

An aerial photograph of a rural landscape, likely in the Goose Creek Basin. The image shows a winding road through a field of trees and grass. In the background, there are rolling hills and a clear sky. The entire image has a blue tint.

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

JOINT CONCEPTUAL WORKSHOP | MAY 26, 2022

Project Team



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Overview

- **Process Update**
- **Land Use Concept Revised**
- **Transportation Analysis**
- **Precedent Imagery**
- **Next Steps & Discussion**



An aerial photograph of a rural landscape, featuring a road that curves through a field of trees. The scene is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

PROCESS UPDATE

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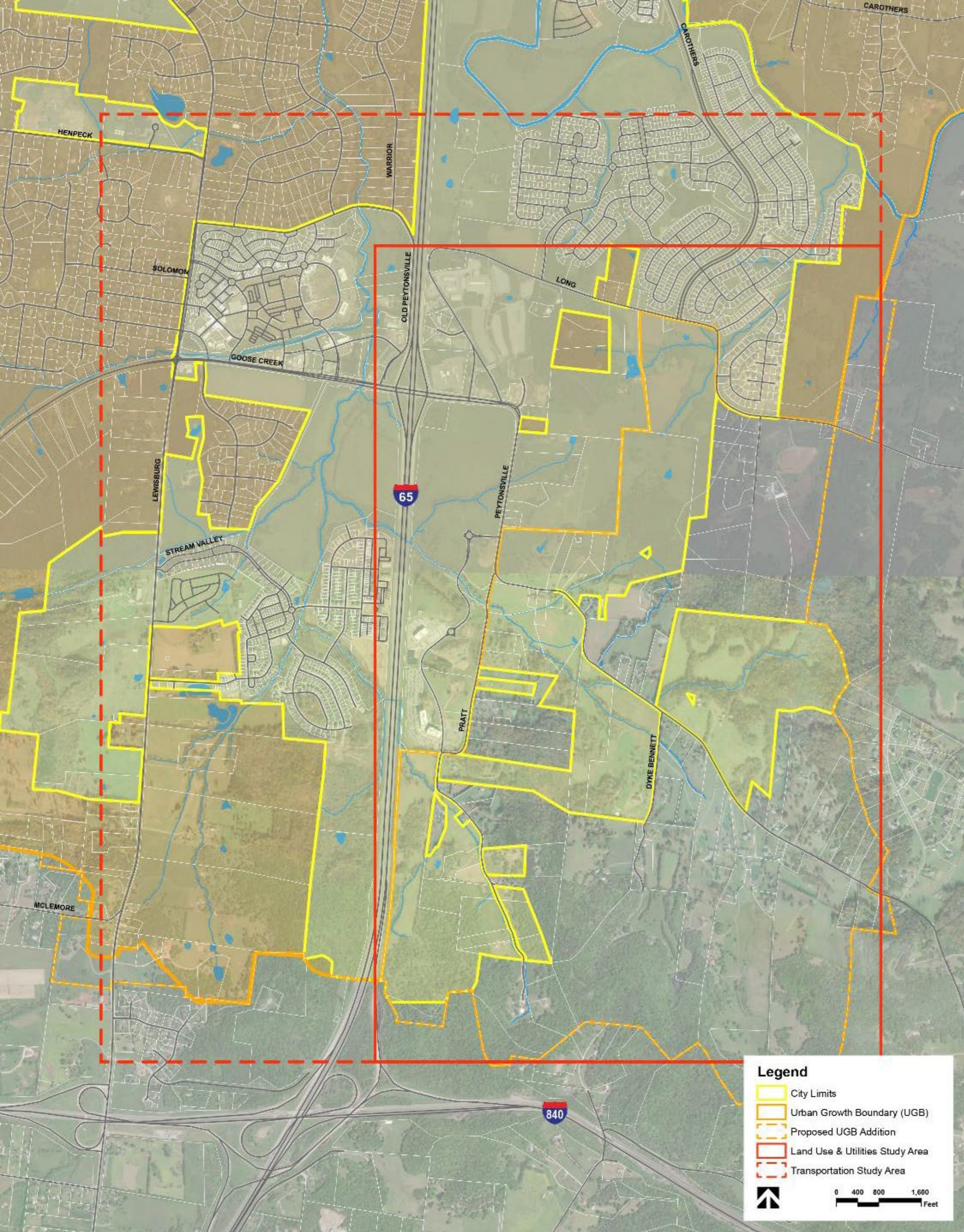
Project Area

