



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, May 25, 2023

5:00 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.franklinton.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. (5:00- 5:20 PM) Discussion of a development plan revision proposing the expansion of the PUD limits and the creation of two additional single-family lots (Hard Bargain PUD).
2. (5:20 - 5:25 PM) Discussion of the Williamson County Growth Plan and Franklin UGB Update.
3. (5:25 - 6:05 PM) Presentation of results of the March 22, 2023 Envision Franklin Open House, held at Columbia State.
4. (6:05 - 6:30 PM) Presentation of the results of the Envision Franklin Survey Results.

OTHER BUSINESS

ADJOURN



Civil & Environmental Consultants, Inc.

Hard Bargain Development

Joint Conceptual Workshop

May 25, 2023

Project Team



Derrick Solomon
Executive Director



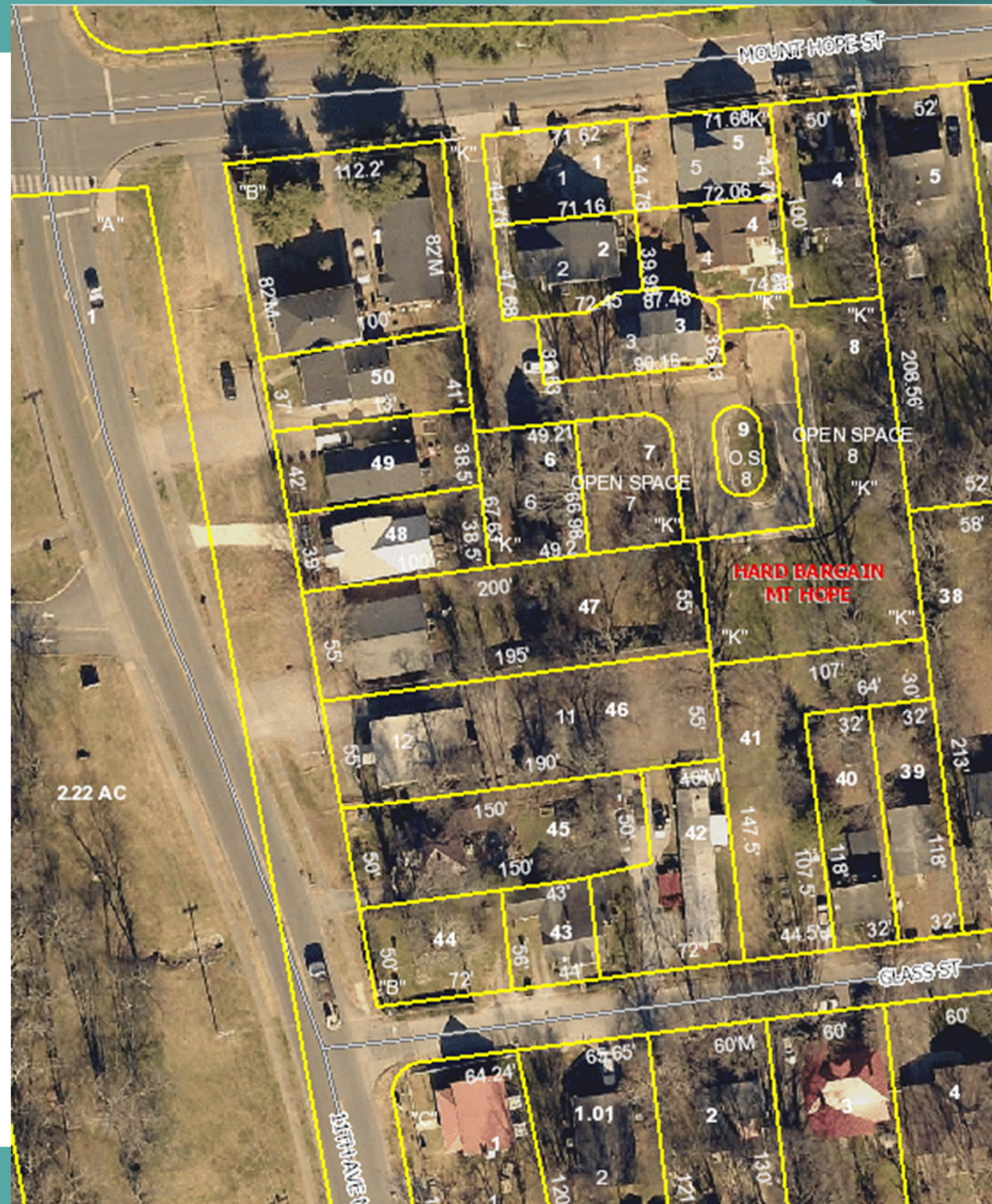
Civil & Environmental Consultants, Inc.

Mathew Piofer, PE
Project Manager

Sydney Holt
Staff Consultant



Project Area



- 9 Properties of the existing Hard Bargain Subdivision
- 1 Additional adjacent Hard Bargain Property
- Located between Mount Hope Street and Glass Street
- Historic African American Neighborhood
- Potential for Continued Growth of Affordable Housing

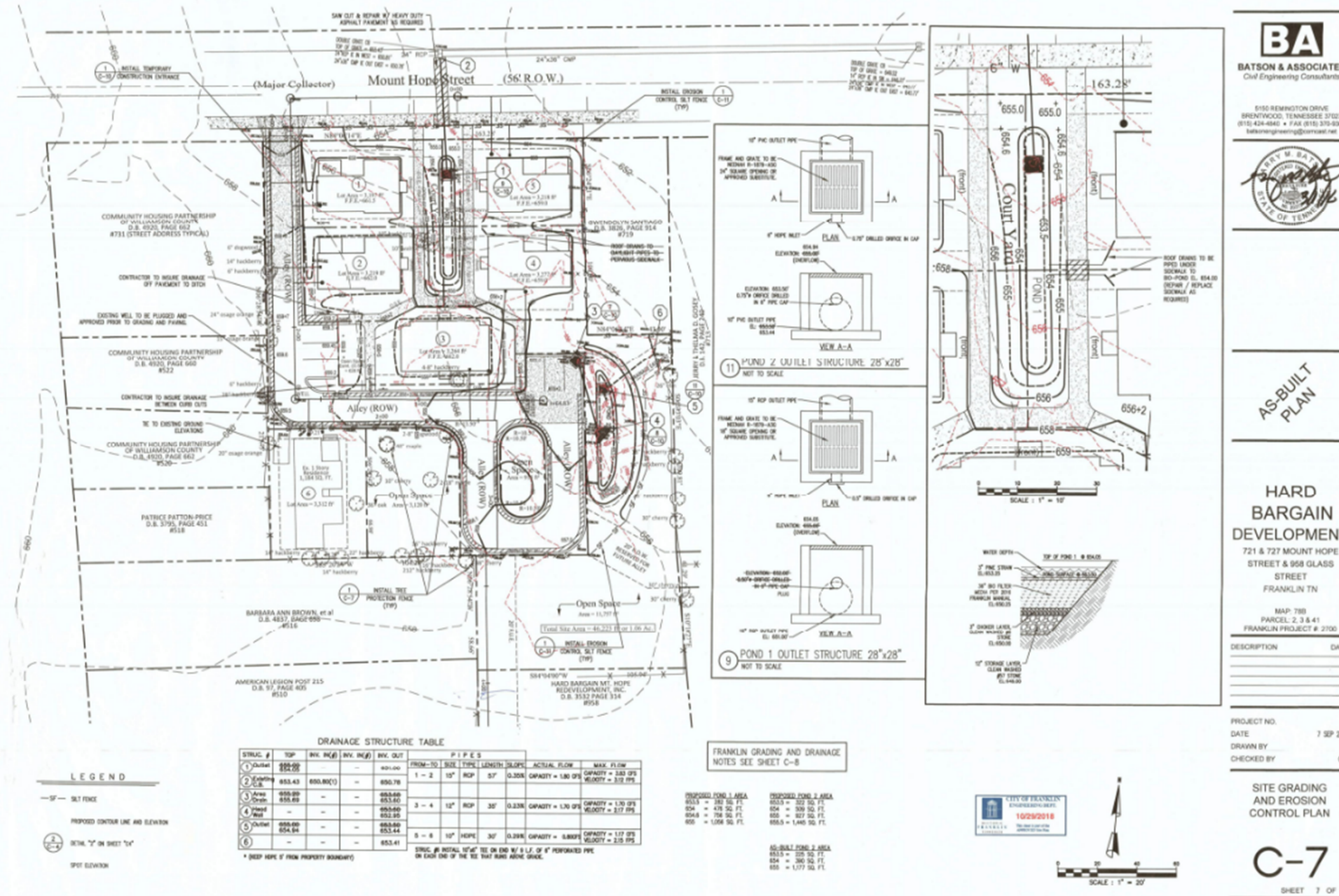


April 5, 2023 Community Meeting Notes

- Community members expressed concern that fire trucks may not be able to navigate proposed development.
- Community members were concerned about the impact on the community.
- Community members supported providing public access to this area, especially via Johnson Alley.
- Community members asked about extending Johnson Alley.
- Derrick Solomon identified a “Community Cleanup” day, where residents could discuss their concerns together and with him.
- Community supports continued development of quality, affordable housing

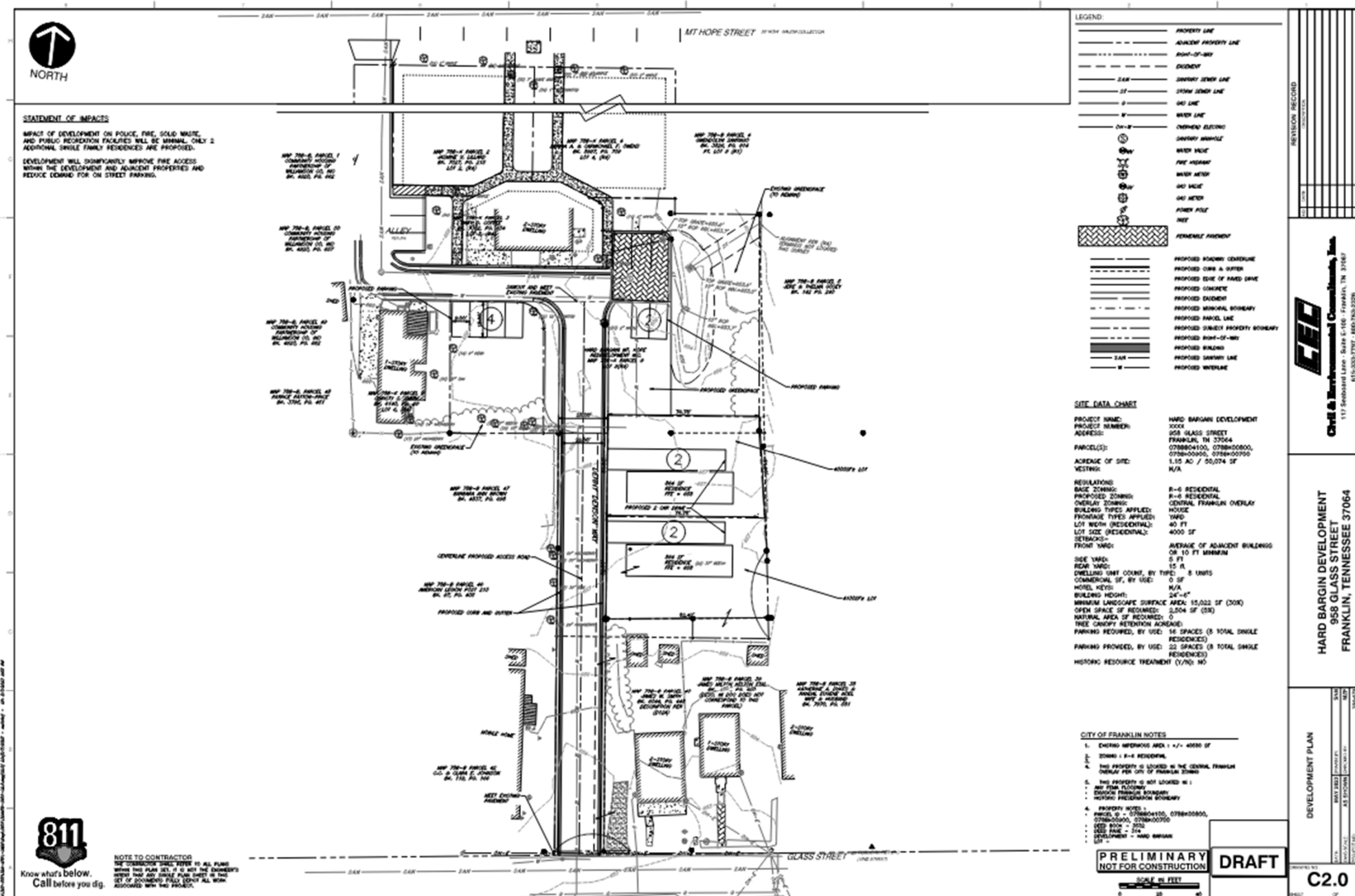


Existing Site Plan (2013)



- 5 homes front on a shared lawn are, with a 6th fronting on an existing alley off of Mount Hope Street
- Existing alley ends in a circle with 6 off street parking spaces off of the alley
- On street parking on Mount Hope Street integral to parking capacity
- Areas dedicated to open space or stormwater measures
- Potential connection to Johnson Alley

Proposed Site Plan



- Proposed Low Volume Local Street “Denny Denson Way” proposed to connect existing alley to Glass Street
- 2 additional single family homes with drives proposed to front on Denny Denson Way
- Elimination of existing circle. Addition of 6 off street parking spaces.
- Maintain open spaces in development



Benefits of Development



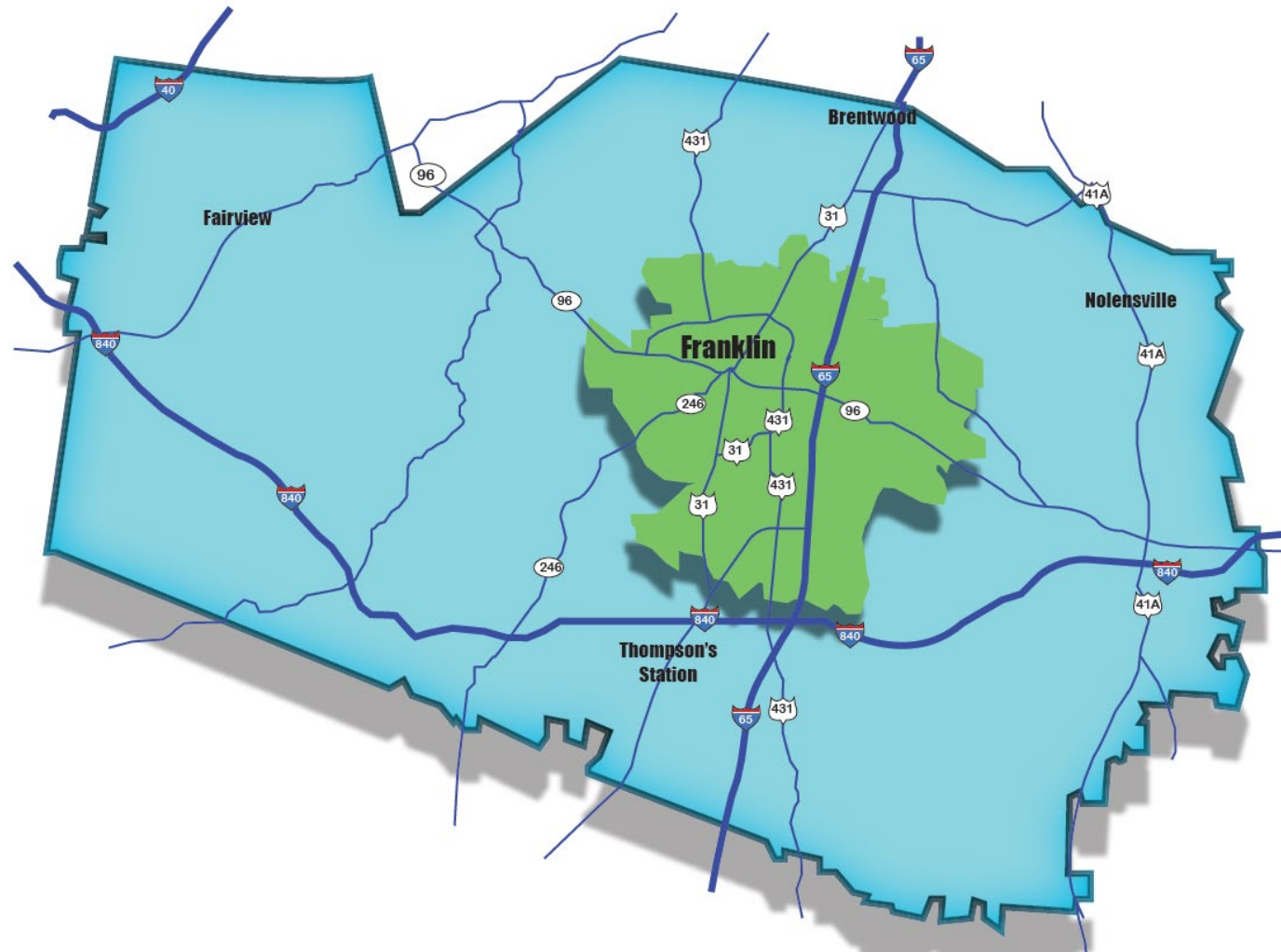
- Addition of 2 new high quality, affordable residences in a historical community
- Mitigation of stormwater by modest expansion and upgrade of existing infrastructure
- Improved emergency vehicle access and fire access to interior homes

- Parking improvements with the addition of off street parking and in-drive parking for residences
- Potential for future extension of Johnson Alley
- Minimal impact to public services or traffic volumes



