



**March 10, 2023**

**8:00 a.m. to 9:00 a.m.**

**Franklin City Hall Development Services Conference Room**

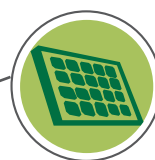
8:00 am	<b>Welcome and Introductions</b>	Mike Cassity
8:05 am	<b>*Approval of January Meeting Minutes</b>	Mike Cassity
8:05 am -- 8:15 am	<b>Announcements: Membership Update</b>	Andrew Orr
8:15 am-- 8:20 am	<b>*Litter Clean Up Recap</b>	Andrew Orr
8:20 am-- 8:35 am	<b>Native Grasses at City Parks Update</b>	John Brevard
8:35 am -- 8:55 am	<b>* Envision Franklin Update Overview (Franklin Land Use Plan)</b>	Andrew Orr
8:55 am-- 9:00 am	<b>News/Updates/Adjourn -Other News -Next Meeting April 14, 2023</b>	Mike Cassity

\*Item contains an attachment or link

**CITY OF FRANKLIN MISSION STATEMENT:** Franklin will continually strive to be a community of choice for individuals, families, and businesses to grow and prosper through an excellent quality of life supported by exceptional, responsive, and cost-effective City services.

Anna Timme (12/14/2024)	Christina Christiansen (Utility Rep) (8/23/2025)
Mike Cassity (11/10/2024)	Brian Stone (12/13/2025)
Beverly Burger (BOMA co-terminus)	John Brevard (12/14/2024)
Eric McElroy (Franklin Tomorrow co-terminus since 2/8/2022)	Chase Harper (12/14/2024)
R. Keith Gordon (3/23/2024)	

*The Sustainability Commission was created to continue the work Initiated by the Sustainability Task Force and to act as a policy advisory body to the Board of Mayor and Aldermen and City Administrator in the development and initiation of programs that will enhance and promote economic development, environmental health, and social equity within our community for present and future generations (Ord. 2009-41).*



# MINUTES OF THE MEETING OF THE FRANKLIN SUSTAINABILITY COMMISSION

January 13, 2023  
Development Services  
Conference Room  
8:00 am

**Members Present:** Anna Timme, Mike Cassity, Alderman Beverly Burger, Christina Christiansen, Brian Stone, John Brevard, Chase Harper

**Members Absent:** Eric McElroy, R. Keith Gordon

**Staff Present:** Andrew Orr, Eric Conner, Teresa Anderson, Cheryl Hebert

**Visitor:** Ned Dannenberg from Bike/Walk Franklin

## **WELCOME AND INTRODUCTIONS:**

Mike Cassity welcomed everyone to the meeting. Everyone introduced themselves and gave a brief introduction.

## **Approval of May Meeting Minutes**

A motion was made to approve the November 2022 minutes as presented, by Chase Harper, seconded by John Brevard. The motion passed with all in favor.

## **ANNOUNCEMENTS:**

Andrew explained that we will be switching to a new program for our agenda and minutes, possibly as soon as next month. It is Civic Clerk and more user friendly. Most of the other boards and commissions within the City use this platform and it has worked out well.

Mr. Brevard met with Brian Walker from Urban Forestry last Tuesday. Mr. Brevard asked the commission if they knew how many acres there are in the City parks? The answer is almost 1000 acres and the cost to maintain all those acres is about \$600,000 per year. This does not include equipment maintenance. He explained that a lot of the work is subbed out. Mr. Brevard and Mr. Walker discussed ways to decrease the city expenses to maintain these areas. They talked about how to decrease some of the mowing and maintenance. Each year they have been narrowing the sub lawns. This is being done in small increments, so it is not a shock to the residents. They have currently reduced it by 3% - 4%. They discussed looking at the problem areas first (the areas that are the most to maintain) and to put the native grasses in those areas. With the right plants you don't have to water or maintain. Mr. Cassity asked how you transition these areas from grass to native grass. Mr. Brevard explained you would need to kill off the grass. In the larger areas, you would want to seed and smaller areas you could use plugs. The beauty of native plants is that they will thrive even with little to no maintenance. In the winter you have beautiful color and textures, and they attract many insects and birds.



Aldermen Burger mentioned there are some medians that could use these native grasses desperately. She said some states seed their interstates medians with wildflowers. She receives numerous calls regarding the Cool Springs area, near the Franklin Marriott. This area is an eyesore because the State only mows it once or twice a year. The City has had to maintain this area, which is added money to our municipal budget. Alderman Burger is concerned because this area is a gateway to our City, and we do not want it looking like it has been. We should put wildflowers in these areas or the native grasses like we are discussing. Mr. Brevard said wildflowers are great, but we need to make sure they are successional. Alderman Burger said if we want a test area to use before starting on our parks, let's start in the Cool Springs area. Let's make a statement. Mr. Brevard also mentioned small shrubs that have beautiful coloring in the fall. Mr. Brevard also mentioned another problem area in the City is at Pinkerton Park, where the two walkways are side-by-side. Alderman Burger suggested starting with a smaller project and working our way up to the larger ones.

