

# **OPEN HOUSE FEEDBACK**

**Envision Franklin Open House  
March 22, 2023**

# WHAT IS THE VISION OF FRANKLIN?

**“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.”**

PLEASE TAKE A  
DOT AND AFFIRM THE  
VISION OF FRANKLIN..

**IS THIS VISION  
STILL RELEVANT TO  
FRANKLIN?**

**YES**

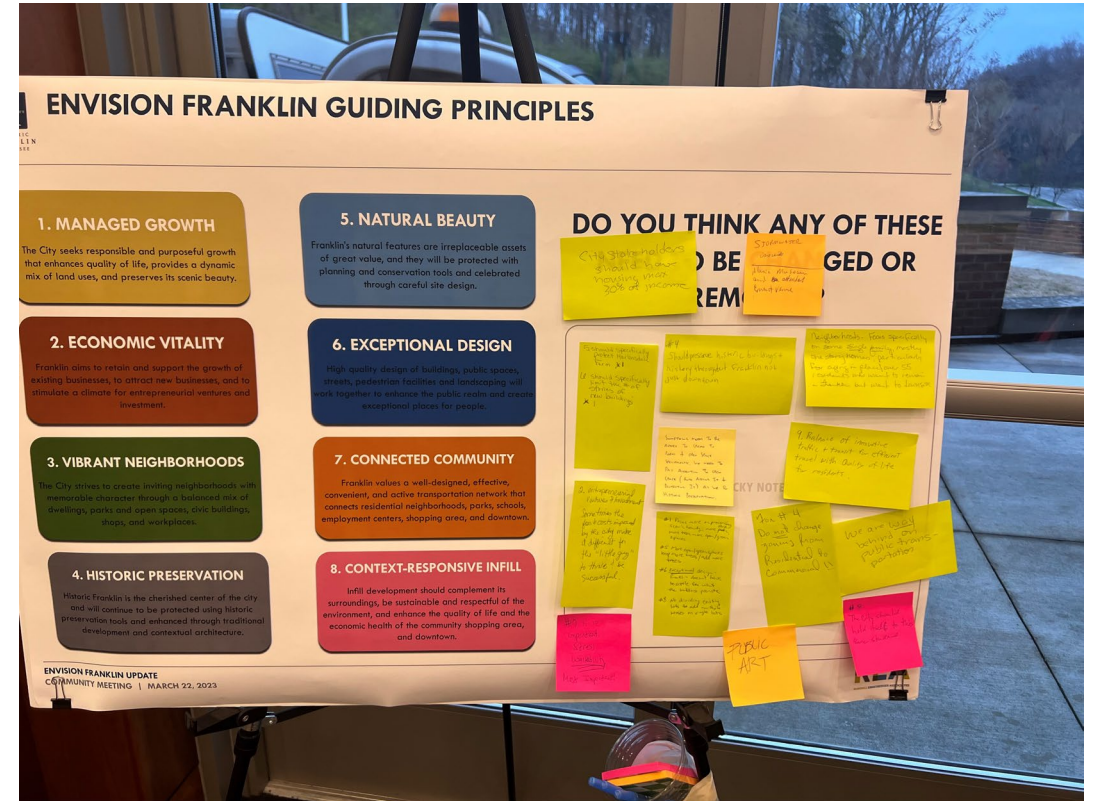
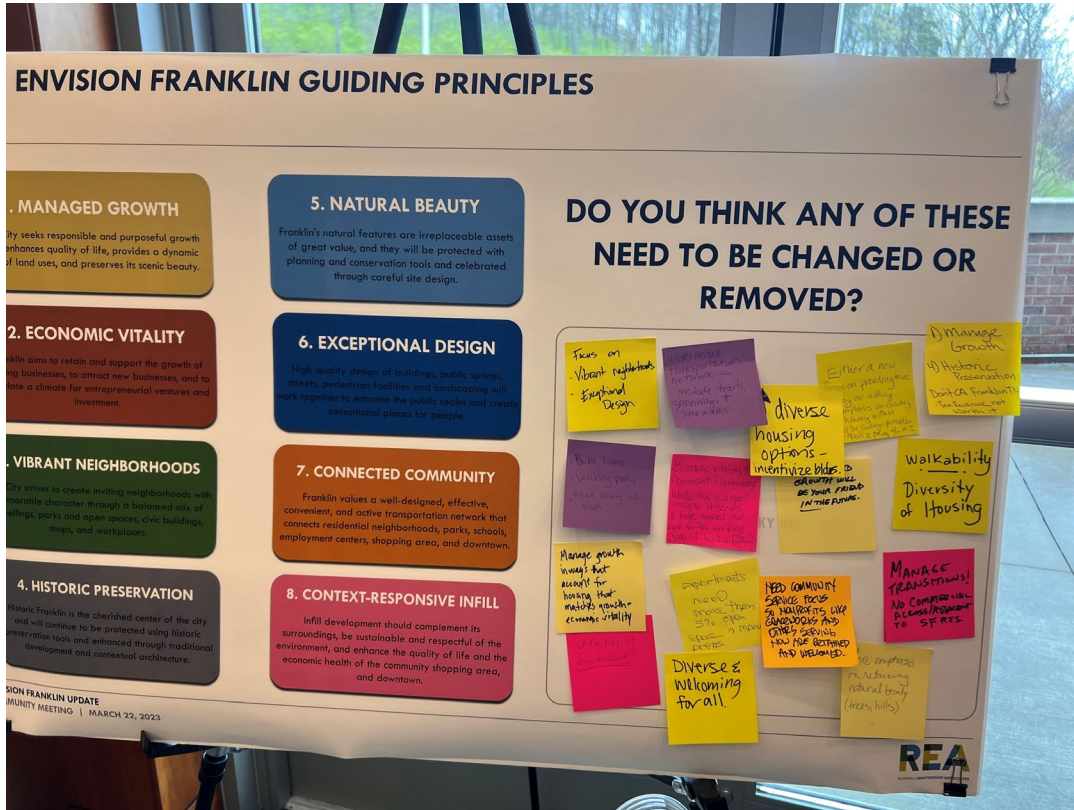
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**NO**

WHAT SHOULD THE  
VISION BE?

PLACE STICKY  
NOTE HERE

# WHAT ARE FRANKLIN'S GUIDING PRINCIPLES?

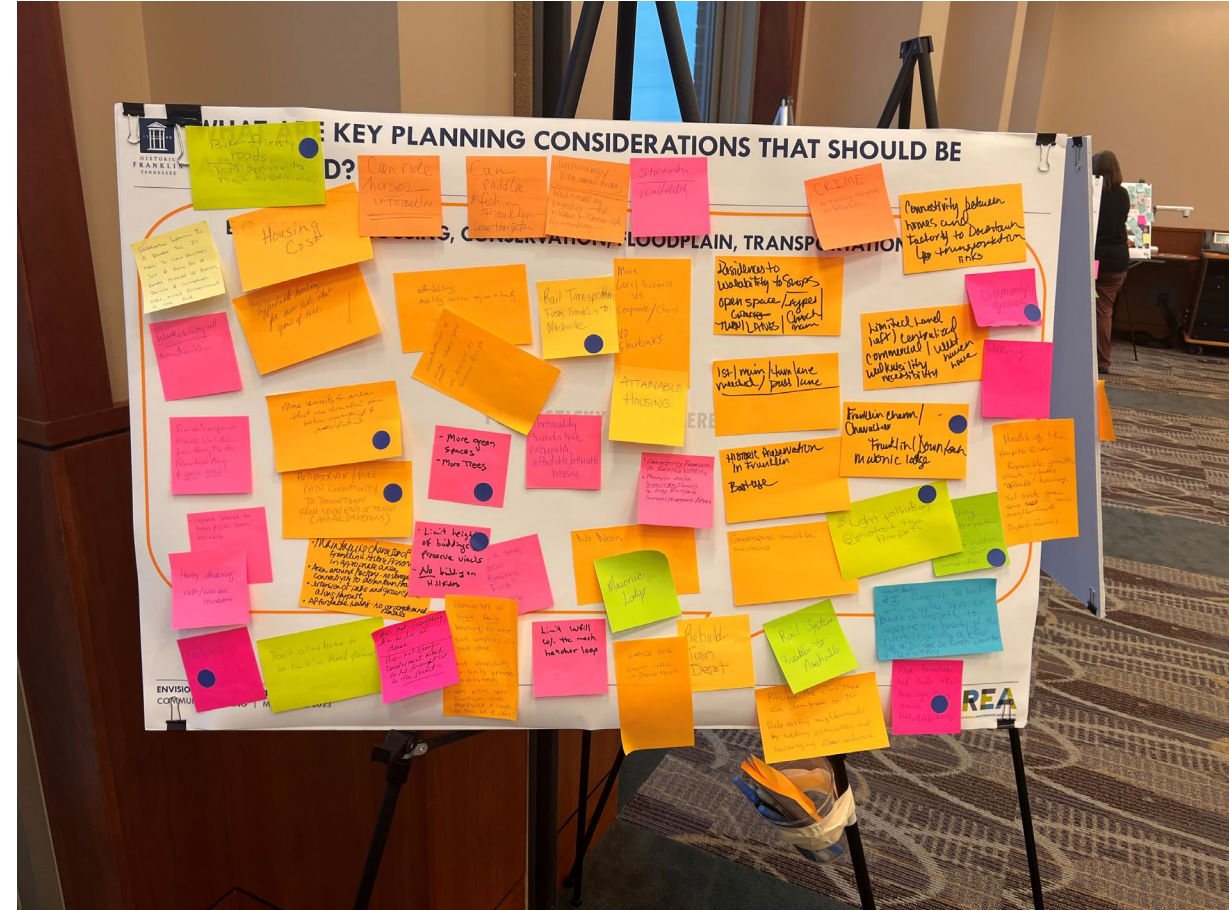
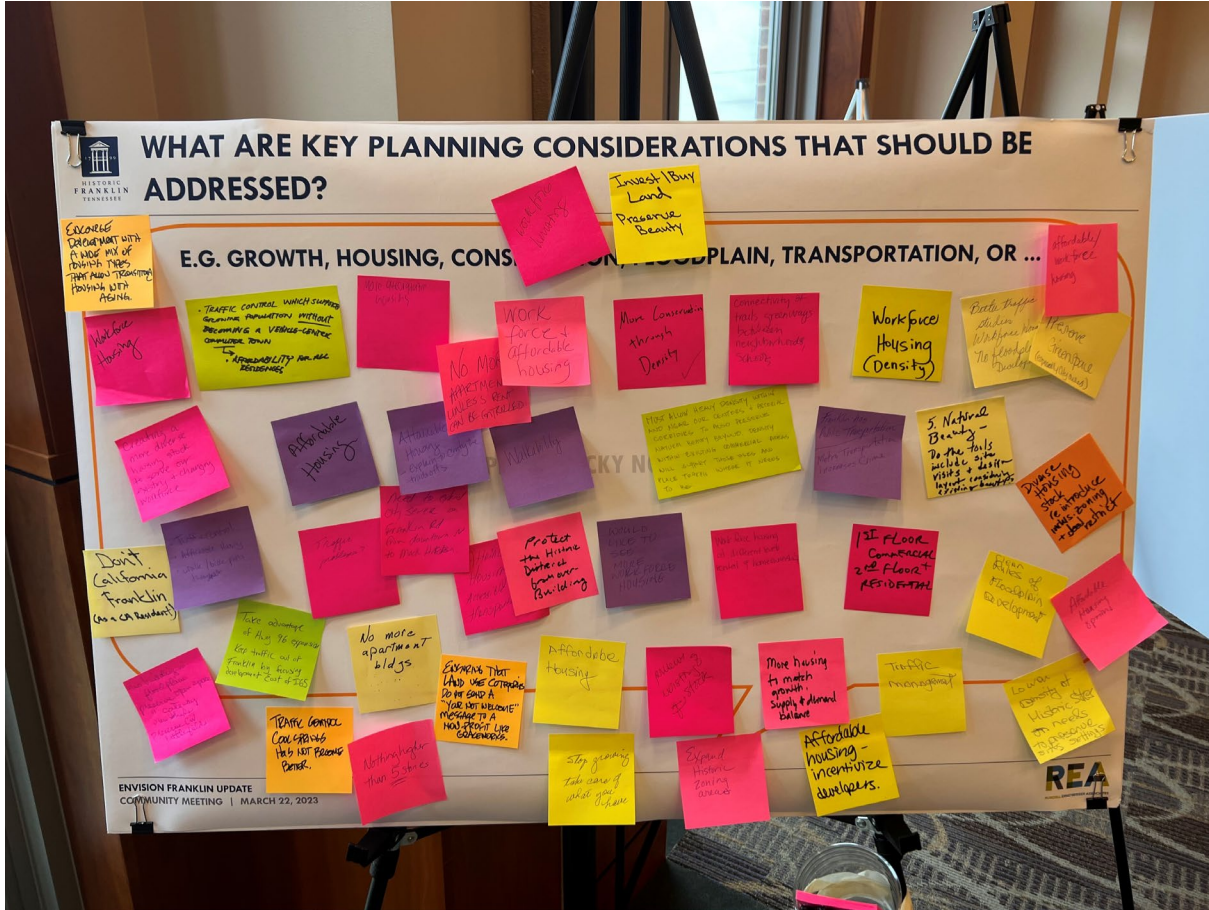


## MAIN THEMES

- General agreement with current principles
- Heavy emphasis on protecting natural beauty and creating walkability

