

An aerial photograph of a residential neighborhood with a semi-transparent gray overlay. The overlay contains the title 'Lot Width Minimums' in large black font, followed by 'Lot Width and Lot Size Minimums for Alley-Loaded Single Family Homes' in smaller black font, then the date 'August 22, 2019', and finally 'Joint Conceptual Workshop'. In the bottom right corner of the overlay, it says 'POWERED BY esri'. The background map shows houses, streets, and a scale bar in the bottom left corner.

Lot Width Minimums

Lot Width and Lot Size Minimums for Alley-Loaded Single Family Homes

August 22, 2019

Joint Conceptual Workshop

More...

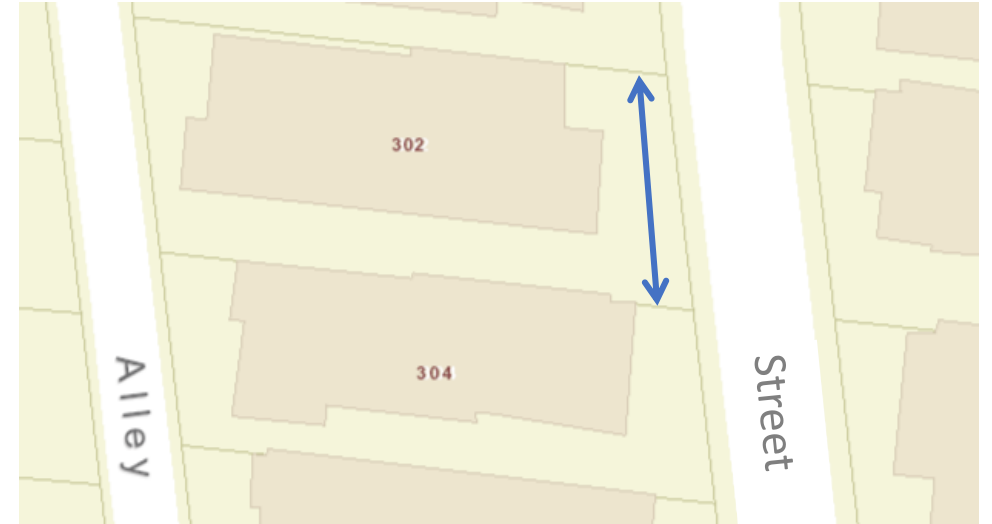
Basemap

100 ft

POWERED BY
esri

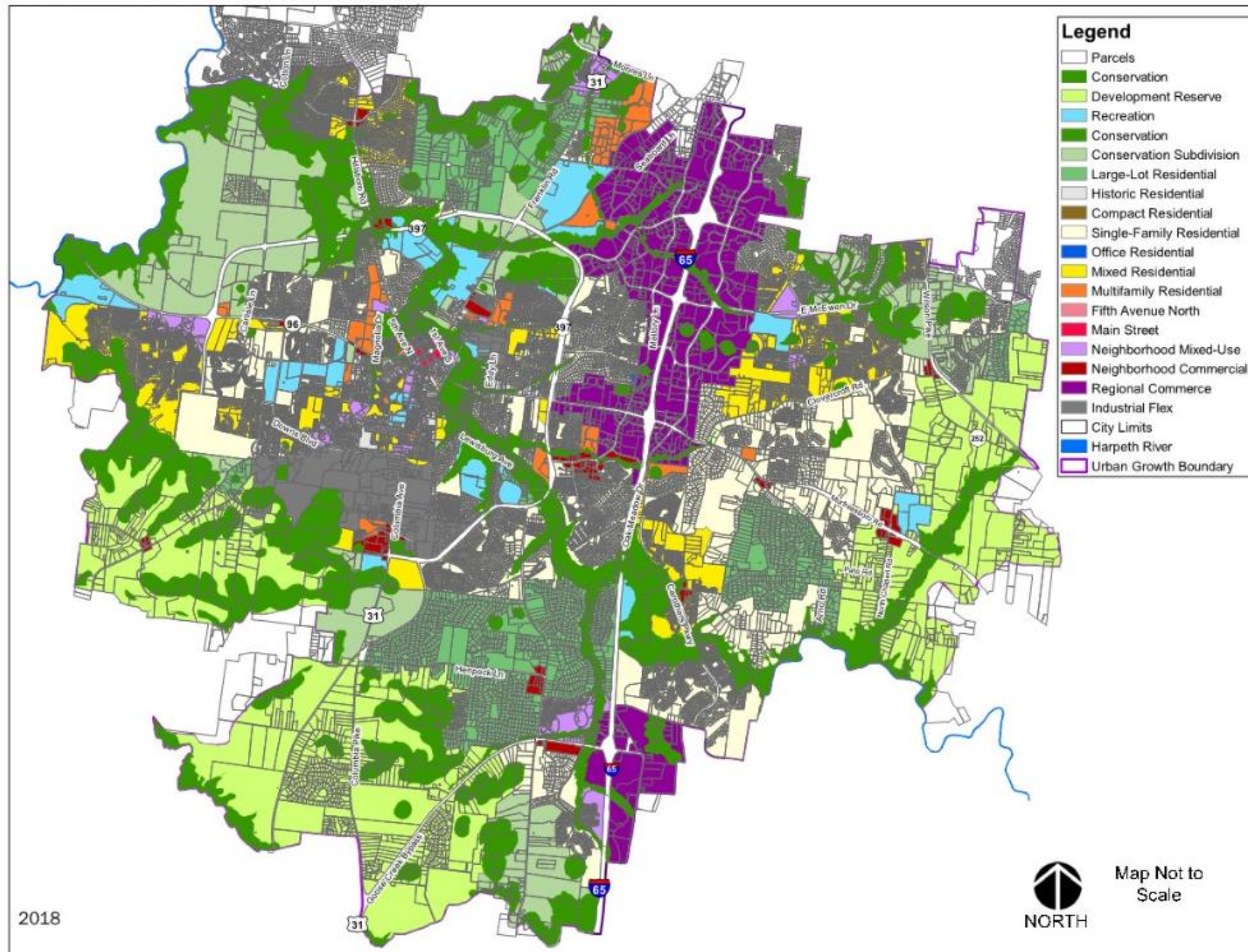
Envision Franklin Guidance

- *Alley-loaded single family homes
- Lot Width and Lot Size Minimums
 - 45' minimum lot width
 - 4,950 minimum lot size (45 ft x 110 ft)
- Applies to Single Family, Mixed Residential and Conservation Subdivision Design Concepts



Minimums Apply to:

- Single Family Residential
- Mixed Residential
- Conservation Subdivision



Envision Franklin Background

*Purpose of the minimums...

- Previous Land Use Plan did not address lot widths and lot size
- Primary concern was lot width of front-loaded garages
- Concern of increasingly small lots
- Seeking variety of lot sizes

Neighborhoods with Alley- Loaded Lots less than 45 feet in width

- Westhaven
- Berry Farms
- Lockwood Glen
- Simmons Ridge (Development Plan Revision 4)
- Waters Edge (Development Plan Revision 4)
- Echelon (11 lots)
- Jamison Station Cottages (8 lots)

