

LAND USE PLAN | ENVISION FRANKLIN DESIGN & CONCEPTS MAP AMENDMENT

FROM LARGE-LOT RESIDENTIAL TO OFFICE RESIDENTIAL, SINGLE AND MULTI-FAMILY RESIDENTIAL

Franklin Road | Country Road Parcels

Resubmittal

June 1, 2017

COF #6447

APPLICANTS:

Paul Lebovitz, LA
102 Winslow Road
Franklin, TN 37064
615.415.6855
pleb@bellsouth.net

Greg Gamble, LA
Gamble Design Collaborative
144 Southeast Pkwy, STE 200
Franklin, TN 37064
615.975.5765
greggamble209@gmail.com

**LUPA Request Participants
(Owners):**

053-07100
544 Franklin Road
Michael Harris Garretson
(Martin & Richard Garretson)

053-07000
540 Franklin Road
Cecilia Marchesi

053-06900
536 Franklin Road
Joy Brooks

053-06800
1208 Country Road
Teresa Brooks Huges

053-06100
1211 Country Road
Joy Brooks

053-0600
532 Franklin Road
Dan Brazzell

LUPA Request Participants (Developer):

Tennessee Valley Homes
Jimmy Franks
245 Noah Drive
Franklin, TN 37064
615.351.0931
jimmy@tennesseevalleyhomes.com

053-05900
526 Franklin Road
GracePointe Church Inc.

053-05800
522 Franklin Road
GracePointe Church Inc.

053-05701
Franklin Road
GracePointe Church Inc

Land Use Plan Amendment

DESCRIPTION

The applicants [Paul Lebovitz and GDC], on behalf of the property owners and development entities, request an amendment to the City of Franklin Envision Franklin Design Concepts Map for 9 parcels at the corner of Franklin Road and Country Road. The subject properties are all located in the Berry's Chapel, Special Area 3, are currently zoned R-1, and are all designated as Large-Lot Residential Design Concept Area.

The applicants are separately developing master plans with their clients, with the intention of proposing PUD Development Plans and Rezoning Requests. The applicants have combined their Land Use Plan/Envision Franklin Design Concepts Map amendments into one application at the request of City of Franklin Staff. This request is divided into four separate line items that the applicants request to be proposed as separate FMPC items.

The applicants acknowledge that rezoning requests may need to accompany future PUD development plans to address any conflicts with current character area overlays.

The request for Land Use Plan | Envision Franklin Design Concept Map Amendment is to permit PUD development proposals that are more consistent with the current area context and development patterns.

