

Vintage at Watson Glen

PUD Subdivision

Joint Conceptual Workshop

RAGAN • SMITH

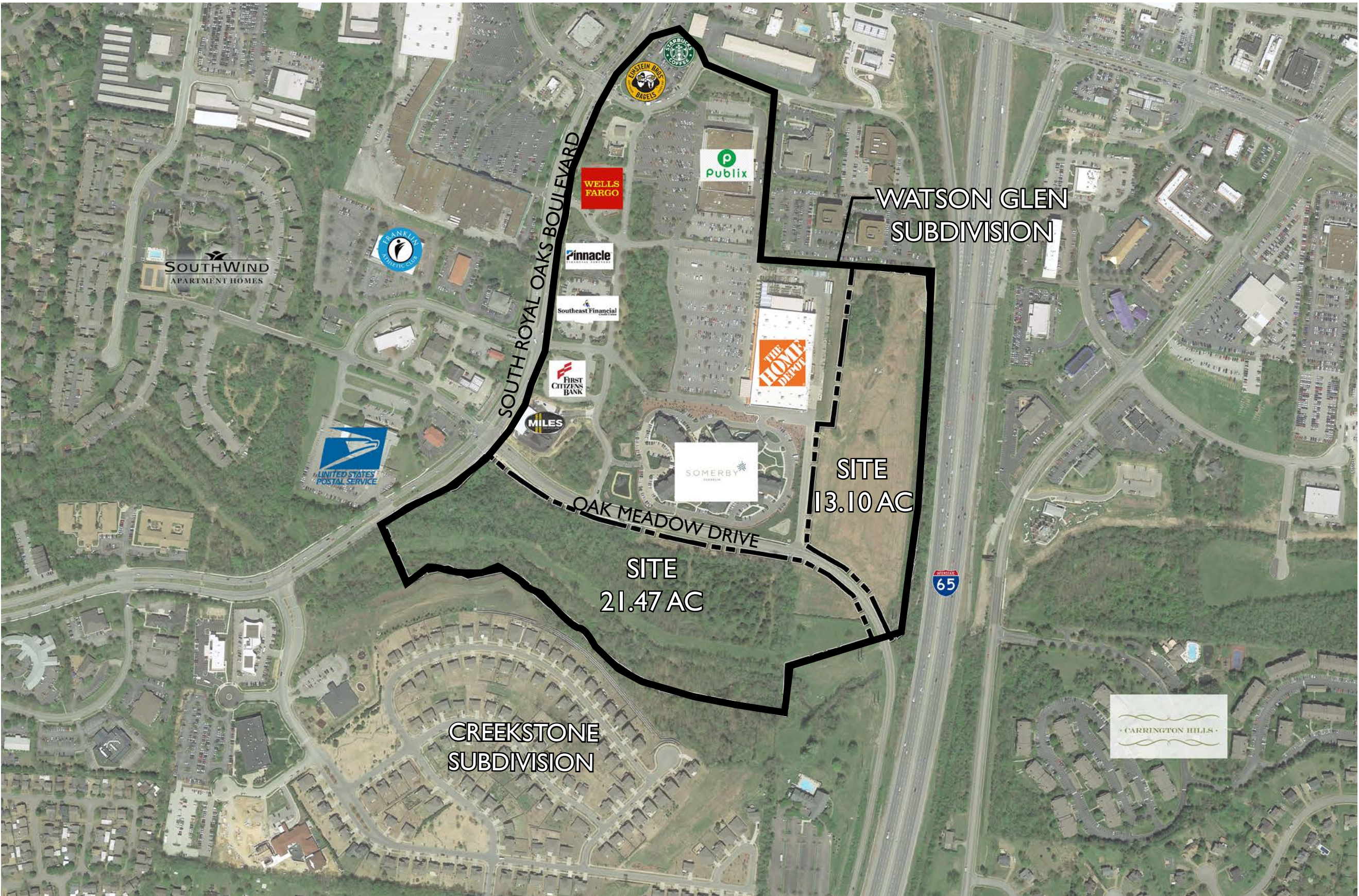


GDC
gamble design collaborative



Owners of Land:	Bob Goodall Warner Bass
Designers:	GDC Ragan Smith Humphries On Point Commercial

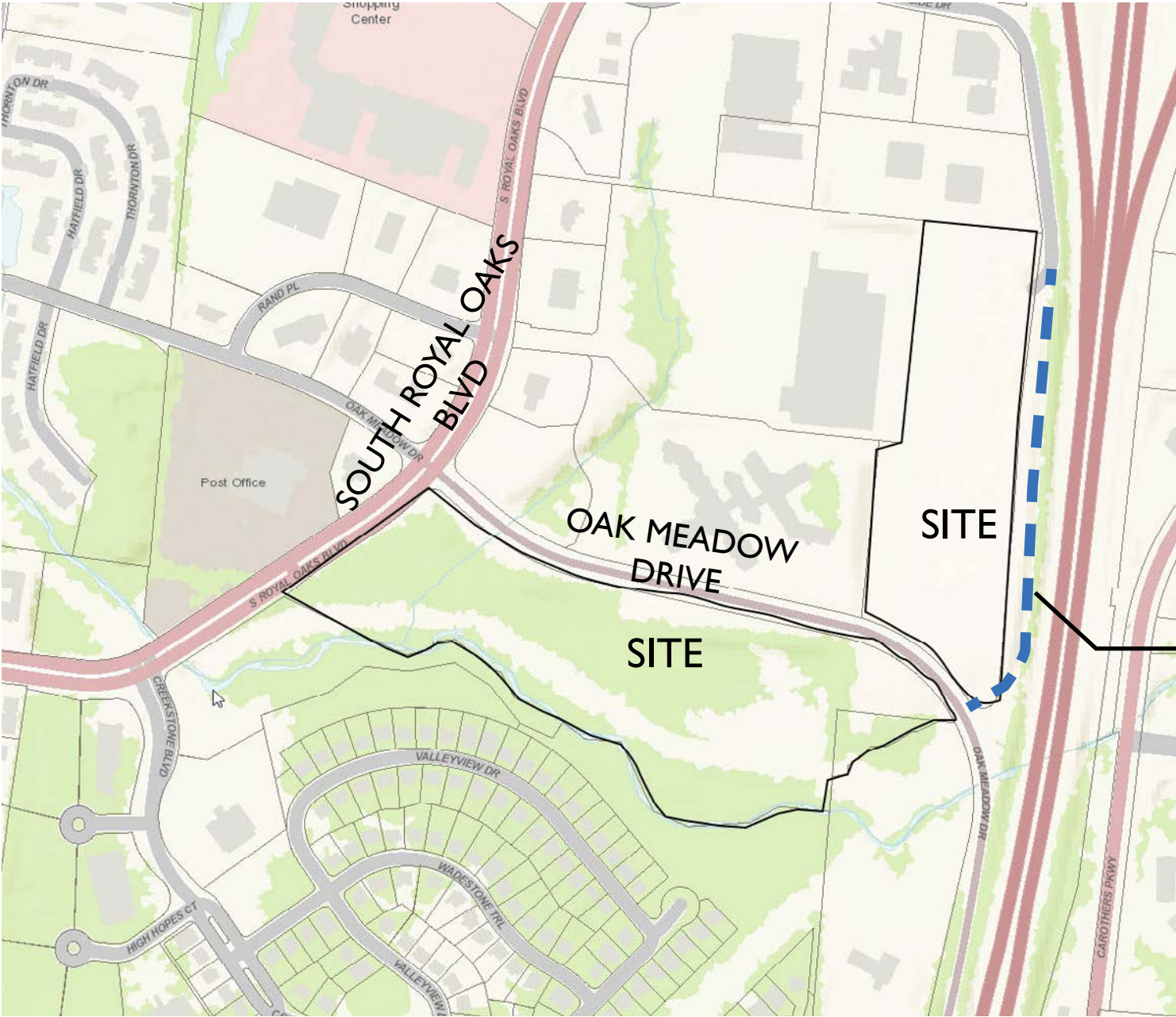
Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



