

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

61

NO

WHAT SHOULD THE
VISION BE?

PLACE STICKY
NOTE HERE



DO YOU THINK ANY GUIDING PRINCIPLES NEED TO BE CHANGED OR REMOVED?

1. MANAGED GROWTH

- Manage growth in ways that account for housing that matches growth- economic vitality
- Controlled growth with be your friend in the future
- 1. Focus more on preserving scenic beauty, more park, more trees, more open/green spaces 5. more open/green spaces keep more trees/add more trees 6. exceptional design- franklin doesn't have to settle for what the builders promote 8. no dividing existing lots to add multiple houses on single lots
- Manage growth, and historic preservation. Don't CA Franklin TN, tax revenue not worth it

2. ECONOMIC VITALITY

- need community service focus so non profits like Graceworks and other serving now are retained and welcomed
- Either a new focus on providing more housing or adding an emphasis on creating new housing within more of the guiding principles other than a policy within #2
- Economic vitality is critical
- 2. Entrepreneurial ventures and investment. Sometimes the fees and costs imposed by the city make it difficult for the "little guy" to thrive and be successful
- Economic vitality and connected community. While this is a good principle it seems to have missed the mark for the working class of franklin (the employees)

3. VIBRANT NEIGHBORHOODS

- Increase diverse housing options- incentivize builders
- neighborhoods- focus specifically on some single family, mostly 1 story homes, particularly for aging in place/over 55 residents who want to remain in Franklin but wish to downsize
- Walkability, diversity of housing



DO YOU THINK ANY GUIDING PRINCIPLES NEED TO BE CHANGED OR REMOVED?

4. HISTORIC PRESERVATION

- 4 should preserve historic buildings and history throughout Franklin not just downtown
- for #4 do not change the zoning from residential to commercial!!

5. NATURAL BEAUTY

- Apartments need more than 5% open space in many areas
- More emphasis on retaining natural beauty (trees, hills)
- Something needs to be added to speak to parks and open space specifically. We need to pay attention to open space (both adding it and protecting it) as we do historic preservation
- 5. Should specifically protect Harlinsdale farm 6. should specifically limit the number of stories of new buildings
- 1. Focus more on preserving scenic beauty, more park, more trees, more open/green spaces 5. more open/green spaces keep more trees/add more trees 6. exceptional design- franklin doesn't have to settle for what the builders promote 8. no dividing existing lots to add multiple houses on single lots

6. EXCEPTIONAL DESIGN

- Focus on vibrant neighborhoods and exceptional design
- Manage transitions! No commercial across/adjacent to SF res
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DO YOU THINK ANY GUIDING PRINCIPLES NEED TO BE CHANGED OR REMOVED?

7. CONNECTED COMMUNITY

- Intermodal transportation network- includes trails, greenways, and sidewalks
- Bike lanes, walking paths, mixed housing and shops
- 9. Balance of innovative traffic and transit for efficient travel with quality of life for residents
- 7 is so important, stress walkability, most important!
- We are way behind on public transportation
- Economic vitality and connected community. While this is a good principle it seems to have missed the mark for the working class of Franklin (the employees)
- Walkability, diversity of housing

8. CONEXT-RESPONSIVE INFILL

- #8 the City should hold itself to this same standard
- 1. Focus more on preserving scenic beauty, more park, more trees, more open/green spaces 5. more open/green spaces keep more trees/add more trees 6. exceptional design- Franklin doesn't have to settle for what the builders promote 8. no dividing existing lots to add multiple houses on single lots

OTHER THOUGHTS FOR GUIDING PRINCIPLES

- Diverse and welcoming for all
- City stakeholders should have housing max 30% of income
- Stormwater issues. Music Museum and attendant concert venue
- Public art



WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?

DESIGN

- Franklin charm/ character, Franklin/Downtown masonic lodge **X 1**
- No neon
- More scrutiny for areas that are transition zones between commercial and residential **X 1**
- Limit height of buildings to preserve views, no building on hillsides **X 1**
- Nothing higher than 5 stories
- No more large subdivisions like fieldstone farms, McKay's Mill... west haven is so spread out that 3/4th of the residents are removed from easy access to the amenities and commercial. Rethink layout, but no more large subdivisions. Plus the HOA's are not sustainable in these large communities
- And not everything has to be so dense. Plus, not every development needs to be brought up to the street

GROWTH CONTROL

- Larger lots. Limit infill in downtown
- Limit infill within the mack hatcher loop
- Take a small "local business first" approach
- More local business vs corporate/chains, no starbucks
- Traffic control which supports growing population without becoming a vehicle centric commuter town- affordability for all residents
- Stop growing take care of what you have
- Don't California Franklin (as a CA resident)
- No more large subdivisions like fieldstone farms, MCKay's Mill... west haven is so spread out that 3/4th of the residents are removed from easy access to the amenities and commercial. Rethink layout, but no more large subdivisions. Plus the HOA's are not sustainable in these large communities
- And not everything has to be so dense. Plus, not every development needs to be brought up to the street
- Limited homes left/ Centralized commercial/ West haven have walkability accessibility

HISTORIC PRESERVATION

- Historic preservation in Franklin, best use
- Lower density at historic sites need to preserve sites settings
- Expand historic zoning areas
- Protect the historic district from over building
- Maintaining character of Franklin- Historic preservation in appropriate areas. Area around factory- no storage units connectivity to downtown Franklin. Extension of paths and green space along Harpeth. Housing- no corporate owned rentals
- Preserve the "silos" that are downtown on 1st. Help existing neighborhoods by adding sidewalks and encouraging fiber network
- No building in flood plain preserve open space, gateway view sheds preserve CW battlefields



WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?

HOUSING

- Maintaining character of Franklin- Historic preservation in appropriate areas. Area around factory- no storage units connectivity to downtown Franklin. Extension of paths and green space along Harpeth. Housing- no corporate owned rentals
- More townhomes and condos rather than single family houses- Housing x 1
- Attainable housing
- Intentionality towards true sustainable, affordable/attainable housing
- Housing for kids that grew up here x 1
- Housing Cost x 1
- Housing- incentivize developers
- Work force housing at different levels rental and homeownership
- Housing options
- Diverse housing stock reintroduce inclusive zoning and deed restrict
- Affordable/work force housing
- Workforce housing (Density)
- More housing to match growth. Supply and demand balance
- Preserve existing stock
- Would like to see more workforce housing
- Housing
- More Housing
- Workforce housing
- No more apartments unless rent can be controlled
- Work force housing and Housing
- Attainable housing- explain to county the tradeoffs
- Housing
- No more apartment bldgs

- Encourage development with a wide mix of housing types that allow transitional housing with aging
- workforce housing
- Creating a more diverse housing stock to serve our existing and changing workforce
- Limited homes left/ Centralized commercial/ West haven have walkability accessibility
- Housing affordability, walk/bike trail connections
- Attainable housing and accessible Transportation
- Communities of single family housing, no more giant complexes without yard space, more connectivity and trails between neighborhoods, some areas near downtown look abandoned and rough, can these be re-upped?
- Health of the Harpeth River. Responsible growth which includes "affordable" housing. Set aside green space in new neighborhoods. Protect farms.
- Better Traffic studies, workforce housing, no floodplain development
- Traffic control, Housing, walk/bike paths throughout

MISC

- Crime is running rampant in Franklin
- Masonic Lodge
- 1st Floor commercial and 2nd floor residential
- Ensuring that land use categories do not send a "you're not welcome" message to a non-profit like Graceworks



WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?

NATURE

- Natural beauty- #5 clean up the banks and trim up the trees on banks of Harpeth to improve the beauty of the rivers (especially on either side of bridge between downtown and the Factory)
- 1. Light pollution 2. Protect the Harpeth x 1
- Protecting the Harpeth, Use of native plant for wildlife x 1
- Greenspace should be maintained
- Community gardens x 1
- Don't allow home to be built in flood plains
- Flood plains x 1
- More green spaces. More trees.
- Incorporation of more green space to achieve #1 guiding principle
- Intentionality plan rural areas, need small ag properties, ok to have 5+ acre lots for small ag
- Conservation subdivision is a broken tool. It needs to have densities set and allow for a better mixture of product, density and commercial uses, while establishing a max DWA
- Can paddle and fish in Franklin- Love Harpeth
- 5. Natural beauty- do the tools include site visits and design layout considering existing beauty?
- Clean rules of floodplain development
- Preserve greenspace (especially city owned)
- Connectivity of trails, greenways between neighborhoods, schools
- More conservation through density

- Must allow heavy density within and near our centers and arterial corridors to also preserve natural beauty beyond. Density within existing commercial areas will support those uses and place Traffic where it needs to be.
- Invest/buy land- preserve beauty
- No building in flood plain preserve open space, gateway view sheds preserve CW battlefields
- Health of the Harpeth River. Responsible growth which includes "affordable" housing. Set aside green space in new neighborhoods. Protect farms.
- Better Traffic studies, workforce housing, no floodplain development
- Traffic control, Housing, walk/bike paths throughout

UTILITIES

- Need to extend city sewer on Franklin Rd from downtown to Mack hatcher
- Stormwater/walkability
- Preserve the "silos" that are downtown on 1st. Help existing neighborhoods by adding sidewalks and encouraging fiber network



WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?

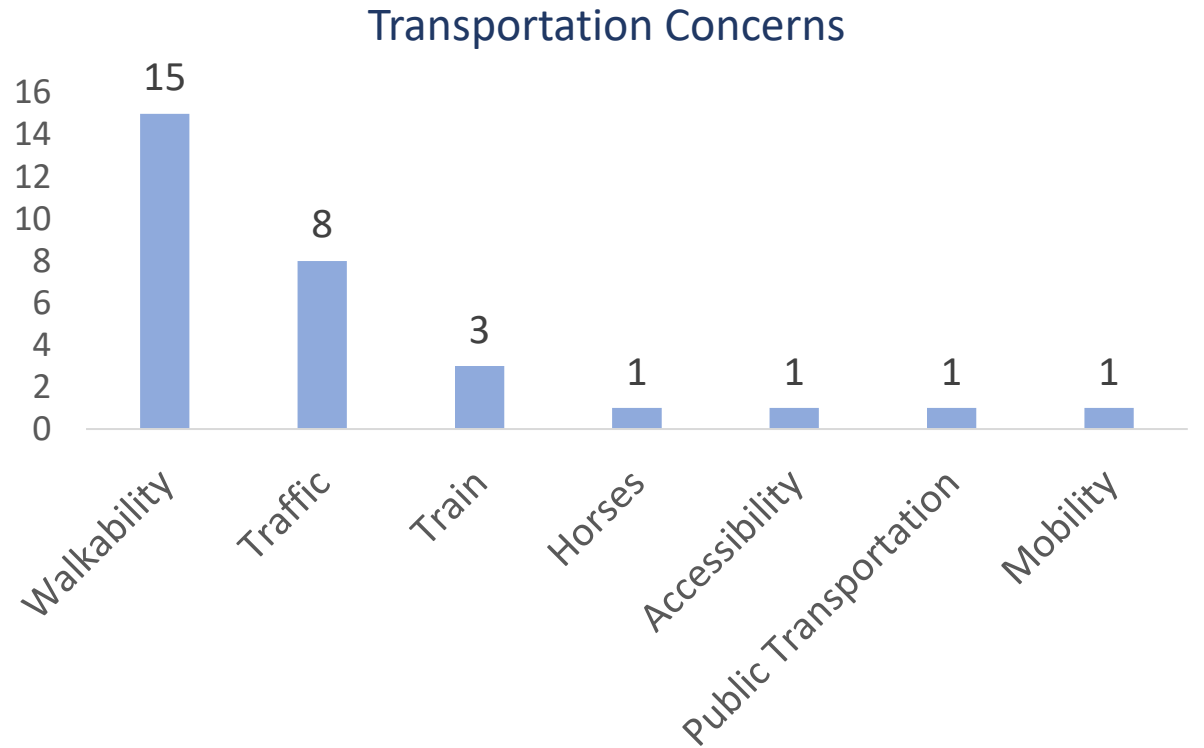
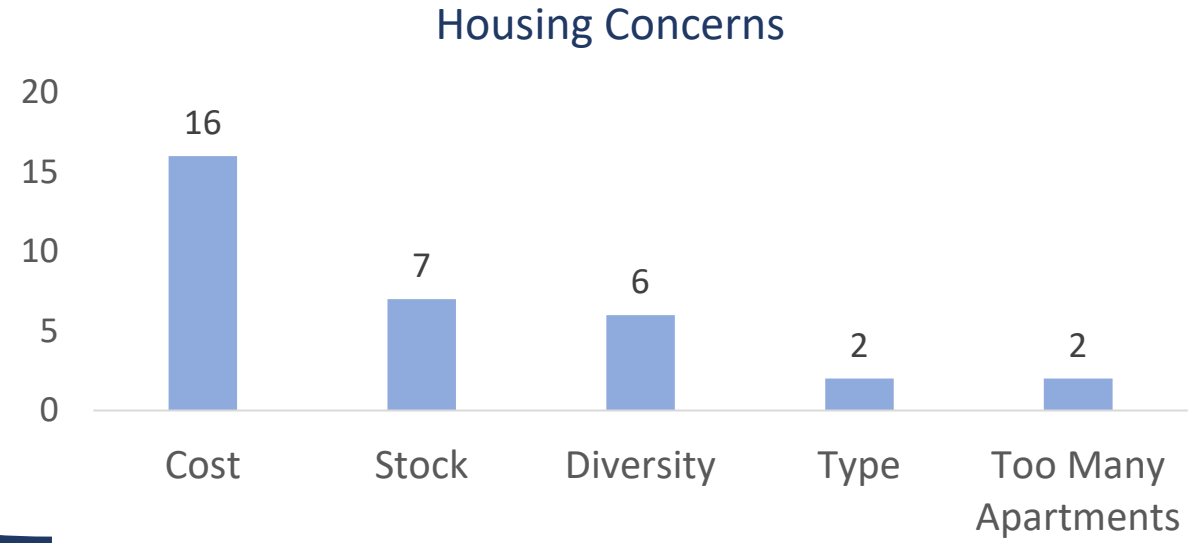
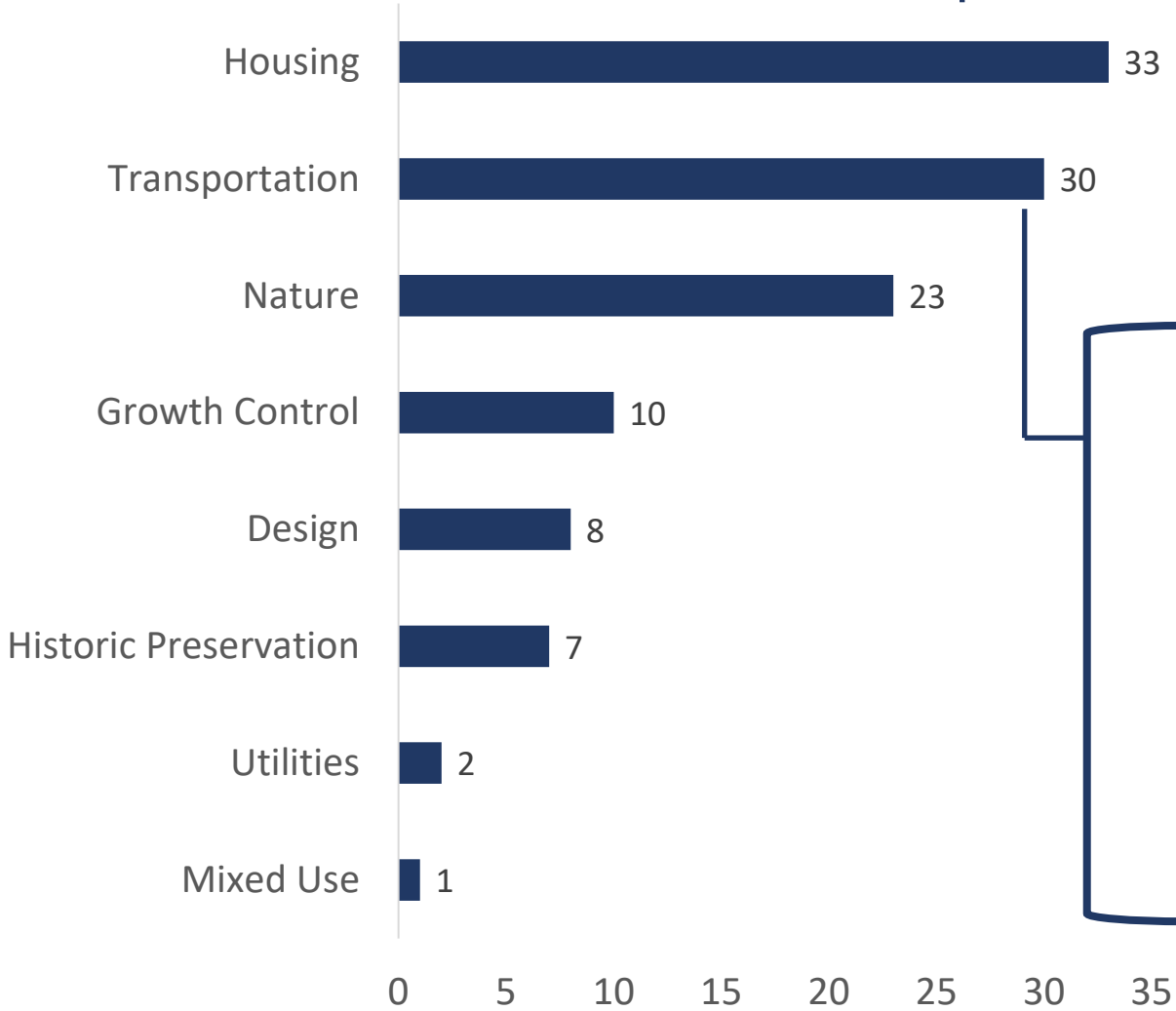
TRANSPORTATION

