

# Southbrooke

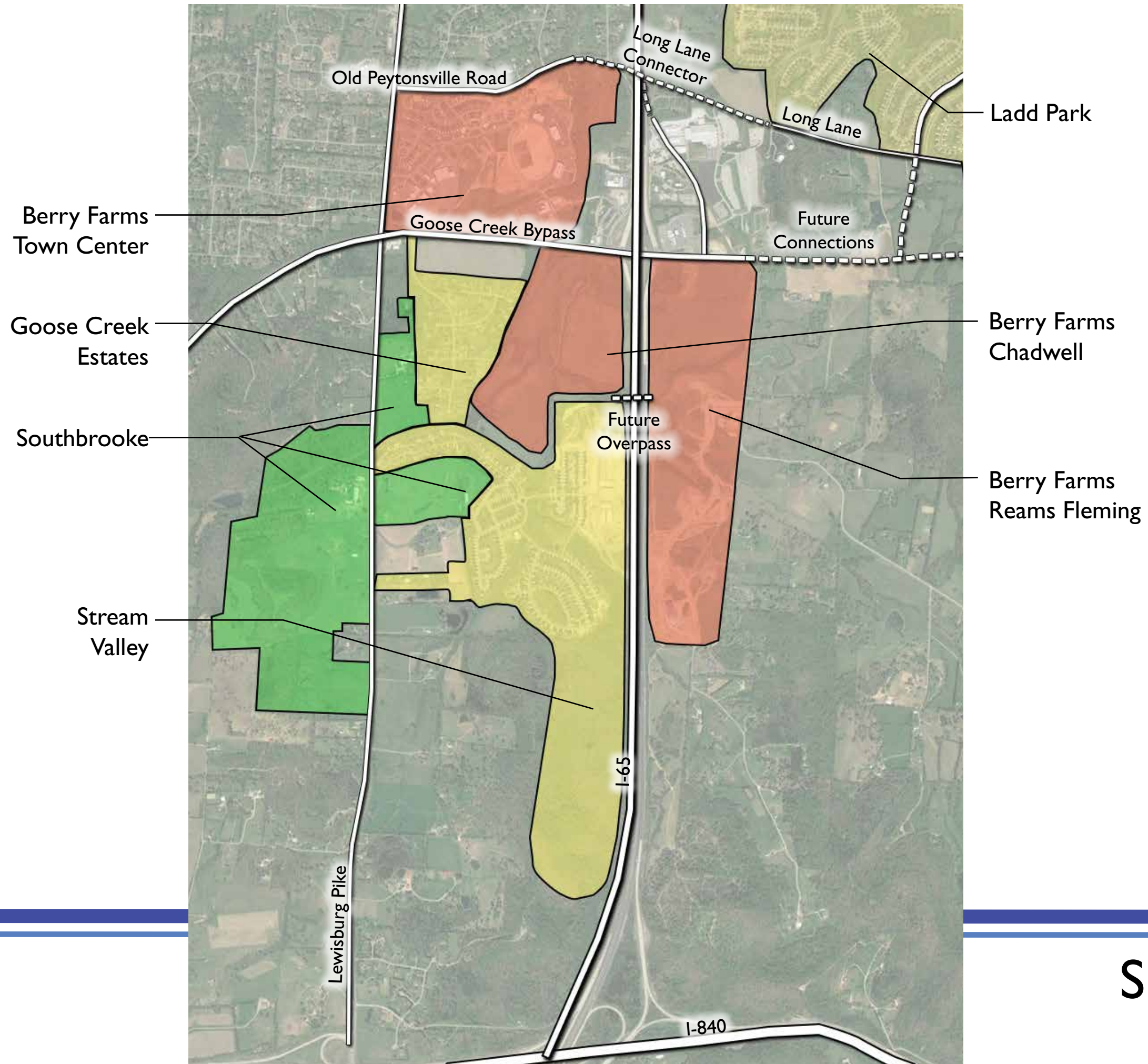
PUD Subdivision



Joint Conceptual Workshop  
April 25, 2019

# Southbrooke PUD Subdivision

Franklin, TN

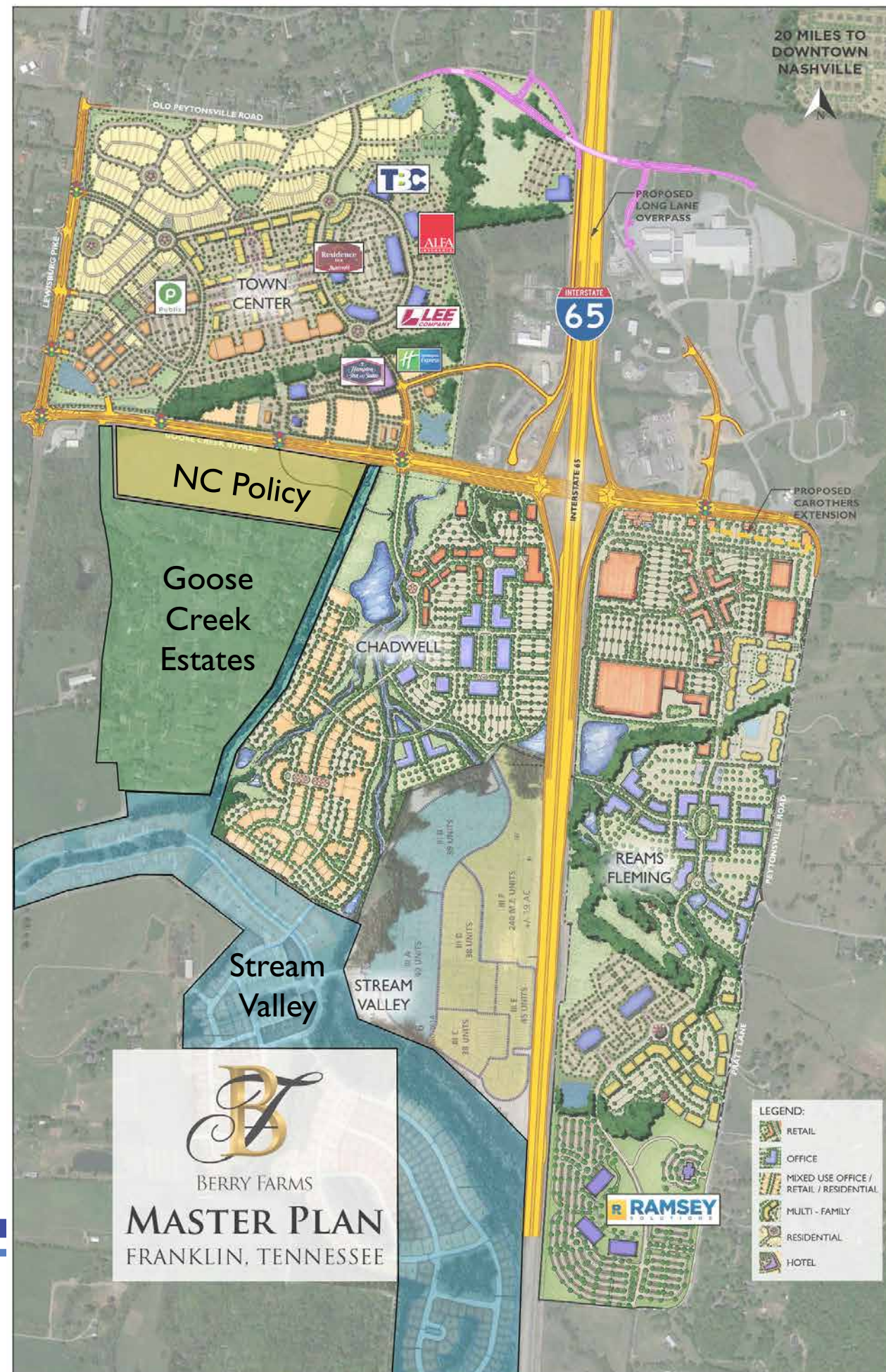


Surrounding  
Properties



# Southbrooke PUD Subdivision

## Franklin, TN



Source: [BERRYFARMSTN.COM](http://BERRYFARMSTN.COM)

