

FACTORY DISTRICT

The vision for this area is to be an Arts District that fosters an atmosphere and environment of art, creativity, and talent. Future land uses should support and be complementary of the uses at The Factory at Franklin.

The Factory District should provide pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, art, tree-lined streets, protected sidewalks, and other pedestrian and bicycle amenities that provide active, connected gathering places. The design and character must be compatible with and contribute to the surroundings of The Factory.

"...AN ARTS DISTRICT THAT FOSTERS AN ATMOSPHERE AND ENVIRONMENT OF ART, CREATIVITY, AND TALENT."

THE FACTORY AT FRANKLIN



THE FACTORY DISTRICT BOUNDARY



FACTORY DISTRICT

	<p>Vision</p>	<p>Arts and culture uses are highly encouraged in new or adaptively reused spaces for creative ideas and talent expression through the use of performing and creative arts. These could include galleries, studios, theaters, museums, event space, classrooms, markets, makerspaces, and other spaces that foster visual, auditory, and sensory creativity.</p>
<p>USES</p>	<p>Uses</p>	<p>Uses at the Factory at Franklin should include Local Commercial and Light Industrial uses with an emphasis on arts and culture. A Hotel may be an appropriate use at this site if carefully designed to complement and support the historic Factory buildings. Secondary uses could include Townhouses, Live Work Units, Multifamily Residential, Institutional, Professional Office, and Recreation.</p> <p>Uses along Harpeth Industrial Court should continue to be a mix of Local Commercial, Light Industrial, Institutional, Professional Office, and Recreation uses. Uses related to arts and culture are encouraged. The existing zoning should continue in order to preserve the limited amount of industrial land within the city and to support light industrial-related arts. Residential encroachment in this area is not appropriate.</p> <p>Uses to the south of Liberty Pike should be predominantly residential, including a mix of Single Family Residential, Duplexes, Multiplexes, Townhouses, Multifamily Residential. Uses related to arts and culture are encouraged. In Multifamily buildings, first floor Local Commercial uses are encouraged where fronting Liberty Pike. Along the southern edge of the Factory District, single family residential or duplexes should be located along the periphery to appropriately transition to the adjacent historic residential neighborhoods. The historic Alpheus Truett House facing Franklin Road should remain Single Family Residential.</p>

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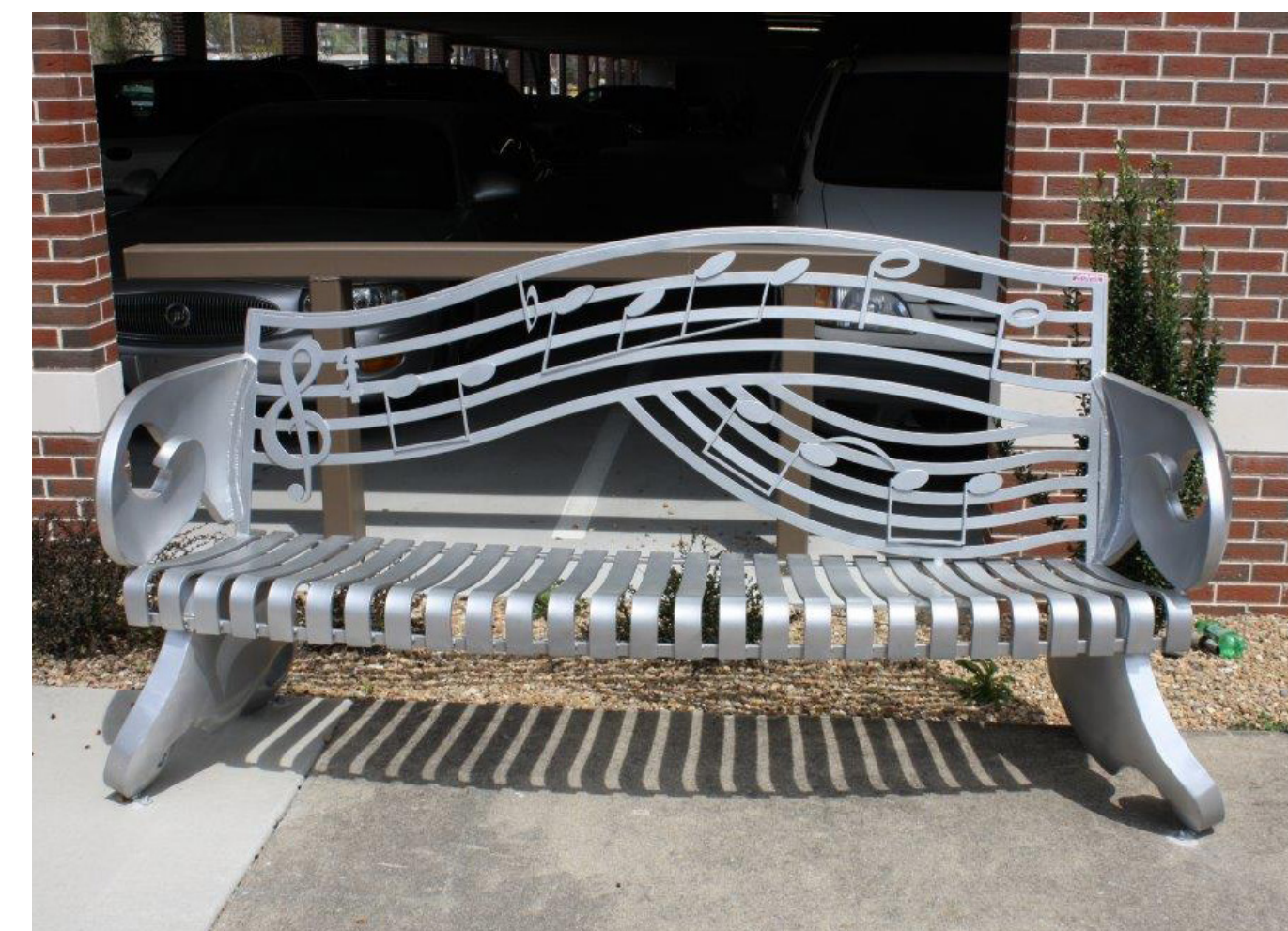
FORM	Building Placement	<p>Along Franklin Road, buildings setbacks should be no closer than the smallest setback and no further than the largest setback of structures on the same block face.</p> <p>North of Liberty Pike should have moderate to deep front yard setbacks so as not to obstruct the view of the Factory. South of Liberty Pike should have shallow to moderate front yard setbacks. Multifamily buildings should predominately front Liberty Pike with first floor commercial uses such as shops or restaurants encouraged to activate the street. The historic Alpheus Truett house is to maintain its current setback.</p> <p>Harpeth Industrial Court should have shallow to moderate front yard setbacks.</p> <p>New buildings should be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence. Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.</p>
	Building Character	<p>Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained.</p> <p>New Buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory.</p> <p>Multifamily first floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. First floor multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street.</p>
	Building Height	<p>The maximum building height for new development on both sides of Liberty Pike should be comparable to the tallest buildings within the Factory District Design Concept in order to ensure new buildings remain within scale. The building height of any new structures along Franklin Road should not exceed two stories in order to maintain the low-scale character of the corridor. The maximum height for properties along Harpeth Industrial Court should be two stories which will serve as a transition to the rural character extending north of the Factory District along Franklin Road.</p>