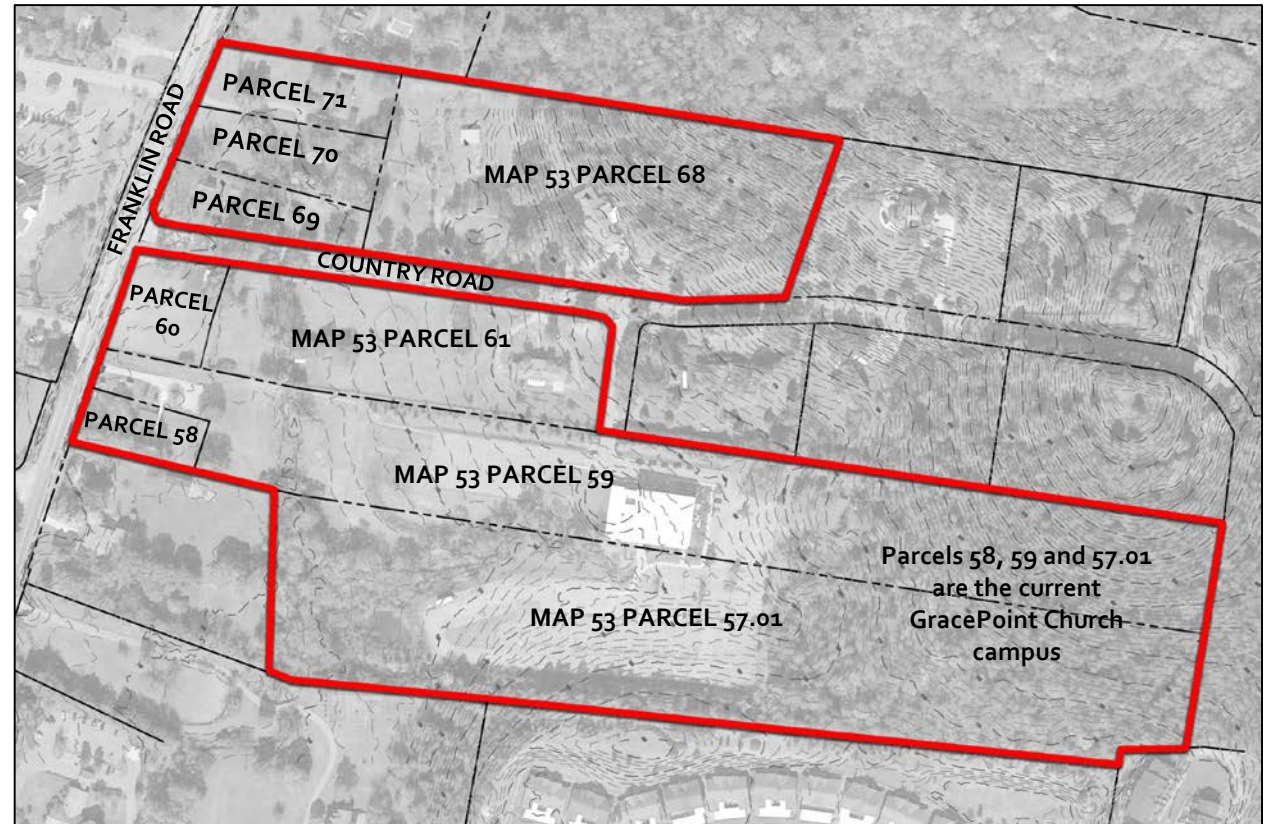
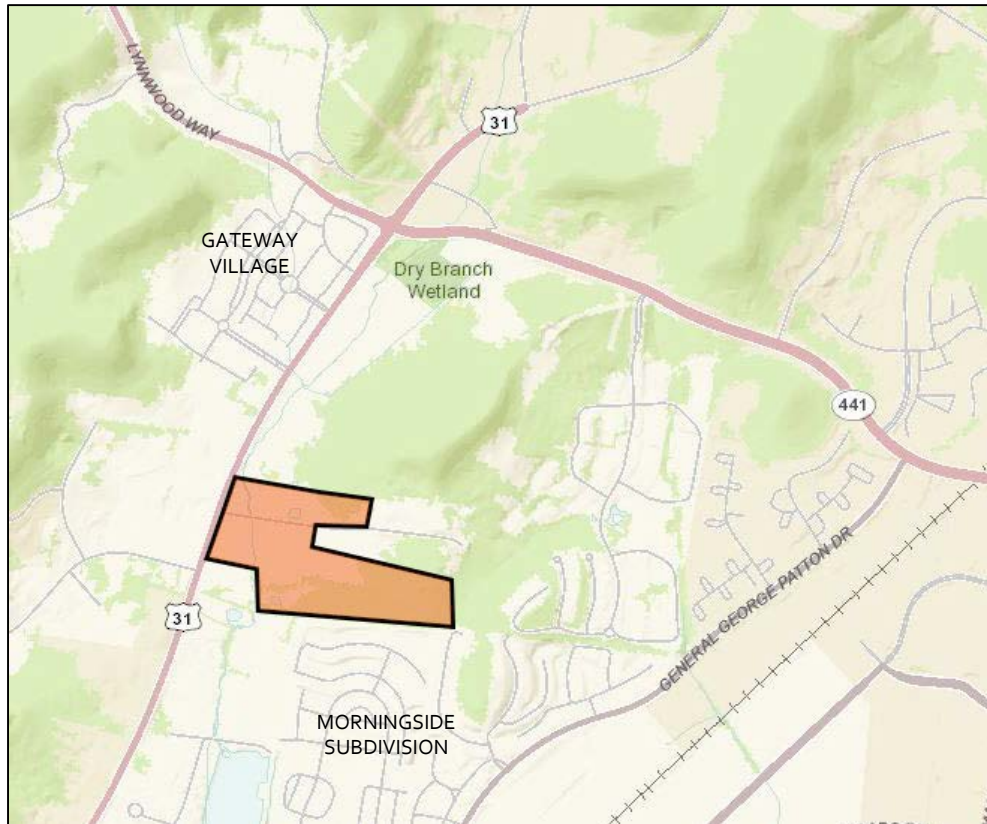
Four map amendments are being proposed and will be detailed in this request:

