

An aerial photograph of a rural landscape, likely in the Goose Creek Basin. The image shows a winding road through a field, with a larger road intersecting it. The surrounding area is covered in trees and rolling hills. The sky is clear and blue. The text is overlaid on the image in white, bold, sans-serif font.

GOOSE CREEK BASIN COORDINATED STUDY OF LAND USE, INFRASTRUCTURE, AND THE ROADWAY NETWORK

COMMUNITY MEETING | JANUARY 13, 2022

Welcome



HISTORIC
FRANKLIN
TENNESSEE

Andrew Orr, AICP
Long Range
Planning Supervisor

Jimmy Wiseman, PE
Asst. Director of
Engineering (Development)

Brian Goodwin, PE
Asst. Director of
Water Management

Eric Conner, AICP
Principal Planner for
Long Range

Project Team



Cynthia Bowen, FAICP, LEEP AP *
Partner / Planner

Adam Peaper, AICP *
Associate / Planner



Thomas Clinard, PE
Vice President

Brandon Denny, PE *
Project Engineer

Hollis Loveday, PE
Principal / Traffic Engineering



Carson Bise, AICP
President

Colin McAweeney *
Senior Fiscal & Economic Analyst

* = present

Overview

- **Purpose & Process**
- **Previous Plans & Projects**
- **Suitability Analysis**
- **Input Exercises**



An aerial photograph of a rural landscape, featuring a road that curves through a field of trees. The trees are mostly bare, suggesting a winter or late autumn setting. The background shows rolling hills under a clear sky. The entire image has a blue color overlay.

PURPOSE & PROCESS

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Purpose

In the last two years, the City has annexed a combined 815 acres outside of the Urban Growth Boundary (UGB) in the Goose Creek Basin...but these newly added parcels have not been comprehensively planned due to their location outside of the UGB. (from the project RFQ)



History

2018

Goose Creek Basin identified as short-term annexation capability.

2019-2021

815 acres of property outside of Urban Growth Boundary (UGB) annexed into Franklin.

Mid-2021

Staff and Board of Mayor and Aldermen (BOMA) fund and begin this process.

Late-2021

City developed UGB addition recommendation.

2022+

Additional annexation requests and development petitions anticipated.

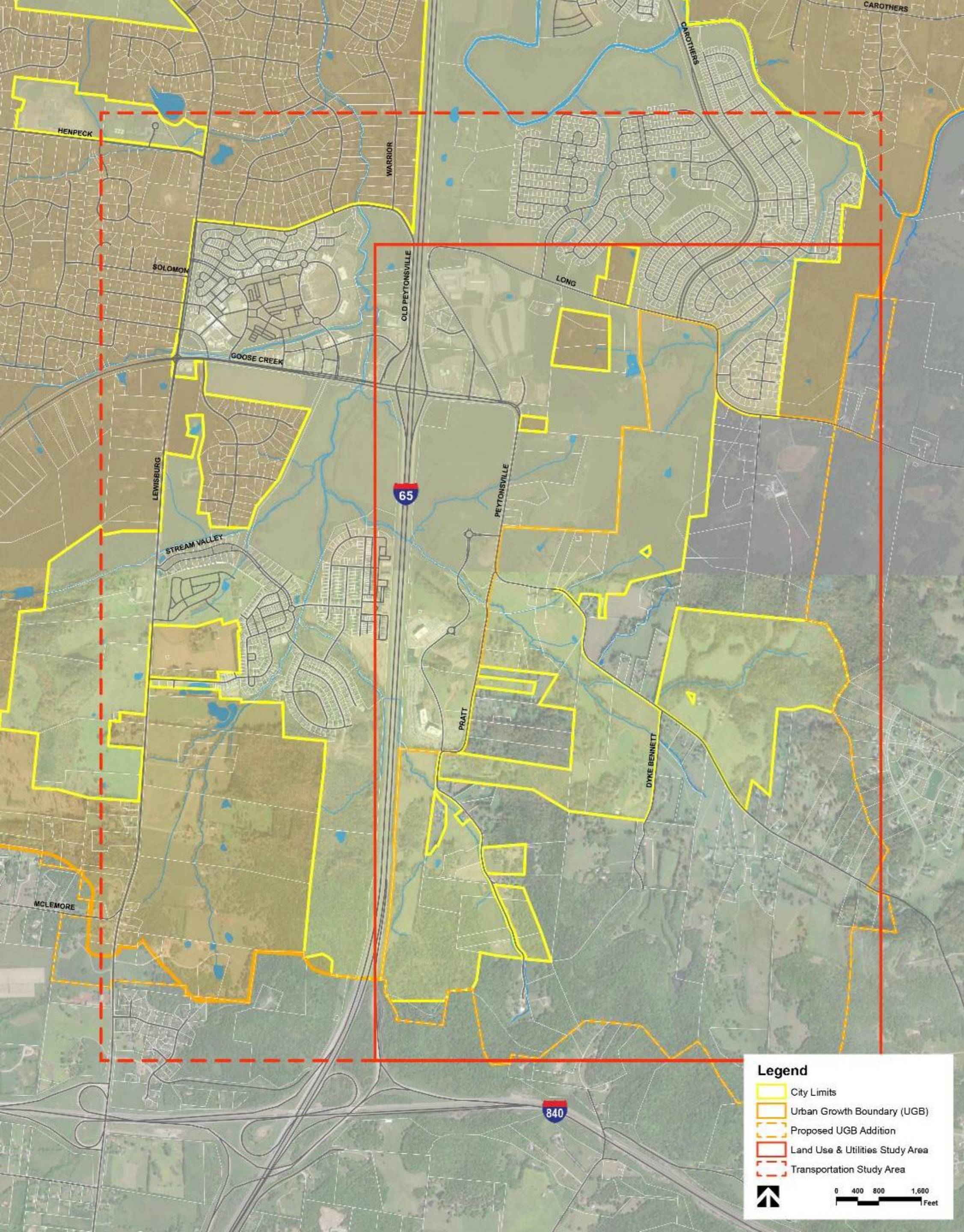
Project Area

Land Use & Utilities

East of I-65, South of Long Lane
2,500 acres

Transportation

East of Lewisburg Pike, South of
Henpeck Lane
18 existing intersections
7 new intersections
1 potential new interchange



