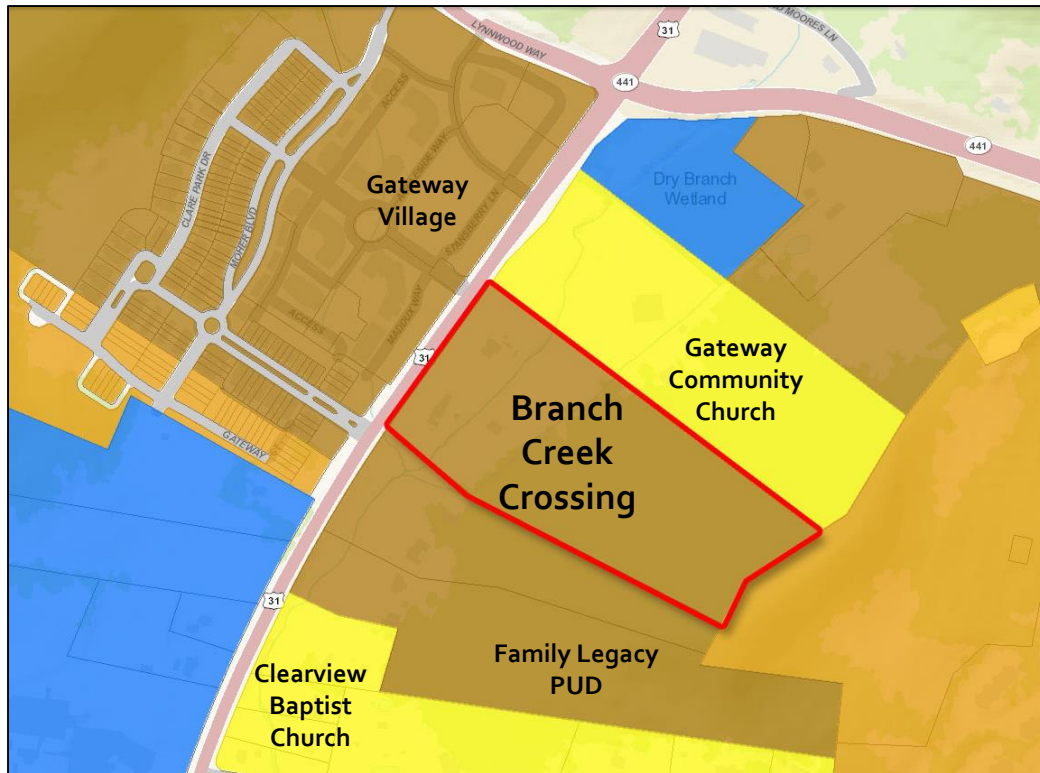


Branch Creek Crossing

Franklin, Tennessee

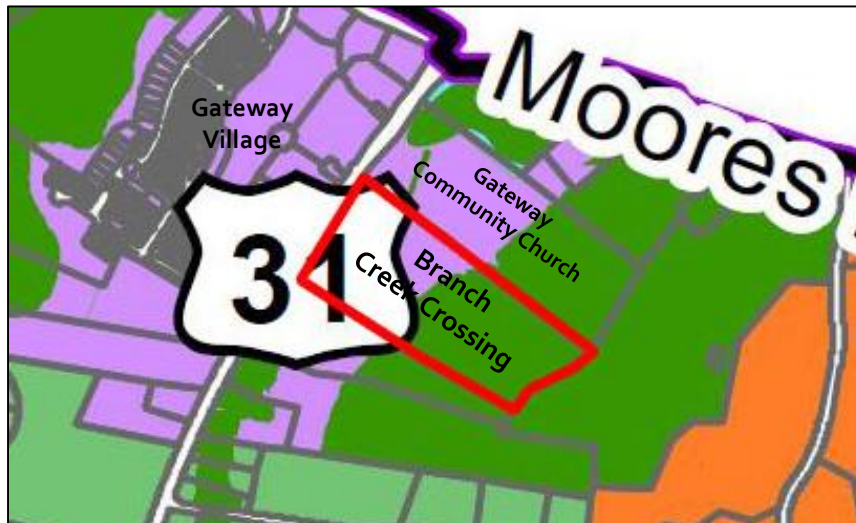
Development Plan and Rezoning Request, Revision 3
Joint Conceptual Workshop
October 26, 2017



Branch Creek PUD

Current Zoning: SD-X (2.5/40,536)

Envision Franklin Design Concept:
Neighborhood Mixed Use & Conservation



Area Map



CURRENT PUD SITE DATA:

- Approved November 2016
- Zoning: SD-X (2.5 / 40,536)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC
- Overlays: FFO, HHO & HHO Buffer

Non-Residential Lots (along Franklin Rd)

Lot 1 & Lot 2

- Two office buildings
- Site Plans Approved and in construction

Residential Lot 3 (behind Dry Branch Creek)

- Condominium units: 48
- Parking lot in front of buildings
- First floor parking garage

Development Plan Revision 2:

- Application withdrawn at request of applicant, May 2017
- Plan sought the redesign of Lot 3 to accommodate 54 active adult condominium units.



Proposed Development Plan Revision 3:

- Initial Submittal: November 2017

- Zoning: SD-X (2.5 / 40,536)
- **Proposed Zoning: SD-X (96,536)**
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC
- Overlays: FFO, HHO & HHO Buffer

Non-Residential Lots (along Franklin Rd)

Lot 1 & Lot 2 (No Change)

- Two office buildings
- Site Plans Approved and in construction

Lot 3 (behind Dry Branch Creek)

- **Remove Condominium units: 48**
- **Add 1 Office Building (56,000 sf)**
- **Building oriented to road (parking to rear and side of building)**
- **Formal open space plaza around building**
- **Two parking lot connections to future parking proposed on the Gateway Community Church Property.**

Proposed- Development Plan, Revision 3



Future Connections



Approved Architecture – Office Buildings Lot 1 & 2

(No Change Proposed)



Front Elevation



Building Front

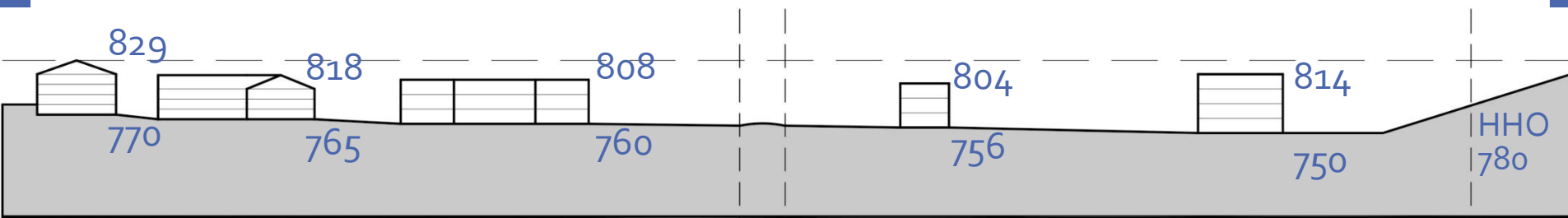
Current Lot 3 Condominium Architecture





Gateway Village

Branch Creek



Height Study

Proposed Development Plan Revision 3:

- Neighborhood Meeting TBD
- Pre-Application Meeting TBD
- Initial Submittal: November 6, 2017
- Anticipated FMPC: December 14, 2017



Proposed- Development Plan, Revision 3