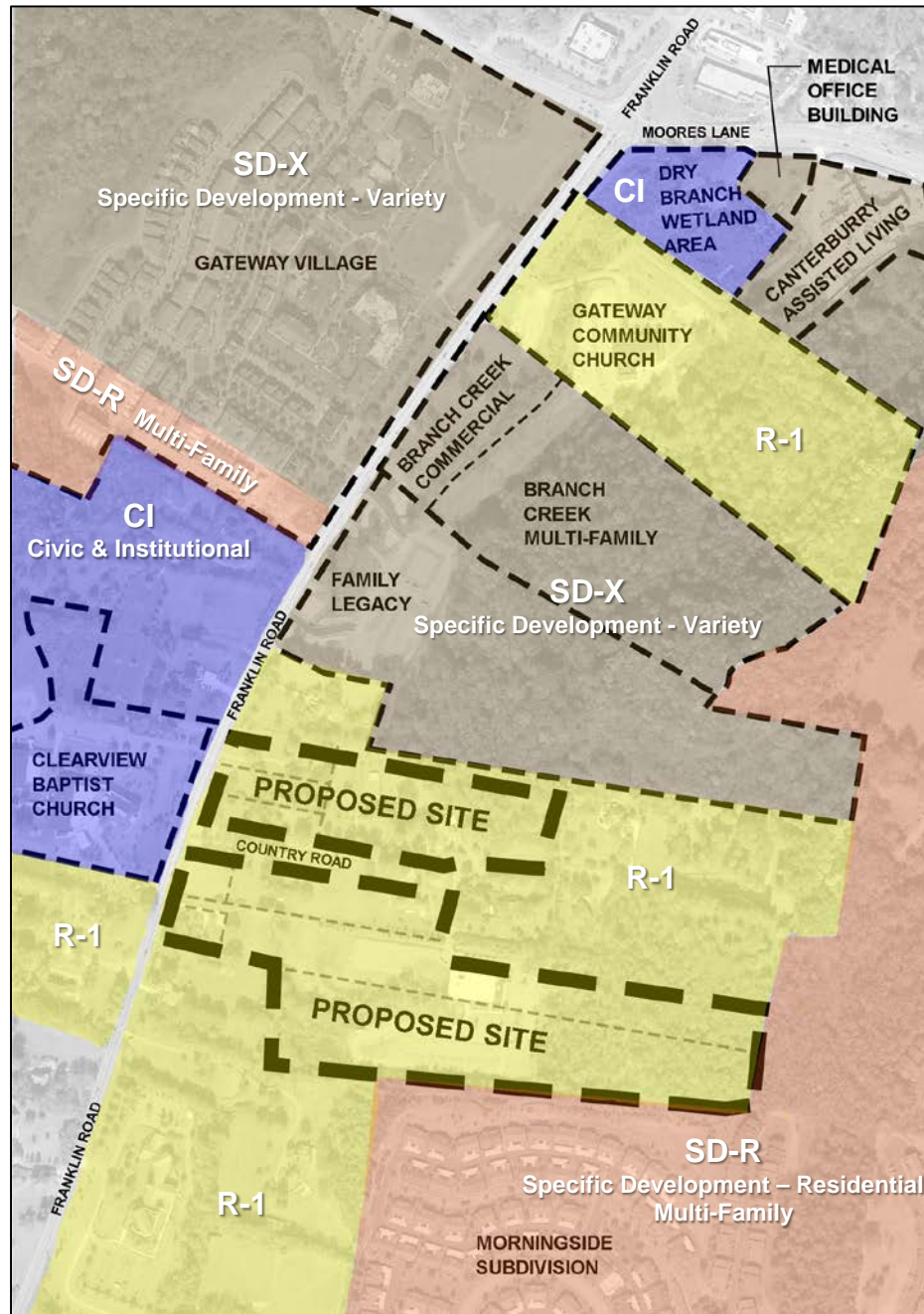
1. Design Concepts Maps designation change from Large-Lot Residential to Office Residential for parcels 71, 70, 69, and 60.
2. Design Concepts Maps designation change from Large-Lot Residential to Office Residential for parcel 58 and a portion of parcel 59.
3. Design Concepts Maps designation change from Large-Lot Residential to Single Family Residential for parcels 68 and 61.
4. Design Concepts Maps designation change from Large-Lot Residential to Multi-Family Residential for parcel 57.01 and a portion of parcel 59.