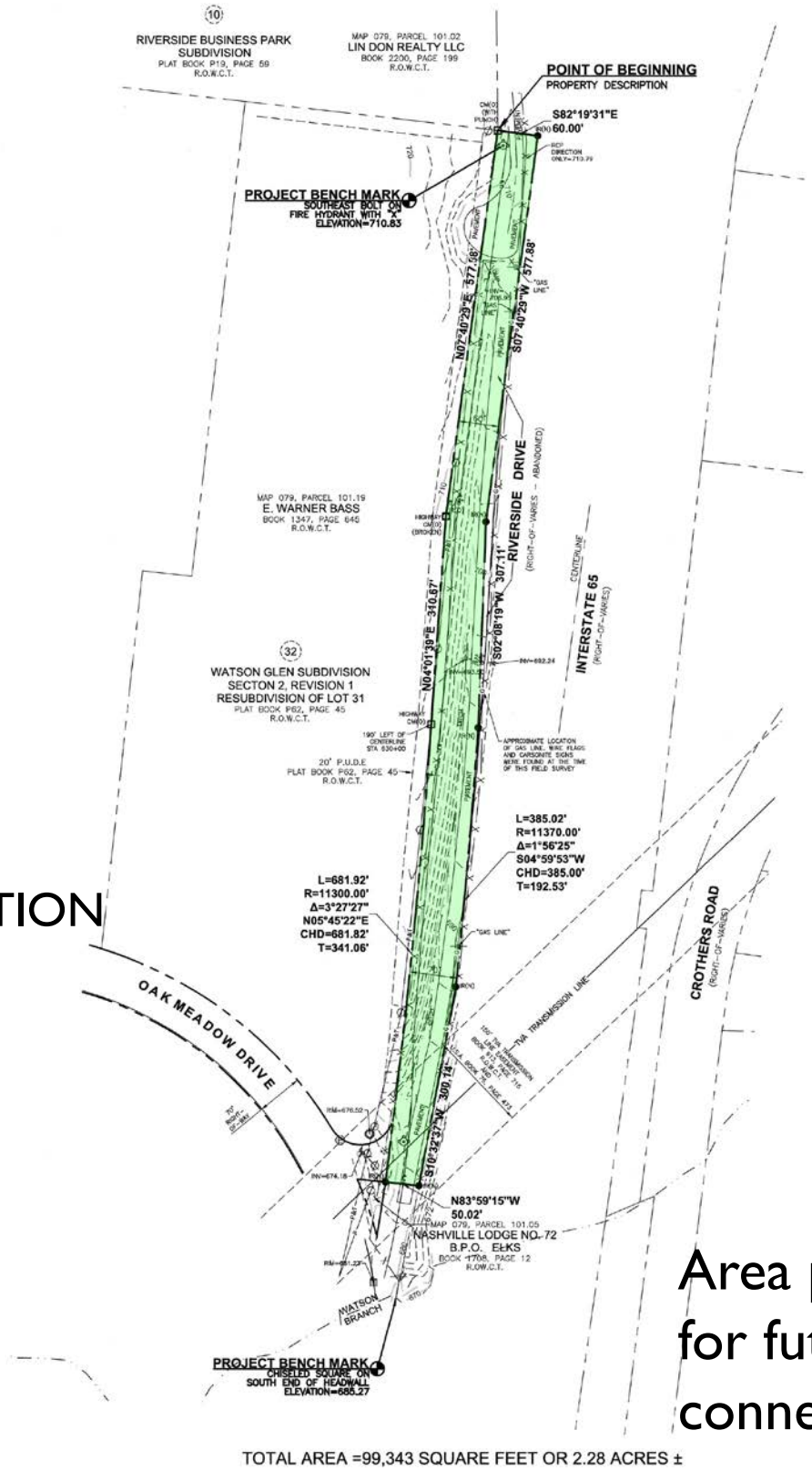
Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN



FUTURE
CONNECTION



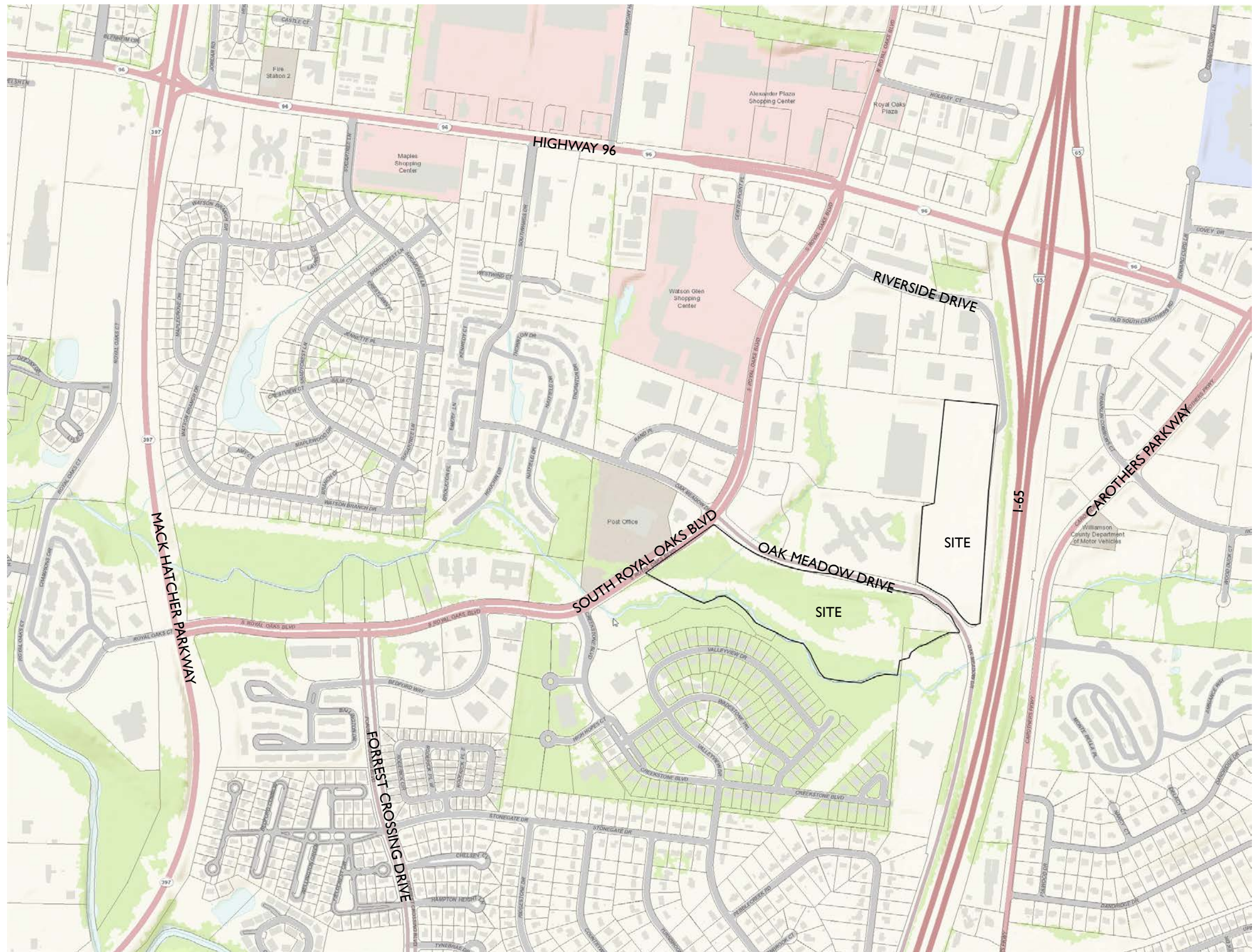
Area purchased
for future
connection

Future Connection

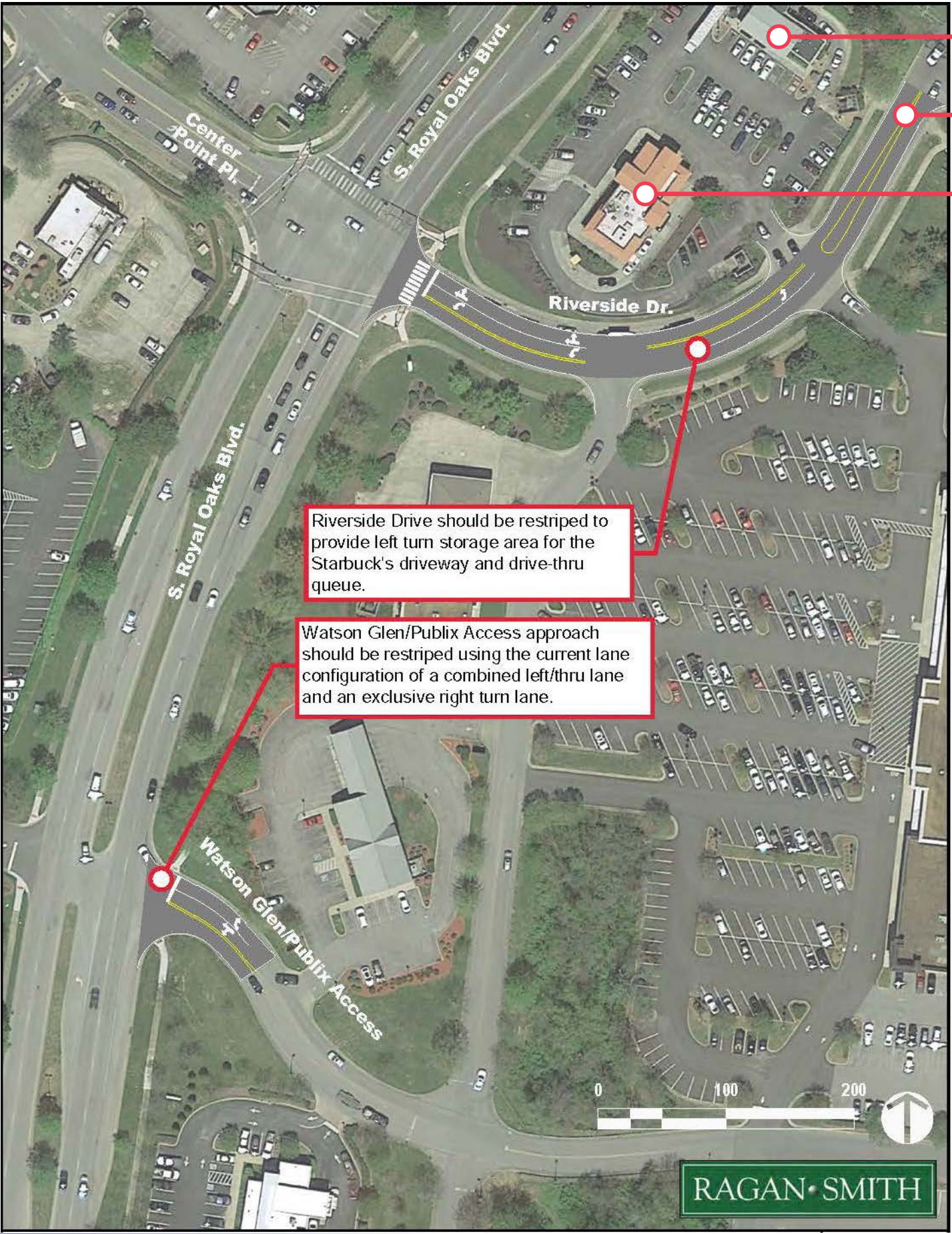
Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN



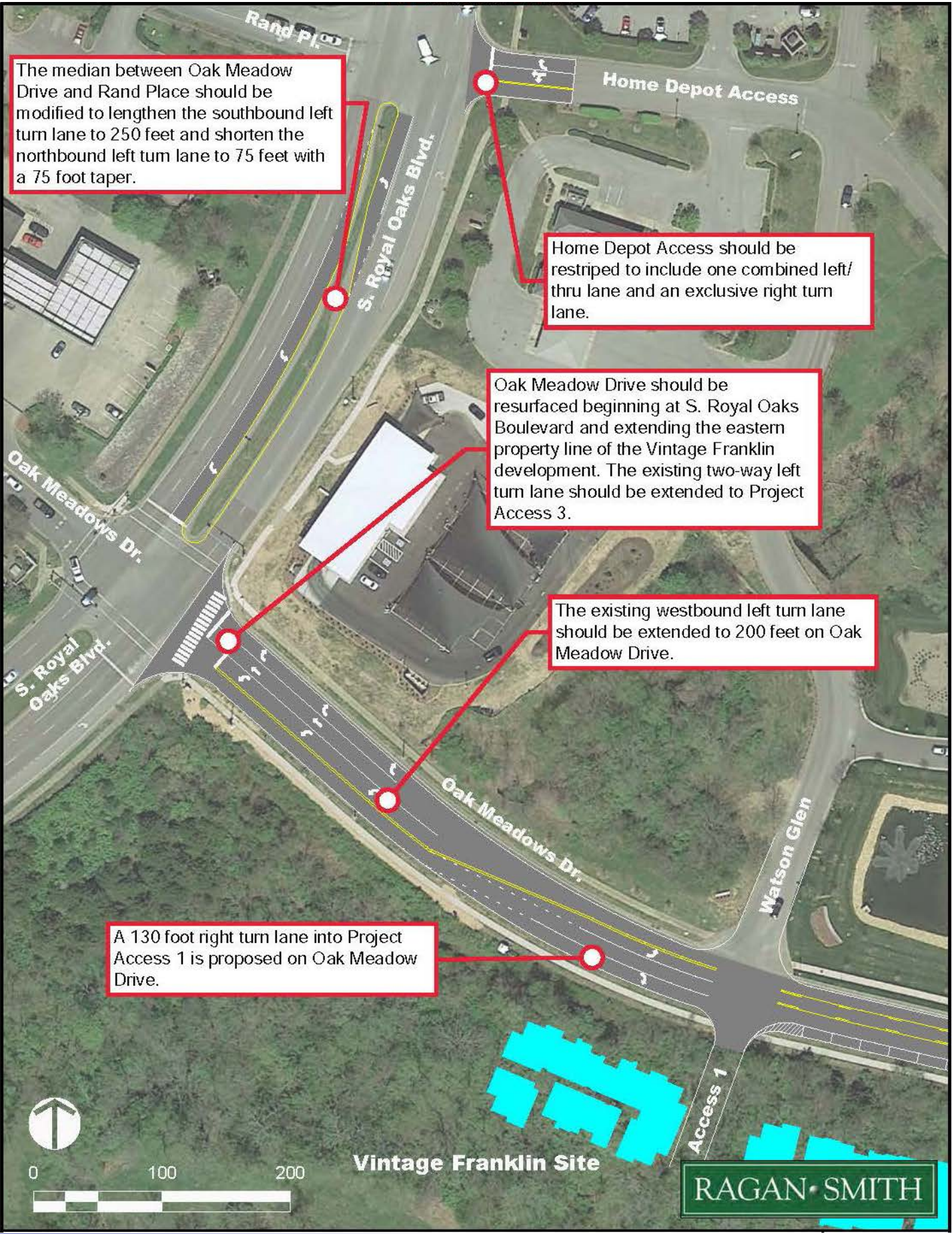
What is the number one concern?: Traffic