Mr. Brevard stated he lives at 915 Fair Street, if anyone would like to see what he has done to his yard.

### **Review 2023 Work Plan and Meeting Dates**

Andrew Orr discussed the 2023 Work Plan:

Mr. Orr discussed what he proposes the Commission work on and discuss throughout this year. This is an open-ended work plan. Teresa will be talking more about the Litter Survey. This is the time of year to survey the litter in our City as the days are becoming longer and we have more daylight into the evening hours. The City does hold a city employee day to pick up litter. Ms. Christiansen said this would be a great opportunity to partner up with local businesses. The City could promote the day on social media and the businesses could take part in the process. Business typically would like to do something like this but don't always know who to talk to or where to start.

He stated that the three policy guides have all been endorsed by BOMA. Mr. Orr is looking for volunteers from this commission to take on the action items. Let Mr. Orr or Mr. Cassity know what you may be interested in. Ms. Christiansen is happy to help with anything energy related.

Mr. Orr discussed the future of the 200-kW solar project. This project is over 10 years old and is becoming a little more pressing. We have already started looking at options. The water department wants to make sure everything is good and finish out this project. There are several options; expanding it, keep it as it is, moving the panels and get new panels. There are a lot of options, we just need to narrow them down. We have already started talking with Energy Source Partners. They are very interested in doing something different. Mark Hilty would like to see the project finished first before doing something else relating to that. Ms. Timme asked what the water department has to do with the 200-kW program. This is where the panels are located.

Ms. Timme questioned how staff came up the impacts on the action items. Mr. Orr and Ms. Anderson explained the non-scientific process how they thought the action items, once completed, would impact the City and/or residents.



Eric Conner has been updating the Annual Energy Report. This will be continued.

Mr. Orr explained that the Commission has typically gone on an annually “field trip” each Spring somewhere in the region. If anyone has any ideas where we should go, please reach out to Mr. Orr. Mr. Dannenberg asked if the group has visited any recycling facilities recently. The City is watching from afar what the County is doing with the recycling program as it may go away. Randy is taking the lead on that.

Mr. Orr said the idea is to keep these policy guides front and center. Maybe not discuss them every meeting but definitely a few times throughout the year.

Mr. Orr said he would like to ask Ms. Christiansen to help with the communications/social media item and work with Melissa Reiersen.

Ms. Timme would like to meet with staff apart from this meeting to have some questions answered. Mr. Orr will coordinate that.

Mr. Orr asked if anyone would like to see anything else discussed throughout the year. Ms. Timme asked if there was a particular area the City would need the most help within the policy guide action items. Ms. Christiansen said she regularly speaks with our state legislatures, so she would be happy to help with that. Mr. Stone is fine with being a resource for the solar array.

#### **Review Litter Rating Sheets – Theresa Anderson**

Ms. Anderson spoke about the Litter Rating Sheet and reviewed the seven areas. She is looking for commissioners to each take an area. The rating sheets is 0-4, 0 being not litter and 4 being a lot of litter.

Area 1 - Mike Cassity

Area 2 - Christina Christiansen

Area 3 - Anna Timme

Area 4 - Beverly Burger

Area 5 – Brian Stone

Area 6 – Chase Harper

Area 7 – John Brevard

Ms. Anderson asked that the sheets be completed and emailed back by February 17<sup>th</sup>.

#### **Vote on Chair and Vice Chair**

A motion was made to nominate Mike Cassity as Chair by Alderman Burger and seconded by John Brevard; the motion passed with all in favor.

A motion was made to nominate Christina Christiansen as Vice Chair by Alderman Burger, seconded by Mike Cassity; the motion passed with all in favor.

#### **NEWS/ADJOURN**

Ms. Christiansen mentioned that her company is a sponsor of Tree Day this year. They give away a ton of trees. She will send a link out to the Commission. Mr. Orr mentioned this also happens on Arbor Day.



Mr. Harper moved to adjourn the meeting at 9:11 am, seconded by Mr. Brevard; the motion passed with all in favor.

