



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, December 8, 2022

4:30 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklin.tn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

NEW BUSINESS

1. (4:30 - 4:45 PM) Discussion of a development plan proposing to establish the use of Group Home by utilizing an existing structure, on 1.11 acres, located at 626 Eastview Drive (My Friends House PUD).
2. (4:45 - 5:15 PM) Discussion of a development plan proposing a mixed-use building with approximately 3,400 square feet of commercial space and 178 multifamily units, on 2.68 acres, located at 101 Cool Springs Boulevard (101 Cool Springs Boulevard PUD).
3. (5:15 - 5:45 PM) Goose Creek Coordinated Study Update.
4. (5:45 - 6:15 PM) Envision Franklin Update Overview.
5. (6:15 - 6:30 PM) Aldermen requested discussion about a proposal to create a Factory District Design Concept for Envision Franklin.

OTHER BUSINESS

ADJOURN

CONSTRUCTION DOCUMENTS

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.
5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT.
7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.
8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.
9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR.
11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 1/2" BOLTS @6'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
14. PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
16. OMIT
17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
21. OMIT
22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.
23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE; CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.
24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

MECHANICAL

Michael Busby

busby@coe.tsuniv.edu
615/512-7597

SURVEYOR

Michael Holmes

H & H Surveying
612A Fitzhugh Blvd.
Smyrna, Tn 37167
615/ 355-6905

STRUCTURAL ENGINEER

Phillip White Partners
Structural Engineers
Bill Rogers P.E.

229 Ward Cr. Suite A-13
Brentwood, TN 37027
615.467.1824
bill.rogers@pwpse.com

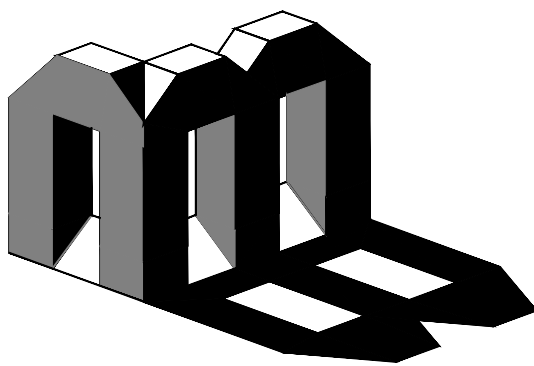
ELECTRICAL ENGINEER

Parsons Engineering, INC

Anthony Pezzi
4751 Trousdale Drive, Suite 202
615.386.9396

apezzi@parsonsen지니어ing.com

ARCHITECT



Mitchell Barnett, Architect, P.C.

Architects Planners

2204 8th Avenue South

Nashville, TN 37204 (615) 385-3033

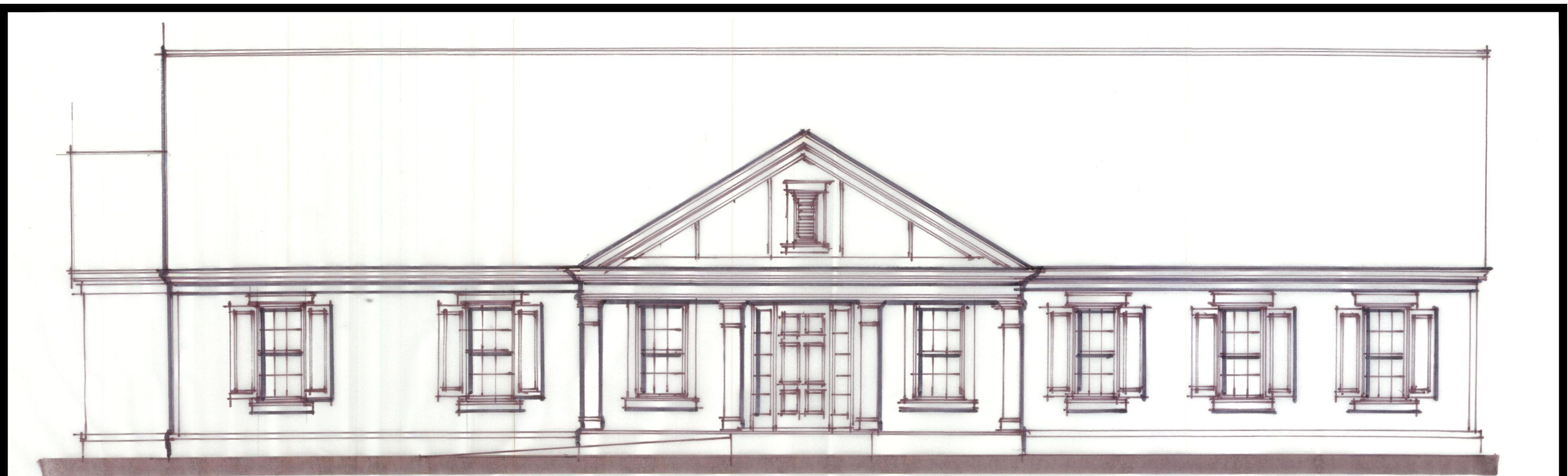
E-mail : mitchellbarnett@bellsouth.net Web Site : mitchellbarnettarchitect.com

PUD SUBDIVISION DEVELOPMENT PLAN

MY FRIENDS HOUSE

626 EASTVIEW DRIVE

Franklin, Tennessee



NOTICE:

THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.

CITY OF FRANKLIN ADOPTED CODES

-2012 INTERNATIONAL BUILDING CODE INCLUDING

-2012 INTERNATIONAL PLUMBING CODE

-2012 INTERNATIONAL MECHANICAL CODE

-2012 INTERNATIONAL FIRE CODE INCLUDING APPENDICES

-2012 INTERNATIONAL FUEL GAS CODE

-2009 ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS

-2012 INTERNATIONAL EXISTING BUILDING CODE

-2012 INTERNATIONAL RESIDENTIAL CODE (ONE AND TWO
APPENDIX J

-2012 NFPA LIFE SAFETY CODE 101

-2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

-2011 NATIONAL ELECTRIC CODE

-2009 INTERNATIONAL ENERGY CONSERVATION CODE

APPENDICES D AND G

B, C, AND D

AND FACILITIES

FAMILY DWELLINGS) INCLUDING

ISSUE DATE : November 2018

DRAWING INDEX

T1.0 COVER SHEET

T1.1 - T1.2 TECHNICAL SPECIFICATIONS

C1.0 EXISTING SITE PLAN

C1.1 PROPOSED SITE PLAN

A1.0 PROPOSED FLOOR PLAN

A1.1 PROPOSED ROOF PLAN

A2.0 PROPOSED ELEVATIONS

A2.1 PROPOSED ELEVATIONS

A3.0 WALL SECTIONS

A3.1 DETAILS

A4.0 ENLARGED RESTROOMS

A4.1 ENLARGED BATHROOMS

A4.2 ENLARGED INTERIORS

A4.3 ENLARGED INTERIORS

A6.0 FINISH SCHEDULES

A6.1 EXTERIOR DOOR & WINDOW SCHEDULE

A6.2 INTERIOR DOOR SCHEDULE

M1 MECHANICAL

S.0.1 GENERAL NOTES

S.0.2 SPECIAL INSPECTIONS

S.2.1 FOUNDATION PLAN

S.3.1 STRUCTURAL DETAILS

S.4.1 STRUCTURAL DETAILS

E1 LIGHTING PLAN

E2 POWER PLAN

E3 PANEL/ FIXTURE SCHEDULE

E4 SPECIFICATIONS

EXTERIOR COLORS

Siding- Hardi Plank

Brick- Painted

Stone- N/A

Roof- 30yr. Dim Shingle

Cornice- Alum. gutter/ Hardi Soffitt

Window Trim- White

Shutters- Atlantic Shutter Co.

Dark green

Front Door- Stained

SQUARE FOOTAGE

Foot Print.....6457 sq/ft

Total Heated..... 5578 sq/ft

Front Porch (Covered).... 218 sq/ft

Covered Parking..... 412 sq/ft

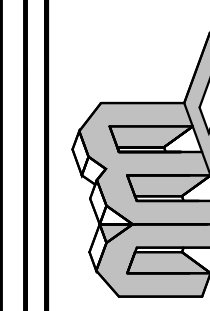
Outside Storage Room.....64 sq/ft

ISSUE DATE: November 2018

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Revisions
1
2
3

Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2204 8th Avenue South
NASHVILLE, TN 37204 (615) 385-3033
Email: mitchellbarnett@bellsouth.net Website: mitchellbarnettarchitect.com



PUD SUBDIVISION DEVELOPMENT PLAN
MY FRIENDS HOUSE
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff

Checked By : NMB

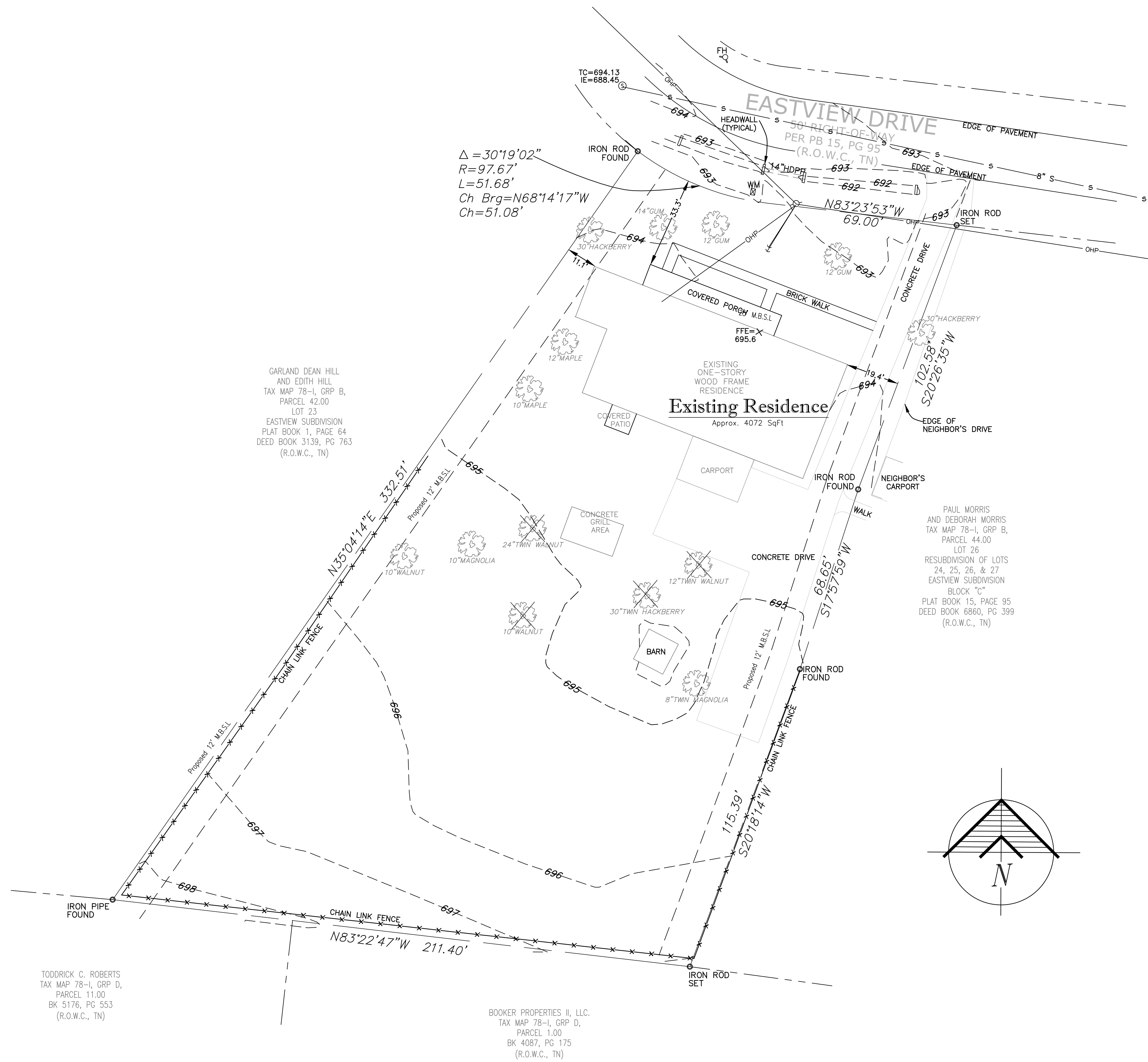
Date :03/2016

File : My Friends House
CID2

Sheet Number :

T.1.0

Property Zoning: R3
Front Setback: 25'
Rear Setback: 30'
Side Setbacks: 7' minimum distance between existing structure on an adjoining lots & proposed setback is 12'.



Existing Site Plan

Scale: 1" = 20'-0"

This survey was provided to the Architect by Surveyor. Accuracy of all survey information contained here-in cannot be warranted or guaranteed by the Architect.



ISSUE DATE: September 14, 2018

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Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2304 8th Avenue South
NASHVILLE, TN 37204
(615) 385-3483
Email: mitchbarnett@barnettarch.com Web Site: mitchbarnettarch.com

A NEW RESIDENCE FOR
MY FRIENDS HOUSE
626 EASTVIEW DRIVE
FRANKLIN, TN 37064

Drawn By : staff

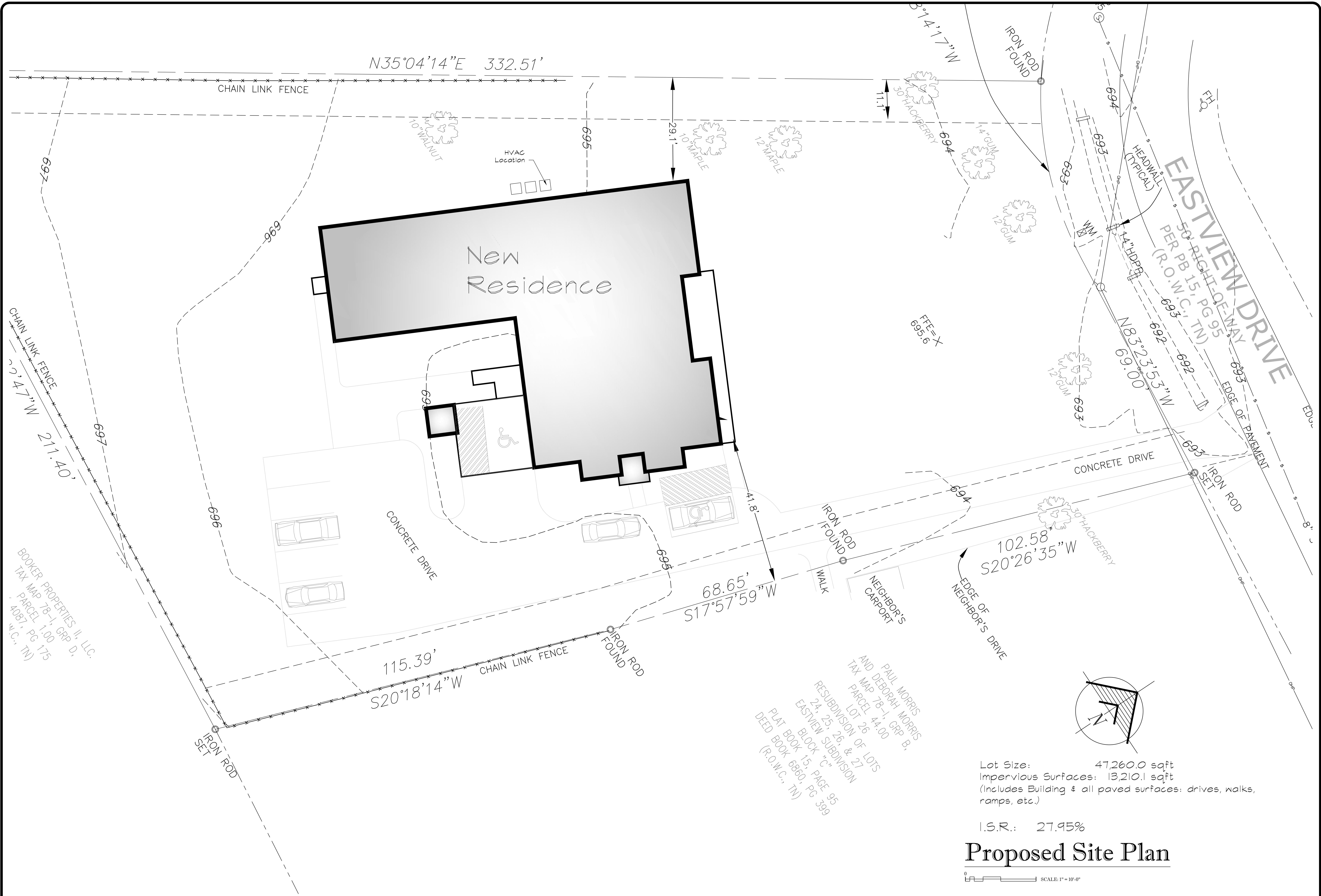
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Date : 03/2016

File : My Friends House/CD2

Sheet Number :

C1.0



Lot Size: 47,260.0 sqft
Impervious Surfaces: 13,210.1 sqft
(Includes Building & all paved surfaces: drives, walks, ramps, etc.)

