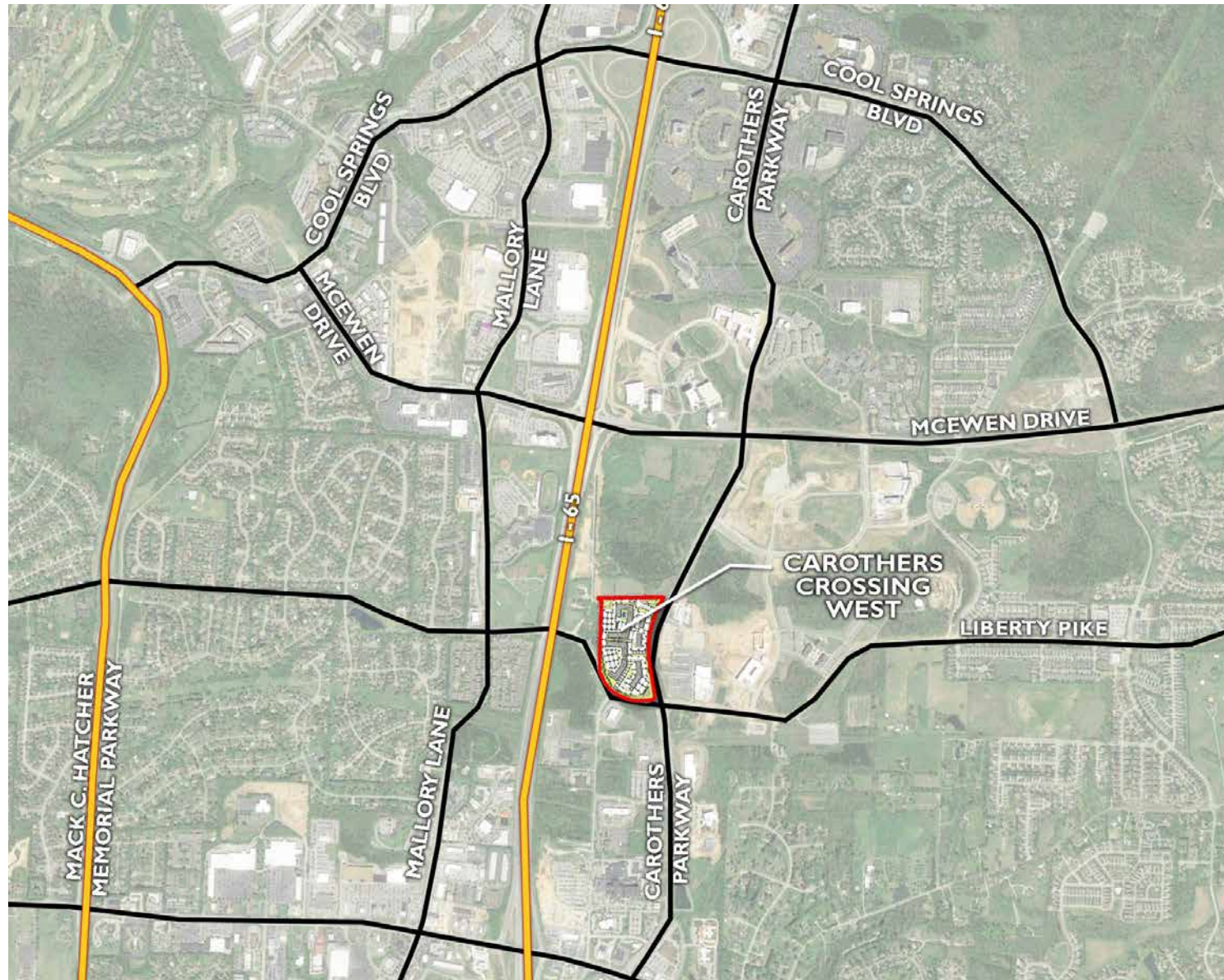


Carothers Crossing West PUD Development Plan

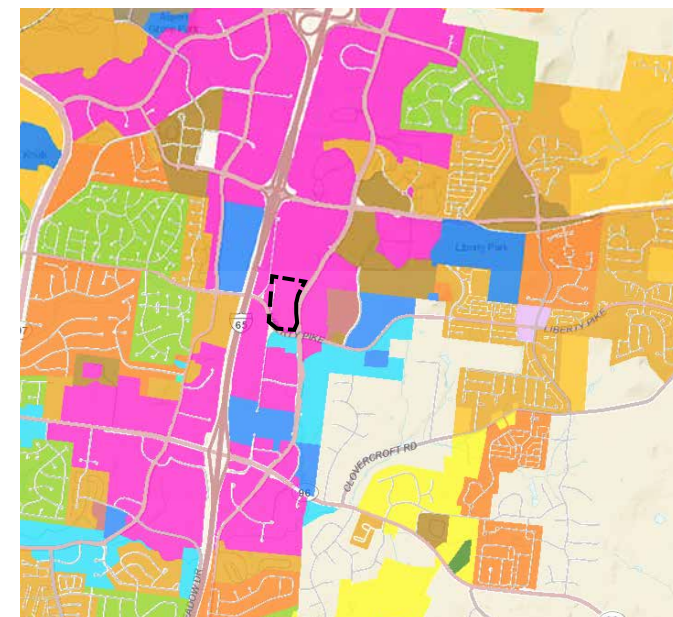
Joint Conceptual Workshop
August 23, 2018