- Maintaining character of Franklin- Historic preservation in appropriate areas. Area around factory- no storage units connectivity to downtown Franklin. Extension of paths and green space along Harpeth. Housing- no corporate owned rentals
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- Limited homes left/ Centralized commercial/ West haven have walkability accessibility
- Housing affordability, walk/bike trail connections
- Attainable housing and accessible Transportation
- Communities of single family housing, no more giant complexes without yard space, more connectivity and trails between neighborhoods, some areas near downtown look abandoned and rough, can these be re-upped?
- Rail system Franklin to Nashville
- Rebuild train depot
- Walkability
- Connectivity between homes and Factory to downtown - transportation links
- Connectivity regardless of existing NIMBY's/ promote and/or incentivize density in key existing infrastructure areas
- Pedestrian/bike path connectivity to downtown from south end of town (and all directions) **x 1**
- Expand shared use paths and bike lanes network
- Rail transportation from Franklin to Nashville **x 1**
- Bike-friendly road. Local service to major subdivision **x 1**
- Finish/expand Mack hatcher from hwy 96 to Columbia Ave and pave now

- Walkability all over Franklin
- Affordability mobility across region and locally
- Can ride horses into Franklin
- 1st/main turn lane/pass lane needed
- Residences to walkability to shops, open space, turn lanes, types church main?
- Traffic Management
- Franklin has public Transportation/ metro Transportation increases crime
- Traffic problems?
- Walkability
- Traffic control cool springs has not become better
- Take advantage of hwy 96 expansion. Keep Traffic out of Franklin by focusing development East of I 65
- Better Traffic studies, workforce housing, no floodplain development
- Traffic control, Housing, walk/bike paths throughout
- Stormwater/walkability



WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?





WHAT ARE EXISTING IMPORTANT OR MEMORABLE DESTINATIONS IN FRANKLIN?

DOWNTOWN

- Downtown Neighborhoods, Walkability, accessibility
- Downtown Franklin, Factory, Harlinsdale, Battleground-historic locations, The Harpeth, Parks, Pinkerton
- Downtown – make sure small retail can survive and not all high end
- Downtown Franklin, The Factory, Harlinsdale, Harpeth River
- Downtown, Culture, Character
- Main Street, Downtown
- Maintain Historic Charm of Downtown x 1
- Main Street Downtown, The Factory, Historic Homes, All of our Parks
- Main Street, Pinkerton Park
- Main Street
- Main Street, Carters Creek, Harlinsdale
- Walking through historic neighborhoods surrounding downtown Franklin
- Franklin Theater x 1
- Historic Downtown

HARLINSDALE FARM/ OTHER CITY PARKS

- Harlinsdale Farm
- Harlinsdale – Keep Up the Good Work, Hayes House, Bridge from Chestnut Bend, Keep Developing Plans for the city, FOPP + City = Good Partnership, We love Lisa Clayton and Torrey Barnhill
- Harlinsdale, Factory x 2
- Open Green Space and Harlinsdale
- Harlinsdale x 3
- Harlinsdale, Factory, Downtown Franklin, Leiper’s Fork, Natchez, Berry Farm
- Downtown Harlinsdale and All Parks, Factory
- No Development of Harlinsdale Ever! Farm, Love Pilgrimage Festival
- Bicentennial Park
- Parks! More Green Space, Preserve the Harpeth River, Downtown, gateways and Franklin Rd., 96
- Mountain Bike Trail

PINKERTON PARK

- Pinkerton Park x 1
- Pinkerton Park, The Factory, Cool Springs Galleria
- Pinkerton Parks, Rural Farms + Estates, Harlinsdale

HARPETH RIVER

- Harpeth
- Protect the Harpeth, Harlinsdale, Civil War Houses/Battleground, Open Space x 1
- Harpeth x 1
- Harpeth River, Harlinsdale, Factory, Franklin Theater, Franklin Courthouse, Farmlands, Arrington Vineyards
- Harpeth Canoe Launches and Trails + Access + Long Distance Trails
- Floating the Harpeth, Downtown, Factory
- Factory, Harpeth River kayak

CIVIL WAR SITES/HISTORIC SITES/HARD BARGAIN

- Hard Bargain
- Civil War Sites, Masonic Lodge, Square, Farms, Parks
- Downtown Franklin, All Civil War Sites
- Continue Efforts to Expand African American History Story, BOMA and other organizations have been doing a great job.
- Continue to Build Out the Civil War Battlefield Sites especially Carter Hill Battlefield Park
- Hard Bargain, Natchez, USCT Color Troop Statue, Carnton
- Lotz House, Carter House, Carnton
- House Museums

THE FACTORY

- Promote the Factory District, Middle 8
- The Factory and Downtown Area
- The Factory, Harlinsdale, Town Square
- Franklin Road
- The Factory
- Factory, Historic District, Pinkerton Park
- Factory, Cool Springs Galleria, Parks, Historic District

FARMER’S MARKET

- Farmer’s Market
- Farmer’s Market
- Farmer’s Market, Downtown, Factory, Civil War Destinations

COOL SPRINGS

- Cool Springs Mall and Surrounding area
- Cool Springs, Downtown, All Parks

NEIGHBORHOODS

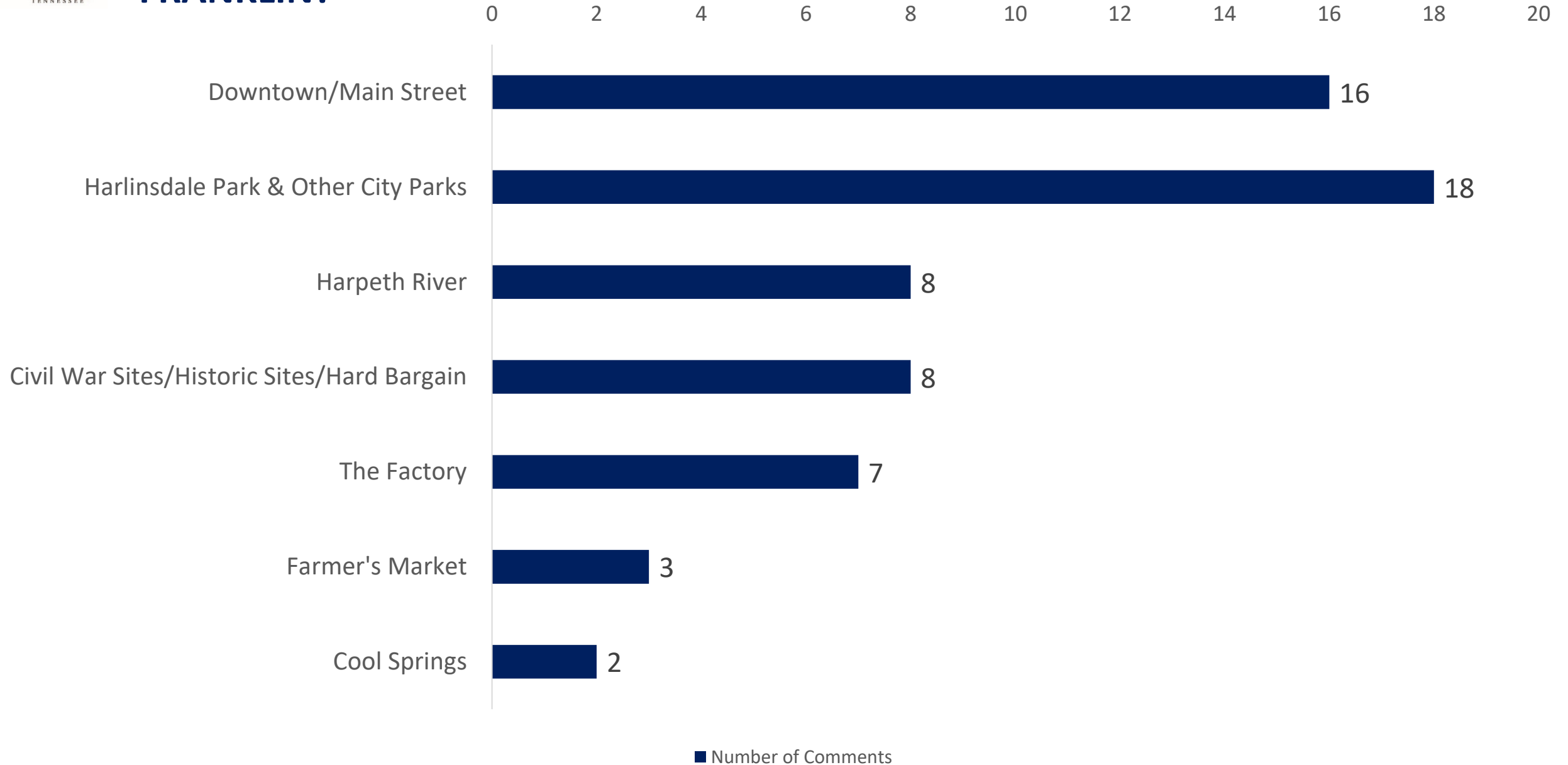
- All our Neighborhoods are Special
- Neighborhoods with Mixed Uses and Open Space

MISC

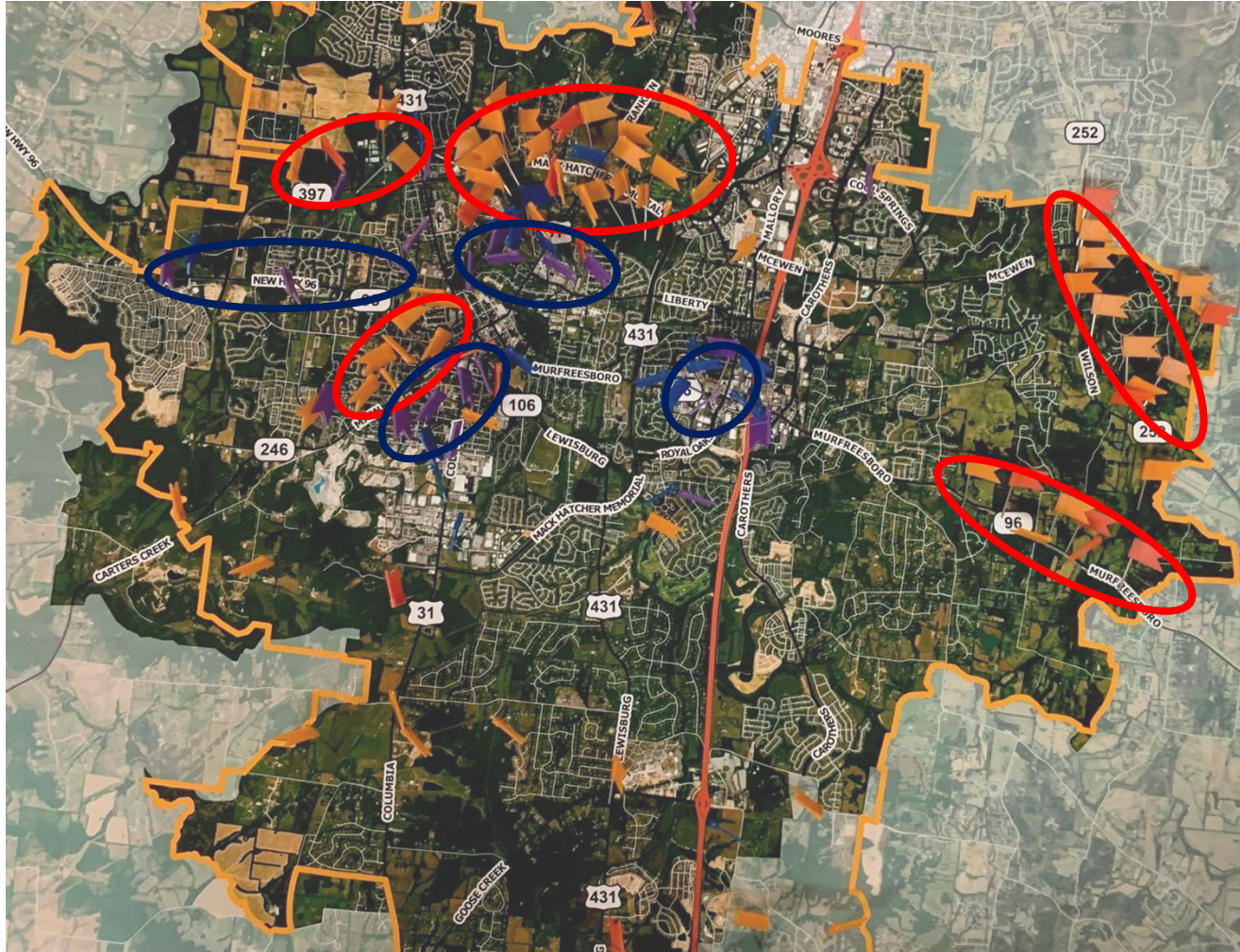
- Rober’s Knob
- Preserve Corner of Mack Hatcher and Franklin Road
- Columbia State C.C.
- Gateway Village Area



WHAT ARE EXISTING IMPORTANT OR MEMORABLE DESTINATIONS IN FRANKLIN?