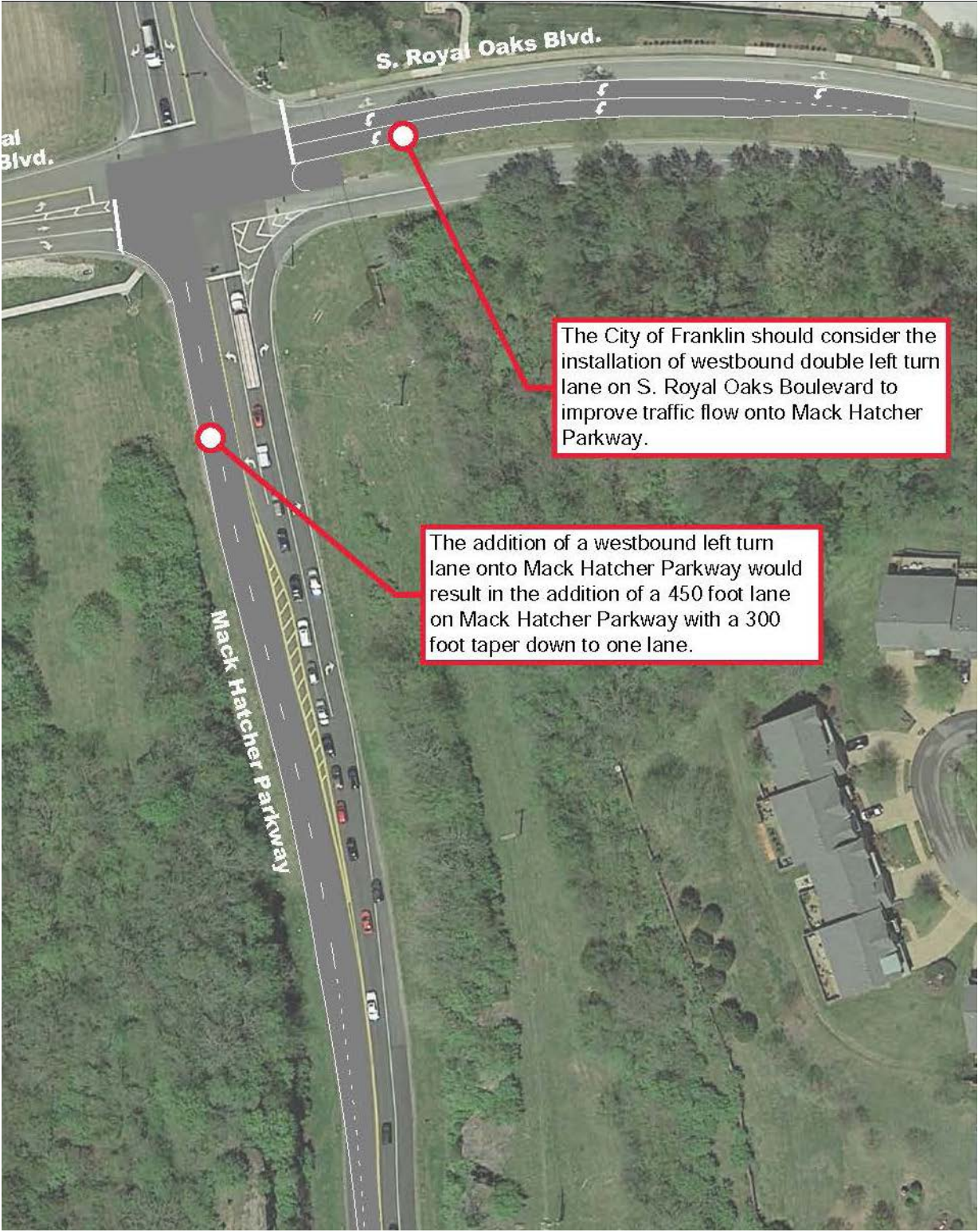


- STARBUCKS
- PEDESTRIAN CROSSING
- EINSTEIN BROS. BAGELS

Riverside Drive should be restriped to provide left turn storage area for the Starbuck's driveway and drive-thru queue.

Watson Glen/Publix Access approach should be restriped using the current lane configuration of a combined left/thru lane and an exclusive right turn lane.