Land Use & Utilities

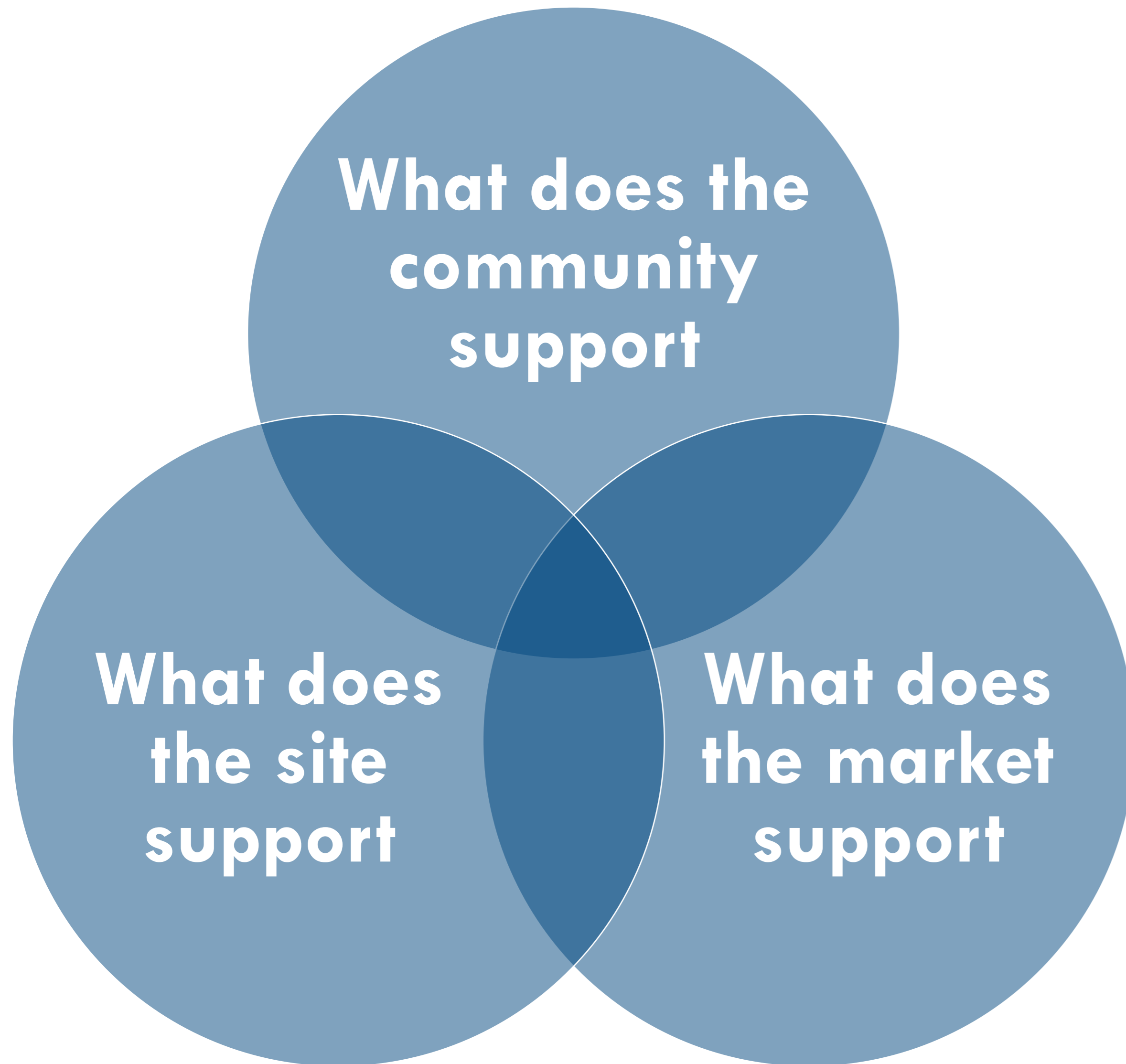
- East of I-65, South of Long Lane
- 2,500 acres

Transportation

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



Understanding



- Outreach with property owners and residents
- Develop and evaluate two potential build-out scenarios – partial interchange versus flyover
- 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