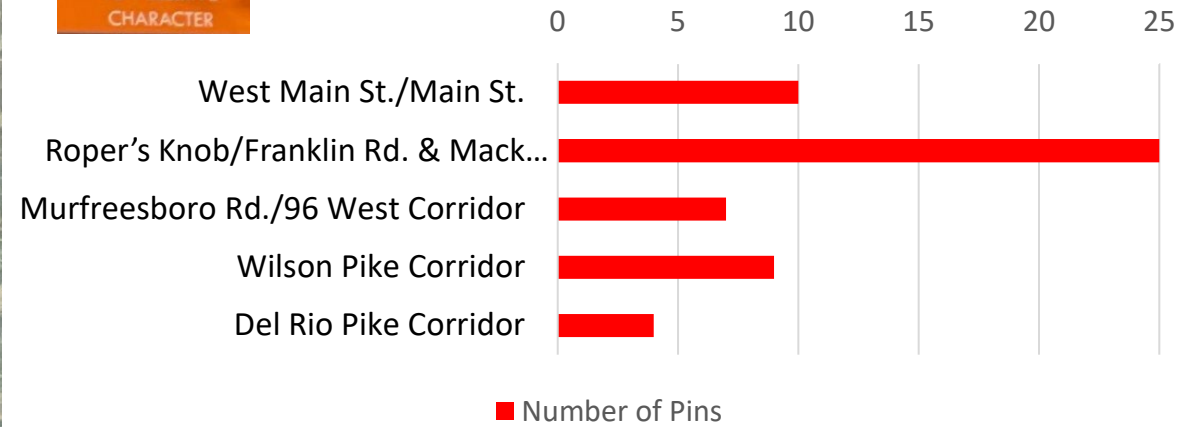


WHERE SHOULD COMMUNITY CHARACTER BE PRESERVED AND WHERE SHOULD IT BE ENHANCED?



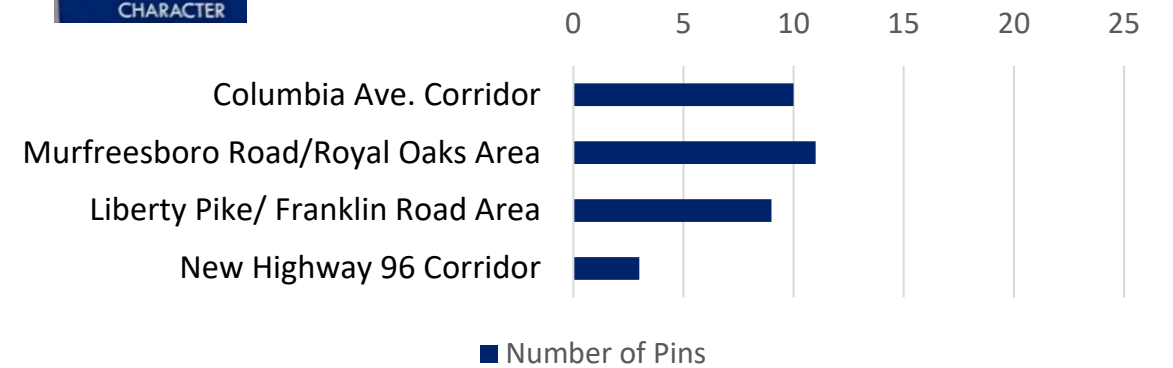
PLACE A RED OR ORANGE PIN IN AREAS TO PRESERVE CHARACTER

AREAS TO PRESERVE CHARACTER



PLACE A PURPLE OR BLUE PIN IN AREAS TO ENHANCE CHARACTER

AREAS TO ENHANCE CHARACTER





COMMUNITY CHARACTER?

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

HISTORIC NEIGHBORHOODS, BUILDINGS, & CIVIL WAR SITES

- All Neighborhoods already historic, no tall skinnies
- Historic Natchez needs preserved
- Natchez Street and Hard Bargain Neighborhoods are the only African American neighbors still existing in the City that were established after the Civil War.
- Natchez + Hard Bargain + Hill Estate + Rolling Meadows, These historic and minority populated areas need to be preserved and maintained for affordable housing options.
- Natchez and Downtown
- Downtown/Main Street
- Historic Building Facades
- Historic buildings, civil war sites, open space
- Preserve Historic Character, Small Business, Main Street
- Historic neighborhoods, homes should remain homes not become business.
- Franklin Masonic Hall National Historic Landmark – Assist the lodge in preserving what is possibly the most significant historic building in Franklin/Williamson County which was an early meeting place for countless organizations.
- Masonic Hall, Train Depot
- Downtown historic vibe, variety of architecture, no masterplan communities and apartments
- Small town feel, historic downtown
- Silo Property on First Avenue S.
- Preserve silo & adjacent property for green space
- Ave community, historic vistas, rural hills, historic buildings, more access, connectivity

OPEN SPACES, GREEN SPACES, AND HILLTOPS

- Roper's Knob + hillsides along Franklin Rd and Mack Hatcher
- Preserve Historic, Natural, Open Space
- Preserve the Open greenspace, the farms + beauty. Don't over develop, concrete jungle, Don't CA Franklin, TN!!
- Bicentennial Park – Preserve & Enhance green space around
- City owned Creekside property remain public greenspace enhanced by Friends of Franklin Parks vision.
- All hilltops, No clear cutting for views
- Beautiful land. Protect hillsides and material resources especially by Harpeth River
- Green spaces x 2
- Historic character, brick buildings and good landscaping at commercial areas, integration of green space, bike paths, walking trails, connectivity

GATEWAYS, SCENIC CORRIDORS & RURAL AREAS

- Franklin Road, Harlinsdale Gateway Streetscape
- Scenic roads, Lewisburg Pike, S. Columbia, Franklin Rd.
- Del Rio Pike's rural character of farms, stone walls along river
- Preserve rural character as much as possible
- Franklin is in heart of rural heartland – Embrace it.
- Rural character of Franklin Rd.
- Mack Hatcher & Franklin, gateway to community, keep open farm
- Enhance Columbia Avenue- Do something about one-story old business buildings, retention of narrow streets downtown

AFFORDABLE HOUSING

- Affordable (non-heritage) elder housing
- Affordable homes, starter homes, affordable multi-family, cluster neighborhoods on smaller lots (like fieldstone farms)

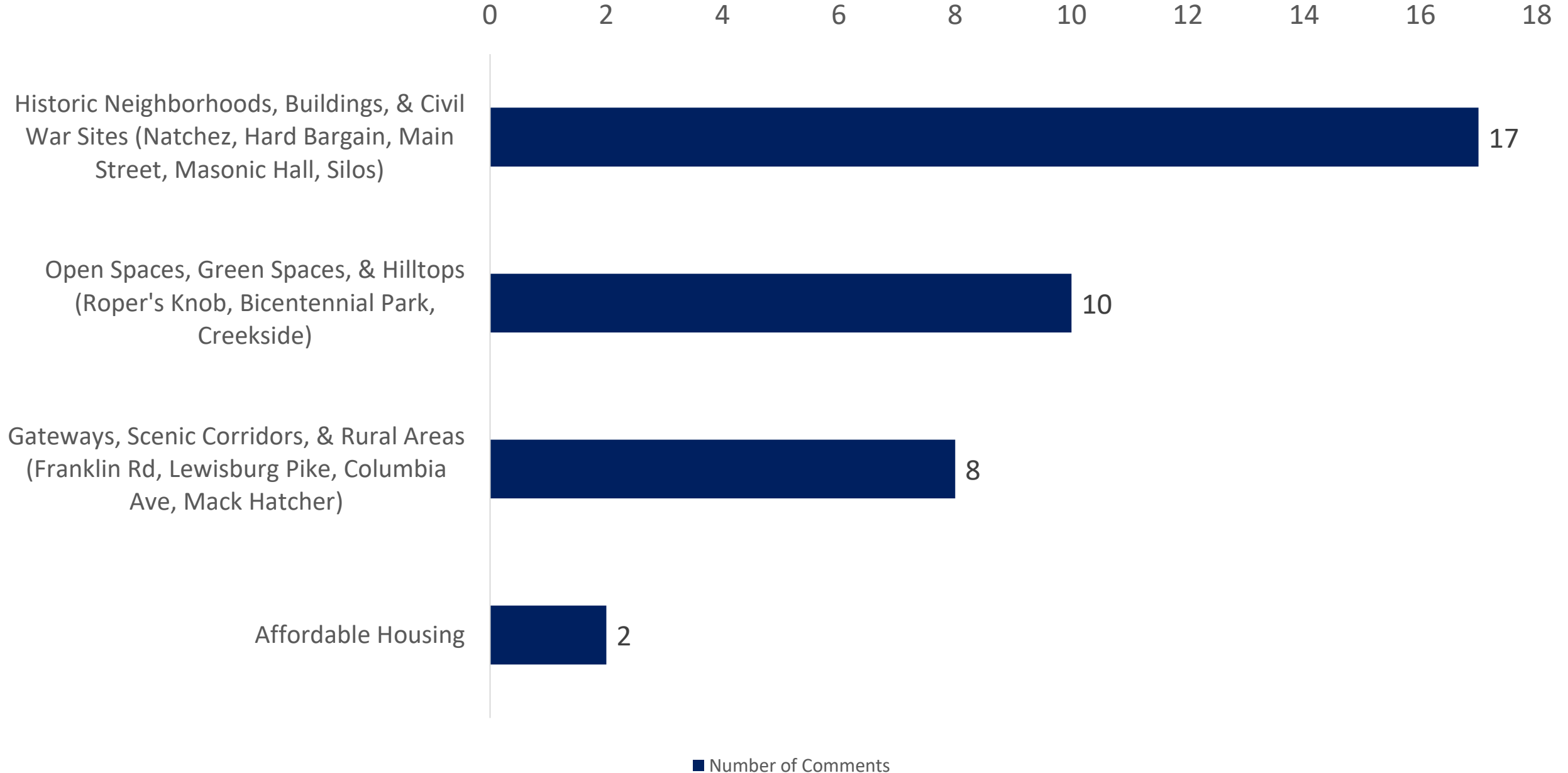
MISC

- Hospitality and Open Hearts
- Adequate free parking downtown
- Much more apartments and condos hidden from thoroughfare view
- Architecture
- Single family home neighborhoods
- The charm and character of the entirety of Franklin needs to be preserved. Yes!
- Grant Park residences, 50 homes gated community, keep it quaint safe and secure!
- We have the best Mayor and best group of Aldermen. Keep up the good work.
- Non-chain business and shops and retail x 1



COMMUNITY CHARACTER?

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





COMMUNITY CHARACTER?

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

WALKABILITY/CONNECTIVITY/RIVERWALK

- Walkability/Sidewalks
- Enhance Walkability, Connectivity
- Walkable urbanism – streetscapes & creativity & density
- Develop Riverwalks
- Access to river by pedestrians with more access points/use the river + banks for greenway to move people connect neighborhoods.
- Connections between The Factory & Harlinsdale and how they can enhance this whole corridor
- Access to Park crosswalk improvement x 1
- Riverwalk x 1
- Walkable x 1

GATEWAYS INTO TOWN 96 EAST/FRANKLIN RD/MURFREESBORO RD, COLUMBIA

- 96 East Gateway need improvement to reflect historic Franklin
- Mack Hatcher and Franklin Road as another nice-looking entry/welcome to Historic Franklin from the North side
- Murfreesboro Road and Columbia Road Coming to downtown
- Columbia Pike from police station – away from town to Kroger
- Roads need improvements x 1
- Murfreesboro road between 65 and downtown
- Continue character of downtown Franklin down Columbia Ave.

HISTORIC SITES, BUILDINGS, CHARACTER

- Civil War Sites
- Hard Bargain
- Silo Property Enhance
- Masonic Hall preservation
- Enhance Park land, access to History like Roper's Knob through trails
- Downtown historic homes, green space – parks, battlefields, Harpeth River
- Preserve historic character throughout, improve the corridor to downtown
- Preserve historic character throughout, plantings should be added, remove non-functional signs

SPECIFIC AREAS MENTIONED

- Responsible growth from cargo airport, small industrial complex, truck traffic revenue for City of Franklin
- Load up Cool Springs with residential multi-family in the commercial areas. Allow ex. Commercial s.f. to county towards the 45% of "RC6/12" rule without rezoning. Allow all residential neighborhoods to incorporate neighborhood commercial.
- Strip Mall (Hillsboro/Farmer), Kroger, goodwill, dollar general, etc.

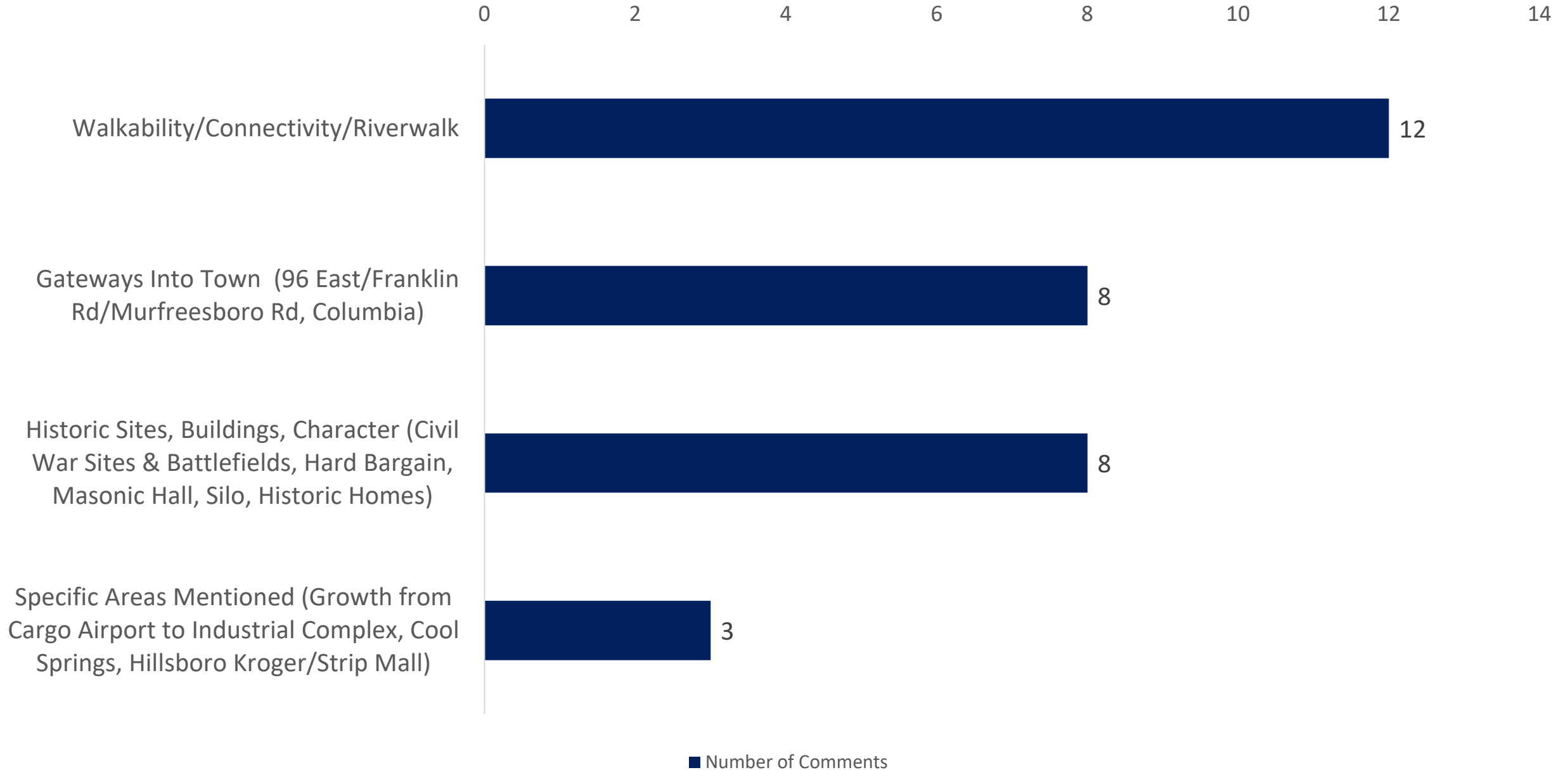
MISC

- No more dense developments
- Over densification, commercial sprawl
- Envision Franklin – Zoning – Form
- Remove road blocks to apply Envision Franklin
- Air Quality
- Harlinsdale park enhance the use of space for groups
- The Factory Arts + Entertainment District