I.S.R.: 27.95%

Proposed Site Plan

SCALE: 1" = 10'-0"



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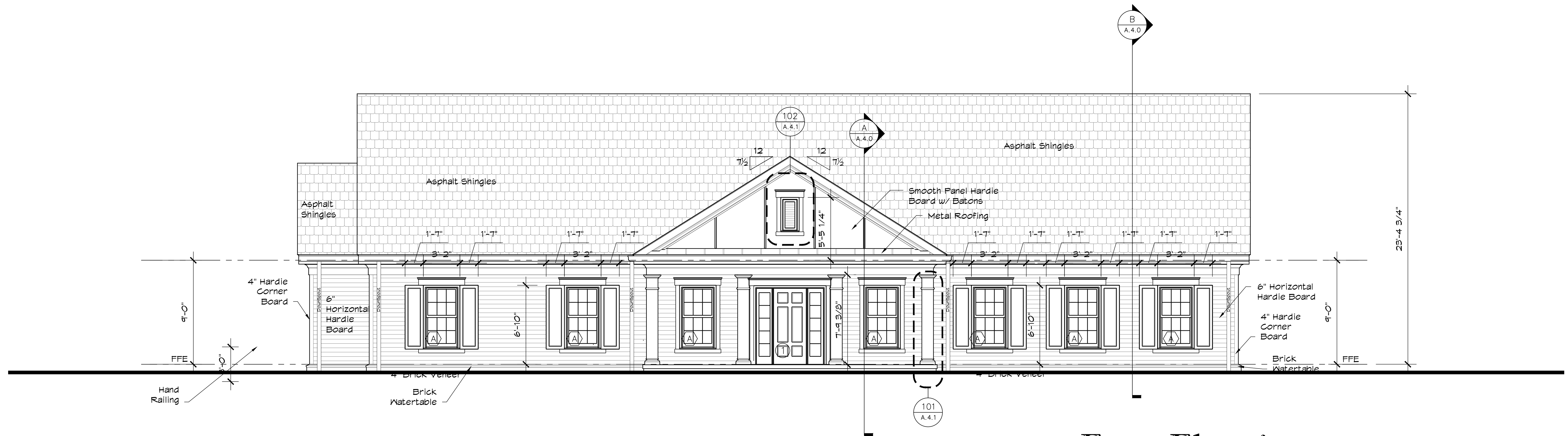
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Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2304 8th Avenue South
NASHVILLE, TN 37204
(615) 385-5483
Email: mitchellbarnett@mbaarch.com Website: mitchellbarnett.com

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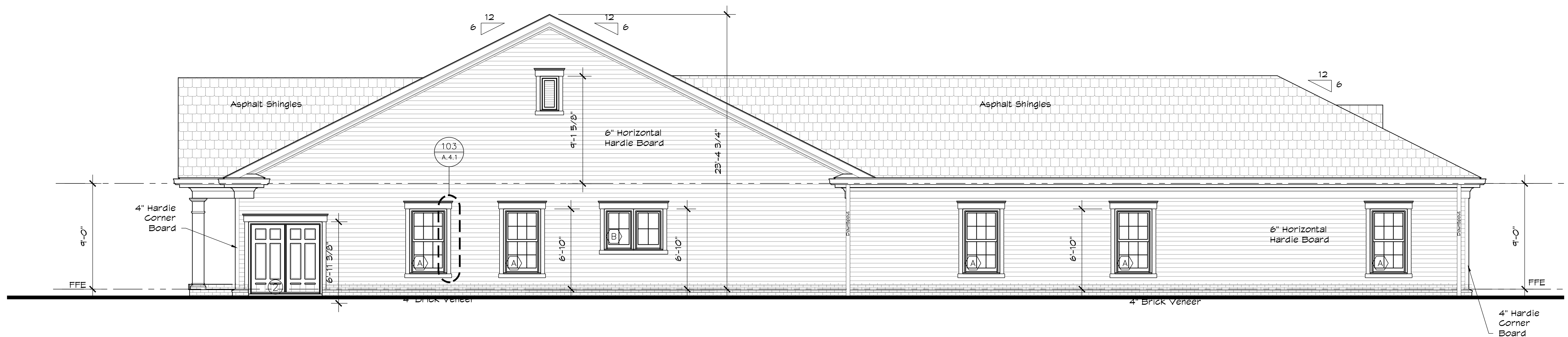
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Date :	03/2016
File :	My Friends House CD2
Sheet Number :	

C1.1



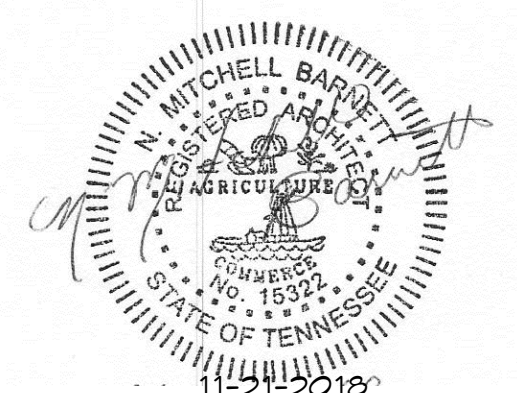
Front Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"



Right Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"

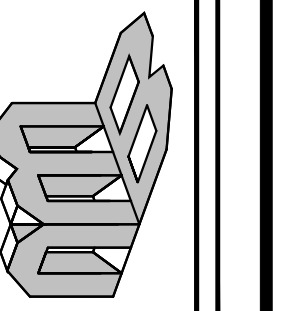


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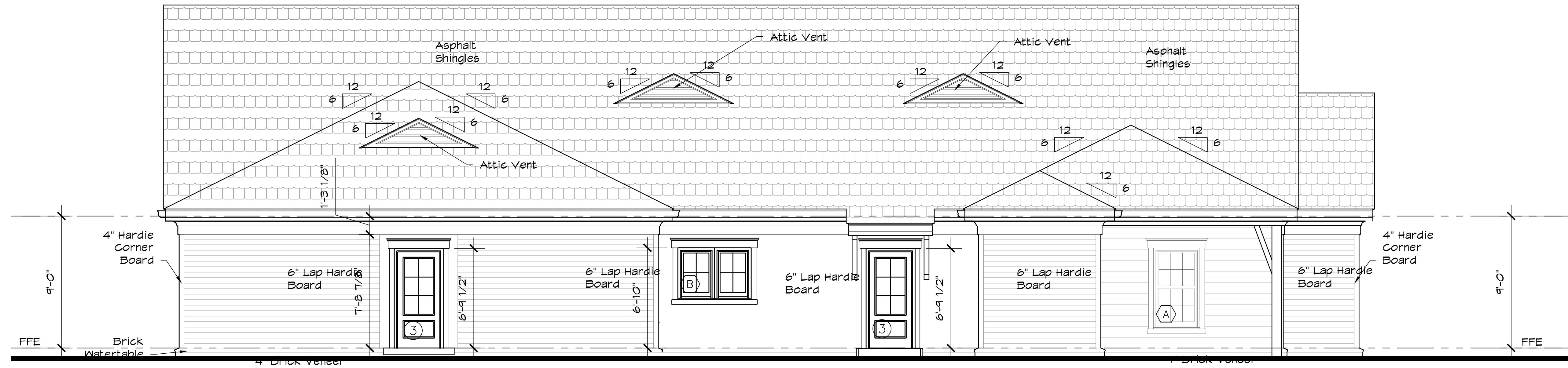
Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2304 8th Avenue South
NASHVILLE, TN 37204 (615) 885-5463
Fax: 615-885-5464 Email: mba@mbaarchitect.com



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A.2.0



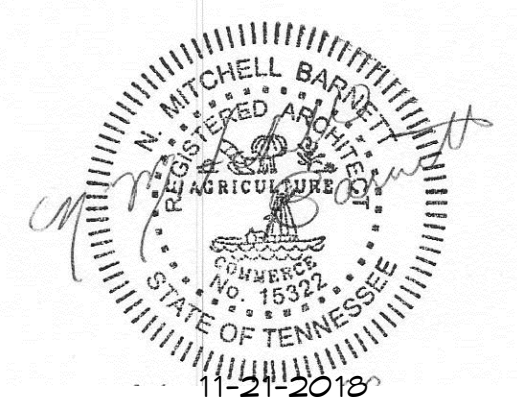
Rear Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"



Left Elevation

0 2' 4' 8' SCALE: 1/4" = 1'-0"

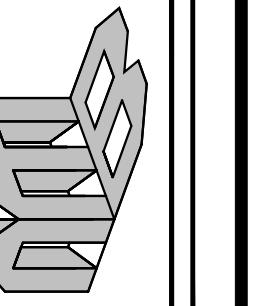


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Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2304 8th Avenue South
NASHVILLE, TN 37204 (615) 885-5453
Fax: 615-885-5454 Email: mba@mbaarchitect.com



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FRANKLIN, TN 37064

Drawn By : staff
Checked By : NMB
Date : 03/2016
File : My Friends House
CD2
Sheet Number :

A.2.1

101 Cool Springs Blvd

Development Plan
Joint Conceptual Workshop
December 8, 2022



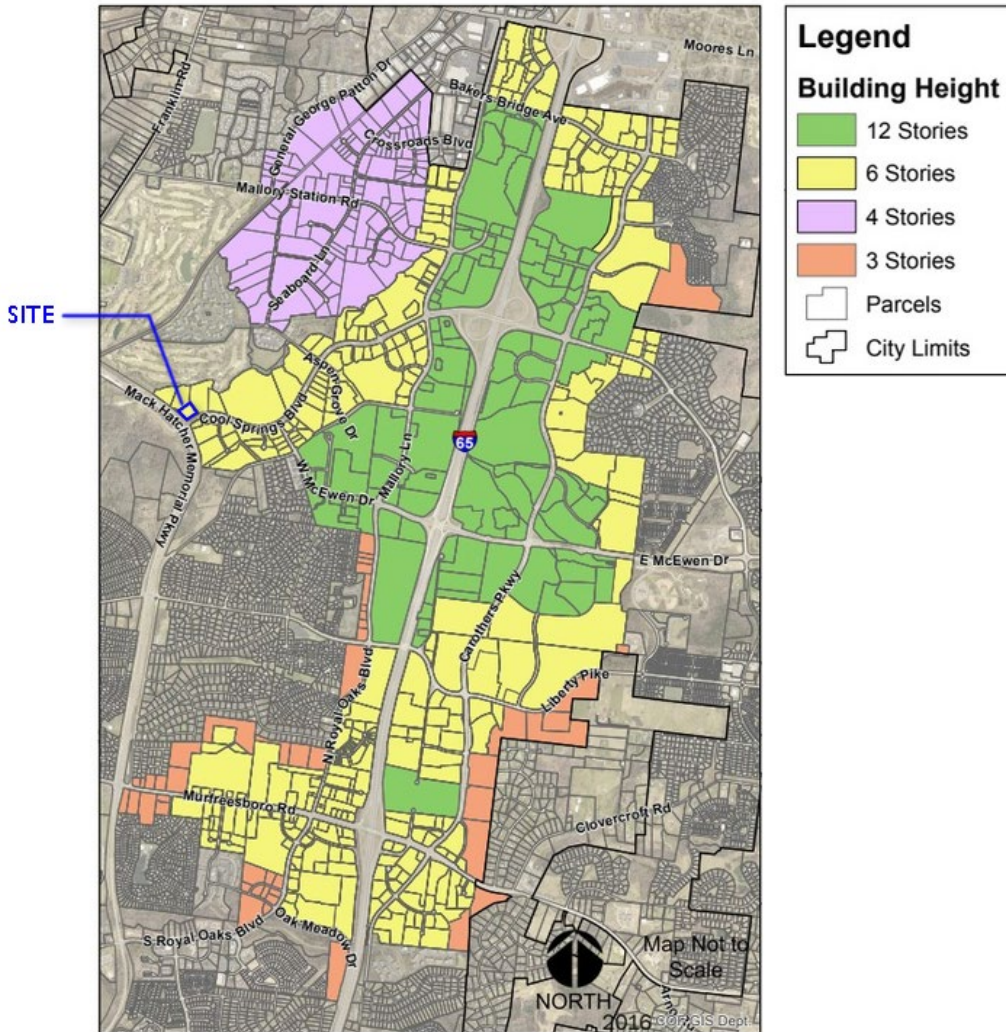


Kimley»»Horn

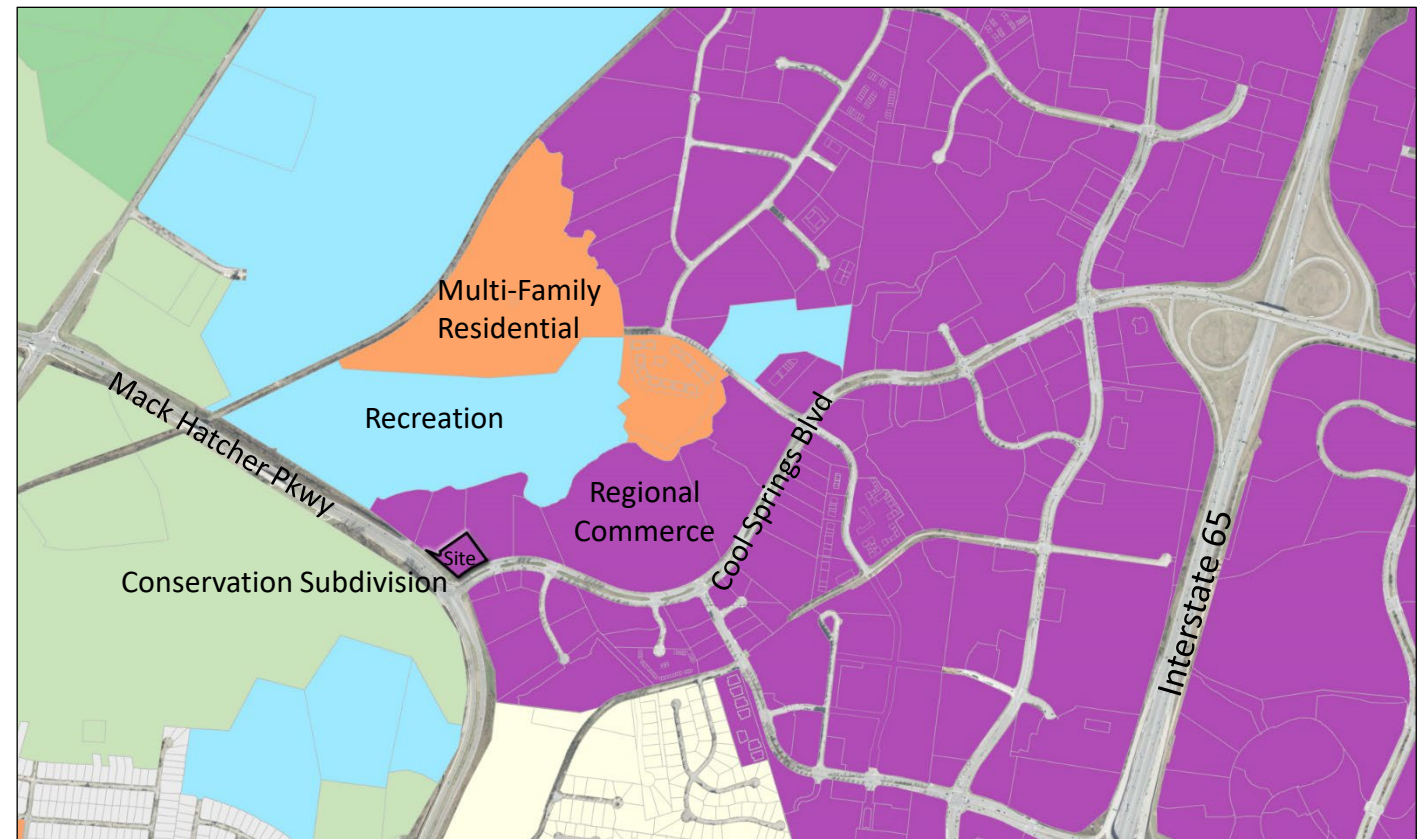
Expect More. Experience Better.



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Interstate Corridor
Building Height Map



Regional Commerce Design Concept

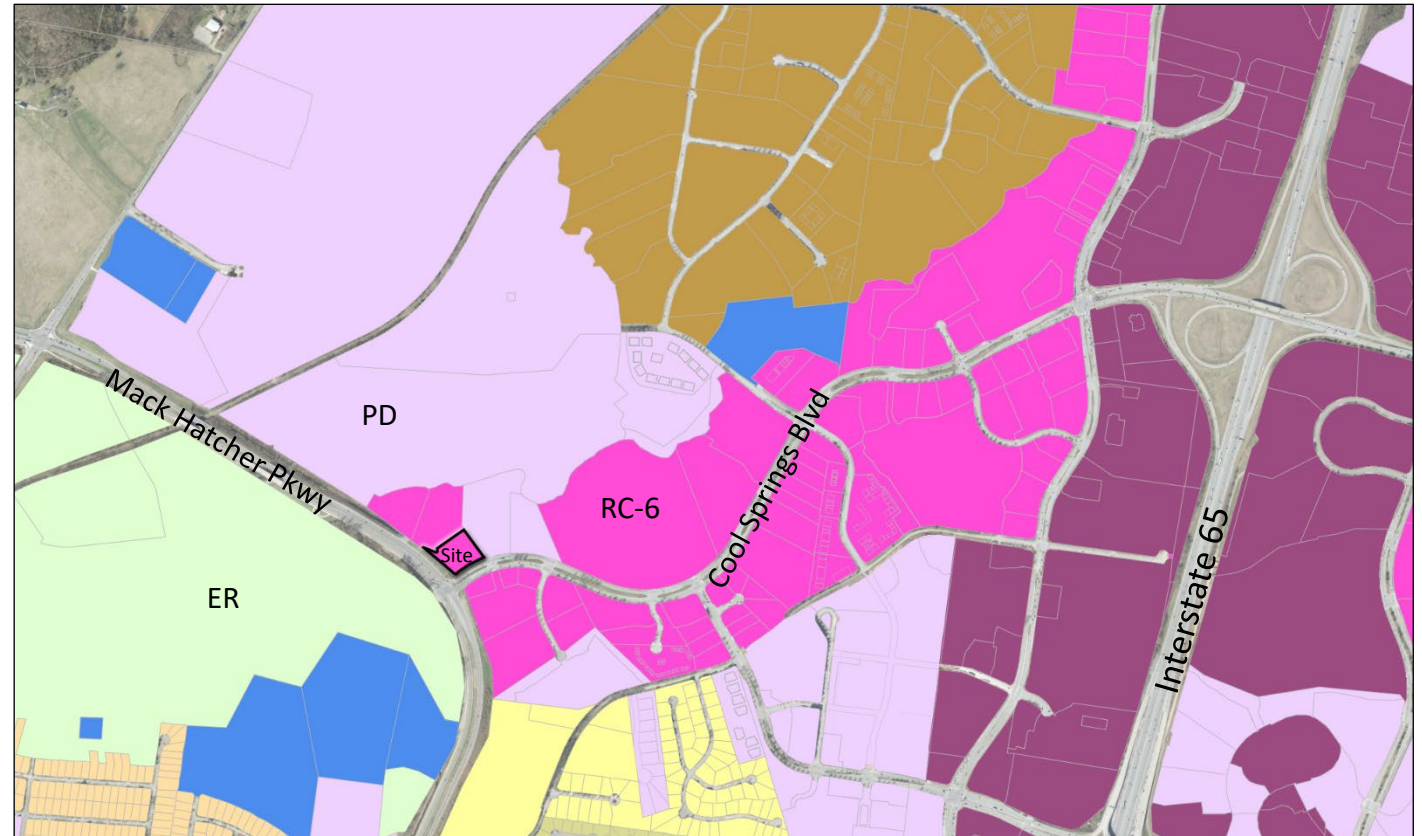
Large expanses of surface-parking areas should be avoided. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots.

New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.

Existing Zoning: RC-6
Regional Commerce 6

Proposed Zoning: PD -
Planned Development

Development Program:
178 Multifamily Units
3,356 SF Commercial



Regional Commerce 6

3.18.1 Purpose

The RC6 district is intended to promote economic development through a diverse mix of high-intensity uses with a building height of up to six stories.