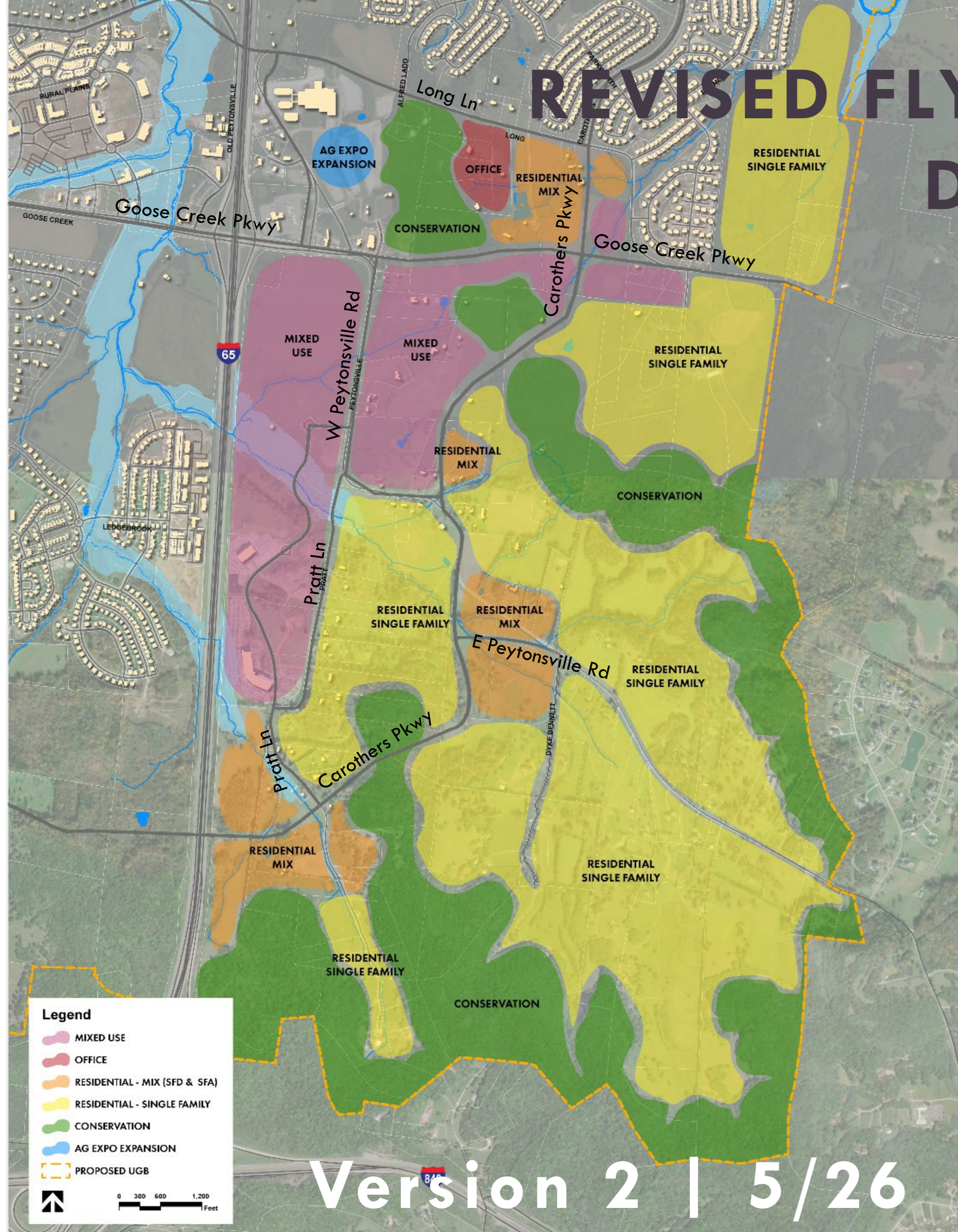


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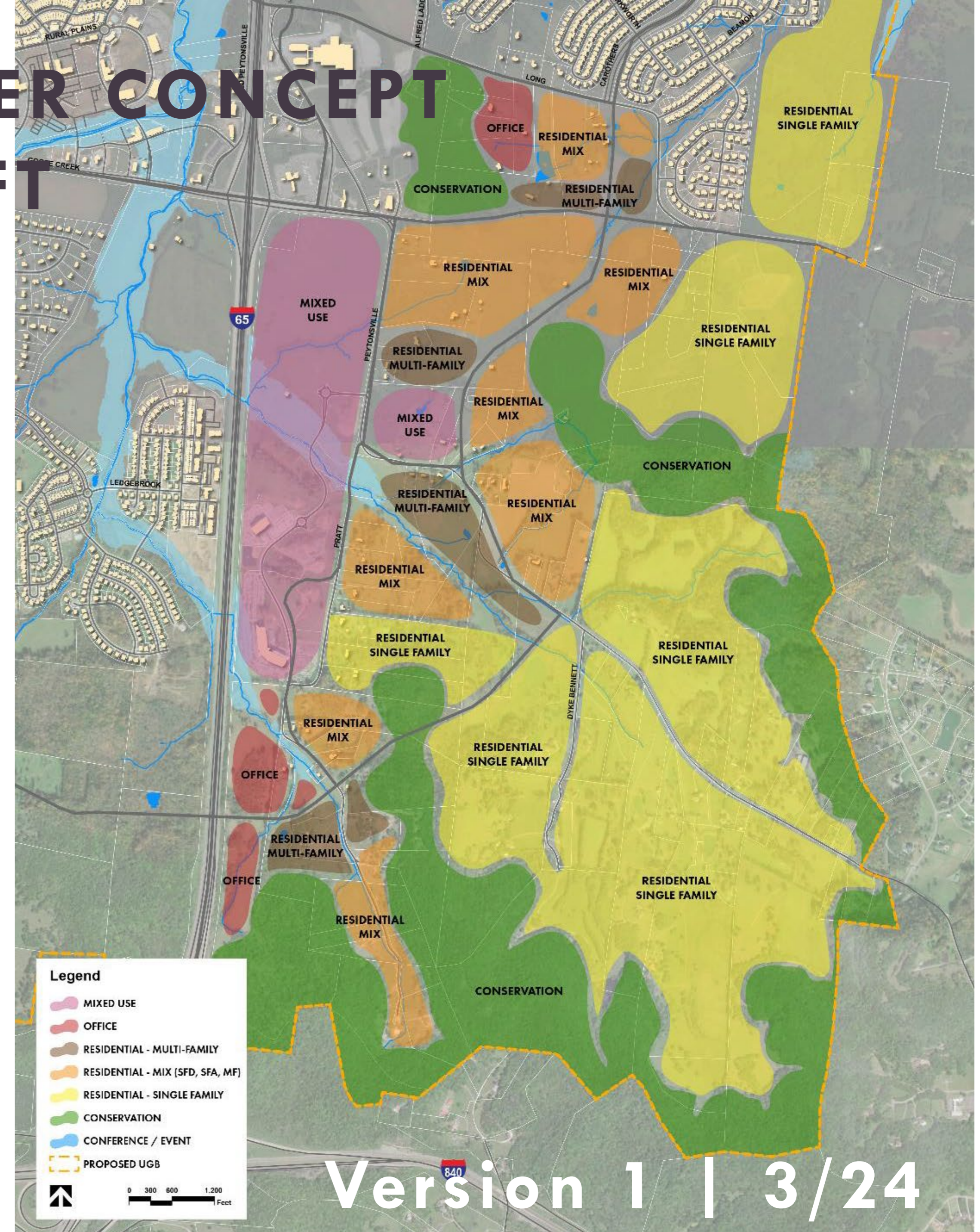
LAND USE CONCEPT REVISED

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REVISED FLYOVER CONCEPT DRAFT

