

Carothers Stacked Flats

PUD Subdivision

Joint Conceptual Workshop
October 24, 2019

Carothers Stacked Flats PUD Subdivision

Development Plan

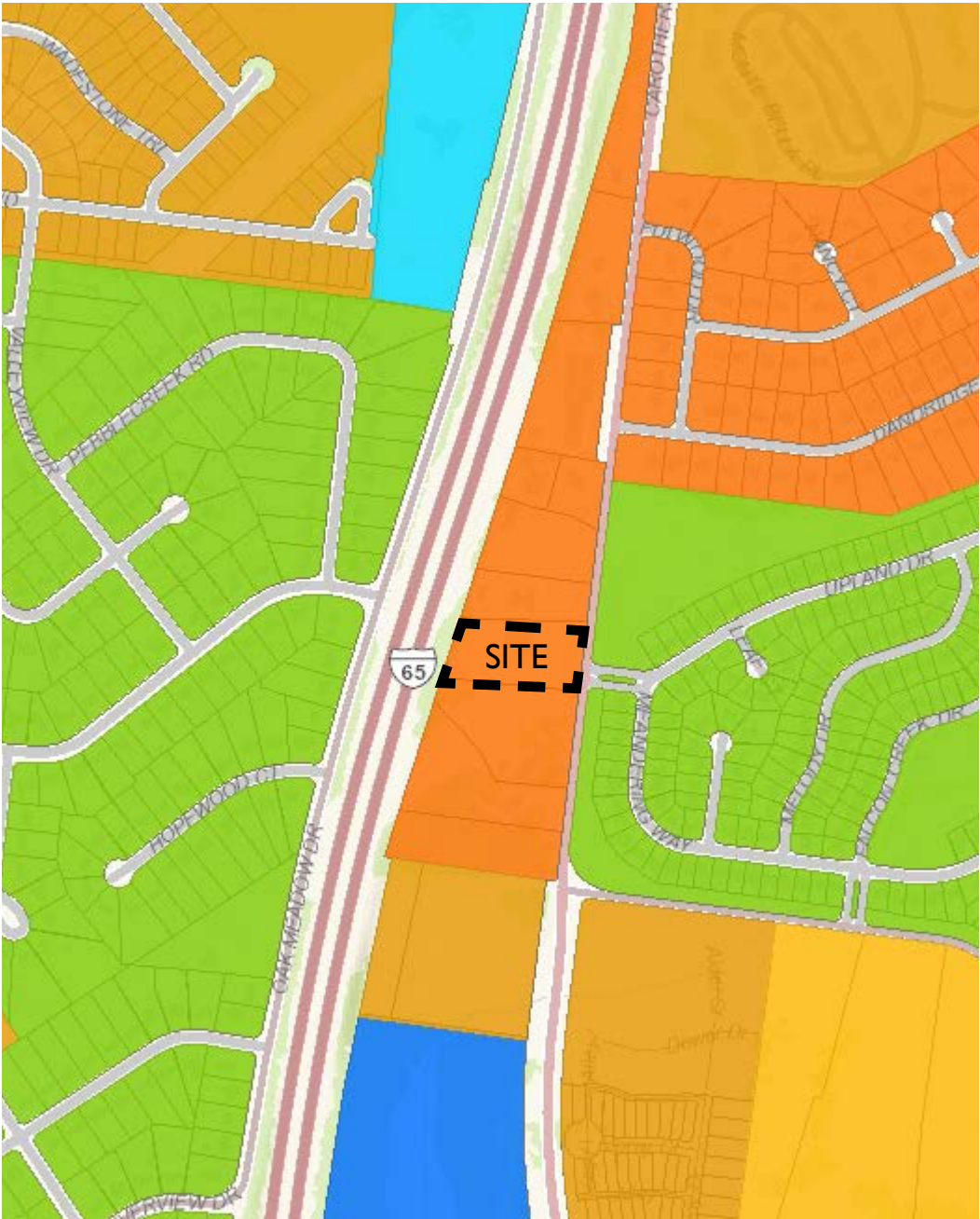
Franklin, TN



Site Context

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Development Plan
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ZONING



- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- ER ESTATE RESIDENTIAL
- SD-R SPECIFIC DEVELOPMENT-RESIDENTIAL
- GO GENERAL OFFICE
- CI CIVIC INSTITUTIONAL