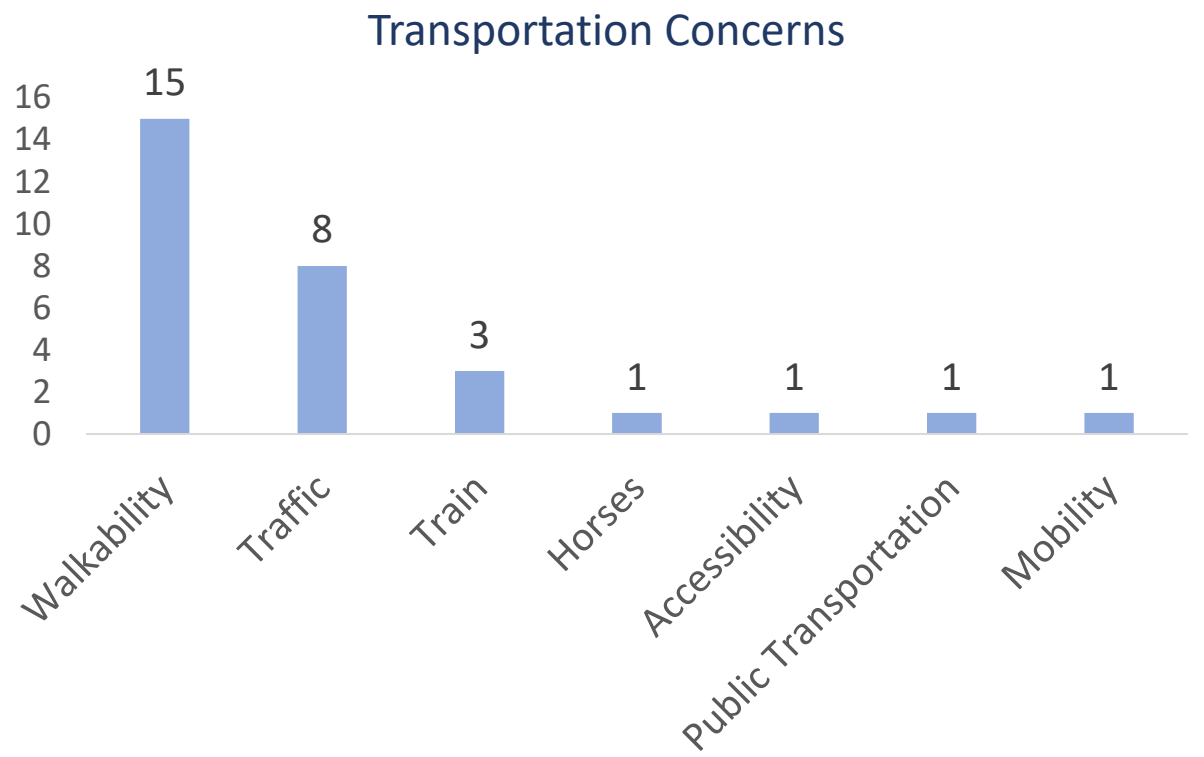
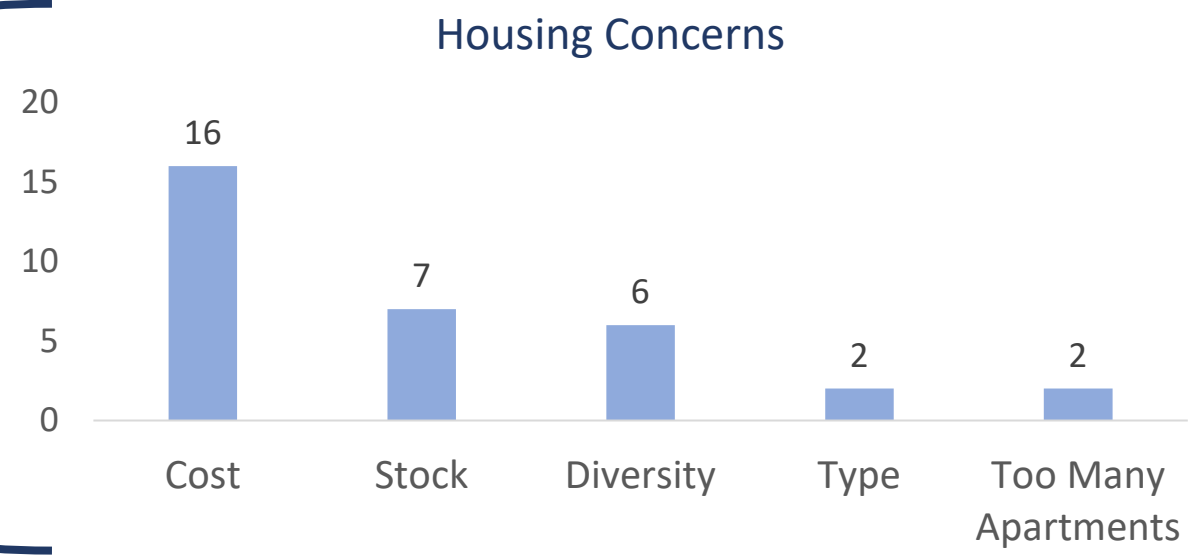
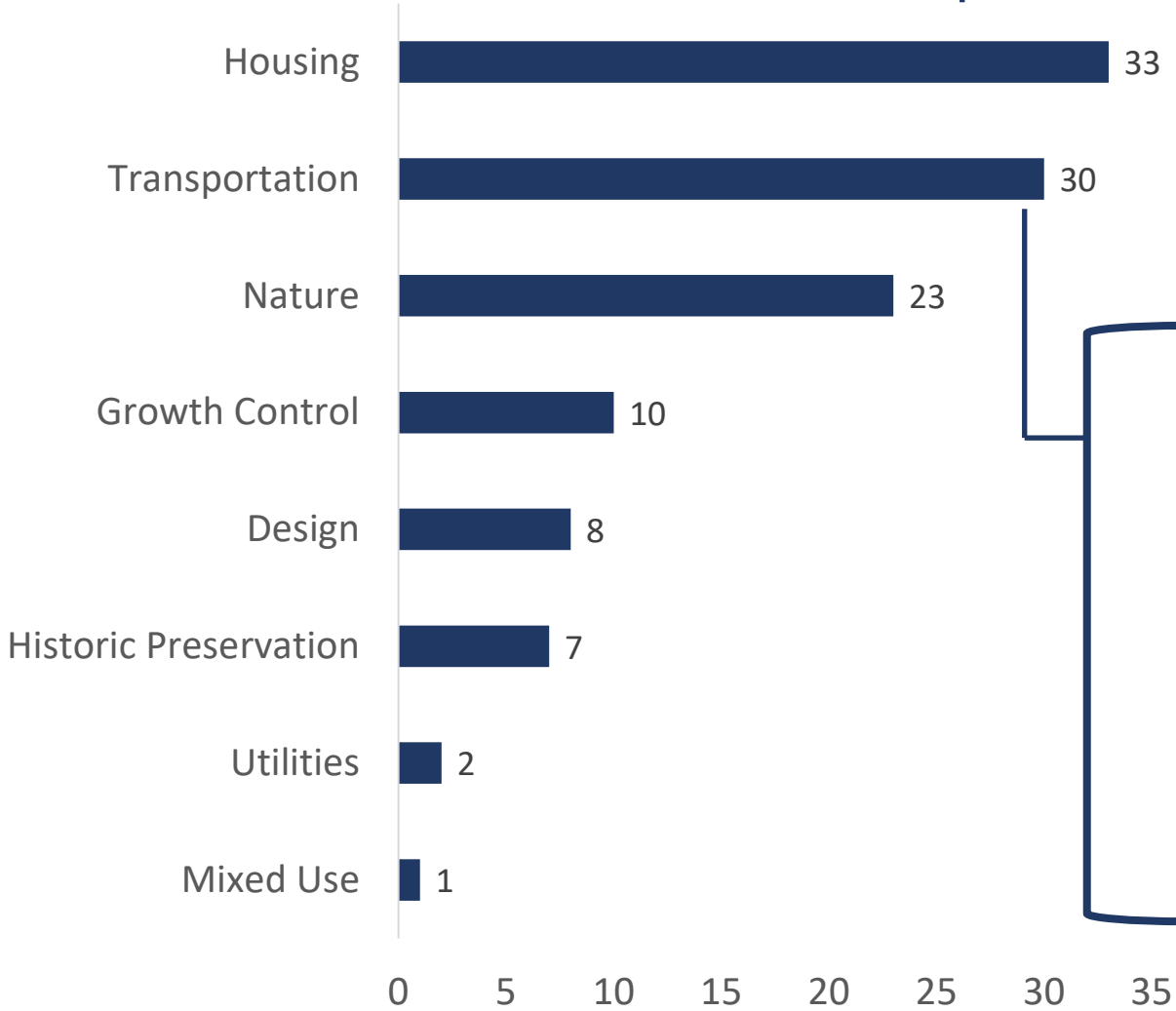
- Suggestions for more specific language about housing accessibility

# WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?





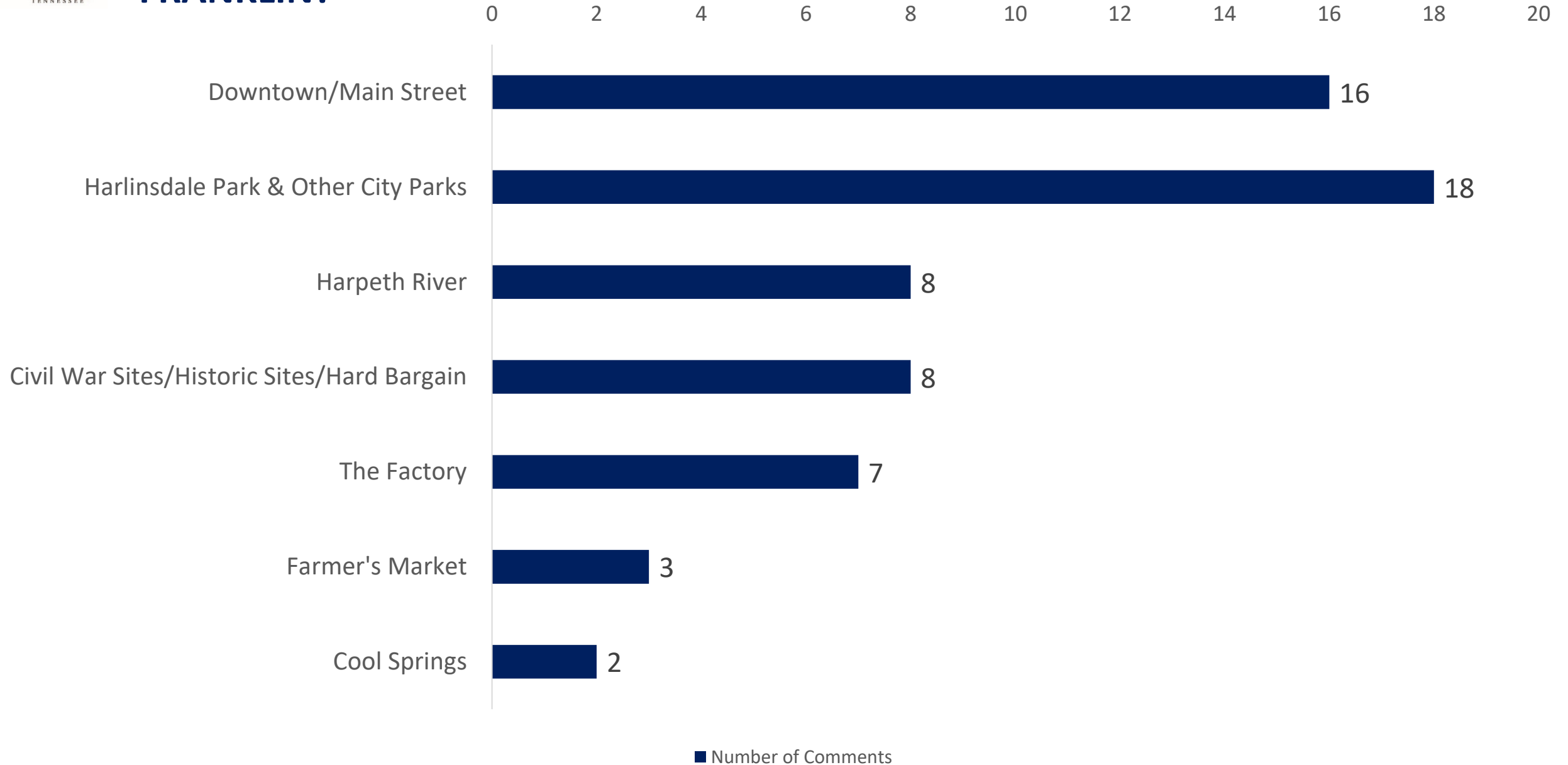
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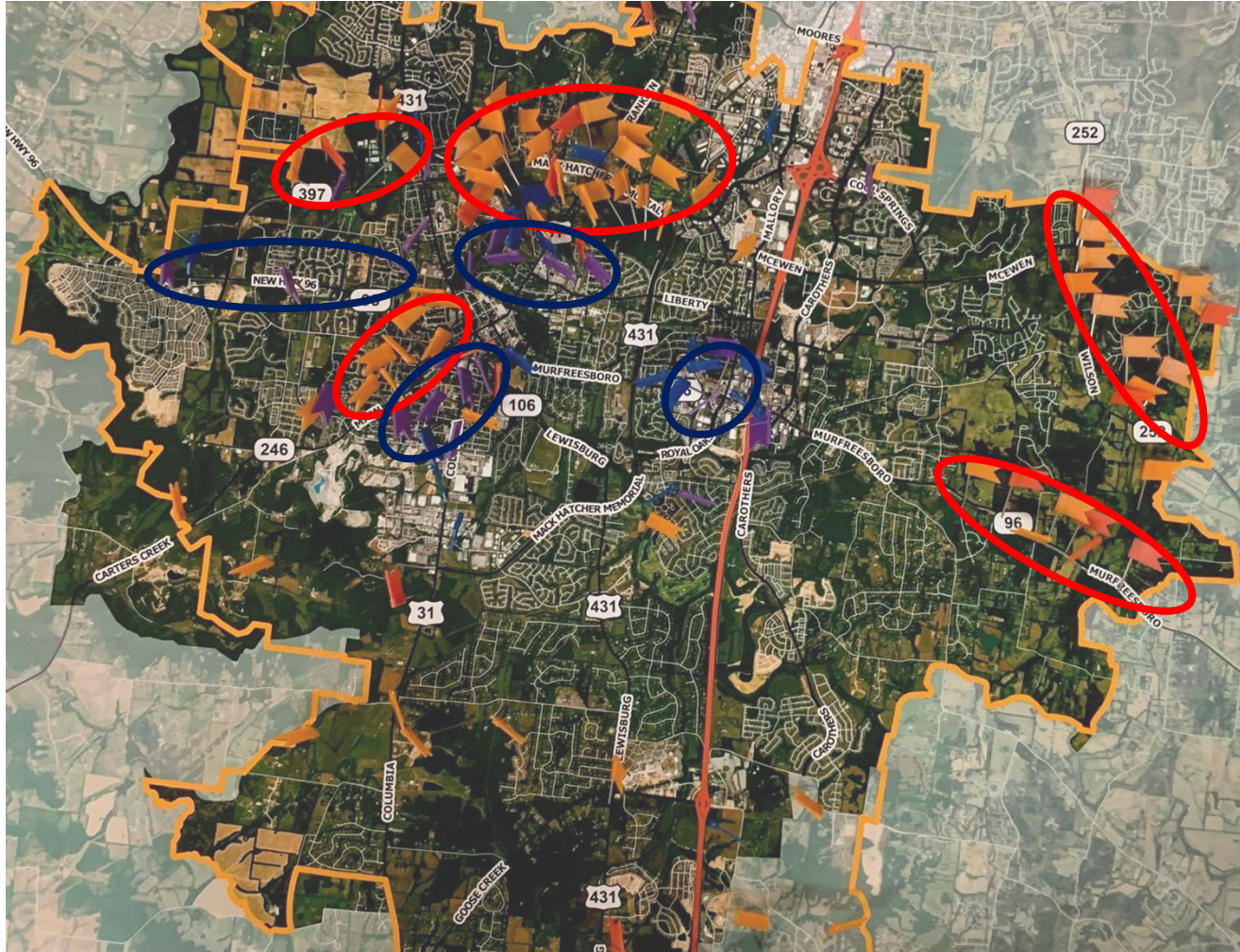




