

McLemore Character Area Conservation Subdivision Design Concept

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

SEPTEMBER 7, 2018

COF # TBD



ENVISION FRANKLIN LAND USE PLAN AMENDMENT

DESCRIPTION

On behalf of the land owners, Gamble Design Collaborative requests an amendment to the Envision Franklin Plan map for the property known as Map 117, Parcel 12.00. This request is to modify Map 117, Parcel 12.00 from existing Single Family Residential Design Concept to proposed Conservation Subdivision Design Concept.

Map 117 Parcel 12.00 Current Design Concept: Single Family Residential Design Concept

Single Family residential permits a narrow range of residential product types and lacks several strategies that can be useful for targeting increased density in developable areas while perpetually preserving environmental resources and open spaces in large, contiguous tracts.

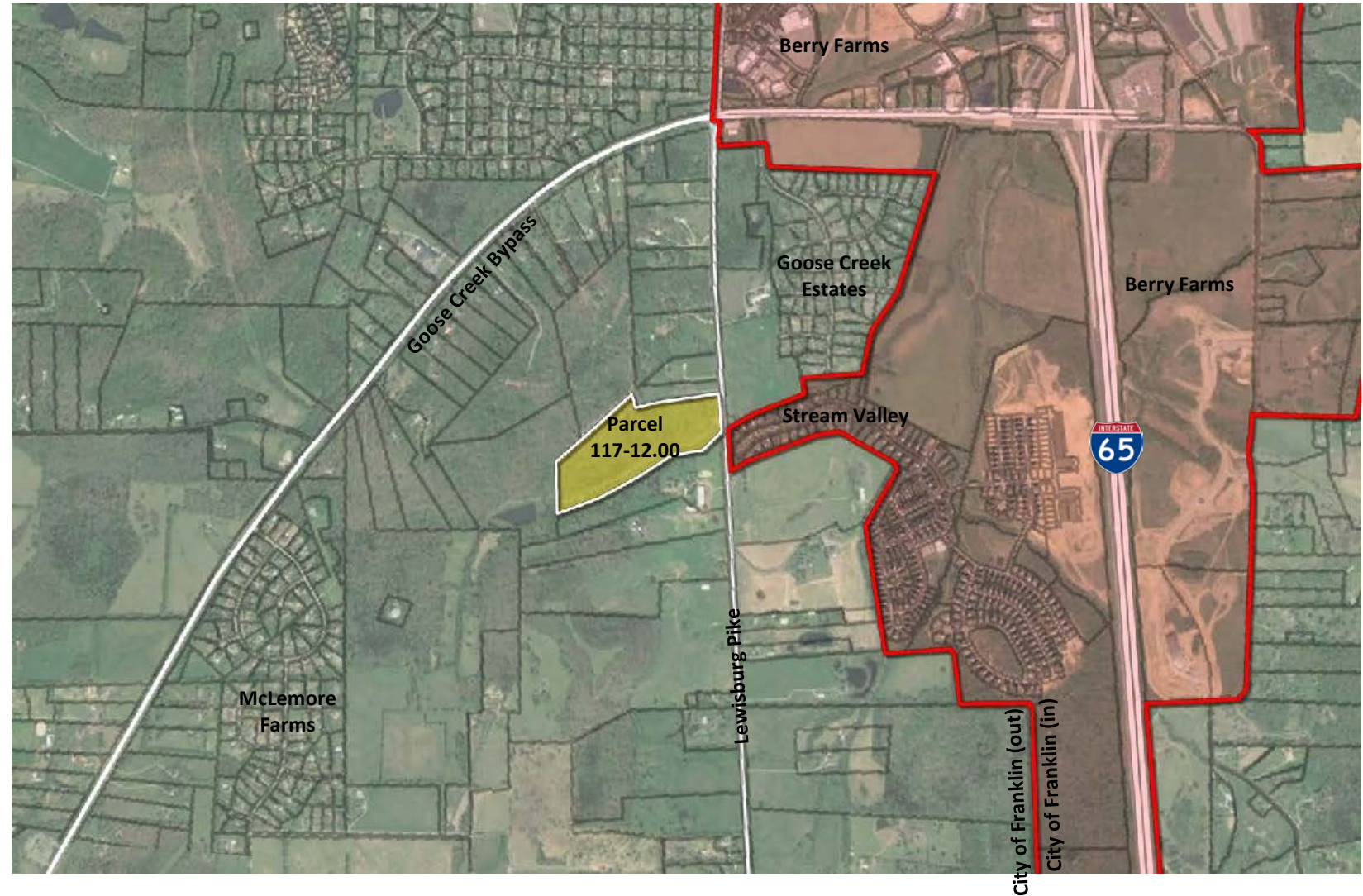
Gamble Design Collaborative, on behalf of the property owner, intends to request the future annexation of the subject parcels into the City of Franklin for future master planning of projects adhering to the Conservation Subdivision Design Concept as outlined above and as described in the Envision Franklin Land Use Plan.