Floor 1 plan Floor 2 plan





Williamson County Growth Plan Update

May 25, 2023 Joint Conceptual Workshop

Franklin UGB Existing and Proposed

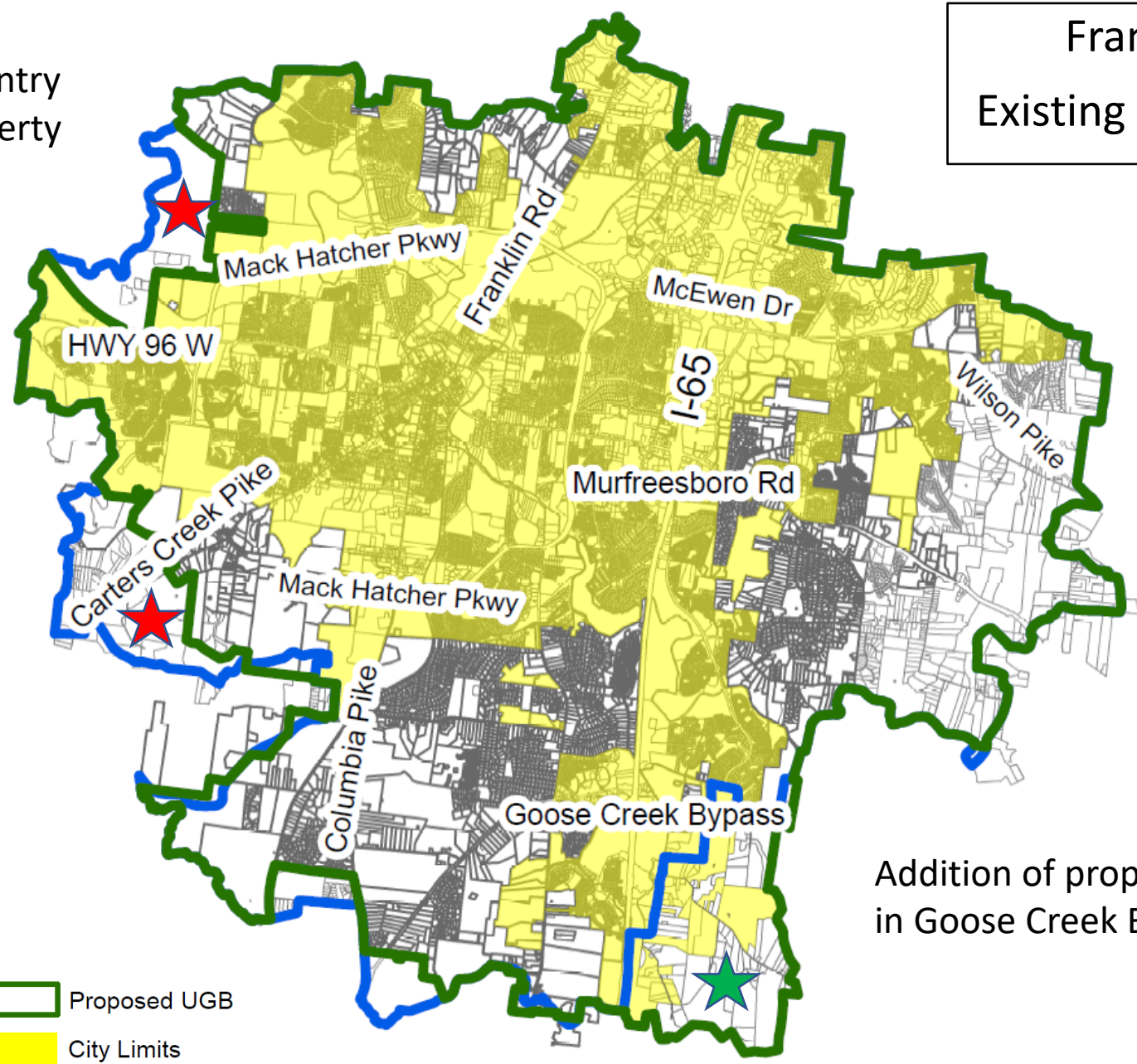
Removal of Gentry Farm and property directly north

Removal of Southall Farms and properties to west

Addition of properties in Goose Creek Basin

Legend

- Parcels
- Current Franklin UGB
- Proposed UGB
- City Limits



Next Steps

- May 23, 2023 BOMA to appoint Eric Stuckey to Coordinating Committee as representative of the largest municipally-owned public utility district
- Mid-June Coordinating Committee convenes and six-month timeline begins to complete update
- July 11, 2023 BOMA Work Session to discuss Resolution recommending approval of Franklin's proposed UGB
- July 27, 2023 FMPC to hold public hearing and vote to recommend approval of Franklin's proposed UGB
- August 8, 2023 BOMA to hold public hearing and vote to recommend approval of Franklin's proposed UGB
- August TBD: City of Franklin to present proposed UGB to Coordinating Committee

Anticipated Schedule(All Dates TBD)

- Late August: City of Franklin to present proposed UGB to Coordinating Committee
- September: Coordinating Committee to prepare updated draft Growth Plan
- September/October: Coordinating Committee to hold two public hearings
- October: Coordinating Committee to make any final adjustments and officially vote on and approve its recommended Growth Plan.
- November/December: City of Franklin to ratify recommended growth plan
- January 2024: After all jurisdictions approve the recommended growth plan, it is transmitted to the Local Government Planning Advisory Committee for approval.

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?**

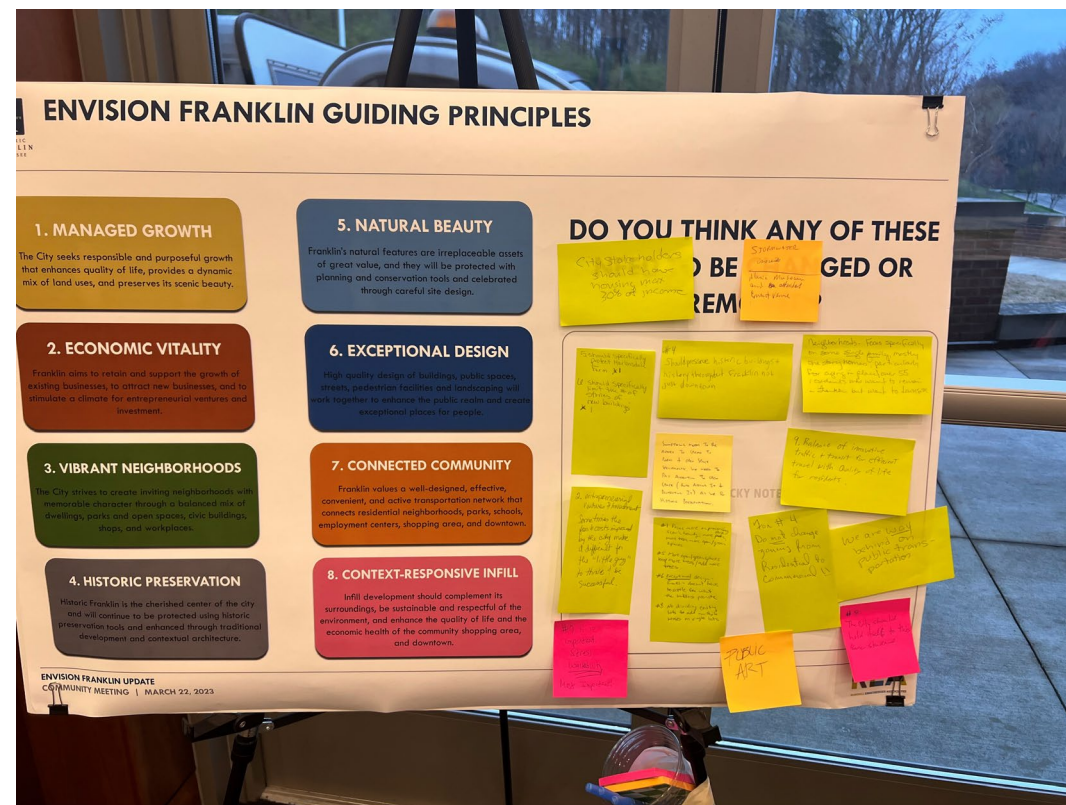
YES

61

NO

WHAT SHOULD THE
VISION BE?

PLACE STICKY
NOTE HERE

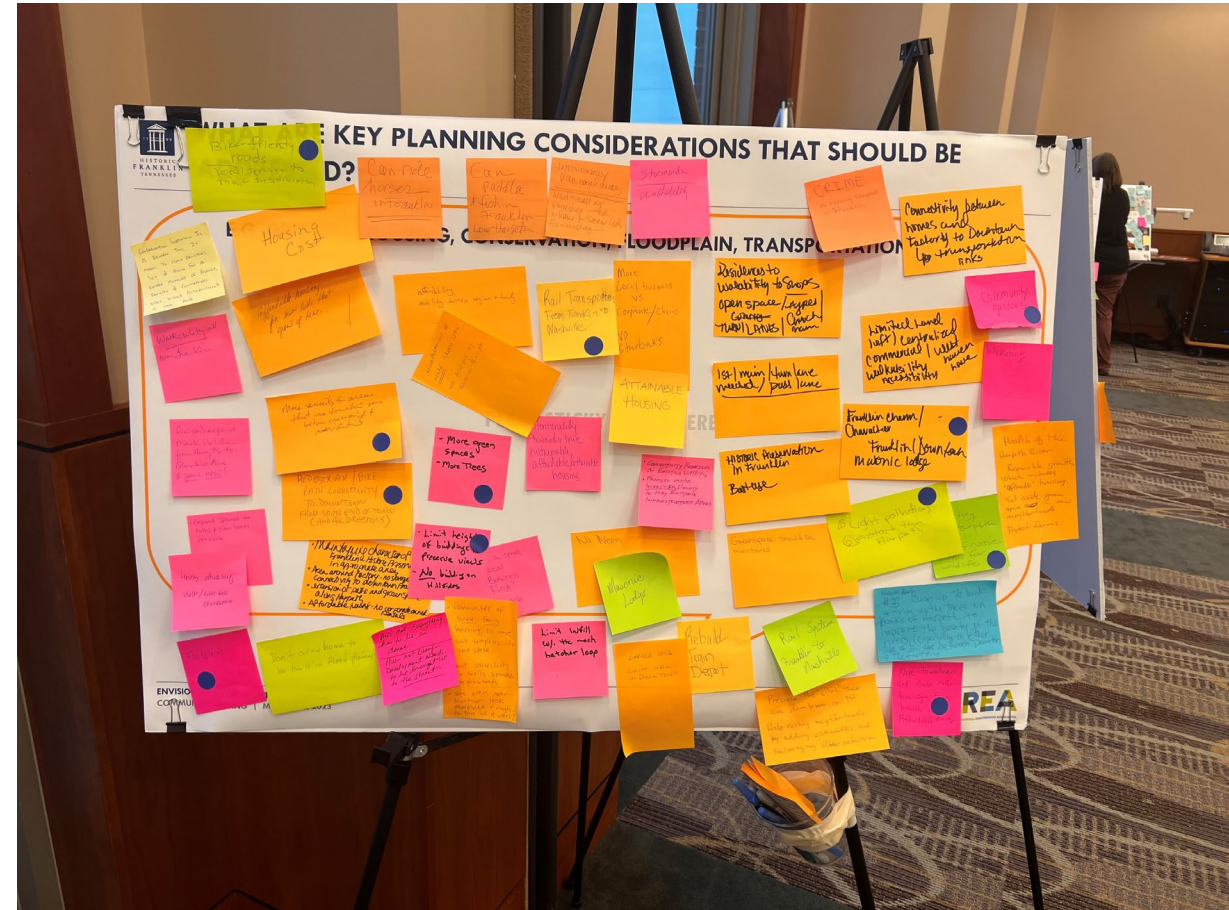
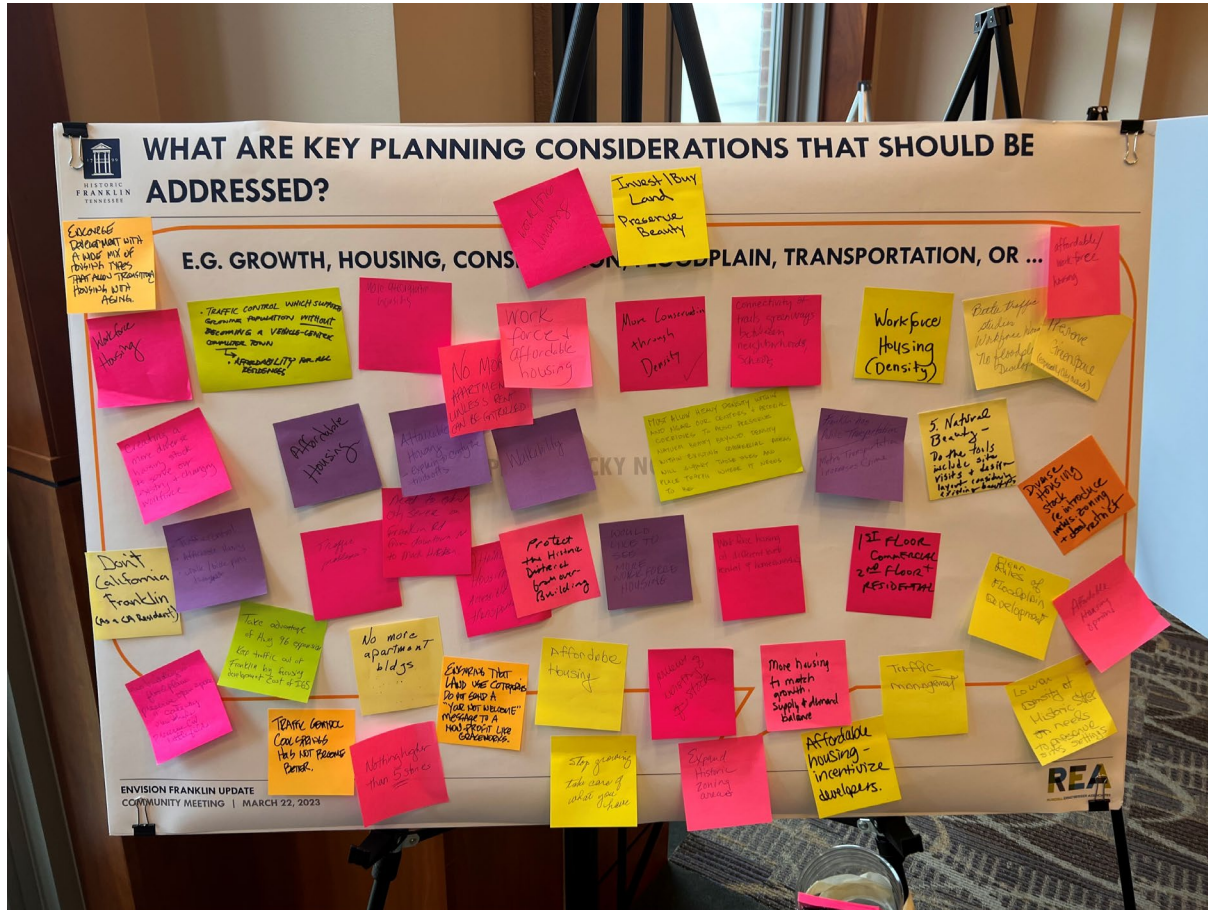