# WHAT ARE EXISTING IMPORTANT OR MEMORABLE DESTINATIONS IN FRANKLIN?

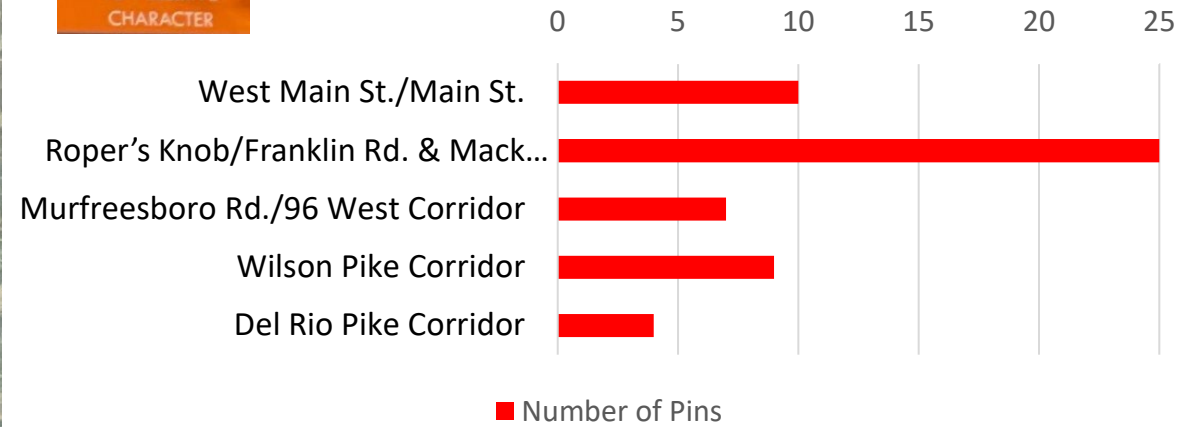


# WHERE SHOULD COMMUNITY CHARACTER BE PRESERVED AND WHERE SHOULD IT BE ENHANCED?



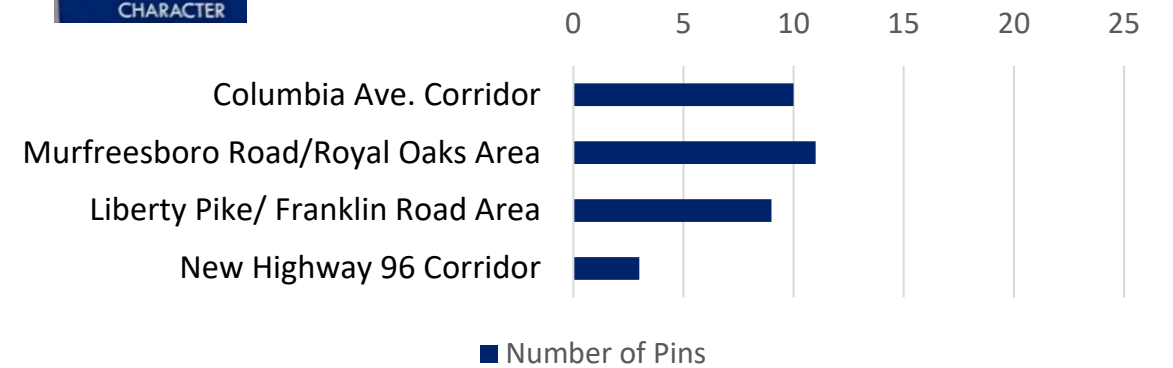
PLACE A RED OR ORANGE PIN IN AREAS TO PRESERVE CHARACTER

## AREAS TO PRESERVE CHARACTER



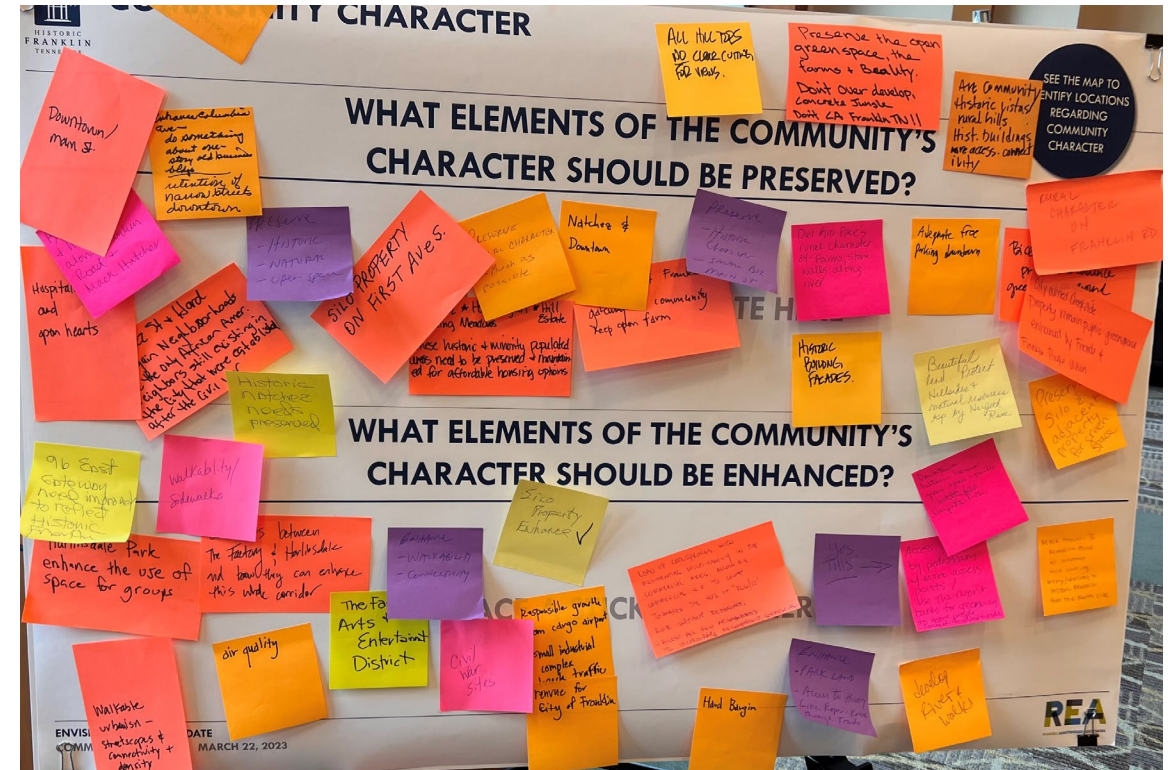
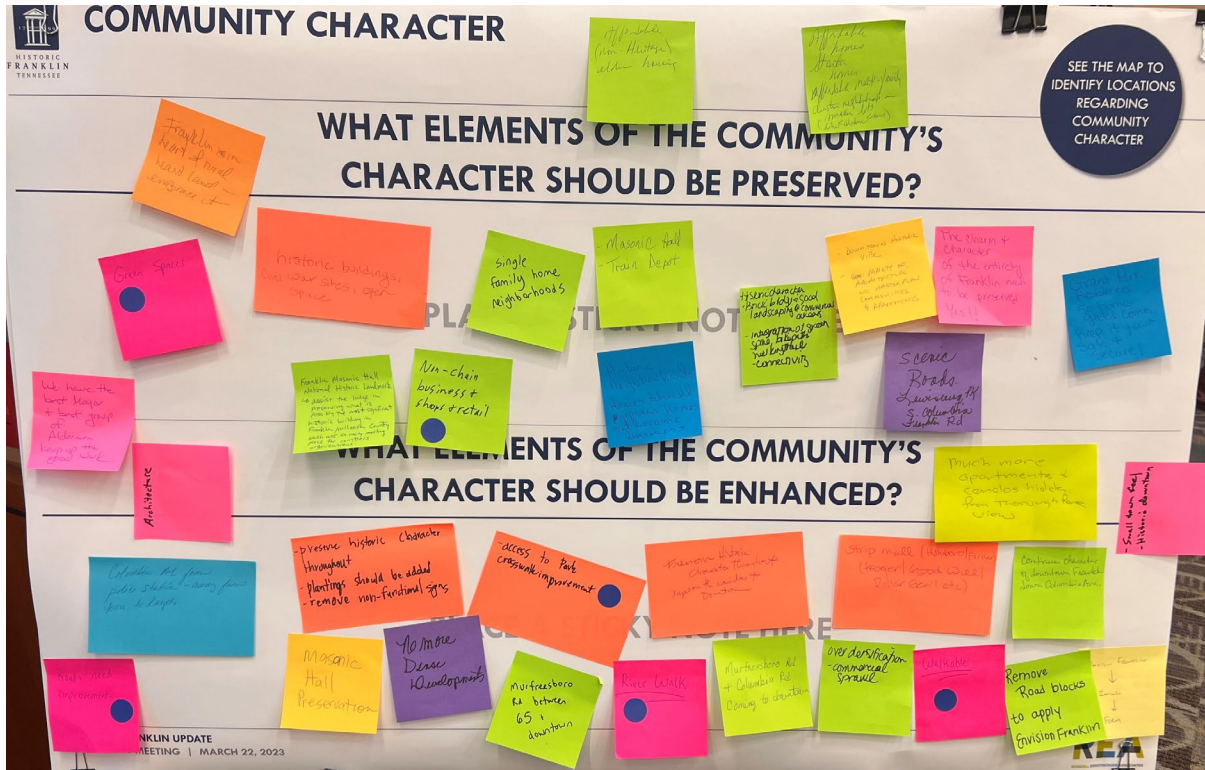
PLACE A PURPLE OR BLUE PIN IN AREAS TO ENHANCE CHARACTER