Outcomes



**What does the
community
support**

**What does the
site (and
infrastructure)
support**

**What does the
market
support**

Outreach with property owners and residents

Estimate future market demand for various development types

Evaluate potential build-out scenarios in terms of use mix and density

Analyze current infrastructure capacities and how much growth could be supported given specific improvements

Identify natural features to be preserved

Outcomes

Analyze and develop recommendations for the roadway network (Alignments, Cross sections, Intersection treatments)

Evaluate the benefits of a potential new I-65 interchange

Update and expand the City's PTV Vistro software model for future traffic impact analyses

Evaluate fiscal impacts of different land uses

Create an infrastructure funding and phasing plan

GOOSE CREEK BASIN COORDINATED STUDY OF LAND USE, INFRASTRUCTURE, AND THE ROADWAY NETWORK



Process



An aerial photograph of a rural landscape, featuring a road that curves through a field of trees. The trees are mostly bare, suggesting a late autumn or winter setting. The background shows rolling hills under a clear sky. The entire image has a blue color overlay.

PREVIOUS PLANS & PROJECTS

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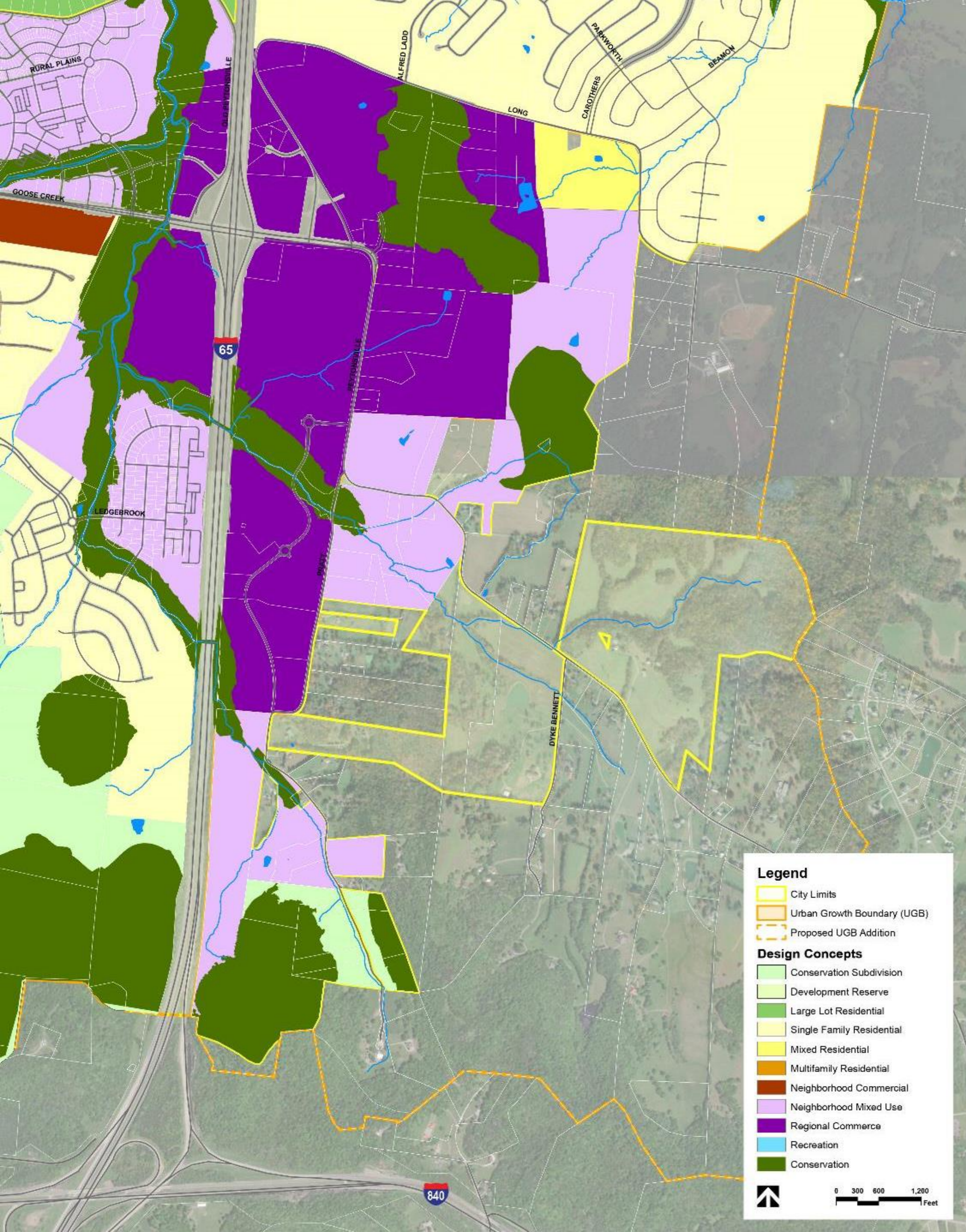
Envision Franklin

Regional Commerce

“high-intensity activity centers that attract large numbers of people and employers from both within and outside the City”

Neighborhood Mixed Use

“a diverse mix of high-activity uses with a connected and walkable block layout”



Connect Franklin

Goose Creek Bypass Extension

Carothers Parkway Extension

New Roadway (Lewisburg Pike to Peytonsville Road)