MAIN THEMES

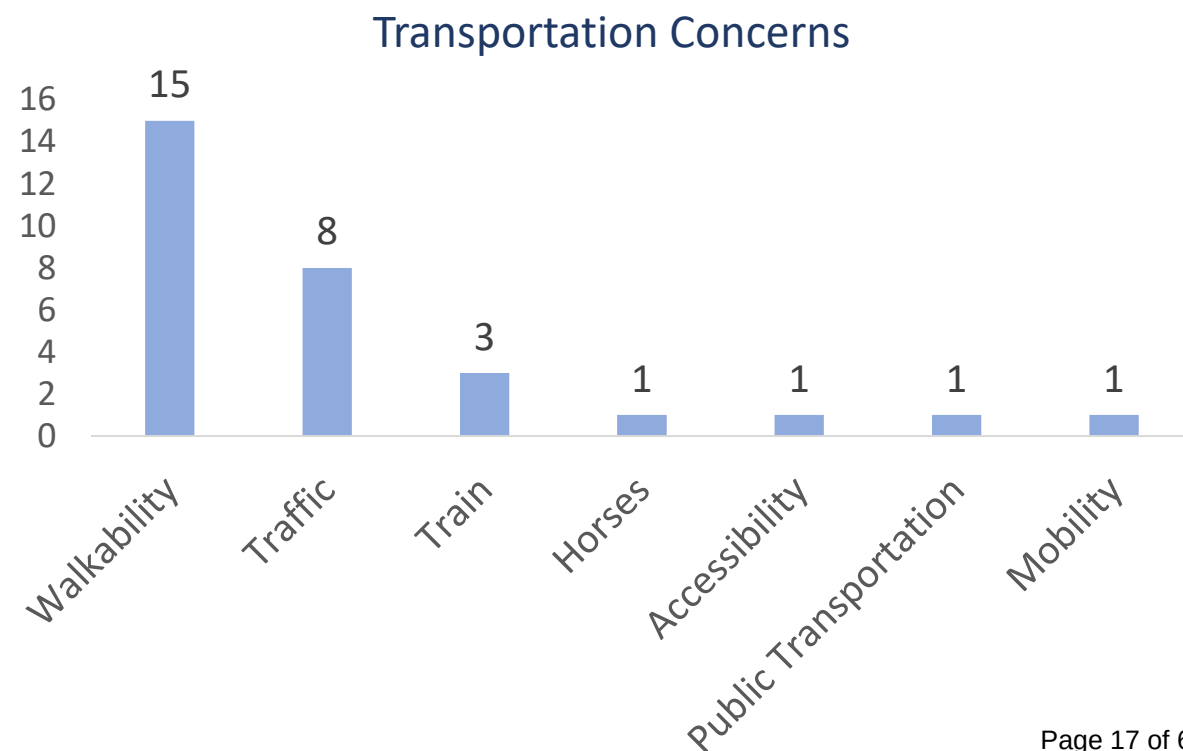
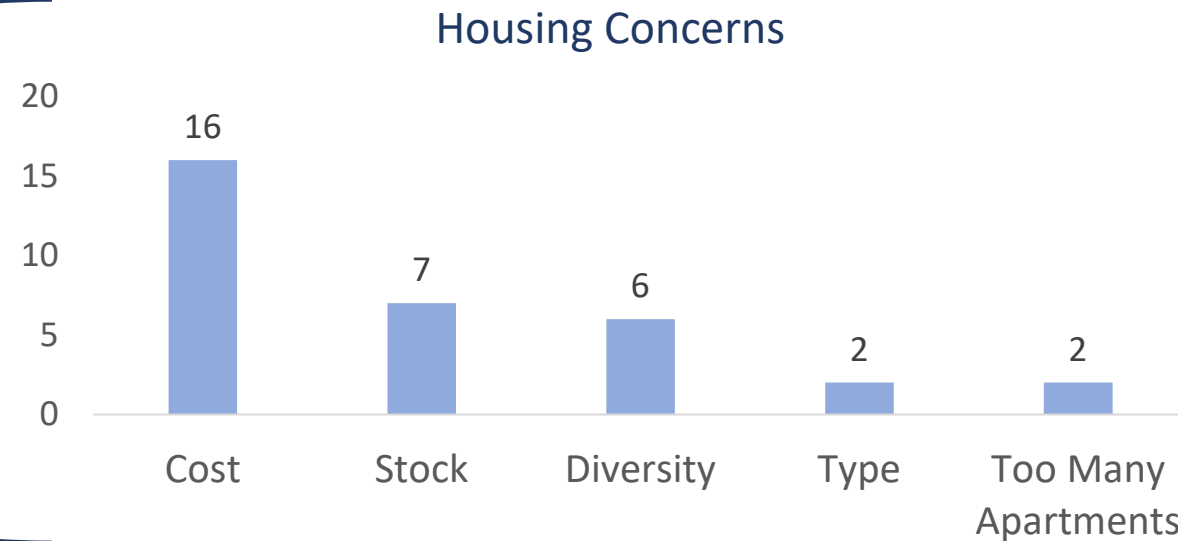
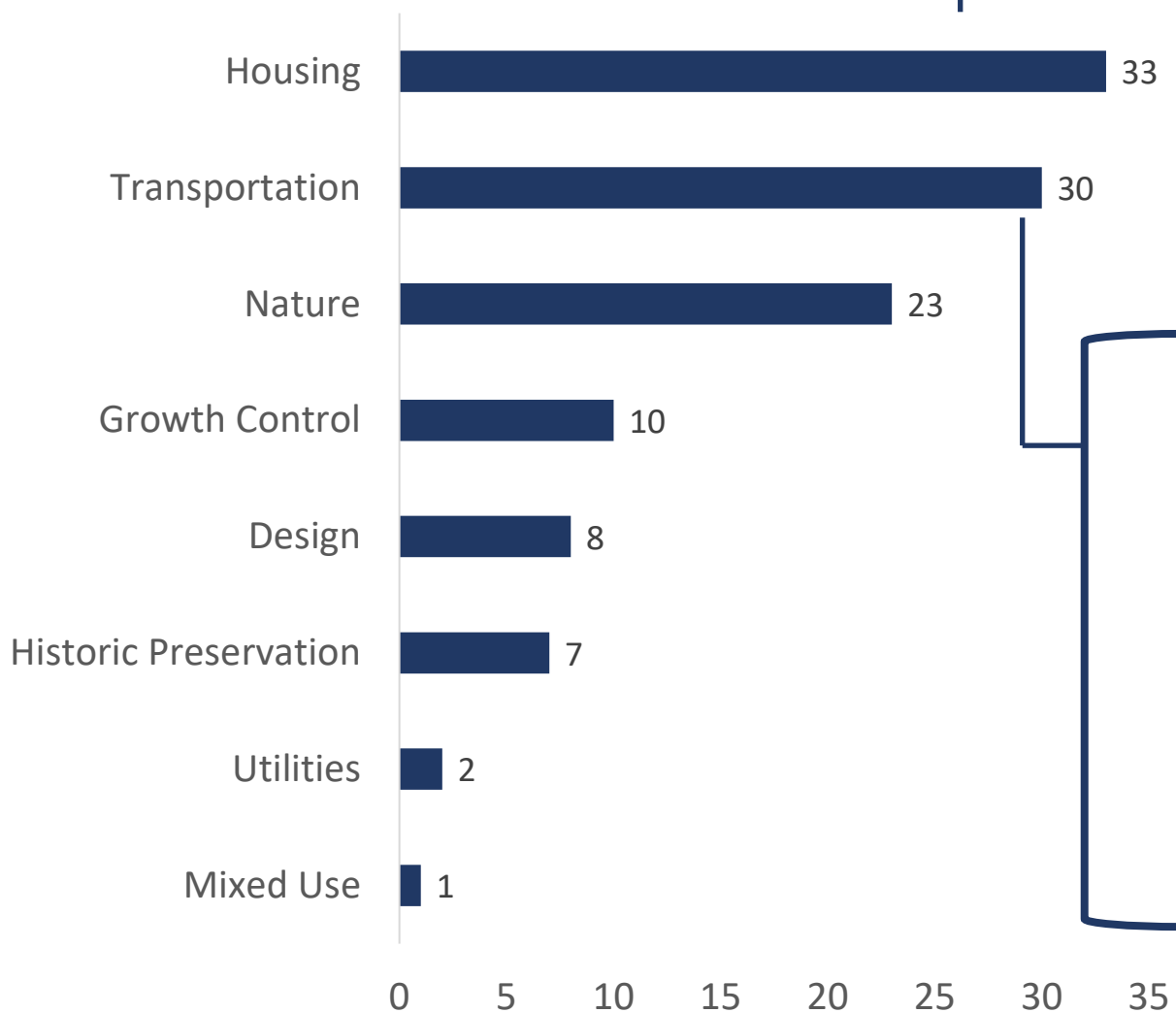
- General agreement with current principles
- Heavy emphasis on protecting natural beauty and creating walkability

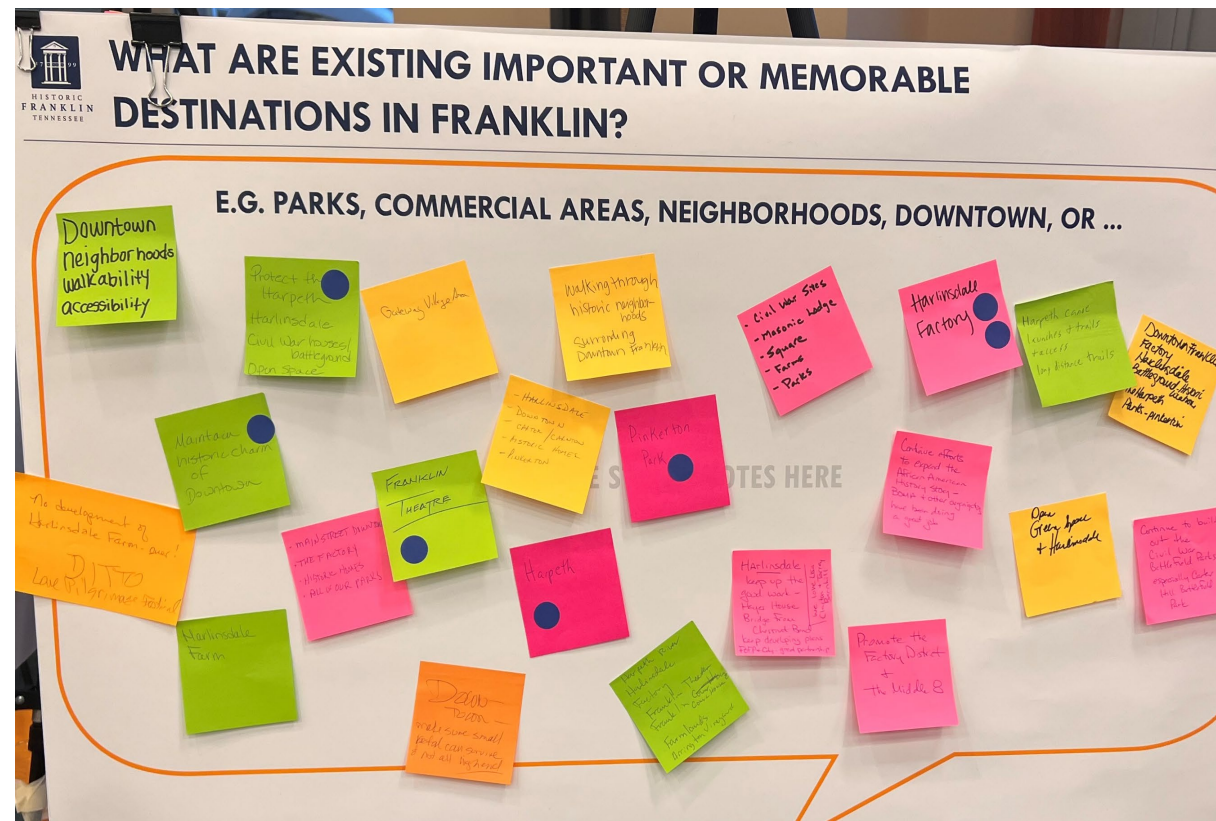
- Suggestions for more specific language about housing accessibility

WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?



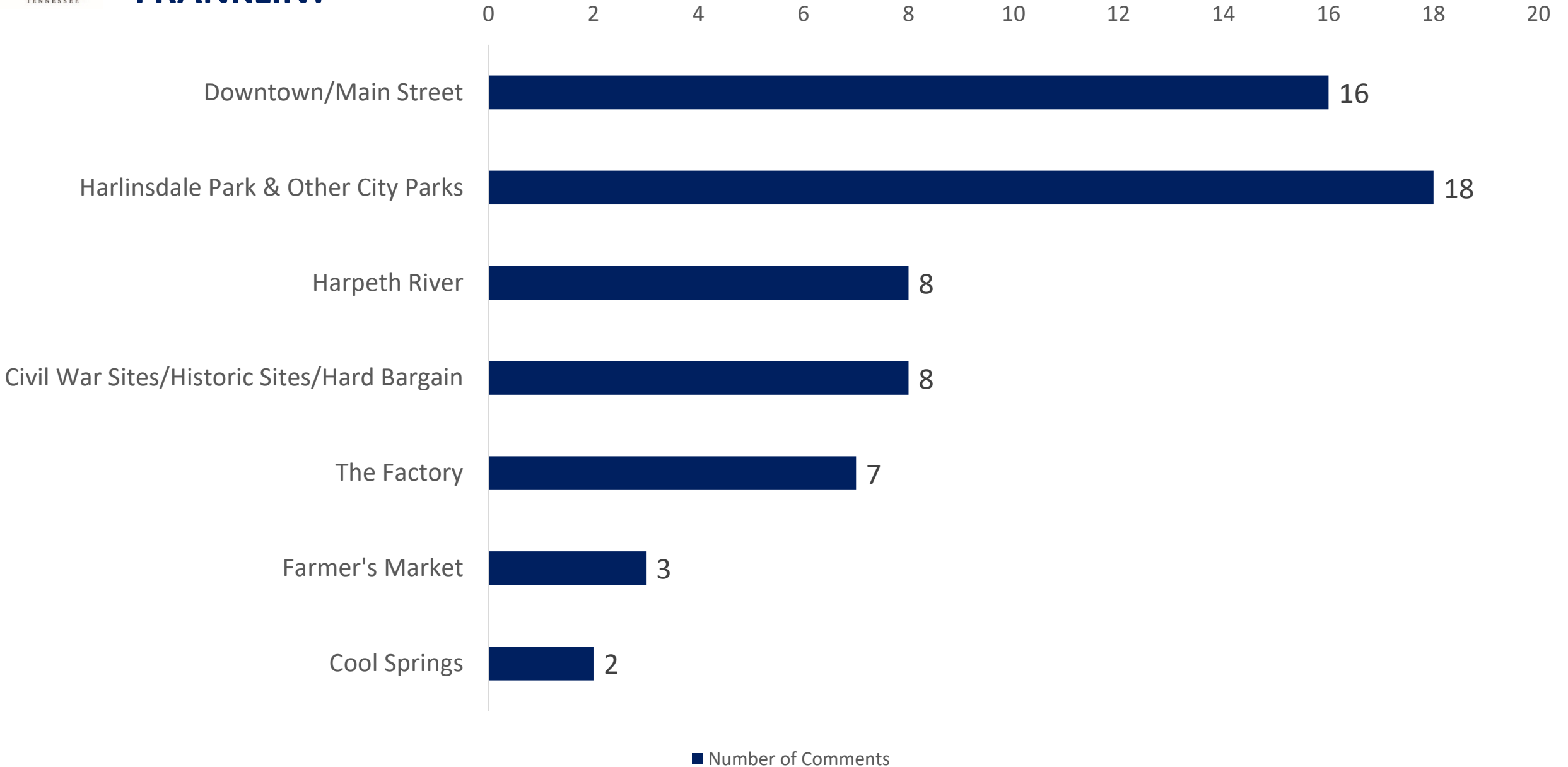
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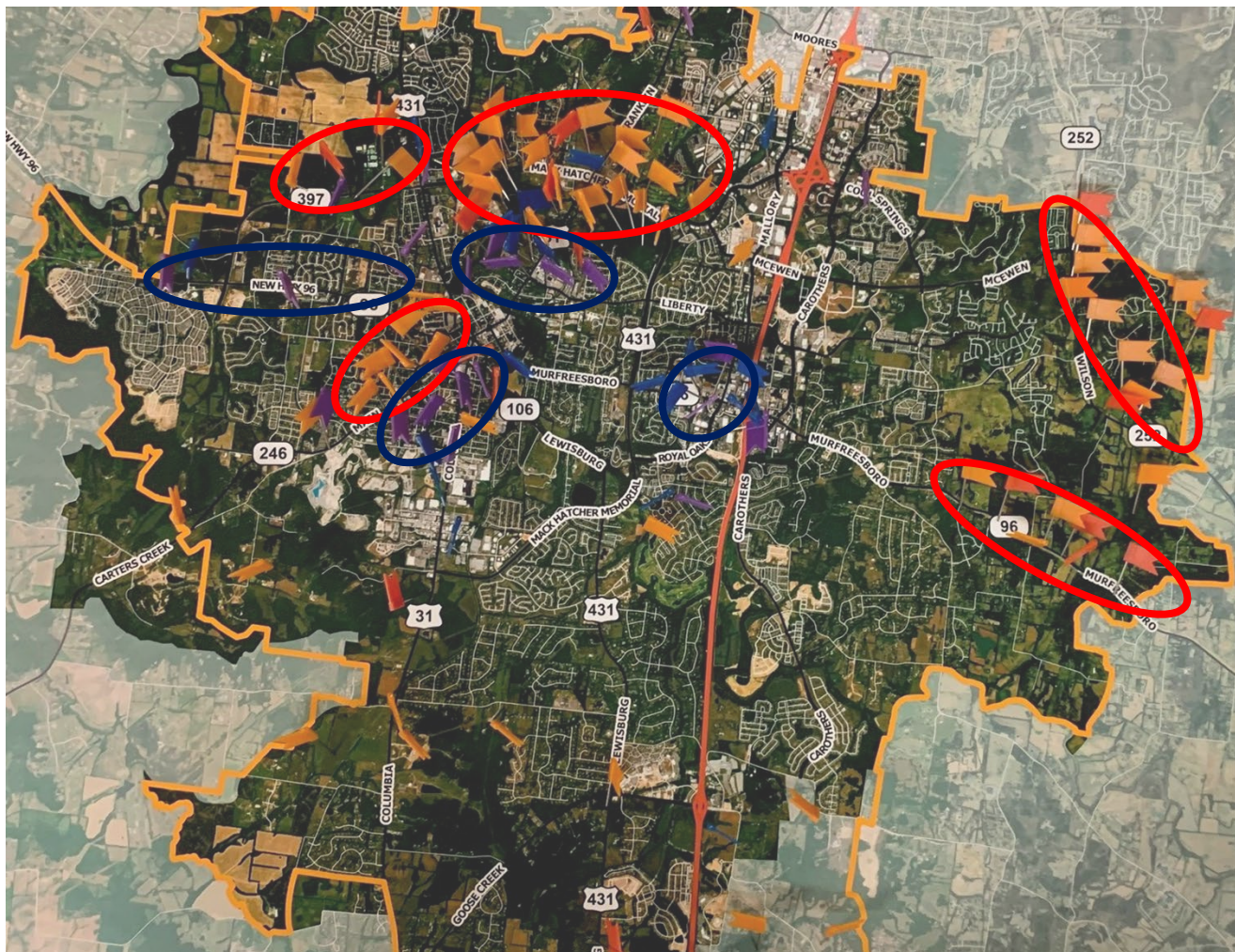




WHAT ARE EXISTING IMPORTANT OR MEMORABLE DESTINATIONS IN FRANKLIN?

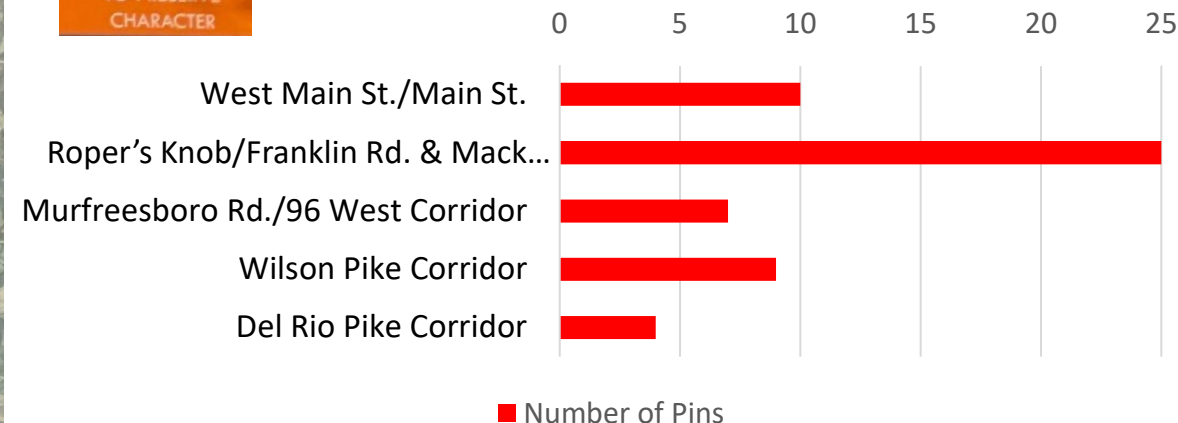


WHERE SHOULD COMMUNITY CHARACTER BE PRESERVED AND WHERE SHOULD IT BE ENHANCED?