## AREAS TO ENHANCE CHARACTER





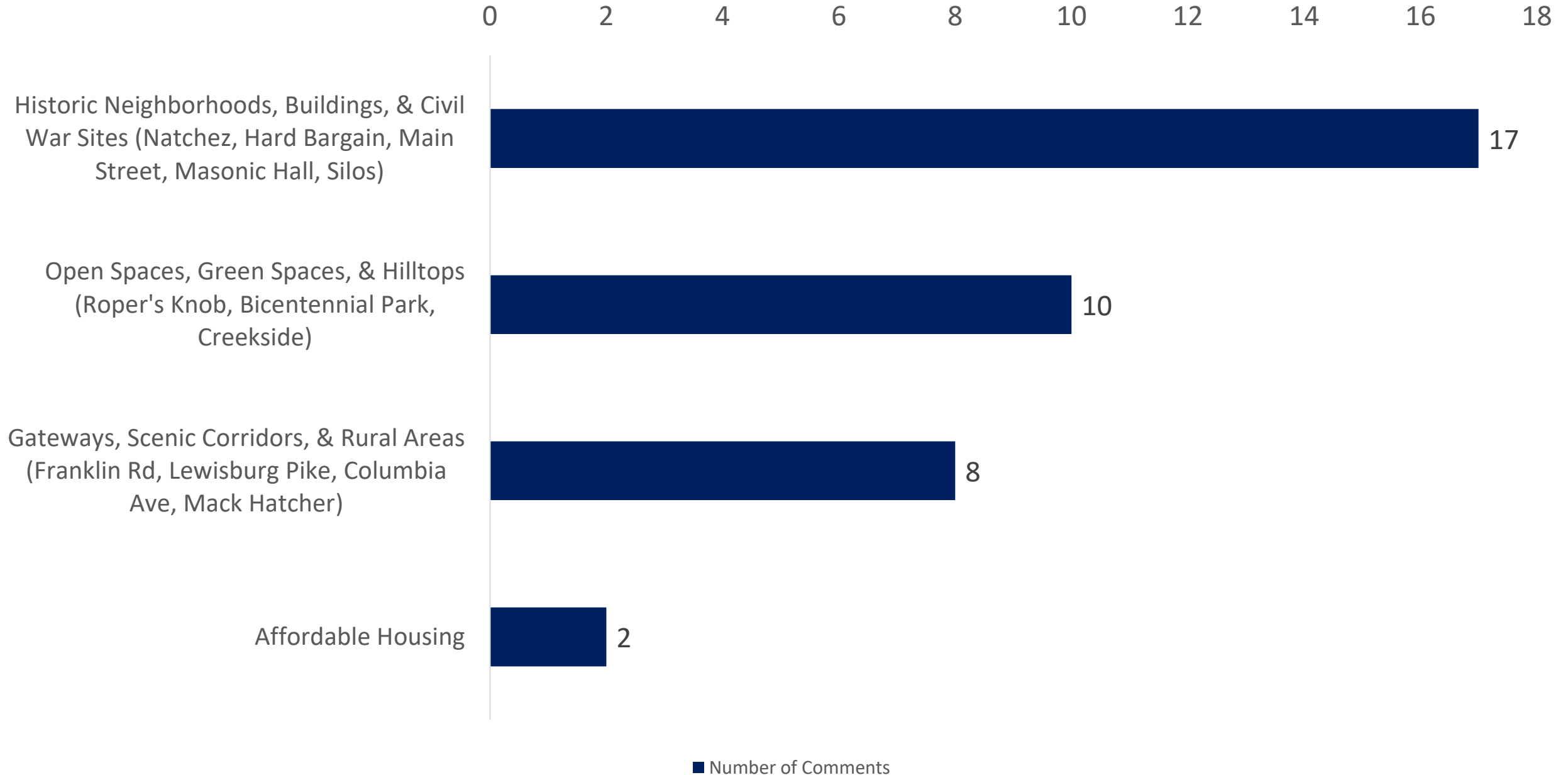
# COMMUNITY CHARACTER





# COMMUNITY CHARACTER?

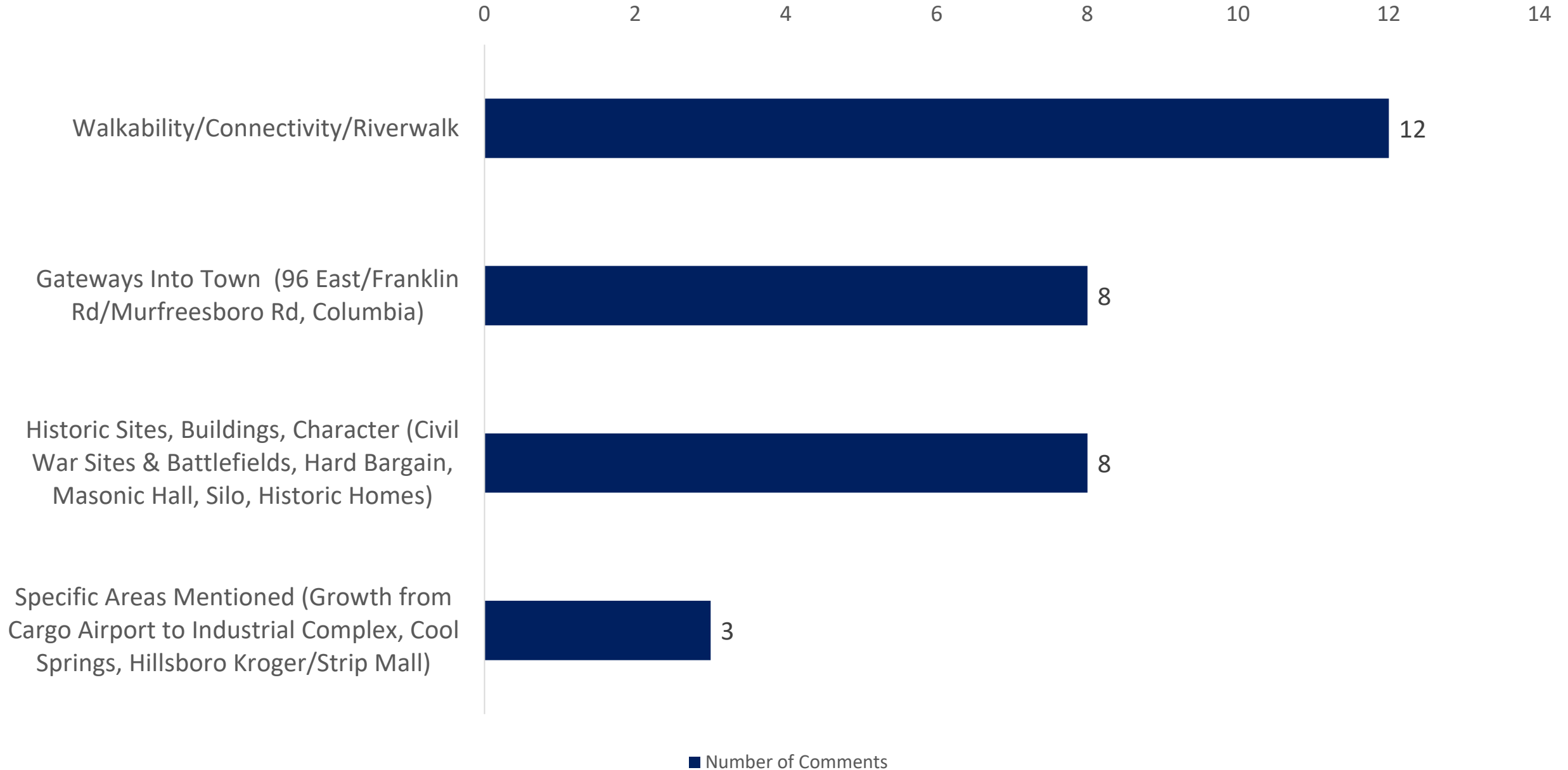
## What Elements of the Community's Character Should Be Preserved?



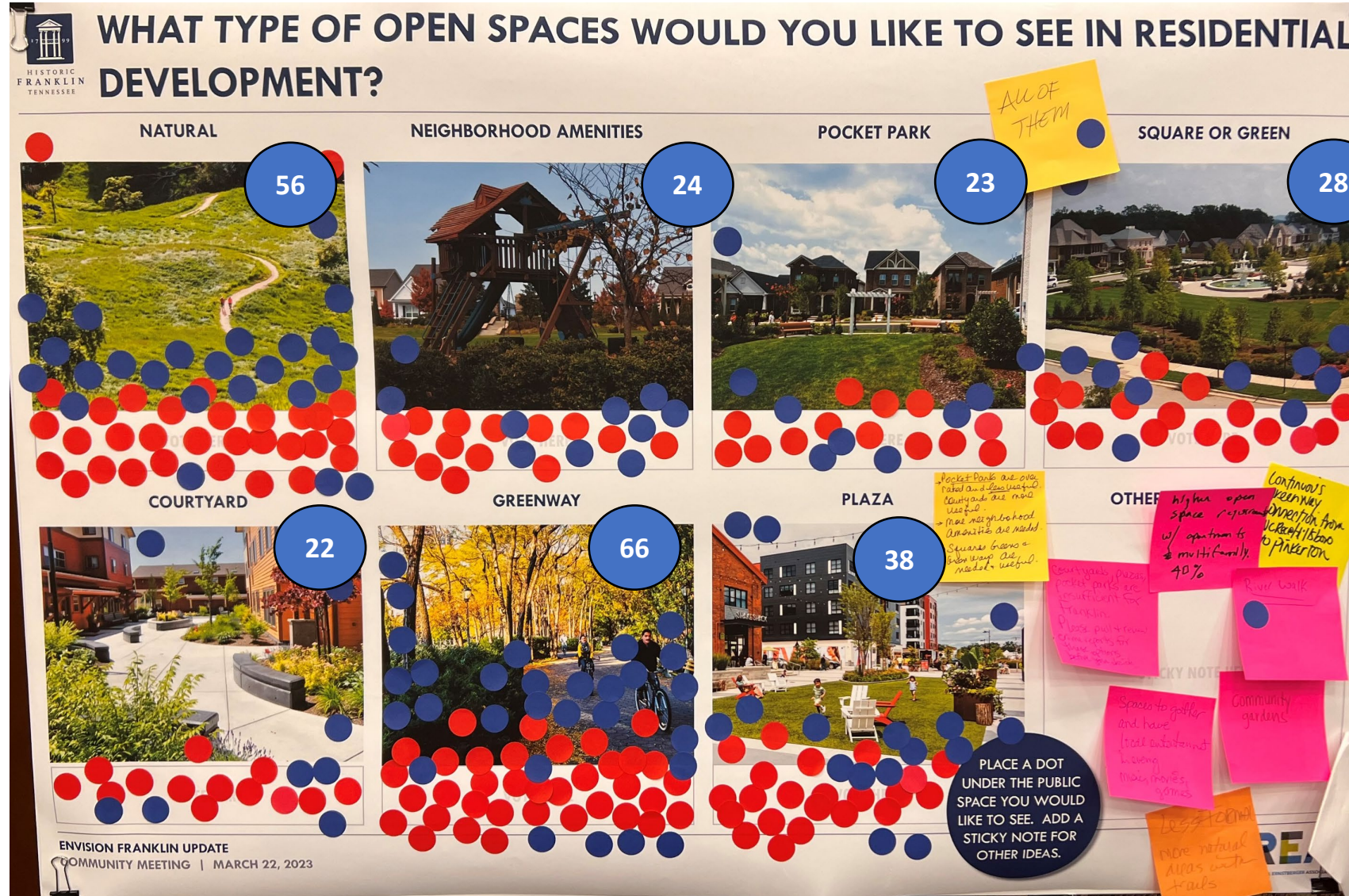


# COMMUNITY CHARACTER?

## What Elements of the Community's Character Should Be Enhanced?

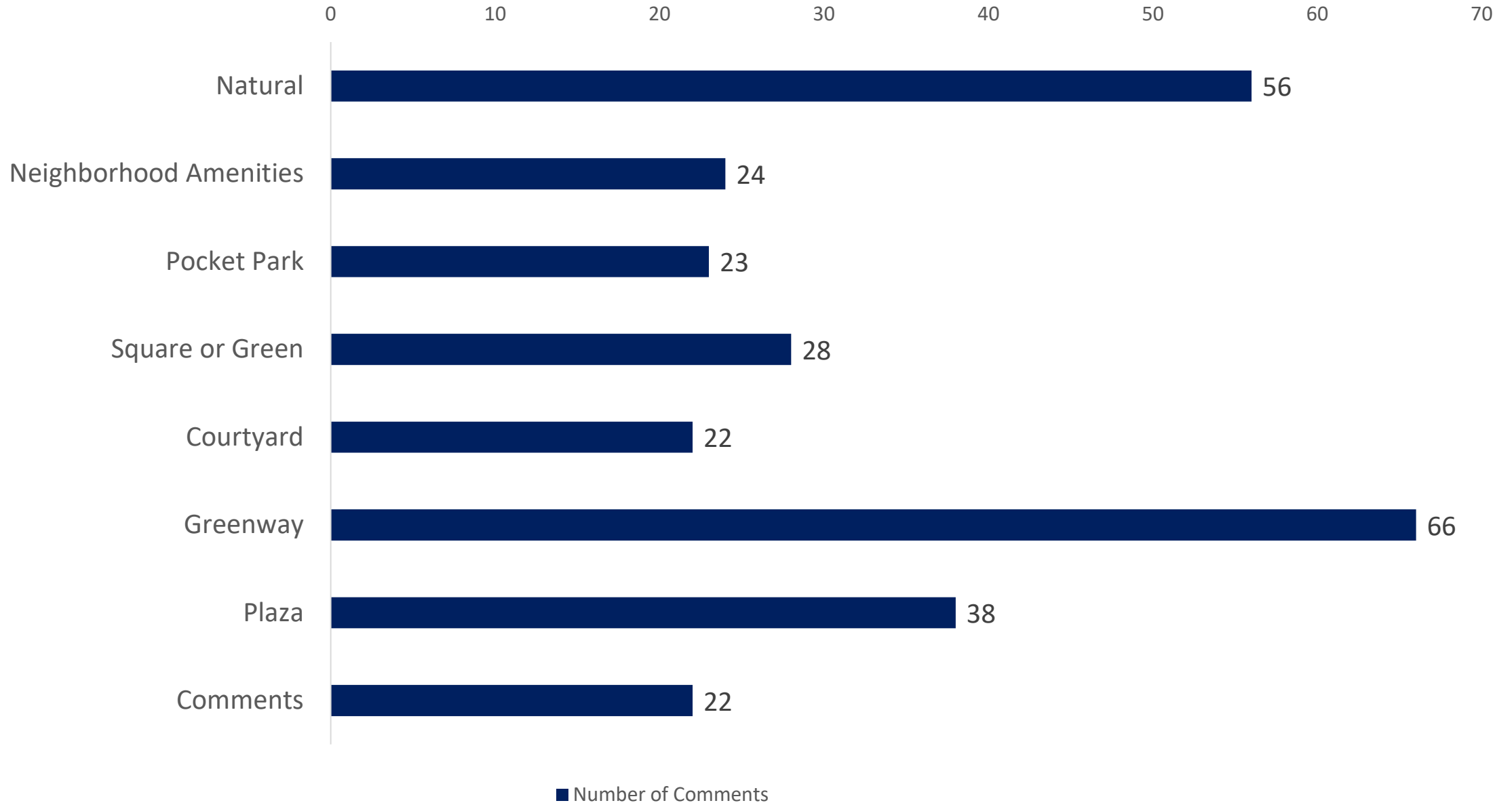


# WHAT TYPE OF OPEN SPACES WOULD YOU LIKE TO SEE IN RESIDENTIAL DEVELOPMENT?





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# WHERE ARE THERE GAPS IN PEDESTRIAN AND BICYCLE CONNECTIVITY?