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Location Map



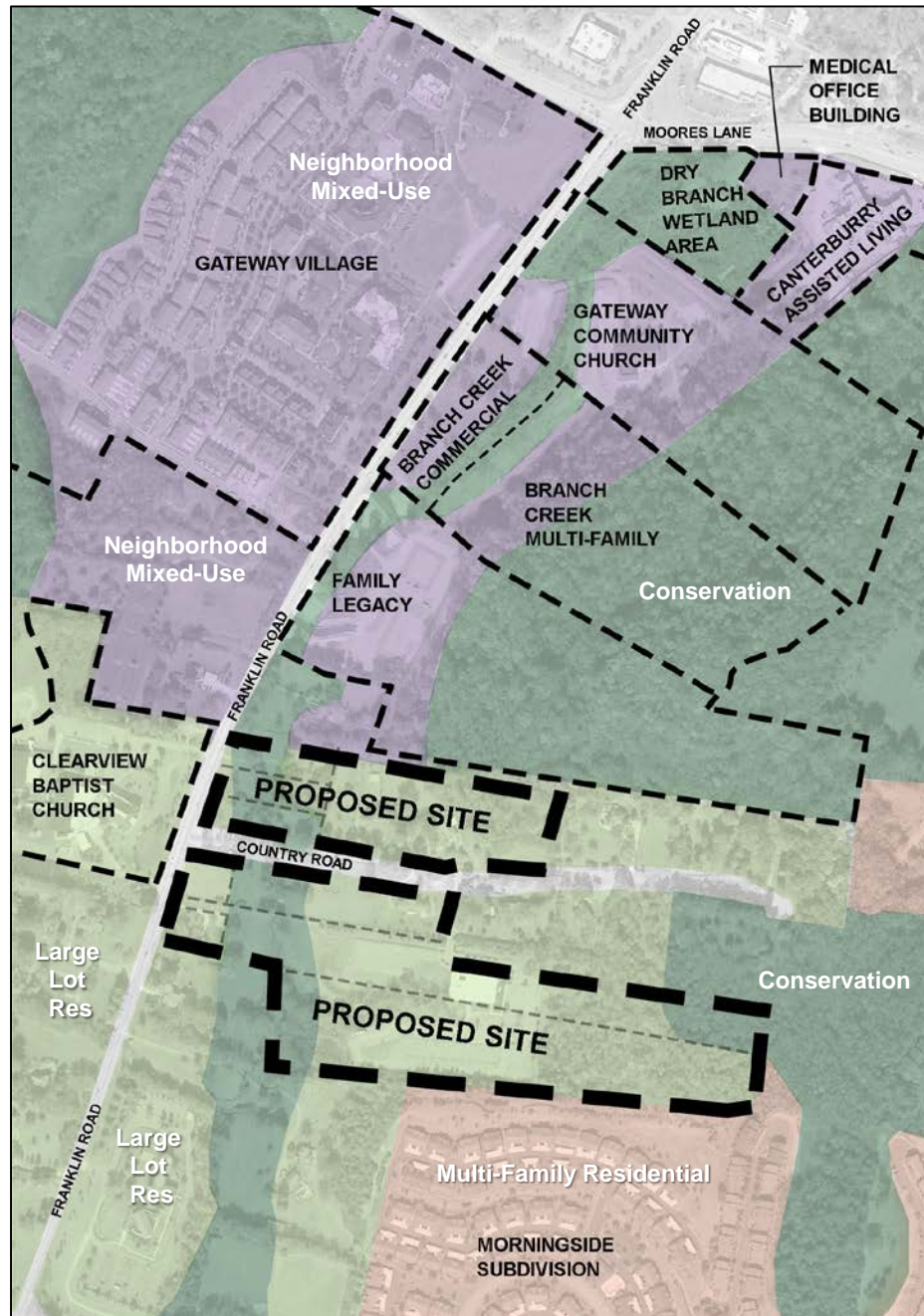


Existing Zoning and Uses

- All Parcels in the proposed LUP Amendment area are zoned R-1
- Several SD-X PUD Developments are located just north of the site.
Gateway Village (commercial, office, and multi-family)
Branch Creek Crossing (office, condominium)
Family Legacy (Funeral Home and office)