1,800,000 SF Retail  
3,000,000 SF Office

Commercial Area 20% Complete  
+/- 12,000 Office Jobs  
+/- 6,000 Retail Jobs

## Berry Farms Master Plan



# Southbrooke PUD Subdivision

Franklin, TN



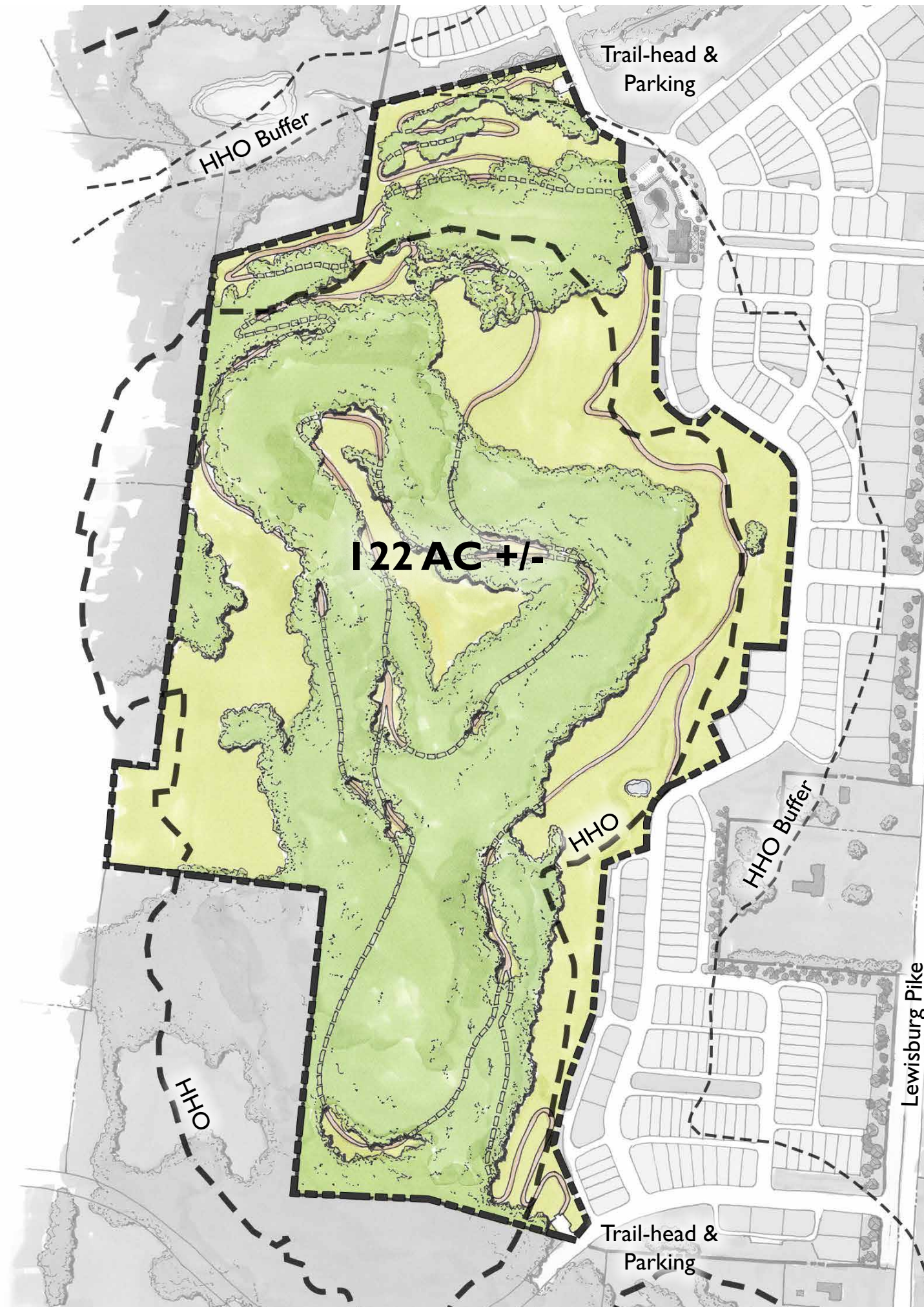
313 +/- AC Total  
181 +/- AC Open Space (57%)  
781 Total Units