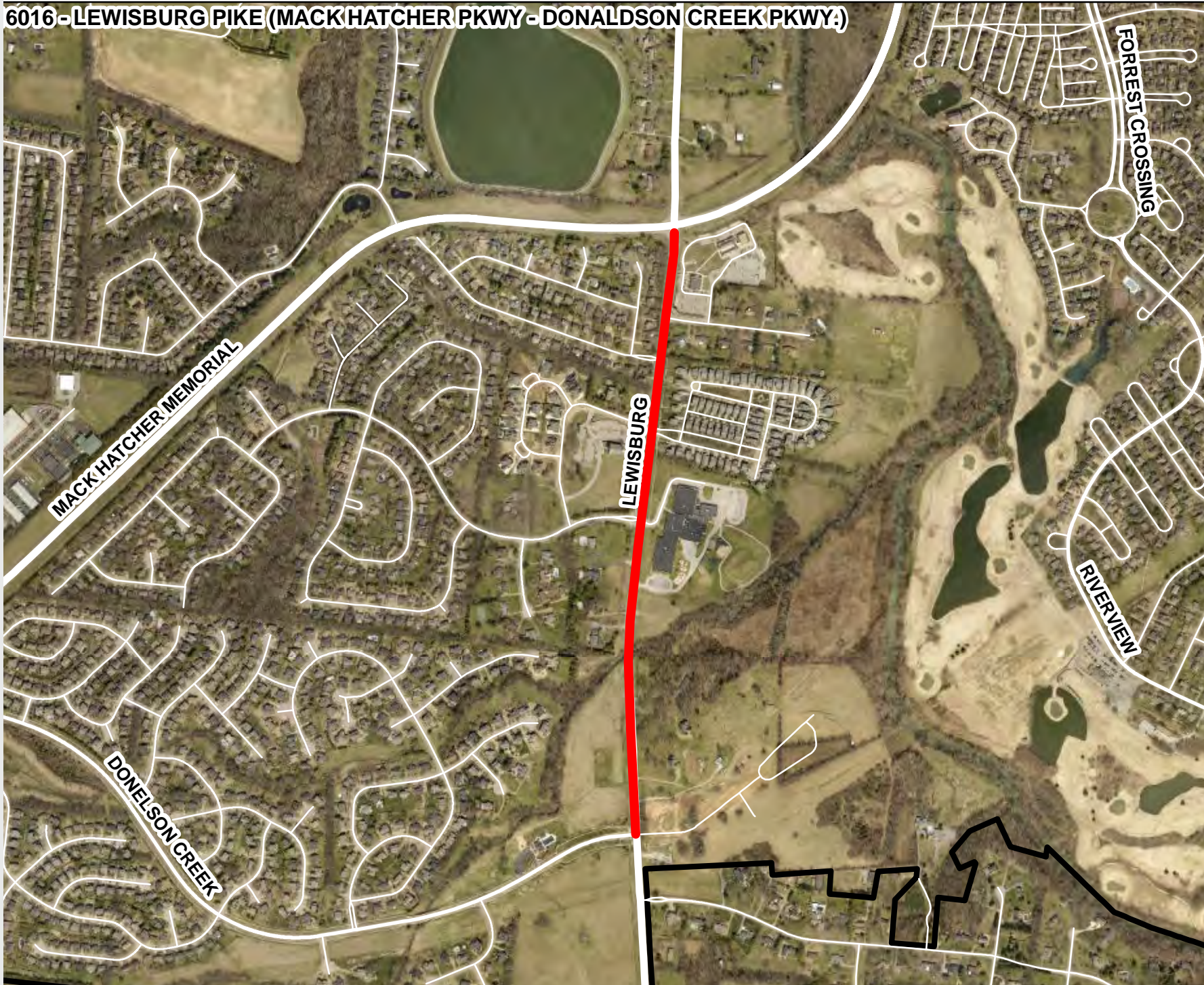




Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN



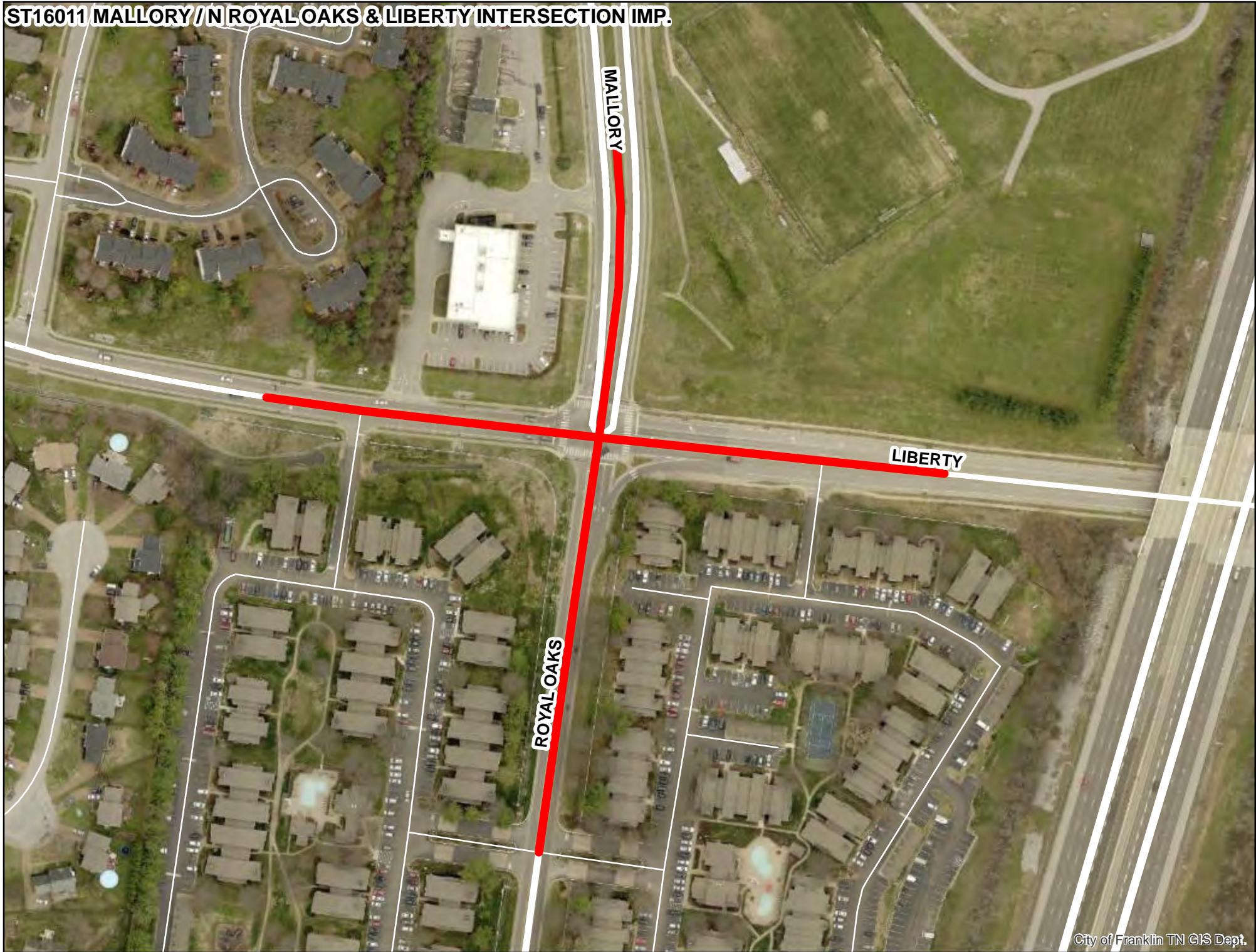
Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		414,800	414,800								829,600
ROW and Easements			5,000,000								5,000,000
Construction Engineering / Inspection				622,200	622,200						1,244,400
Construction				5,185,000	5,185,000						10,370,000
Total		414,800	5,414,800	5,807,200	5,807,200						17,444,000