Mix of Uses and Zones

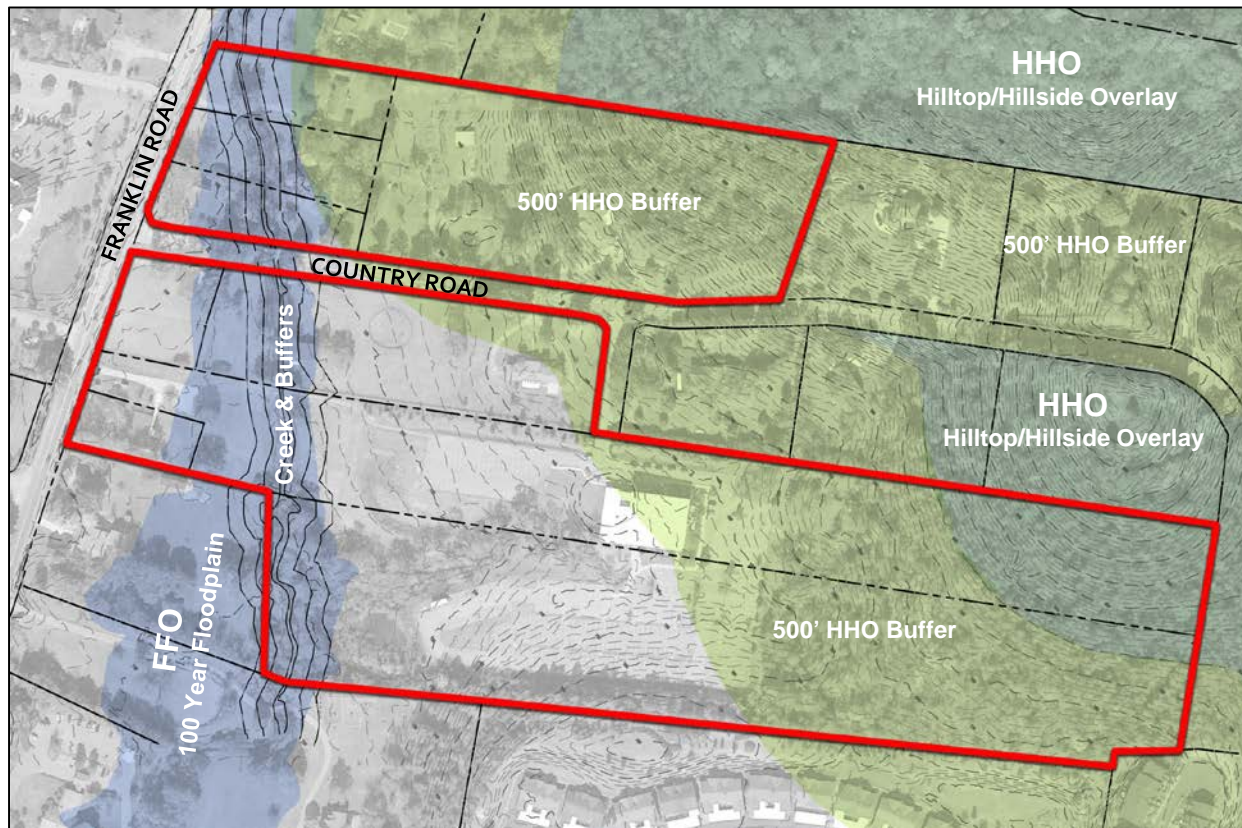
The properties identified could utilize the SD-X and SD-R Development Plan process to create a cohesive neighborhood, much like the successful Gateway Village to the north.



Existing Envision Franklin

- Site is Large Lot Residential Design Concept (with area of Conservation Design Concept shown around the existing creek and HHO area)
- Large Lot Residential, as a development concept, is intended to reflect “the established character of existing neighborhoods” or provide a “transition between City and County subdivisions.”
- Neighborhood Mixed-Use “provides a diverse mix of high-activity uses” and provide good connections between these areas “and the residential neighborhoods they support.”
- Multi-Family Residential “provides for a range of housing types” that “allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.
- Large Lot Residential, Special Considerations: “Franklin Road north of Mack Hatcher Parkway: This scenic corridor should have deep set backs of at least 150’ for new development. Informal landscape design and rural features. Developing frontage on Franklin Road should be on lot sizes comparable to those that currently exist along the road.”