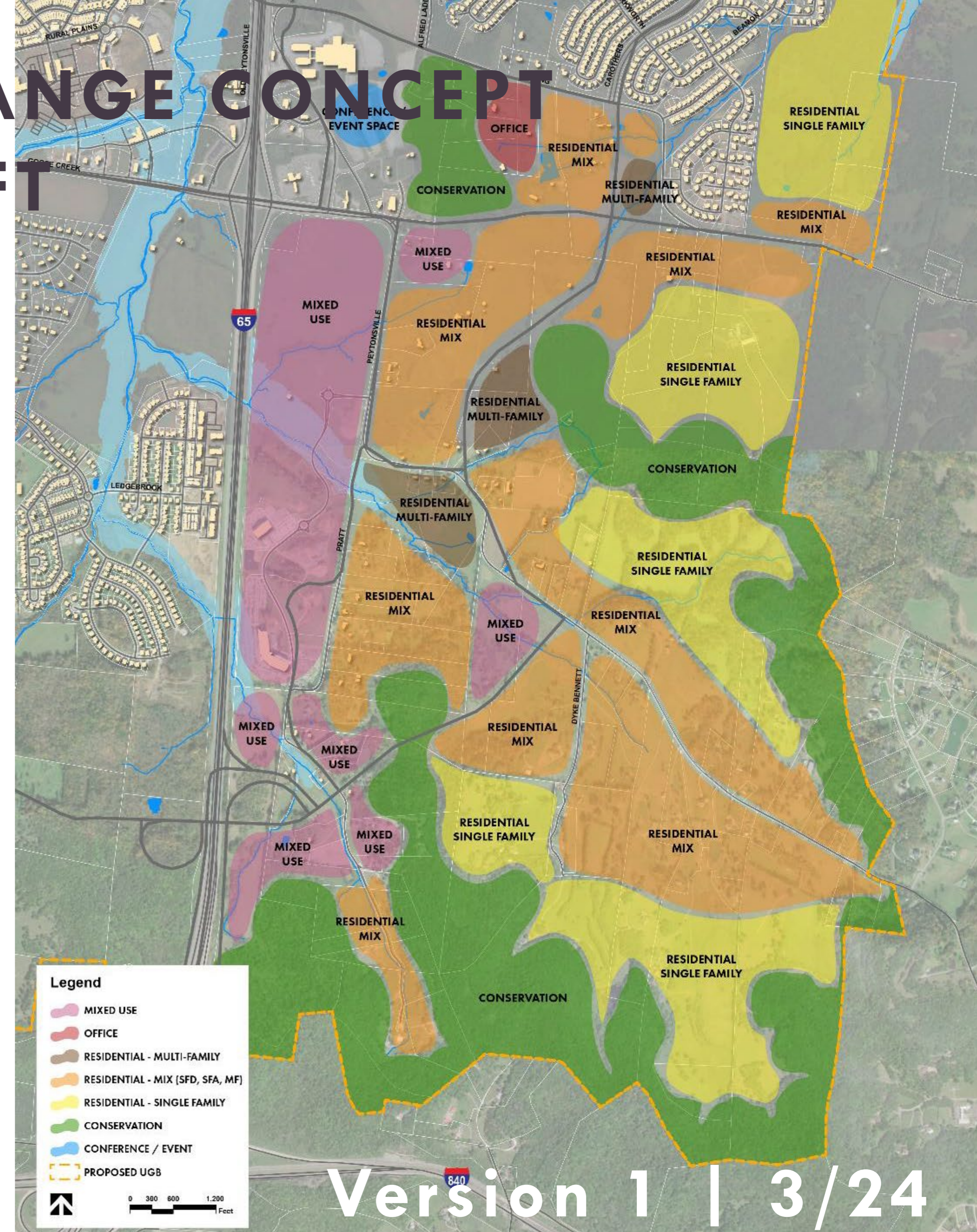
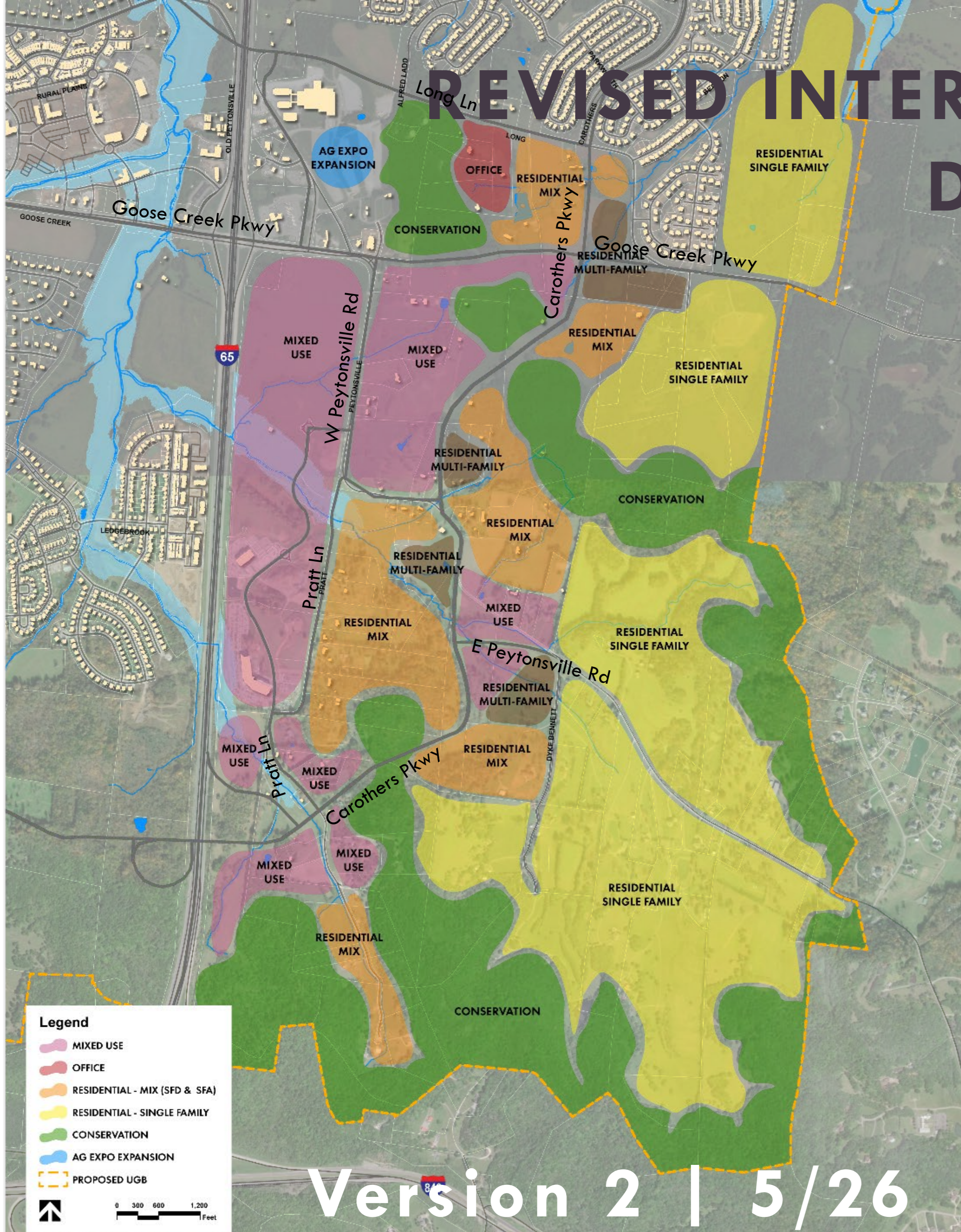