TABLE OF CONTENTS

LOCATION MAP	3
PHYSICAL FEATURES MAP	4
EXISTING INFRASTRUCTURE MAP	5
EXISTING LAND USE PLAN	6
EXISTING DESIGN CONCEPTS	7
PROPOSED DESIGN CONCEPTS/JUSTIFICATION	8

LOCATION MAP AND SITE DATA

PARCEL 1:	
MAP AND PARCEL:	MAP 117, PARCEL 12.00
ADDRESS:	LEWISBURG PIKE
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING ZONING	MGA 1 (COUNTY)
EXISTING CHARACTER AREA:	McLEMORE (MLCO-2)
OTHER APPLICABLE OVERLAYS:	500' HHO Buffer
EXISTING DESIGN CONCEPT:	SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT:	CONSERVATION SUBDIVISION
ACREAGE OF SITE:	+/-33.5 ACRES
OWNER:	Florence McKeithan
ADDRESS:	4416 Beekman Dr Nashville, TN 37215
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
Address:	324 LIBERTY PIKE, SUITE 145 FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



PHYSICAL FEATURES MAP

EXISTING CONDITIONS

Base Zoning District: MGA 1 (County)

Character Area Designation: MLCO-2

Overlay Zoning Districts: 500' HHO Buffer

Existing Design Concept: Single Fam. Residential

Existing or Planned Road Network:

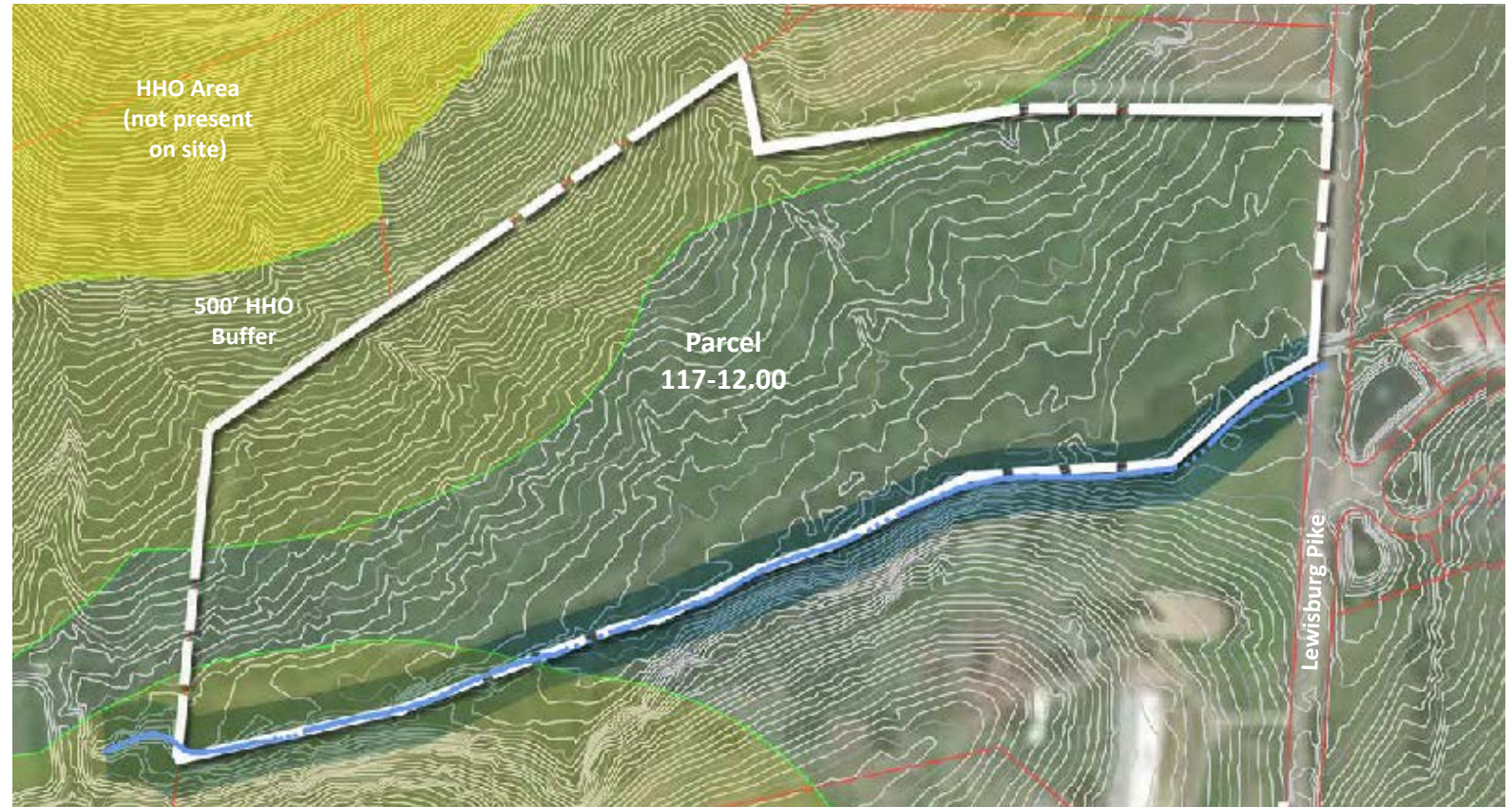
Parcels are adjacent to or can be served by Lewisburg Pike and proposed local road connections to Lewisburg Pike.