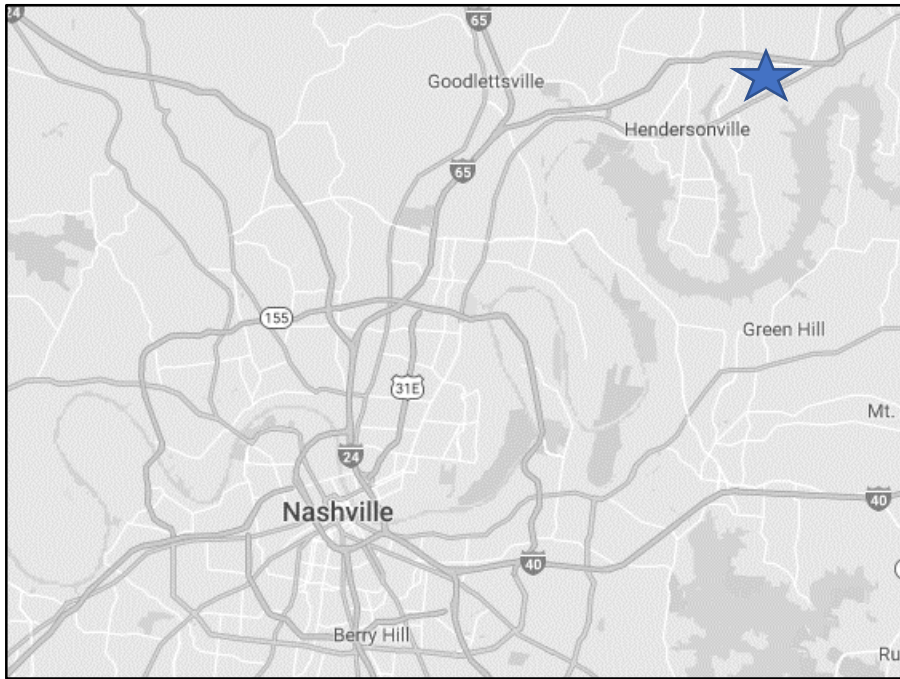


Regional Examples



- Ashcrest Point, Hendersonville, TN
- Arden Village, Columbia, TN
- Westhaven, Franklin, TN





Project Data:

Located off Exit 7 of Vietnam Veterans (386)