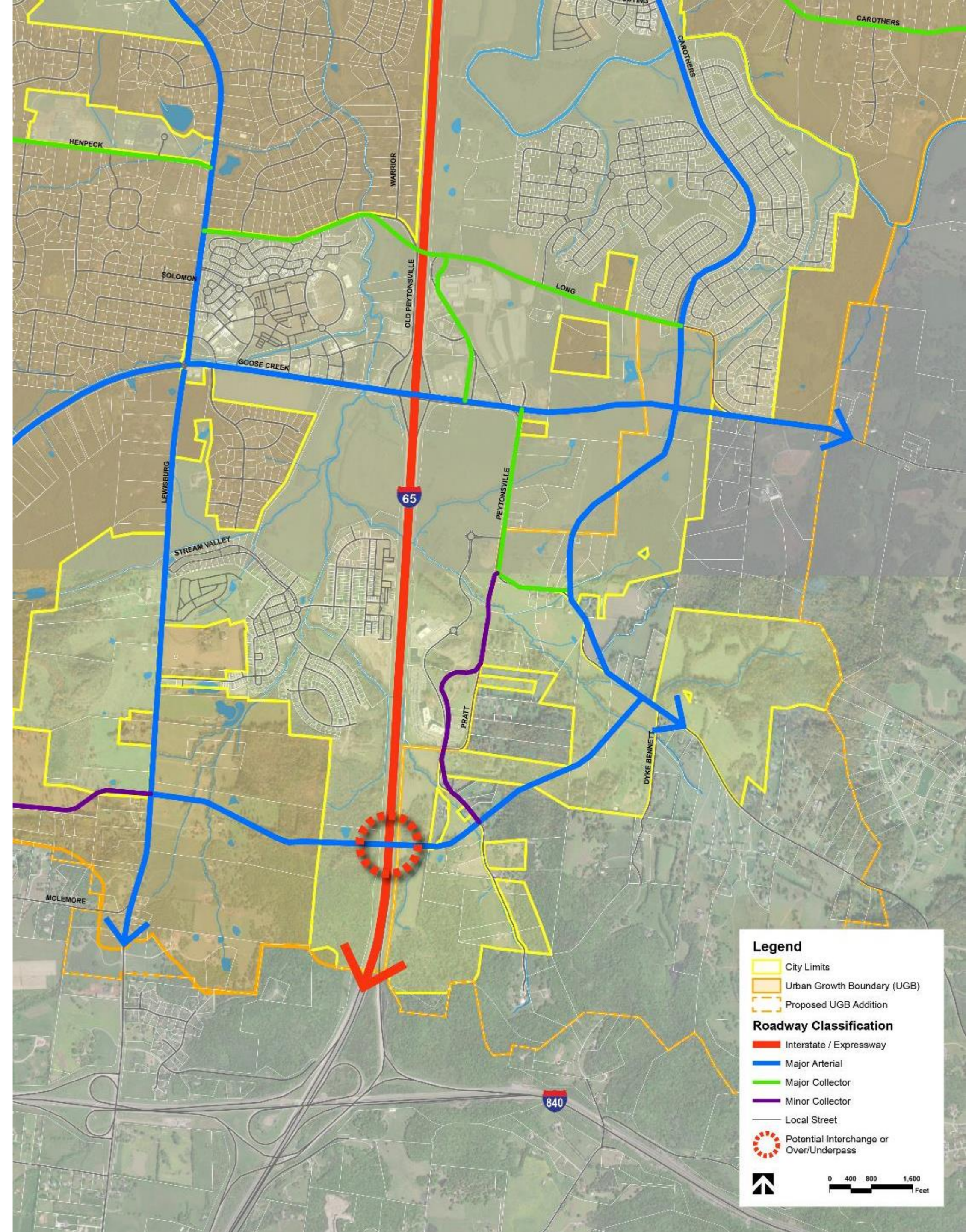
New interchange or grade separated intersection (over/underpass)

Pratt Lane, Reams Fleming Blvd & Peytonsville Road Improvements

Long Lane Overpass

McLemore Road Extension (east to Lewisburg Pike)

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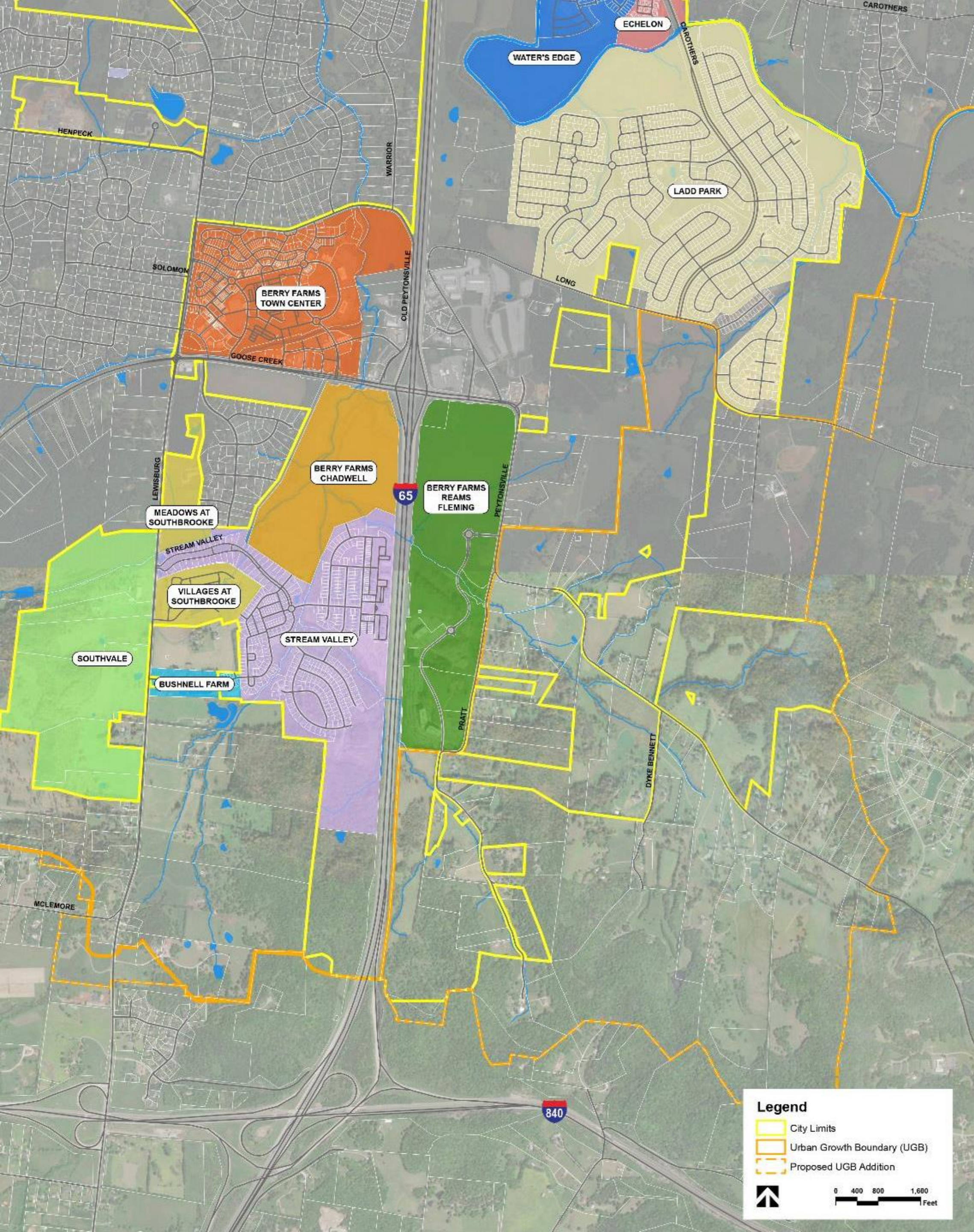