Railroad infrastructure or ROW: N/A

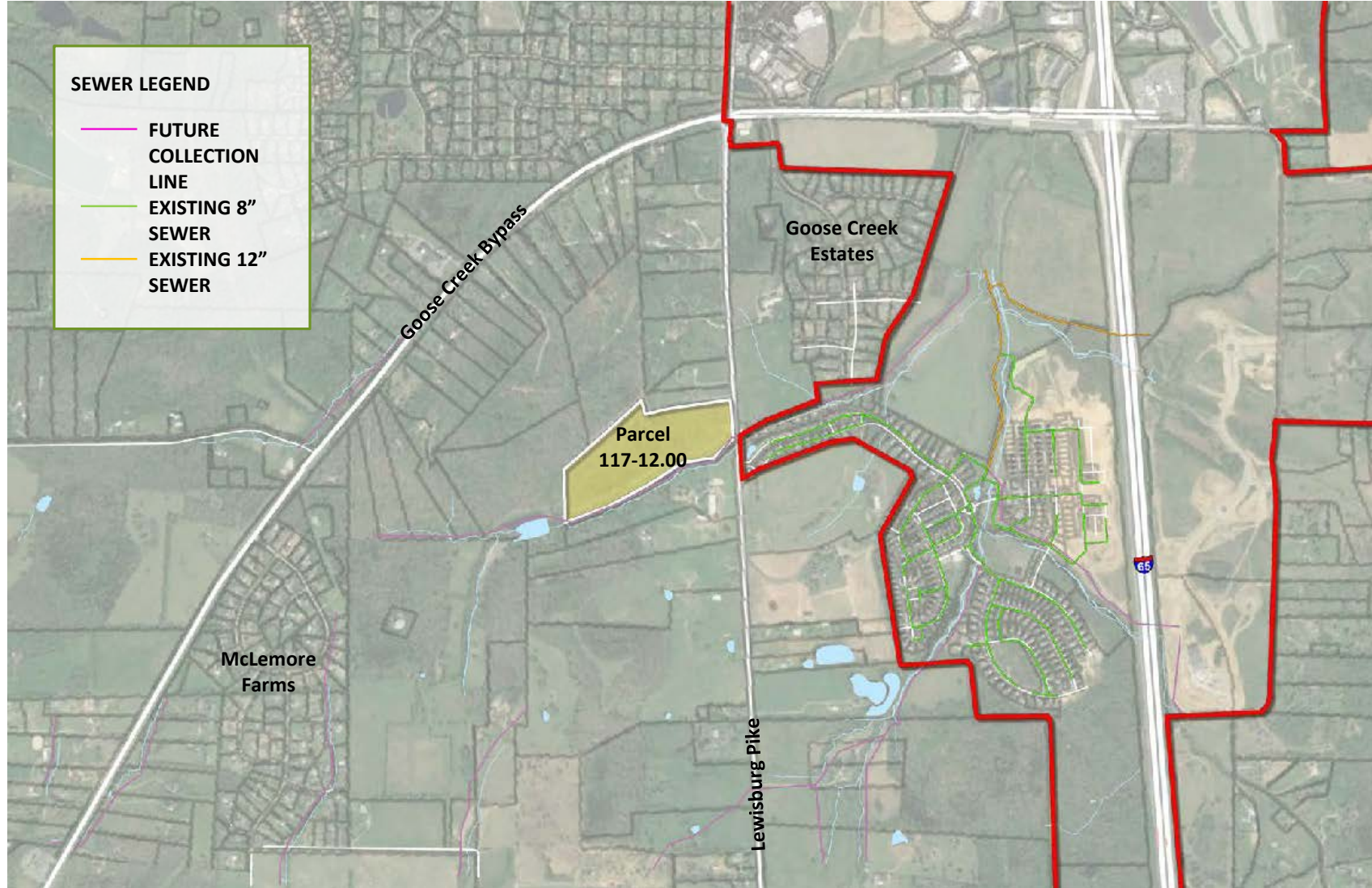
Historic Properties: N/A

Natural Features that may limit development:

HHO Buffer



EXISTING INFRASTRUCTURE



EXISTING INFRASTRUCTURE:

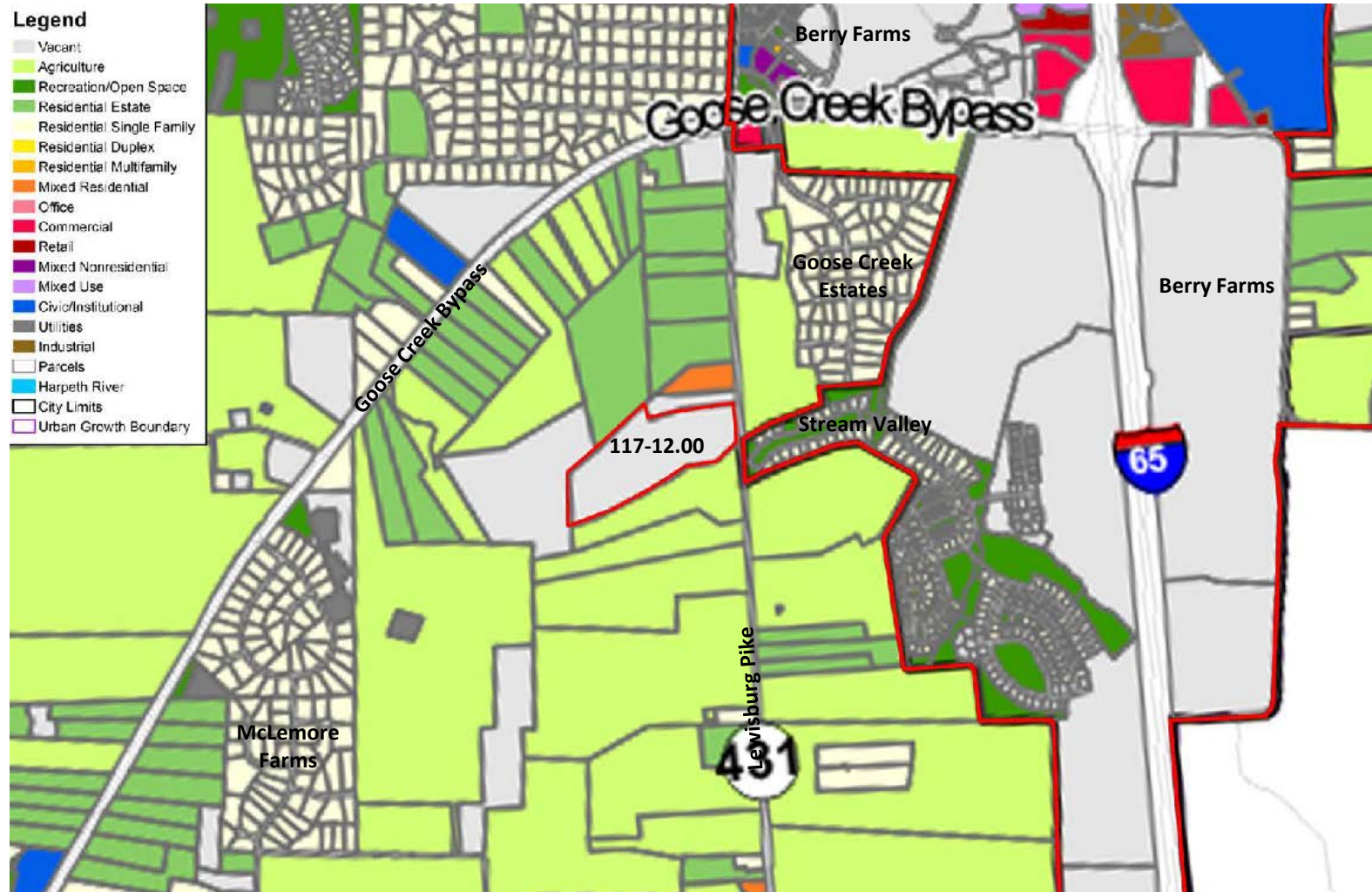
Sewer:

Adjacent Sewer Infrastructure has been extended to stream valley near the subject Parcels

Streets:

Parcels are adjacent to or can be served by City of Franklin's planned connections to Lewisburg Pike and through applicant's proposed local road connections to Lewisburg Pike.