# WHERE ARE THERE GAPS IN PEDESTRIAN AND BICYCLE CONNECTIVITY?

## LEWISBURG PIKE CONNECTIONS

- Downtown Franklin to Carnton
- Connection between downtown and Carnton (sidewalks)
- Eastern Flank to downtown! x 1
- Lewisburg to downtown
- Into downtown from all areas. Especially southern corridor
- Lewisburg Pike (Berry Farms) to Franklin Downtown x 1
- Lewisburg Pike to Mack Hatcher Multiuse trail
- Lewisburg out to Carnton x 4
- Downtown connection to Mack Hatcher down Lewisburg Pike
- Sidewalks needed from Eastern Flank Battlefield Park to downtown x 3

## CAROTHERS PKWY CONNECTIONS

- Carothers between Lockwood Glen and Hwy 96
- Carothers Parkway between Wil Co. entrances (West Side)
- Sidewalks from Harpeth to Long Lane on Carothers!
- Down culdesac Long Lane in front of the crest at Ladd Park
- North side of Liberty in front of Columbia State
- Connecting from Ladd Park over to Berry Farms is super important!

## FRANKLIN ROAD CONNECTIONS

- Factory to Harlinsdale without needing to stop cars
- Factory – downtown (separate bike path)
- Gateway to downtown or mall
- Gateway village to downtown
- Separated Bike Path on Franklin Rd.

## RIVERWALK CONNECTIONS

- Use the river for connectivity
- River to Downtown x 1
- Downtown Bicentennial to Pinkerton
- Bridge Street

## HILLSBORO ROAD/HARD BARGAIN CONNECTIONS

- Rec Center Hillsboro Road
- Crossing Hillsboro at Christ Community. River across from East Side.
- From Monticelo to East across Spencer Creek and to West to access Harpeth River. Add tunnels
- Hard Bargain needs connectivity to Friends of Parks, Harlinsdale

## EAST SIDE OF FRANKLIN CONNECTIONS

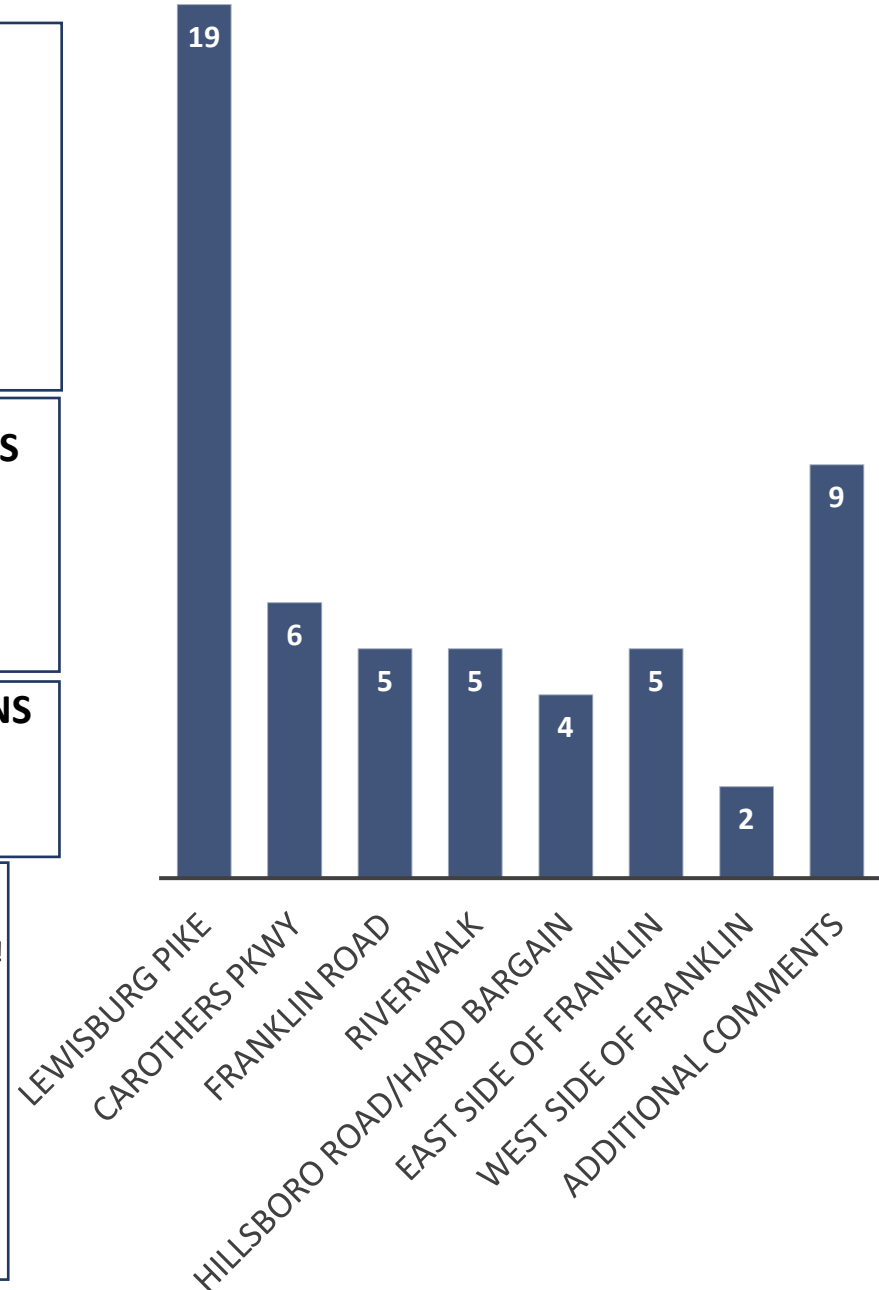
- Paths to the East side of the City to Downtown
- West side Murfreesboro Rd. sidewalks
- Brentwood Smith Park to City of Franklin
- McEwen to Mallory
- Eddy Lane

## WEST SIDE OF FRANKLIN CONNECTIONS

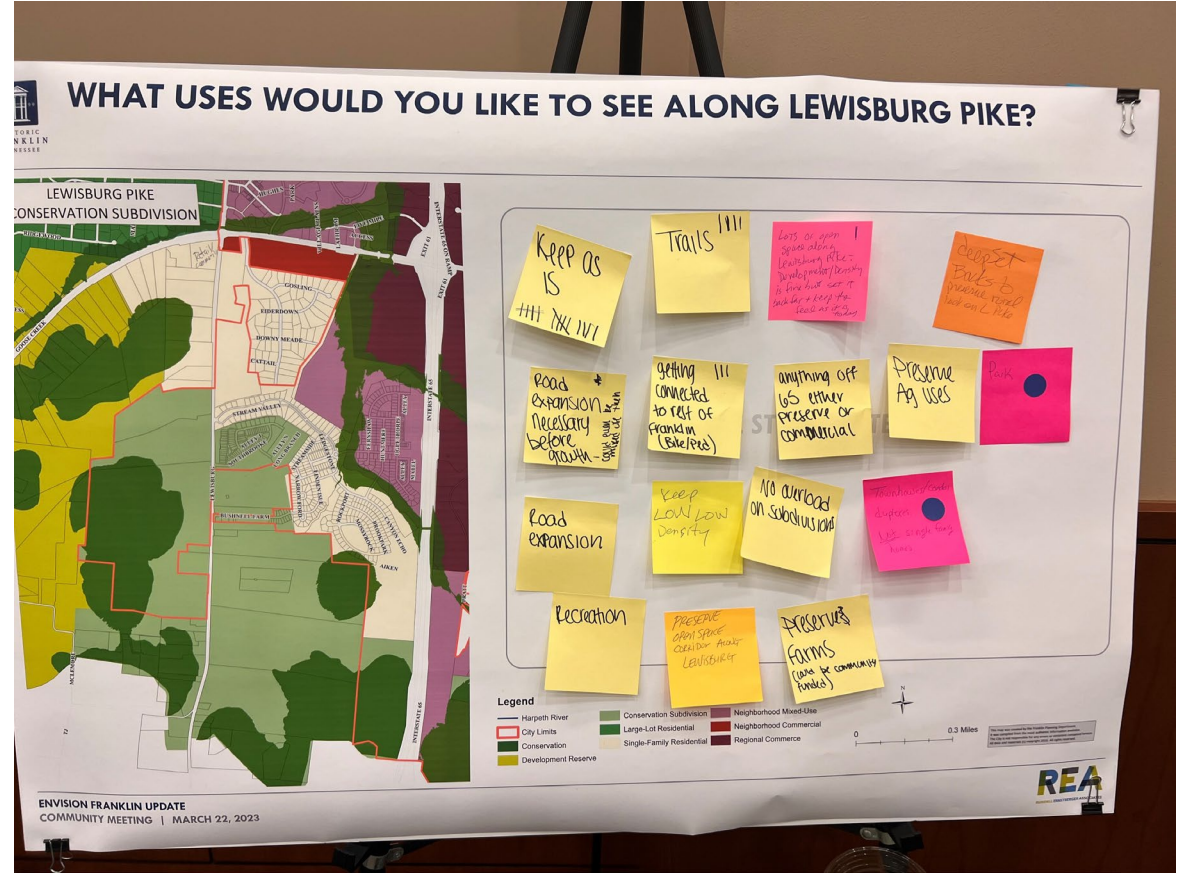
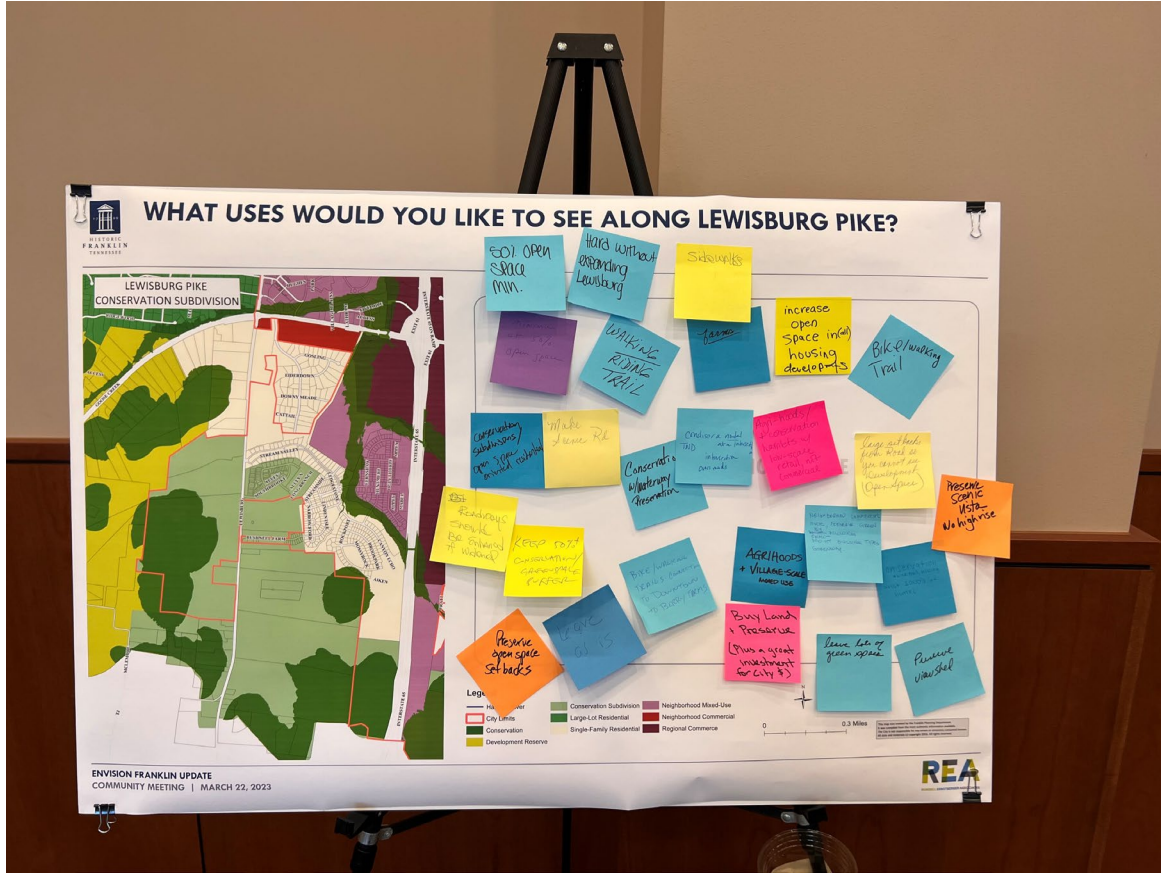
- Complete the Mack Hatcher trail
- Downs Blvd. + West Main bike lanes and connected sidewalks

## MISC

- Thrilled about the Long Lane overpass coming on live!
- Consider scooters as additional option
- Invest/Buy Land. Preserve Beauty
- Lots
- All over – Need a comprehensive study to identify
- Sidewalks for healthy life style
- Civil war sites should be walkable connected.
- No Flyover areas
- Bike paths should be blown or swept clean