In-Progress & Approved Developments

Approved but not constructed:

- 3,370,000+ sf of office and retail
- 450+ hotel beds
- 1,400+ apartments
- 1,200+ condos/townhomes/other dwelling units
- 600+ single family homes

* Will be accounted for in traffic analyses

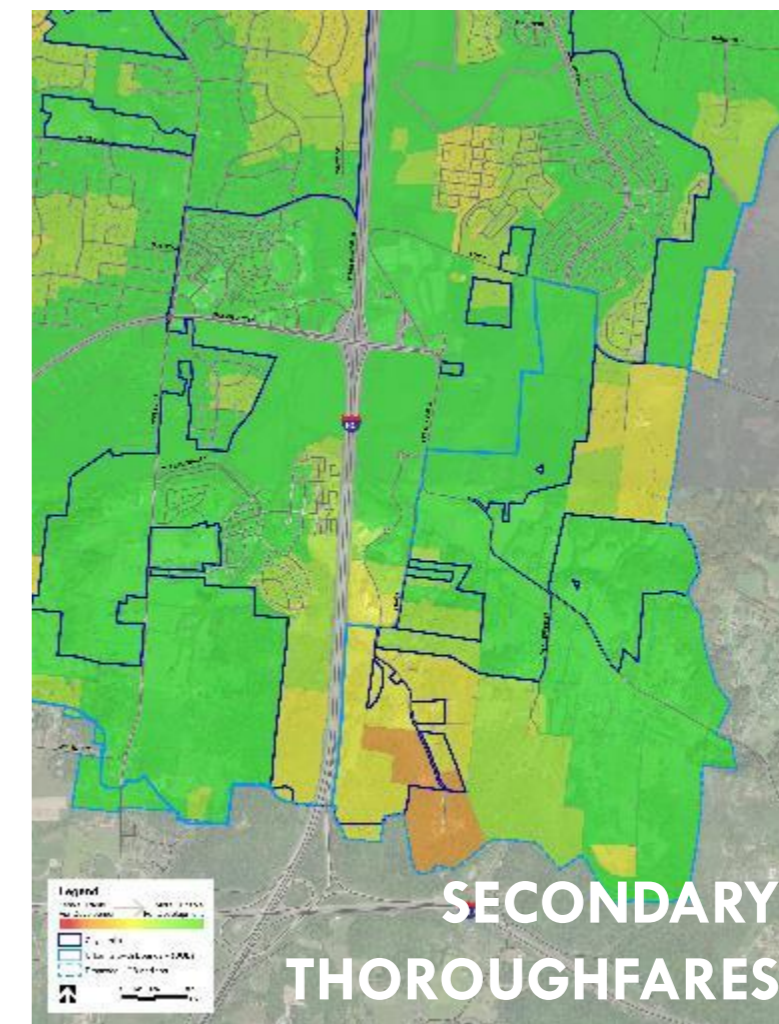