Road Improvements

Vintage at Watson Glen PUD Subdivision

Development Plan

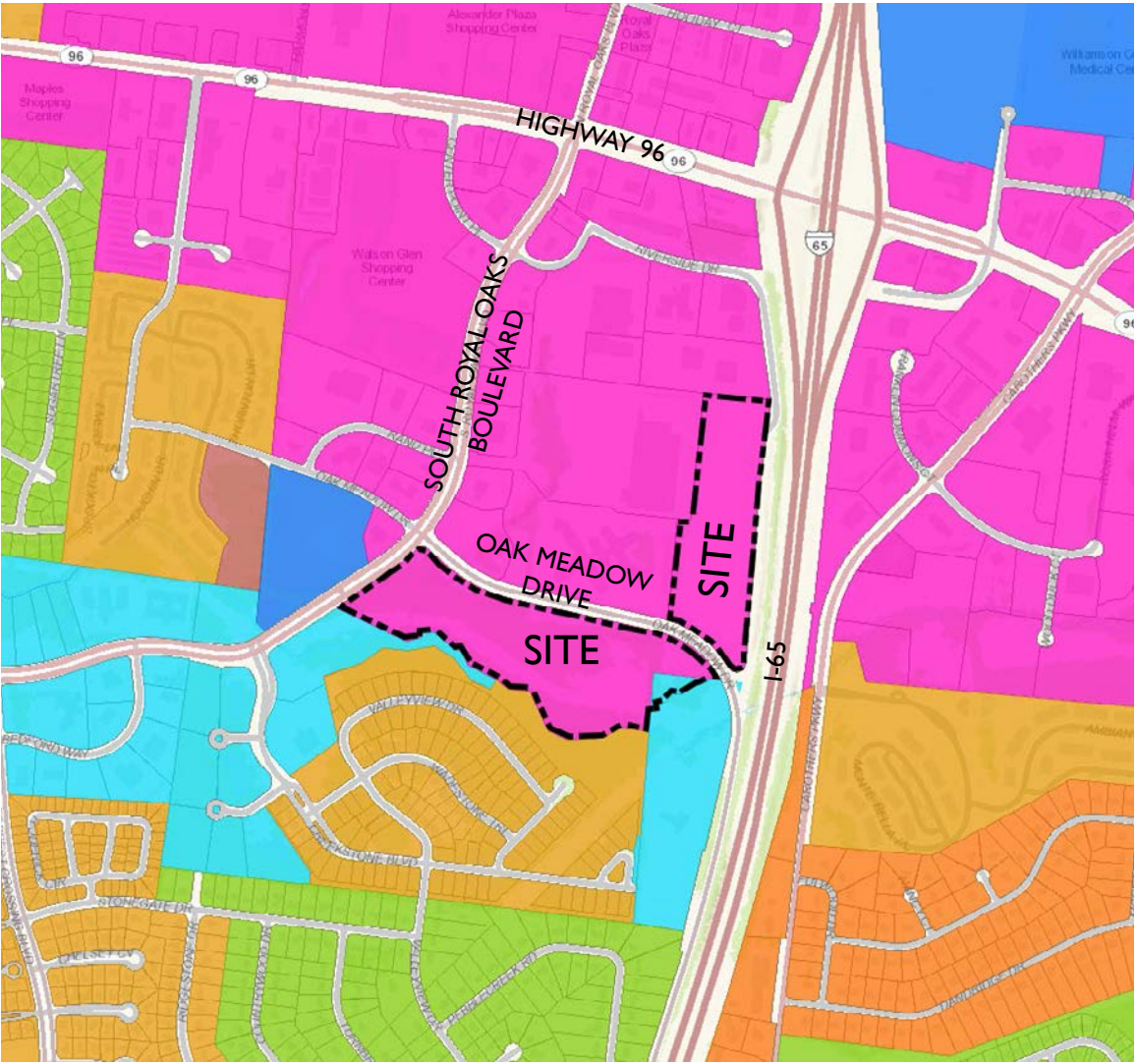
Franklin, TN



Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
229,965	Design/Planning (Professional Services)	199,235										199,235
Total	ROW and Easements	4,500,000										4,500,000
	Construction Engineering / Inspection		250,000	250,000								500,000
	Construction		1,682,500	1,682,500								3,365,000
	Total	4,699,235	1,932,500	1,932,500								8,564,235

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

Current Zoning



- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- RM-20 ATTACHED RESIDENTIAL
- SD-R SPECIFIC DEVELOPMENT-RESIDENTIAL
- GC GENERAL COMMERCIAL
- GO GENERAL OFFICE
- CI CIVIC INSTITUTIONAL

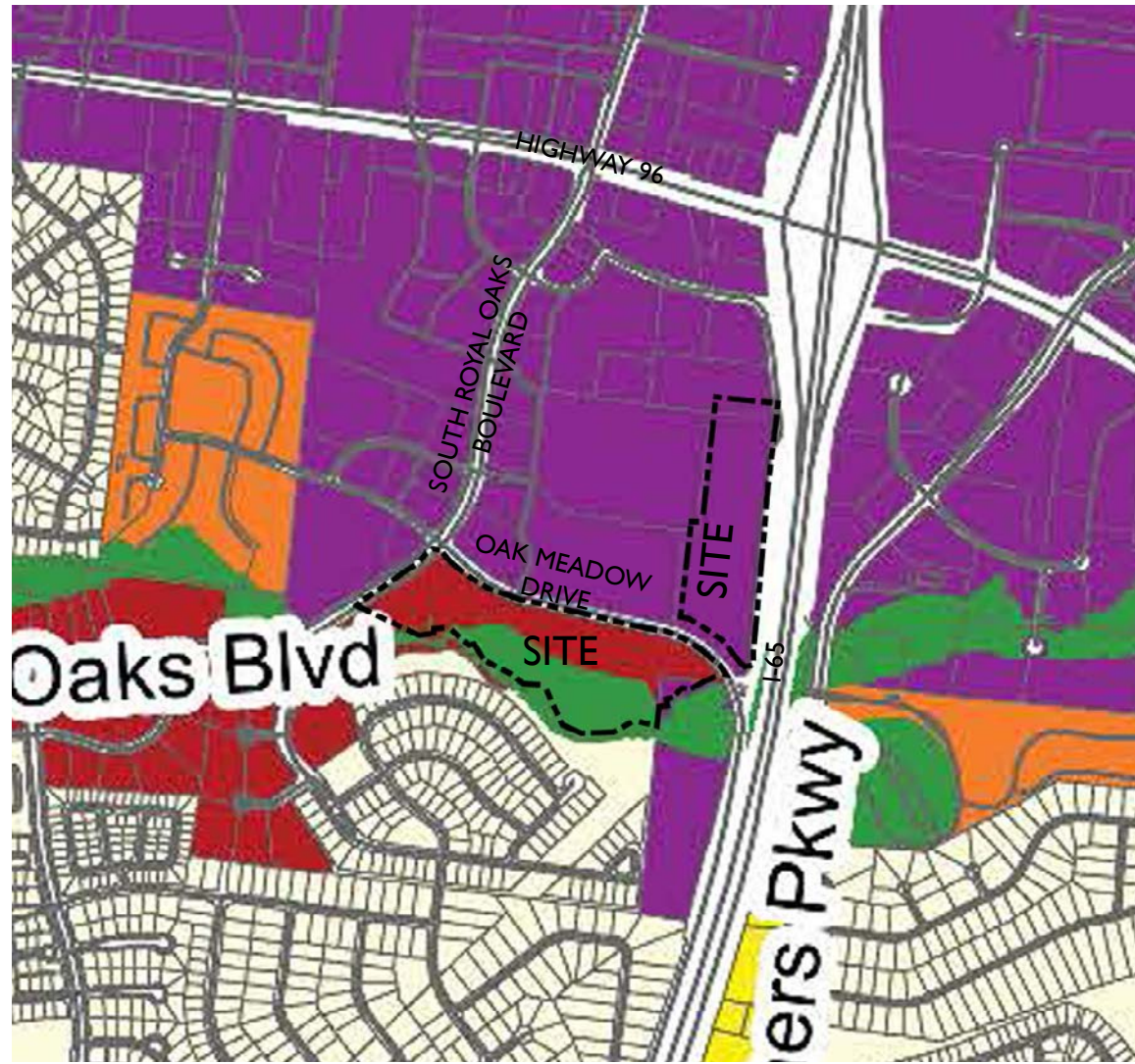
Permitted Uses (summarized):