Site Context



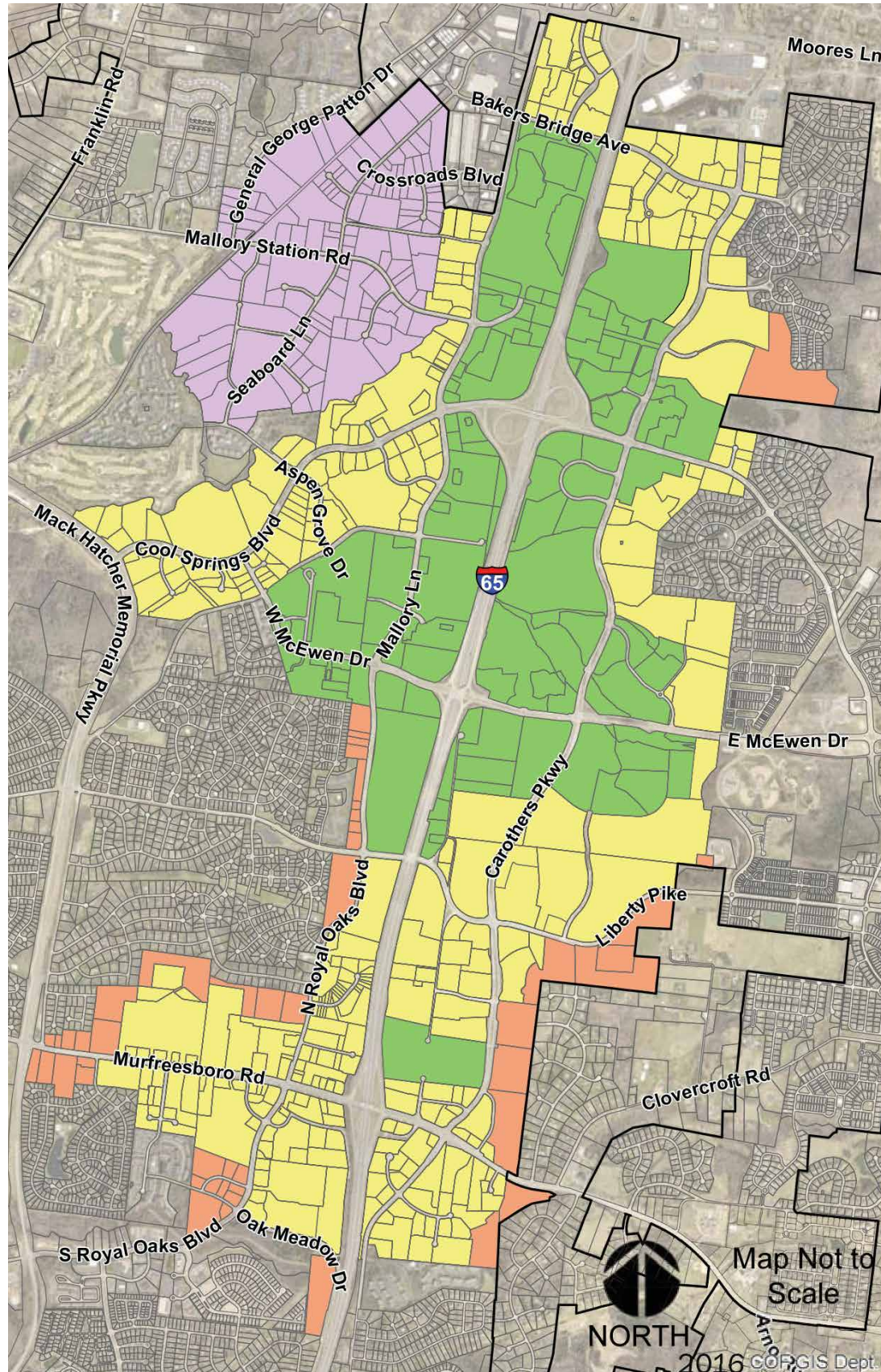
Vicinity Map



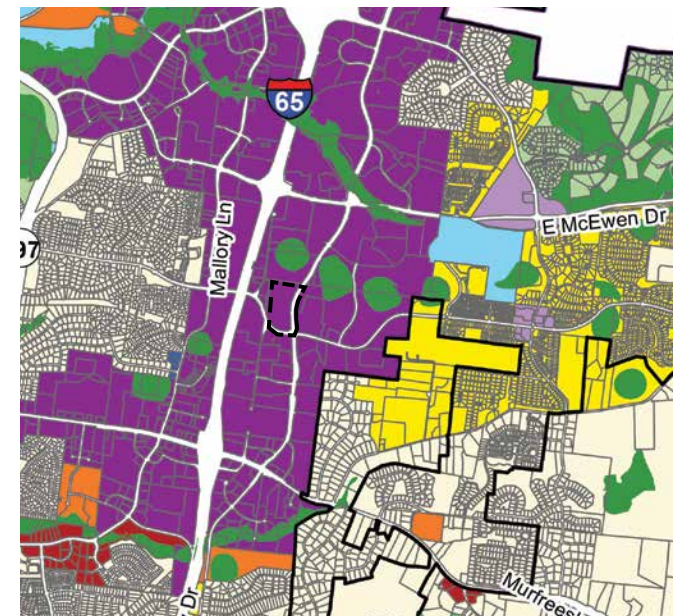
Existing Zoning
General Commercial

- General Commercial
- General Office
- Civic and Institutional
- Specific Development - Variety
- Specific Development - Residential
- R-3

Envision Franklin



- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories



Envision Franklin
Land Use Plan

Property Land Use Policy

Regional Commerce

"New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces."