23 acres

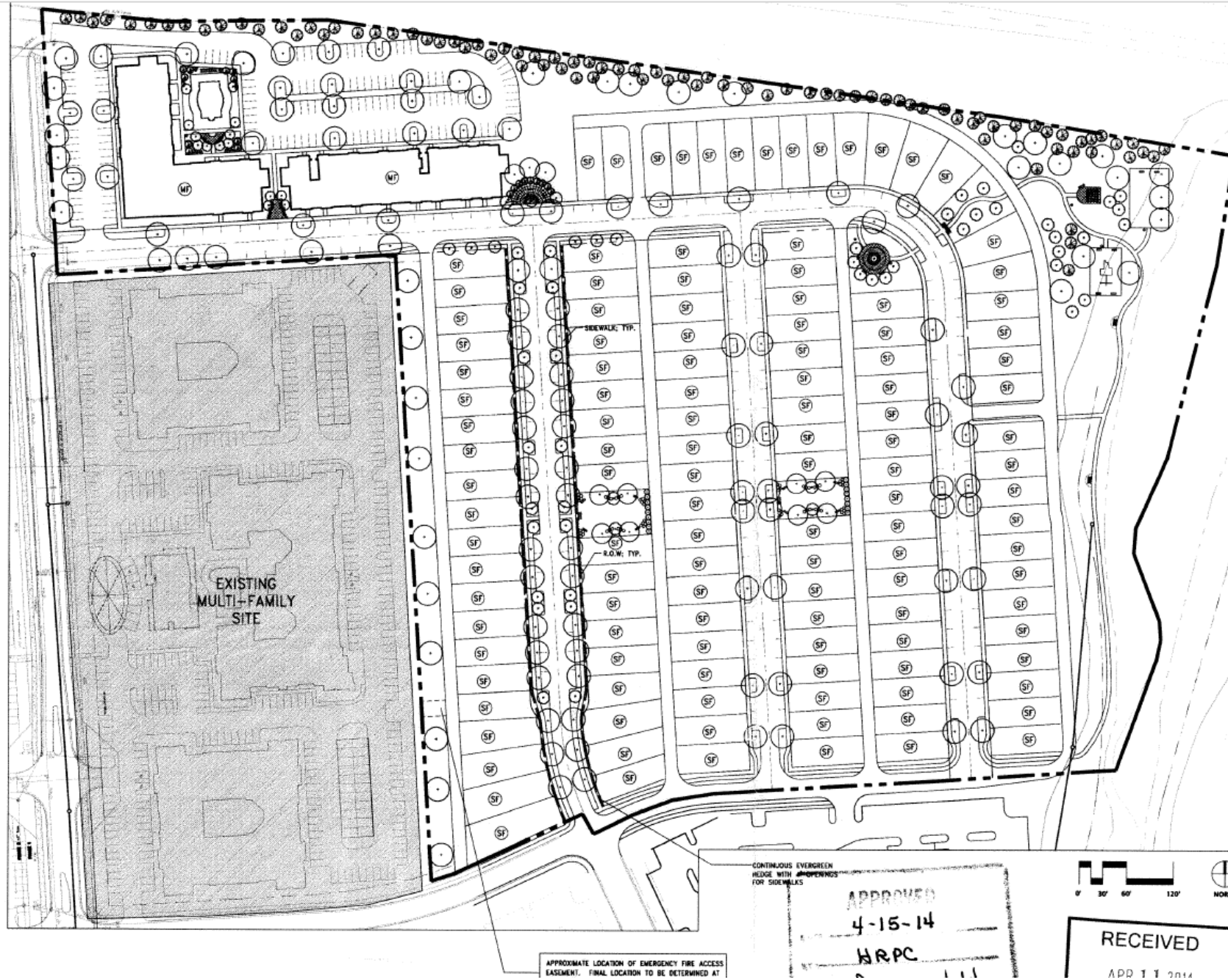
218 units

9 units/acre

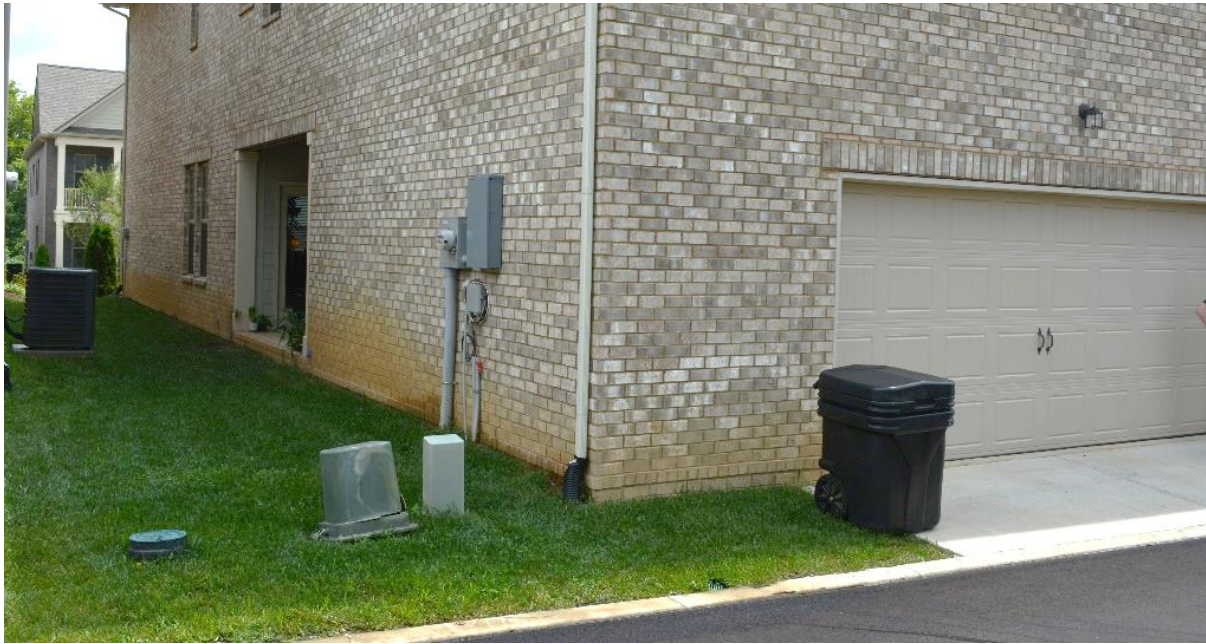
6 acres of o/s



Ashcrest Point (Indian Lakes)—Hendersonville, TN

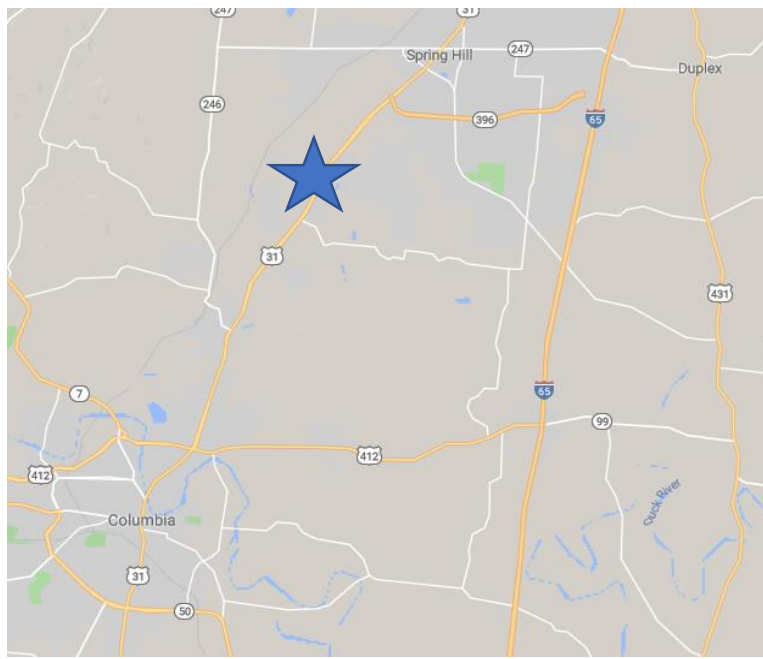


- ❑ 35 feet x 94 feet
- ❑ 3,290 sqft lots
- ❑ 1,800-3,000 SF homes
- ❑ 4 homes listed for sale, in the \$300s





Quality Open Spaces



45 acres

561 units

Alley-Loaded Typical Lot:

30 ft x 119 ft.

3,570 sq. ft.