## Southbrooke PUD Master Plan



# Southbrooke PUD Subdivision

Franklin, TN



122 AC +/-  
Proposed for City Park  
4 Miles +/- of Hiking &  
Mountain Bike Trails

Required Dedication:  
781 Lots - \$3,361,424

Provided Dedication  
122 AC - \$7,578,762

## Southbrooke Park and Trail System



# Southbrooke PUD Subdivision

Franklin, TN



Detached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN



2-Home Condominium

Attached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN



3-Home Condominium

Attached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN

4-Home Condominium



Attached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN



4-Home Condominium

Attached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin  
Single Family Policy

Area 'A'



# Southbrooke PUD Subdivision

## Franklin, TN



Area 'A' Existing  
Conditions



# Southbrooke PUD Subdivision

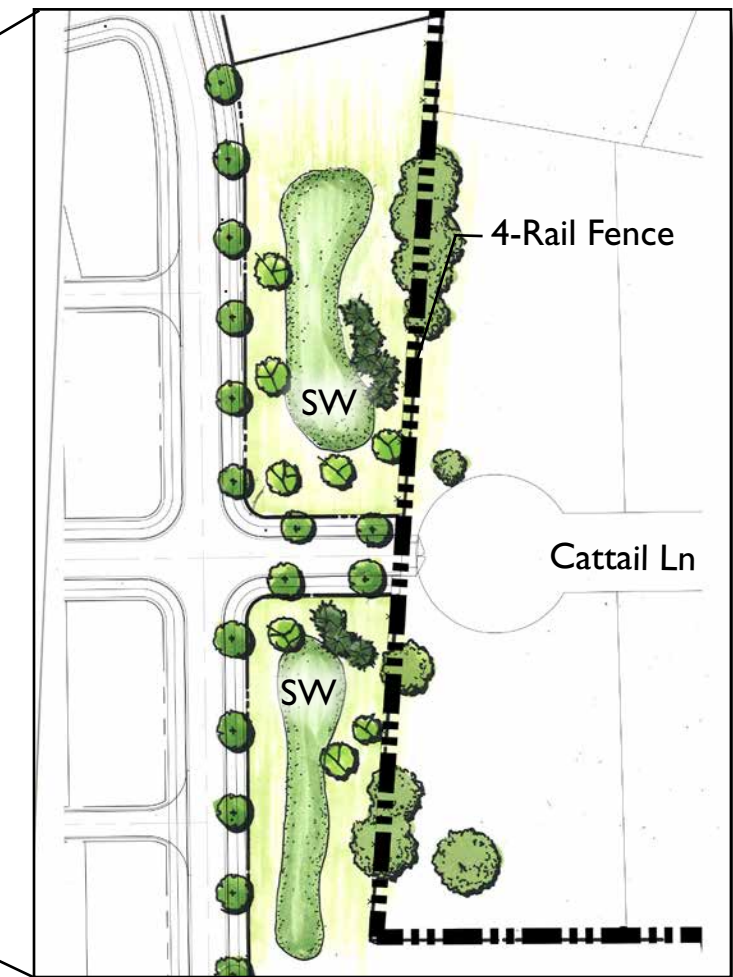
## Franklin, TN



33.04 AC  
85 Single Family Homes



Tree line to be Preserved

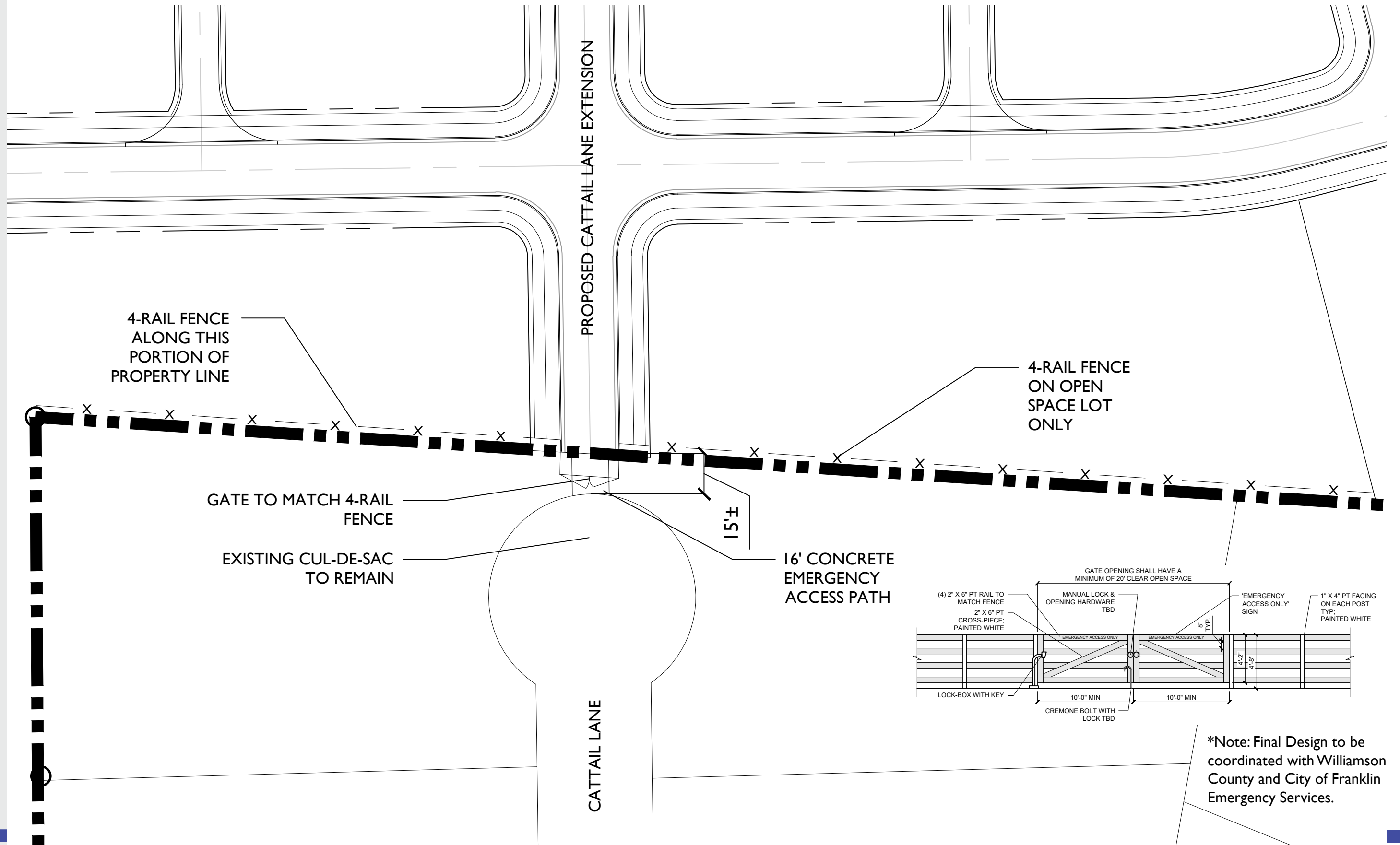


Area 'A'  
Enlargement



# Southbrooke PUD Subdivision

## Franklin, TN

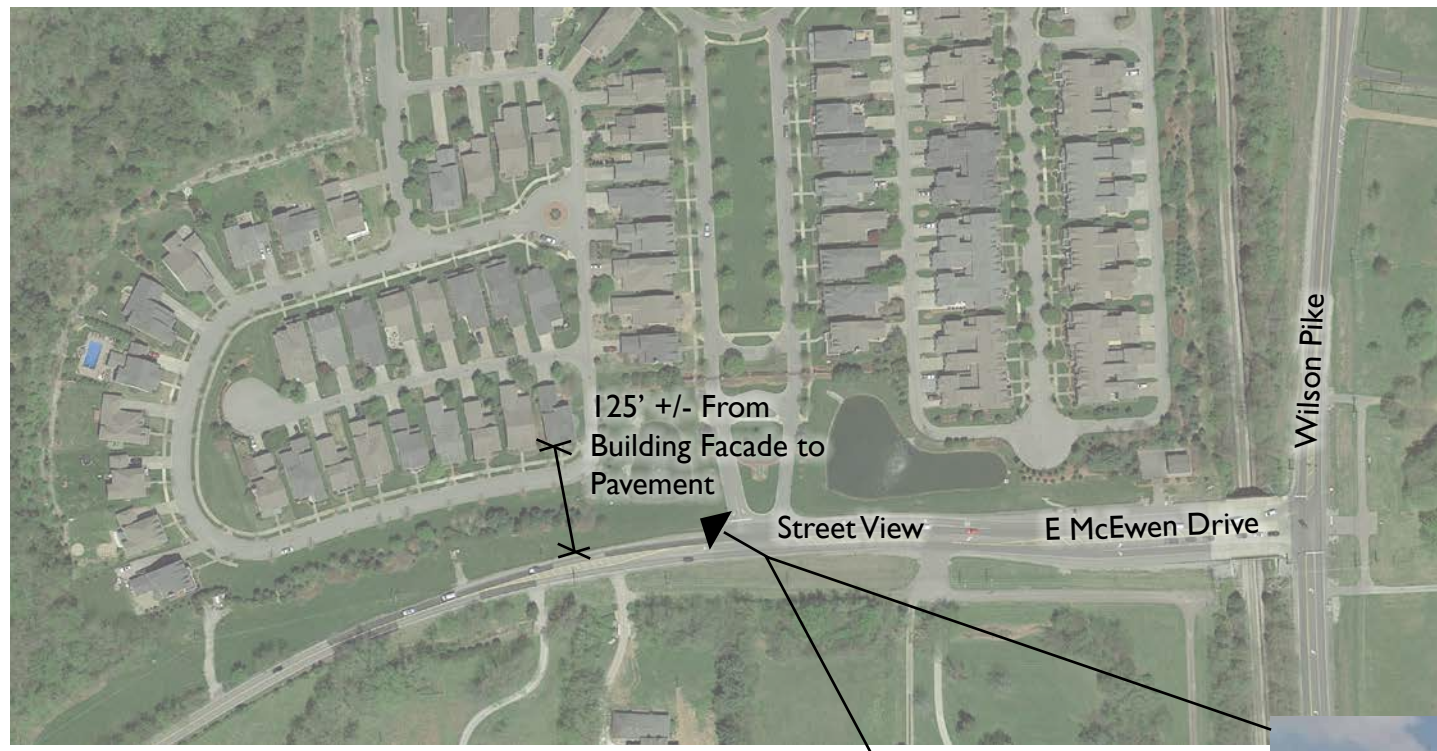


## Emergency Connection to Cattail Lane

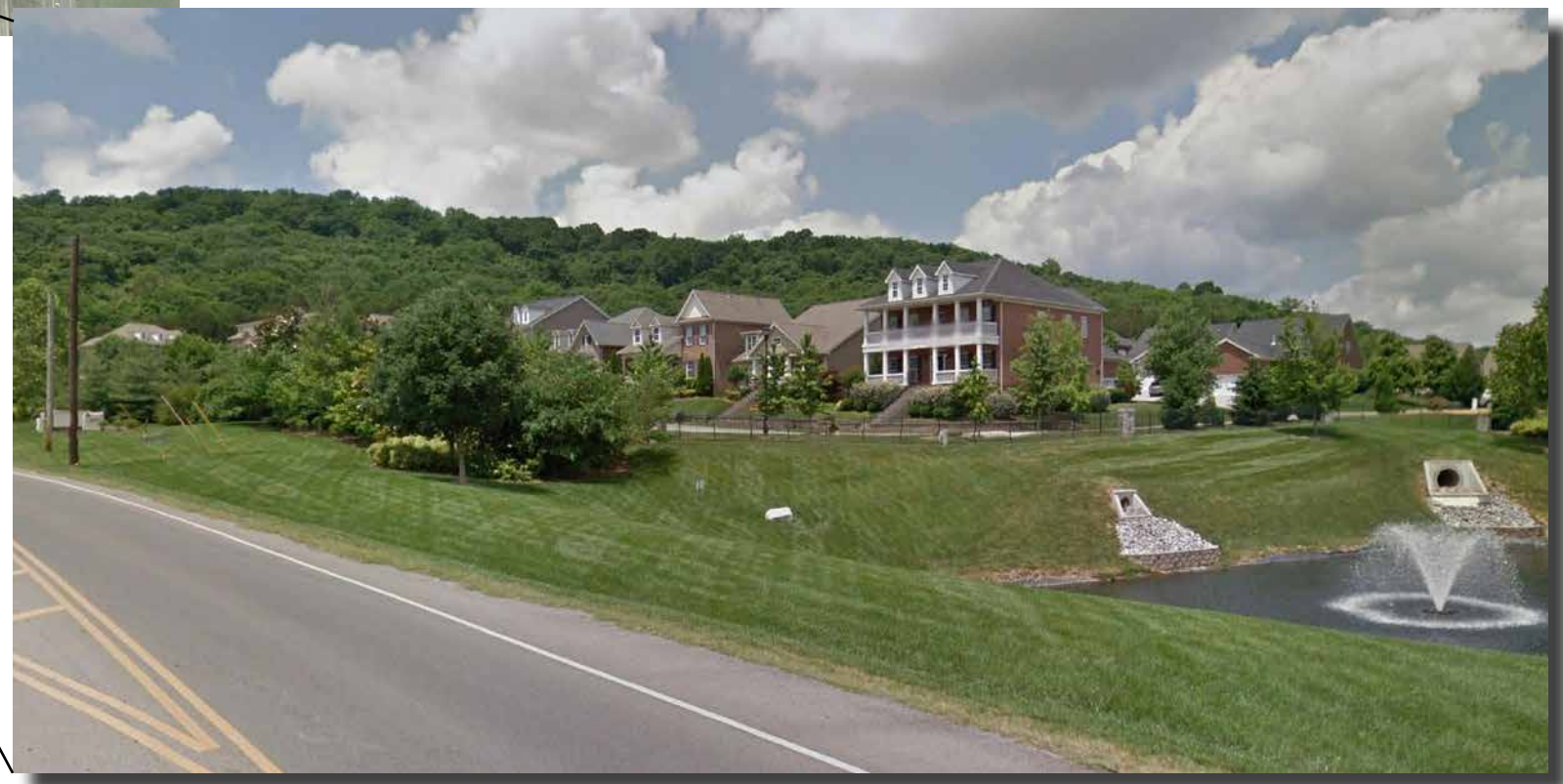


# Southbrooke PUD Subdivision

Franklin, TN



Avalon - Franklin, TN



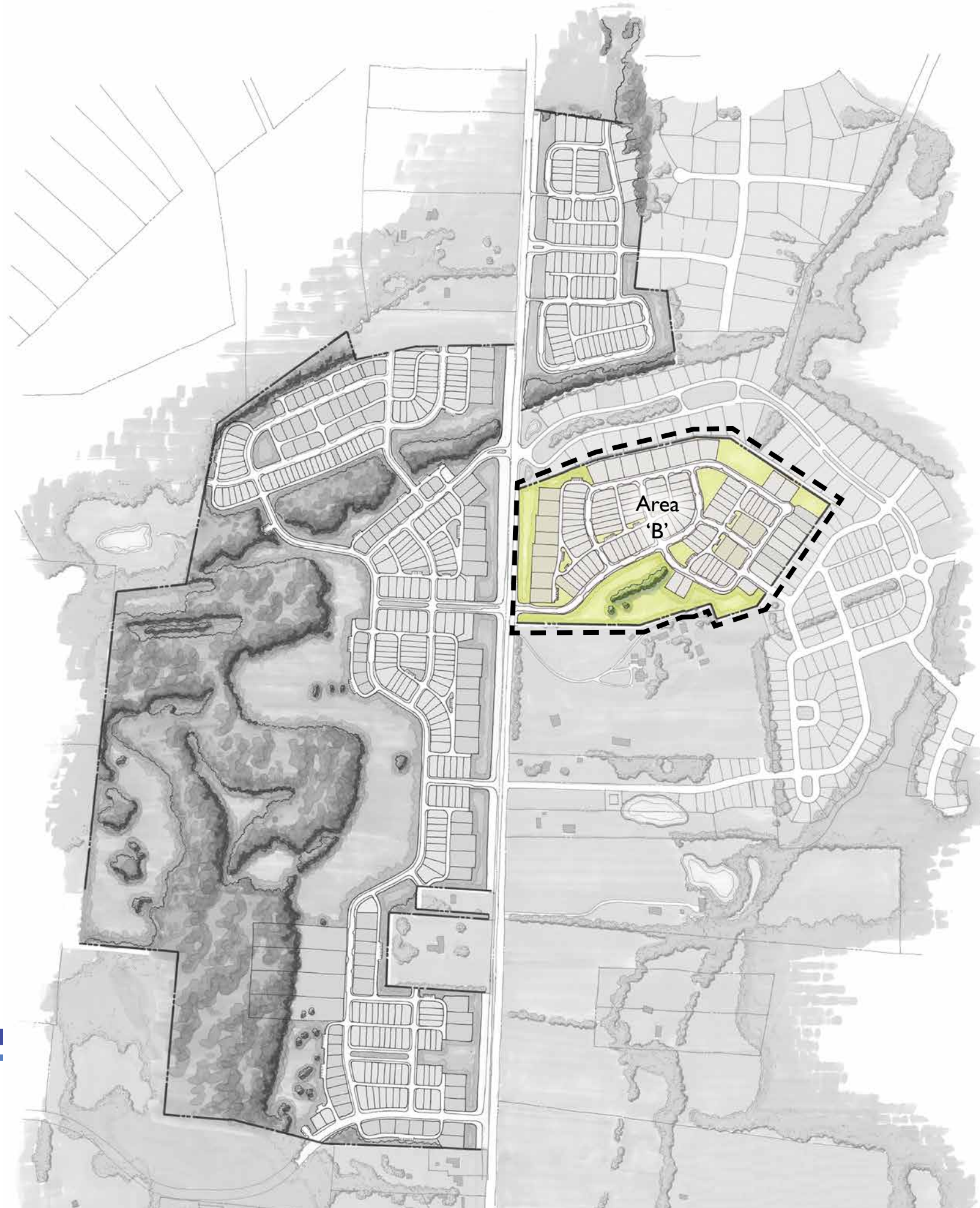
View from McEwen Drive

Comparable  
Development



# Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin  
Conservation Policy

Area 'B'



# Southbrooke PUD Subdivision

Franklin, TN



Area 'B'

Existing Conditions



# Southbrooke PUD Subdivision

Franklin, TN



Area 'B'  
Enlargement



# Southbrooke PUD Subdivision

Franklin, TN



## Lewisburg Pike Improvements



# Southbrooke PUD Subdivision

Franklin, TN



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Conservation Policy

Area 'C'



# Southbrooke PUD Subdivision

Franklin, TN



Area 'C'

Existing Conditions



# Southbrooke PUD Subdivision

Franklin, TN



Area 'C'  
Enlargement



# Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin  
Conservation Policy

Area 'D'