Master Plan – Amenity Level

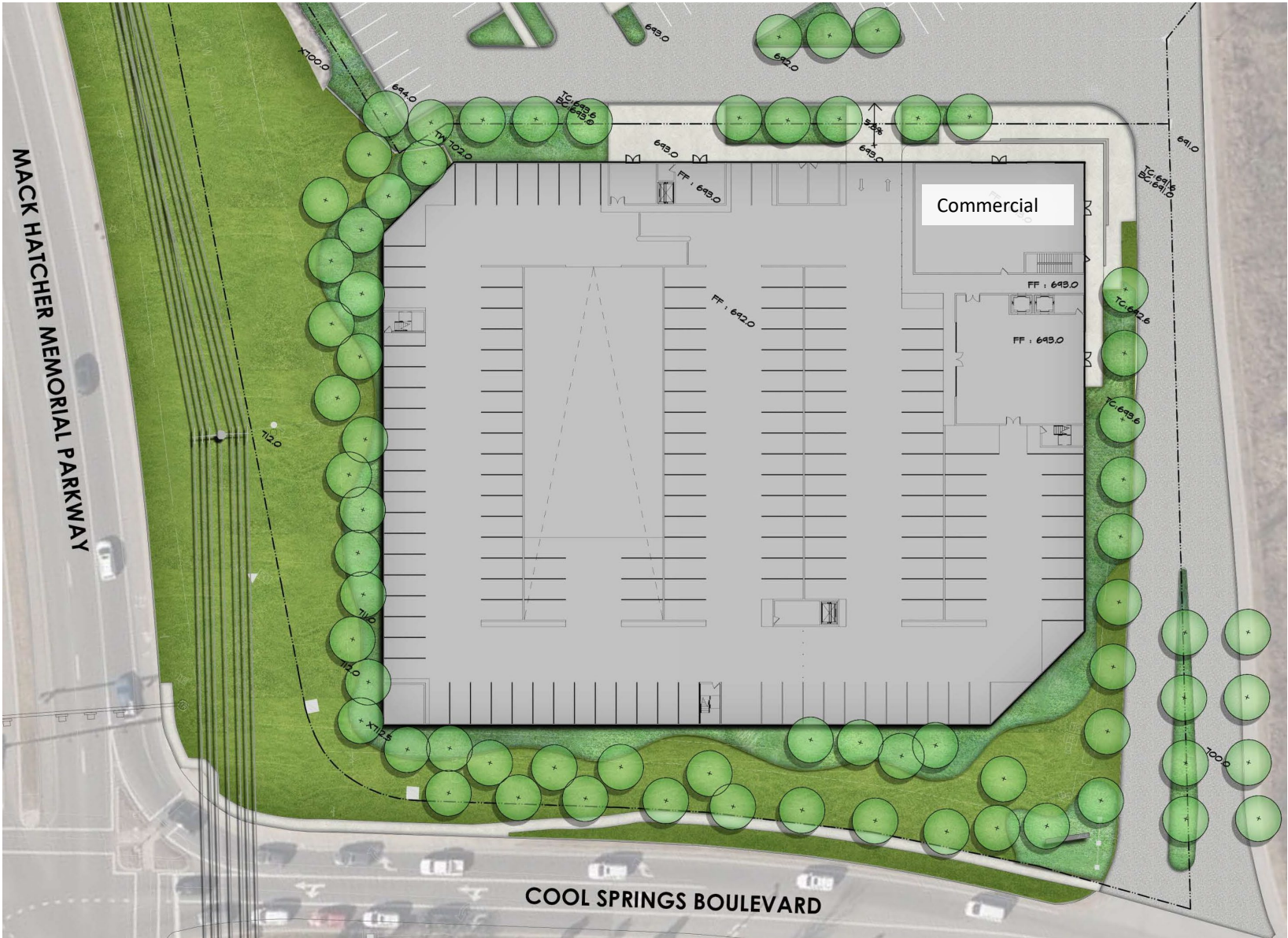
178 Multifamily Apartments
and amenities including community pool,
outdoor courtyard, fitness and Club

3,356 SF Commercial on ground level



Master Plan – Basement Level Parking Structure

3,356 Sf Commercial on ground level











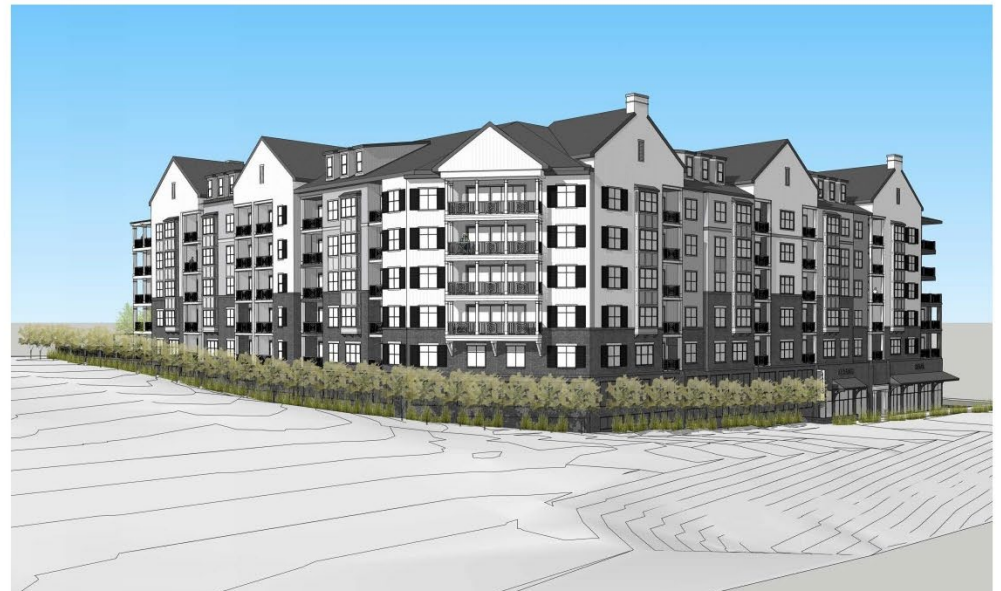
VIEW ALONG MACK HATCHER MEM. PKWY.



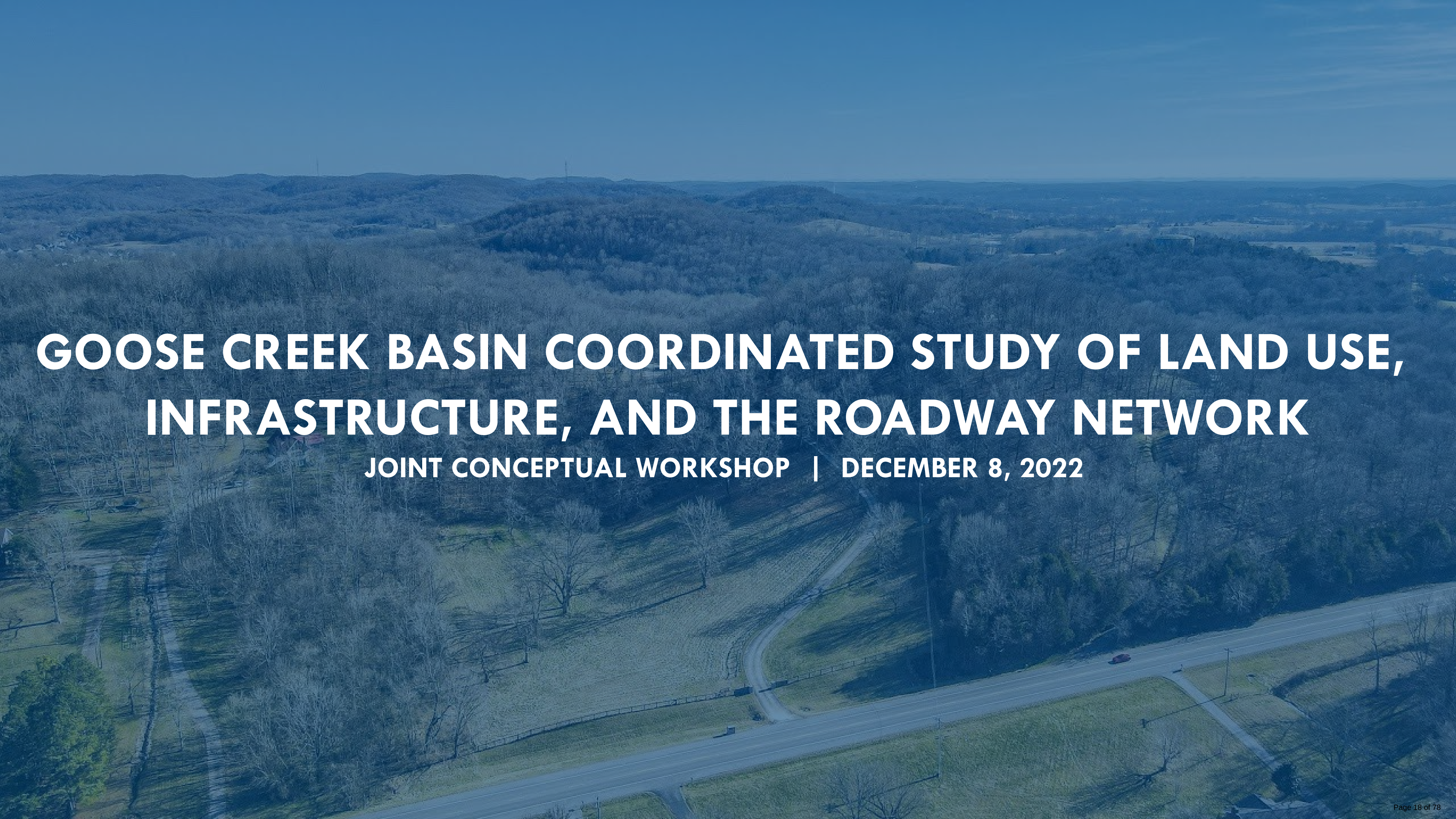
COOL SPRINGS BLVD. AND MACK HATCHER MEM. PKWY.



COOL SPRINGS BLVD. AND MACK HATCHER MEM. PKWY.



VIEW ALONG COOL SPRINGS BLVD.

An aerial photograph of a rural landscape, likely in the Goose Creek Basin. The image shows a winding road through a valley, surrounded by dense forests and rolling hills. The sky is clear and blue. The overall tone of the image is blue, suggesting a clear sky or a filter applied to the photo.

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

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022

Project Team



Cynthia Bowen, FAICP, LEEP AP
Partner / Planner

Catherine Kazmierczak
Planner



Thomas Clinard, PE
Vice President

Brandon Denny, PE
Project Engineer

Hollis Loveday, PE
Principal / Traffic Engineering



Carson Bise, AICP
President

Colin McAweeney
Senior Fiscal & Economic Analyst

Project Agenda

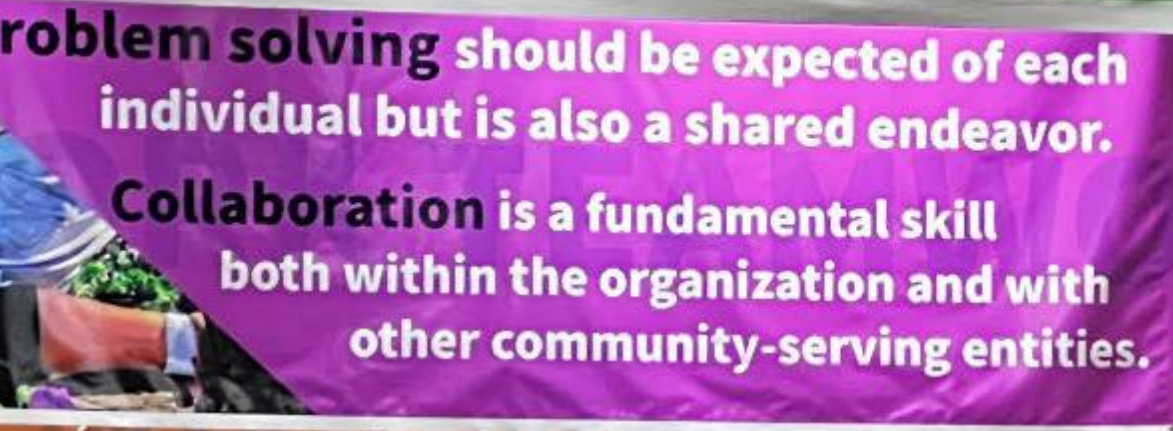
- **Recap of October Meetings**
- **Draft Third Scenario**
- **Updates**
 - **Water**
 - **Sewer**
 - **Conservation Area**
- **Next Steps**



An aerial photograph of a rural landscape, likely in the Southeastern United States, showing a winding road through a field of bare trees. The image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

RECAP OF OCTOBER MEETINGS

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022



the situation, and move on.



Recap of Community Meeting

October 26th

5

- Would like to see a more gradual transition between uses.
- At the dead-end of Pratt Lane, the conservation subdivision designation should be rethought.
- Conservation designated areas should be revisited and redrawn.
- How will sidewalks and trails connect in areas where there are already spacing constraints?

Recap of Community Meeting

October 26th

6

- How are we bringing water to the area to justify more development?
- The Long Lane overpass concerns.
- Lewisburg Pike should be widened from Goose Creek down to 840.
- To lower traffic volume, there should be a diversity of residential uses, price ranges, and workforce housing.
- How are people working retail jobs going to afford to live here?
- How will development affect school enrollment? Will a school need to be constructed?
- Given the transportation network failure and funding gaps, should development occur?

Recap of Joint Meeting

October 27th

7



- Questions about the level of service at the Goose Creek/I-65 interchange.
- Agreed that the flyover was not the preferred solution.
- Due to the uncertainty of the partial interchange, wanted a third option that showed build-out of the short-term areas.
- Agreed that staff should review the conservation areas on a case-by-case basis.
- Worried about housing affordability in Franklin.
- Ensure utility and water service is provided for development.

What We're Doing

1. Staff drafted a third scenario that focuses on the short- and mid-term areas per Joint Meeting feedback.
2. Staff reviewing water/sewer services and capacity.
3. Staff reviewing the conservation area and meeting with property owners.
4. Consultants creating additional requirements for development to occur in the short-term.

An aerial photograph of a rural landscape. In the foreground, a two-lane road curves through a field. To the left of the road, there is a small house with a red roof. The middle ground is filled with dense, leafless trees. In the background, rolling hills are visible under a clear blue sky. The entire image has a blue tint.

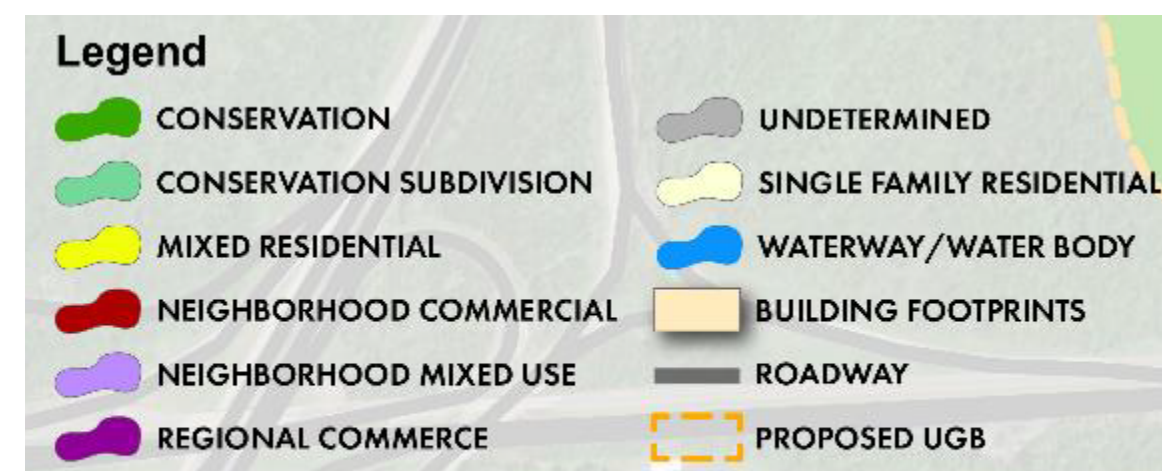
DRAFT THIRD SCENARIO

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022

Updates

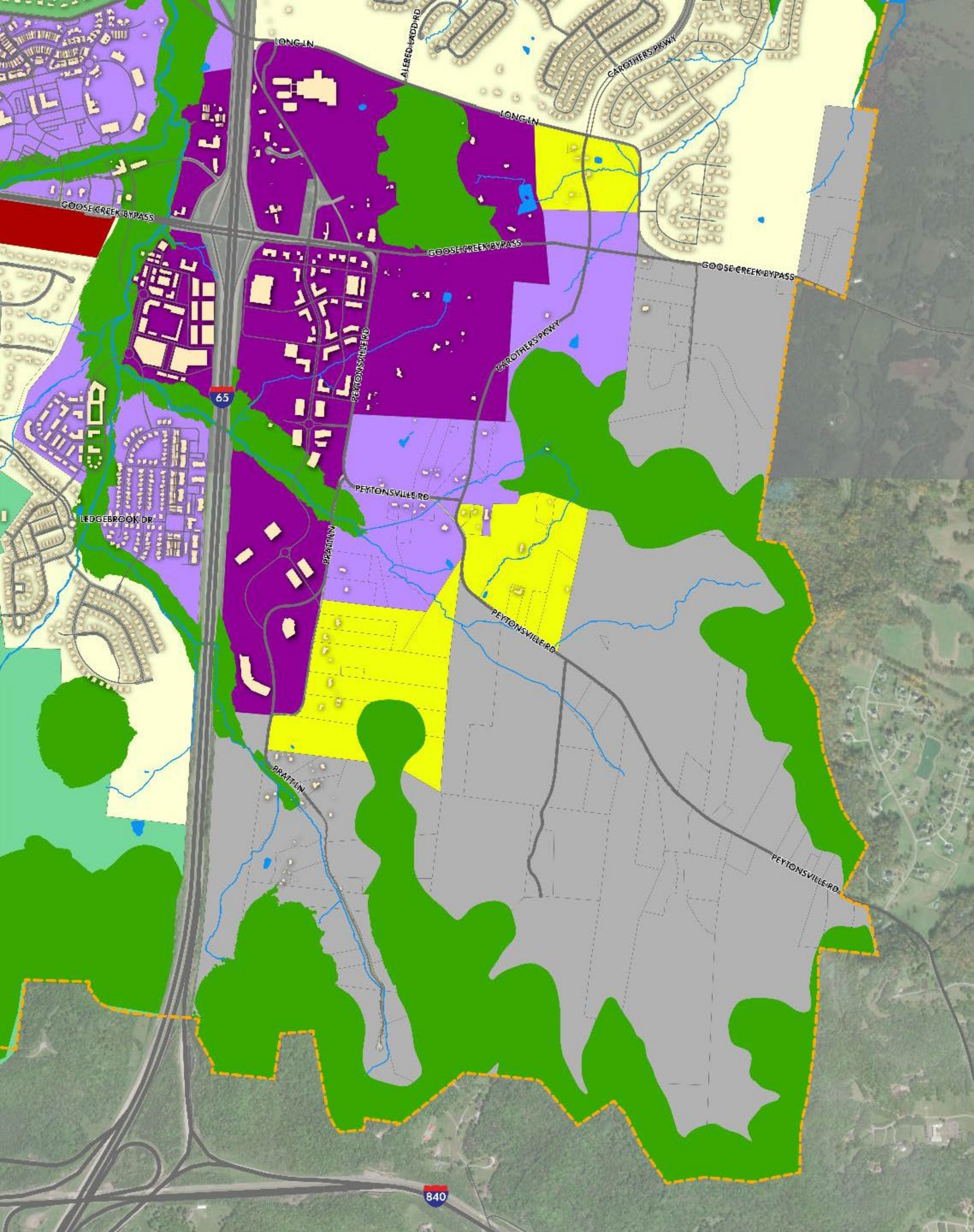
3rd Scenario

- Focuses on short and mid-term growth areas;
- Interim scenario not dependent on the flyover or partial interchange.
- Shows which properties are likely to develop first.
- The grey opaque properties will likely take longer to develop;
- Will require infrastructure improvements and expansion for development to occur.