**The next meeting will be on Friday, March 10, 2023, at 8:00 am.**







# Comprehensive Update to Envision Franklin Land Use Plan

March 11, 2023  
Sustainability Commission

# ENVISION



# FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE



# Role of the Plan

- General plan for physical development and articulates the vision
- Serves as the Future Land Use Plan
- Long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future
- Policies to strengthen the City and create exceptional places for people
  - Guide land-use decisions
  - Design and quality of development
  - Timing and location of future growth
  - Investment of resources
- Adopted by the Planning Commission but also linked to the Zoning Ordinance





# Major Updates

- Should occur every five years
- Involve the city staff, FMPC, BOMA, citizens, and consultants, as needed;
- Evaluation of policies;
- Assessment of plan amendments and/or any other deviations from the Plan
- Identify changing conditions, trends, or new approaches;
- Necessary adjustments due to changes in state law;

# Team Member Roles & Responsibilities

## Core Team



**Cynthia A. Bowen**  
Project Manager, Dir. of Planning

- Local knowledge and existing relationships
- Guide planning and design concepts
- Overall management
- Public Outreach lead



**Deborah L. Meyerson**  
Housing & Policy Analyst

- Analyze existing housing trends
- Identify gaps with adopted housing and market
- Write housing policy



**Dan Liggett**  
Urban Planner / Designer

- Urban design and placemaking concepts
- Form-based elements within character areas
- Graphic illustrations



**Rachel Cardis**  
Senior Planner

- Land Use & Character Area Development
- Plan creation
- Engagement support

## Staff Team

**Emily Wright**  
Planning and Sustainability Director

**Kelly Dannenfelser**  
Assistant Director

**Andrew Orr**  
Long Range Planning Supervisor

**Teresa Anderson**  
Principal Planner

**Eric Conner**  
Principal Planner

**Annette Dalrymple**  
Land Planner

# Project Approach



## EXISTING CONDITIONS

Update base plan and data collection, Focus group interviews, Community engagement strategy, Update appendices, Community Meeting



Dec 2022 - Apr 2023



## EVALUATION

Review vision and principles, Evaluate design concepts, Map updates, Housing trends and gaps analysis, Joint working sessions



April - May 2023



## REVISION

Policy changes, Update special considerations, Update photos and graphics, Test and re-evaluate concepts, Evaluate impacts on systems



June - July 2023



## ACTION

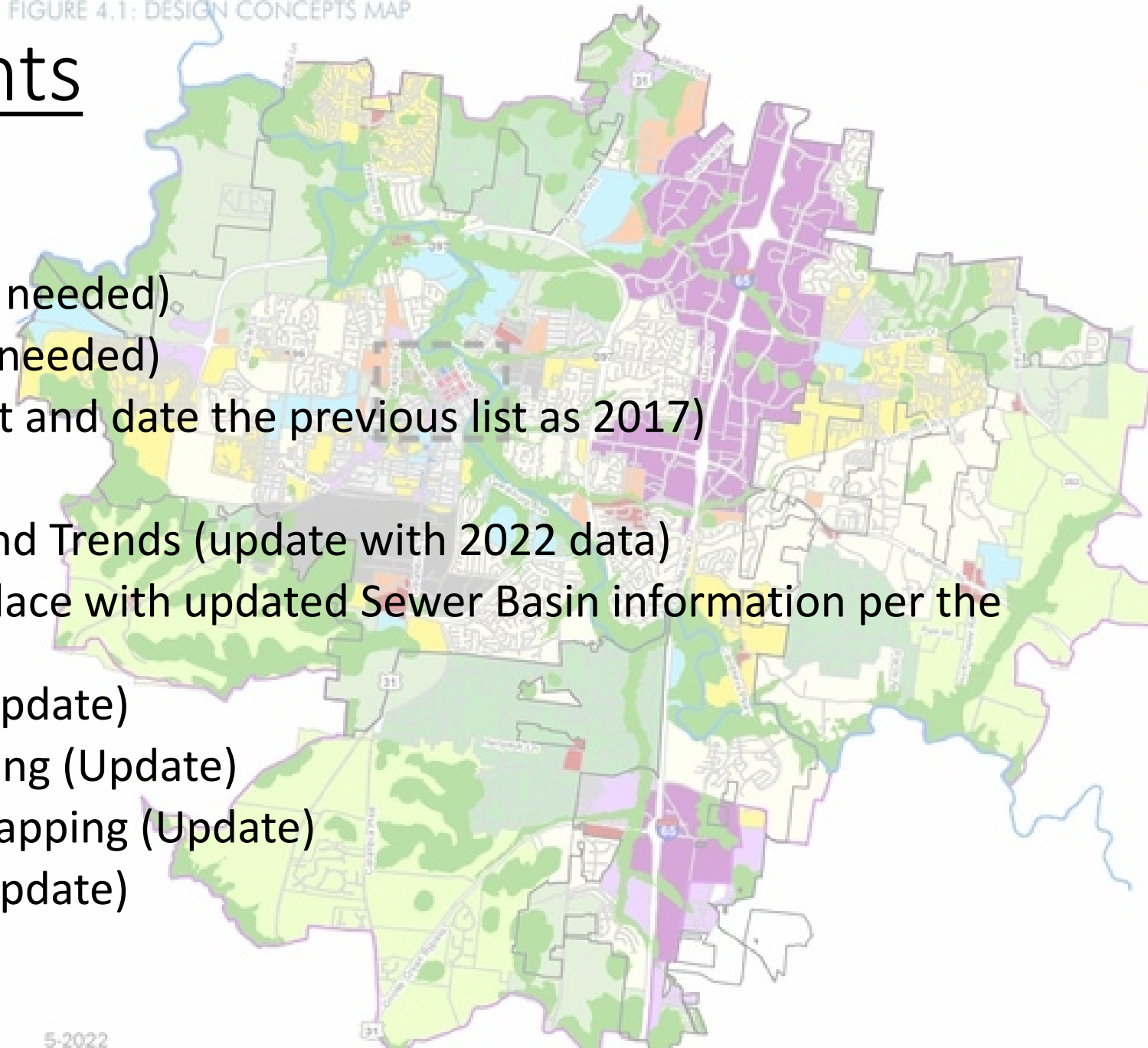
Draft plan, Public review, Community meetings, 30-day review, Adoption process