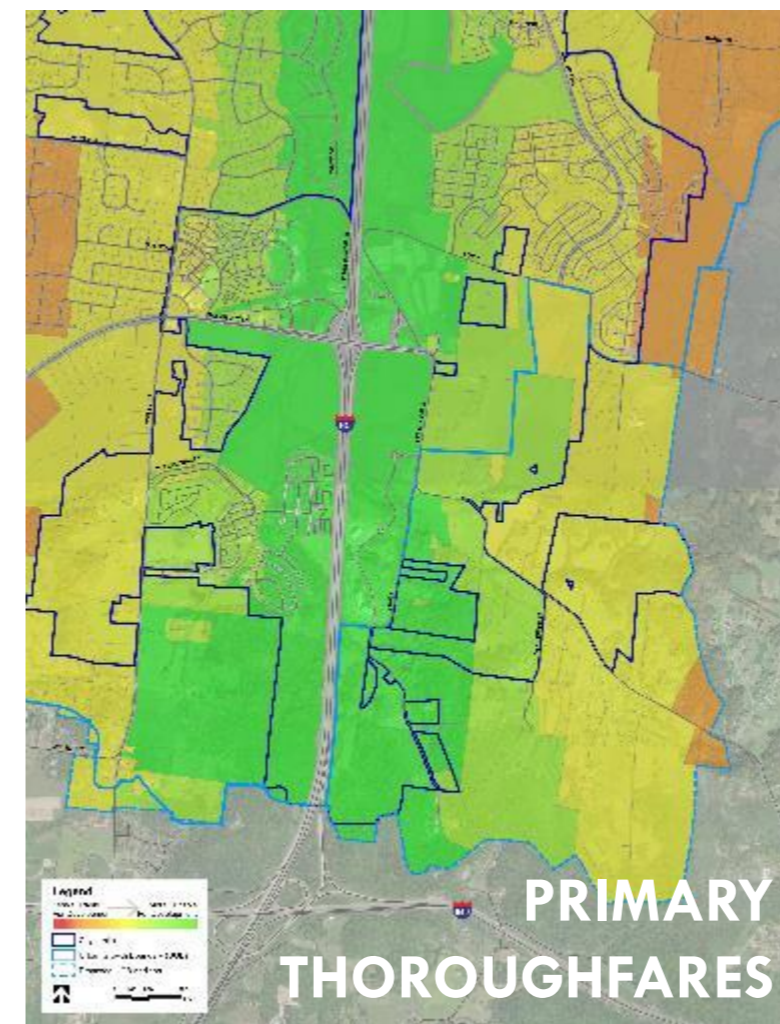
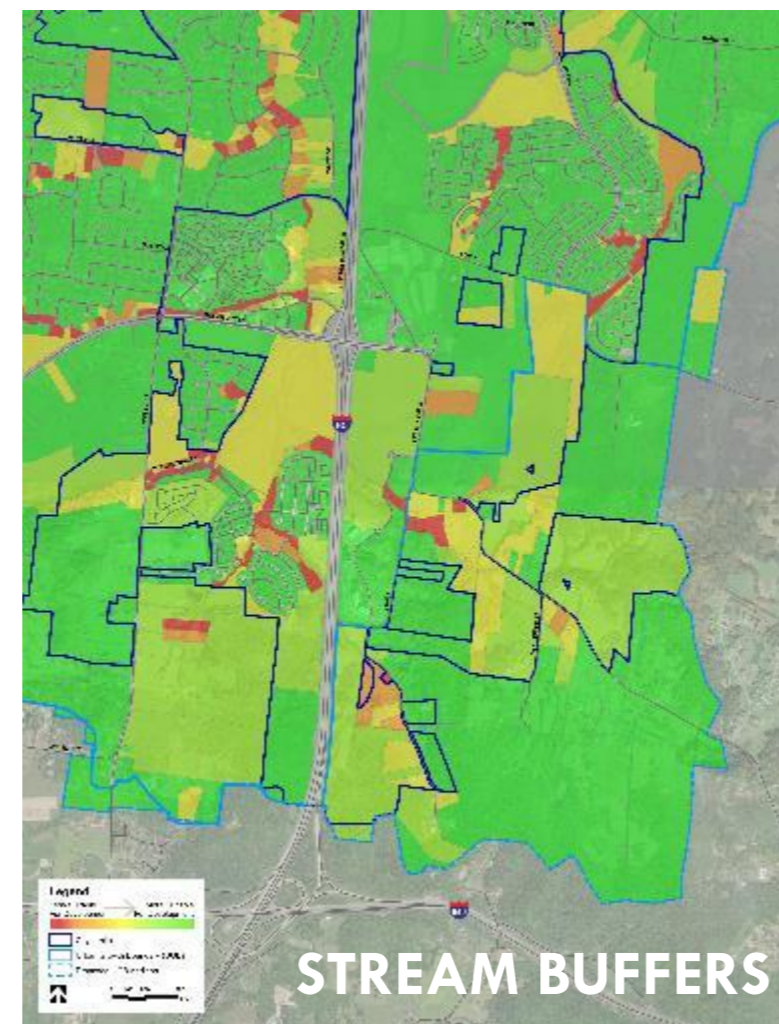
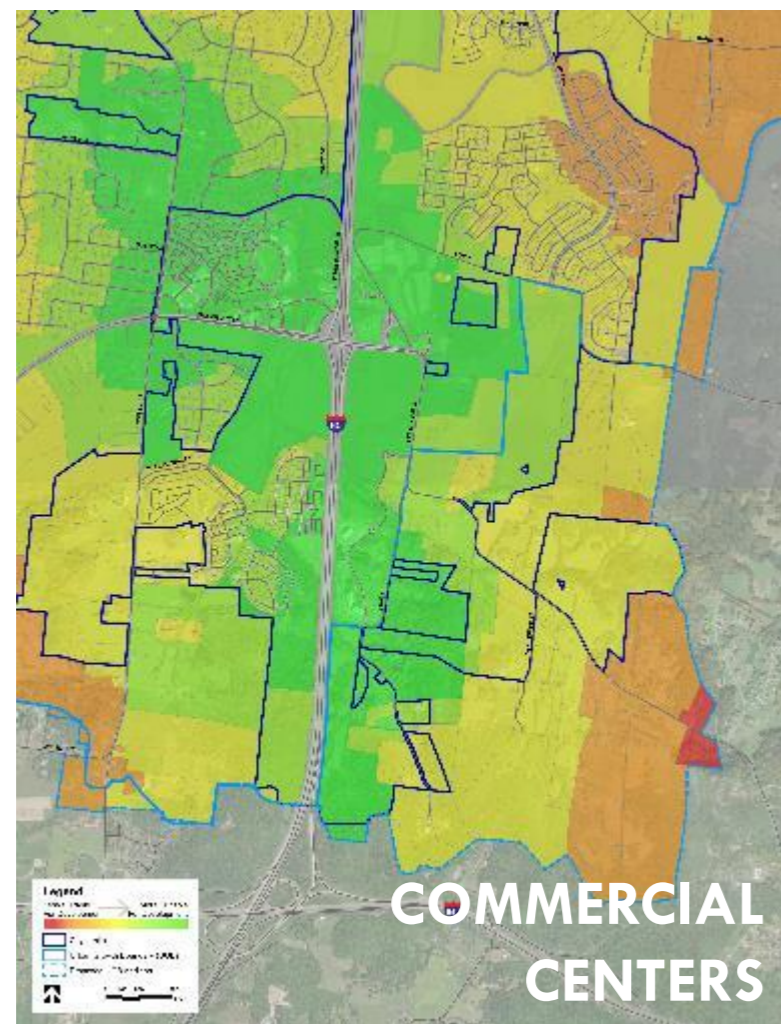
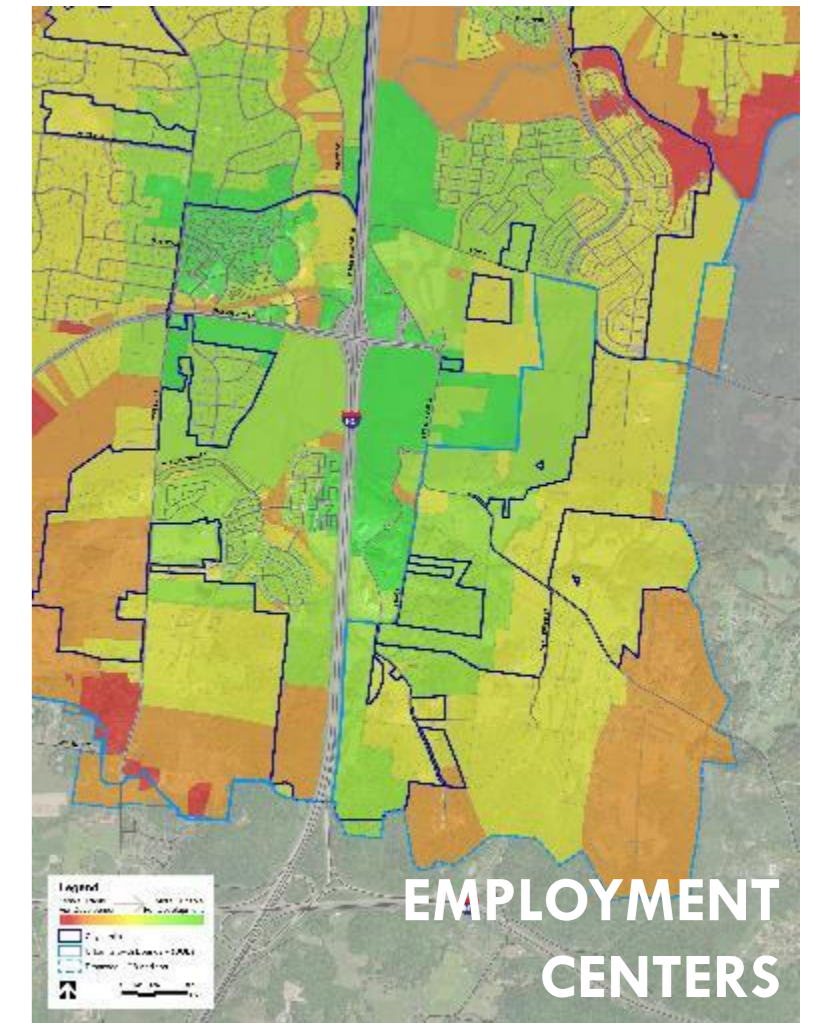