EXISTING LAND USE

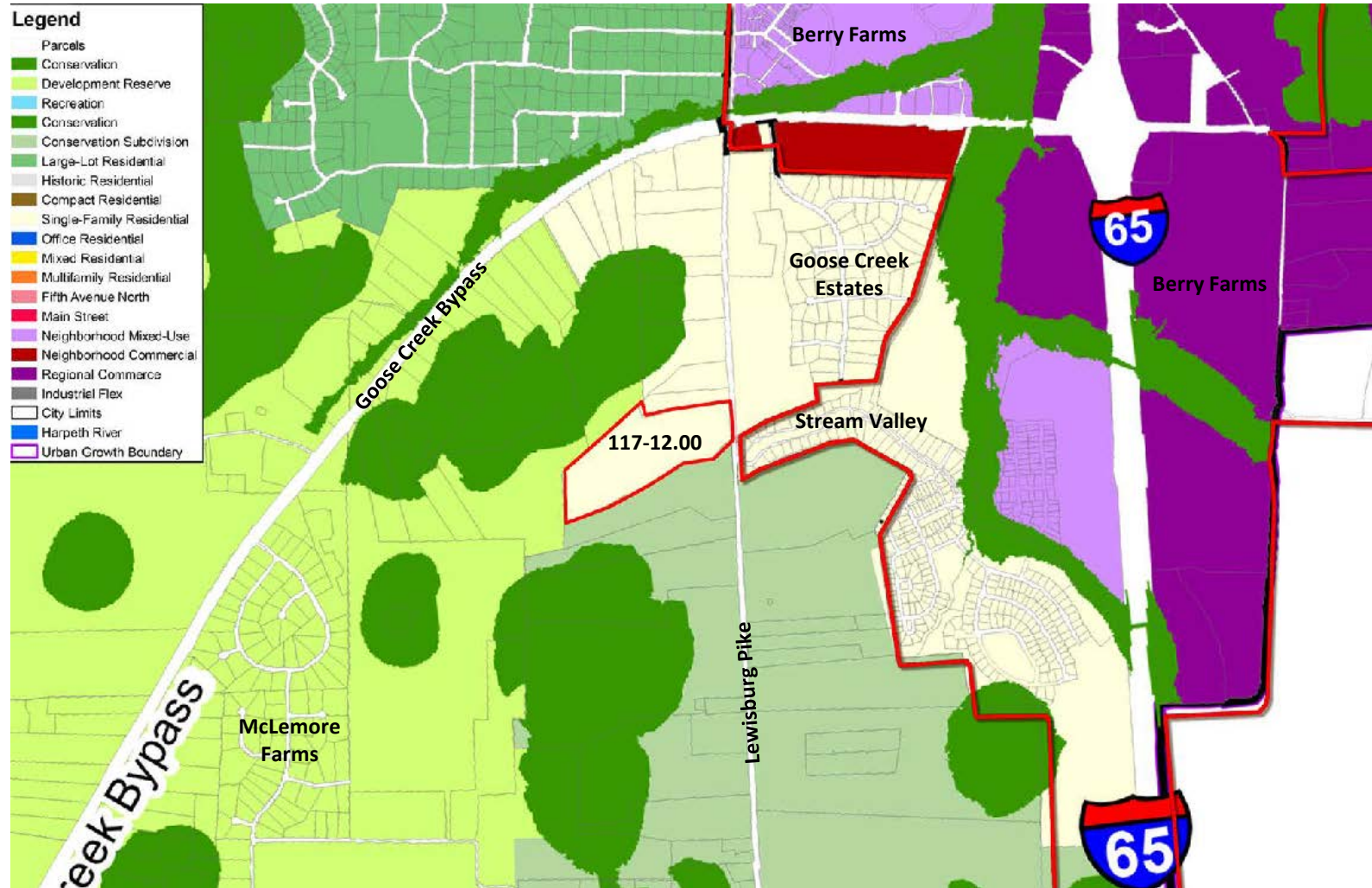


EXISTING LAND USE:

Parcel 117-12.00

- This parcel is considered **Vacant** on the Envision Franklin Existing Land Use Plan. The property is adjacent to other vacant parcels, agriculture parcels, and residential estate parcels. This parcel is also just south residential multifamily parcels.