Aug 2023 - Jan 2024

# Major Plan Elements

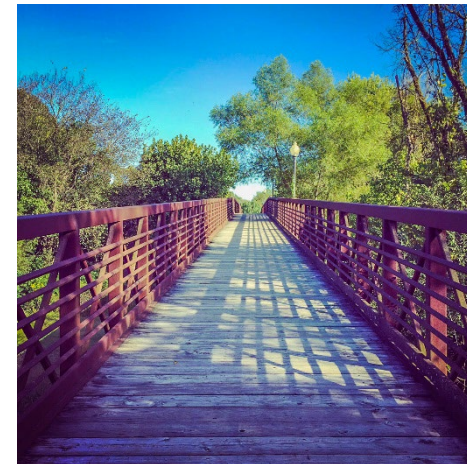
- Community Vision
- Guiding Principles
- Design Concepts Map (Update as needed)
- Design Concepts Text (Update as needed)
- Key Planning Issues (Draft new list and date the previous list as 2017)
- Amendment Process
- Appendix A Existing Conditions and Trends (update with 2022 data)
- Appendix B Character Areas (Replace with updated Sewer Basin information per the Annexation Capabilities Study)
- Appendix C Suitability Analysis (Update)
- Appendix E Infill Character Mapping (Update)
- Appendix F Corridor Character Mapping (Update)
- Appendix G Height Maximums (Update)
- Photos (Update)
- Adoption Resolution





# Envision Franklin Vision

Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality.





# Guiding Principles

- Managed Growth
- Economic Vitality
- Vibrant Neighborhoods
- Historic Preservation
- Natural Beauty
- Exceptional Design
- Connected Community
- Context-Responsive Infill



# Key Planning Issues from 2015-2016

- Protection of Franklin's distinctive identity and character, with central attributes identified as family-friendly, historically distinctive, economically thriving, and education-focused
- Preservation of historic structures, neighborhoods, and established character
- Conservation of natural resources, open space, hills, and scenic vistas
- Management of growth and the need to proactively plan for and direct it, rather than reacting to it
- Improvement or extension of infrastructure to direct growth to appropriate areas instead of extending services in multiple directions based on development applications
- Desire for mixed-use, infill, and walkable development, districts, and neighborhoods
- Diversity in housing stock to provide options for a variety of ages, incomes, family sizes, and preferences
- Congested major thoroughfares due to over-reliance on arterials from lack of neighborhood connectivity
- Evolving transportation needs and desires, including frequent and convenient regional and local mass transit and on-demand travel options
- Demand for more sidewalks and bicycle facilities
- Underuse of the Harpeth River as an asset, public amenity, and recreational resource
- High land costs driving pressure for higher density and intensity in new developments
- Consistent high demand and low vacancy rates for Class A office space.



# HOUSING ANALYSIS AND POLICY DEVELOPMENT







# Housing Market Analysis

- Data/Research
- Multifamily Assessment
  - How many units can market support
- Evaluate why entitled projects are not moving forward
  - Review current policies
  - Identify and interview developers and stakeholders
  - Analyze market conditions
- Diversity of housing options (and future needs)





# Factory District

Factory District  
Community Workshop  
February 16<sup>th</sup> at 5:30  
PM in Liberty Hall





# City of Franklin **OPEN HOUSE**

*Come join us to provide your input on the future growth and development of Franklin.*



.....

**WEDNESDAY, MARCH 22, 2023**  
**Columbia State Community College**  
**Williamson Campus**  
**11:00am-1:00pm (Lunch Provided)**  
**OR**  
**5:00pm-6:30pm (Snacks Provided)**

An aerial photograph of a town, likely Franklin, showing a mix of brick buildings, parking lots, and green spaces. The image is overlaid with a semi-transparent dark grey box containing text.

# Discussion

- What do you think are some of the key planning considerations for Franklin?
- Anything specific you would like to see with the update?