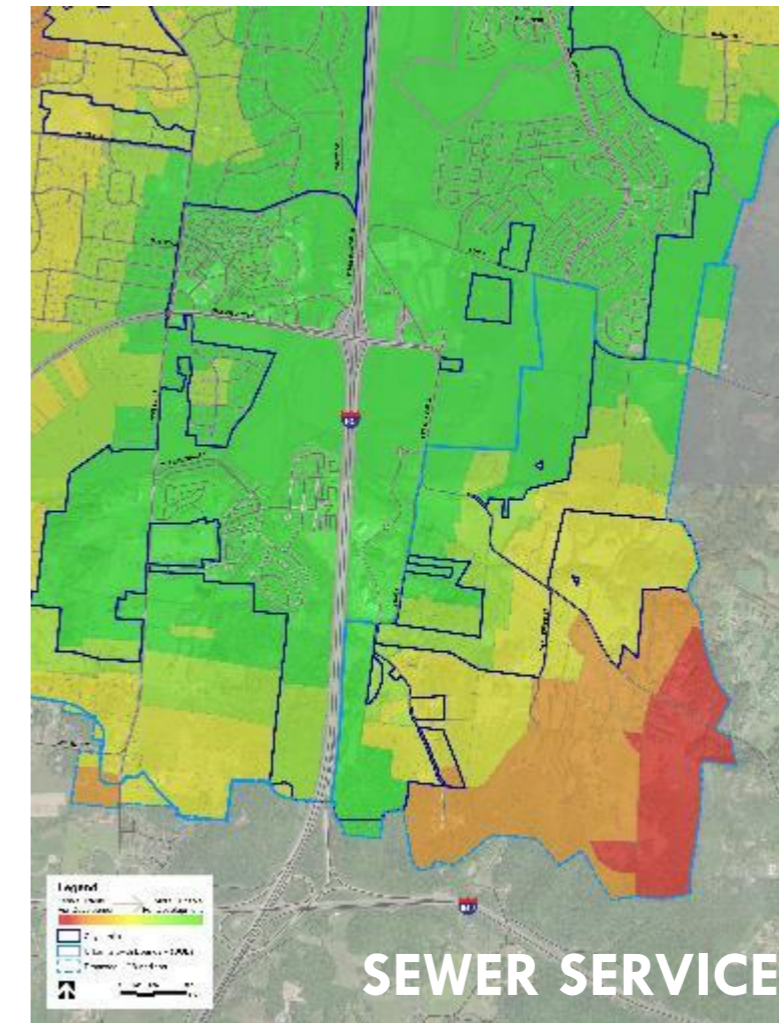
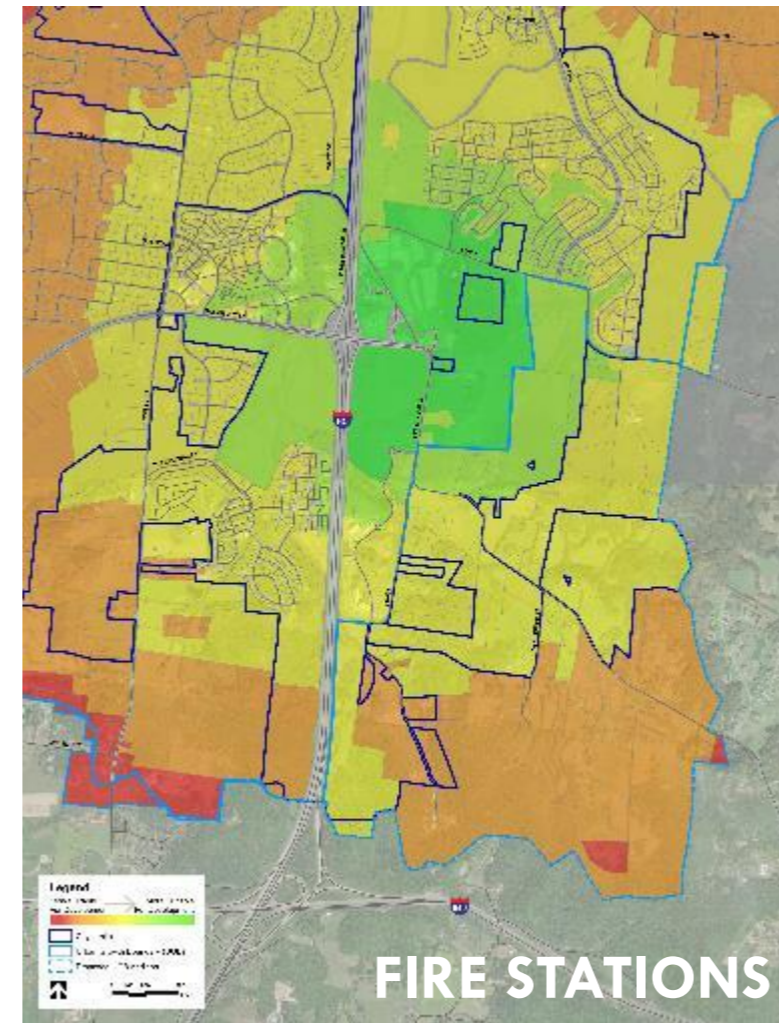
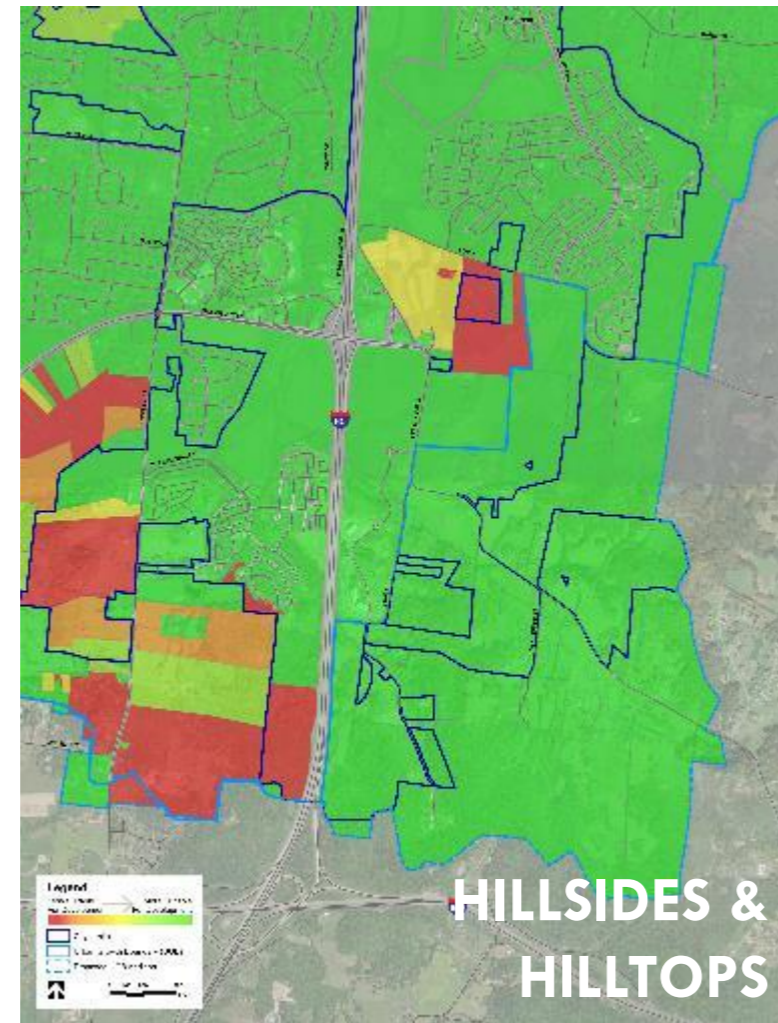
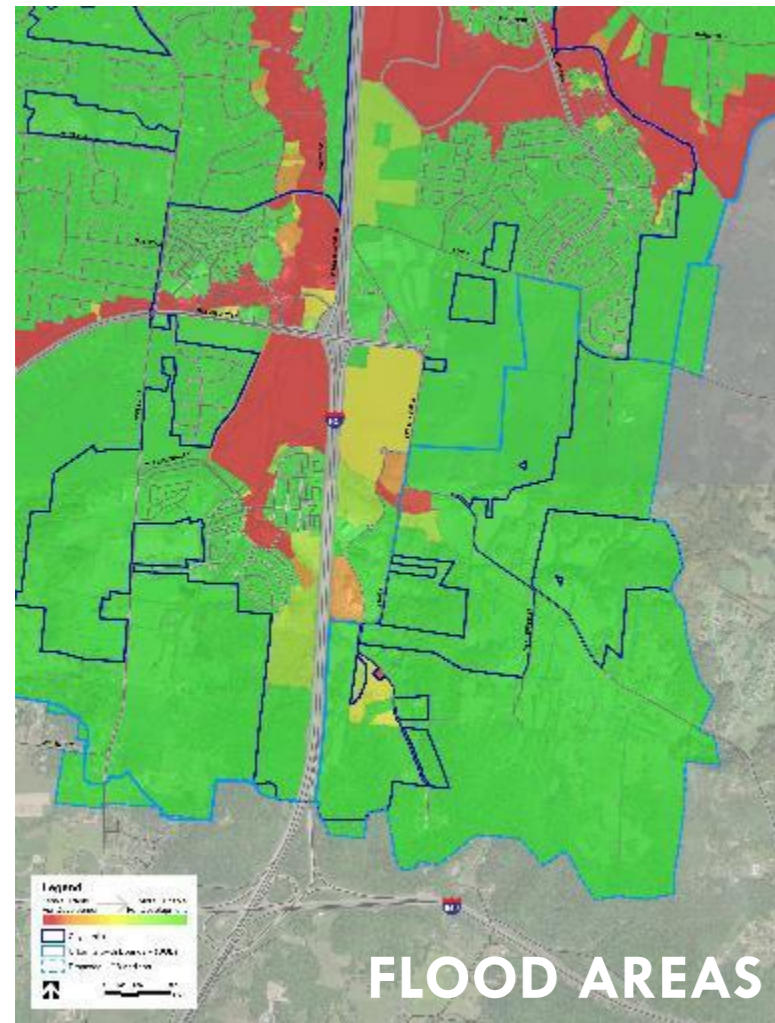