# Southbrooke PUD Subdivision

Franklin, TN

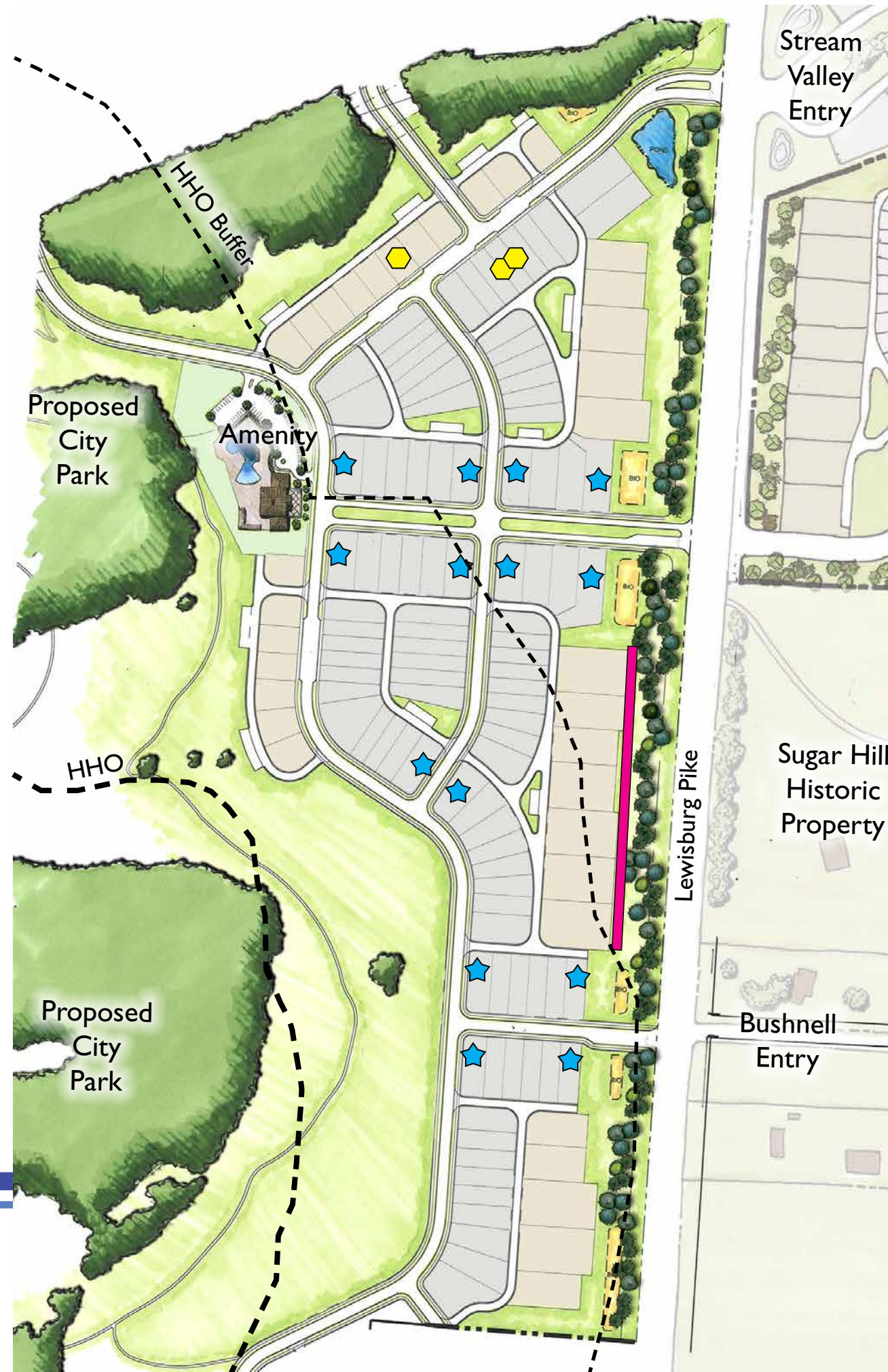


Area 'D'  
Existing Conditions






# Southbrooke PUD Subdivision

Franklin, TN



76.91 AC  
216 Homes

-  CORNER HOMES
-  HOMES TERMINATING VIEWS
-  HISTORIC CONTEXT LOTS

Area 'D'  
Enlargement



# Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin  
Conservation Policy

Area 'E'