I-65 Corridor



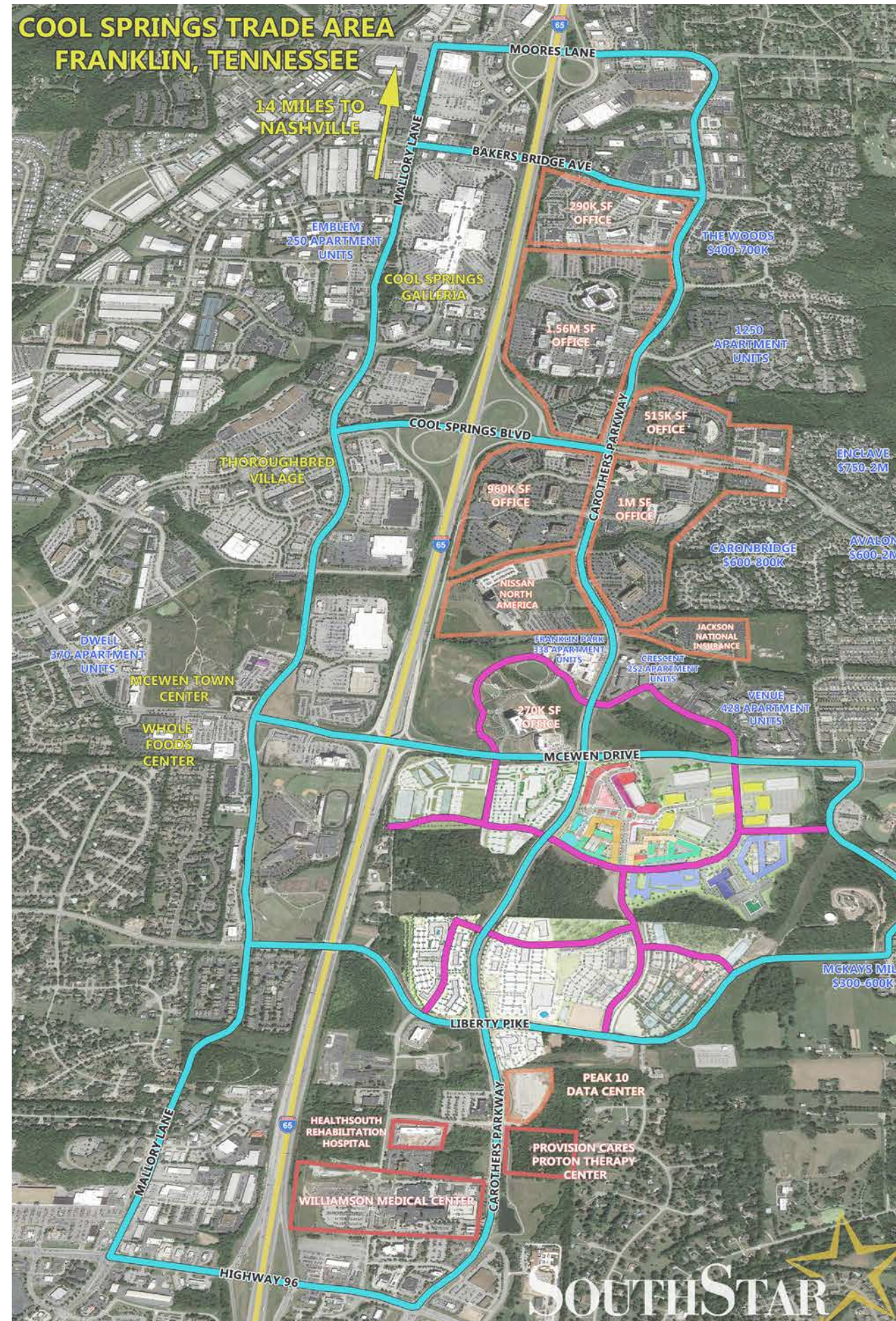
Emblem



Franklin Park



Mars Petcare

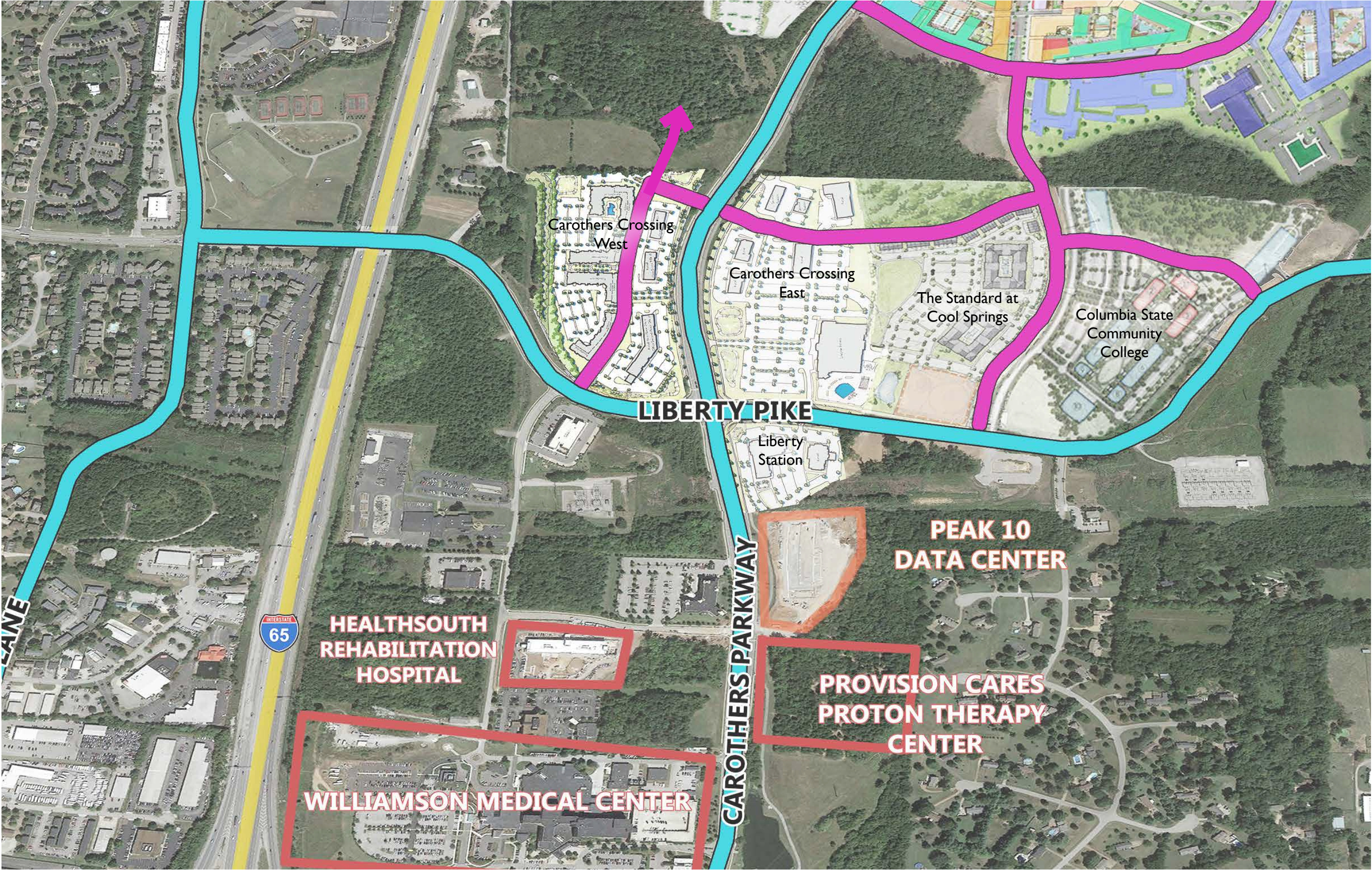


Columbia State Community
College



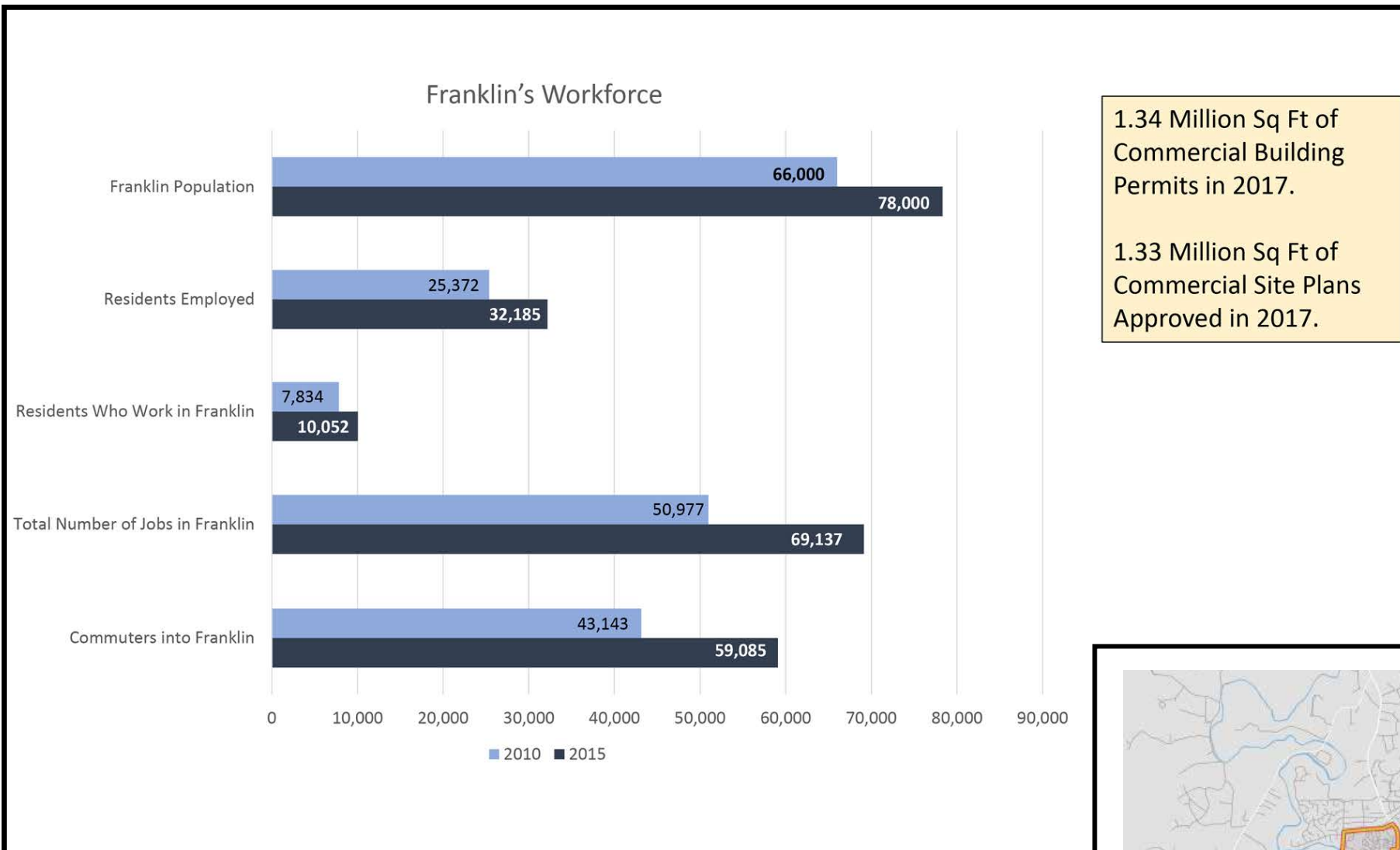
McEwen Town Center

Adjacent Projects