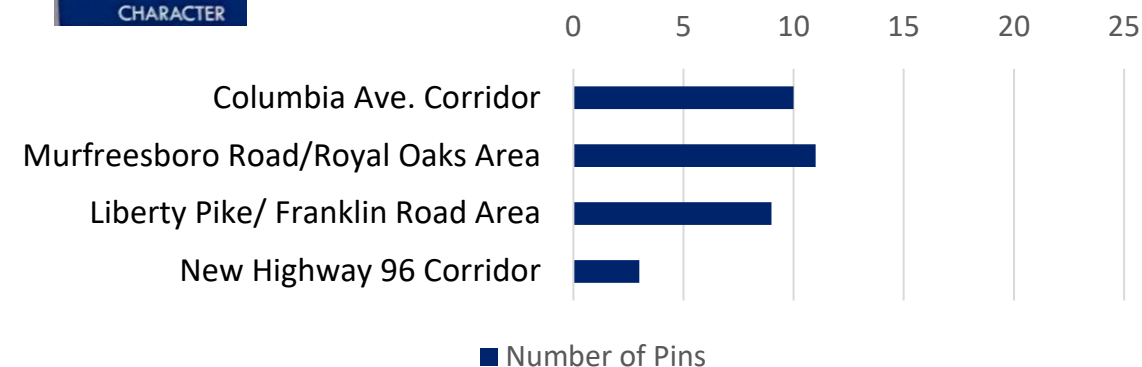
PLACE A RED
OR ORANGE
PIN IN AREAS
TO PRESERVE
CHARACTER

AREAS TO PRESERVE CHARACTER



PLACE A PURPLE
OR BLUE PIN
IN AREAS TO
ENHANCE
CHARACTER

AREAS TO ENHANCE CHARACTER



COMMUNITY CHARACTER

COMMUNITY CHARACTER

WHAT ELEMENTS OF THE COMMUNITY'S CHARACTER SHOULD BE PRESERVED?

WHAT ELEMENTS OF THE COMMUNITY'S CHARACTER SHOULD BE ENHANCED?

SEE THE MAP TO IDENTIFY LOCATIONS REGARDING COMMUNITY CHARACTER

Handwritten notes on sticky notes include:

- Historic buildings, old storefronts, storefronts
- Single family home neighborhoods
- Masonic Hall
- Truck Depot
- Hydromechanics
- Historic streets
- Scenic Roads
- Preserve historic character throughout
- Remove non-functional signs
- Access to Park
- Mosaic Hall Preservation
- No more Drive Developments
- Murfreesboro Rd between 65th & downtown
- Remove Road blocks to apply Provision Franklin

ENVI COMM DATE MARCH 22, 2023

COMMUNITY CHARACTER

WHAT ELEMENTS OF THE COMMUNITY'S CHARACTER SHOULD BE PRESERVED?

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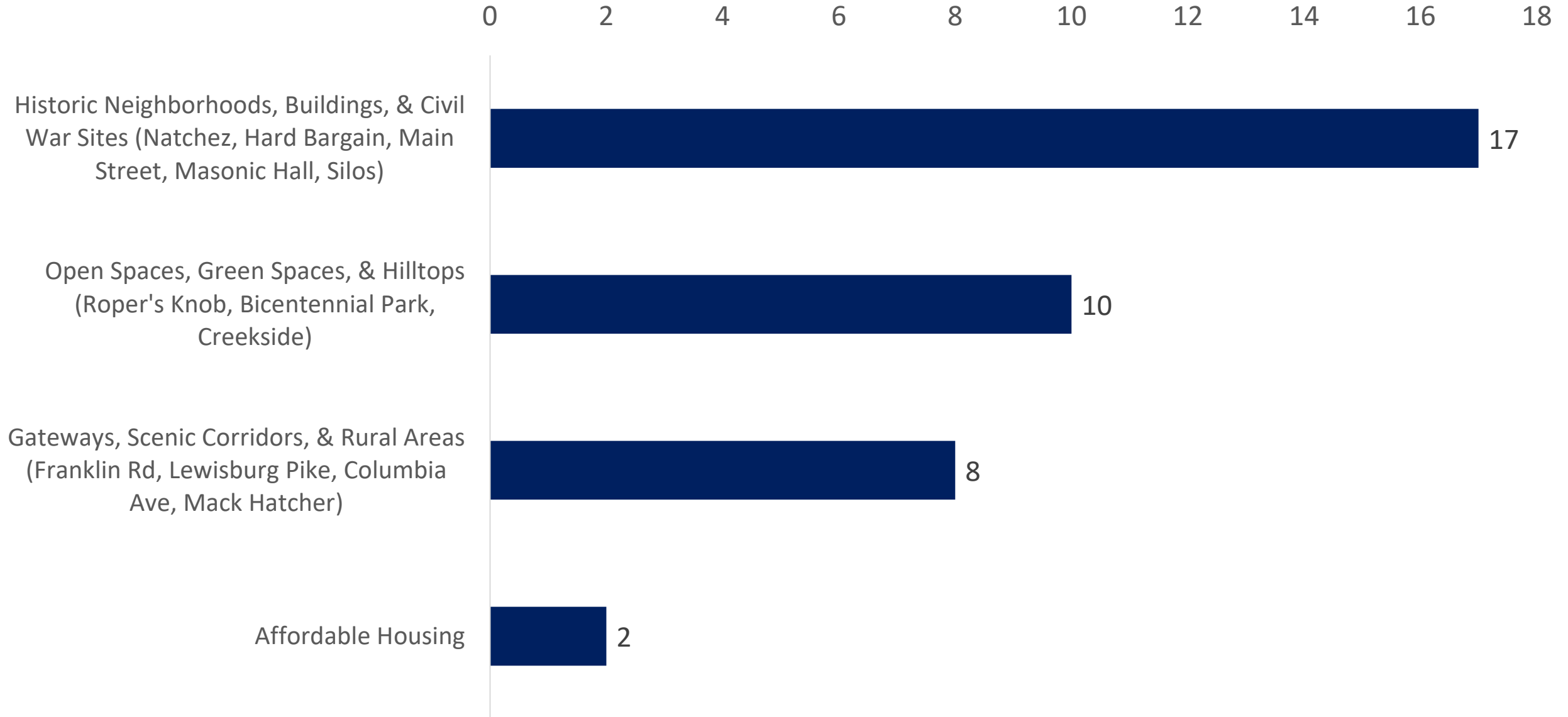
- Preserve the open green space, the farms + beauty
- Don't over develop concrete jungle
- Are community historic historic rural hills
- Historic buildings, old storefronts, storefronts
- Historic streets
- Scenic Roads
- Preserve historic character throughout
- Remove non-functional signs
- Access to Park
- Mosaic Hall Preservation
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ENVI COMM DATE MARCH 22, 2023



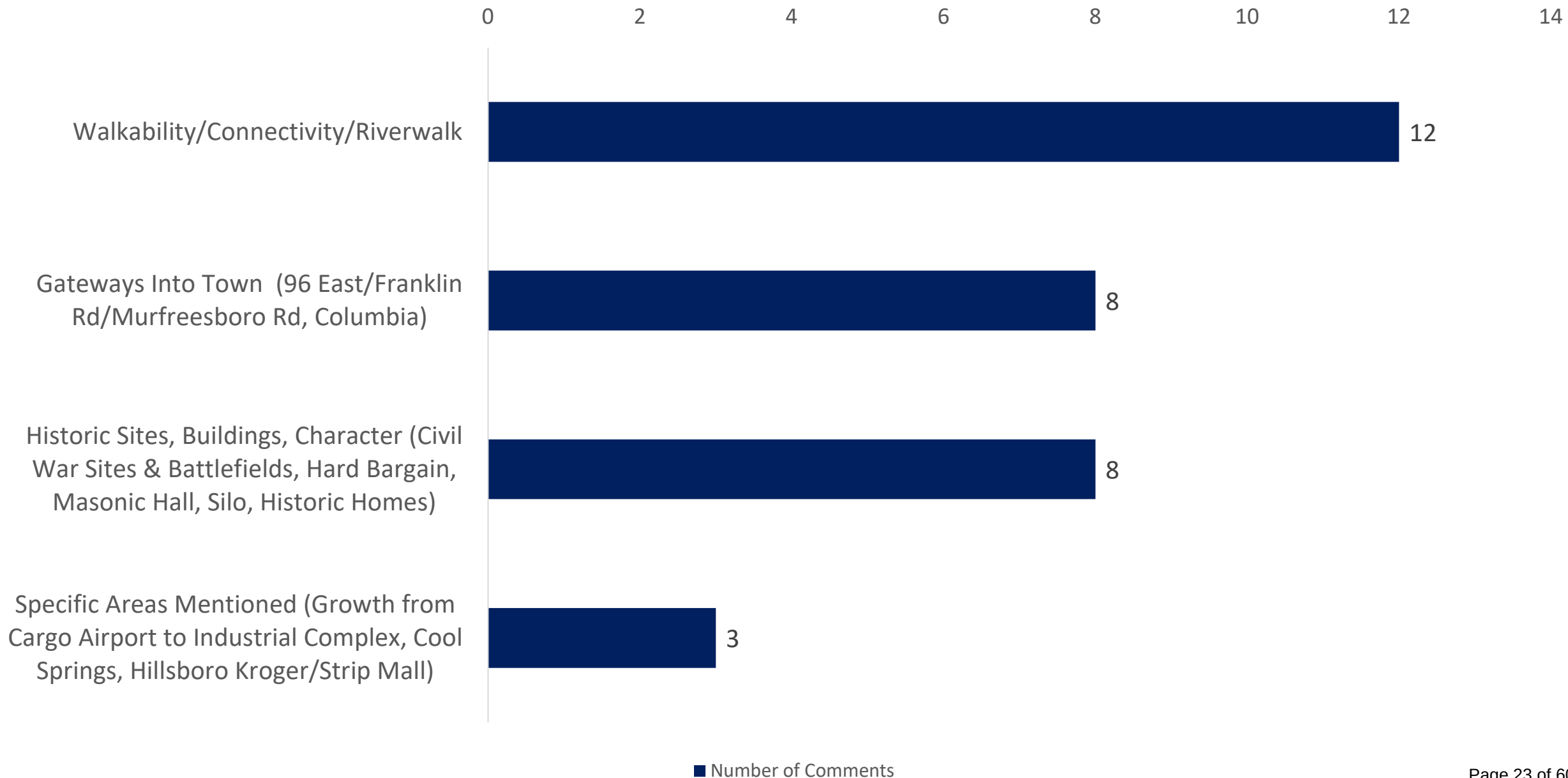
COMMUNITY CHARACTER?

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

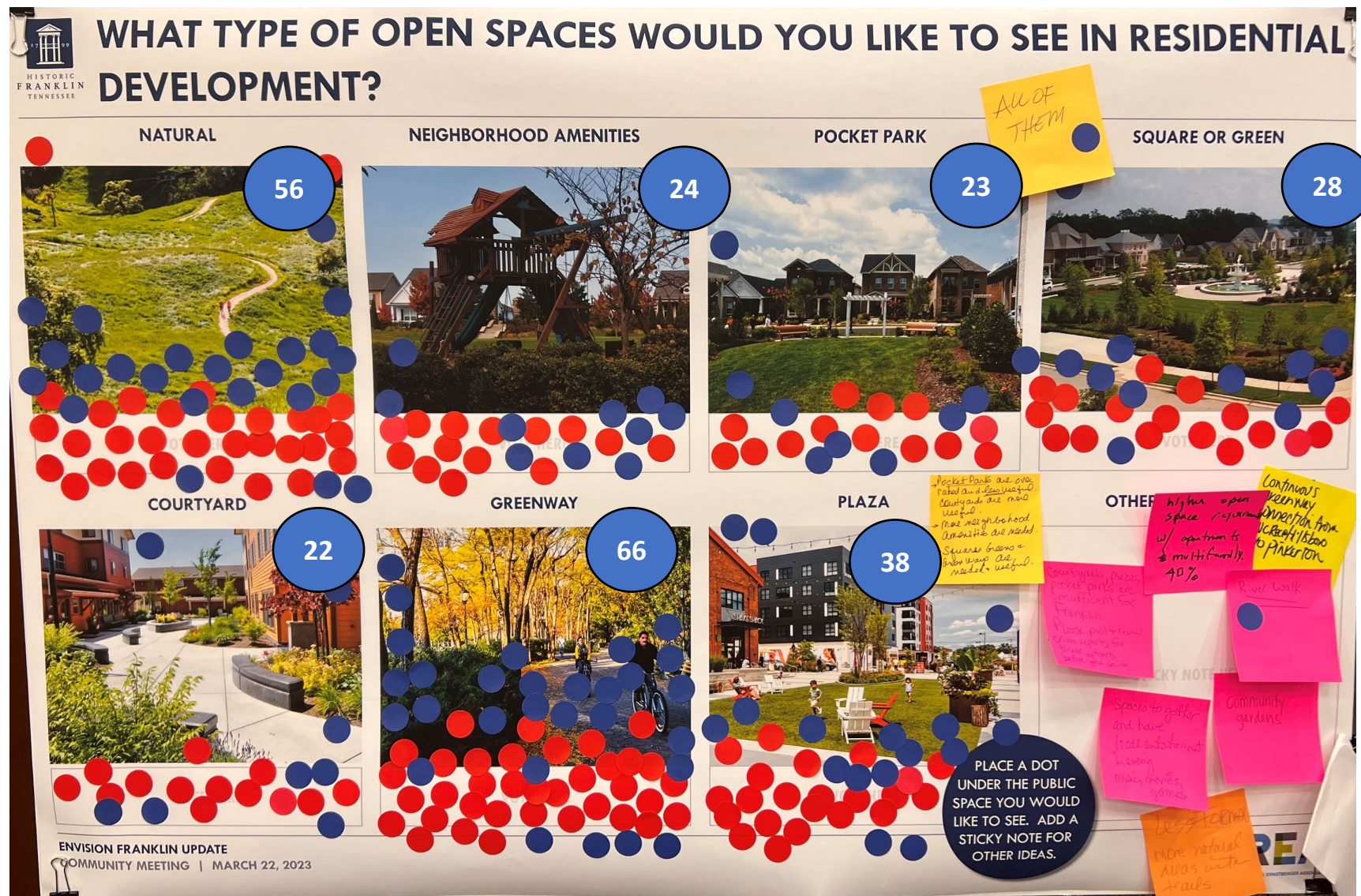


COMMUNITY CHARACTER?

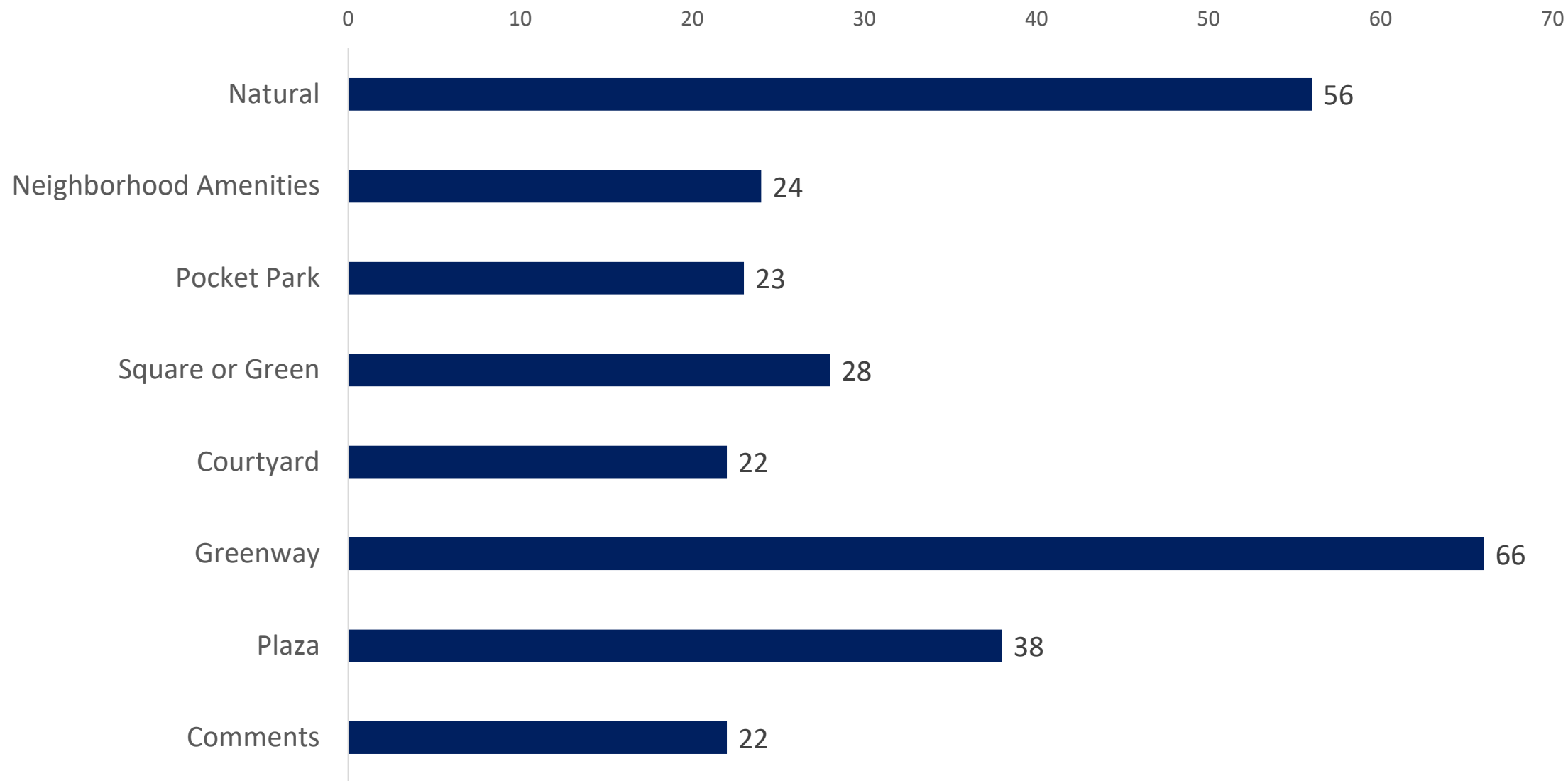
What Elements of the Community's Character Should Be Enhanced?