Physical Features Map



Base Zoning District: R – 1 Residential

Special Area Designation: BCCO 3

Overlay Zoning Districts: HHO, HHO Buffer, FFO

Existing Land Use: Residential / Church Campus

Existing or Planned Road Network:

- accessed by Franklin Road or Country Road. Franklin Road is planned to widen to 3 lanes just north of this site

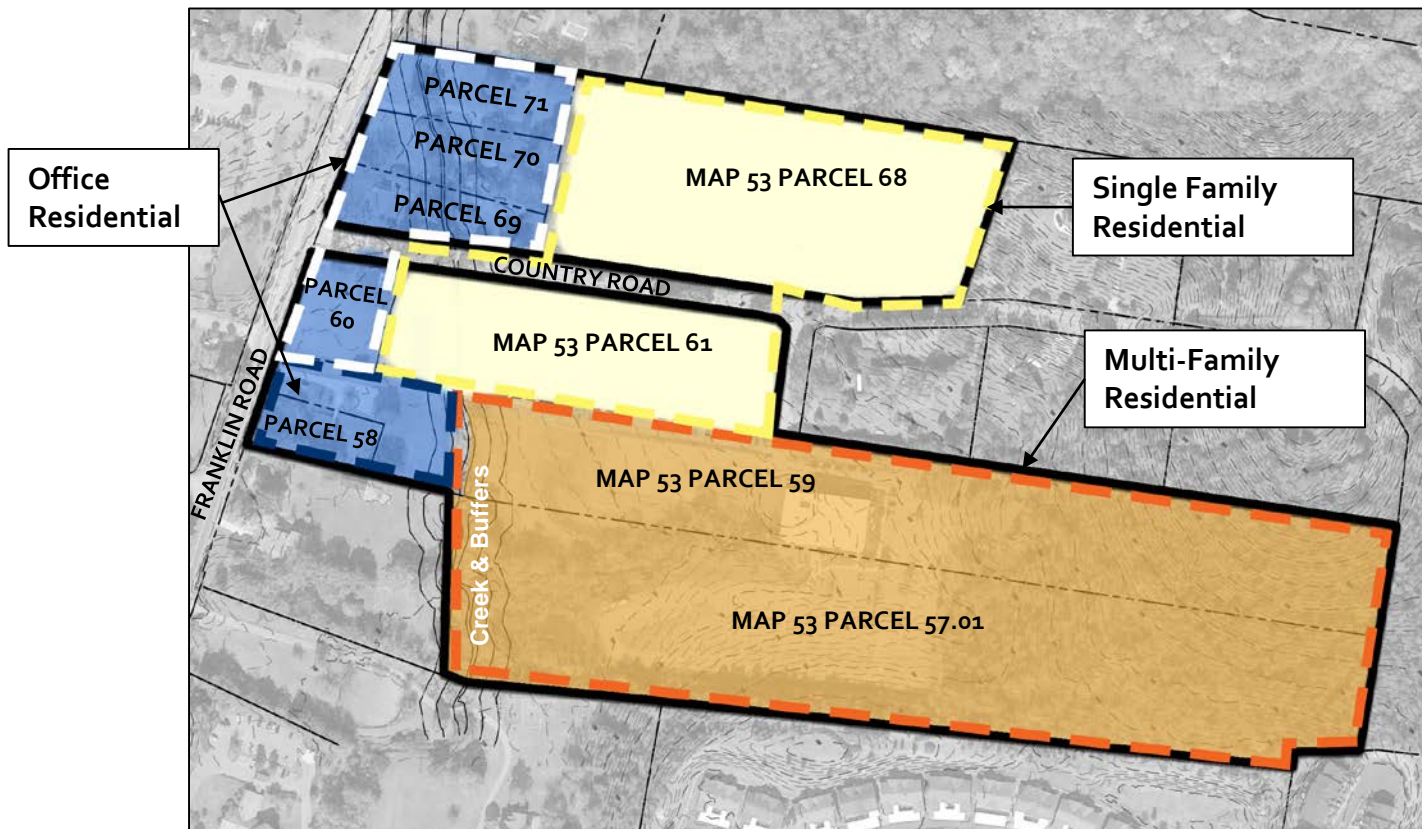
Railroad infrastructure or ROW: N/A

Historic Properties: N/A

Natural Features that may limit development:

- Blue-line stream runs near the western edge of the property. Zone 1 and Zone 2 buffers are shown per City requirements.
- HHO areas are adjacent to this site and on the far eastern edge of the GracePointe property.