Version 2 | 5/26



Version 1 | 3/24

REVISED INTERCHANGE CONCEPT DRAFT

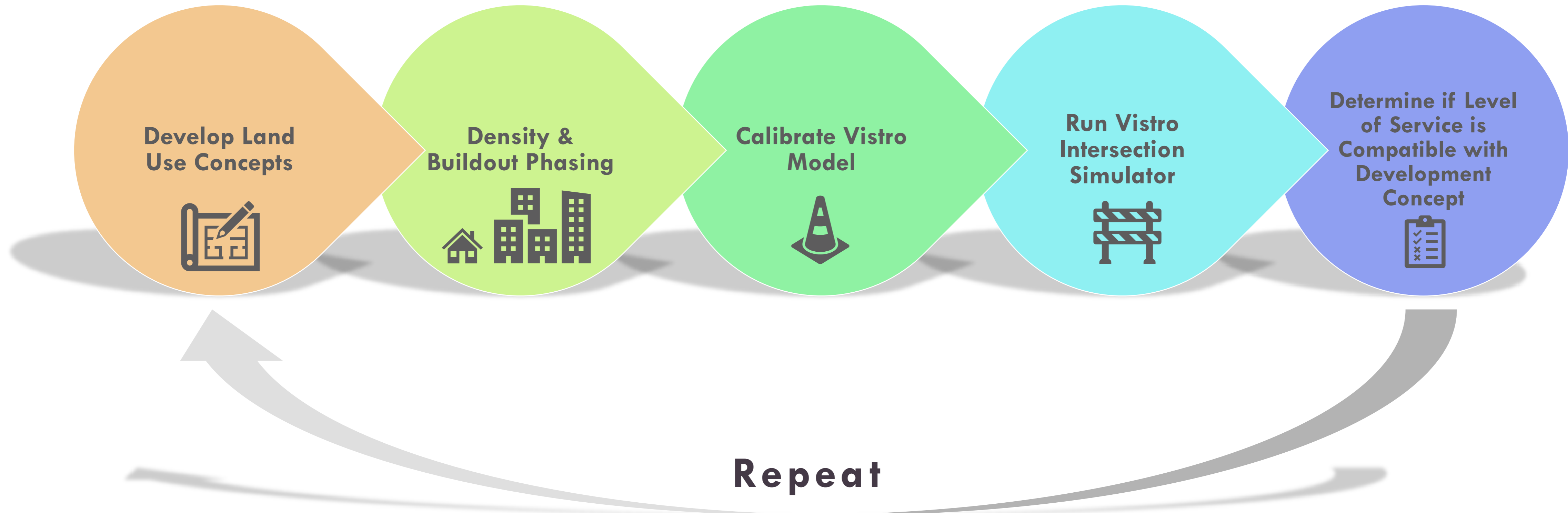


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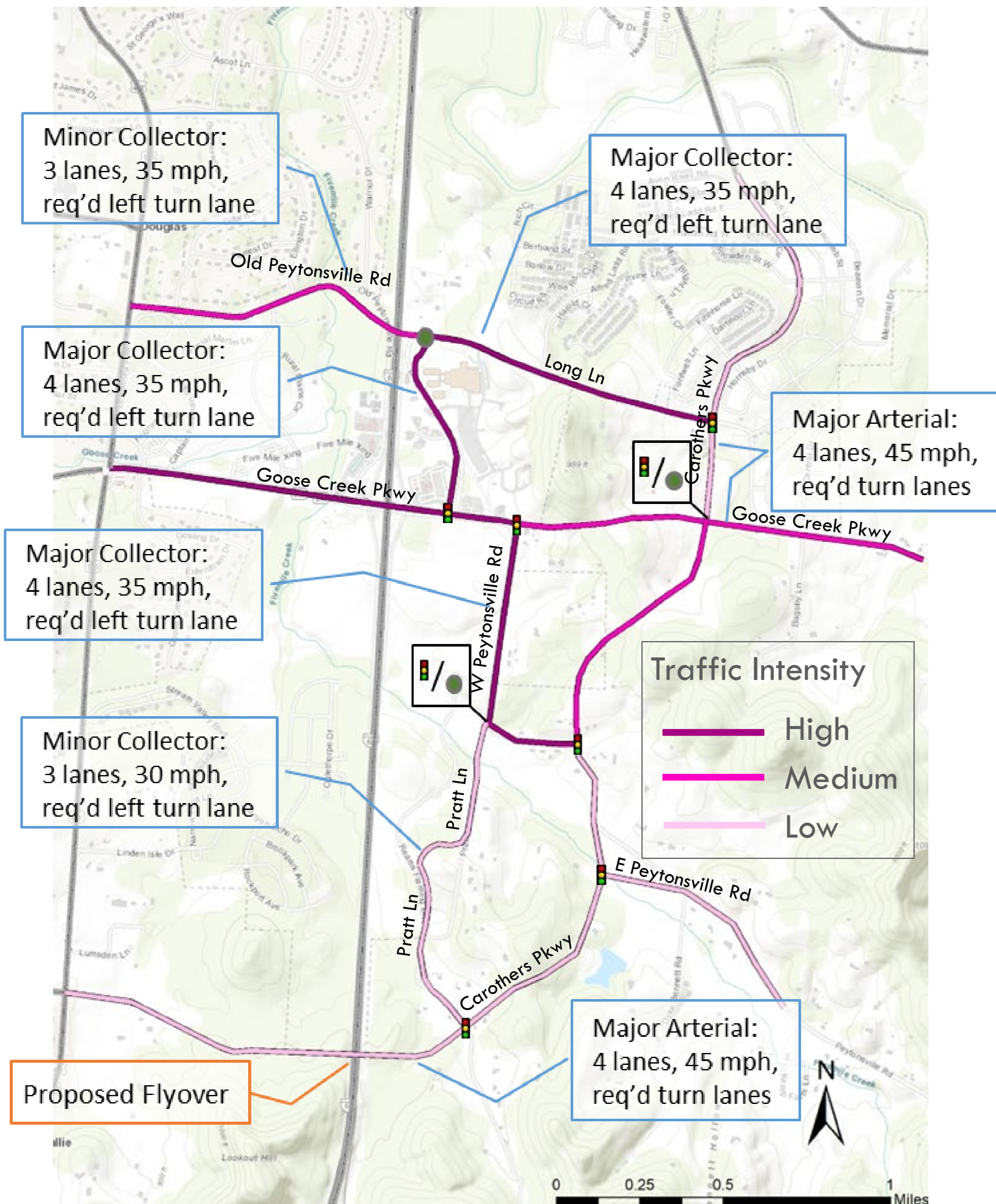
TRANSPORTATION ANALYSIS