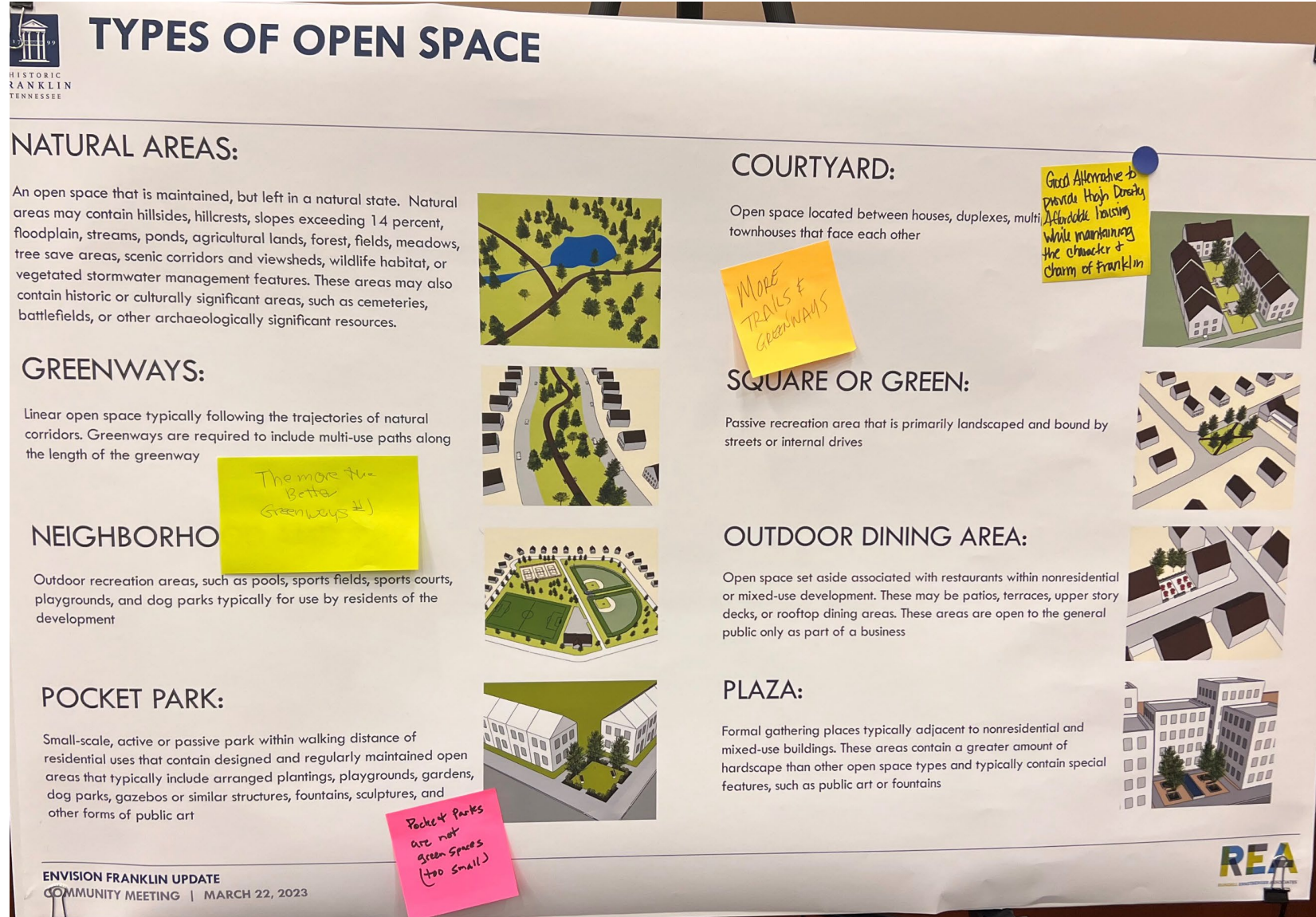
COMMUNITY CHARACTER?

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



TYPES OF OPEN SPACE

- The more the better greenways
- More trails and greenways
- Good alternative to provide high density affordable housing while maintaining the character + charm of Franklin
- Pocket parks are not green spaces (too small)




TYPES OF OPEN SPACE

HISTORIC FRANKLIN TENNESSEE


NATURAL AREAS:

An open space that is maintained, but left in a natural state. Natural areas may contain hillsides, hillcrests, slopes exceeding 14 percent, floodplain, streams, ponds, agricultural lands, forest, fields, meadows, tree save areas, scenic corridors and viewsheds, wildlife habitat, or vegetated stormwater management features. These areas may also contain historic or culturally significant areas, such as cemeteries, battlefields, or other archaeological significant resources.



COURTYARD:


Open space located between houses, duplexes, multi townhouses that face each other



Good Alternative to provide High Density Affordable Housing while maintaining the character + charm of Franklin

GREENWAYS:


Linear open space typically following the trajectories of natural corridors. Greenways are required to include multi-use paths along the length of the greenway



MORE TRAILS & GREENWAYS

NEIGHBORHOOD:


Outdoor recreation areas, such as pools, sports fields, sports courts, playgrounds, and dog parks typically for use by residents of the development



The more the better Greenways !!

POCKET PARK:


Small-scale, active or passive park within walking distance of residential uses that contain designed and regularly maintained open areas that typically include arranged plantings, playgrounds, gardens, dog parks, gazebos or similar structures, fountains, sculptures, and other forms of public art



Pocket Parks are not Green Spaces (too small)


SQUARE OR GREEN:

Passive recreation area that is primarily landscaped and bound by streets or internal drives




OUTDOOR DINING AREA:

Open space set aside associated with restaurants within nonresidential or mixed-use development. These may be patios, terraces, upper story decks, or rooftop dining areas. These areas are open to the general public only as part of a business




PLAZA:

Formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features, such as public art or fountains

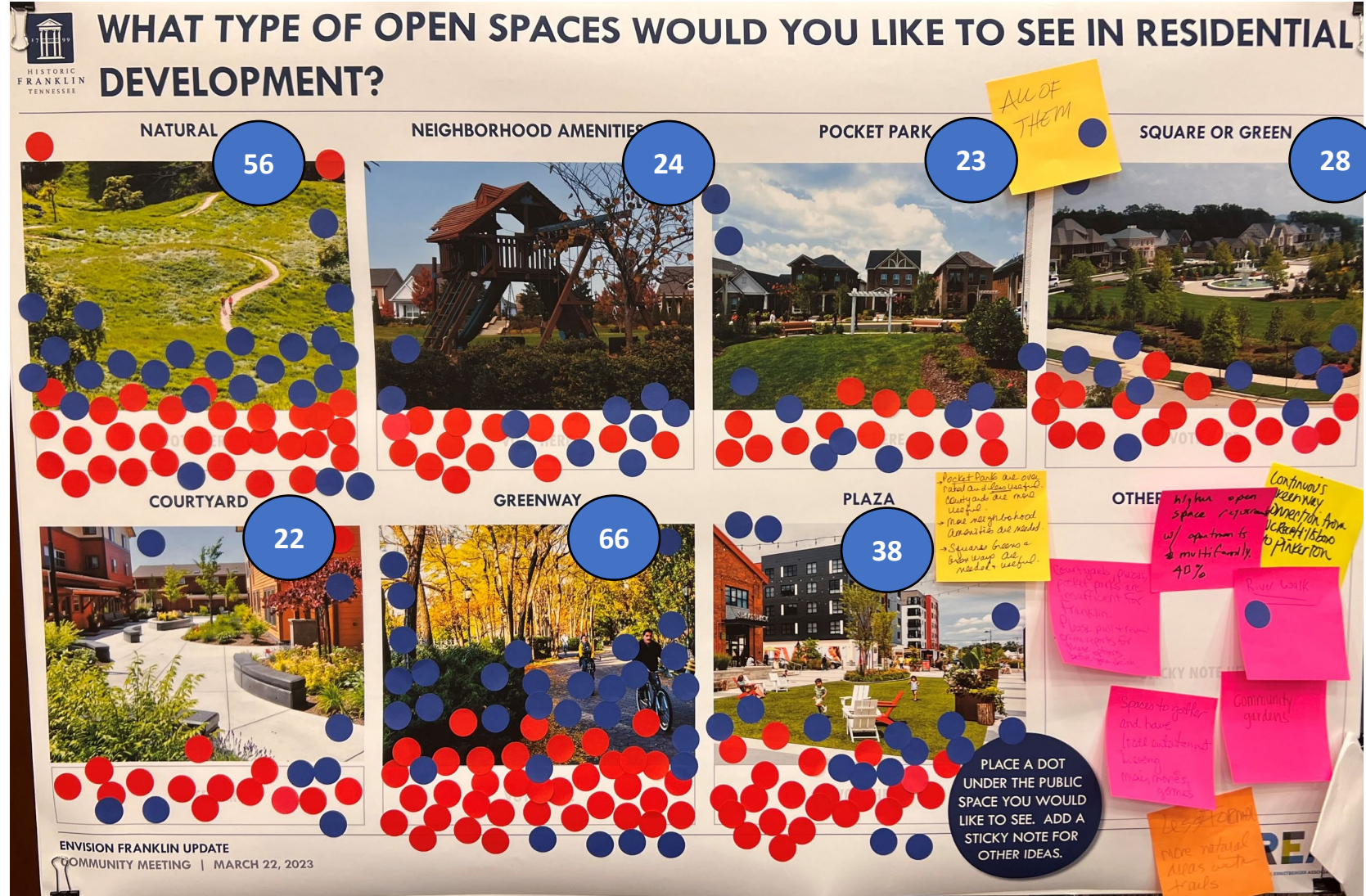


ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023



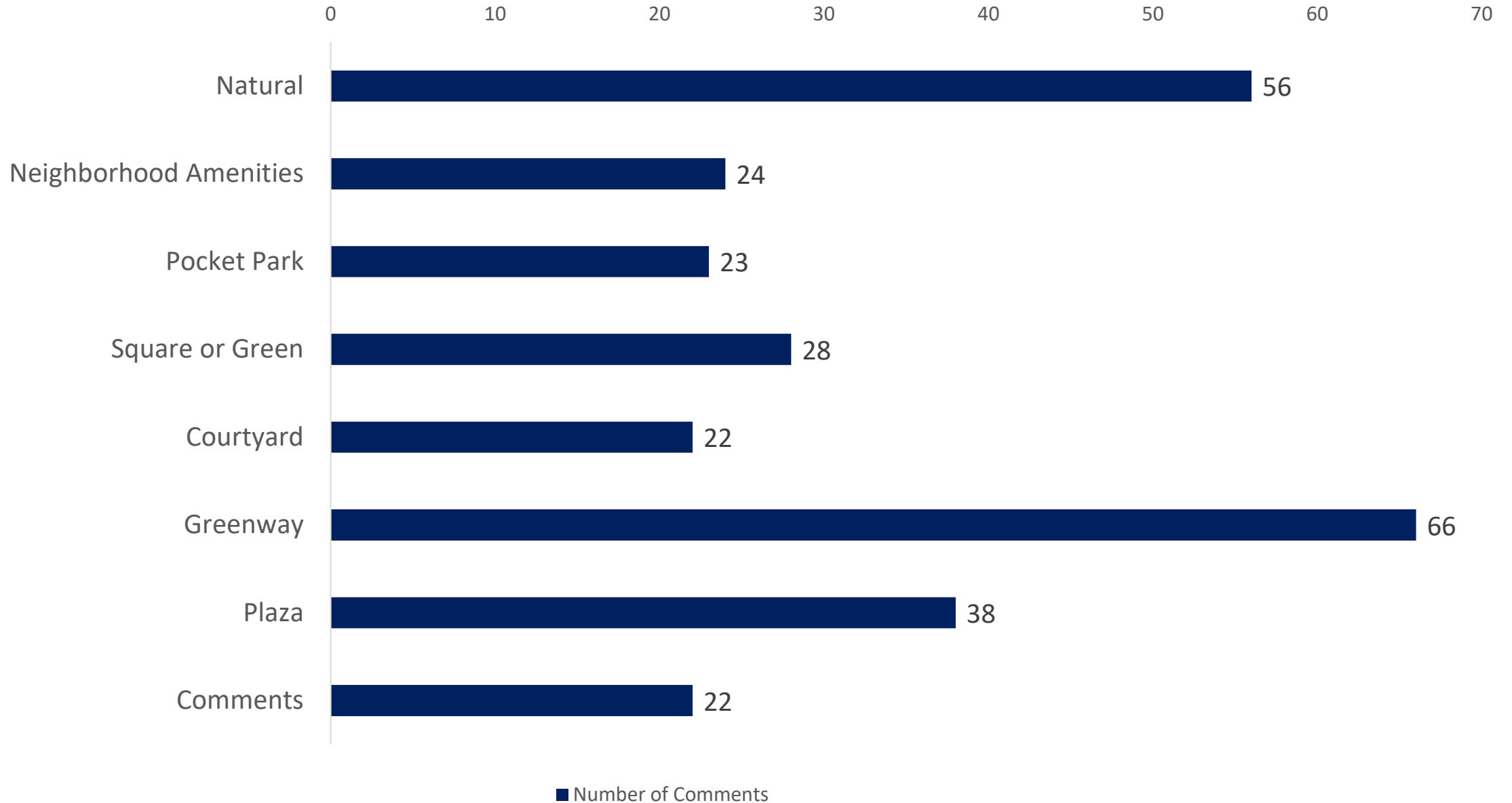
WHAT TYPE OF OPEN SPACES WOULD YOU LIKE TO SEE IN RESIDENTIAL DEVELOPMENT?