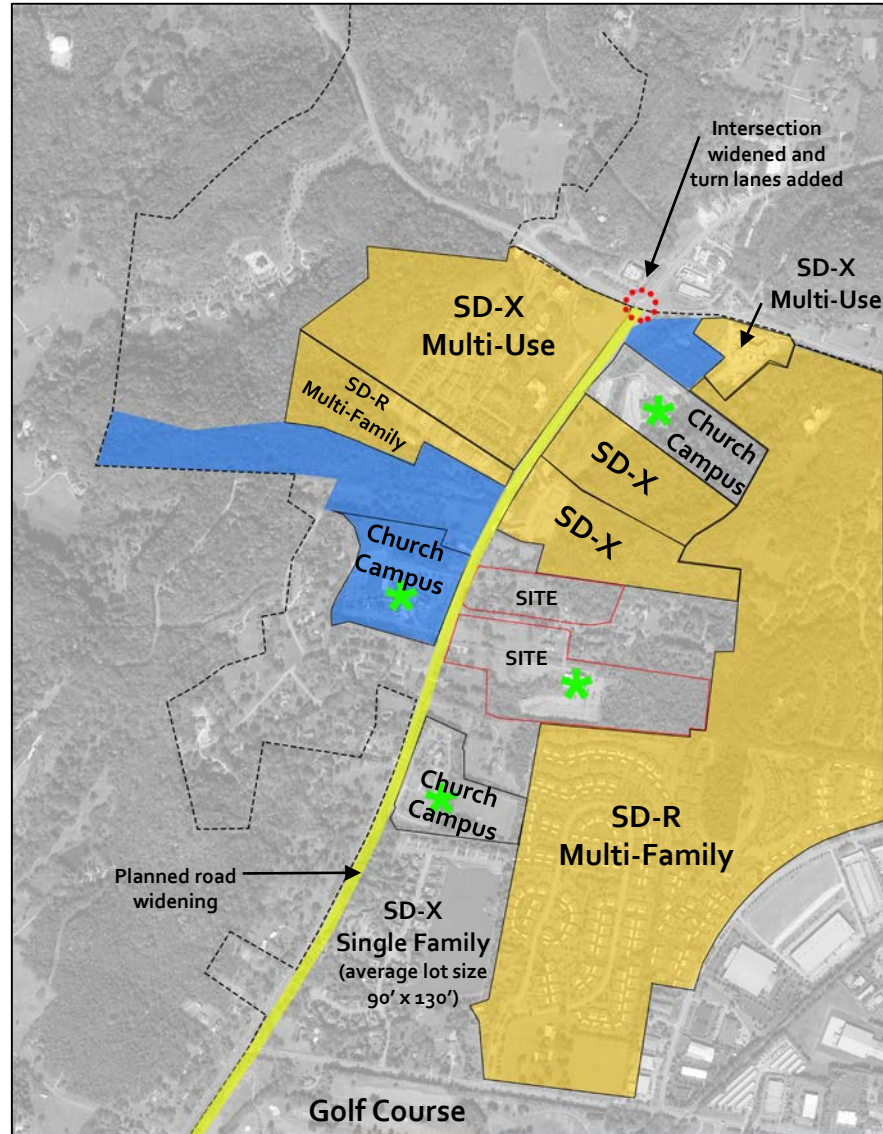
Proposed Amendment



This proposed Land Use Plan | Envision Franklin Design Concept Map amendment requests the following:

1. Change from Large-Lot Residential to Office Residential.
2. Change from Large-Lot Residential to Single Family Residential
3. Change from Large-Lot Residential to Multi-Family Residential

Existing Condition Changes



- The Franklin Road corridor has evolved over the last 10-15 years, starting with the Gateway Village Mixed-Use PUD. It is no longer a pastoral low volume road, but an urban node with denser housing and very large Church campuses.
- The intersection at Franklin Road and Moore's Lane was improved with the construction of Gateway Village. Franklin Road, from this intersection down to a point near the Family Legacy PUD is planned to be widened to accommodate the increased vehicular traffic.
- The subject property is a small pocket of Large-Lot Residential flanked by multi-family development and mixed-use development.

Specific Design Corridor

The majority of the development in this corridor has occurred in the form of a SD-R (Specific Design Residential) or SD-X (Specific Design Mixed Use). This has allowed development for this area to be viewed holistically.

Design Concepts Map Change #1



Existing Envision Franklin Design Concepts Map



Proposed Change

Large-Lot Residential to Office Residential

This Design Concept Map Amendment proposes to incorporate Office Residential because of its intended transition between commercial areas with surrounding residential areas.

This change would occur across from the existing Clearview Baptist Church campus. All proposed structures will maintain a single-family residential character.

Design Concepts Map Change #2



Existing Envision Franklin Design Concepts Map



Proposed Change

Large-Lot Residential to Office Residential

This Design Concept Map Amendment proposes to incorporate Office Residential because of its intended transition between commercial areas and surrounding residential areas.