- Assisted Living
- Clinics
- Day Care Centers
- Education Facility
- Churches
- Offices
- Automotive Body Shop
- Automotive Fuel Sales
- Automotive Service
- Automotive Wash
- Convenience Store
- Hotel
- Restaurants
- Retail
- Theaters
- Vehicle Sales
- Vehicle Rental
- Veterinary Facility (Outdoor)
- Self Storage

Traffic Impacts Based on 1,000 SF

Royal Oaks ADT: 19,700
Highway 96 West ADT: 32,000
Highway 96 East to I-65 ADT: 45,000

Land Use Plan



- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCE

- Supports local commercial & professional office
- Supports live/work & multifamily on the upper stories over commercial

We are requesting a neighborhood mixed use policy.

Neighborhood Commercial Policy

Supports Local Commercial and Professional Office
Supports Live Work and Multifamily on the upper stories over commercial

Neighborhood Mixed Use Policy

Supports Local Commercial, Professional Office, Multifamily
Supports Live Work and Multifamily at the street level

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

Berry Farms



Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

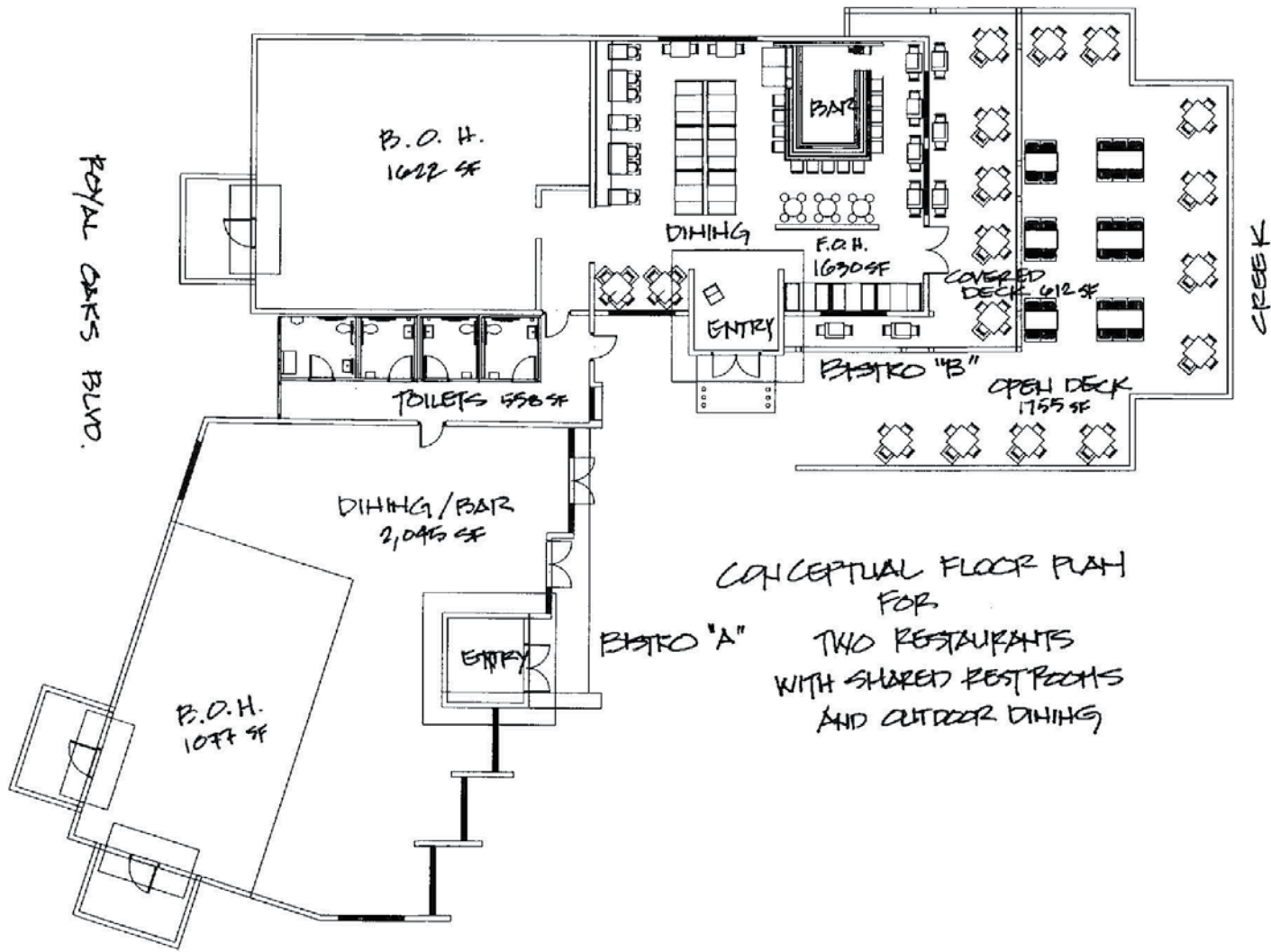


Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



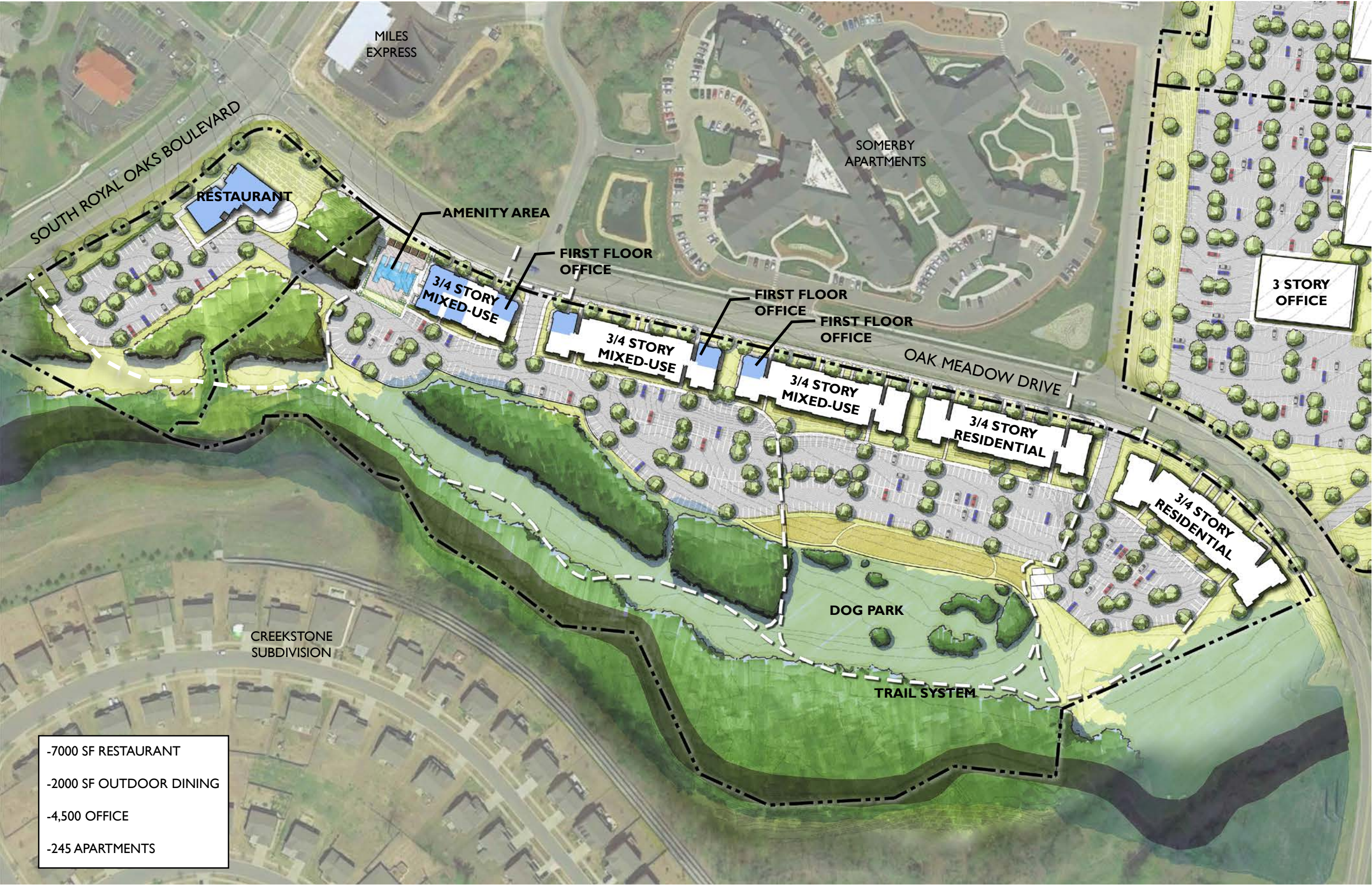
Enlarged Master Plan

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



RESTAURANT FLOOR PLAN

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



Apartments and Office

Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN

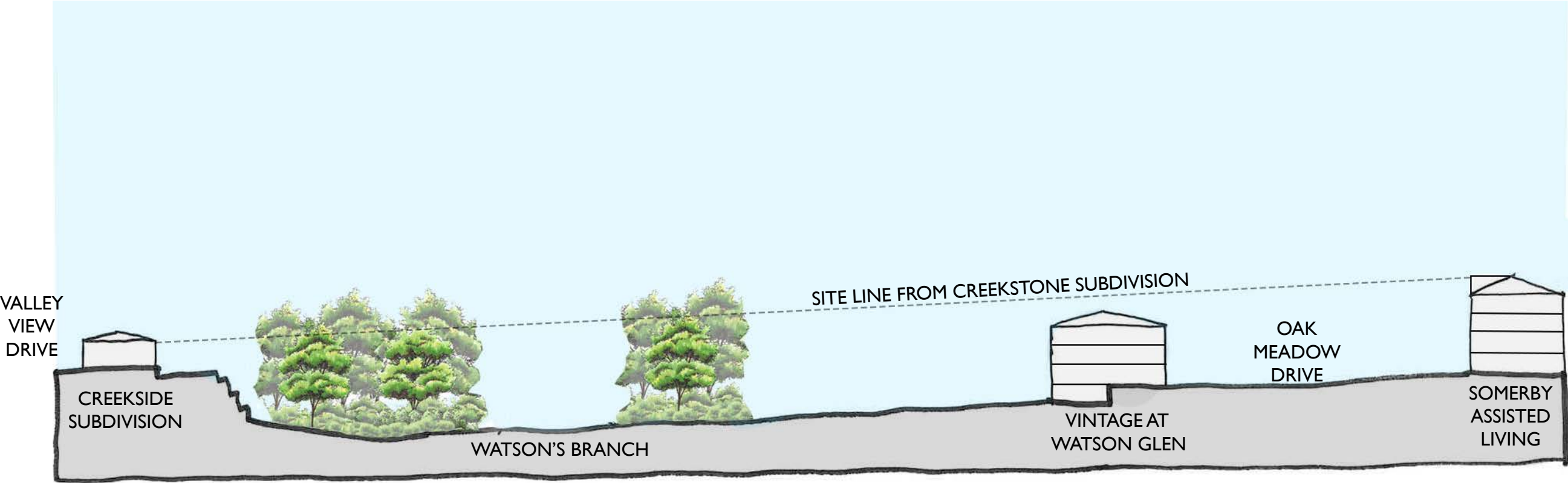


Amenity Area

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



SOMERBY ASSISTED LIVING - VIEW FROM OAK MEADOW DRIVE



Road Way Impact Fees Paid By Development

Multifamily	\$1,255,000
Office	\$1,500,000
Restaurants	\$150,000
Total	\$2,905,000

Road way fees may be used by the development for improvements to arterial roads and collector roads if approved by BOMA.