0 300 600 1,200 Feet

JOINT CONCEPTUAL WORKSHOP
DECEMBER 8, 2022



Assumed Densities

3rd Scenario

1st Scenario Flyover Concept Totals:

DUs: 2,926 Non-Res. SF: 1,500,266

2nd Scenario Partial Interchange Concept Totals:

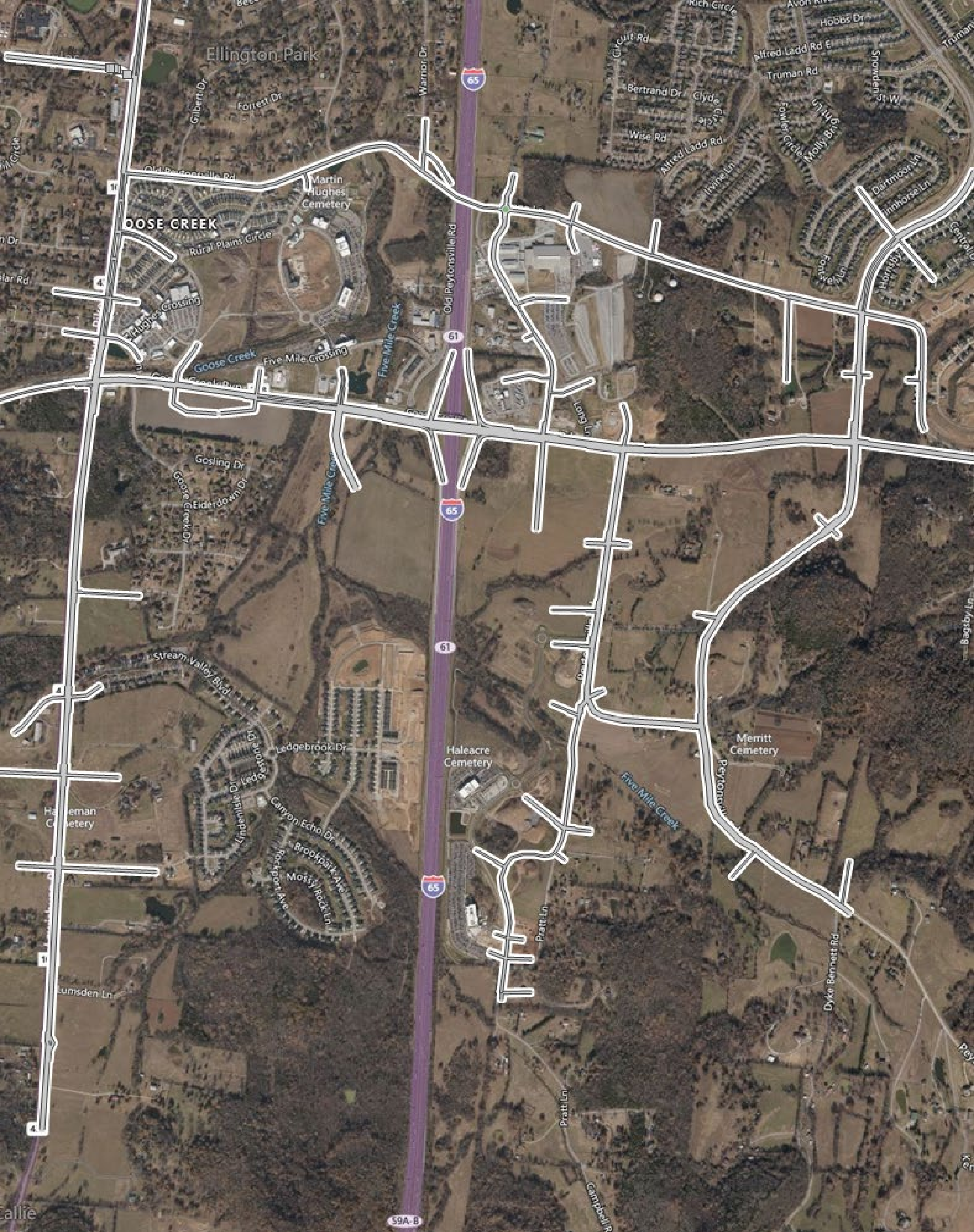
DUs: 4,166 Non-Res. SF: 1,507,796

3rd Scenario Totals:

DUs: 1,822 Non-Res. SF: 854,000

Totals do not include Reams-Fleming, but the buildout of Berry Farms is accounted for in the traffic model

Reams-Fleming is entitled for 400 multifamily units and over 2.1 million SF of nonresidential at full buildout.



Transportation Costs

3rd Scenario

Connect Franklin Project #	Project Name	Estimated Cost from MTP	Est. Cost w/ 20% contingency
6 + 22	Goose Creek Bypass (SR-248) Extension	\$ 20,587,648	\$ 25,000,000.00
11	Peytonsville Road	\$ 19,846,377	\$ 23,900,000.00
13	Carothers Parkway	\$ 7,857,037	\$ 9,500,000.00
82	Pratt Lane Improvements	\$ 6,423,919	\$ 7,800,000.00
78	Carothers Parkway (South Extension)	\$ 32,201,242	\$ 38,700,000.00
N/A	*I-65 and Goose Creek Interchange Improvements	\$ 16,000,000	\$ 20,000,000.00
		Total Cost =	\$ 124,900,000.00

The major difference between this scenario and the previous scenarios is the elimination of the southern flyover/connector road estimated to cost \$51 million.

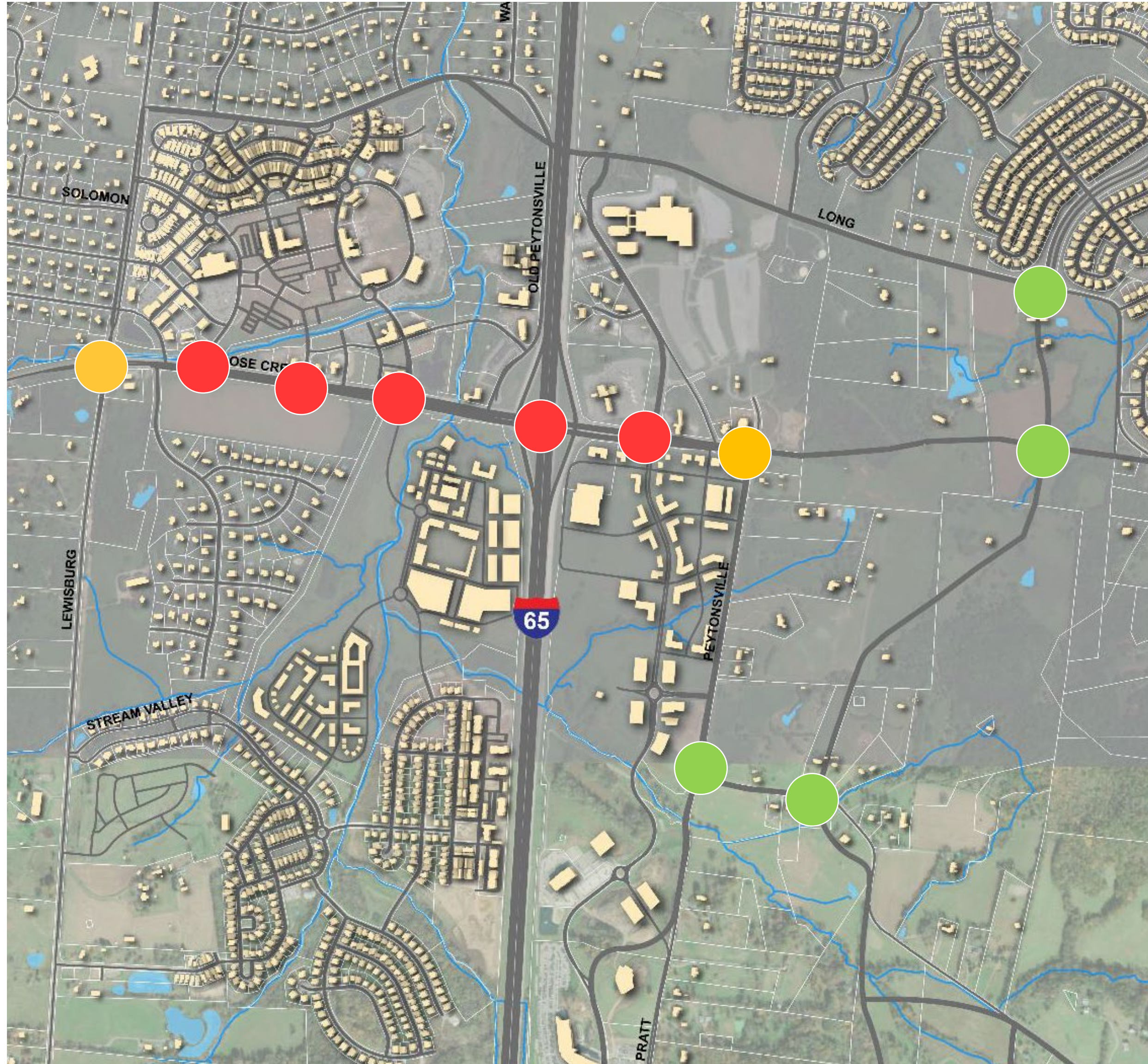
*Not listed in MTP and previously referred to as “intersection improvements under Scenarios 1 and 2 this would be a redesign of the interchange to a Diverging Diamond Interchange and would be eligible for TDOT funding

Also, Long Lane Overpass was removed from chart due to CIP status

Traffic Impacts

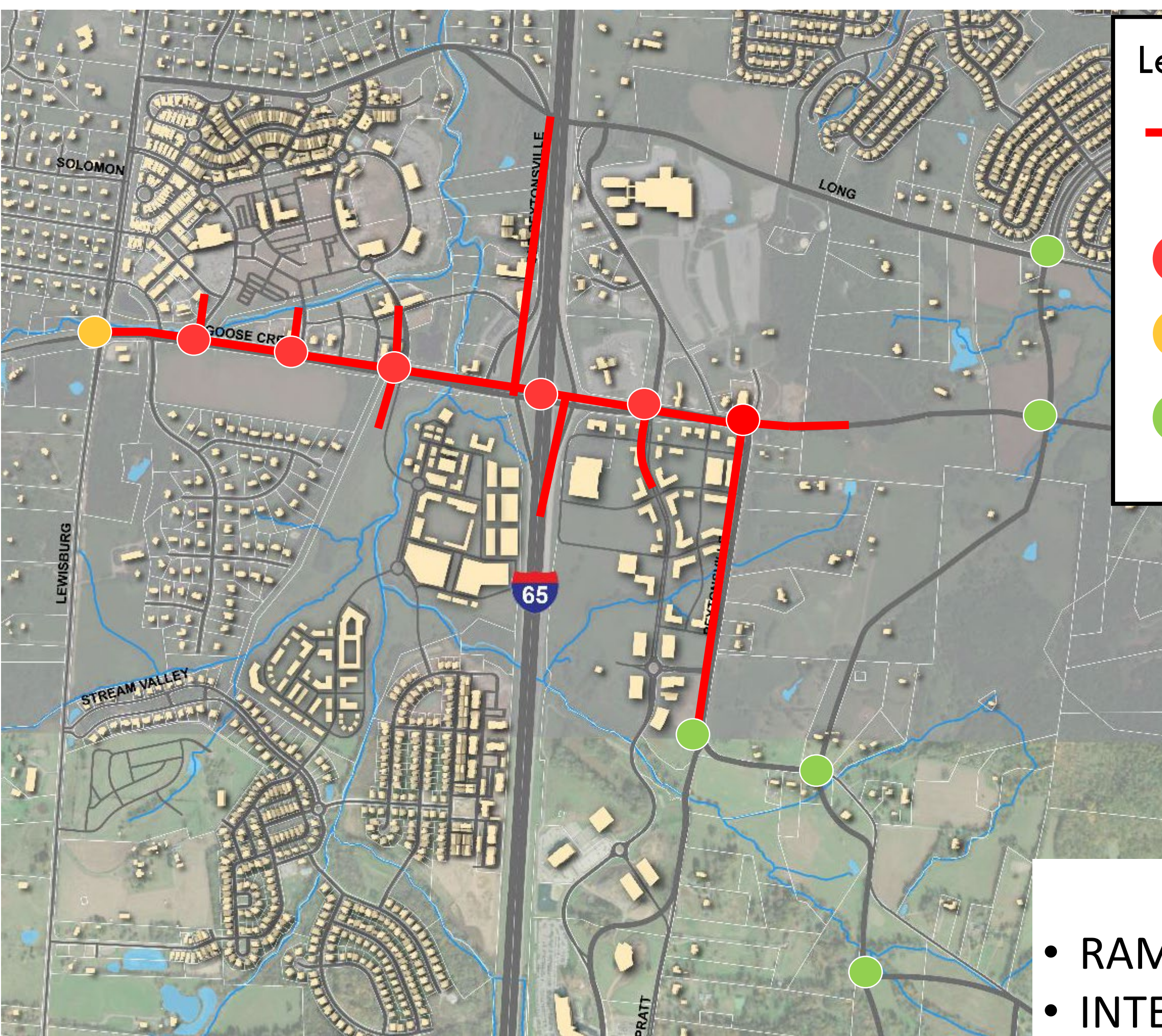
Scenario 3

- All intersections from the I-65 interchange west to Lewisburg along Goose Creek are expected to increase delay & queuing (LOS F gets worse)
 - Congestion will likely be heavy west of I-65 during peak hours with current entitlements, regardless of the buildout of the study area
- Some intersections on east side of I-65 improved from previous scenarios due to removing 'long term' development areas



Legend

- Failure (does not meet LOS standards)
- At capacity (does not meet LOS standards but additional development may cause failure,)
- No capacity issues (meets LOS standards and will support additional development)

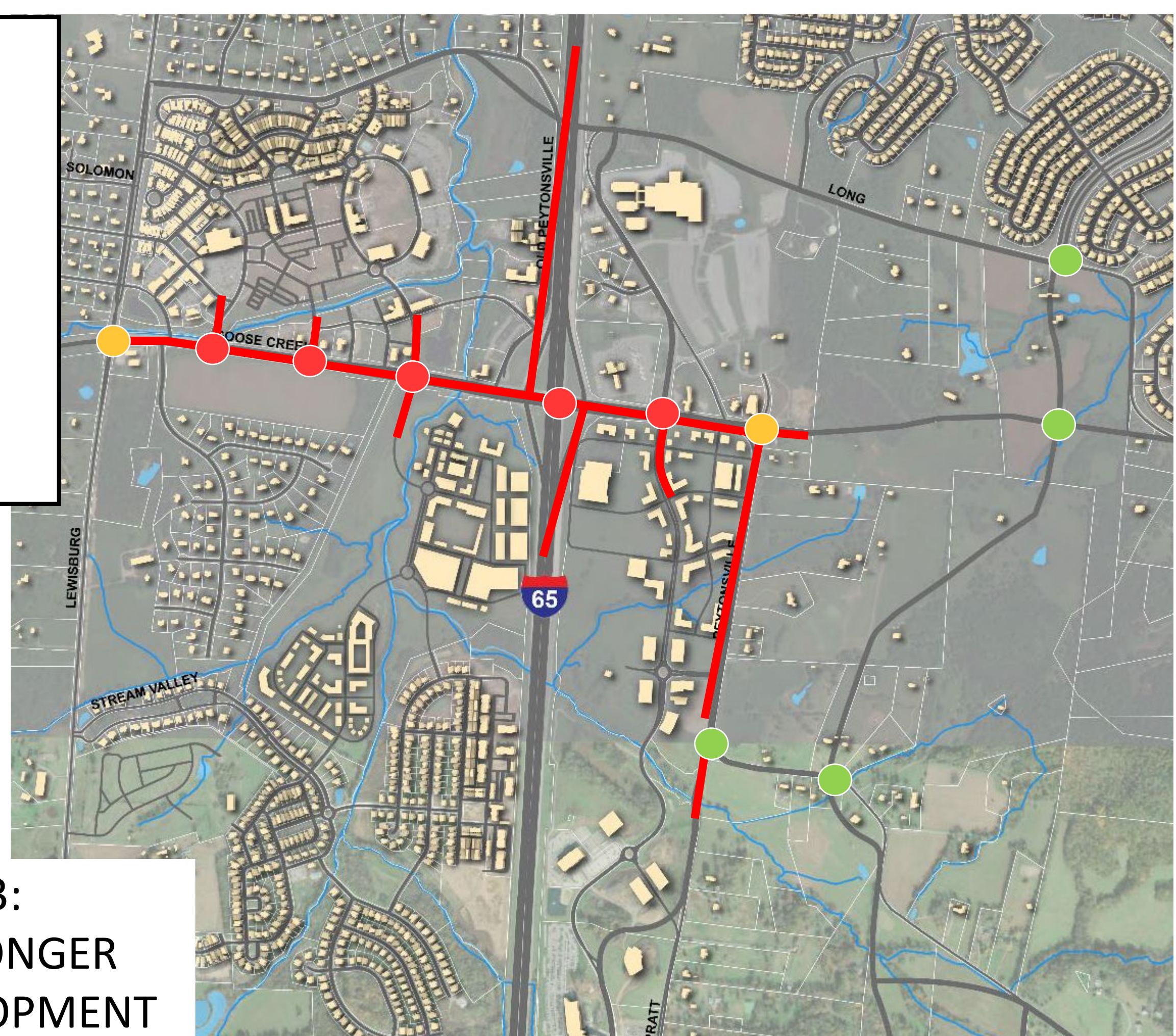


Legend

- Excessive queueing length/time
- Failure
- At capacity
- No capacity issues

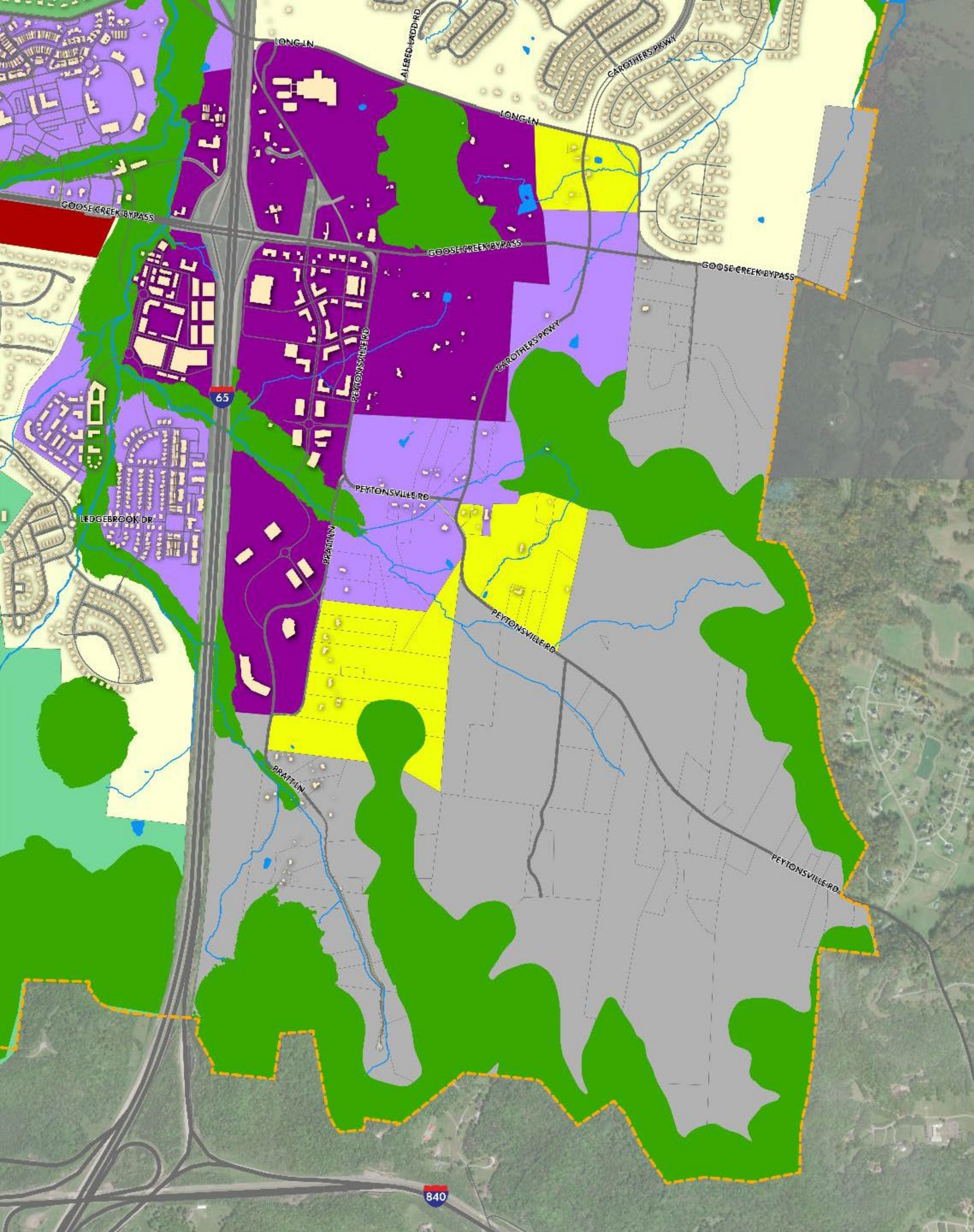
SCENARIO 3:

- RAMP QUEUES LONGER
- INTERNAL DEVELOPMENT QUEUES LONGER



2050
Scenario 2 South Flyover

2050
Scenario 3



Roadway Impact Fees

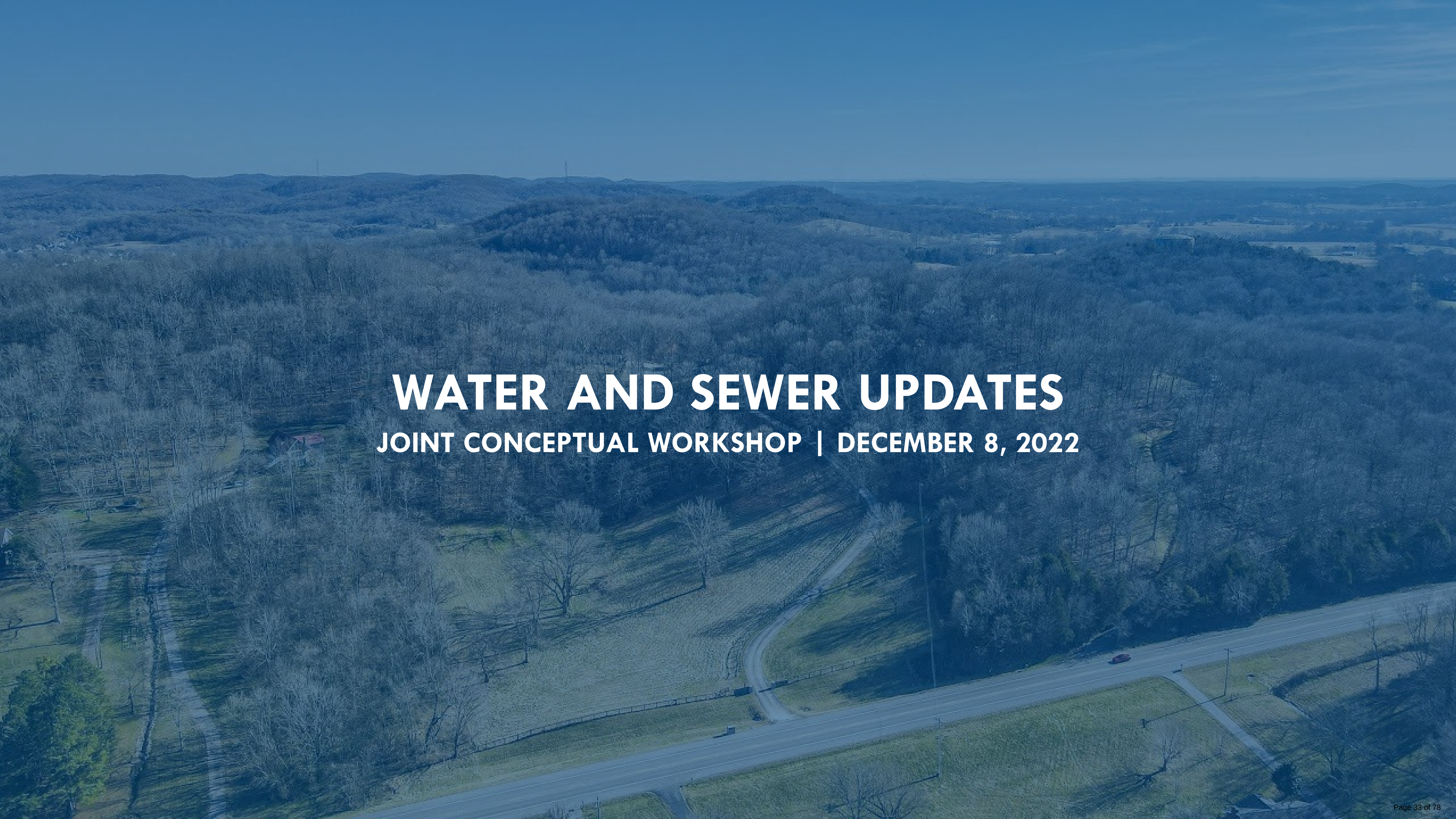
3rd Scenario

3rd Scenario Totals:

DUs: 1,822	Non-Res. SF: 854,000
Estimated Total: \$20 million in road impact fees	

Totals do not include Reams-Fleming which is entitled for 400 multifamily units and approximately 2.1 million SF of nonresidential which is generating a significant amount of revenue.

The impact fee schedule is being studied as it is required to be updated every five years.

An aerial photograph of a rural landscape, likely in a hilly region. The foreground shows a paved road with a red car, a grassy field, and a line of trees. The middle ground is dominated by a dense forest of bare trees, suggesting late autumn or winter. In the background, rolling hills are visible under a clear blue sky. The entire image has a blue color overlay.

WATER AND SEWER UPDATES

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022

Water Districts

17

City of Franklin Water serves Berry Farms Reams-Fleming Tract and has an active water tank above the Ag Center

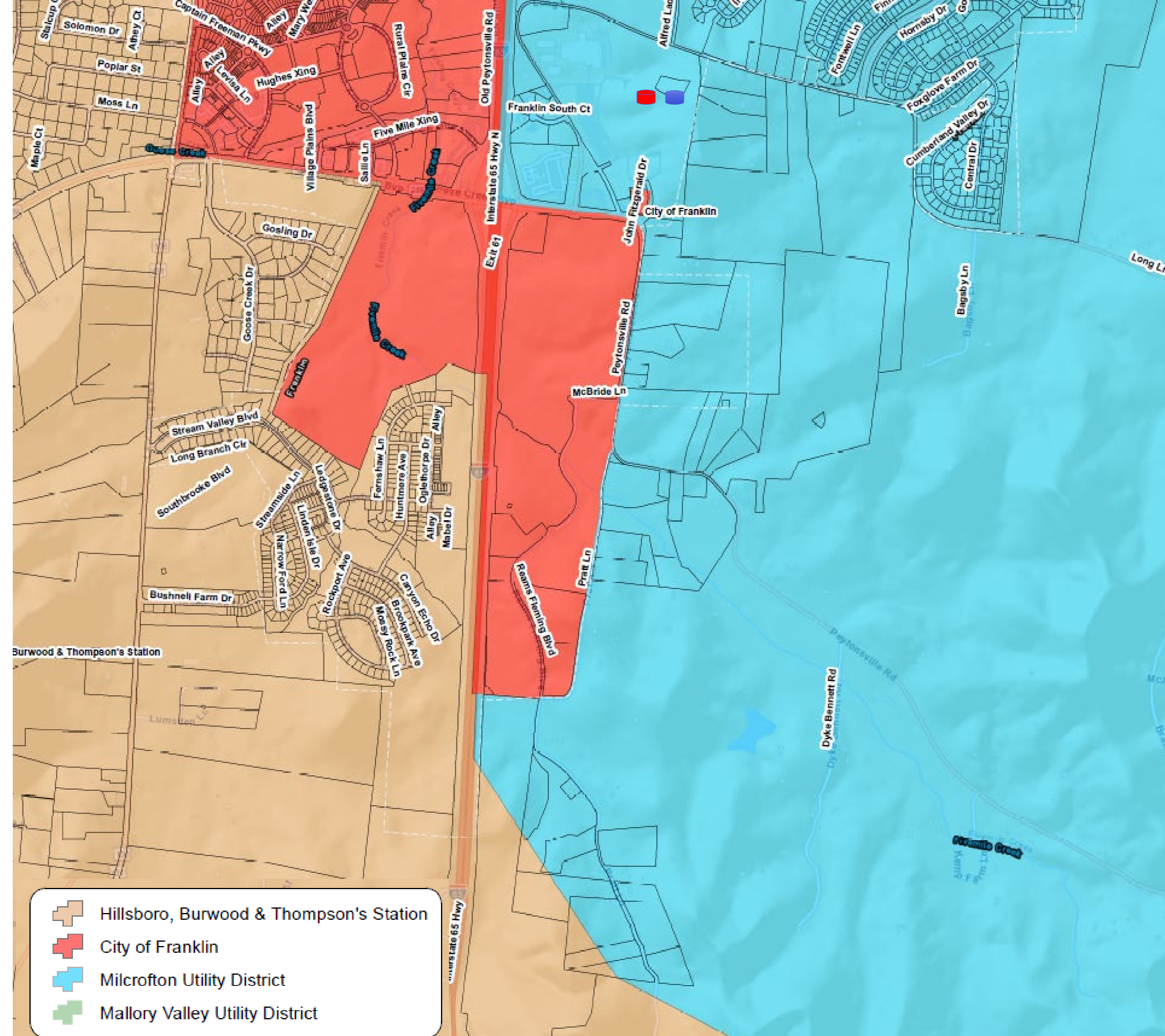
Milcrofton serves vast majority of study area and also has a water tank above the Ag Center

At least one additional tank will be needed to serve Milcrofton territory

Milcrofton distribution lines will need to be upsized

Milcrofton anticipates developers to jointly absorb infrastructure costs

HBTS serves west side of Pratt Lane, mostly undeveloped areas

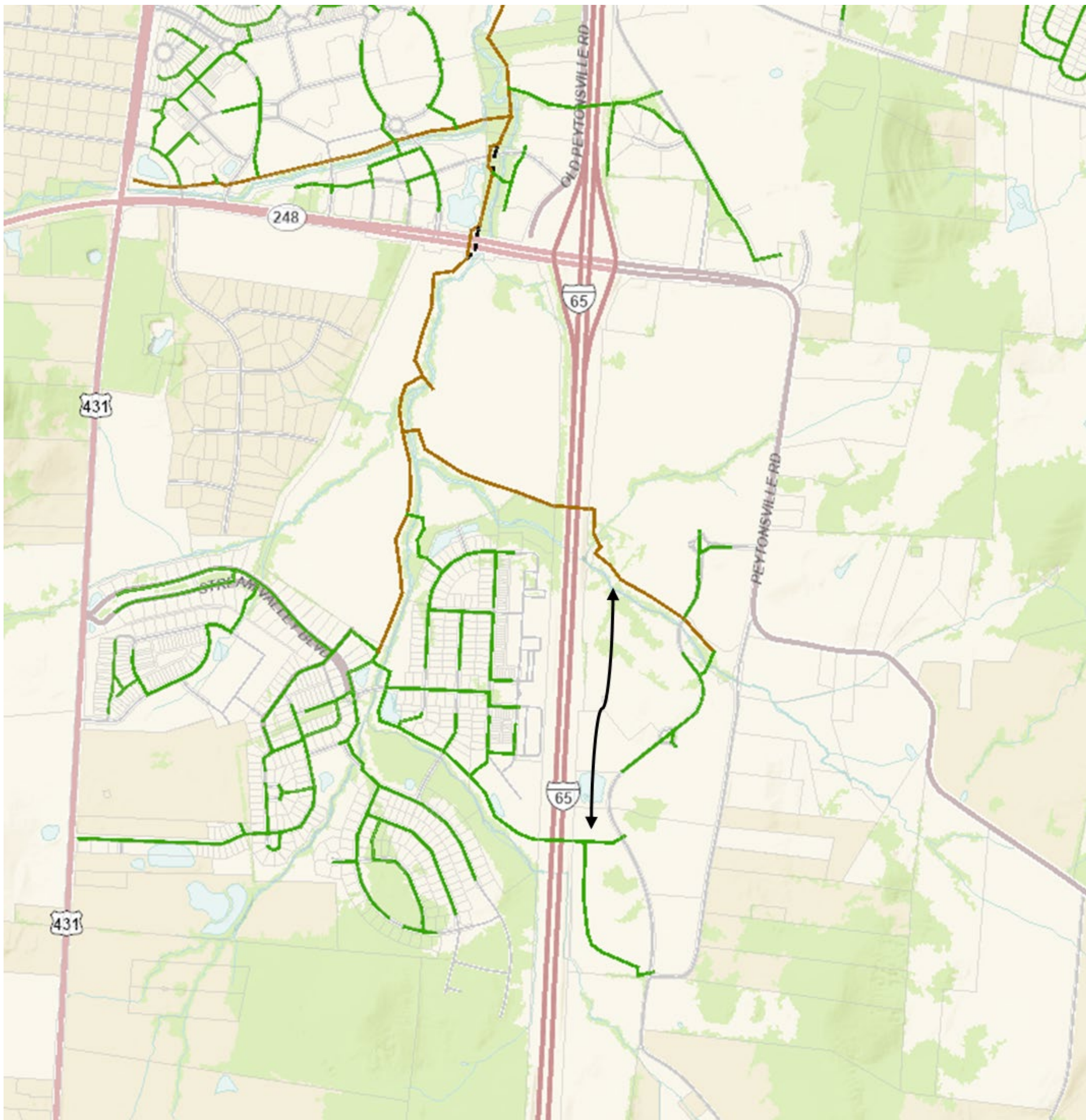


Existing Sewer Service

Existing COF sewer extends underneath I-65 in two locations to serve the Reams-Fleming Tract

The northern sewer line is an 18-inch interceptor which serves Aetna

The southern sewer line is a 12-inch collector line which serves Ramsey Solutions



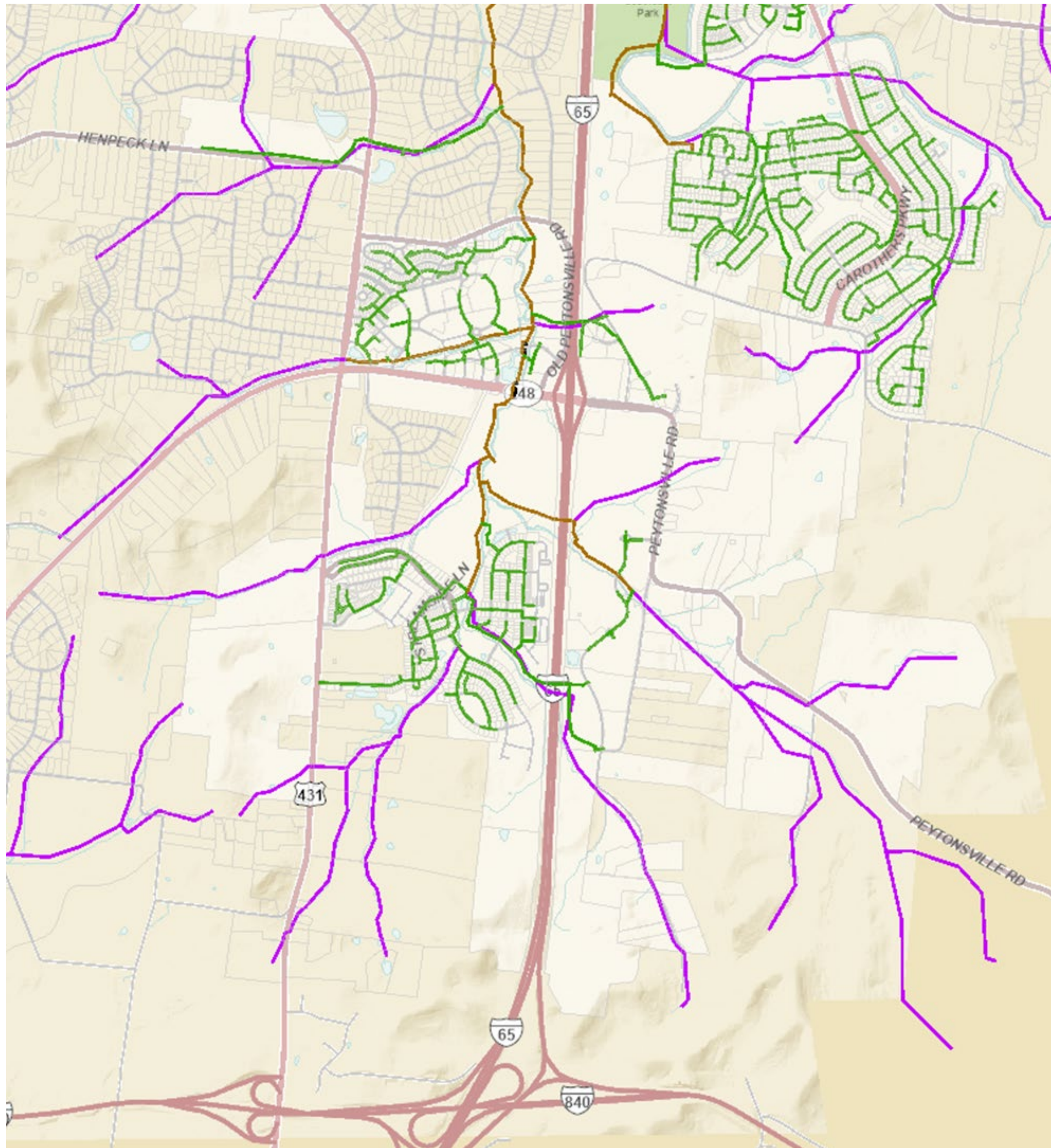
Sewer Service Update

The purple lines are future interceptors that would serve the basin, to be extended by developers

The northern sewer line underneath I-65 can handle a significant amount of development;

The southern sewer line underneath I-65 can also handle a significant amount of development;

This drainage basin would be served by the future South Plant



An aerial photograph of a rural landscape. The foreground shows a road with a car, a grassy field, and a line of trees. In the middle ground, there is a large, dense forest covering a hillside. In the background, more hills and a clear sky are visible. The text is overlaid on the center of the image.