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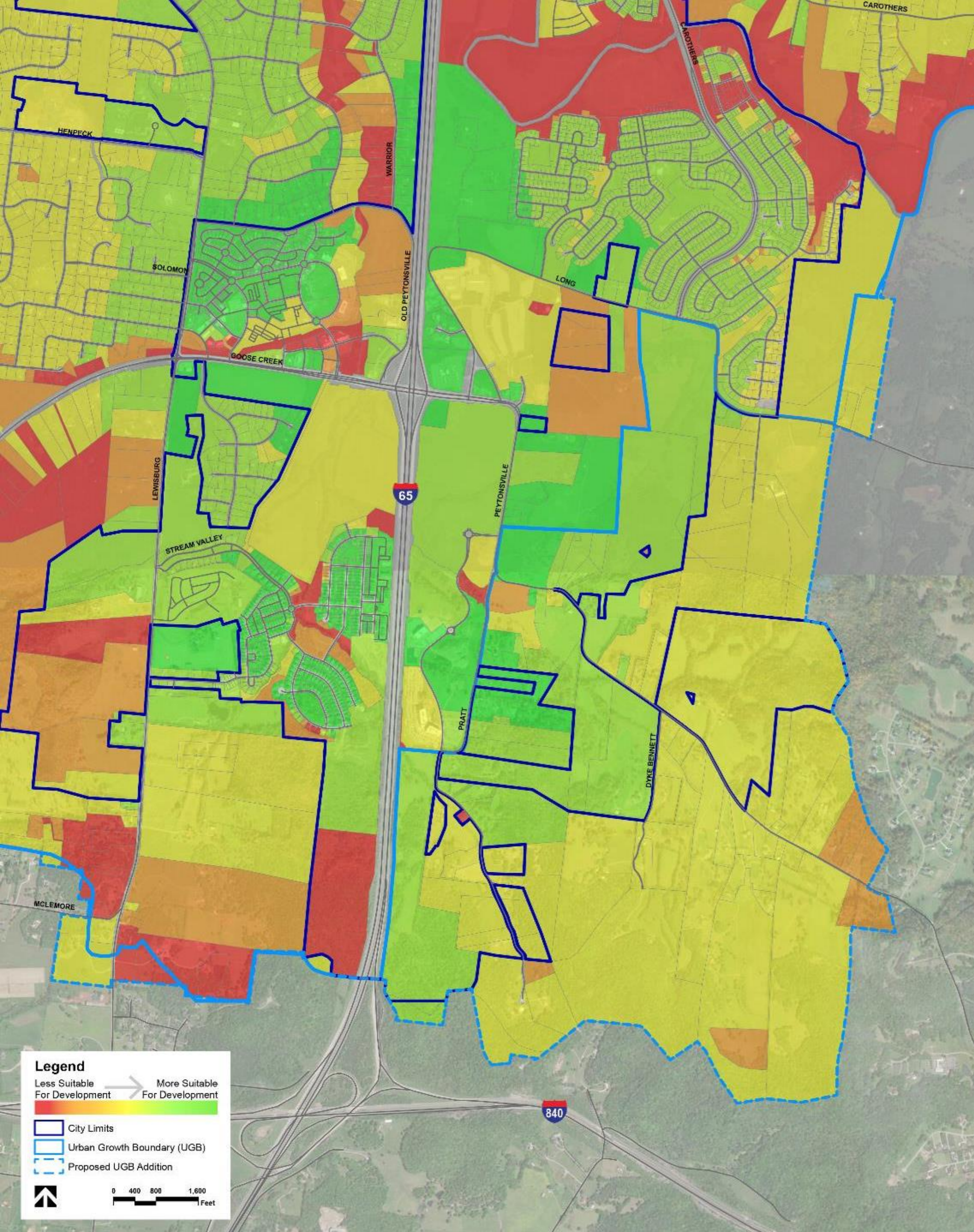
SUITABILITY ANALYSIS

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Individual Factors



Combined Suitability



- Floodway and Floodplain
- Hillsides and Hilltops
- Fire Stations
- Municipal Sewer Service
- Employment Centers
- Commercial Centers
- Stream Buffers
- Primary Thoroughfares
- Secondary Thoroughfares

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INPUT EXERCISES

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Input Exercises



**Opportunity &
Issues Mapping**



**How Would You
Invest City Funds**



**Appropriate
Development
Types**



**Big Idea for the
Goose Creek
Basin**

Contact



Andrew Orr, AICP

Long Range Planning Supervisor

andrew.orr@franklinton.gov

615.550.6741



Adam Peaper, AICP

Associate / Planner

[apeaper@reasite.com](mailto:apeaker@reasite.com)

317.296.7614

www.franklinton.gov/goosecreek

An aerial photograph of a rural landscape, featuring a road that curves through a field of trees. The scene is captured from a high angle, showing a mix of green and brown foliage. A road with a white line runs horizontally across the lower portion of the frame, curving to the right. A small red car is visible on the road. The background consists of rolling hills and dense forests under a clear blue sky. The entire image has a blue color overlay.

THANK YOU