Total Fees Paid to City of Franklin and Williamson County by Development

Multifamily 245 x \$19,555 =	\$4,790,975
Office=	\$3,023,166
Restaurants=	\$1,409,259
Total =	\$9,223,400

Advantages to Rentals

- Background checks on all residents 18 years and older
- Full campus security system with cameras & controlled access
- Full campus grounds maintenance
- Minimum income of about \$60,000 to rent a one bedroom apartment
- Reduced rent for police officers & first responders
- Courtesy officer on call 24/7
- Average rent = \$1700

Apartments in Cool Springs

Number of Students					Number of Apartments					
Apartment Name	Elementary	Middle	High	Totals	Total	Avg SF	1 Bed	2 Bed	3 Bed	% 3 Bed
Aspen Grove (FSSD K-8)	6	0	26	32	560	1089	172	298	90	16.07%
Cadence Cool Springs	7	6	4	17	252	974	150	84	18	7.14%
Carrington Hills	126		21	21	360	850	60	240	60	16.60%
South Winds			15	15	268	950	128	140	0	0.00%
The Dwell (FSSD K-8)	0	1	7	8	370	1005	176	155	39	10.54%
Artesa (FSSD K-8)	0	1	3	4	250	920	162	88	0	0.00%
Emblem (FSSD K-8)	1	0	2	3	363		276	87	0	0.00%
Cameron at Franklin Park	1	0	0	1	302		139	153	10	3.31%
Totals				227	2,725					

Vintage - Oak Meadow	7	6	4	17	245	126	105	14	6%
----------------------	---	---	---	----	-----	-----	-----	----	----

Moore Elementary	70% Capacity
Liberty Elementary	80% Capacity
Freedom Intermediate	74% Capacity
Freedom Middle	69% Capacity

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



Open Space and Floodplain

Envision Franklin Comparison

Neighborhood Commercial Policy

Supports Local Commercial and Professional Office
Supports Live Work and Multifamily on the upper stories over commercial

Neighborhood Mixed Use Policy

Supports Local Commercial, Professional Office, Multifamily
Supports Live Work and Multifamily at the street level