EXISTING DESIGN CONCEPTS

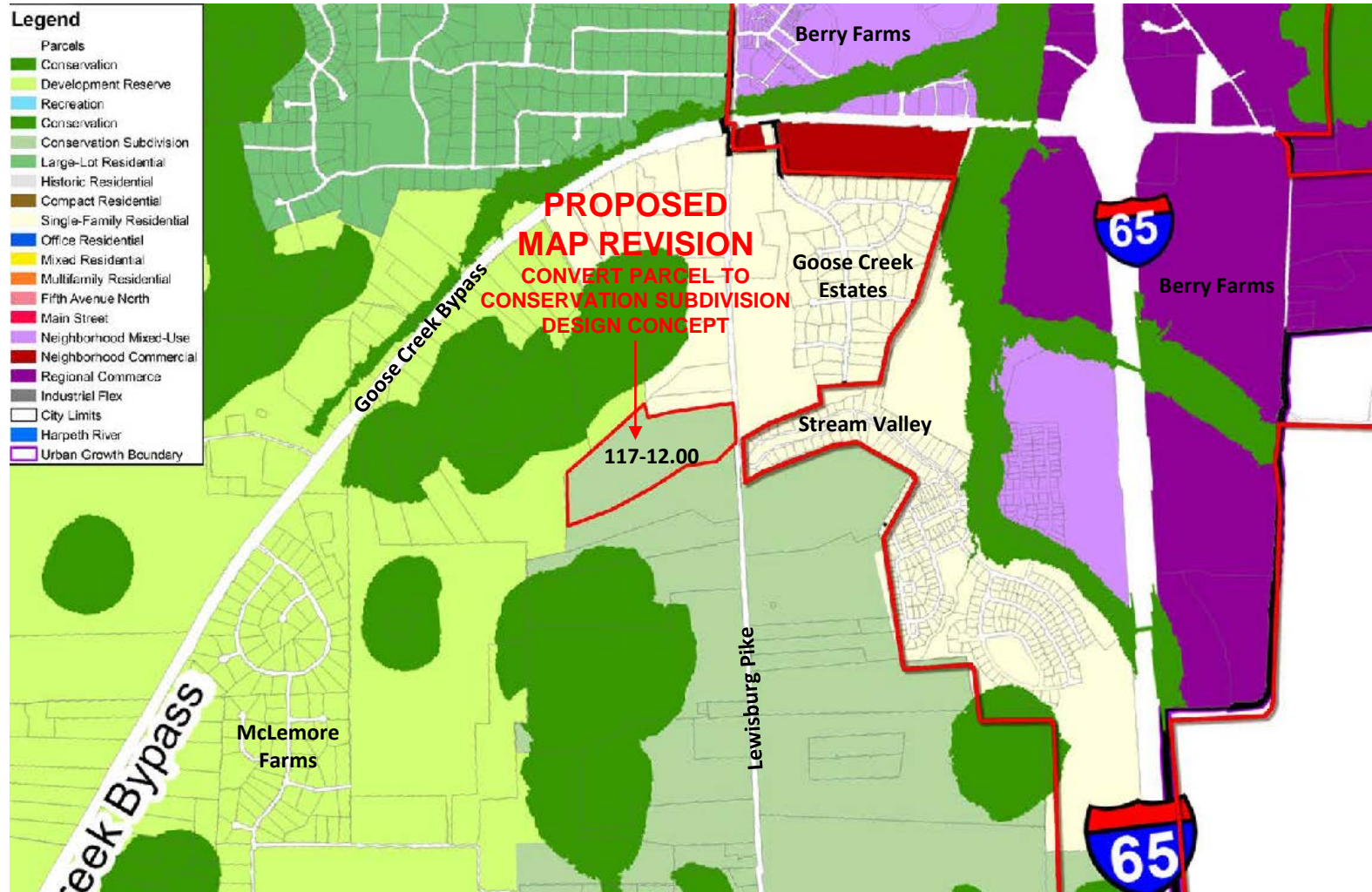


EXISTING DESIGN CONCEPTS

Map 117 Parcel 12.00, Current Design Concept: Single Family Residential Design Concept

Single Family residential permits a narrow range of residential product types and lacks several strategies that can be useful for targeting increased density in developable areas while perpetually preserving environmental resources and open spaces in large, contiguous tracts.

PROPOSED DESIGN CONCEPTS



PROPOSED LAND USE PLAN AMENDMENT (DESIGN CONCEPT) JUSTIFICATION:

The City's investment in the extension of sewer services to Berry Farms and the adjacent Stream Valley Development have changed the potential for development of parcels east of Lewisburg Pike. Lewisburg Pike has planned access points for local road connections from the east.

Given the opportunity to plan large contiguous tracts of land with 50% preserved open space in an area with HHO overlay and HHO buffers, it makes sense for Residential Single Family Design Concept (Parcel 117-12.00) to evolve into Conservation Subdivision Design Concept. This proposed Design Concept is also consistent with adjacent parcels.

If the Envision Franklin Plan is amended as requested, the proposed Conservation Subdivision Design Concept would allow for pockets of targeted density in developable areas. These pockets of density support a broader permanent preservation of contiguous environmental resources including hillsides, hilltops, stream buffers, and forested areas on over 50% of the area.