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



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WHERE ARE THERE GAPS IN PEDESTRIAN AND BICYCLE CONNECTIVITY?

LEWISBURG PIKE CONNECTIONS

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

CAROTHERS PKWY CONNECTIONS

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

FRANKLIN ROAD CONNECTIONS

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

RIVERWALK CONNECTIONS

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

HILLSBORO ROAD/HARD BARGAIN CONNECTIONS

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

EAST SIDE OF FRANKLIN CONNECTIONS

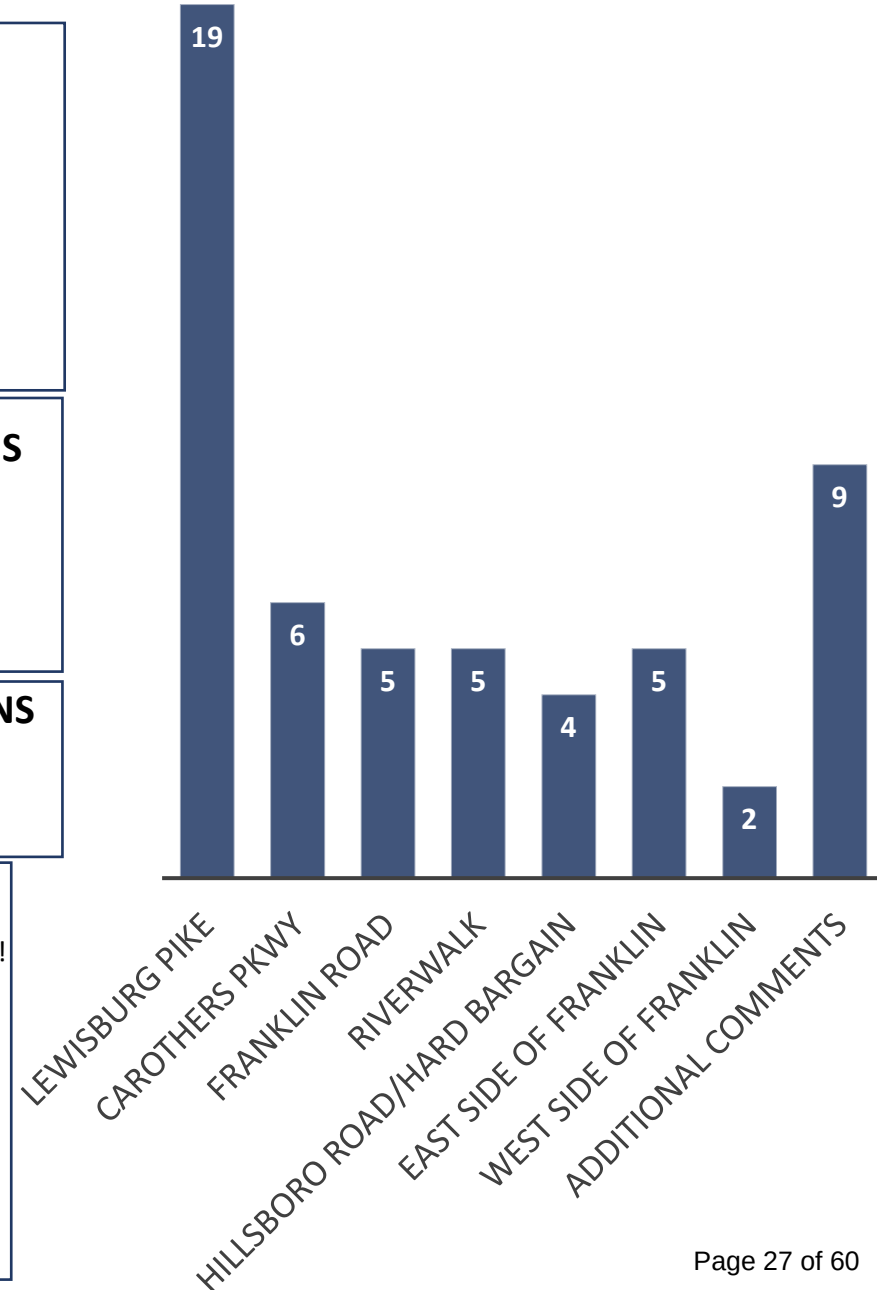
- Paths to the East side of the City to Downtown
- West side Murfreesboro Rd. sidewalks
- Brentwood Smith Park to City of Franklin
- McEwen to Mallory
- Eddy Lane

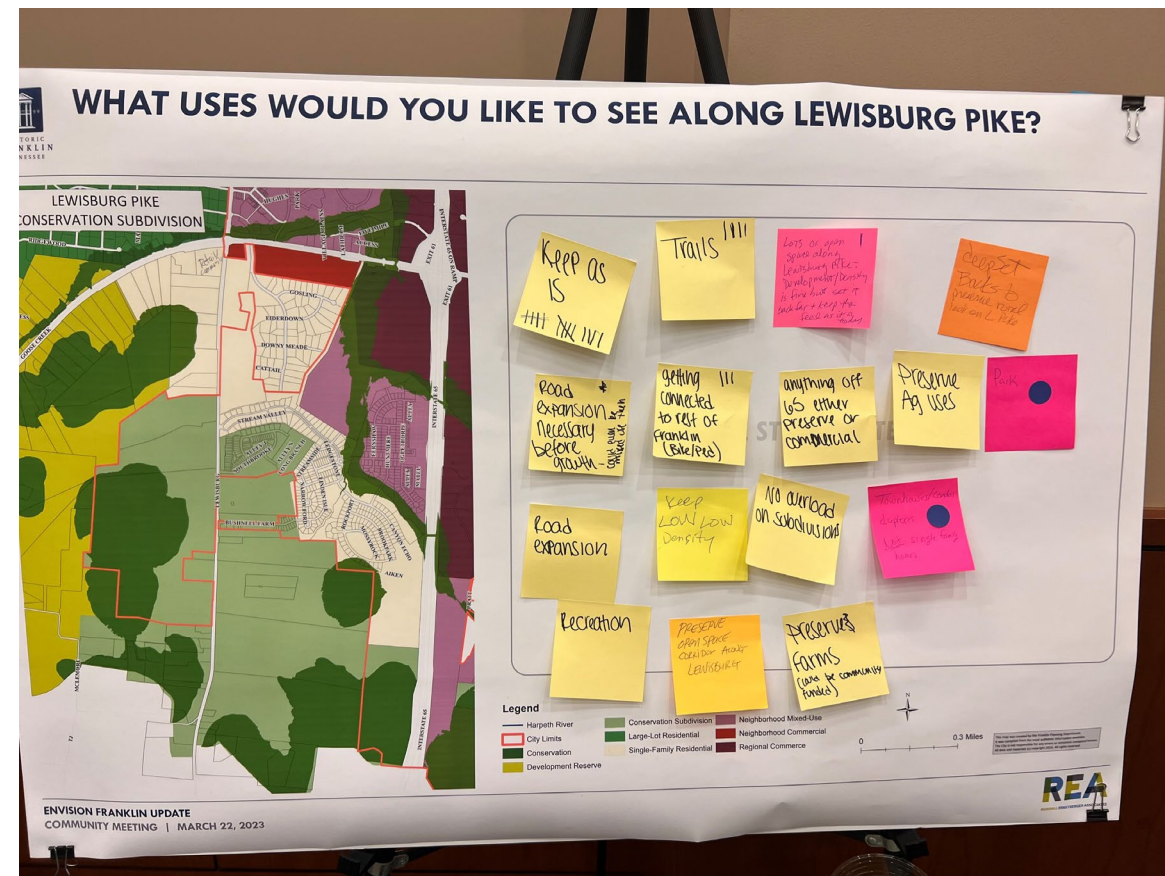
WEST SIDE OF FRANKLIN CONNECTIONS

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

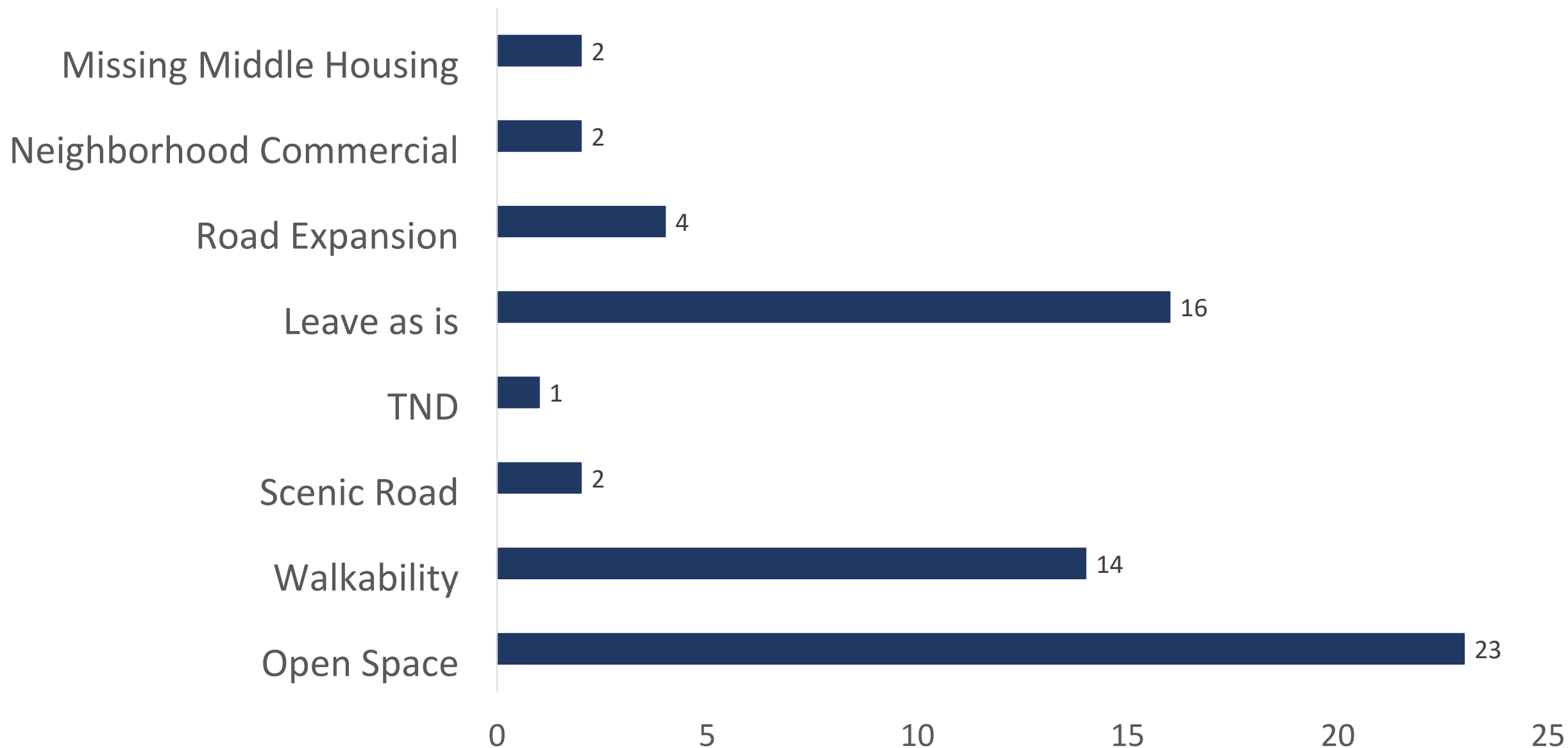
MISC

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

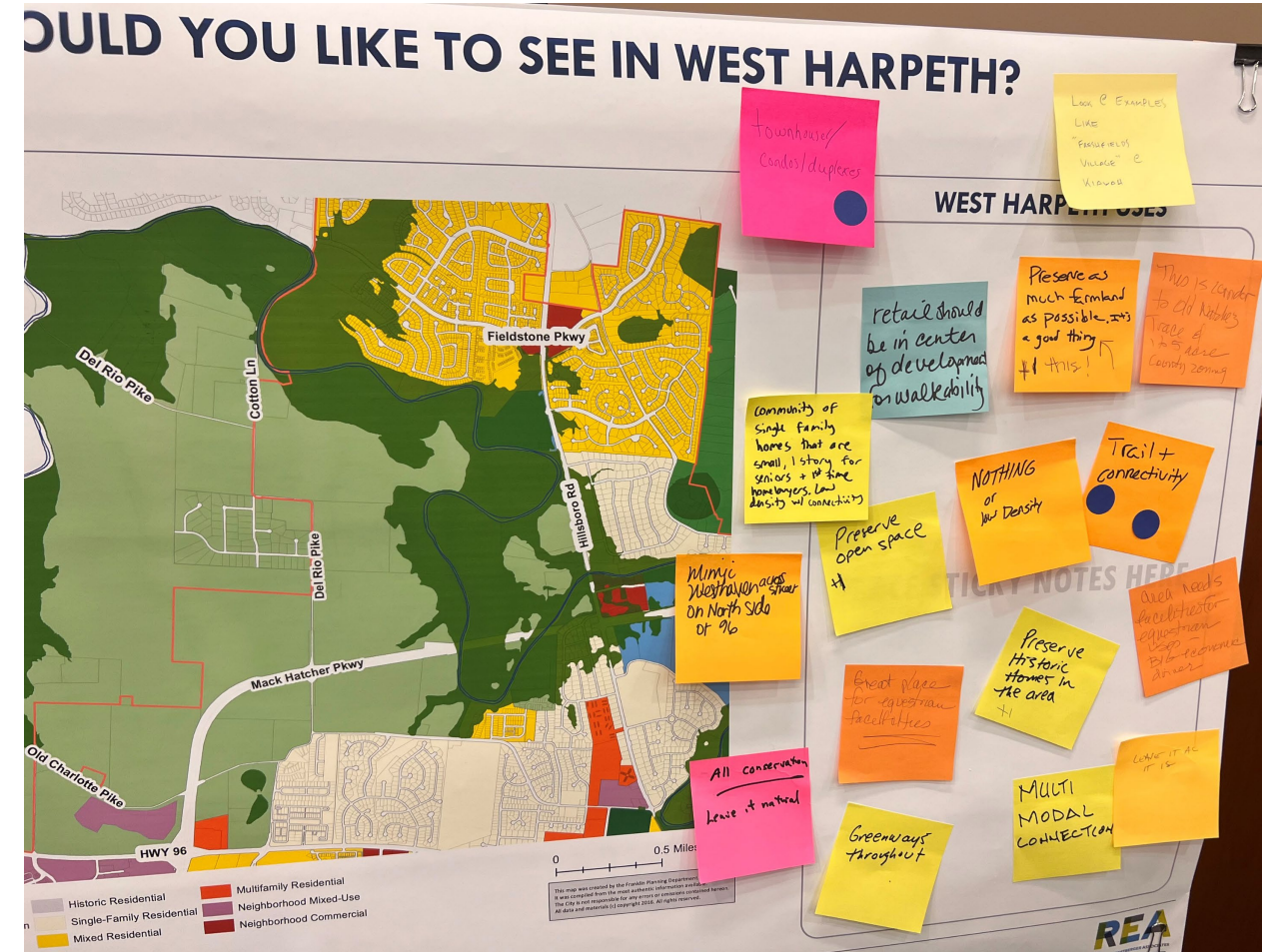
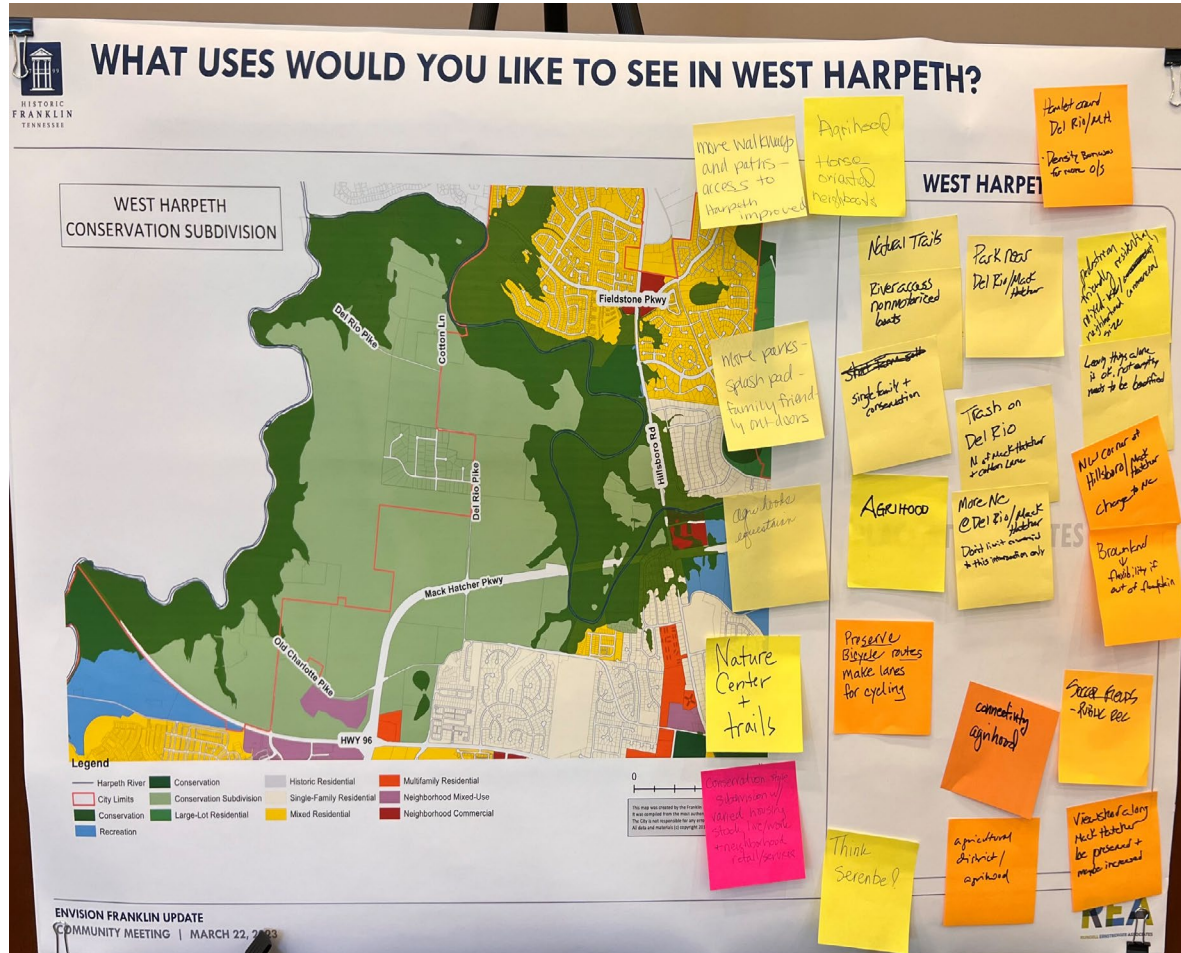