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Transportation Analysis Process



Traffic Intensity Flyover Concept



- Develop and evaluate two potential build-out scenarios – partial interchange and flyover
- Update and expand the City’s PTV Vistro software model for future traffic impact analyses
- Graphic represents initial estimate of daily traffic intensity for the proposed land use of the “Flyover” concept under the infrastructure guidelines of *Connect Franklin* and the *Street Standards*

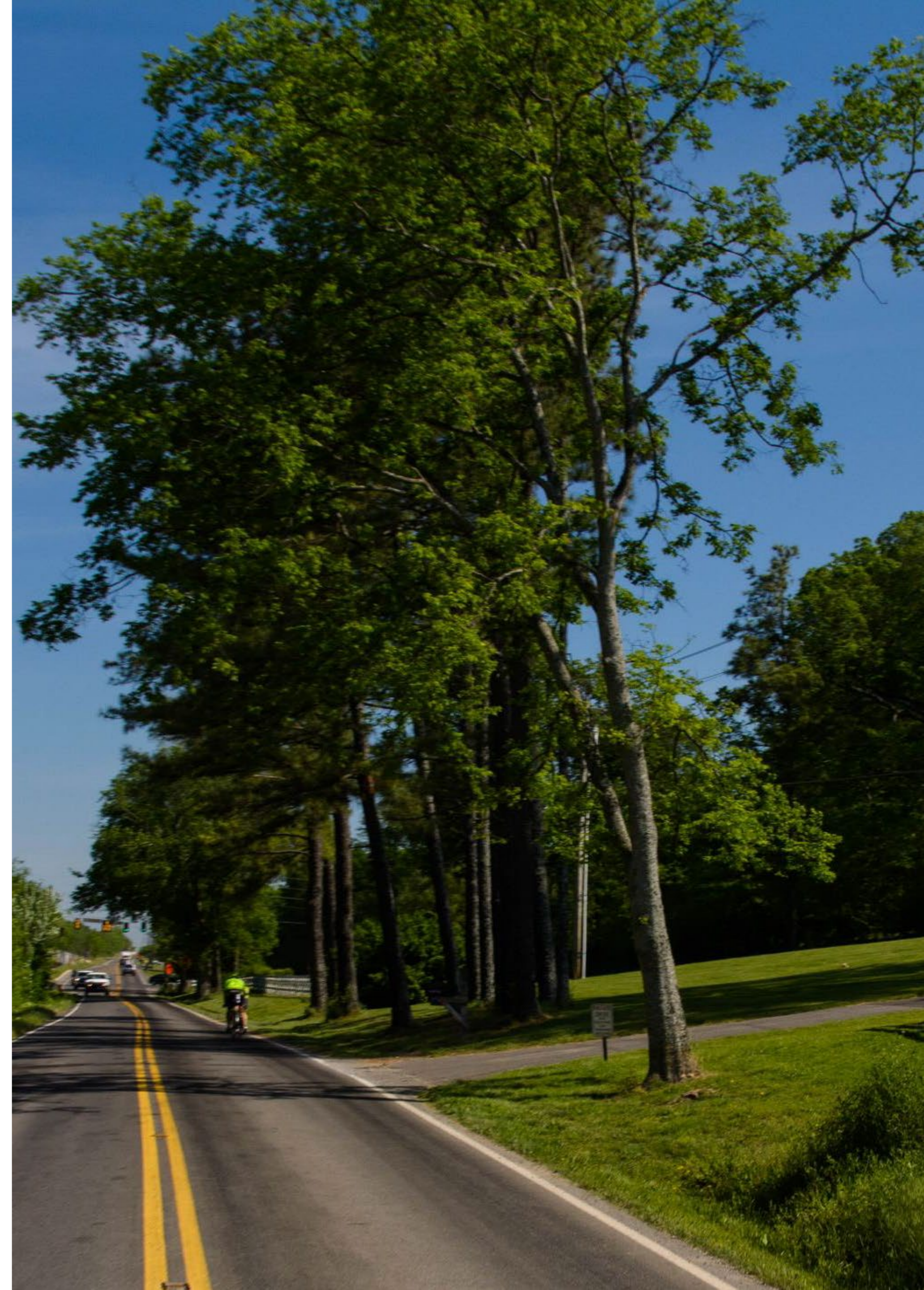
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PRELIMINARY RECOMMENDATIONS