ENVISION FRANKLIN



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

Mixed Residential

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

Primary Uses

- Big houses, duplexes, single-family residential, and townhouses**

Building Character

- New buildings along established streets should be designed to be **compatible with the existing character** along the street
- A **diverse mix of housing types** and sizes are encouraged for new and infill developments
- Dwellings within new developments should provide a **mix of architectural styles** and building materials

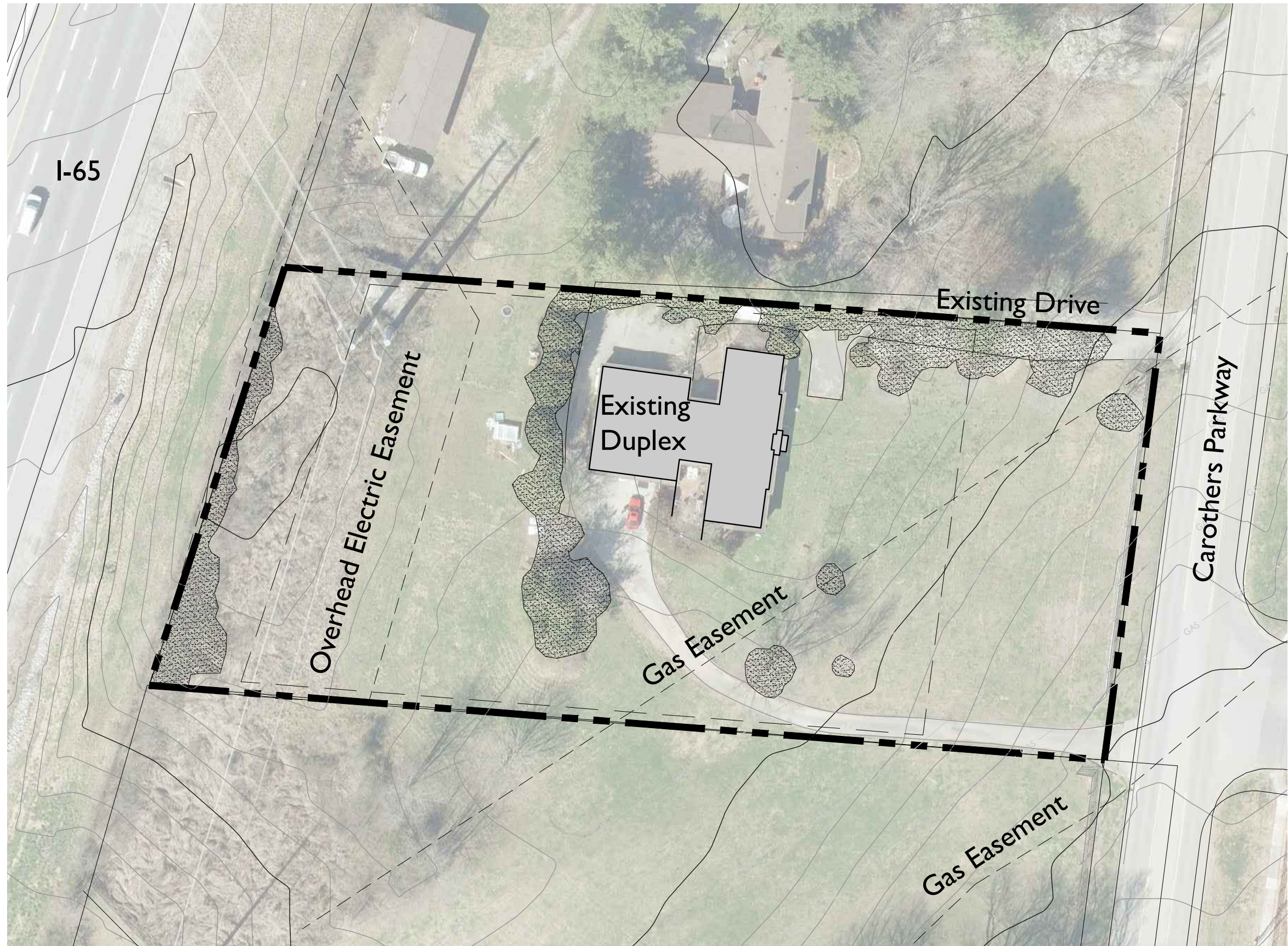
Building Height

- Maximum of three stories**

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Existing Conditions

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EXISTING HOME



EXISTING HOME CONVERTED TO 3-PLEX

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NEW 4-PLEX

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Pre-app - 9/30/2019

Initial Submittal - 10/14/2019

JCW - 10/24/2019

Planning Commission - 12/12/2019

Next Steps