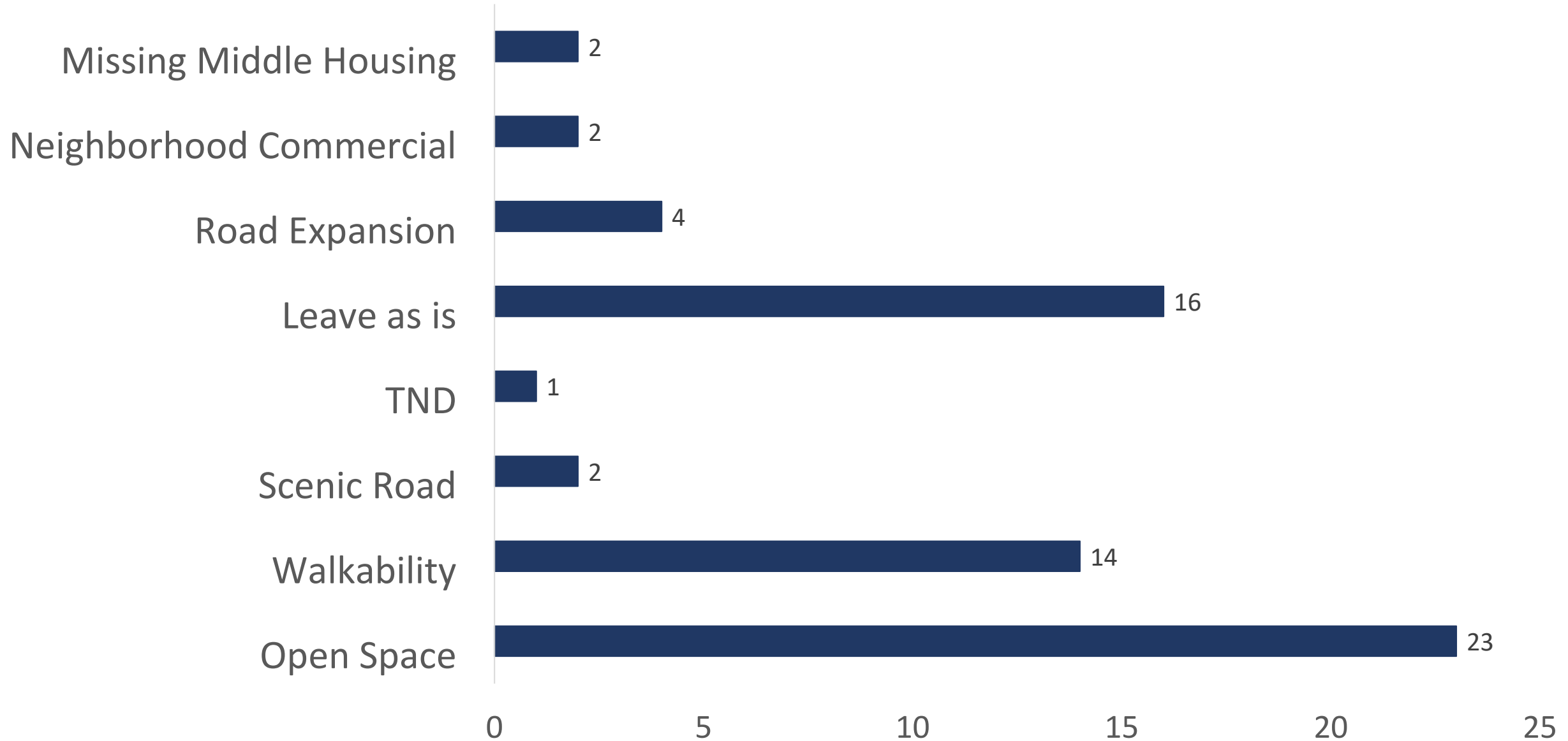
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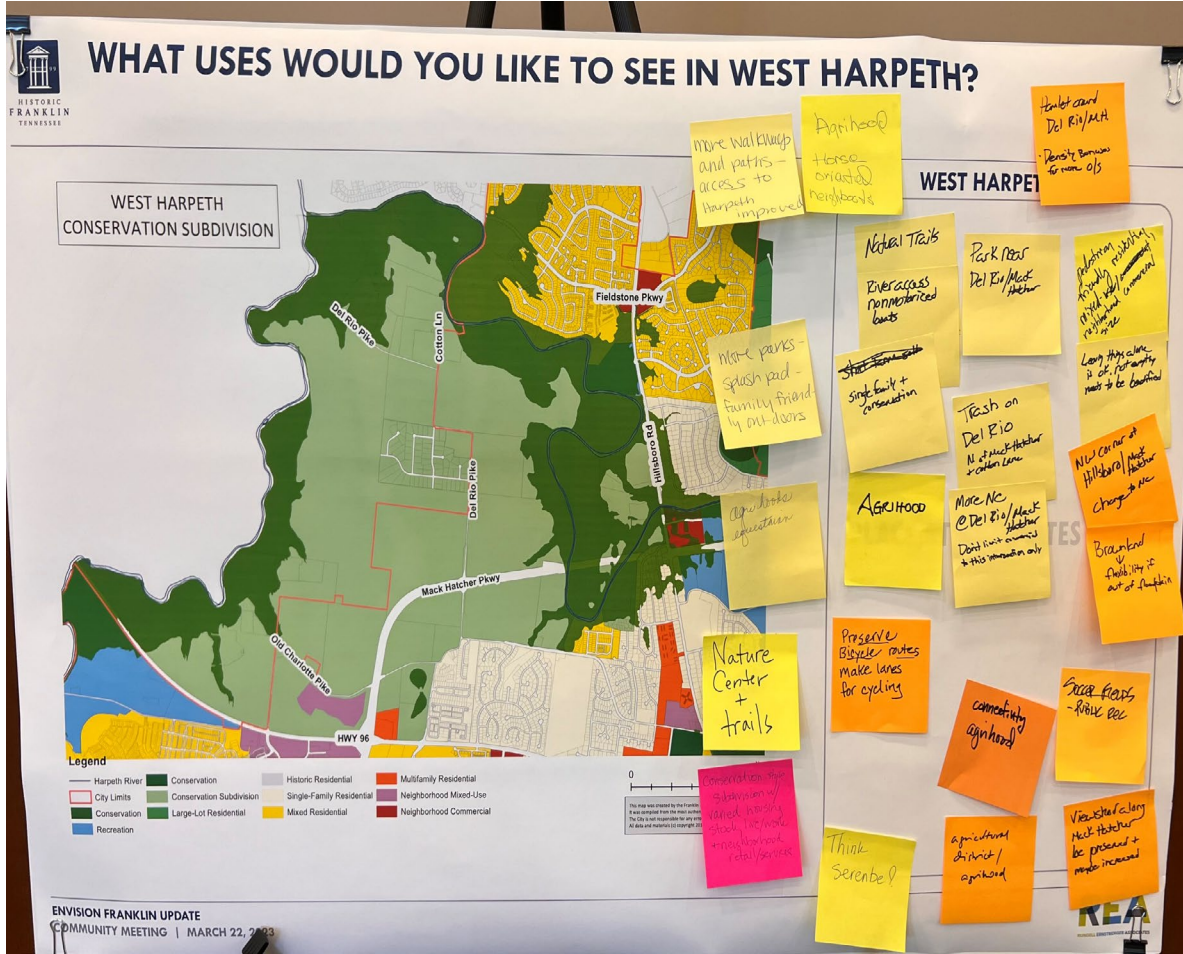




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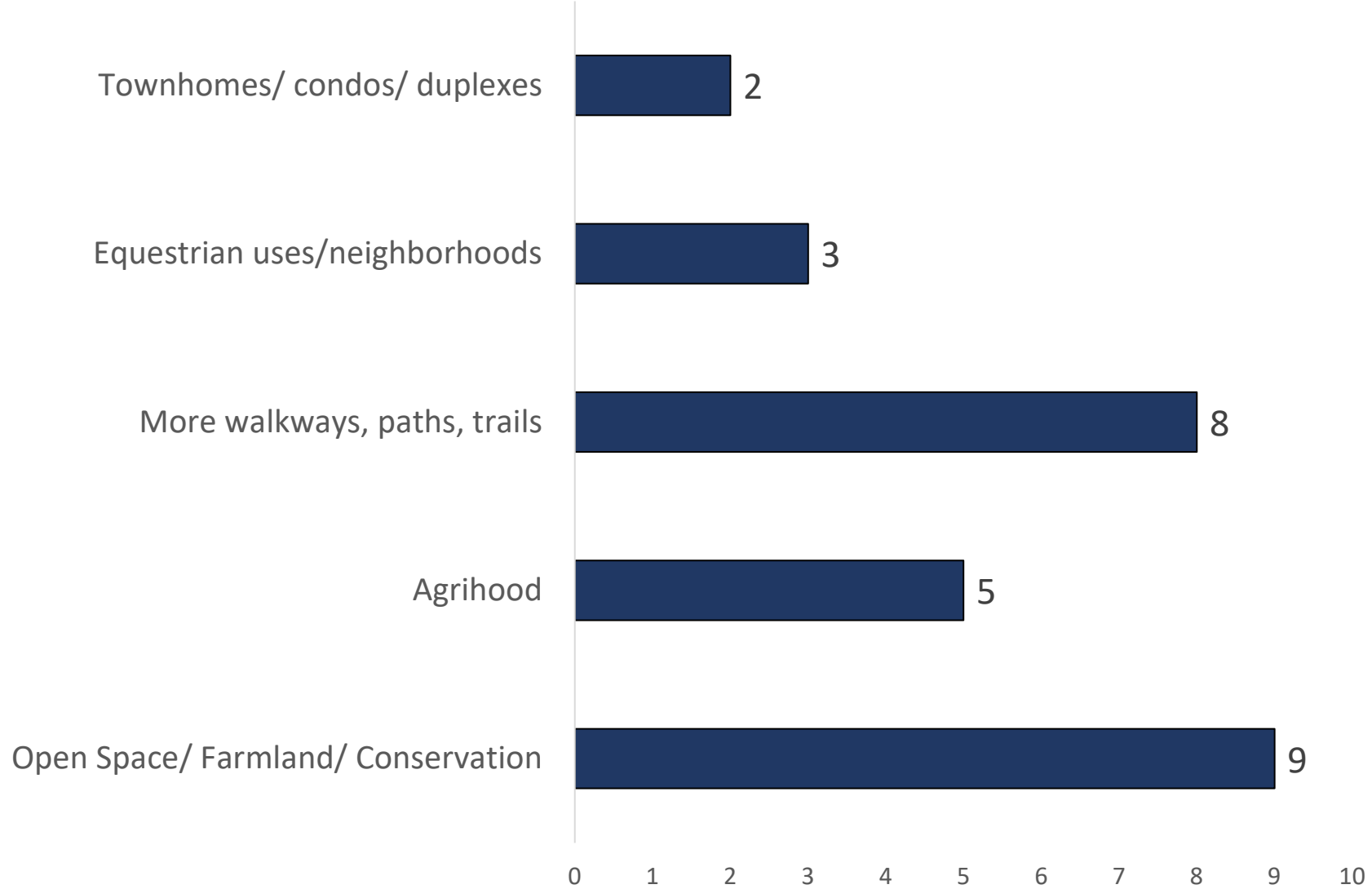