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Density

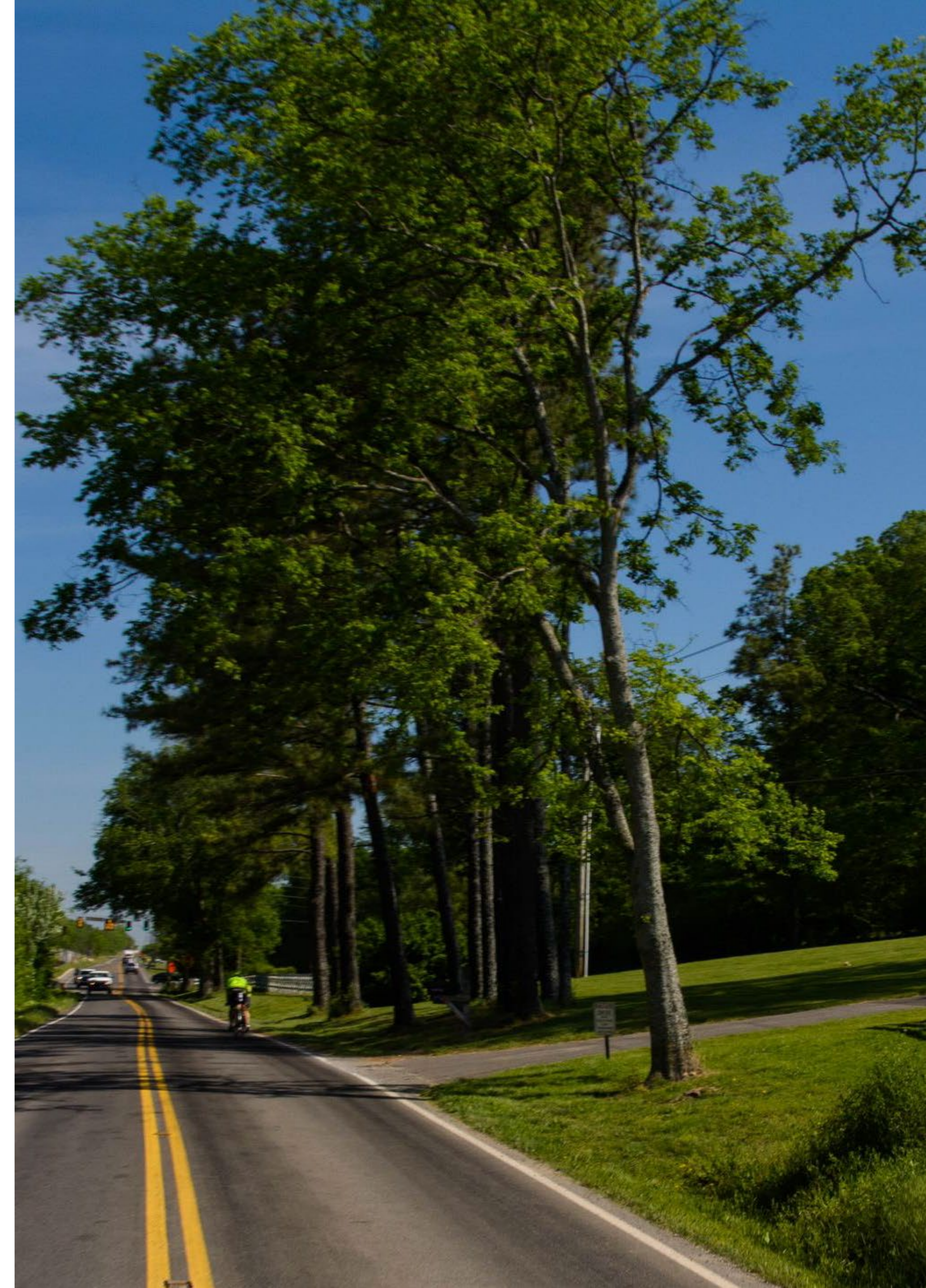
- Only reviewing infrastructure as indicator may not work in this area
- Costly extensions are needed, to support capacity and future development
- Examined other mixed-developments in Franklin, used as case studies to develop density calculations to determine impact on infrastructure in study area



Density

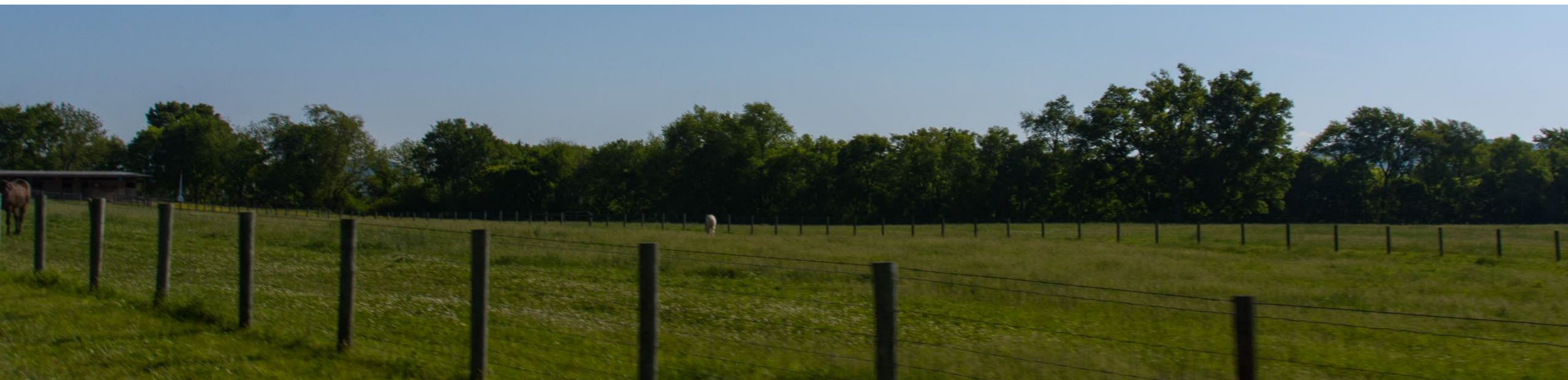
Single Family	2.0 du/acre
Residential Mix	3.5 du/acre
Residential Multi-Family	14 du/acre
Mixed Use	0.625 FAR
Office	0.2 FAR

Flyover Concept Totals	Interchange Concept Totals
DUs: 4,369	DUs: 6,053
Non-Res. SF: 892,798	Non-Res. SF: 1,516,793



Precedent Imagery

Development projects will likely occur as market forces dictate. It is anticipated that many of the existing homes and land uses will continue for some time until larger development projects become possible. Future development should have policies in place that ensure high-quality development takes place and aligns with the desires of the community.