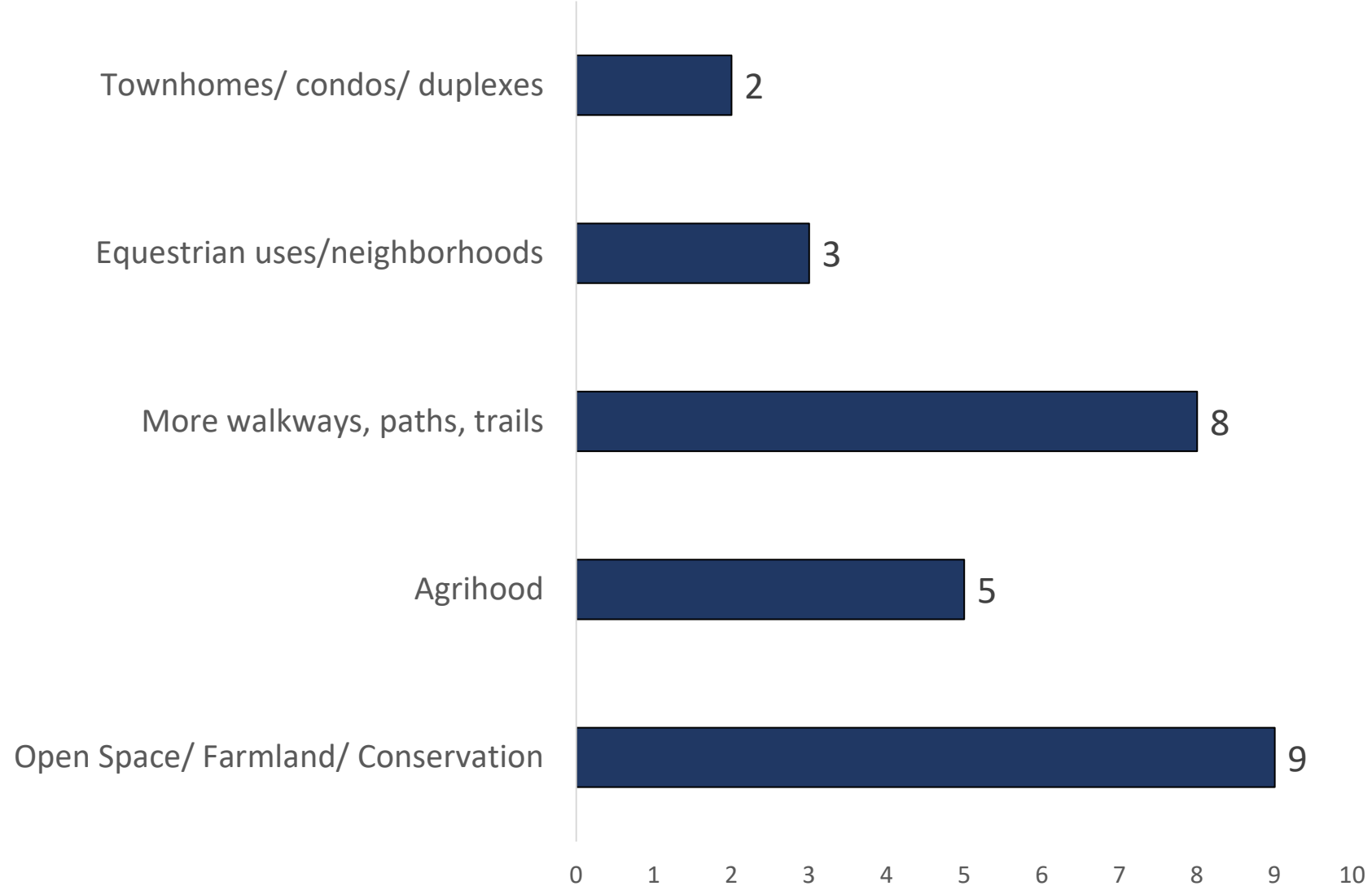
WHAT USES WOULD YOU LIKE TO SEE ALONG LEWISBURG PIKE?



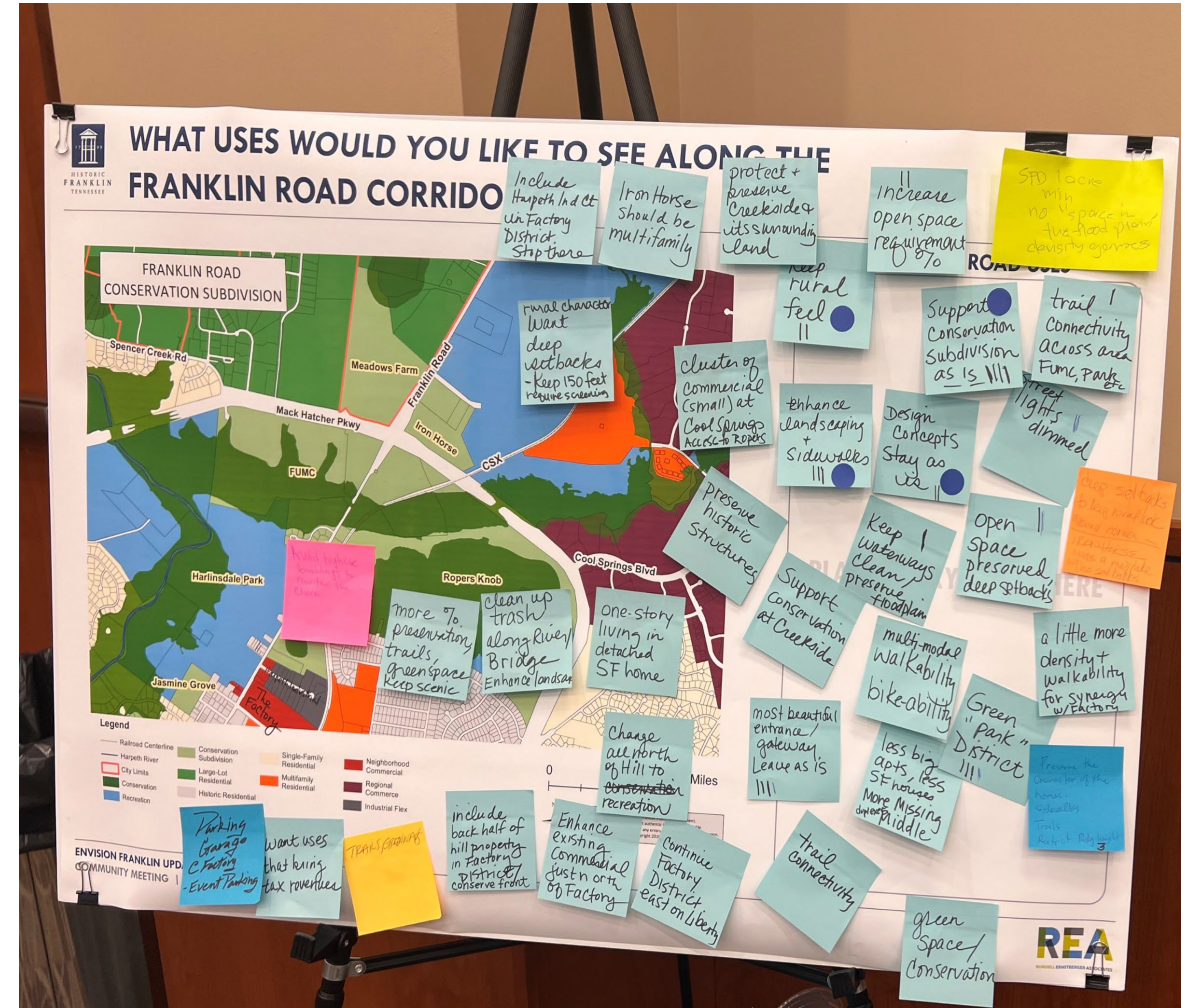
WHAT USES WOULD YOU LIKE TO SEE IN THE WEST HARPETH?



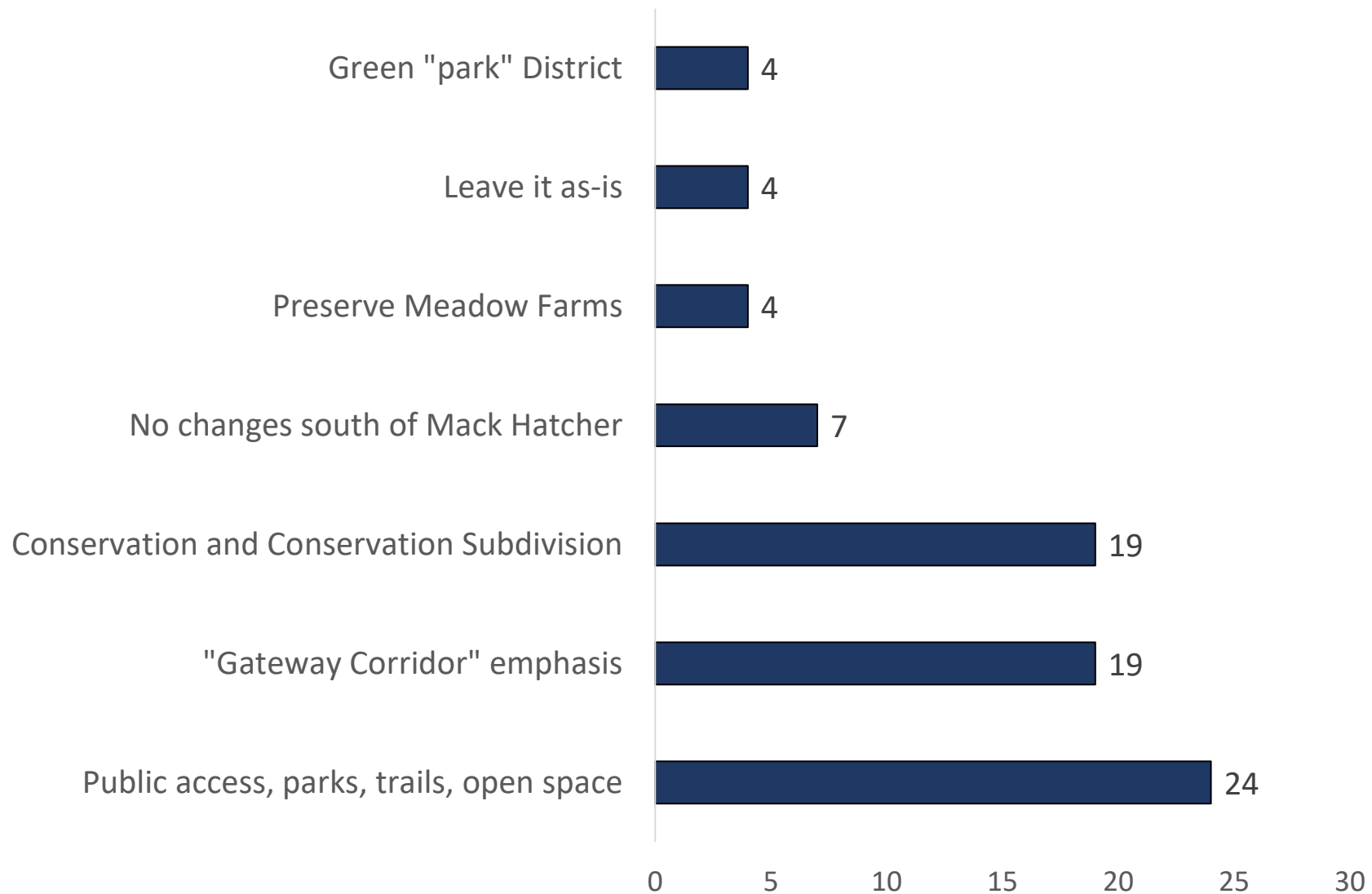
WHAT USES WOULD YOU LIKE TO SEE IN THE WEST HARPETH?



WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

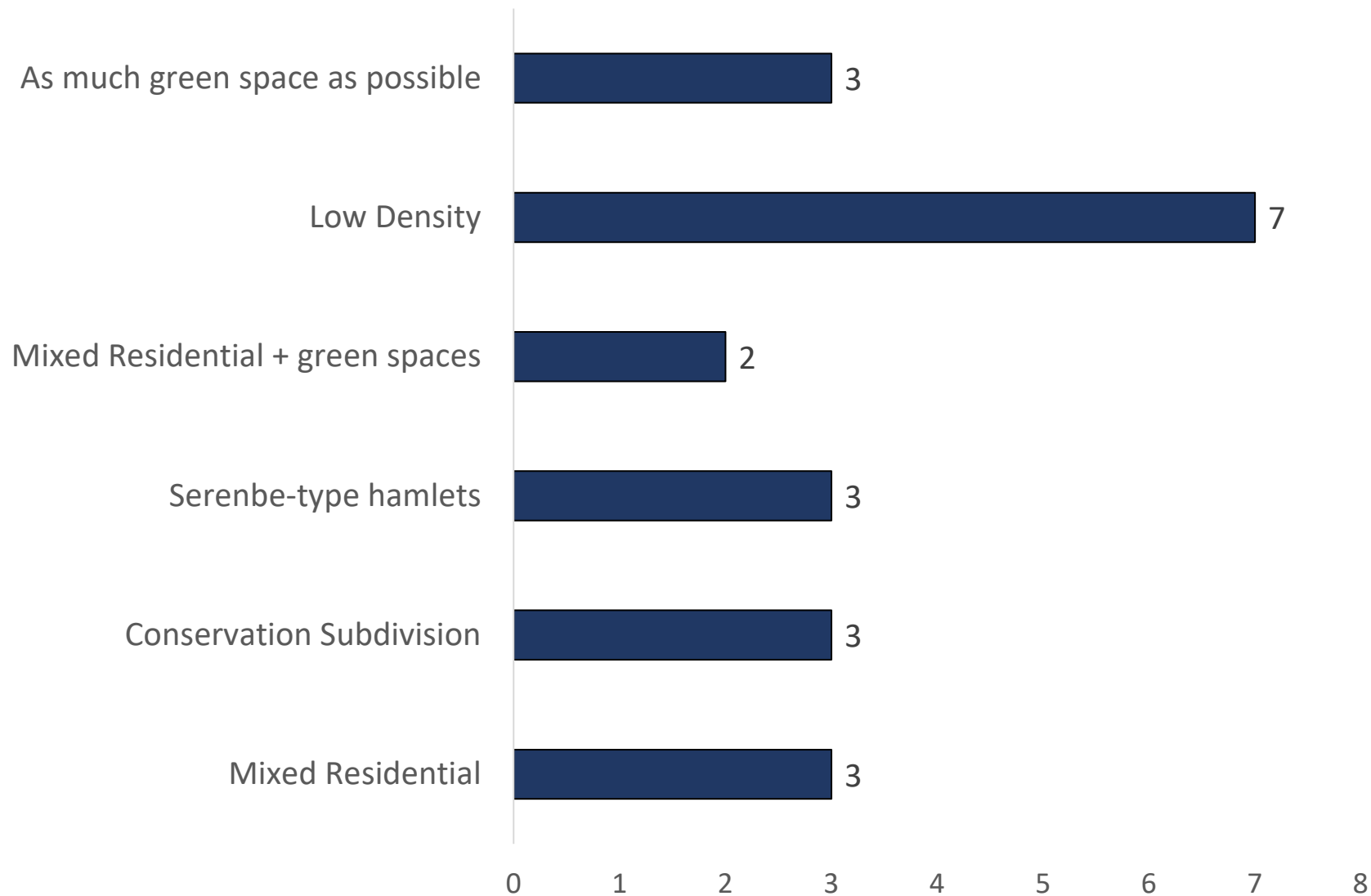


WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

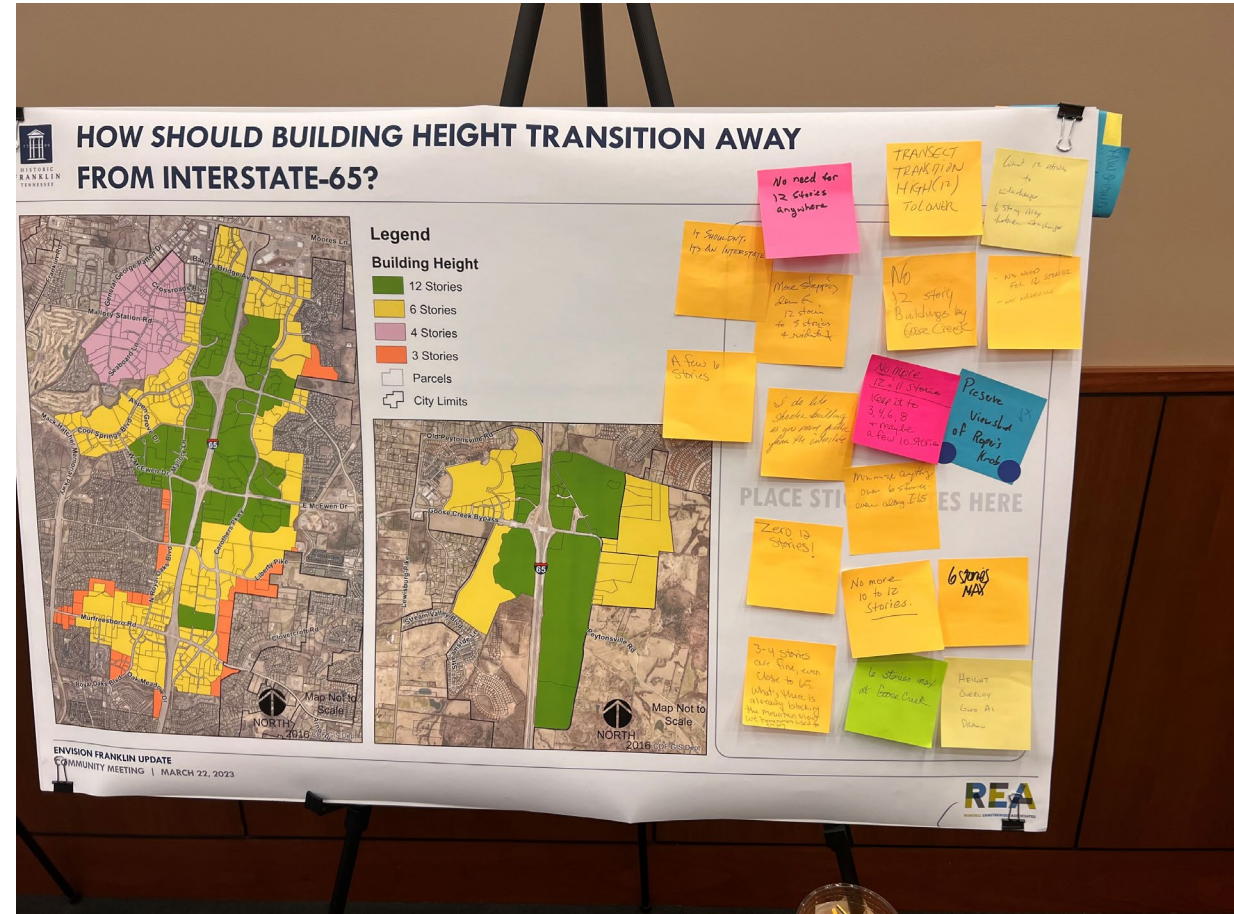
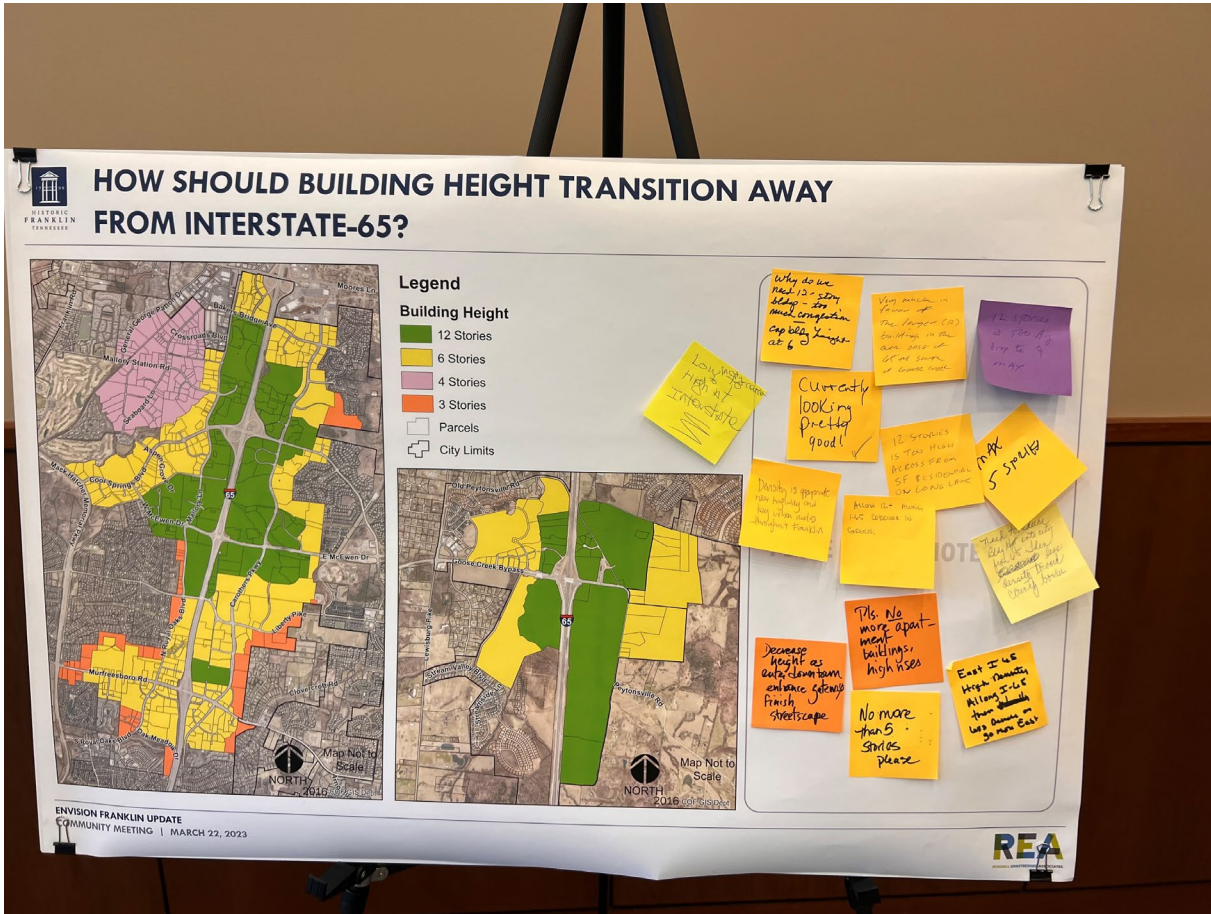




WHAT USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?

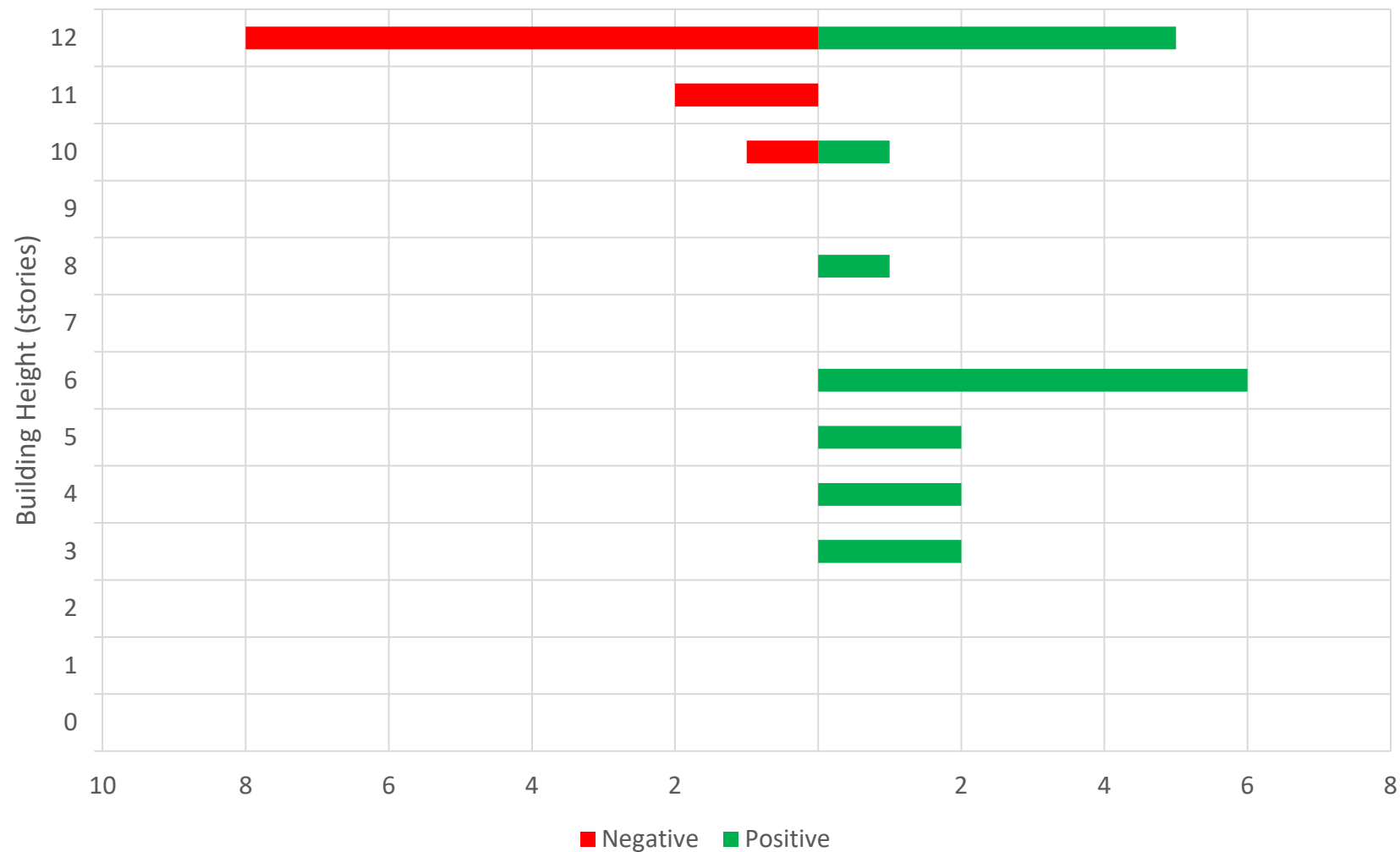


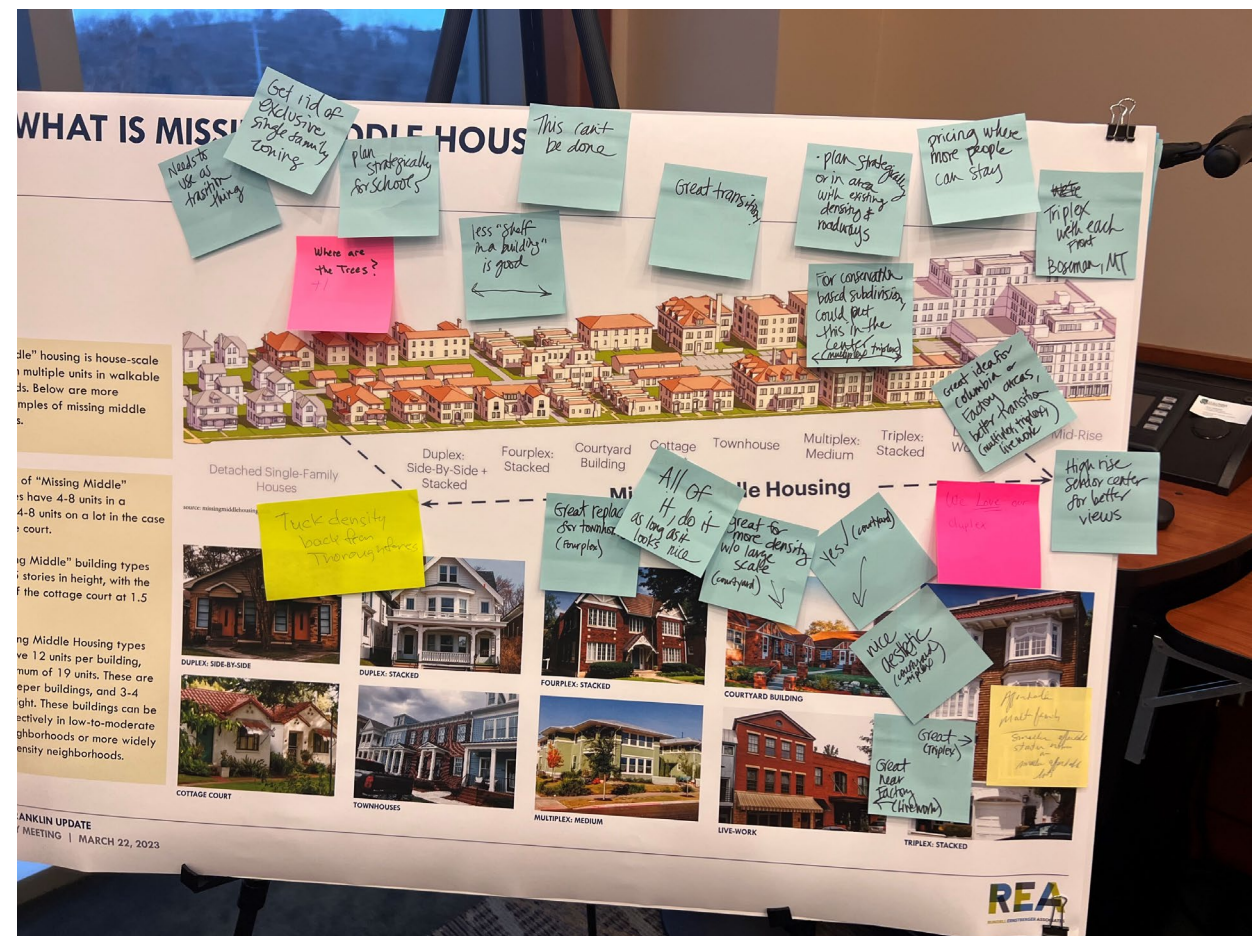
HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?



HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?

Responses Towards Height Maximums





WHAT IS MISSING MIDDLE HOUSING?

Duplex (side-by-side and stacked)

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

Fourplex: Stacked

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

Courtyard Building

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

Cottage Court

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

Townhouse

- We have a lot of townhomes already

Multiplex: Medium

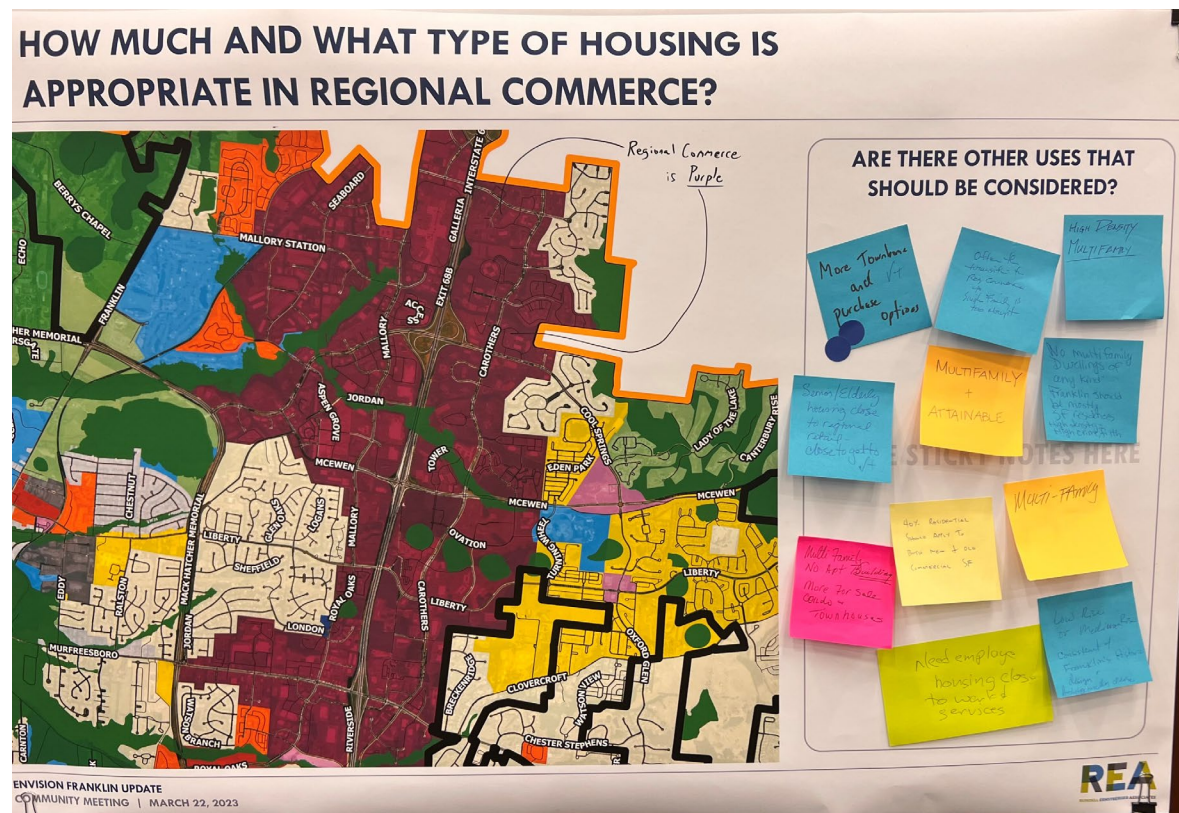
- Great idea for Columbia Pike or Factory areas, better transition
- Like the style and size

Triplex: Stacked

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

Live-Work

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

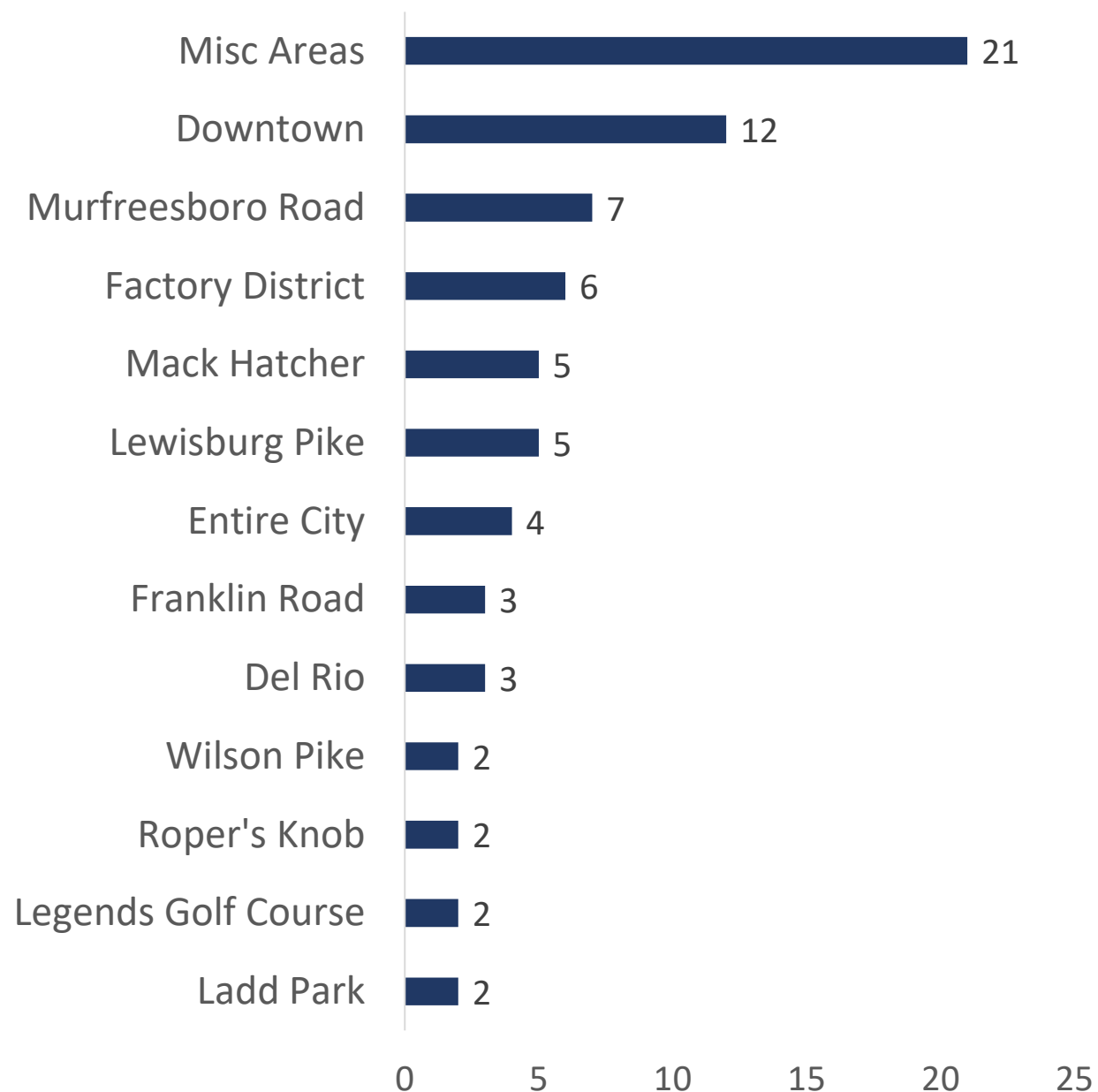


HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?