CONSERVATION

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022

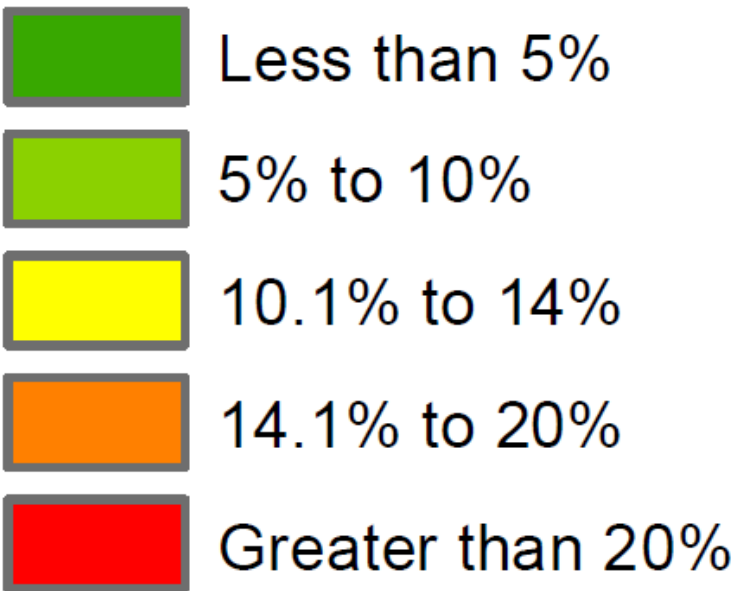
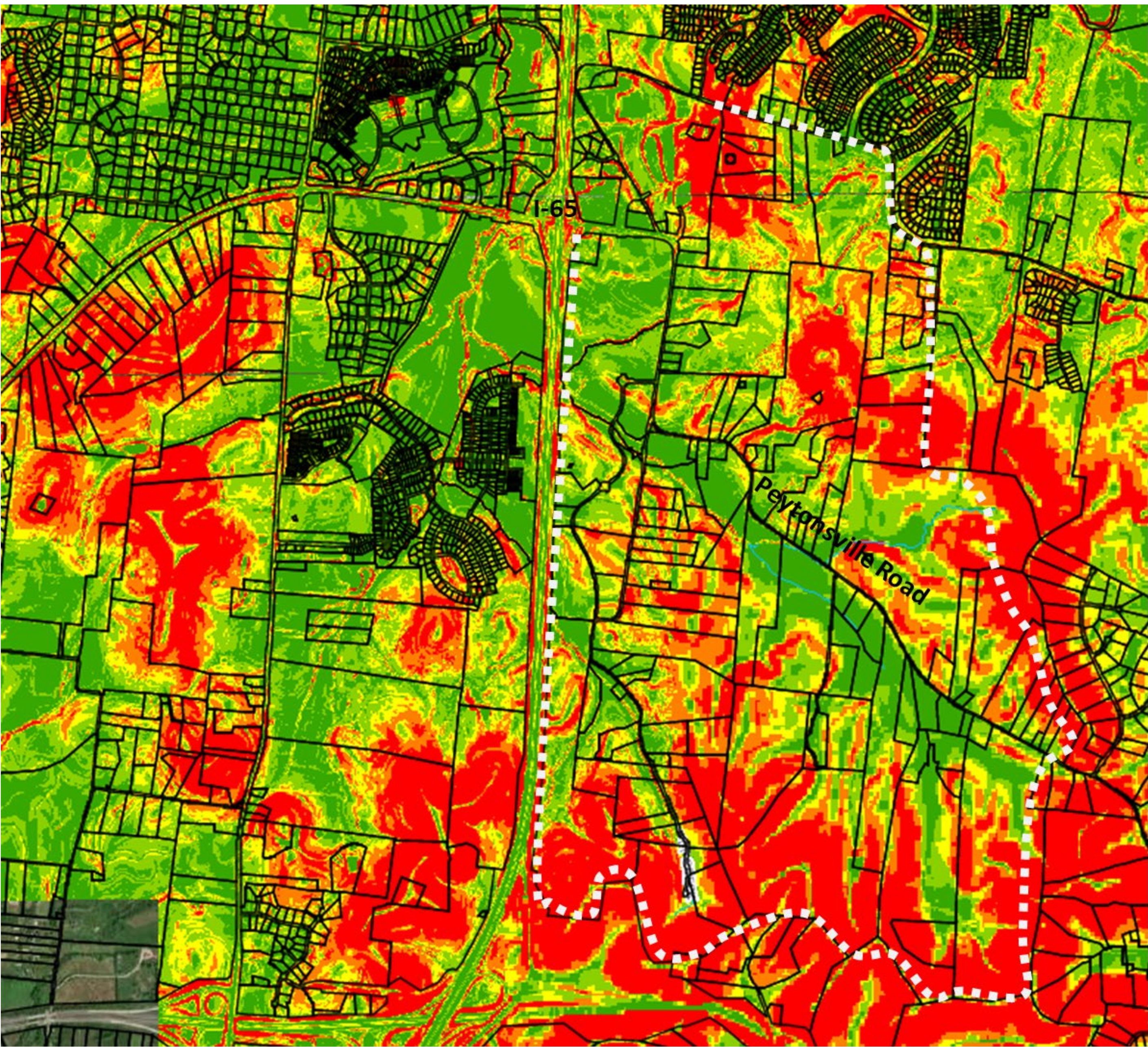
Conservation Area Update

Slope Map of Study Area

The City prohibits development on slopes greater than 20% (areas in red).

Analysis is based upon 2 ft contours in city limits and 5 ft contours in County

The City is procuring updated topographic data for the study area to ensure accuracy.





1,050 ft

1,136 ft

875 ft

766 ft

Pratt Lane

Looking SE on Pratt Lane
Approximate elevation points



1,050 ft

1,136 ft

875 ft

Conservation Area

Conservation Area

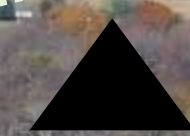
766 ft

Conservation Area

Looking South on Pratt Lane
Approximate Elevation Points

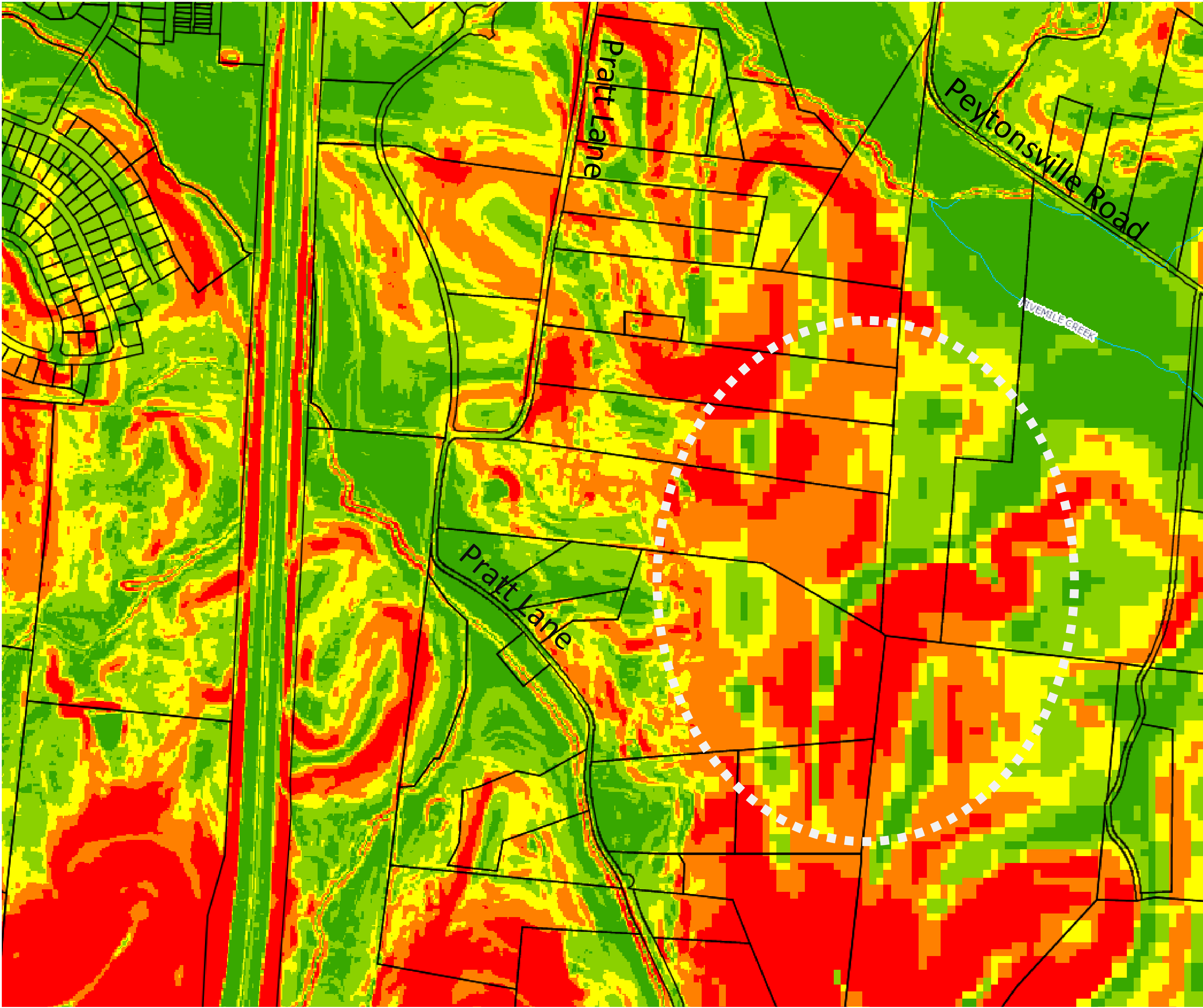


910 ft



Looking North on Pratt Lane
Area in Question

Conservation Area



Slope Analysis Pratt Lane

-  Less than 5%
-  5% to 10%
-  10.1% to 14%
-  14.1% to 20%
-  Greater than 20%

Envision Franklin Conservation Design Concept

Seeks to preserve floodplains, hillsides with steep slopes, hilltops, and cemeteries

Conservation areas follow environmental features, not parcel lines, therefore some parcels have conservation and some do not;

Helps preserve the function, form, and character of the area;

The majority of new development should occur outside of Conservation;

Conservation areas serve to guide development to more suitable locations

Franklin Zoning Ordinance Standards

Conservation areas in Envision Franklin are basis for the Hillside Hillcrest Overlay District (HHO);

HHO is intended to protect hillsides and hillcrests including their natural and topographic character, identity, environmental sensitivities, aesthetic qualities, and viewshed;

Development is prohibited on slopes of 20% or greater except for public infrastructure (like a water tank) and passive parks (Chapter 17 of the Zoning Ordinance);

HHO 500-foot buffer contains specific lot size standards in steep slope areas to help transition development along the edges of the HHO;

Chapter 13.2 Retaining Walls

Chapter 17.2 Tree Protection



Conservation Areas Next Steps

Refine precise location of conservation areas using drone footage, updated 2-ft contours, property owner input, and views from the public right-of-way.

Release updated staff recommendation for the Conservation Design Concept.

An aerial photograph of a rural landscape, featuring a winding road through a field, surrounded by dense forests and rolling hills in the background. The image is overlaid with a semi-transparent blue filter.

NEXT STEPS

JOINT CONCEPTUAL WORKSHOP | DECEMBER 8, 2022

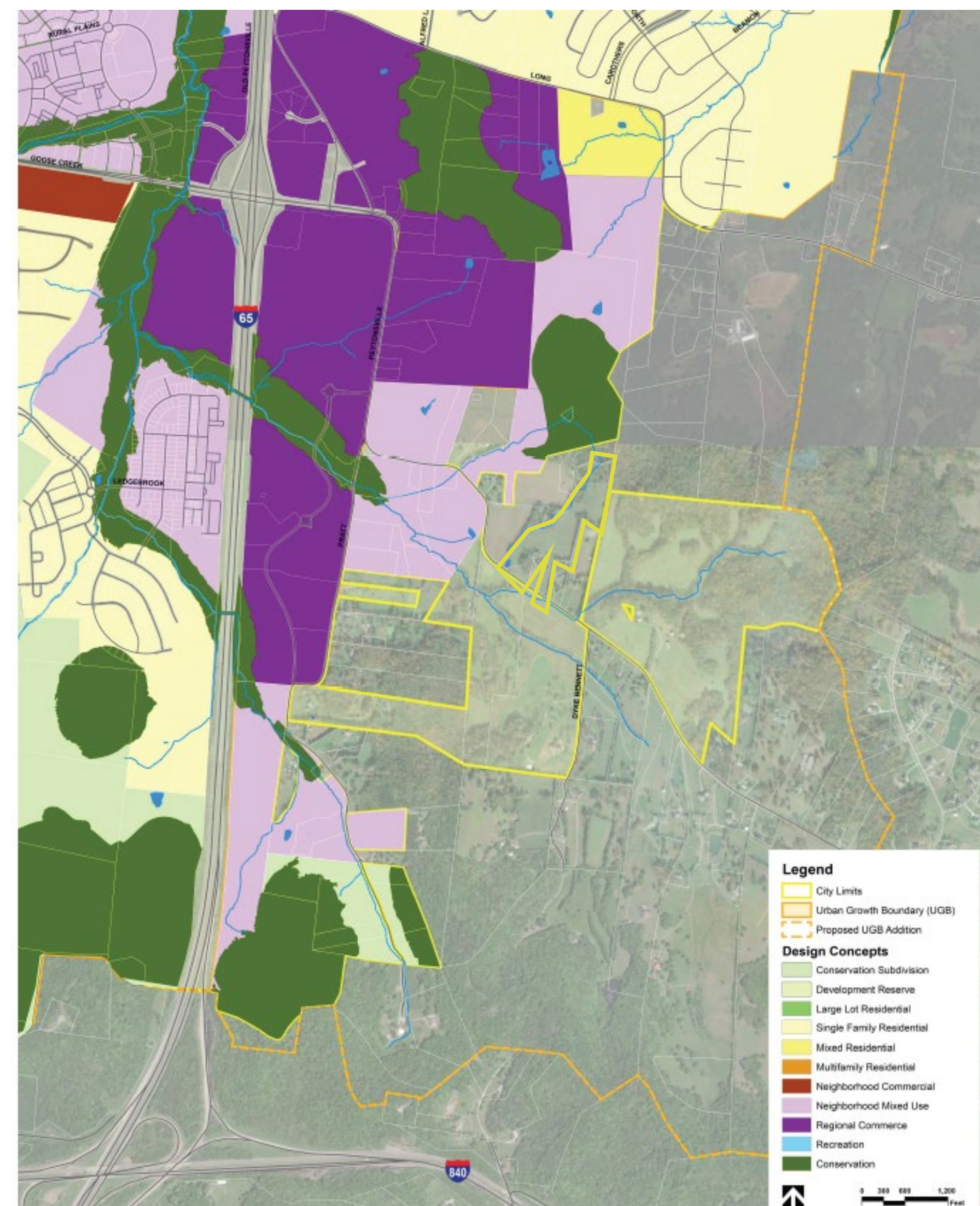
Next Steps

- Staff and consultants to refine concepts and Special Considerations based on public input and BOMA/FMPC feedback
- Staff to obtain more precise topographic data for study area and refine Conservation areas
- UGB Update underpins planning efforts; formal process has not started;
- Contract extension for continued planning services and public outreach



Discussion Questions

- The City has jurisdiction over properties in the city limits, outlined in yellow. Should the staff bring forth an Envision Franklin plan amendment that includes special considerations and map designations for properties within the City? This would be an interim step until the new UGB is adopted and more information is known about the partial interchange concept.





Comprehensive Update to Envision Franklin Land Use Plan

Joint BOMA/FMPC Meeting

December 8, 2022

**RUNDELL
ERNSTBERGER
ASSOCIATES**



TEAM ROLES

Team Member Roles & Responsibilities

Core Team



Cynthia A. Bowen
Project Manager, Dir. of Planning

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



Deborah L. Meyerson
Housing & Policy Analyst

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



Dan Liggett
Urban Planner / Designer

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



Rachel Cardis
Senior Planner

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

Support Team



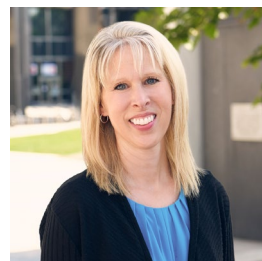
Catherine Kazmierczak
Project Planner

- Data collection, mapping
- Collate info to update character areas
- Assist in overall plan development



Kevin Sweetland
Urban Planner

- Urban design and form elements
- Development and transportation impacts
- Graphic illustrations



Tricia McClellan
Mobility Planner

- Bike-ped mobility improvements
- Land use and transportation character recommendations
- QA/QC



Cecil Penland
Urban Designer

- Connectivity and public spaces policy
- Downtown improvement and connectivity
- Corridor and mobility improvements