Single-Family Homes for First Time Buyers



Residential Single Family

Single-Family Homes for Move Up Buyers



Residential Single Family

Single-Family Homes for Move Up Buyers



Residential Single Family & Residential Mix

Single-Family Homes for Luxury Buyers



Residential Single Family

Apartments / Condominiums



Residential Mix & Residential Multi-Family

Townhomes / Rowhouses



Residential Mix & Residential Multi-Family

Office



Office & Mixed Use

Retail



Mixed Use

Restaurants



Mixed Use

Hotels



Mixed-Use (Commercial + Residential)



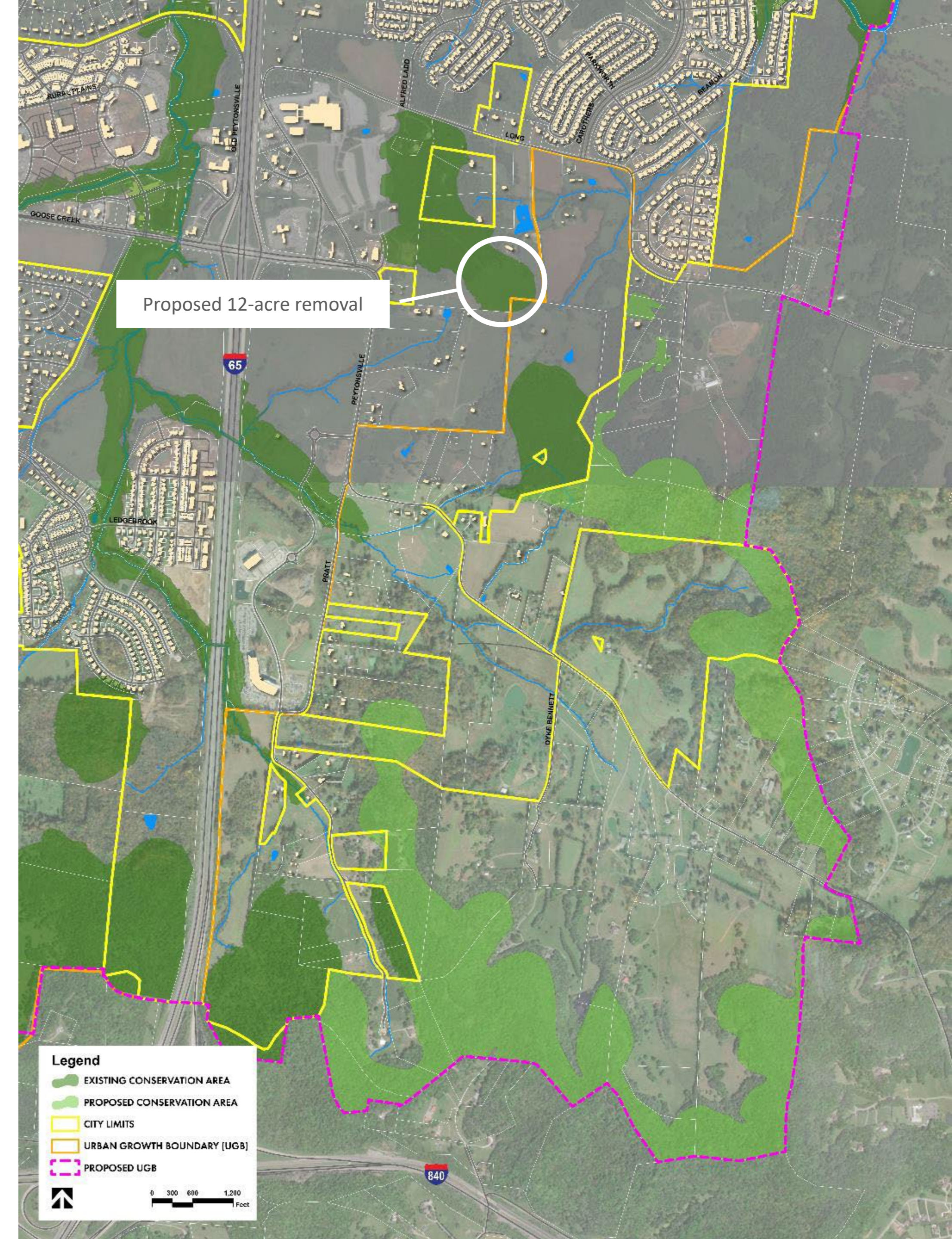
Conservation



Conservation

Conservation Area

- Proposing to remove about 12 acres from the existing conservation area
- For the proposed conservation area:
 - Land with 20% and greater slopes
 - Hilltops
 - Heavily forested areas with existing vegetation/undeveloped
 - Extend along Bagsby Lane



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DISCUSSION

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Next Steps

- Community Meeting
- Follow-up with Stakeholders
- Policy Development
- Financing Strategy



Discussion

1. Initial reaction and feedback – what do or don't you like? Are we on the right track?
2. What information do you need to make an informed decision regarding development in this area for the future?



An aerial photograph of a rural landscape, featuring a winding road, a large field, and a dense forest of trees. The scene is captured from a high angle, showing the road curving through the landscape. The trees are mostly bare, suggesting a late autumn or winter setting. The overall tone of the image is muted, with a blue tint. The text "THANK YOU" is overlaid in the center in a bold, white, sans-serif font.

THANK YOU