- Variety of all options. Definitely parks and greenways
- Natural trails connecting to greenways would be awesome
- Continuous greenway connection from WC Rec at Hillsboro to Pinkerton Less Formal, More natural areas with trails
- Pocket parks are over rated and less useful. Courtyards are more useful. More neighborhood amenities are needed. Squares, greens, and greenways are needed + useful.
- Parks and Dog Park in Hill Property
- Keep Franklin Historic
- Don't Restrict any of the open space types within any development
- Don't California Franklin (Tax Revenue not worth it)
- OK In live work space
- Green space is everything! Quality of life , environmental, historic, open space, parks, community
- Courtyard is more limited than square or green – keep lots of natural areas with hiking
- More Bicycle Lanes!!
- More availability for fronting open space
- 50% open space requirements x 1
- Higher open space requirements with apartments and multifamily – 40%
- Mix of all x 1
- All of them x 1
- Farms
- Spaces to gather and have local entertainment in evening. Music, movies, games
- Community gardens
- Riverwalk x 1
- Courtyards, plazas, pocket parks are insufficient for Franklin. Please pull and review crime reports for these options before you decide.





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



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

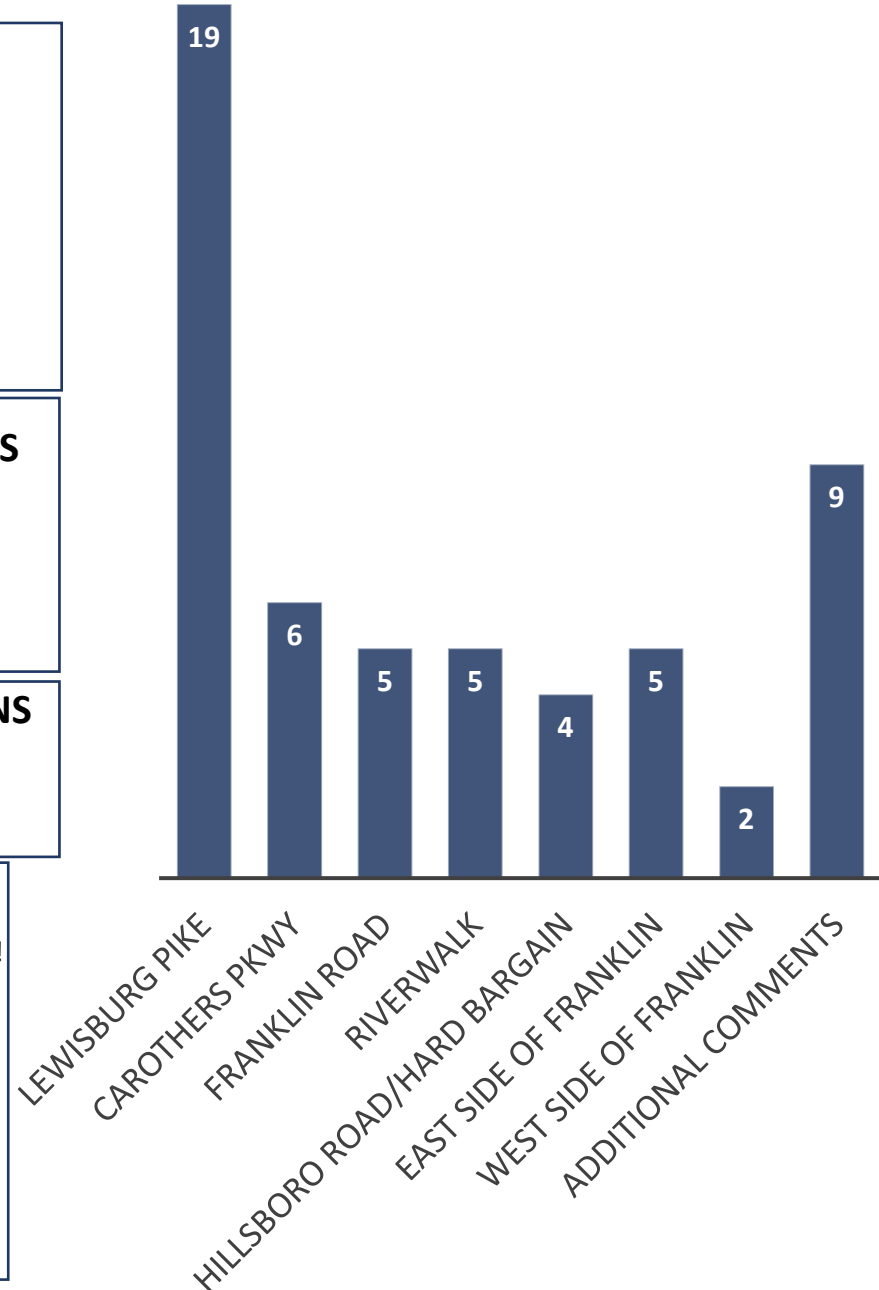
- Paths to the East side of the City to Downtown
- West side Murfreesboro Rd. sidewalks
- Brentwood Smith Park to City of Franklin
- McEwen to Mallory
- Eddy Lane

WEST SIDE OF FRANKLIN CONNECTIONS

- Complete the Mack Hatch 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





WHAT USES WOULD YOU LIKE TO SEE ALONG LEWISBURG PIKE?

OPEN SPACE

- 50% open space min
- Minimum of 50% open space
- Farms
- Increase open space in all housing developments
- Conservation subdivisions/ open space oriented residential
- Agri-hoods/ conservation hamlets with low-scale retail, not commercial
- Large setbacks from road so you cannot see development (open space)
- Conservation with waterway preservation
- Keep 50%+ conservation/greenspace buffer
- Preserve open space setbacks
- Buy land and preserve (plus a great investment for city \$)
- Preserve farms (could be community funded)
- Preserve open space corridor along Lewisburg
- Recreation
- Park **x 1**
- Preserve ag uses
- Anything off 65 either preserve or commercial
- Lots of open space along Lewisburg pike.
Development/Density is fine but set it back far and keep that feel as it is today **x 1**
- Deep set backs to preserve rural look on Lewisburg pike
- Neighborhood commercial node, preserve green by allowing small building types Greenway
- Agrihood and village-scale mixed use

KEEP AS IS

- Keep as is **x 16**

WALKABILITY

- Sidewalks
- Walking/Riding Trail
- Bike/walking trail
- bike/walking trails connecting to downtown to berry farms
- Conservation, bike trail, hiking, not 1000's of homes
- Getting connected to rest of Franklin (bike/ped) **x 3**
- Trails **x 4**

ROAD EXPANSION

- Hard without expanding Lewisburg
- Roadways should be enhanced if widened
- Road expansion
- Road expansion necessary before growth- could even be mixed use after expansion

NEIGHBORHOOD COMMERCIAL

- Neighborhood commercial node, preserve green by allowing small building types Greenway
- Agrihood and village-scale mixed use
- Consider a node at an intersection, TND

SCENIC ROUTE

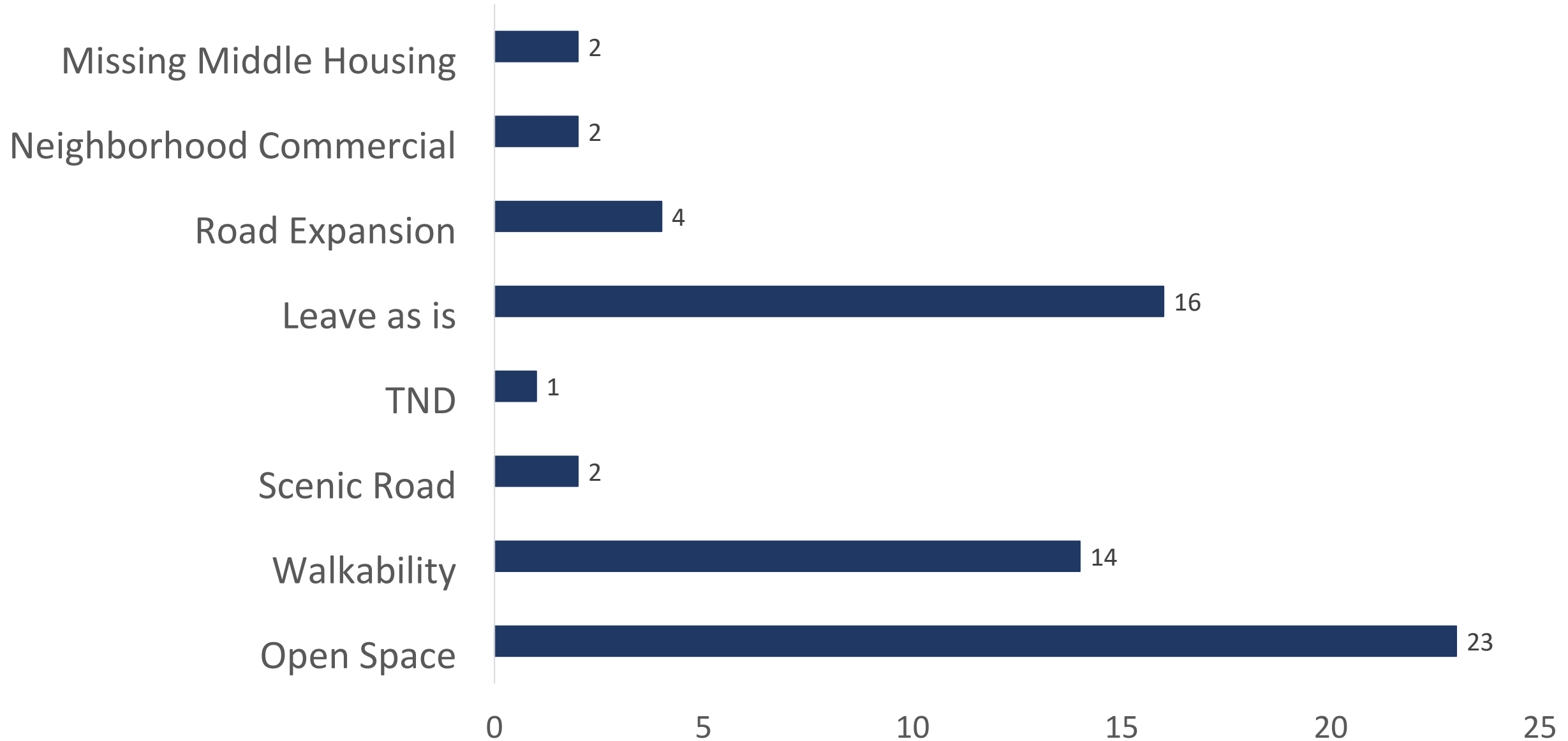
- Make scenic rd
- Preserve scenic vista, no high rise

HOUSING

- Keep low low density
- No overload on subdivisions
- Townhouses/condos duplexes. Not single family homes **x 1**



WHAT USES WOULD YOU LIKE TO SEE ALONG LEWISBURG PIKE?





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

CONSERVATION / PRESERVATION

- Viewshed along Mack Hatcher preserved or increased
- Leaving things alone is ok, not everything needs to be beautified
- Preserve farmland x 3
- Preserve open space x 2
- Nothing or low density
- Preserve historic homes x 2
- Make it all Conservation
- Leave it alone

SPECIFIC RESIDENTIAL REQUESTS

- Agrihood x 5
- Hamlet around Del Rio & Mack Hatcher
- Conservation style subdivision w/ varied housing stock, live/work, neighborhood retail
- Serenbe
- Single-family and Conservation
- Pedestrian-friendly residential, mixed-use/ neighborhood commercial size
- Townhomes/ condos/ duplexes x 2
- Freshfields Village at Kiawah
- Community of single-family homes that are small, one story for seniors and first-time homebuyers. Low density with connectivity.
- Reail in center of developments for walkability
- Mimic Westhaven on north side of HWY-96
- Density bonuses for more open space

CONNECTIVITY & OUTDOOR RECREATION

- More walkways, paths, and trails x 8
- Access to Harpeth improved x 2
- More parks, splash pad, family-friendly outdoor activities x 2
- Nature center
- Preserve bike routes, make lanes for cycling
- Soccer fields and public recreation
- Multimodal connectivity

EQUESTRIAN

- Horse-oriented neighborhoods
- Equestrian uses x 2

COMMERCIAL

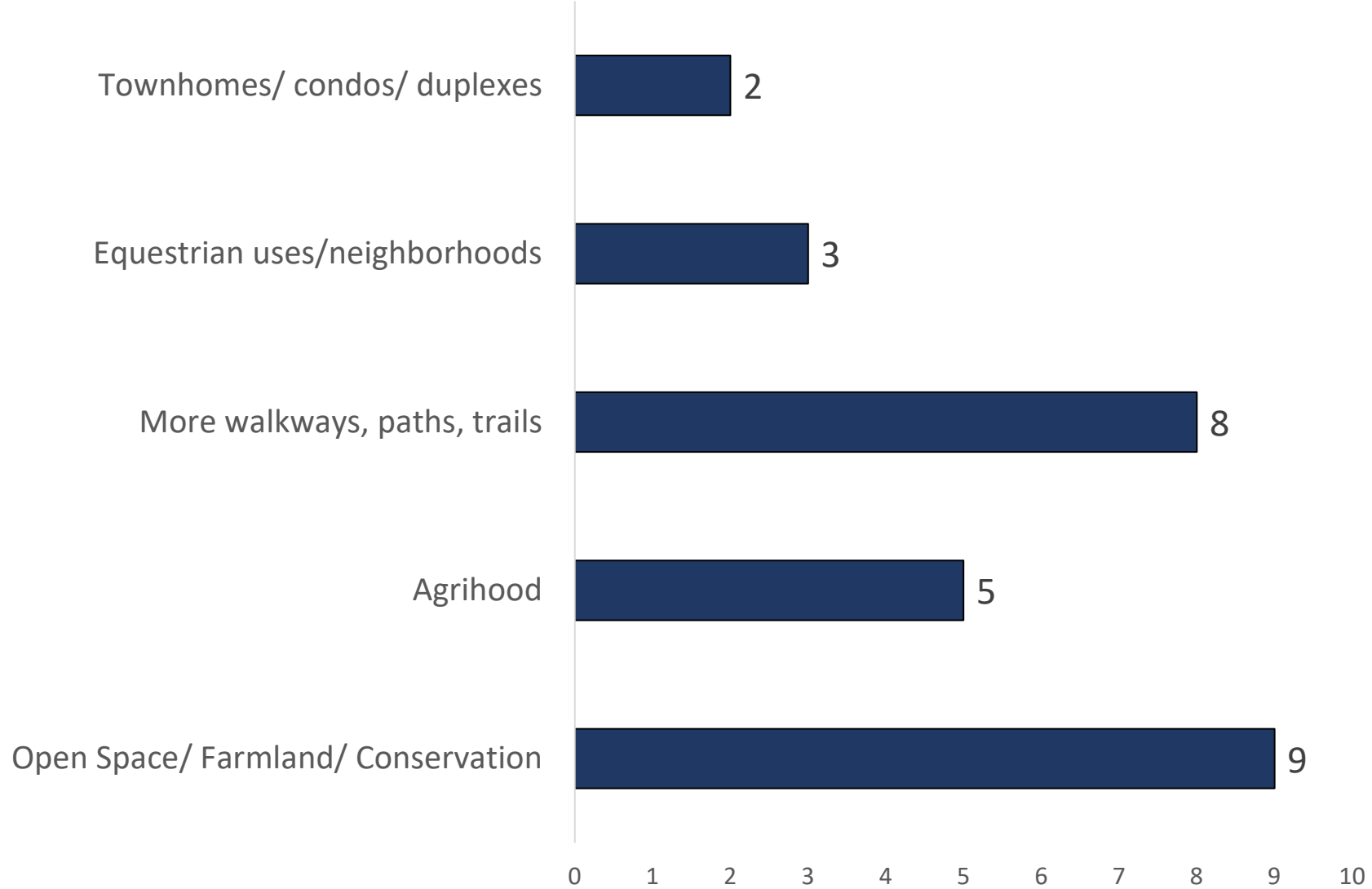
- More Neighborhood Commercial at Del Rio & Mack Hatcher, don't limit commercial to only intersection
- Northwest corner of Hillsboro & Mack Hatcher should be Neighborhood Commercial