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SITE DESIGN	Landscape	<p>Colorful plant beds and street trees should line Franklin Road, Liberty Pike, Harpeth Industrial Court and internal drives where applicable. Prominent entrances with signage, plantings, obelisks, archways, or masonry walls are encouraged at the gateways of redeveloped sites.</p> <p>Along Franklin Road, landscaping should be utilized to preserve and enhance the established character. Overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) should be retained.</p>
	Art	<p>Public art and public art programs are highly encouraged in the Factory District. They provide many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy.</p> <p>Sculptures, decorative benches and crosswalks, interactive art, murals, and/or other art elements should be strategically placed in prominent locations for public viewing. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.</p>
	Amenities	<p>This area should have high quality amenities that promote the use of outdoor spaces and activities, and activates the pedestrian connections between buildings. Active open spaces with water features, central green, public art, deciduous trees and gardens should be provided throughout the District. Development should include open spaces with open seating, outdoor dining areas, gathering areas, outdoor market space, interactive art, and/or historic design elements that are highly accessible and in prominent locations.</p>

The images below represent the community's desired architectural character, streetscape design, public art, and amenities within the Factory District. These types of character and amenities are encouraged throughout the District.



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SITE DESIGN	Vehicular Access	Coordinated vehicular access between Harpeth Industrial Court and the Factory should be implemented according to the approved The Factory at Franklin Development Plan.
	Parking	Subterranean parking and structured parking is encouraged. Parking for all new development should be located to the rear of new buildings and screened from view. With redevelopment, existing parking areas should be screened with landscaping or walls to minimize the visual impact. Shared parking is encouraged. Structured parking should be located internal to the site and activated ground level uses are encouraged.
TRANSPORTATION	Streetscape	Streets should be designed per the Corridor Character Matrix and Connect Franklin. Streets and internal drives should be pedestrian friendly, tree-lined, and provide pedestrian connections throughout. Street furnishings are encouraged.
	Bicycle and Pedestrian	<p>Pedestrian and non-vehicular mobility options should be highly emphasized to allow for safe and enjoyable walking and biking between residential, commercial, and light industrial areas and to downtown Franklin. Additional internal pedestrian connectivity is needed to better integrate the site with the existing network. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Improved sidewalk connections are desired in order to provide pedestrian linkages from the neighboring properties of the Factory and throughout the Factory District. Sidewalks along Liberty Pike should be separated from the street with landscape planting strips and street trees. The layout of new sidewalks and walkways should take placement of specimen trees into consideration.</p> <p>Crosswalks at street intersections should be provided where feasible, as well as at least one mid-block crosswalk across Liberty Pike. Crosswalks should have unique design considerations to enhance the District’s character and promote pedestrian safety. Bicycle parking facilities should be provided.</p> <p>Bicycle, multi-use path, and pedestrian connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, and the Parks Master Plan.</p>
	Transit	A trolley service with Transit stops and/or stations between downtown and the factory is encouraged.