Arden Village, Columbia, TN



ARDEN VILLAGE

SECTION 1 - REVISED

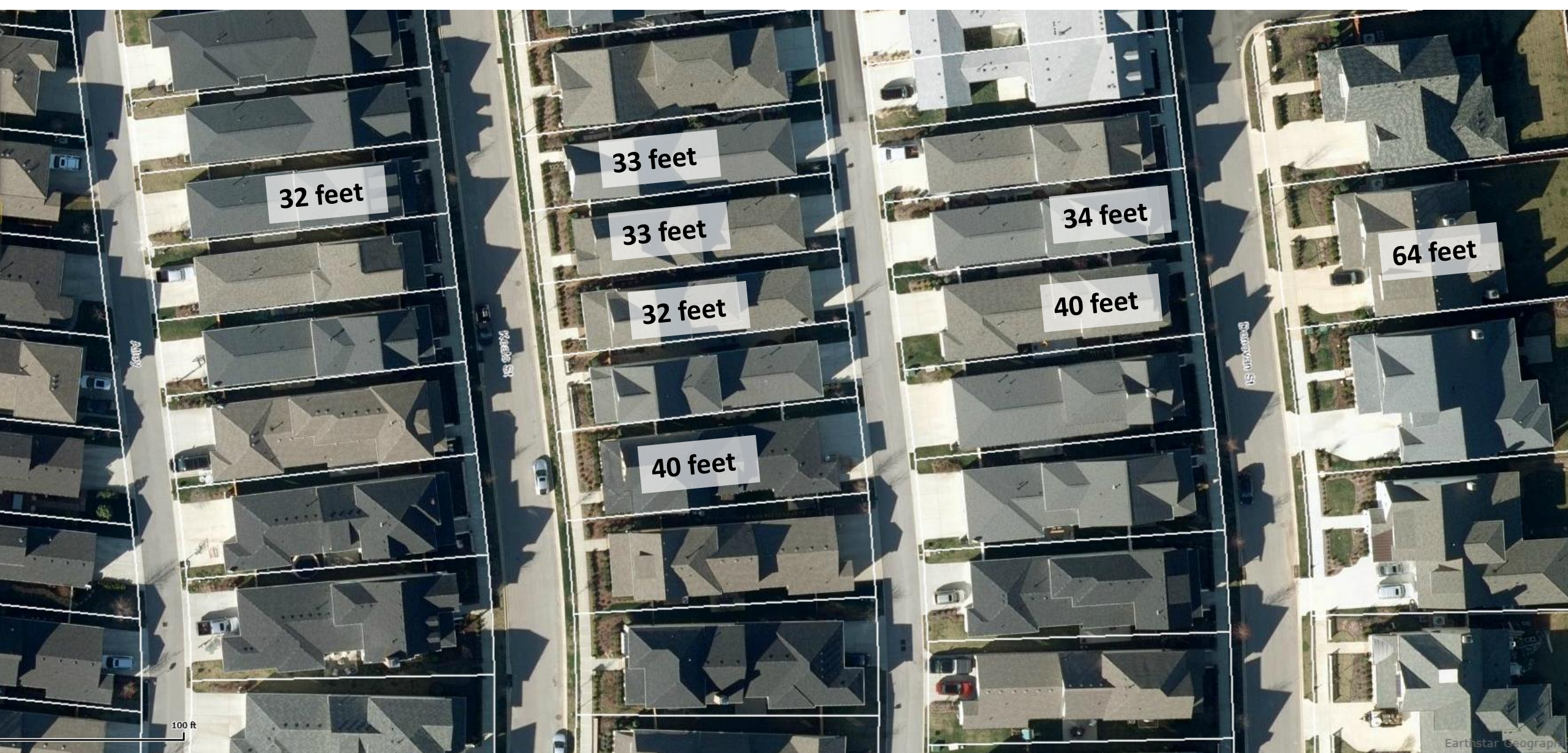
LOTS 1 THRU 59 59 Lots (Revised)
LOTS 67 THRU 73 7 Lots (Existing lots as shown)
LOT 209 1 Lot (Existing lot as shown)
= 67 Lots Total

& 9 (12 UNIT CONDOMINIUMS)
108 UNITS TOTAL

NOTE: CONDOMINIUM LAYOUT AND SIZE
HAS REMAINED THE SAME AS IN PREVIOUS
RECORDED PLAT!
SEE PLAT BOOK P18, PAGE 10

ADDITIONAL SETBACK AND EASEMENT NOTE:
PROPERTY IS OWNED BY:
VILLAGE, LLC
BOOK P1844, PAGE 1406
BOOK P18, PAGE 10
NO. 21, PARCELS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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Westhaven—Keats and Donovan Streets



Photos from Westhaven

Observations

- Importance of common/usable open space
- Activation of the side yard patio
- Drainage—side yard and front yard
- Architectural variety
- Adequate parking needs to be provided

Envision Franklin Implications

- Do we want to change the lot width and lot size minimums?
- What is the new lot width minimum for alley-loaded homes?
- What is the new lot size minimum?
- How many lots can be the minimum?
- How much variety in lot sizes is enough variety?
- Apply to Single Family Residential, Conservation Subdivision, and Mixed Residential?
- Landscape Surface Area Requirements in the Zoning Ordinance?