MISC

- Trash on Del Rio, north of Mack Hatcher & Cotton Ln
- Brownland should get flexibility if out of the floodplain
- This is corridor to Old Natchez Trace and 1-5 acre county zoning



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





WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

SESSION ONE

ACCESS / CONNECTIVITY

- Public access, parks, trails, open space **x 6**
- Connection to Harlinsdale
- Access to Ropers Knob **x 2**
- Finish the streetscape. Bike multi-use path instead of sidewalk

GATEWAY CORRIDOR

- Conservation gateway – Historic Franklin is our brand **x 2**
- Save open space and viewshed on gateways
- Large setbacks from road **x 3**
- Enhanced gateway at Franklin Rd & Mack Hatcher
- Enhanced gateway, no high rises
- Low density with large setbacks **x 2**

CONSERVATION / CONSERVATION SUBDIVISION

- Keep Conservation but allow mixed residential with med-high density of 3-4 stories
- High open space requirement
- Conservation **x 3**
- More open space required in Conservation Subdivision
- Conservation-style housing
- 50% Conservation
- Conservation Subdivision is good as-is **x 2**
- Protect Roper's Knob and viewsheds by clustering homes into hamlets

DEVELOPMENT RELATED

- Sewer up Franklin Rd
- Pickleball
- No multiplex development
- No more Iron Horse
- Higher density to provide affordable home purchase. 81% of workforce in Franklin commutes.
- Mix of housing variety and options
- More walkable/ pedestrian friendly scaled commercial
- Mixed-use along east side of Franklin Rd, live-work options
- Change to large lot or no multiplex and higher open space requirements
- No big lights or ballfields, etc.
- Keep Farmstead Compound as an option
- Supportive of higher density with more open space

LEAVE IT ALONE / PRESERVATION

- Please keep City owned triangle next to FUMC green with connection to Harlinsdale to FFP vision for public green space
- Harpeth Industrial Ct. stays industrial
- Save historic Franklin Rd
- Leave it as-is south of Mack Hatcher **x 5**
- Preserve Meadows Farm **x 4**
- Don't Widen Franklin Rd south of Mack Hatcher **x 2**



WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

SESSION TWO

ACCESS / CONNECTIVITY

- Trail connectivity across area x 5
- Access to Ropers Knob
- Enhance landscaping & sidewalks x 6
- Multimodal walkability, bike-ability
- Trails, green space, keep scenic x 2

GATEWAY CORRIDOR

- Keep rural feel of roadway x 4
- Deep setbacks to keep rural look and feel around corner
- Open space preserved, deep setbacks x 4

CONSERVATION / CONSERVATION SUBDIVISION

- Increase open space requirements x 3
- Support Conservation subdivision as-is x 5
- Conservation at Creekside x 2

LEAVE IT ALONE / PRESERVATION

- Keep waterways clean/ preserve the floodplain x 2
- Leave it as-is x 4
- Preserve the character of homes

DEVELOPMENT RELATED

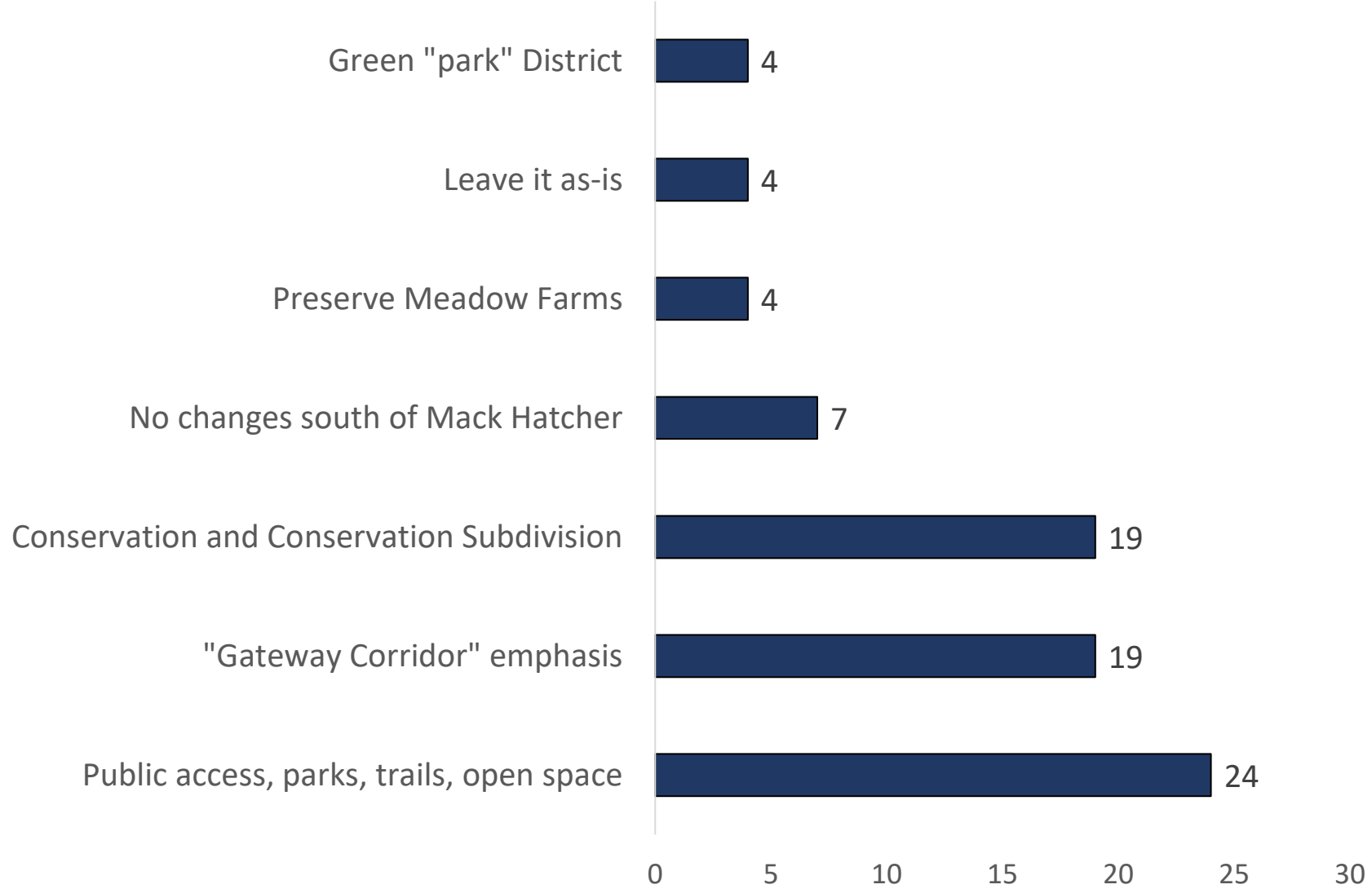
- Less big apartments, less single-family homes, more missing middle and duplexes
- A little more density & walkability for synergy with the factory
- Iron Horse was a mistake with no setbacks
- Cluster of small commercial at Cool Springs
- Green “park” district x 4
- Iron Horse should be multifamily
- One-story living in single-family homes
- No high-rises
- Enhance existing commercial north of the Factory
- Change all north of hill property to recreation
- 3-story maximum
- Should have uses that bring tax revenues
- Single family 1-acre minimum, no “space in the floodplain” density games

OTHER

- Dim the streetlights x 3
- Include Harpeth Industrial Ct in the Factory District, stop there
- Clean up the trash along river / bridge
- Include back half of hill property in Factory District, conserve the front
- Continue Factory District east on Liberty
- Parking garage at the Factory, event parking



WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?





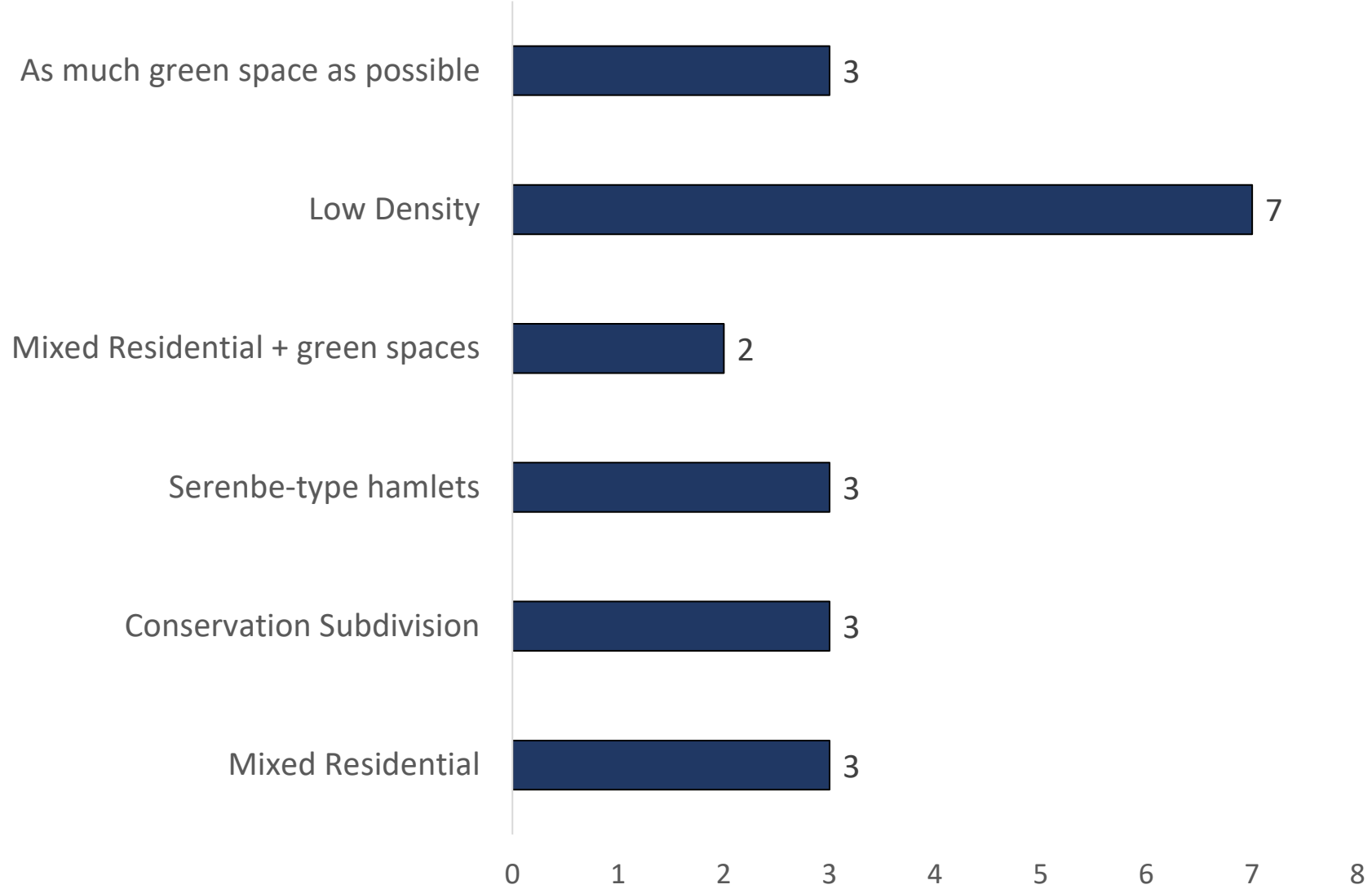
WHAT USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?

- Mixed-use
- Remove Mayes Creek from the UGB
- Mixed Residential **x 3**
- Conservation Subdivision **x 3**
- This should be a priority growth area
- Conservation Subdivision with some Commercial
- Serenbe-density clustered in hamlets with variety of housing stock and services **x 3**
- Single-family large estates. Not enough sewer. 1 home/ acre
- Small-lot Conservation Subdivision with Neighborhood Commercial village placed on arterial/ collector roads
- Leave it rural
- Agri-development
- Lower density, some inner density possible in a development
- Mixed Residential w/ green spaces **x 2**
- Lots of nature to preserve aesthetics and drainage with proper growth
- Missing-middle housing
- No multifamily, no apartments, mostly single family

- Low density, no onsite alternate sewer systems **x 2**
- Franklin should look like Franklin
- As much green space with development as possible **x 3**
- Green space and farmland
- Low density single-family homes with trails, green space, and connectivity to amenities