# WHAT USES WOULD YOU LIKE TO SEE IN THE WEST HARPETH?

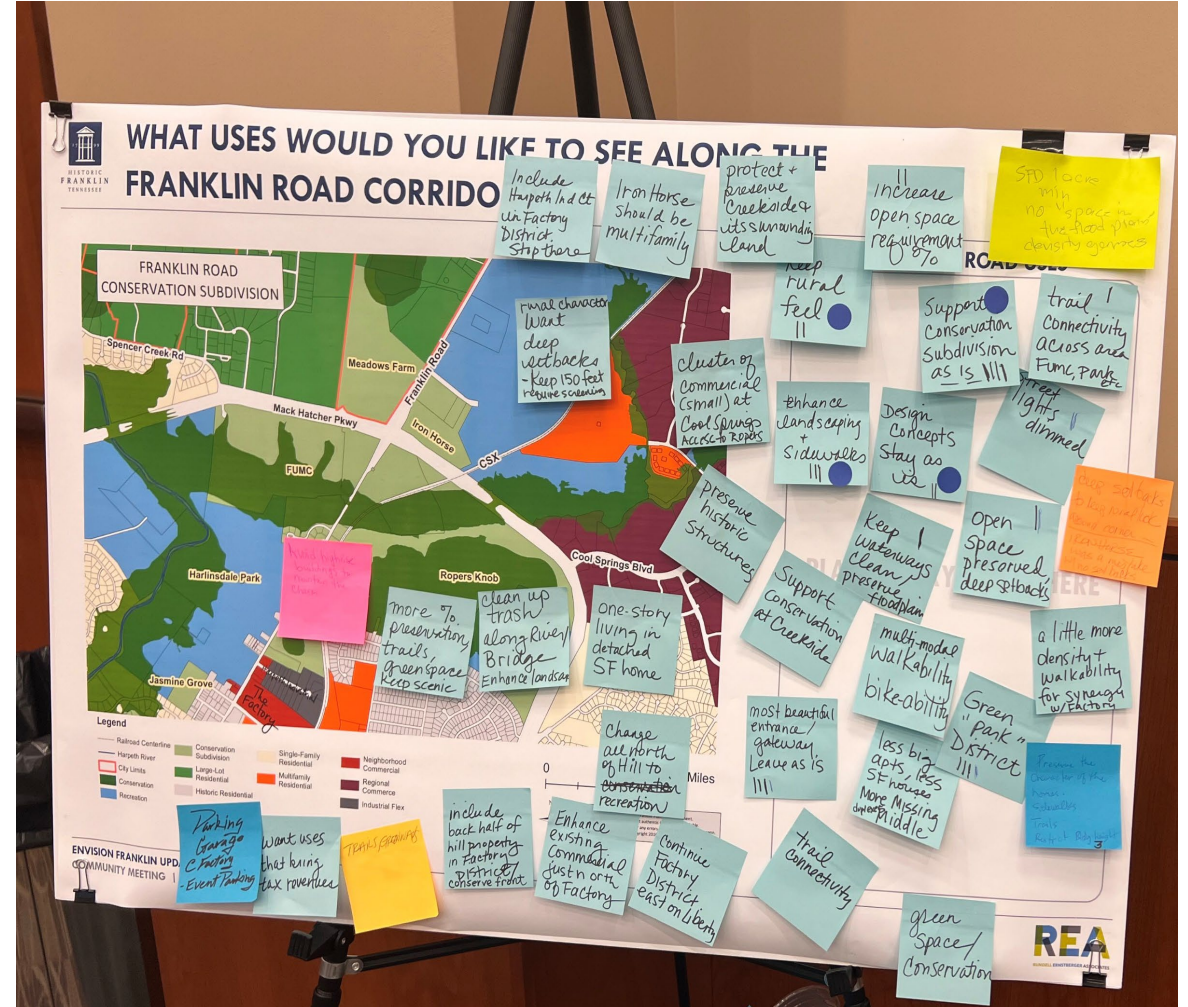




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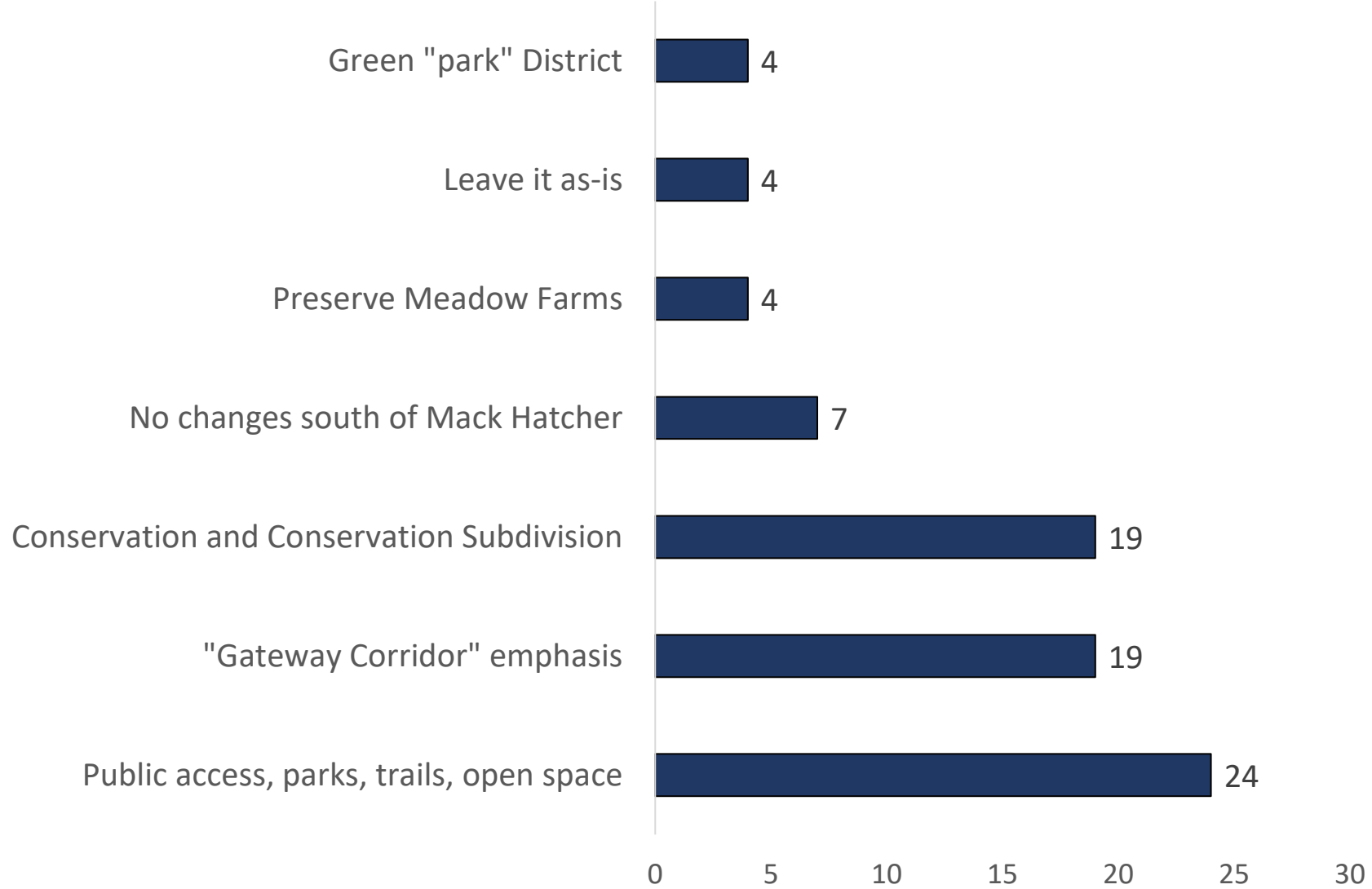


# WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?





# WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?



# WHAT USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?

**WHAT KIND OF LAND USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?**

PLACE STICKY NOTES HERE

- Mixed residential, Conservation Subdivisions
- City should preserve Mayes Creek from U.G.B.
- More parks - better outdoor amenities, more walking/biking paths
- There should be no parking areas, commercial parking lots
- Single family large lots, not enough density, 1 house per 1 acre
- Some of commercial subdivisions, some neighborhoods, conservation, recreation, based on natural beauty
- LEAVE IT RURAL
- Sorence Georgia

— Railroad Centerline    □ Drainage Basin Boundary  
 — Harpeth River    □ Parcels    □ City Limits  
**Envision Franklin Design Concept**  
 ■ Conservation    ■ Mixed Residential    ■ Recreation  
 ■ Conservation Subdivision    ■ Multifamily Residential    ■ Regional Commerce  
 ■ Development Reserve    ■ Neighborhood Commercial    ■ Single Family Residential  
 ■ Large Lot Residential    ■ Neighborhood Mixed Use

REACTOR

**WHAT KIND OF LAND USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?**

PLACE STICKY NOTES HERE

- AS MUCH GREEN SPACE w/ DEVELOPMENT AS POSSIBLE
- FRANKLIN SHOULD LOOK LIKE FRANKLIN
- Low density & no outside subdivisions
- Lots of nature to preserve, walking, biking, etc.
- Green Space - Farmland
- Low density single family lots, with trails, & pedestrian & connectivity to downtown
- No multi-family, No Arts, Multi-Story Family
- More residential of green
- Agri. Development Lower density, some near density, people in a development

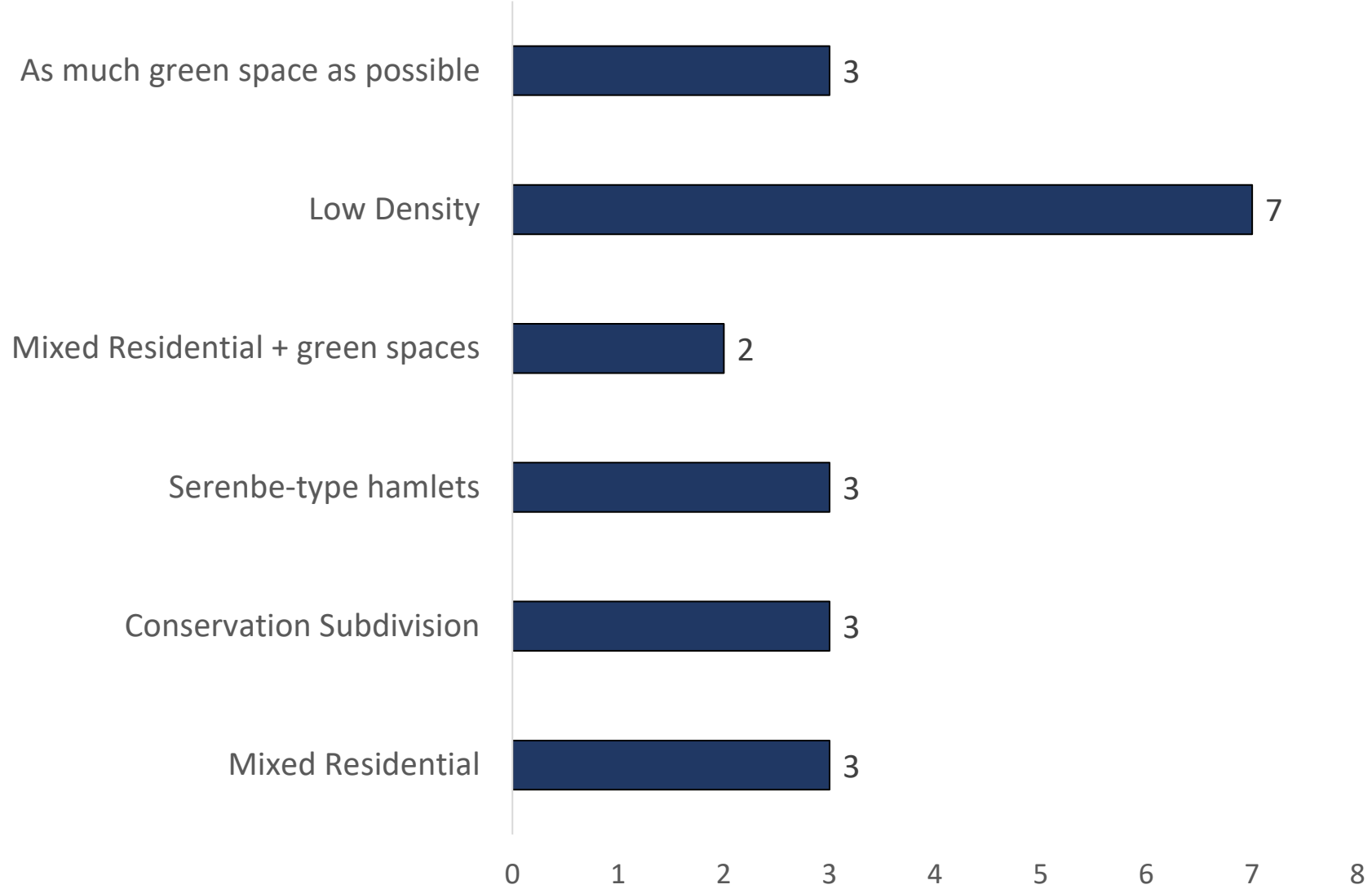
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REACTOR



# WHAT USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?



# HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?

## HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM INTERSTATE-65?

**Legend**

**Building Height**

- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories

Parcels  
City Limits

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REACT

*Why do we need 12 story buildings - they make construction cap city heights at 6-8*

*Low rise high rise Interstate*

*Currently looking pretty good!*

*12 stories is too high. Needs to be 8-10 stories. Or lower.*

*MAX 5 STORIES*

*Decrease height as you move away from interstate. High rises.*

*No more apartment buildings. High rises.*

*East I-65 High Rises. Allow it to be from downtown to East I-65.*

*Don't spread the building out. High rises are better.*

*More tall buildings. Less spread out.*

*Pls. No more apartment buildings. High rises.*

*No more than 5 stories please.*

## HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM INTERSTATE-65?

**Legend**

**Building Height**

- 12 Stories
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Parcels  
City Limits

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REACT

*TRANSECT TRANSITION HEIGHT (12) TOWER*

*No need for 12 stories anywhere.*

*Low rise high rise Interstate*

*12 stories is too high. Needs to be 8-10 stories. Or lower.*

*MAX 5 STORIES*

*Decrease height as you move away from interstate. High rises.*

*No more apartment buildings. High rises.*

*East I-65 High Rises. Allow it to be from downtown to East I-65.*

*Don't spread the building out. High rises are better.*

*More tall buildings. Less spread out.*

*Pls. No more apartment buildings. High rises.*

*No more than 5 stories please.*

*Place stories here*

*Zero 12 stories!*

*No more than 10 to 12 stories.*

*6 stories MAX*

*3-4 stories are the way to go. Close to I-65. Low rise buildings. No more high rises.*

*to stories east of I-65.*

*How tall? Over 10 stories.*

*No more than 12 stories anywhere.*

*12 stories is too high. Needs to be 8-10 stories. Or lower.*

*MAX 5 STORIES*

*Decrease height as you move away from interstate. High rises.*

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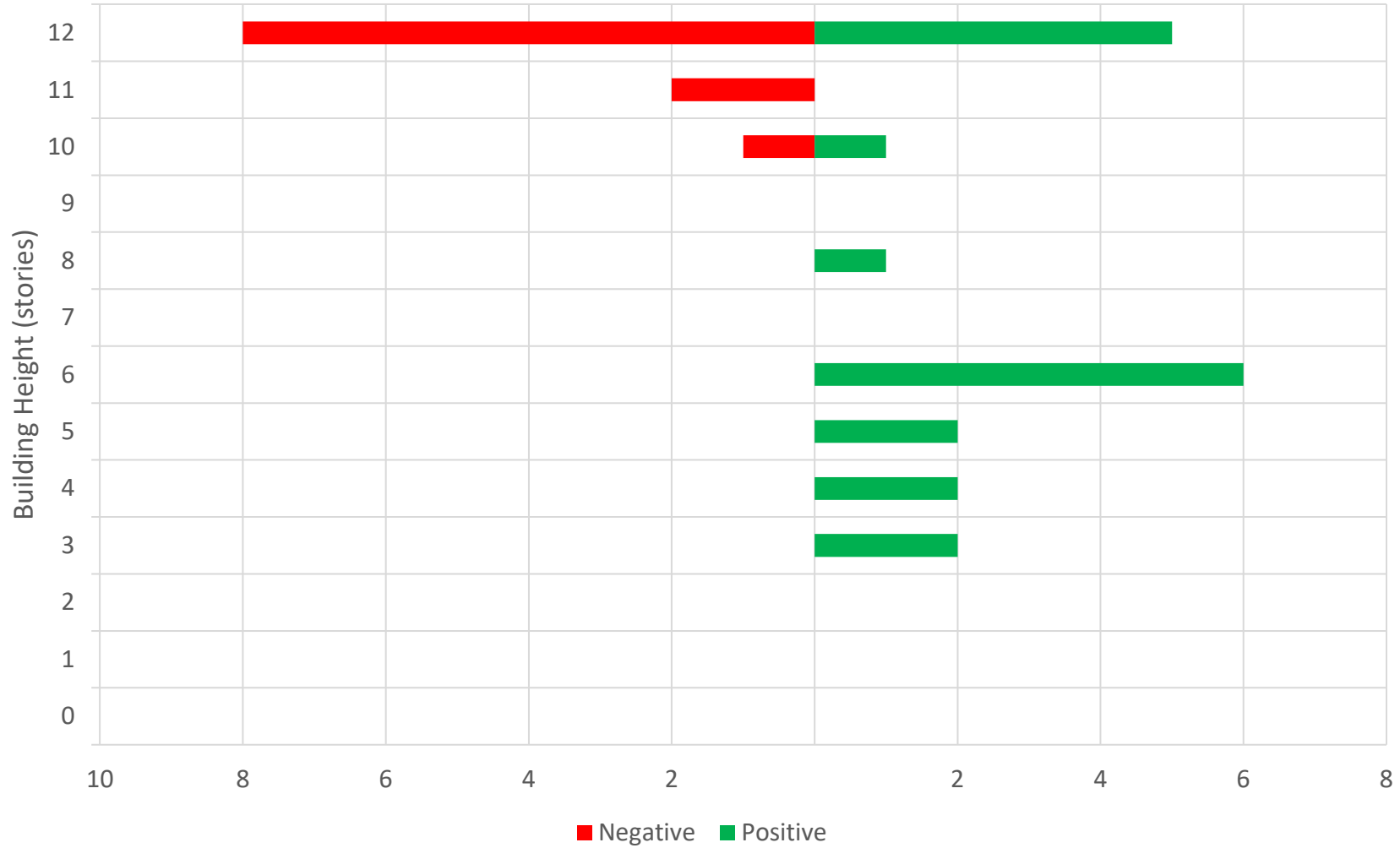
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# HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?

