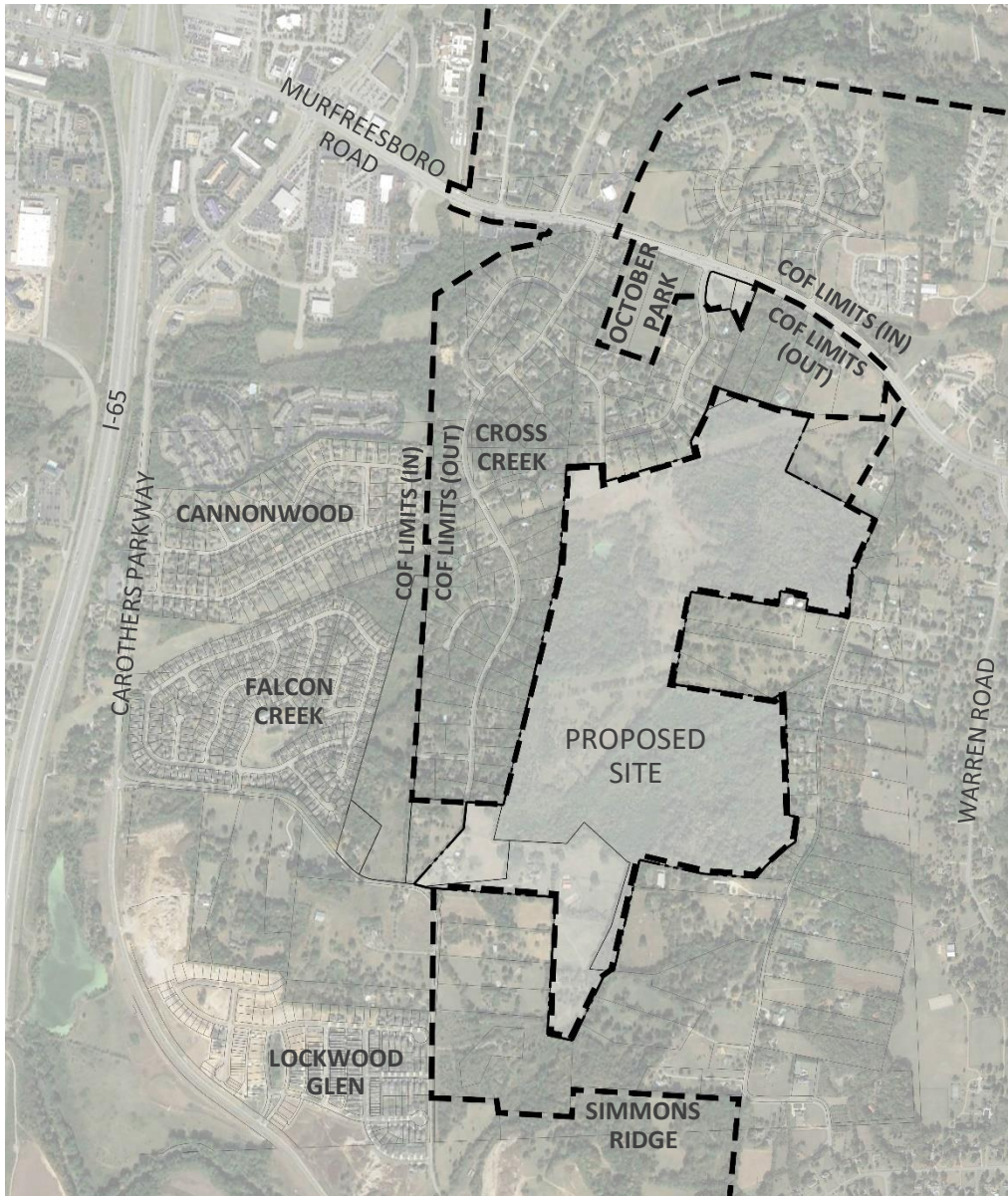


# COLLETTA PARK

Franklin, Tennessee

June 1, 2017  
Land Solutions



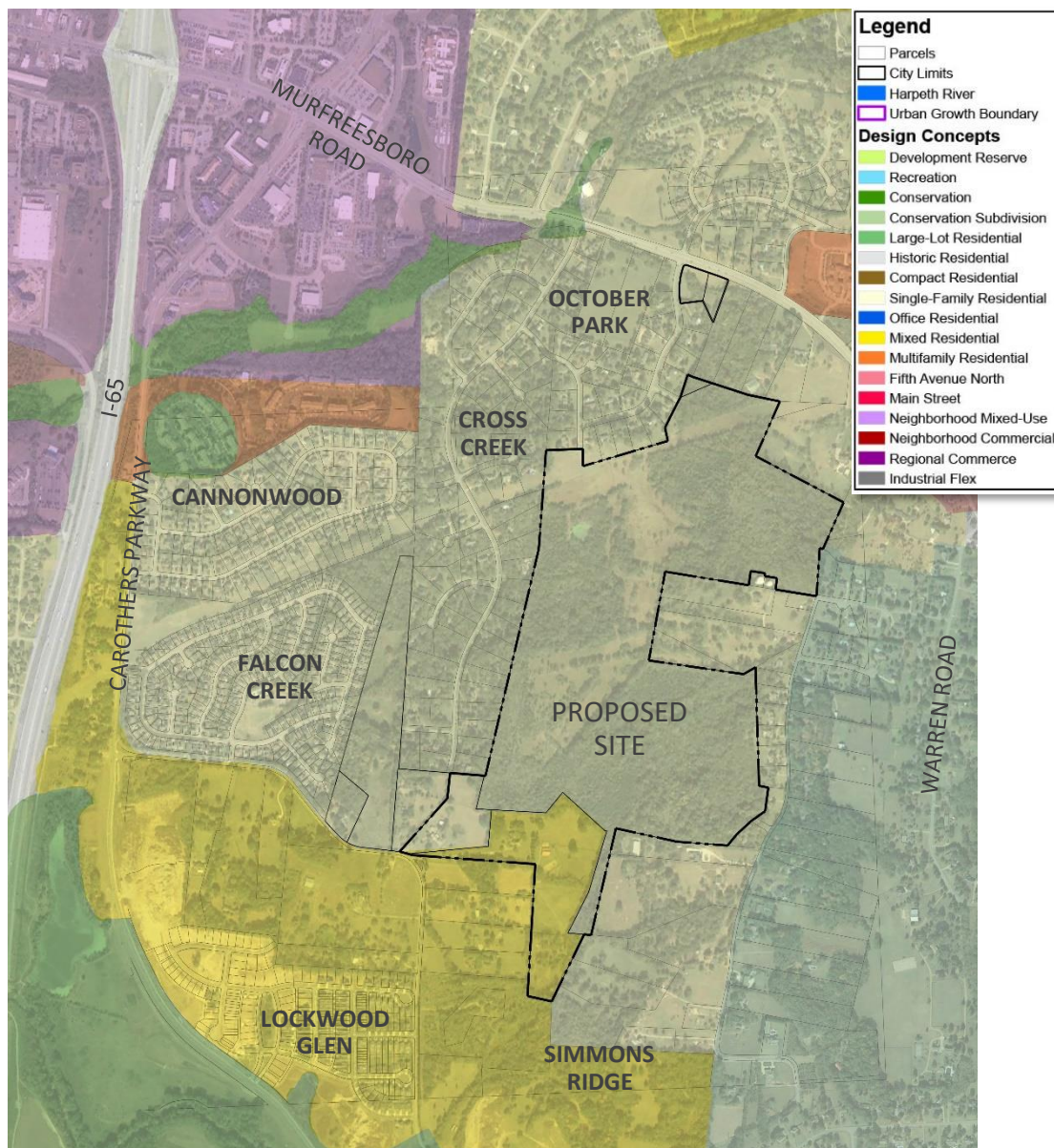


## Location

- 5 Parcels
  - 1 – Map 79M B, Parcel 28.00 – 1.51 AC
  - 2 – Map 79 M B, Parcel 29.00 – 1.19 AC
  - 3 – Map 089, Parcel 55.00 – 167.19 AC
  - 4 – Map 089, Parcel 43.03 – 7.04 AC
  - 5 – Map 89, Parcel 43.04 – 22.11 AC
- 199.04 AC Total



# Envision Franklin



## Mixed Residential

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses.
- New development should transition from existing development patterns in adjacent neighborhoods.

## Single Family Residential

- Consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes.
- New developments should transition from the existing developments patterns in adjacent neighborhoods.



# Master Plan

- 264 Units
- 1.32 Overall D.U.A.





## North Section

- Lots are a minimum of 1 AC
  - Average lot size = 1.3 AC
  - Side-loaded garages
- Connection to Stanford Drive
  - (Pending Williamson County Highway Commission approval)
- No connection to Beacon Hill Drive
  - (Requires Modification of Standards)





# North Section Architecture







## Mid Section

- Transitional lot sizes (Typical or average)
  - Side or front-loaded garages
- 80' Buffer on western lots adjacent to Cross Creek
- Natural Ridge separates east side of site from Cross Creek Neighborhood
- Natural Preservation Areas

# Ridge Cross-Section







## Mid Section Architecture





# South Section



- Varying lot widths (55' to 135')
  - Front & side-loaded garages
- Pocket Parks
- Amenity Area
- Adjoins preservation area to east





## South Section Architecture

- Variable lot sizes permit mixture of housing types
- Supports Envision Franklin's "Inclusivity"