This change would occur across from the existing Clearview Baptist Church campus. All proposed structures will maintain a single-family residential character.

Design Concepts Map Change #3



Existing Envision Franklin Design Concepts Map



Proposed Change

Large-Lot Residential to Single Family Residential

This Design Concept Map Amendment proposes to change Large-Lot Residential to Single Family Residential which will provide a range of dwelling and lot sizes. This change allows a better transition between the existing Mixed-Use / Large-Lot Residential and the proposed Office Residential / Multi-Family Residential.

Applying the Single Family Development Pattern in this area is appropriate because it allows different lot and home sizes within the Single Family Design Concept, and, thereby, creating a natural transition between existing and proposed uses.

Design Concepts Map Change #4



Existing Envision Franklin Design Concepts Map



Proposed Change

Large-Lot Residential to Multi-Family Residential

This Design Concept Map Amendment proposes an extension of the Multi-Family Residential Design Concept to a portion of the GracePointe Church property, buffered from Franklin Road by the Creek and Buffers as well as the proposed Single-Family Residential area.

The Multi-Family Design Concept allows for a variety of home styles and densities. This variety will allow a transition from single-family homes to townhomes, big houses and low rise multi-family buildings.

Much of the existing Church infrastructure will be repurposed into a planned multi-family community. In addition to meeting Franklin's need for residential diversity and work-force housing, this planned community will continue the pedestrian networks existing and supported in their corridor

Furthering the objectives of the Guiding Principles

Justification:

Today, the subject parcels do not reflect the Guiding Principals set out in Envision Franklin. However, with a successful change in the Design Concept Map, a process can begin to transform all parcels into a planned community that better supports the goals for Franklin and for this active and vibrant mixed-use neighborhood.

OVERVIEW OF GUIDING PRINCIPLES

The guiding principles are long-term statements of direction for the City to advance the quality of development.

The principles further define the vision and reflect the desired planning practices and respectful use of land and resources. The guiding principles are organized around eight themes:

1. Managed Growth
2. Economic Vitality
3. Vibrant Neighborhoods
4. Historic Preservation
5. Natural Beauty
6. Exceptional Design
7. Connected Community
8. Context-Responsive Infill

The Land Use Plan Amendment for the properties included in this request offers an opportunity to :

- Reinforce the Mixed-Use Village already established along Franklin Road at a neighborhood scale.
- Establish a mixed residential neighborhood that is a more compatible use than the existing Gracepointe Church.
- Provide an opportunity for mixed income house

Office Residential:

This portion of the Franklin Road corridor is a successful master planned mixed use village. The use of SD-X Zoning for many of the properties on both sides of the road insures a high level of design control by the Planning Commission and the Board of Mayor and Alderman. SD-X zoning could be utilized in the same way for these properties.

The addition of properties along this corridor for Office Residential promotes the true integration of residential and commercial uses. This integration supports the creation of a vibrant neighborhood in concert with the existing development pattern. This serves as a transition to the single family homes and the multi-family development patterns behind.

Furthering the objectives of the Guiding Principles

Justification:

Today, the subject parcels do not reflect the Guiding Principals set out in Envision Franklin. However, with a successful change in the Design Concept Map, a process can begin to transform all parcels into a planned community that better supports the goals for Franklin and for this active and vibrant mixed-use neighborhood.

Multifamily

Approximately 21 acres of the proposed property is developed for Gracepointe Church. Allowing multifamily on this property would permit a mix of housing options, master planned to include the following:

- Reuse of the existing infrastructure of the church campus for a more integrated residential neighborhood.
- Transition of building types and intensities
- Mix of income based housing
- Preservation of natural features and recreational opportunities.

Natural Beauty

The proposed land use amendment keeps intact the measures in Envision Franklin to protect the natural features of the hillsides and stream corridors. These natural amenities will be incorporated into future plans for preservation.

Transportation

The proposed Land Use Plan Amendment will complement the lifestyle of Gateway Village, creating momentum for a Franklin Road mass transit route and stop. The greenway trail planned along Franklin Road on the western side would continue across the properties.

THE CITY STRIVES TO CREATE INVITING NEIGHBORHOODS WITH MEMORABLE CHARACTER THROUGH A BALANCED MIX OF DWELLINGS, PARKS AND OPEN SPACES, CIVIC BUILDINGS, SHOPS, AND WORKPLACES. [Envision Franklin, Pg 17]