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

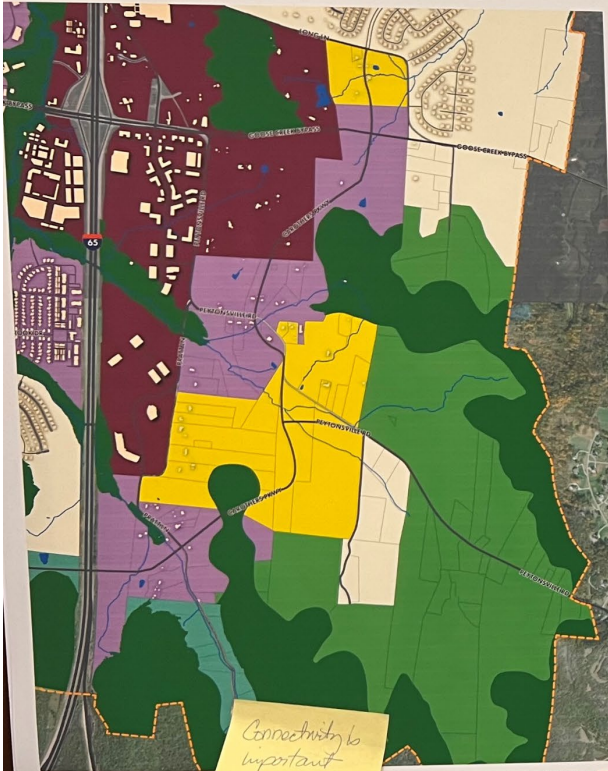


GOOSE CREEK INFORMATIVE BOARD



GOOSE CREEK LAND USE SCENARIOS

SCENARIO 1 FLYOVER



Connectivity is important - create Santa "loop" #1

SCENARIO 2 PARTIAL INTERCHANGE

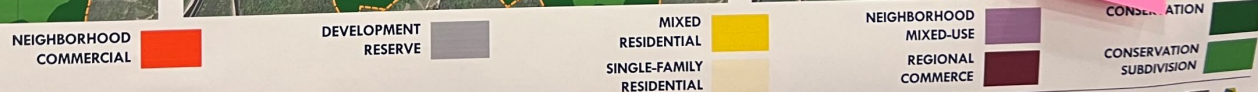


1/2

SCENARIO 3 LIMITED CONNECTIVITY



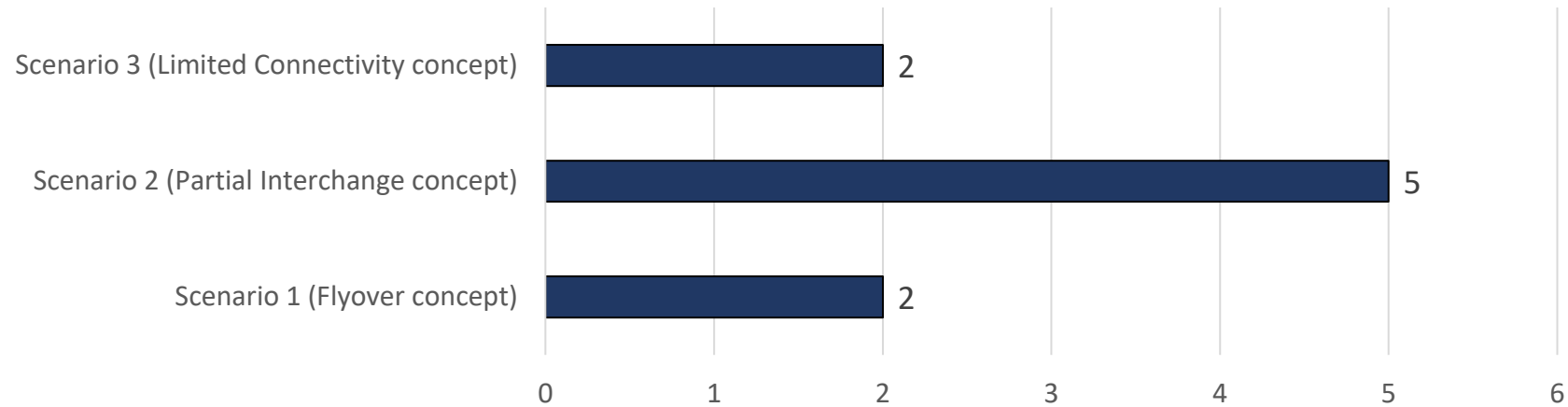
I like the largest development reserve





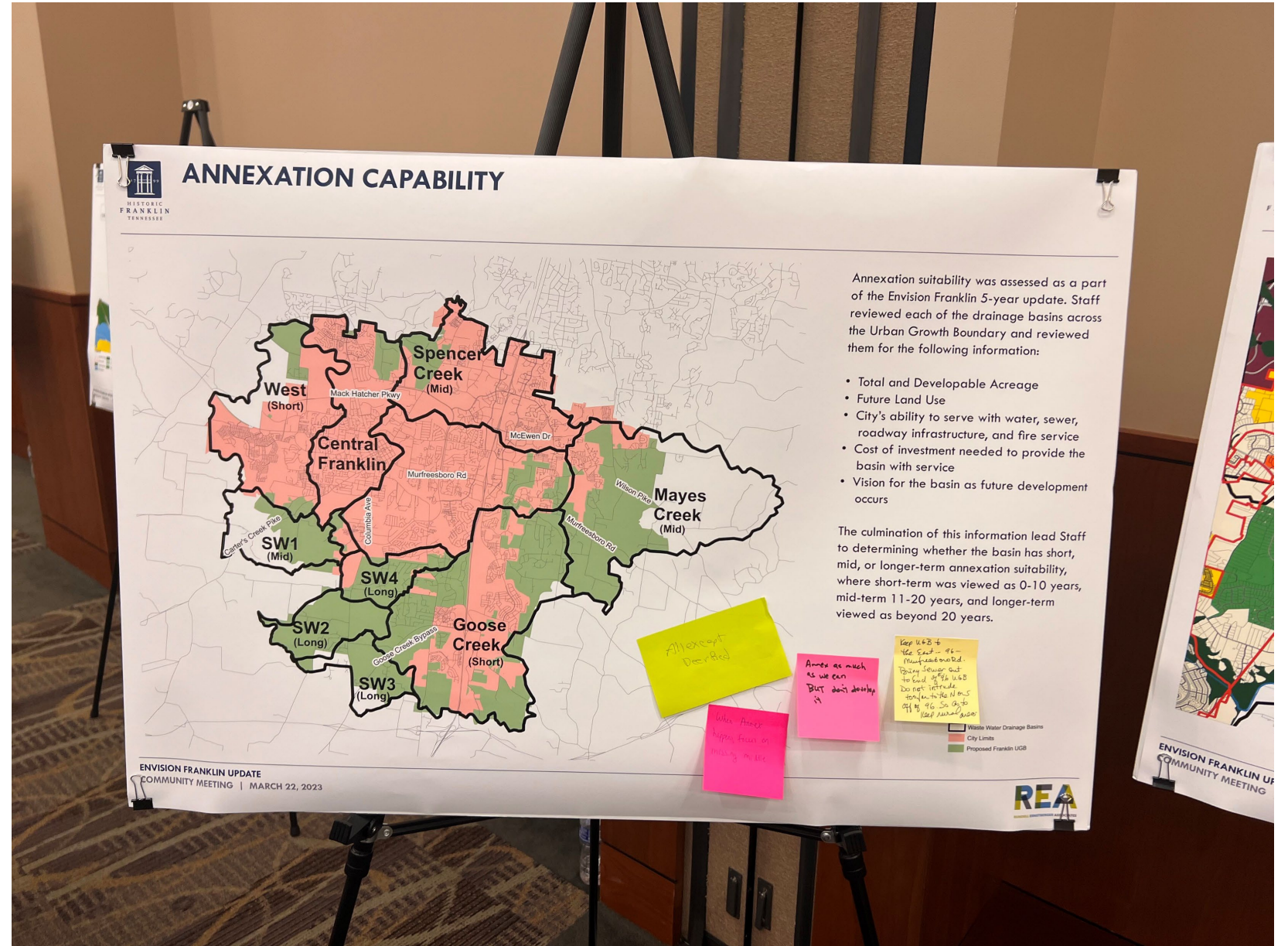
GOOSE CREEK INFORMATIVE BOARD - RESPONSES

- Scenario 3 – More conservation greenspace
- Scenario 2 (preferred) **x 3** [*Interchange scenario*]
- Need interchange on two 11 roads
- Connection to 840
- Change from Conservation Subdivision to residential
- I like the largest Development Reserve [*Scenario 3*]
- Connectivity is important to create south “loop” **x 2** [*Scenarios 1 and 2*]



ANNEXATION CAPABILITIES BOARD

- Keep UGB to the East 96 – Murfreesboro Rd. Bring sewer out to end of E-96 UGB. Do not intrude too far to the north or south off of 96 so as to keep rural areas
- Annex as much as we can but don't develop it
- When annexation happens, focus on missing middle



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

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

REACT

Why do we need 12 story buildings - they make construction cap into 2 layers at 6-5

Low rise High rise Interstate

Currently looking pretty good!

12 stories is too high. Needs more SF. 12 stories is too high. Needs more SF.

MAX 5 STORIES

Decrease height as you move away from interstate. Fresh streetscape.

No more than 5 stories please.

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

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

REACT

No need for 12 stories anywhere.

TRANSECT TRANSITION HEIGHT (12) TOWER

Low rise High rise Interstate

12 stories is too high. Needs more SF. 12 stories is too high. Needs more SF.

MAX 5 STORIES

Decrease height as you move away from interstate. Fresh streetscape.

No more than 5 stories please.

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

Place stories here

Zero 12 stories!

No more 10 to 12 stories.

6 stories MAX

3-4 stories over the main close to I-65. Low rise high rise. Fresh streetscape.

10 stories max at base creek.

How do you want to see it?



HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?

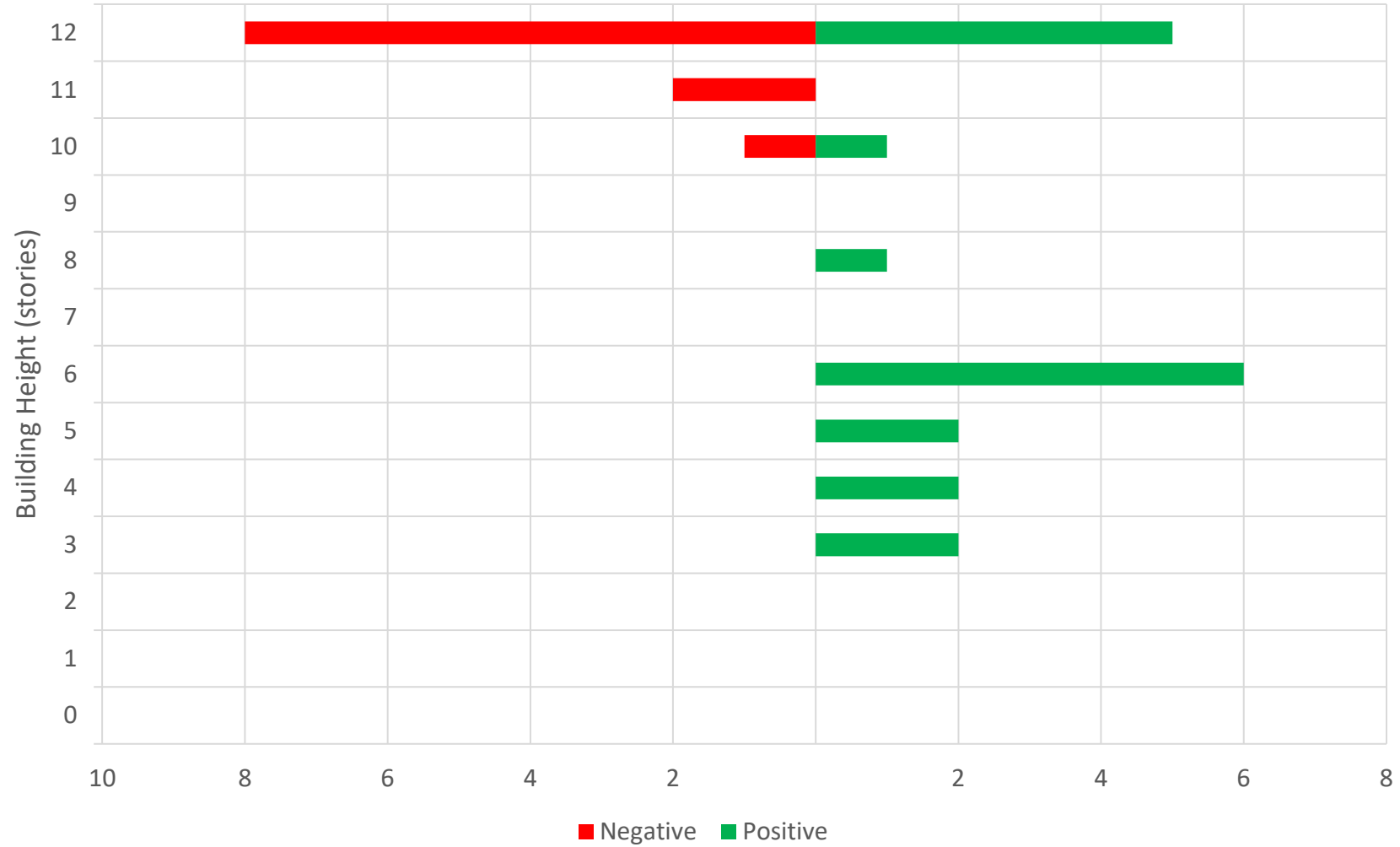
- Very much in favor of the larger (12 story) buildings in the area east of I-65 and south of Goose Creek
- Why do we need 12-story buildings? Too much congestion. Cap building heights at 6 stories
- Currently looking pretty good! **x 3**
- Density is appropriate near highway and key urban nodes throughout Franklin
- 12 stories is too high across from single family residential on Long Ln
- Allow 12+ stories along I-65 corridor in green area (12 story)
- 12 stories is too big, drop to 9 stories max
- Maximum of 5 stories **x 2**
- Need to reduce building height into city from I-65, then less density toward county border
- Please no more apartment buildings, high rises
- Decrease height as outer downtown entrance gateways. Finish streetscape
- East I-65 high density along I-65 then less dense on go *mou* east
- No more 11 or 12 stories, keep it to 3, 4, 6, 8, 10
- No 12 story buildings by Goose Creek
- It shouldn't, it's an interstate
- A few 6 stories
- 12 stories limited to interchanges, 6-story max between interchanges

- Low in city center to high at interstate **x 2**
- No need for 12 stories anywhere **x 2**
- Preserve viewshed of Roper's Knob **x 2**
- 6 stories maximum at Goose Creek
- 3-4 stories is fine, even close to I-65. What's there is already blocking the mountain views we homeowners used to enjoy.
- 6 stories maximum
- No more 10-12 stories
- No 12 stories
- More stepping down from 12-story to 3-story and residential **x 2**
- Minimize anything over 6 stories, even along I-65



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, optional driveway

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

diverse options so your kids can move home

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!

REAR

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

Missing Middle Housing

Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triples: Stacked

Live-Work

Mid-Rise

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 are the trees?

less "stuff" in a building is good

For conservation-based subdivision could put this in the low-density strip

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

High rise سکولر center for better views

love it do it great for more density w/ no large scale (courtyard)

Great replac for townhous (fourplex)

Yes! (courtyard)

nice (strip) (courtyard)

Great near factory (Chickamauga)

REAR

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

Missing Middle Housing

Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage

Townhouse

Multiplex: Medium

Triples: Stacked

Live-Work

Mid-Rise



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



WHAT IS MISSING MIDDLE HOUSING?

MISC

- Diverse options, so your kids can move here
- Love options when I'm ready to downsize
- Redevelop strip centers. By right diversity
- Incorporate options into neighborhoods so when I'm ready to downsize I don't have to leave my neighbors
- Strip centers should include more liveability, more open space, interaction, community
- Important to plan all housing around walkable areas
- Ground floor bedroom, zero lot line small yard, HOA maintained as option
- Smaller affordable starter homes on smaller affordable lots
- Do all of this as long as it looks nice
- Plan strategically or in area with existing density and roadways
- For conservation-based subdivision, could put Multiplex: Medium or Triplex: Stacked in the center
- High rise senior center for better views
- Pricing where more people can stay
- Great transitions!
- Less "shelf in a building" is good
- This can't be done
- Where are the trees? x 2
- Plan strategically for schools
- Needs to use as transition thing
- Certain age groups want smaller scale, affordable utilities, environmentally friendly, lower impact

- One-level living, not necessarily attached, not losing quality
- Address the % but keep property values favorable
- Current Franklin homeowners do not want any of these multifamily dwellings. People have choices outside Franklin and this high density takes away from the quaint charm of Franklin
- Infill helps promote infrastructure improvement
- Opportunity for more investments
- Single family but smaller sized houses
- No high rises, Franklin is not Nashville
- Definitely, in the right locations (ADU)
- Will need more senior housing
- Need to put in at the beginning, not infill
- Get rid of exclusive single-family zoning
- Tuck density back from thoroughfares

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

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

ARE THERE OTHER USES THAT SHOULD BE CONSIDERED?

think outside box, allow container houses, big porches, lawn, storage, wood, stack

More Townhomes

Colorful townhomes

Live/Work For-Band

Single Live/Work Townhomes

Downtown live/work units, granny flats, accessory zoning

Town Homes

Make it TND, walkable

Live/Work

Live/Work

Need higher dens. Retail bottom living top

OHIO

Needs more options of housing types

High density 3-4 stories, walkable, transit, bike lanes, green spaces, etc.