- Pocket parks enable passive recreation and act as gathering points



Nature Trails

Amenity  
Area



# South Section Architecture



Lot widths vary from 55' to 135'



# McEwen Section



- 40'-50' Lot widths
  - Alley-loaded garages (With 11 front-loaded garages lots on Eastern Boundary)
- Pocket Parks
- Connection to South Carothers Road



# McEwen Section Architecture





# Future Connectivity

Future  
Expansion and  
connection to  
South  
Carothers Road

Future  
connection to  
Simmons Ridge





# Open Space



Nature Trails

- Amenity Area
- Nature trails
- Walkability
- Environmental Preservation





# Amenities





# Character Areas

80' Landscape  
Buffer

Lot area 1 AC or  
greater to be  
consistent with  
adjacent  
properties

**Seward Hall  
Character Area**  
(1 DUA proposed  
in this character  
area)

Natural  
Preservation  
Areas

Lot sizes to  
transition  
between 1 AC lots  
to McEwen  
Character area

**McEwen  
Character Area**

- **Seward Hall Character Area (SWCO-3)**
  - May comply with Subsection 5.3.85, Conservation Subdivision
  - New development shall reflect lot area, setbacks, and scale of surrounding developments
  - Development shall be restricted to detached residential dwellings on lots with a minimum lot area of 1 to 5 acres
  - Well integrated network of connected open space and parks
  - Smaller lots may be allowed pursuant to PUD development plan approval process
- **McEwen (MECO-6)**
  - Development shall reflect lot area, setbacks, and scale of existing developments





## Next Steps

- Williamson County Highway Commission
  - TBD
- Pre-application Meeting
  - TBD
- Neighborhood Meeting
  - TBD
- Initial Submittal
  - July 10, 2017
- Anticipated Planning Commission
  - August 24, 2017