Responses Towards Height Maximums



# WHAT IS MISSING MIDDLE HOUSING?

**WHAT IS MISSING MIDDLE HOUSING?**

Important to plan on this around walkable areas

GROUND-FLOOR 2nd-floor, zero lot line, small yard, HOV 2S option

Love the single family look w/ still open space = courtyard

diverse options so your kids can move here

low options when I'm ready to downsize

Redevelop Strip Corridor by next generation

“Missing Middle” housing is house-scale buildings with multiple units in walkable neighborhoods. Below are more detailed examples of missing middle housing types.

The majority of “Missing Middle” housing types have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court.

Most “Missing Middle” building types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories.

Upper Missing Middle Housing typically have 12 units per building with a maximum of 19 units. They typically deeper buildings, or stories in height. These buildings are included selectively in low-to-moderate intensity neighborhoods or more widely in higher intensity neighborhoods.

Still look like single family

put these in neighborhoods so when I'm ready to downsize I don't have to leave my neighbors

Beautiful

Love this

Love!

REACT

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**WHAT IS MISSING MIDDLE HOUSING?**

Get rid of exclusive single family zoning

Needs to use as transition thing

plan strategically for schools

This can't be done

Great transition

plan strategy early or in areas with existing density & roadways

pricing where more people can stay

where Triplex with each front

where are the trees?

less "shuff in a building" is good

For conservation based subdivision could put this in the landscape strip

Great idea for Columbia or Fairway areas better housing conditions (walkability)

High rise سکولر center for better views

“Missing Middle” housing is house-scale buildings with multiple units in walkable neighborhoods. Below are more detailed examples of missing middle housing types.

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“Missing Middle” building types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories.

“Missing Middle” Housing typically have 12 units per building, a maximum of 19 units. These are deeper buildings, and 3-4 stories in height. These buildings can be actively in low-to-moderate intensity neighborhoods or more widely in higher intensity neighborhoods.

Love! It do it great for more density w/o large scale (courtyard)

Great replac for townhse (fourplex)

Yes! (courtyard)

nice (reside courtyard)

Great near factory (Cherwell)

REACT

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# WHAT IS MISSING MIDDLE HOUSING?

## Duplex (side-by-side and stacked)

- Love duplex (side-by-side) x 2
- Right scale

## Fourplex: Stacked

- Still looks like single family
- Great replacement for townhomes
- Right scale

## Courtyard Building

- Great for more density without large scale
- Yes!
- Nice aesthetic

## Cottage Court

- Love this x 2
- Love single-family feel with still open space = courtyard
- Yes, great for retirees

## Townhouse

- We have a lot of townhomes already

## Multiplex: Medium

- Great idea for Columbia Pike or Factory areas, better transition
- Like the style and size

## Triplex: Stacked


- Beautiful
- Great
- Affordable multifamily
- Triplex with each front. Bozeman, MT
- Great idea for Columbia Pike or Factory areas, better transition

## Live-Work

- Love
- Great near Factory
- Great idea for Columbia Pike or Factory areas, better transition

# HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?

## HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?




think outside box, folks consider houses, big houses down, change way, stock


ARE THERE OTHER USES THAT SHOULD BE CONSIDERED?

- More Townhomes
- Condo Townhomes
- Live/Work For-Band
- Live/Work Townhomes
- Downtown live/work units
- granny flats, accessory zoning
- Town Homes
- Make it find a middle
- Live/Work
- Need higher dens Retail bottom living top
- High density 3-4 stories
- Needs more options of housing types
- Splunk pad
- Live/Work
- Need higher dens Retail bottom living top
- High density 3-4 stories

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## HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?




Regional Commerce is Purple

ARE THERE OTHER USES THAT SHOULD BE CONSIDERED?

- More Townhomes and Purchase options
- MULTIFAMILY + AFFORDABLE
- Need higher dens Retail bottom living top
- High density 3-4 stories
- Need employment housing close to work & services
- Live/Work
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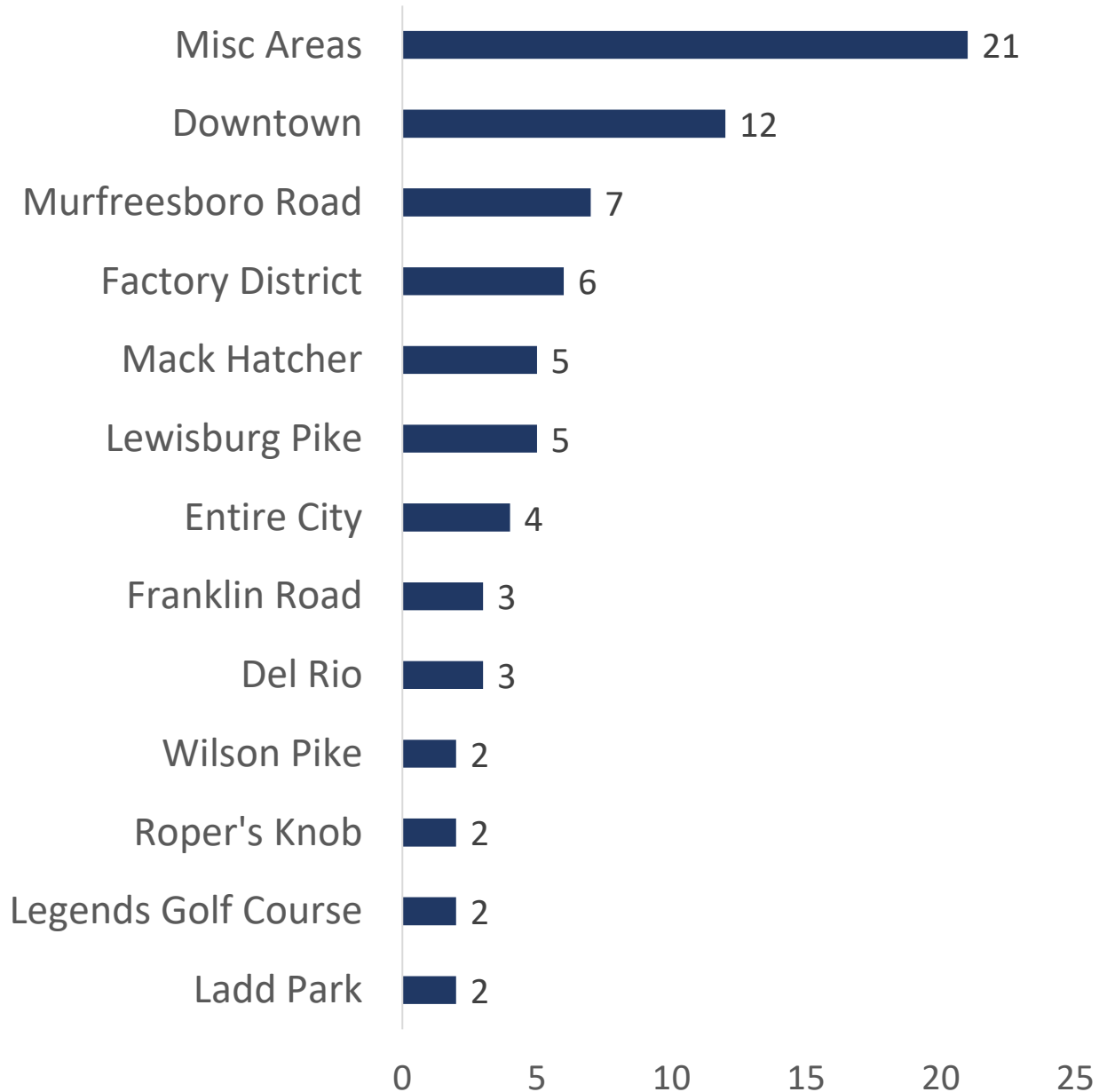
# HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?

- Retail on first floor, living on second floor **x 5**
- Think outside the box, folks. Container houses, biz, keep costs down, diverse housing stock
- Live/work **x 6**
- Form-based
- Splash pad
- Make it TND and walkable
- High and mid-intensity (density) with the Regional Commerce area of Franklin, so mixed-use residential, tall multifamily
- Need more options of housing types **x 4**
- Townhomes **x 7**
- High density to promote transformation from single-use sprawl to walkable urbanism
- Fourplex
- Condos **x 2**
- Granny flats, ADUS
- Low-rise or mid-rise, consistent with Franklin's Historic design, architecturally diverse
- Multifamily **x 2**

- 40% residential should apply to both new and old commercial square footage
- No apartment buildings
- No multifamily of any kind, Franklin should be mostly single family residences. High density = high crime, filth
- Multifamily and attainable
- Senior housing close to regional retail **x 2**
- Often the transition to Regional Commerce to Single Family is too abrupt
- Need employee housing close to work and services



# BIG MAP COMMENTS



## **DOWNTOWN**

- Preserve Silos
- Thoughts on New City Hall

## **MURFREESBORO ROAD**

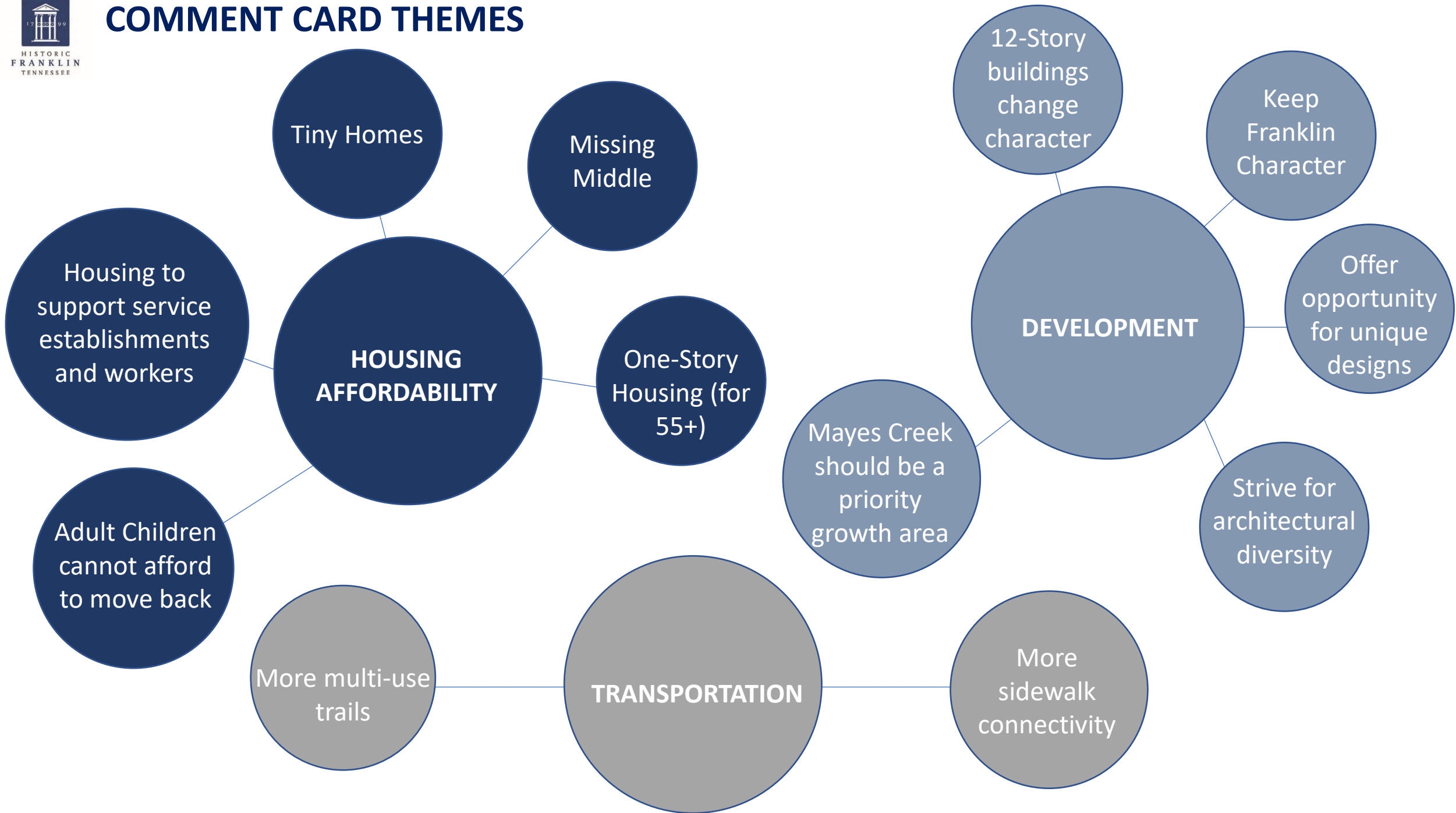
- Improve character
- Clean up area
- Traffic control
- Thoughts on development

## **FACTORY DISTRICT**

- Traffic Control
- Improve Walkability
- More Green Space
- Possible home for Graceworks



# COMMENT CARD THEMES



# Next Steps

**Survey Results Presentation at 5/27/23 Joint Conceptual Workshop**

**Host a second Factory District Meeting**

**Host a BOMA & FMPC Special Joint Conceptual Workshop**