REACT

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

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

ARE THERE OTHER USES THAT SHOULD BE CONSIDERED?

Regional Commerce is Purple

More Townhome and Purchase options

Colorful townhomes

MULTIFAMILY + AFFORDABLE

Need higher dens. Retail bottom living top

OHIO

Needs more options of housing types

High density 3-4 stories, walkable, transit, bike lanes, green spaces, etc.

REACT

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023



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

CONCEPTUAL LAND USE TRANSECT TRANSITIONING AWAY FROM INTERSTATE-65

CONCEPTUAL LAND USE TRANSECT TRANSITIONING AWAY FROM INTERSTATE 65

Land Use Areas Transect

Regional Commerce	Mixed Use	Multi-Family Residential	Mixed Residential	Single Family Residential	Conservation
					
					
					

Handwritten notes on sticky paper:

- Need to support for condos/townhomes/duplex
- Need to keep ALOT MORE green/farms
- Homeowners do not want any highway traffic cutting through/behind/in front of Franklin homes
- These visuals represent "anywhere America" and we (homeowners) want to preserve open space and low density living

ENVISION FRANKLIN UPDATE
COMMUNITY MEETING | MARCH 22, 2023

REA

- Support for condos/townhomes/duplex
- These visuals represent “anywhere America” and we (homeowners) want to preserve open space and low density living
- Us homeowners do not want any highway traffic cutting through/behind/in front of Franklin homes
- Need to keep a lot more green/farms



BIG MAP COMMENTS

DEL RIO AREA

- Preserve several/all historic homes in this section. Early pioneers
- Open Space TDR opportunity
- Keep as much open space as possible in this section

DOWNTOWN AREA

- Keep City Hall downtown
- Don't move City Hall from downtown
- Preserve Silos as park district green space
- Site on 31 for City hall is level, next to Police stat, transit close to other county buildings Library, etc... no blasting city staff only moves once
- Move city hall on Columbia pike, allows for retail/grocery to avoid food dessert
- #5 clean up the banks and raise the canopy on trees
- Preserve green space around silos
- Save Silos! x 3
- Utilize the river view of Harpeth by cleaning up bank and lifting tree canopy on either side of bridge

ENTIRE CITY

- No affordable housing opportunities in entire city
- Conservation of land. Don't need a neighborhood on every open plot of land
- More ownership opportunities, want community not transients
- Less apartments

ROPER'S KNOB AREA

- Protect our hillsides and viewsheds
- Protect

FACTORY DISTRICT AREA

- No infill
- This factory district must allow for a Graceworks use that currently does not fit in any category
- Traffic issues in Liberty Pike with MF development across from the Factory
- More green space
- Slow traffic on Liberty Pike, very dangerous, not walkable at Factory
- Find opportunity for more green space

FRANKLIN ROAD AREA

- Bike/ped connectivity
- Franklin Preservation Partners concept is a great idea
- Scenic Roads

LADD PARK AREA

- Sidewalks along Carothers
- Need to move on widening Carothers in anticipation of development in Goose Creek

LEGENDS GOLF COURSE AREA

- Congestion
- Bike/ped connectivity

LEWISBURG PIKE AREA

- Riverwalk x 1
- Keep scenic road, all of Lewisburg
- Bike trails
- Low density on Lewisburg, preserve/rural corridor. No more than 2 story, no apartments



BIG MAP COMMENTS

WILSON PIKE AREA

- One home/acre in UGB maximum
- This should be a priority growth area

MURFREESBORO ROAD AREA

- Improve character
- Development here (Mayes Creek) would allow people to get to work without congesting Franklin
- Clean this area up and get control of the traffic
- Leave it alone
- No infill
- Improve gateway into town
- Need to lobby for HWY 96 interchange to be rebuilt/ reconfigured

MACK HATCHER AREA

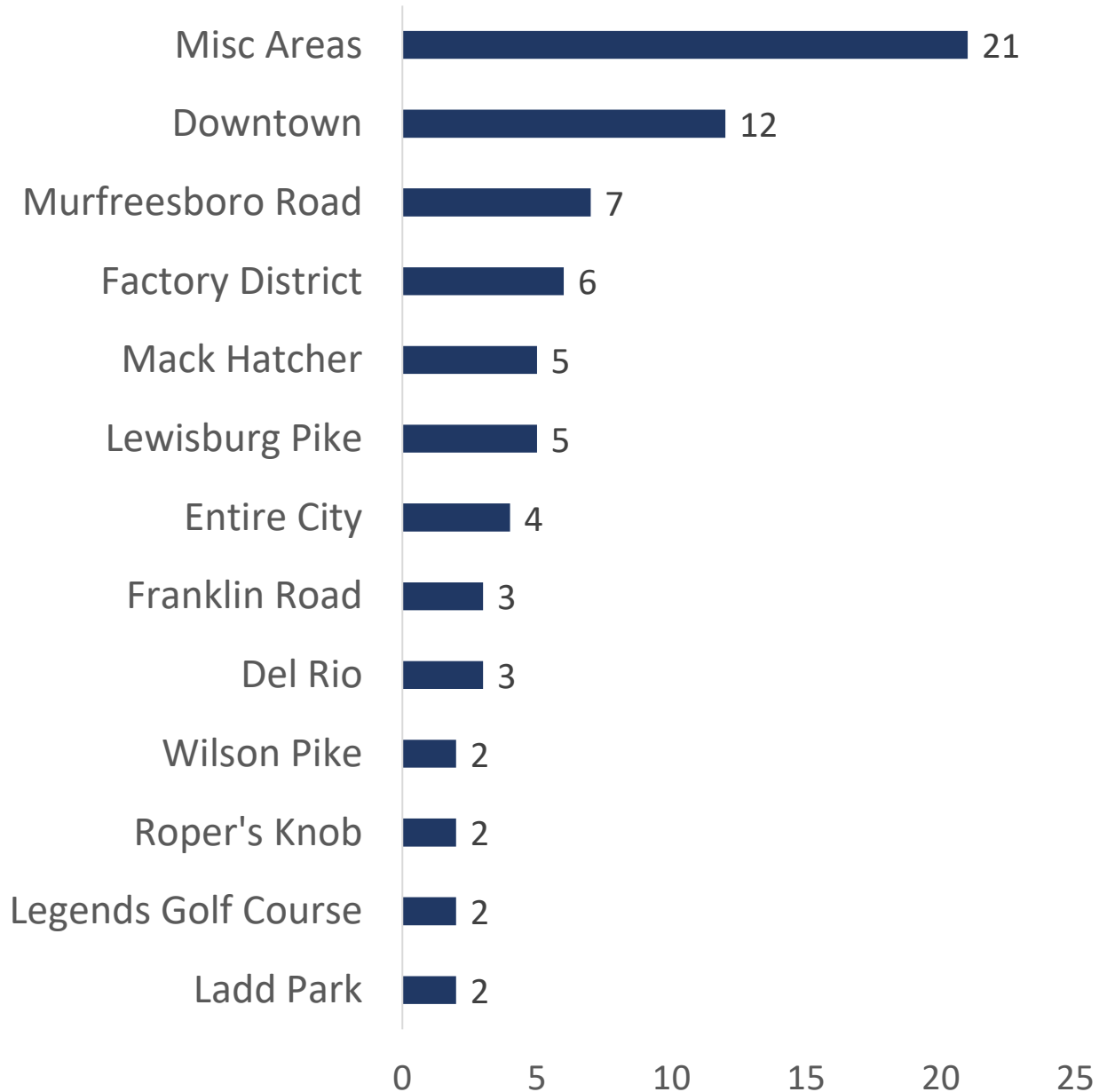
- Park
- Need to lobby for 2-lane sections or Mack Hatcher to be widened to 4 lanes
- Make a park
- More townhouses, duplexes
- No more development within Mack Hatcher Loop

SINGLE COMMENT AREAS

- 5th Ave N Area prone to major flooding these land uses should not be allowed (**5th Ave**)
- Must find BGA a better access without Spencer Creek (**Battle Ground Academy**)
- Sidewalk from downtown. Lewisburg pike to Carnton (**Carnton & Eastern Flank**)
- Please put all growth in the fringe around Franklin. No more building commercial (**Chapel Road (Development Reserve)**)
- Don't sell, keep green (**COF Triangle Property**)
- Please keep conservation area here (**Daniel McMahan Road**)
- Connectivity (**Deerfield Estates**)
- Air quality poor (**Downs Blvd near Avondale**)
- Find a "win-win" proposed for this Eatherly property, Passive park is a great option (**Eatherly Property**)
- Open space preservation (**First United Methodist Church**)
- Overturning Semis- redesign SB turn lanes for safe left, turn uphill (**Goose Creek at I-65**)
- Hard bargain needs sidewalk improvement to friends of parks. We need to enhance the community to get better viable options along with perserving the character of 150 years of history (**Hard Bargain Neighborhood**)
- Expand usage opportunities for Harlinsdale- groups, etc (**Harlinsdale Farm**)
- Do not rezone Hinchyville from residential to commercial (**Hinchyville**)
- Avoid running Mack Hatcher through here (**Incinerator Road & Lula Lane**)
- Protect single-family pockets and transitional housing (**Jackson Lake**)
- Dog Park (**Jim Warren Park**)
- Not a good transition of commercial to residential (**Long Lane**)
- Development approved - too dense - too congested. No roads. Market St will not help. (**Market Street near Clovercroft Road**)
- Partner with church for canoe access and greenway (**Off Hillsboro near Brownland**)
- US Border Patrol do not enter trucks (**Railroad tracks at Columbia Avenue and Confederate Drive**)



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 CARDS

CHARACTER

- Please review commercial concept overlays on long lane across from Ladd park. Buildings 12 stories and minimal setbacks ruin rural character.
- Bringing in 12 story buildings and multifamily dwellings changes the flavor of our little town and us homeowners don't want it. Surrounding cities like Brentwood, Spring Hill, Nashville are options where those types of buildings already exist and it brings crime and filth and too many people. We would prefer to preserve the small town flavor that has been Franklin, whether it's the 65 corridor, cool springs, downtown, or out west. Please pull crime reports for the generic town you are trying to turn Franklin into and you might reconsider.
- Franklin is a beautiful and historic place to call home. With that comes a responsibility to maintain our historic buildings, the Harpeth, the farmland and open spaces and our rich Civil War history. We would love to see as much green space as possible left open. Trails/bike paths to enjoy the outdoors and the Harpeth fully protected. With respect to enhancements, commercial areas could benefit from design restrictions to maintain city charm.

CIVIC

- We should consider a visitor's center on 96 E corridor off 65. Visitor center downtown is small, hard to find, no parking. Grayline tour parks with flashers to load tourists plus some people will leave their cars on 96 in parking lots, get trolley run into town and house museums, then return to cars. This would mitigate traffic, parking issues, relieve downtown business and home owners, provide better experience for visitors could be place to orient visitors, sell house museum tickets, show an informative film about Franklin/overview. Go into Jimmy Franks building, band on corner of 96 and Royal Oaks next to Shoney building/shared parking.
- Consider moving City Hall to the southern 31 corridor plus no need to blast, plenty of parking, employees move once, juxtaposition to county buildings-library enrichment center, etc. 2 house museums. Could make part of complex. Retail too ground floor restaurants, shops, and most importantly build a grocery store to serve downtown residents. This would secure this corridor, continue walkability and increase activity in this corridor with residents, visitors room to grow as well not land locked, could allow mixed use, secure this corridor. Moving here would also free up parking garages which accommodate city employees, lease our part to commercial offset costs.



COMMENT CARDS

DESIGN

- Create ways for development to be creative and unique. Don't have rigid regulations that inhibit creativity.
- Be very stingy about approving high/med rise development. Own the aspiration to maintain "Exceptional Design"- strive for architectural diversity. Let's try to figure out how to preserve some of the remaining farmland.

GROWTH CONTROL

- Be very stingy about approving high/med rise development. Own the aspiration to maintain "Exceptional Design"- strive for architectural diversity. Let's try to figure out how to preserve some of the remaining farmland.
- Now is the time to tighten the benchmarks for enhance Franklin. Not the time to loosen the benchmarks.
- Please, Please stop developing every open space in Franklin. Only allow commercial and residential development in the fringe areas you plan on annexing. Please build more playgrounds for the children!
- Mayes Creek should be a priority growth area
- I envision a Franklin with options- options on types of housing and cost of housing. A tiny home neighborhood would be welcomed here and would allow for people with lower income to be able to purchase a home.

- Seems that currently we have very very few options for housing-meaning we have only Apts or large homes- need options like those presented in the missing middle housing > various sizes, price points and level of amenities- NEED this to be a priority!!
- Data should drive better housing decisions. With housing data indicating 55+ is largest population and 57% of homes have 1-2 residents, high-quality one-story single family housing options should be included if not identified as a priority. Keep in mind the importance of land preservation vs. planned development. What should that % be? We don't want to necessarily stop growth because of preservation, but we also don't want to develop every available square inch of land.
- I have children in their 20s with no options to live here. How can we incentivize developers to include lower priced housing within their 100's of units. Any development must have infrastructure first. Build out the roads, sidewalks, and lights prior, if not after the fact.
- We must try our very best to find some solutions to the housing issue in our city. It is not going away and lack of lower price point housing truly affects us all because of the lack of service people living in the area.
- Need to preserve gateways Franklin Road- Must have affordable housing if we want stores, restaurants, etc.



COMMENT CARDS

HOUSING

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- Options for higher density housing but with strong guidelines for open space. Walkability expansion outside downtown Franklin. Vibrant, urban placemaking, like Factory District.



COMMENT CARDS

TRANSPORTATION

- Options for higher density housing but with strong guidelines for open space. Walkability expansion outside downtown Franklin. Vibrant, urban placemaking, like Factory District.
- This was a fantastic exercise! Really well done!
- asphalt is too reflective on McEwen in rain
- We must ensure that non profit community service organizations like graceworks have a place and are welcome. Although we cannot predict where they may land based on what is available, lets commit to making it easy not hard to qualify as a use that is acceptable. Lets not send the message that "You're not welcome".
- Transportation- turn lanes used for passing on the right- better signage- Turn lane only, no thru traffic. Gaps in pedestrians having safe access. McEwen and Mallory.
- I'm thrilled with the strong resident support for sidewalks and connectivity. So many of these current needs are already identified in the Connect Franklin plan. Some are also designated for CIP projects, but no money has been allocated. Residents in Franklin Green, Eddy Lane, etc are crying out for sidewalks but we can't tell them when they will get one. Improving existing neighborhoods should be a priority over building new roads to the exurbs

- More Share use paths. Better Bike Connectivity through downtown. More townhomes/affordable housing. Please line up ADA ramps when crossing the road. Intersection improvements at the main st., 5th ave, columbia ave in downtown Franklin. Especially for pedestrians since there is no cross walk across Columbia Ave.
- Hard Bargain needs sidewalks and connectivity improvements. We need enhancements on density. We need more approved non-conforming structures without having to be voted by BOMA. Staff should be able to approve!

MISC

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COMMENT CARD THEMES