PROJECT APPROACH

Project Approach



EXISTING CONDITIONS

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



Dec 2022 - Apr 2023



EVALUATION

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



April - May 2023



REVISION

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



June - July 2023



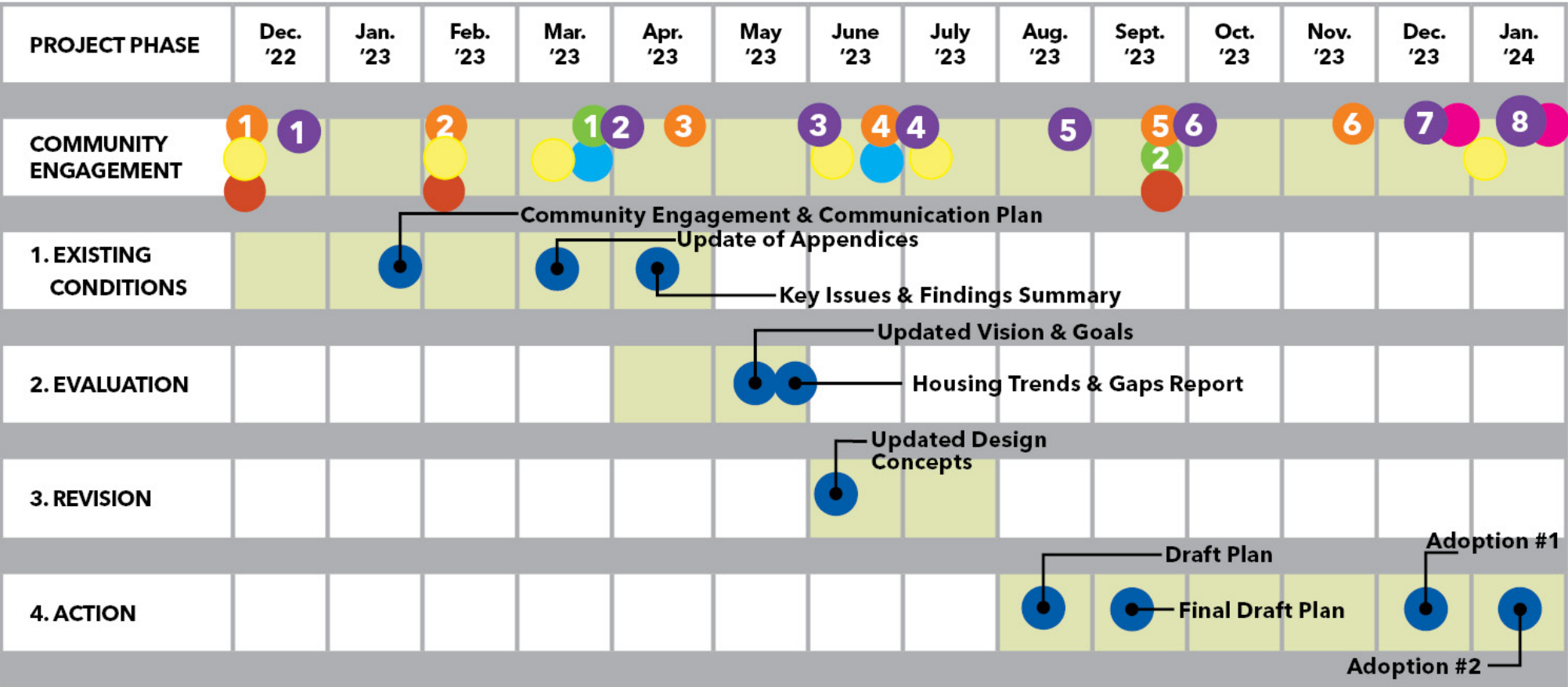
ACTION

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



Aug 2023 - Jan 2024

DRAFT
Project
Schedule



-  Key Milestone
-  Joint BOMA/FMPC Meeting
-  Public Meeting
-  Working Session with Staff
-  Focus Group Interviews
-  Online Engagement Opportunities
-  Topical Meetings
-  Adoption Meetings

MEETINGS BY PHASE:

- Existing Conditions
- 2 Joint Workshops
 - 1 Public Meeting
 - 2 Focus Group Meetings
 - 3 Staff Workshops
 - 2 Online Opportunities
 - 1 Topical Meeting Series
- Evaluation
- 1 Joint Workshop
 - 1 Online Opportunity
 - 1 Staff Workshop
- Revision
- 1 Joint Workshop
 - 1 Staff Workshop
 - 1 Online Opportunity
 - 1 Topical Meeting Series
- Action
- 2 Joint Workshops
 - 2 Adoption Meetings
 - 1 Public Meeting
 - 2 Focus Group Meetings
 - 1 Staff Workshop
 - 4 Online Opportunities

Key Issues Based on RFQ

- Housing Strategy
- Amenity Infrastructure
 - Flood Plain Conservation
 - Open Space Set Asides



HOUSING ANALYSIS AND POLICY DEVELOPMENT

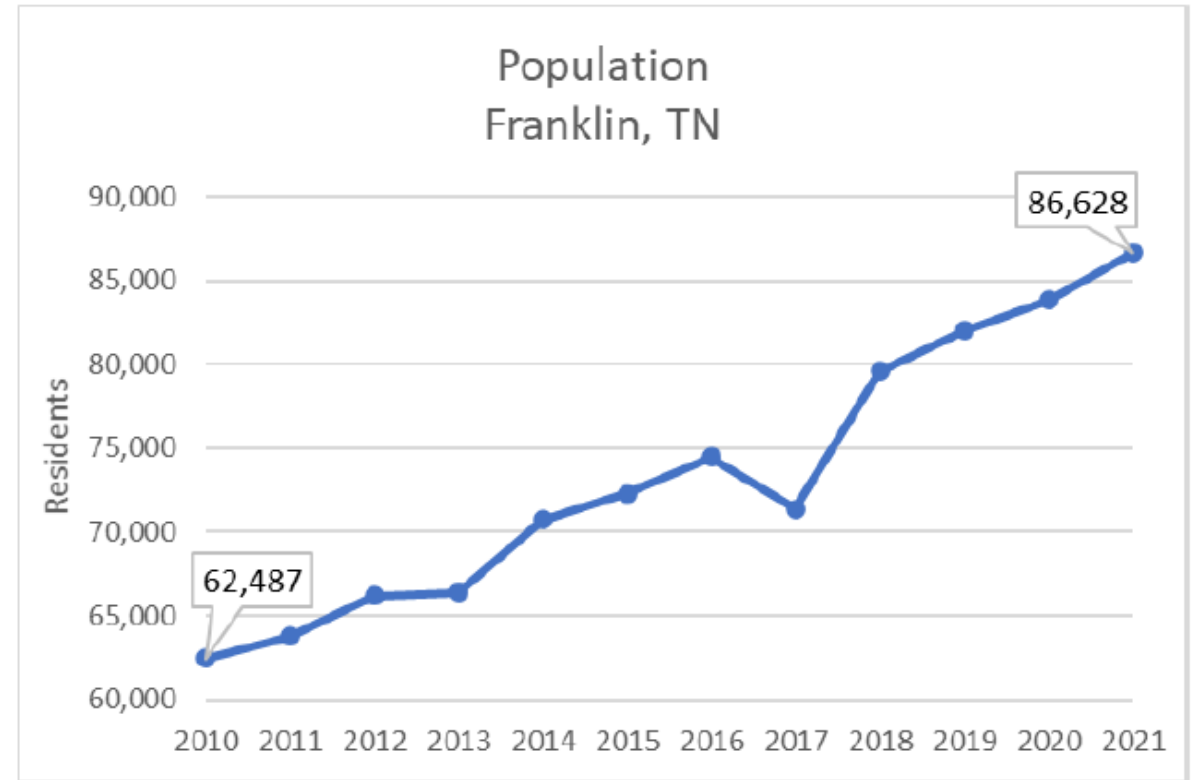


Envision Franklin

**“Inviting Neighborhoods with Memorable Character
and a Balanced Mix of Dwellings”**

Franklin Housing Development Patterns

- Franklin is projected to grow by 44,000 residents over the next 20 years, a 50 percent increase from its 2020 population.
- Franklin is currently in the top one-percent of housing markets nationally.
- Forecasts predict an unmet need of 4,000 housing units in Franklin over the next 20 years.



Source: *City of Franklin 2021 Development Report*

Craft a Housing Strategy Rooted in Franklin's Vision

- Envision Franklin seeks a future with vibrant neighborhoods that include a range of housing options--both for rent and for sale
- Key elements to accomplish this vision:
 - Mixed uses
 - Diversity of housing types
 - Transportation choices



Source: MissingMiddleHousing.com

A Healthy Housing Market: Grow and Diversify Housing Choices

- Plan for senior-friendly housing stock
- Support first time homebuyers
- Increase housing opportunities for in-commuters to live in Franklin
- Lower cost burden for renters

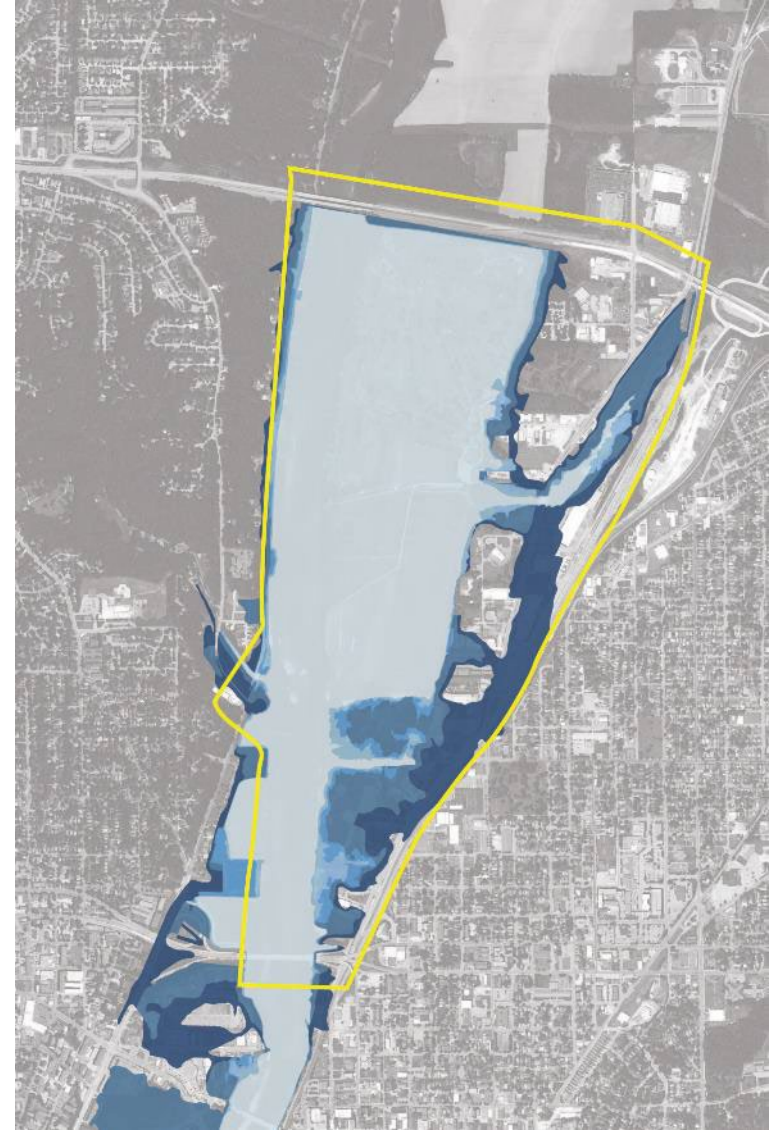
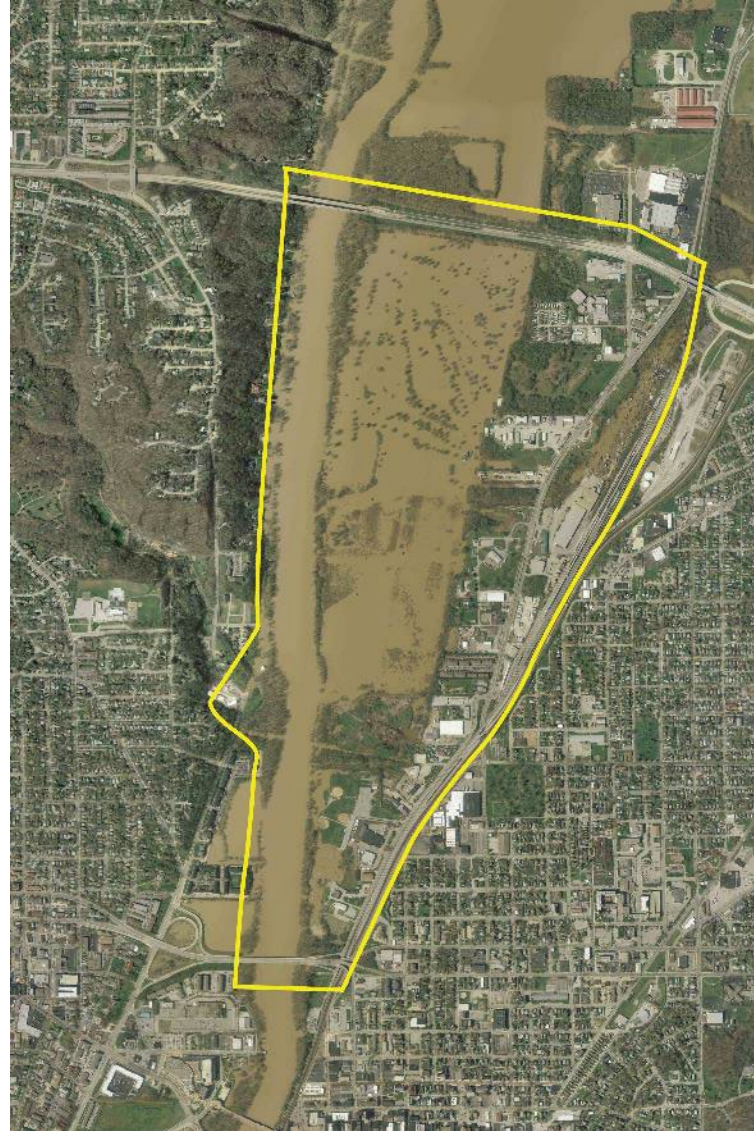
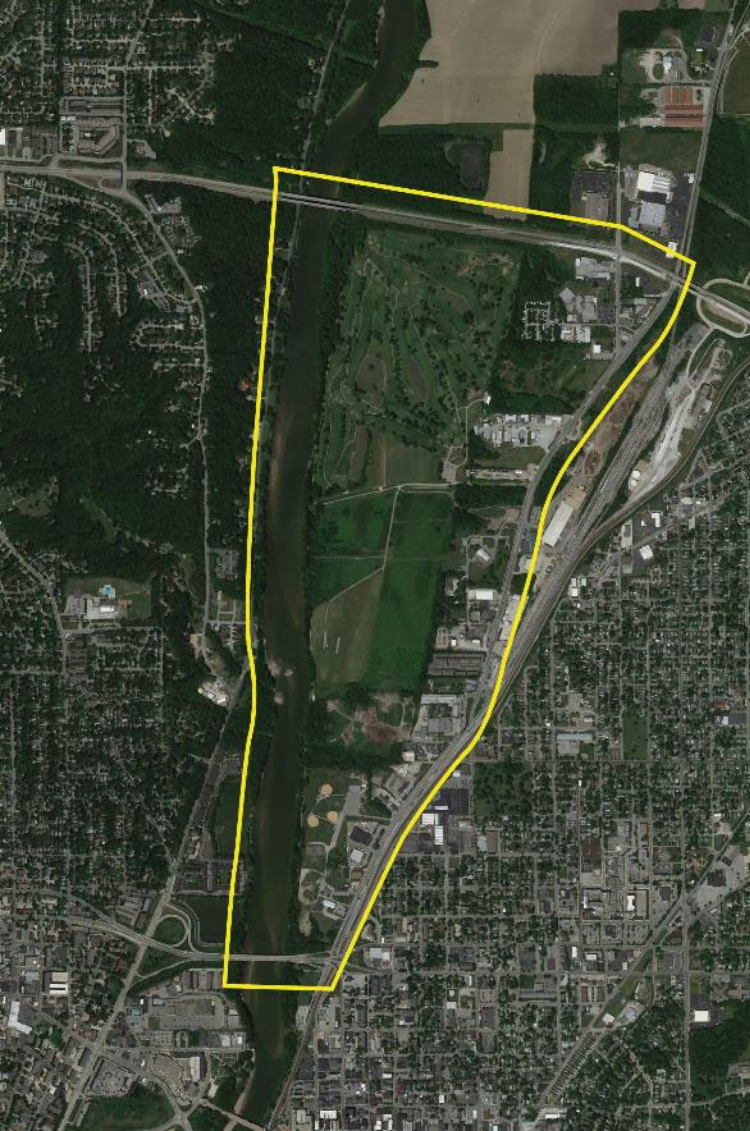


AMENITY INFRASTRUCTURE: Floodplain Extents



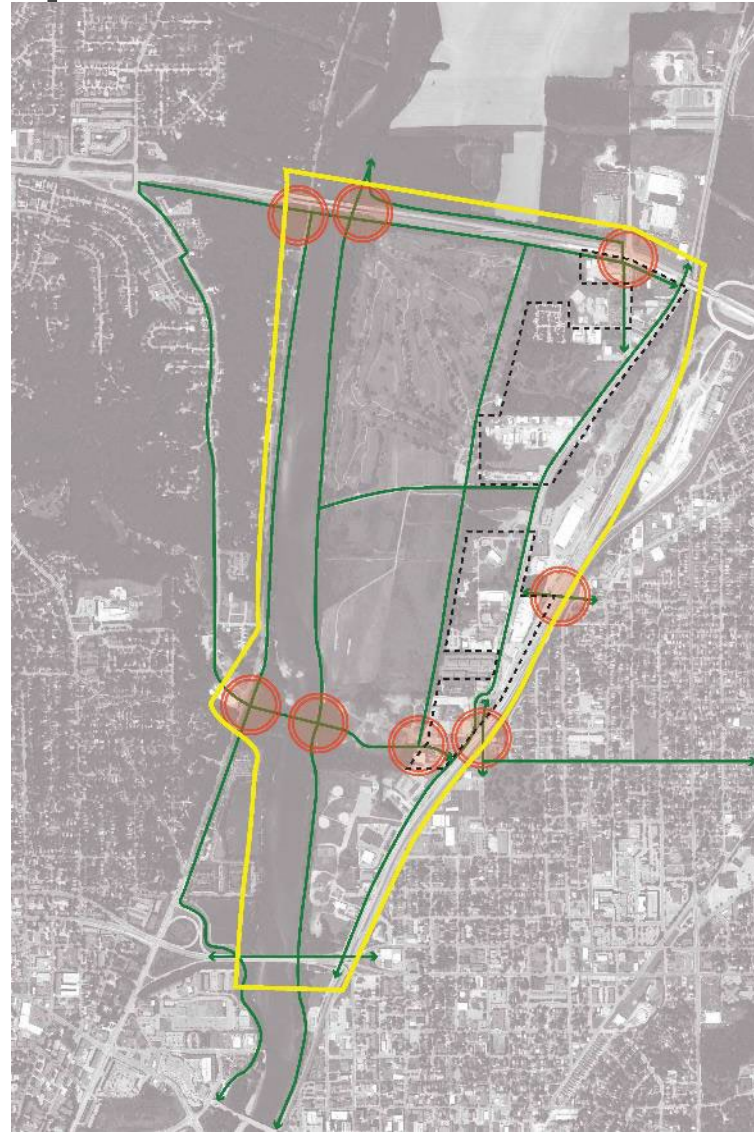
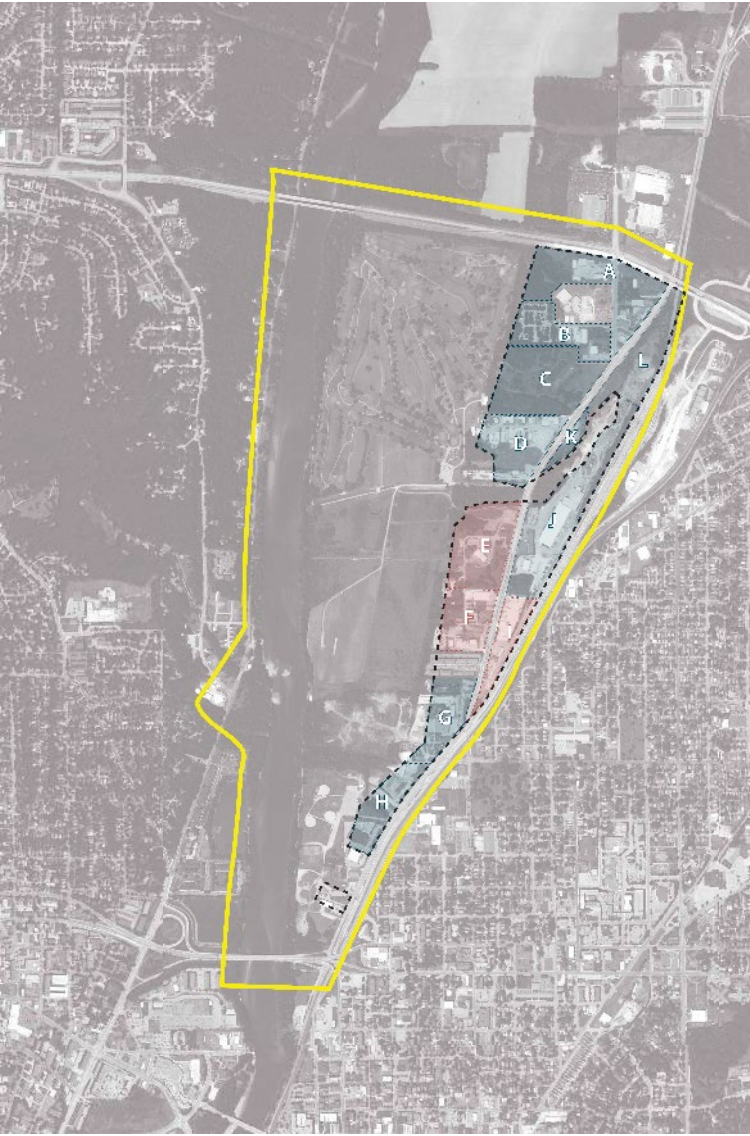
Amenity Infrastructure