# Southbrooke PUD Subdivision

## Franklin, TN



Area 'E'  
Existing Conditions



# Southbrooke PUD Subdivision

Franklin, TN



54.91 AC  
160 Homes

★ CORNER HOMES

Landscape  
Buffer

Area 'D'  
Enlargement



# Southbrooke PUD Subdivision

## Franklin, TN



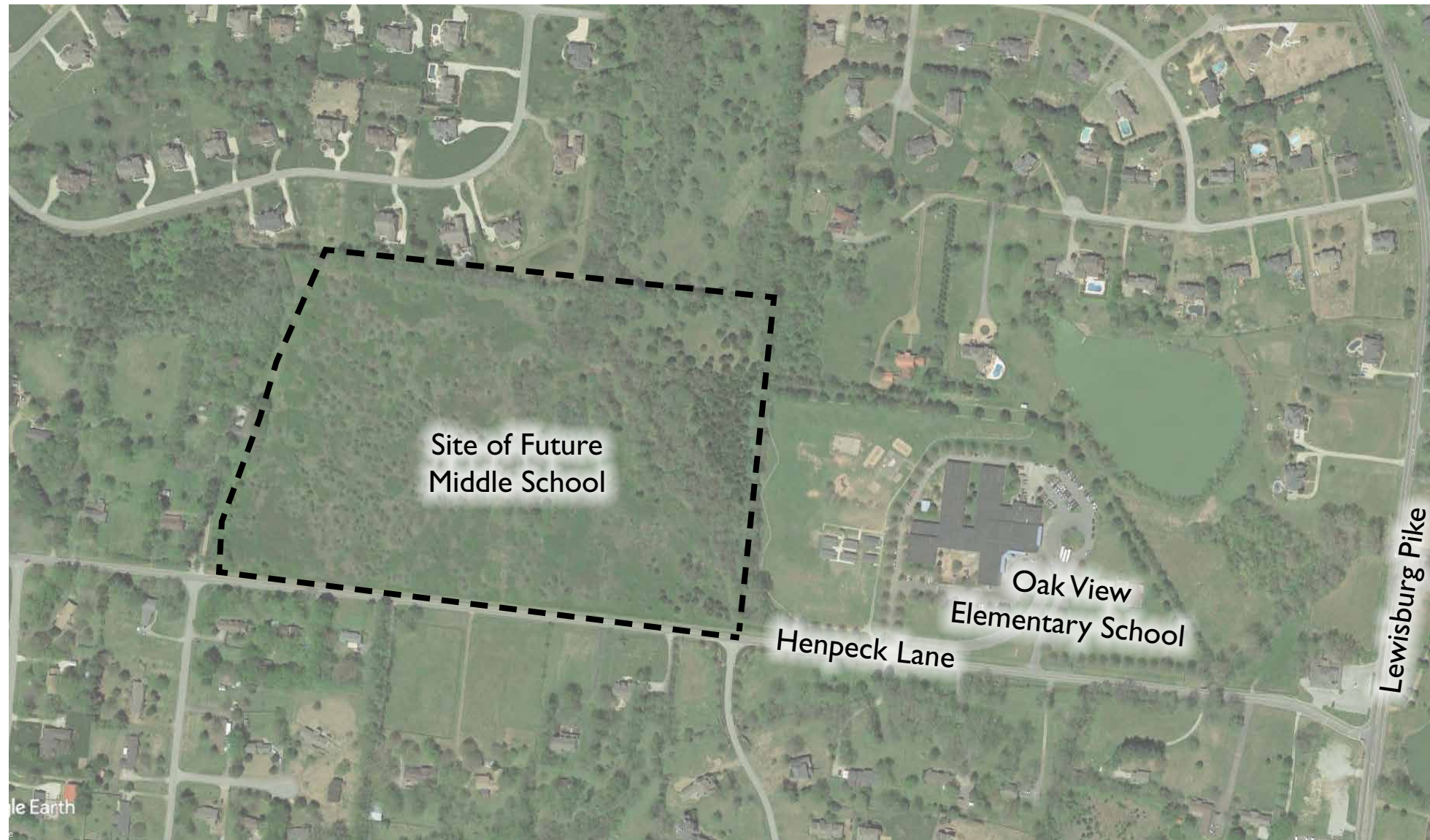
Projected Impact Fees  
\$5.4 Million

## Lewisburg Pike and Goose Creek Bypass Intersection Traffic Analysis



# Southbrooke PUD Subdivision

## Franklin, TN



Projected Impact Fees  
\$7.4 Million

\* Southbrooke Residents east of Lewisburg Pike (areas A & B) are slated to attend Oak View Elementary.

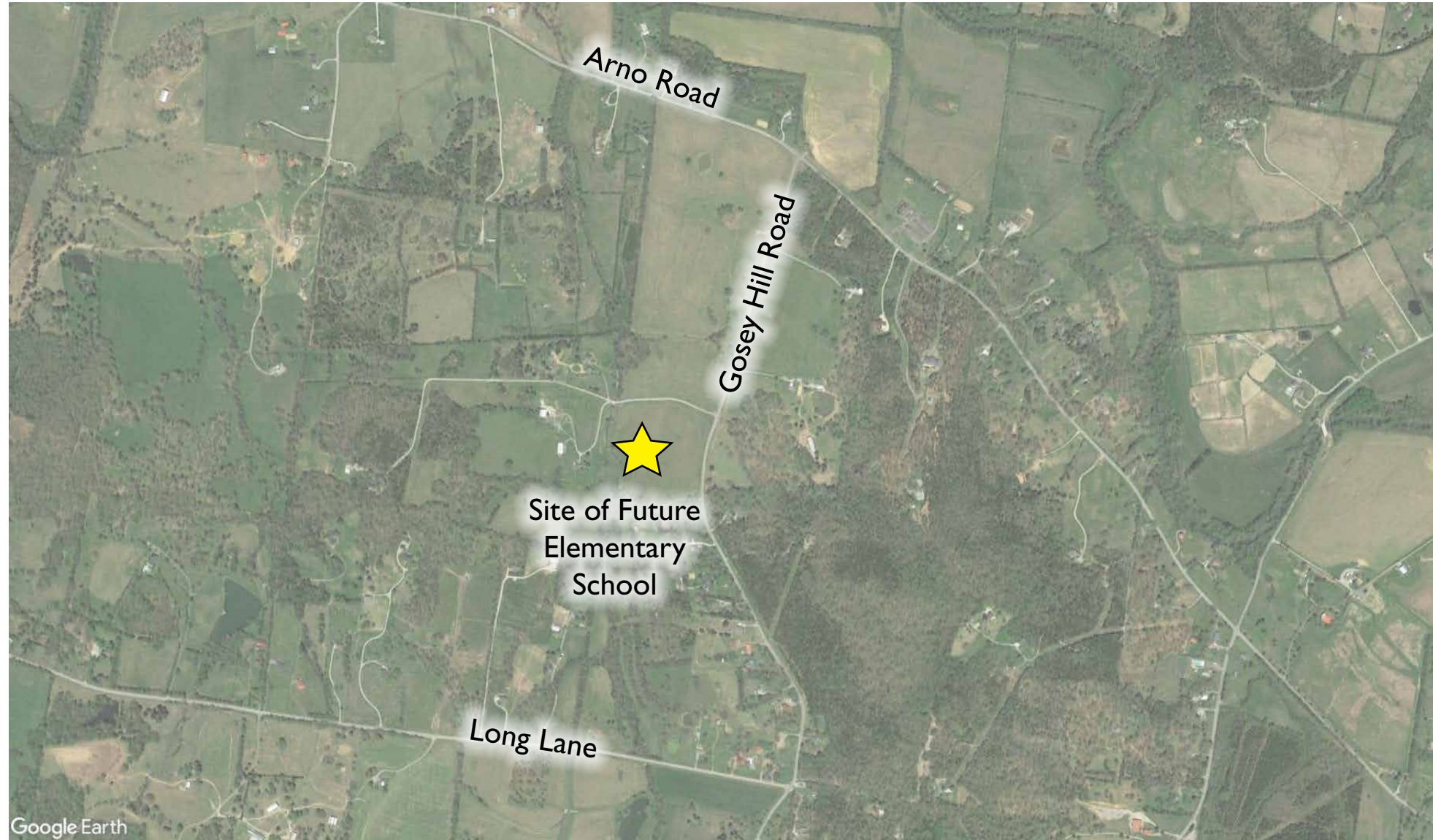
Southbrooke Residents west of Lewisburg Pike (areas C, D, & E) are currently slated to attend Thompson's Station Elementary & Middle Schools and Independence High School.

## Oak View Elementary School and New Middle School



# Southbrooke PUD Subdivision

Franklin, TN



New Elementary School on  
Gosey Hill Road



# Southbrooke PUD Subdivision

## Franklin, TN



### Pre-Application Submittal

- February 25

### Pre-Application Meeting

- March 5

### Overall Neighborhood Meeting

- March 5 - 6:30 PM Franklin City Hall

### Initial Submittal

- April 8

### Joint Conceptual Workshop

- April 25

### Planning Commission

- May 23

### BOMA

- June 25

## Next Steps