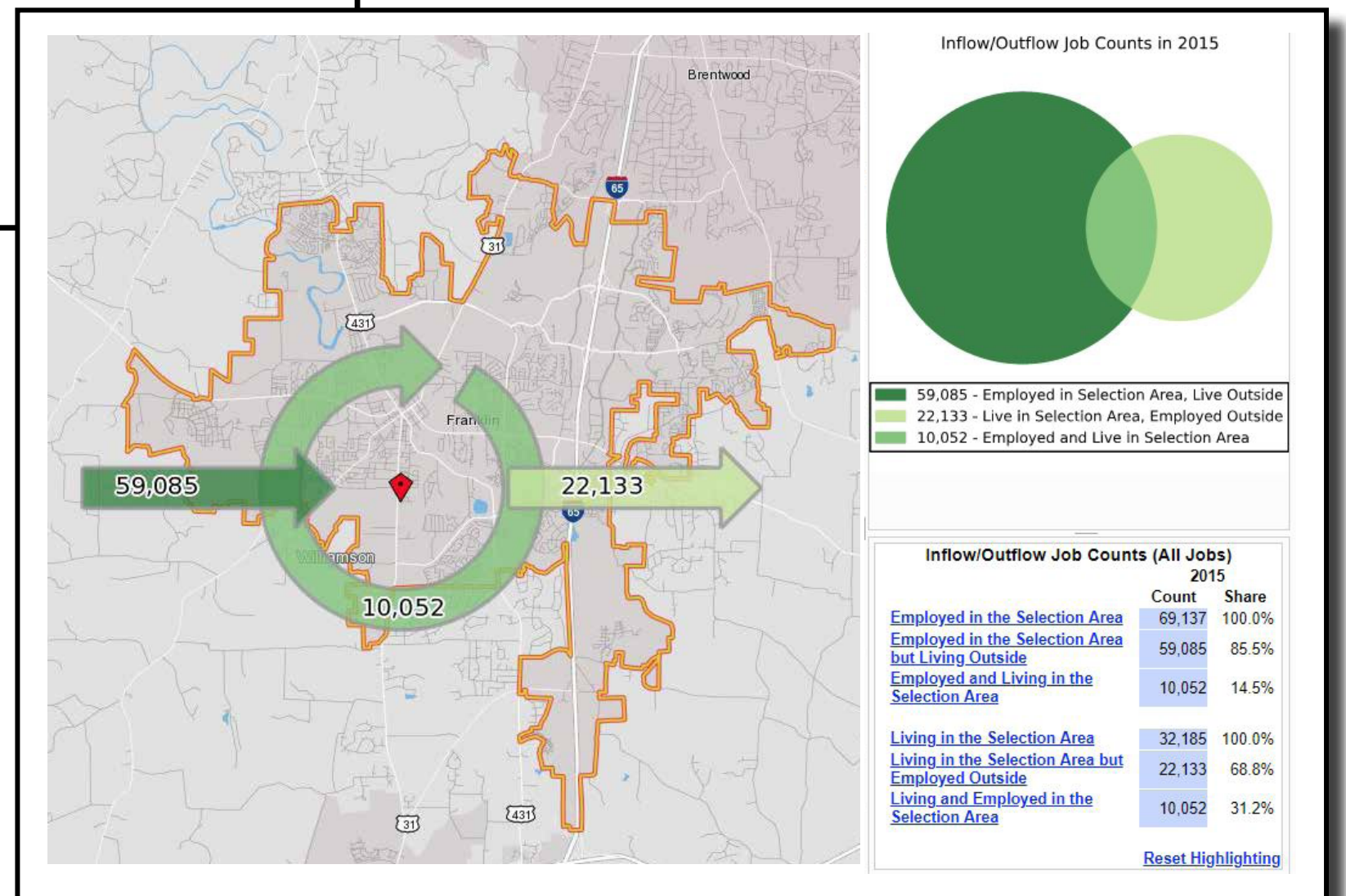
Carothers Crossing West - Franklin, TN

Current & Projected Demographics



1.34 Million Sq Ft of Commercial Building Permits in 2017.

1.33 Million Sq Ft of Commercial Site Plans Approved in 2017.





Master Plan

Site Data	
Residential:	
1 Bedroom Units:	160
2 Bedroom Units:	132
Live-Work Units:	46
Total Units:	338
Residential Density:	17.04 DUA
Commercial:	
Restaurant:	4,800 SF
Bank:	3,900 SF
Retail:	34,565 SF
Office:	24,065 SF
Total Commercial SF:	67,330 SF



Architecture



Residential Building



One-Story Commercial Buildings



Two-Story Commercial Building





Next Steps

Initial Submittal:	August 13, 2018
Joint Conceptual Workshop:	August 23, 2018
Planning Commission:	September 27, 2018