Floodplain Extents



Amenity Infrastructure

Floodplain Extents



Amenity Infrastructure

Floodplain Extents



Amenity Infrastructure

Floodplain Extents



AMENITY INFRASTRUCTURE: Open Space & Connectivity

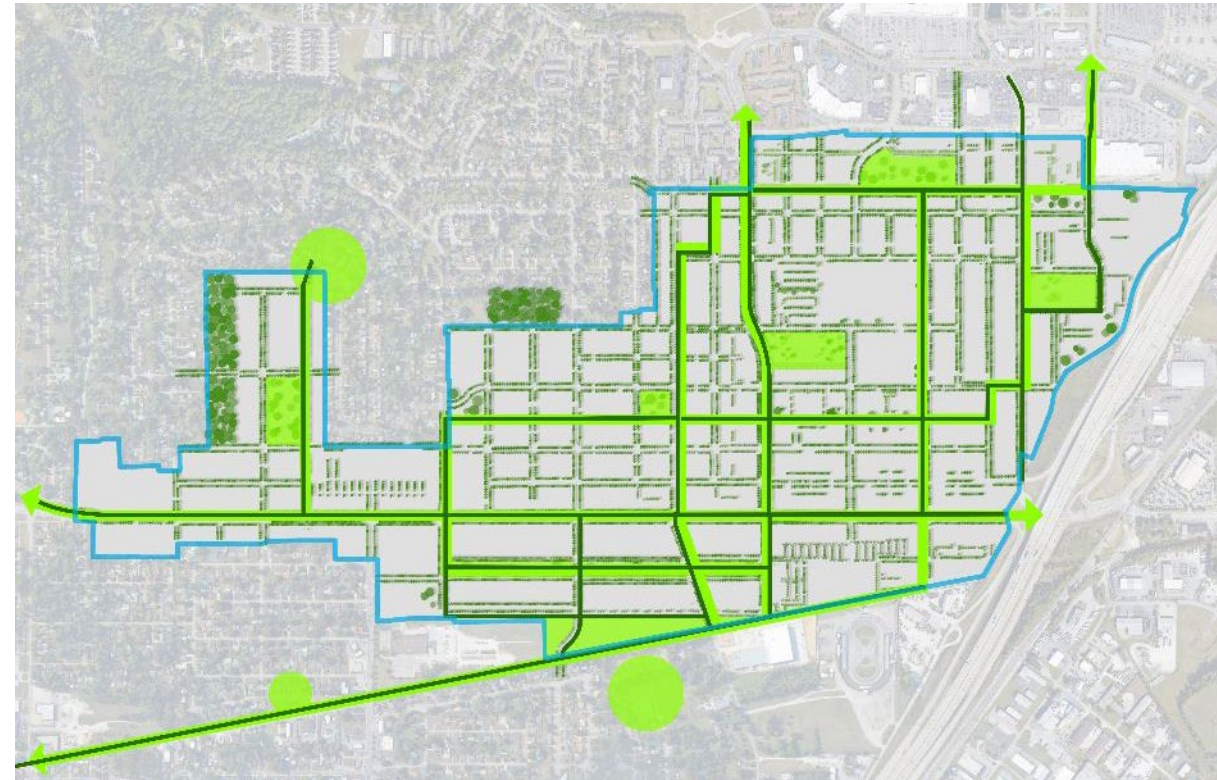
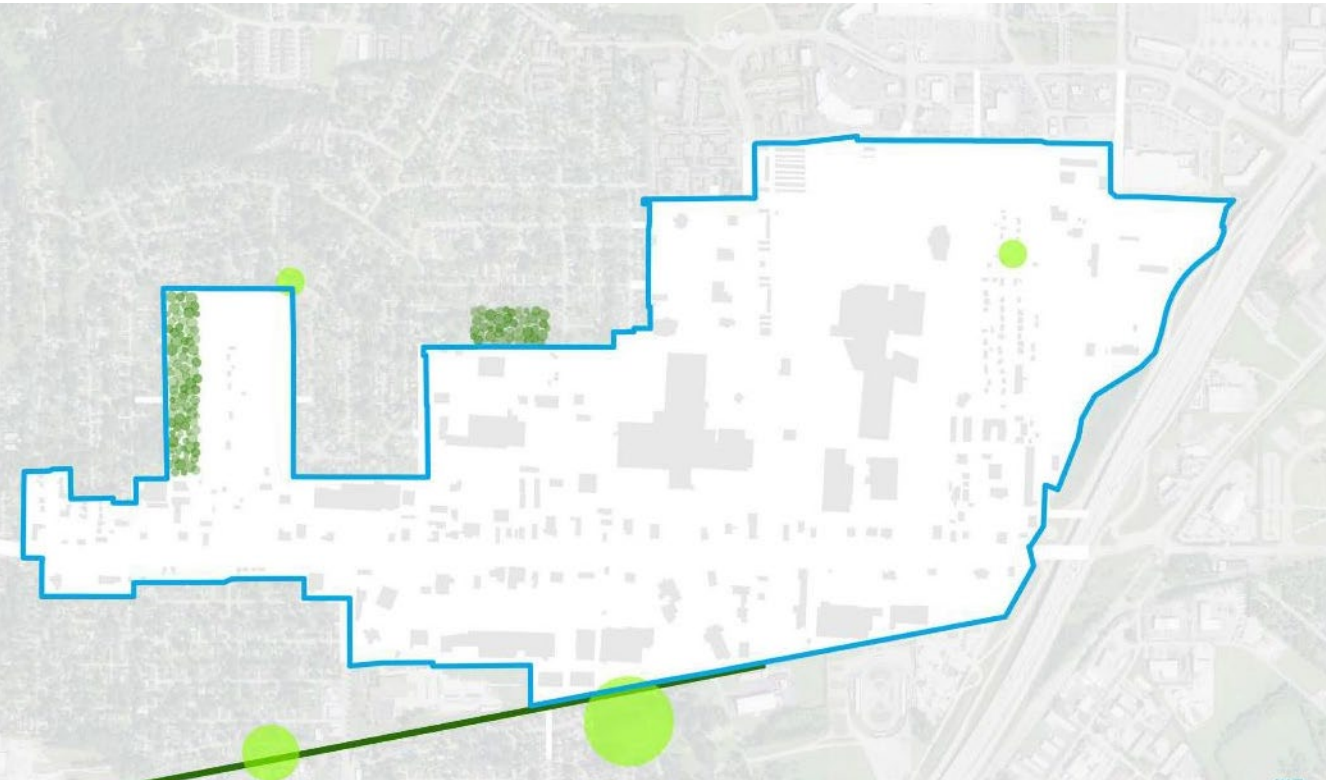
Envision Franklin

“ Expanded connections to downtown and historic parks from surrounding residential areas are desired. ”

Amenity Infrastructure

Open Space

Planning and design to support and foster an active and walkable neighborhood defined by an interconnected network of open spaces, public spaces, and amenities



Amenity Infrastructure

Open Space



Amenity Infrastructure

Connectivity: Enhanced Walkability



DISCUSSION



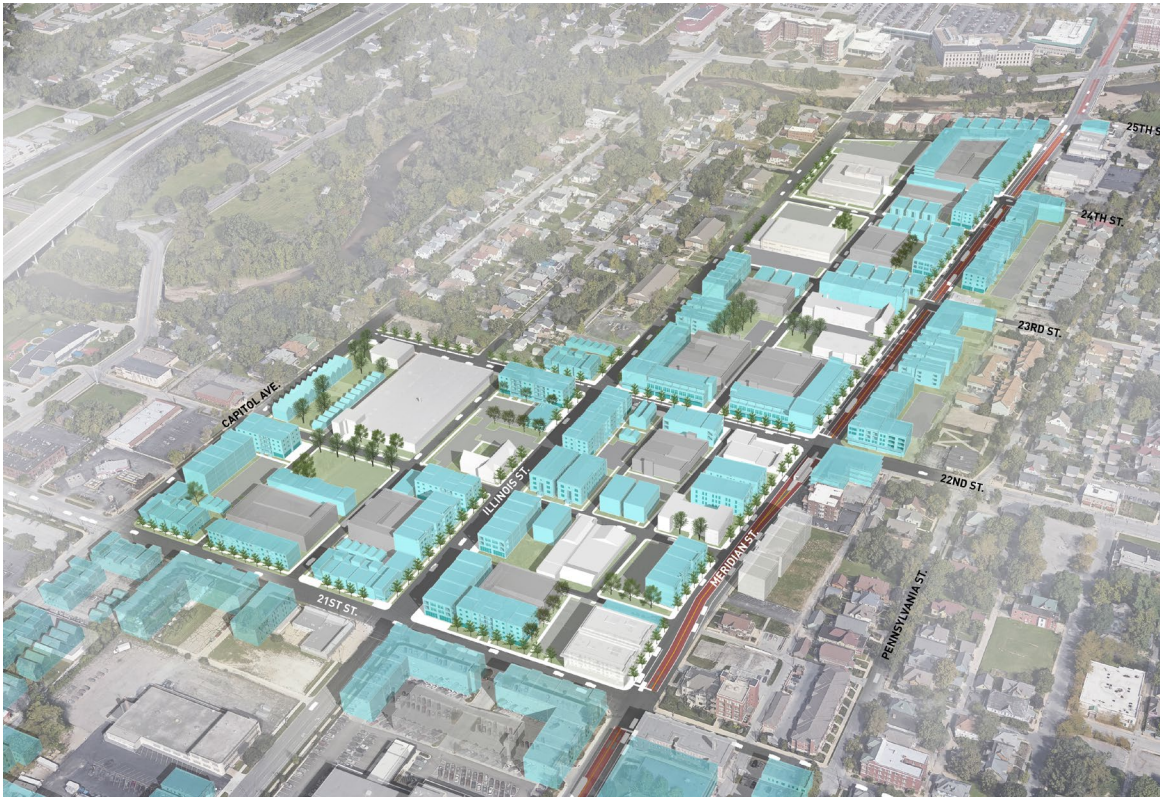
Discussion

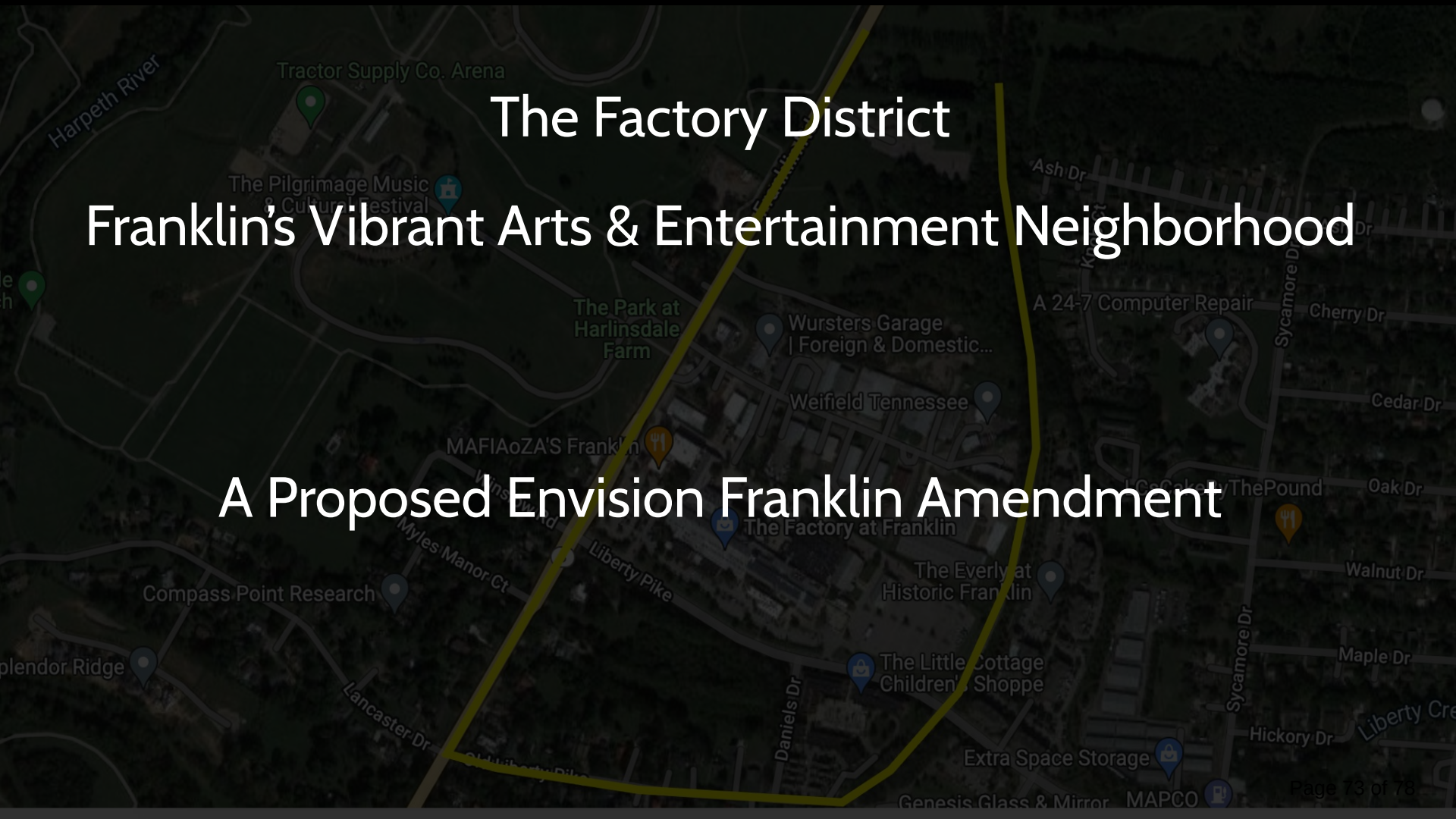
What do you want to see addressed during this update?



Next Steps

1. FMPC & BOMA interviews
2. Data collection & update information
3. Review of design concepts
4. Setup online outreach platform
5. Special Joint Work Session (early 2023)
6. Project Website: www.franklinton.gov/envisionfranklinupdate





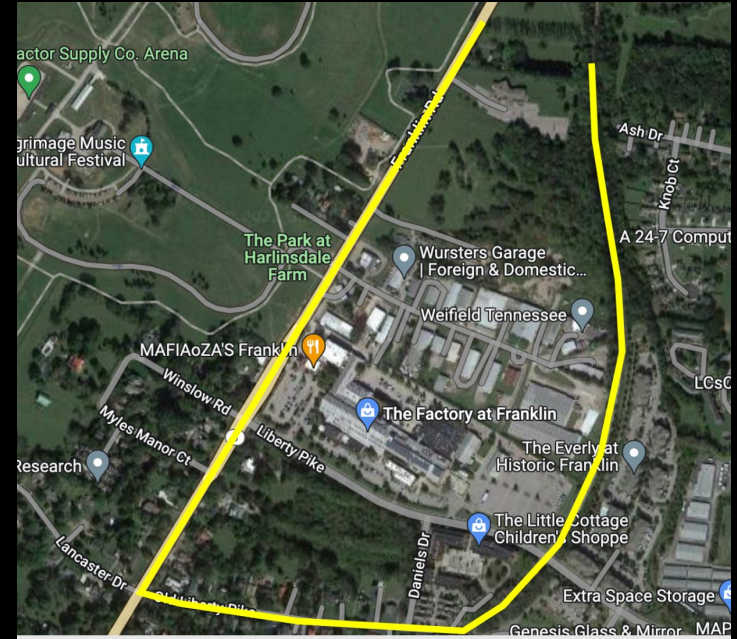
The Factory District

Franklin's Vibrant Arts & Entertainment Neighborhood

A Proposed Envision Franklin Amendment

The Factory District

- Envisioned as a vibrant arts and entertainment neighborhood
 - Anchored by the Factory at Franklin
 - Studio Tenn
 - New restaurants and entertainment
 - Maker's Market and Creative Shops
 - Pedestrian activation that creates connected, walkable living
 - Diversity of housing that cultivates and supports a multi-generational community
 - Inviting areas that foster collaboration and creativity
 - Connectivity to Harlinsdale Park
 - Future development within the district



The Factory District - A Placemaking Opportunity

- Economic Vitality - an intentional destination appealing to an expanded demographic of residents and visitors alike.
- Strong Community— maintaining a strong, vibrant community means enabling our residents to stay in Franklin, which requires appropriate residential options as well as connected dining and entertainment venues that incrementally adds to the quality of life of our residents.
- Rich Culture - while known for being a historic city, we have a very creative culture in Franklin that is without a distinct home.

The Factory District – Encouraged By Envision Franklin

- Transitional areas are places where *change in neighborhood form is expected or enhancement of community character is desired*. These areas may include neighborhoods, centers, and corridors with mixed uses in locations where growth and change are expected to be concentrated. Design concepts *define the future character, rather than the existing character*, with corresponding design guidelines.
- Infill development should be used to *re-establish the pedestrian scale and activity along automobile-oriented corridors*.
- Neighborhoods should have *a pedestrian-friendly design* that makes walking and biking pleasurable along streets and open spaces. Sidewalks, multi-use paths, and street trees will continue to be a cornerstone of neighborhoods and *should be increased at every opportunity*.

The Factory District - Amending Envision Franklin

- While the Envision Franklin Update is kicking-off, there are two major projects already in the development pipeline creating the need for a more immediate amendment
 - The Factory at Franklin
 - The Middle Eight At The Factory District
- Corridor character is a critical component and needs to be addressed as part of the proposed development plans
 - Pedestrian activation, streetscape, on-street parking, art installations, transit considerations
- Alignment of multiple Envision Franklin design concepts and to the city's zoning ordinances
 - Factory- Neighborhood Commercial, Jamison Station- Neighborhood Mixed Use, The Middle Eight- Multifamily Residential, Harlinsdale- Recreation, Harpeth Industrial - Industrial Flex, Other Conservation Subdivision



