

Wood Duck Court

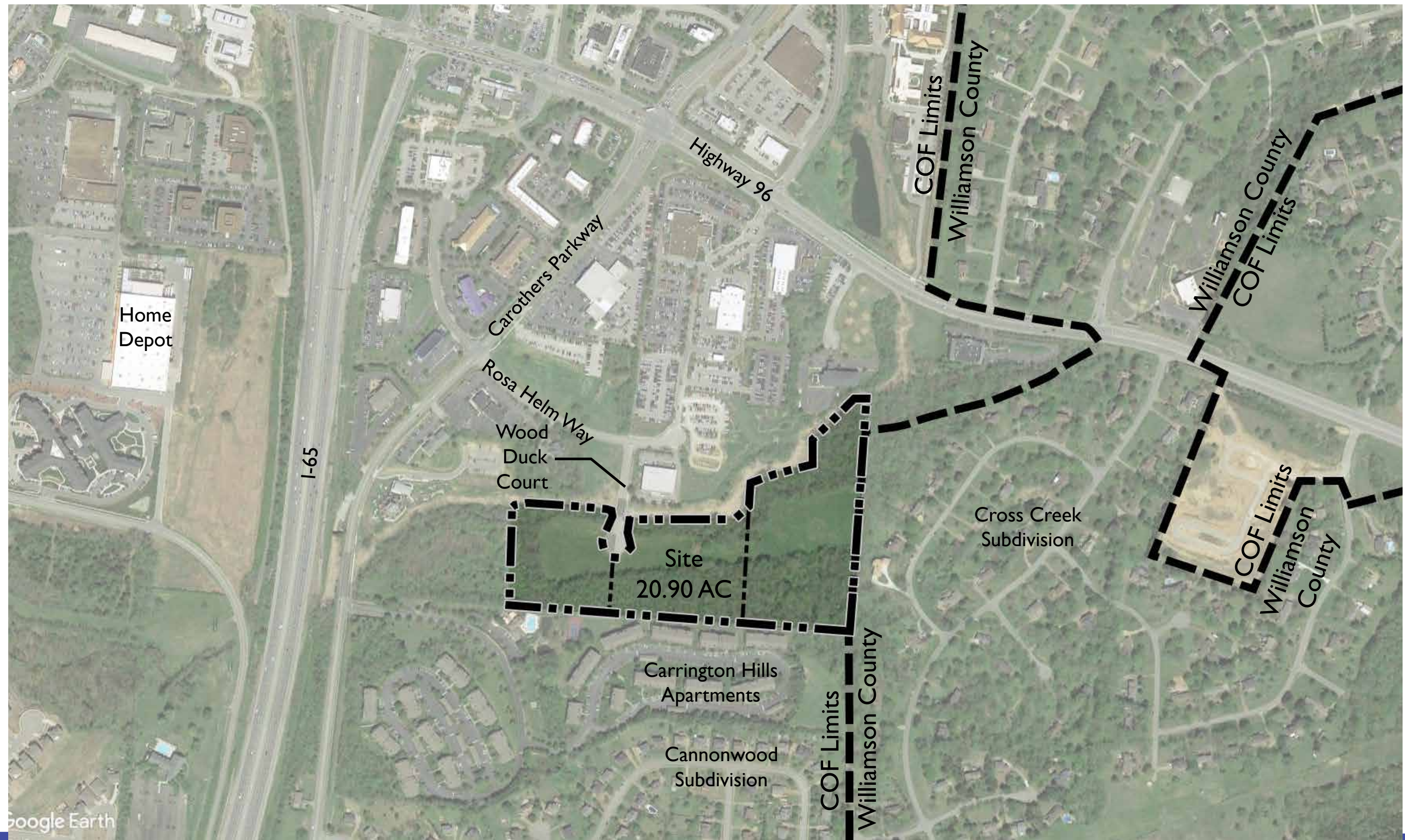
PUD Subdivision

Joint Conceptual Workshop
May 23, 2019



Wood Duck Court PUD Subdivision

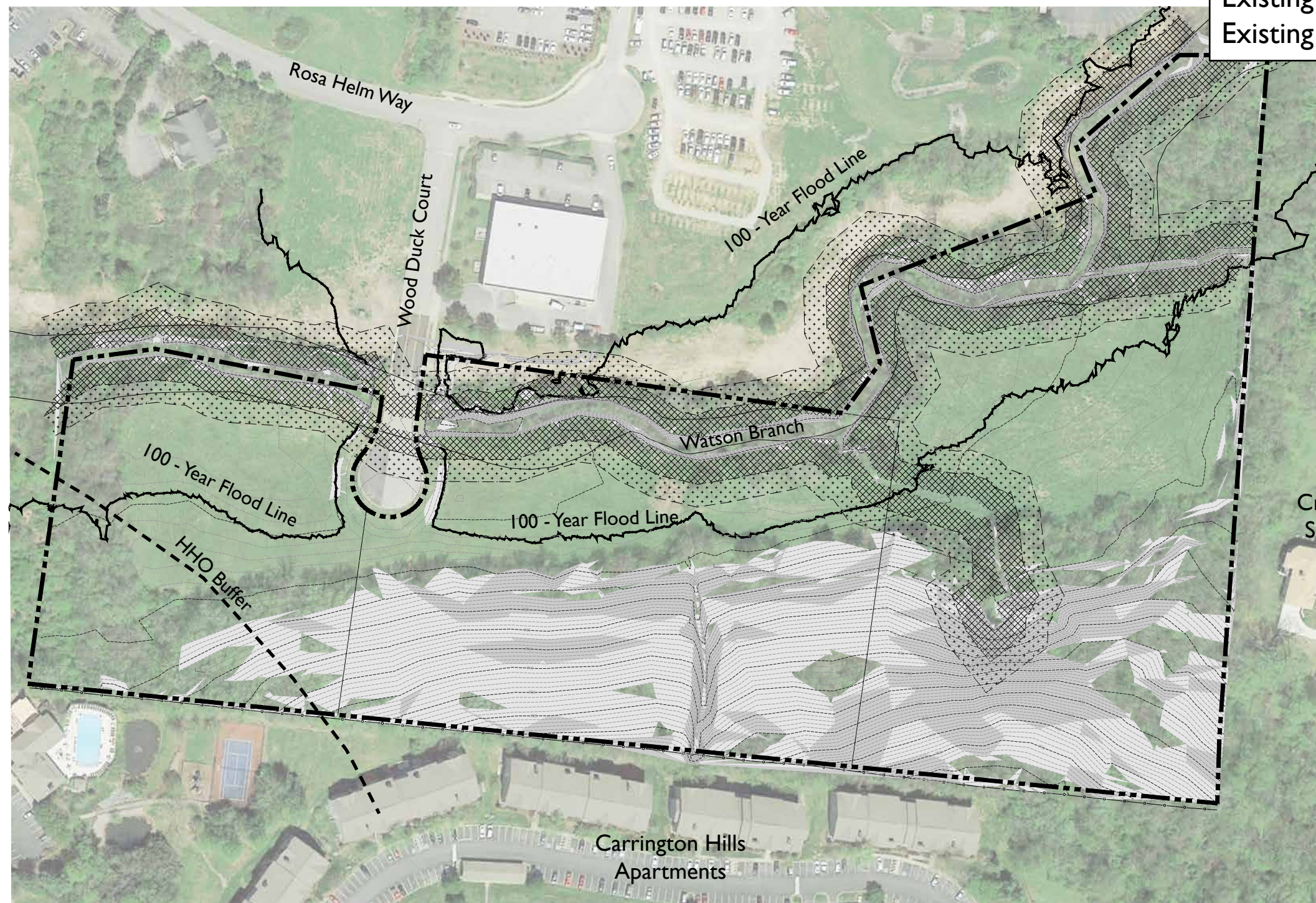
Franklin, TN



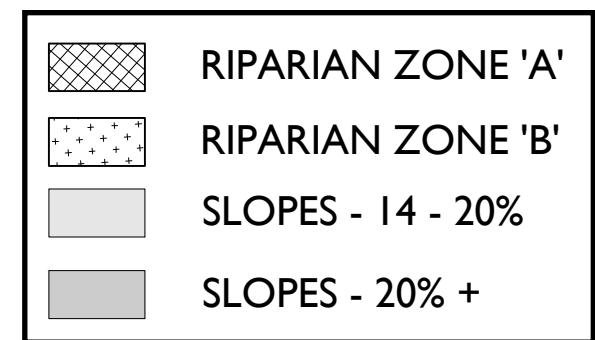
Context
Map

Wood Duck Court PUD Subdivision

Franklin, TN



Area - 20.90 AC
Existing Zoning - General Commercial
Existing Envision Franklin - Regional Commerce



Existing Conditions

Wood Duck Court PUD Subdivision Franklin, TN

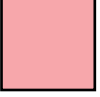


Proposed Zoning -	SD-R (11.34)
For-Sale Condominiums -	237
	IBR - 149
	2BR - 88
Required Parking (With MOS)	
1.4 Spaces / IBR :	209
2.5 Spaces / 2BR :	220
Total:	429
Provided Parking:	429

Wood Duck Court PUD Subdivision

Franklin, TN



-  2/3-Story Building
-  3-Story Building
-  3/4-Story Building
-  4-Story Building

Building
Height

Wood Duck Court PUD Subdivision Franklin, TN



Buildings 1, 2, & 3



Buildings 4 & 6



Building 5



Buildings 7 & 8

Typical
Architecture

Wood Duck Court PUD Subdivision

Franklin, TN



Typical
Architecture

Wood Duck Court PUD Subdivision Franklin, TN



Proposed Zoning -	SD-R (11.34)
For-Sale Condominiums -	237
	1BR - 149
	2BR - 88
Average SF of 1BR -	650
Sales price of 1BR -	\$194,000
Qualifying Salary -	\$45,000
Average SF of 2BR -	803
Sales price of 2BR -	\$243,000
Qualifying Salary -	\$58,000
Probable HOA Fee -	\$100

Master
Plan

Wood Duck Court PUD Subdivision

Franklin, TN



Landscape
Buffer

Wood Duck Court PUD Subdivision

Franklin, TN



Pre-App Meeting:	5/7/2019
Neighborhood Meeting:	5/7/2019
Initial Submittal:	5/13/2019
Joint Conceptual Workshop:	5/23/2019
Resubmittal:	6/6/2019
Planning Commission:	6/27/2019
BOMA:	7/9/2019