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

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

BIG MAP COMMENTS



DOWNTOWN

- Preserve Silos
- Thoughts on New City Hall

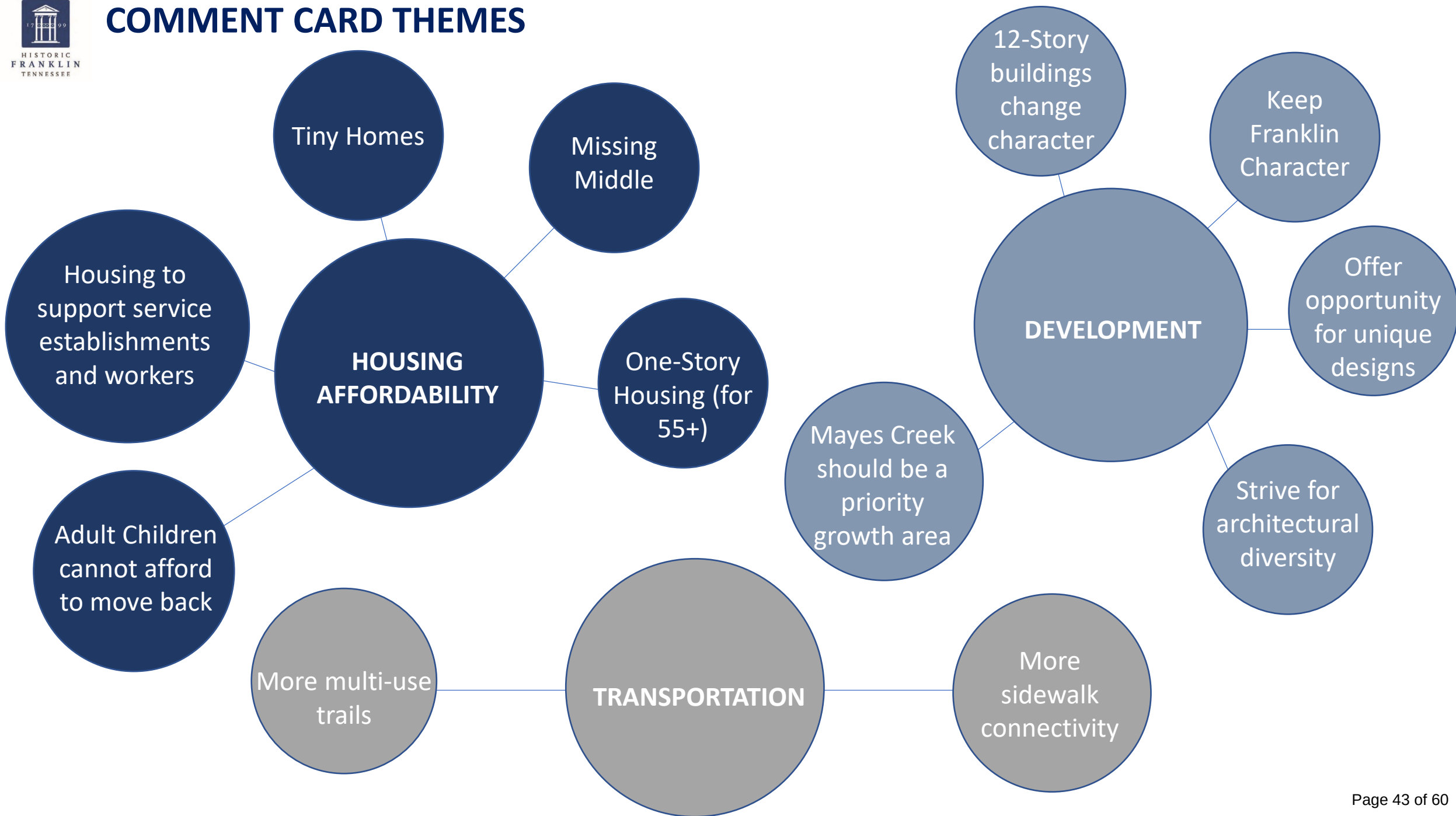
MURFREESBORO ROAD

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

FACTORY DISTRICT

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

COMMENT CARD THEMES



Next Steps

Full Results Posted at www.franklinton.gov/envisionfranklinupdate

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

Host a second Factory District Meeting

Host a BOMA & FMPC Special Joint Conceptual Workshop



HISTORIC
FRANKLIN
TENNESSEE

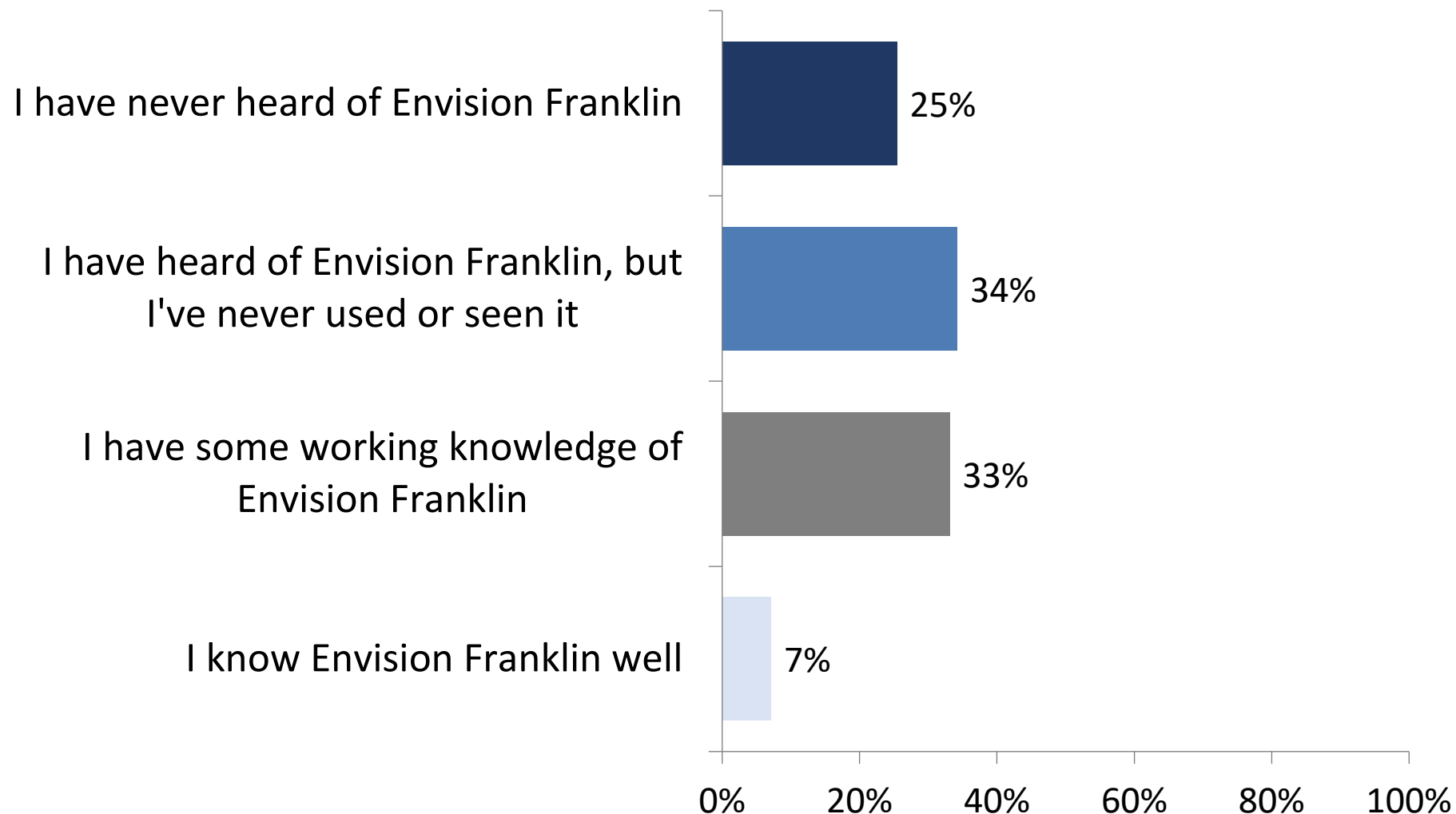
CITIZEN SURVEY RESULTS

Joint Conceptual Workshop
May 25th, 2023



Q1: How Familiar are you with Envision Franklin?

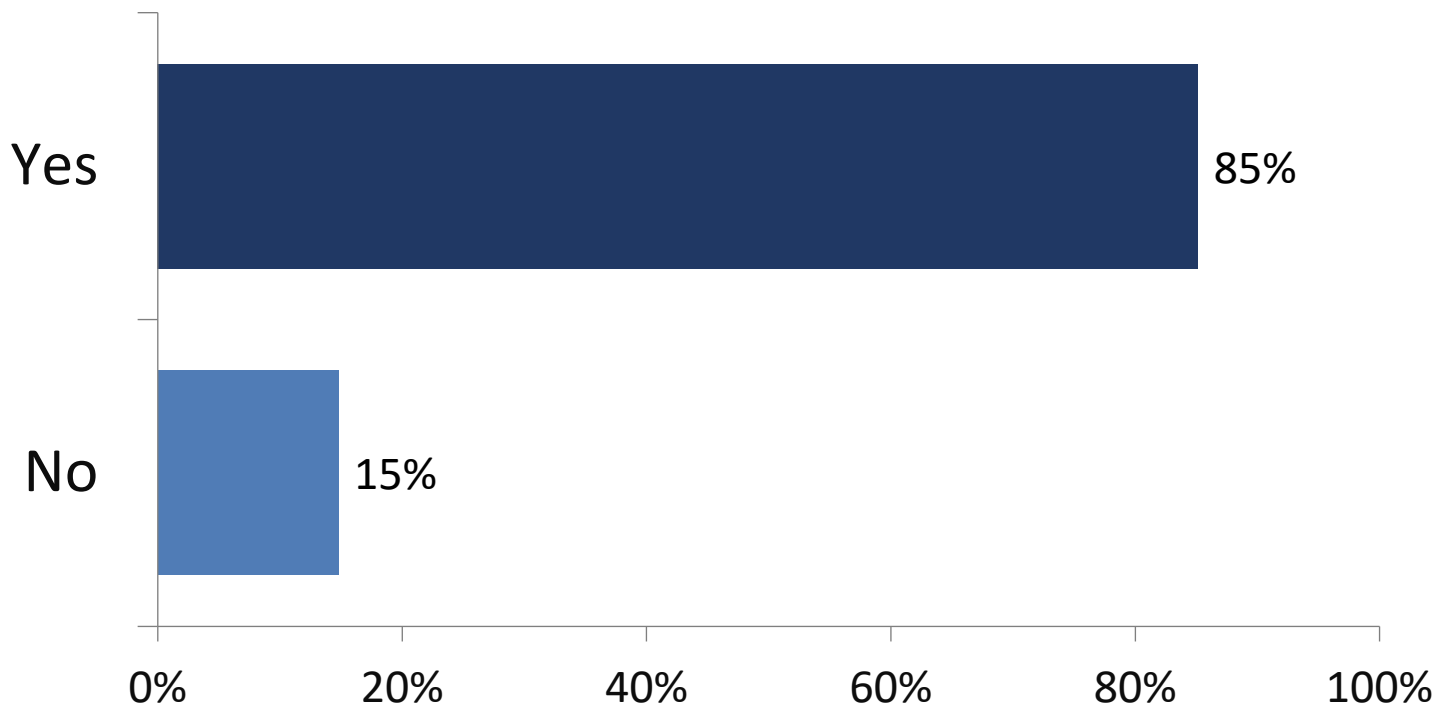
Answered: 1,147



Q2: Do you agree with the current vision statement of Envision 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."

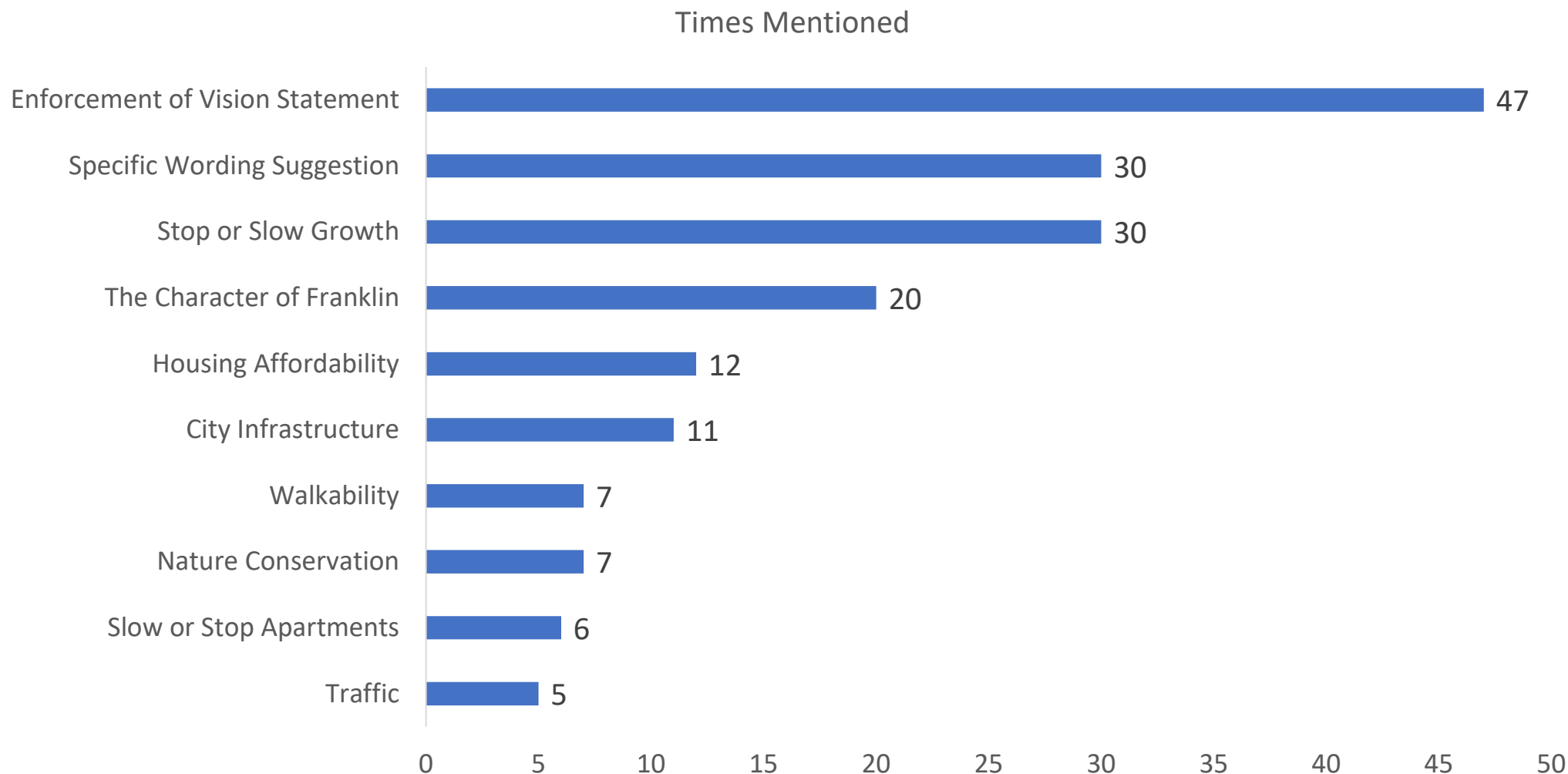
Answered: 1,136



Q2: Do you agree with the current vision statement of Envision Franklin?

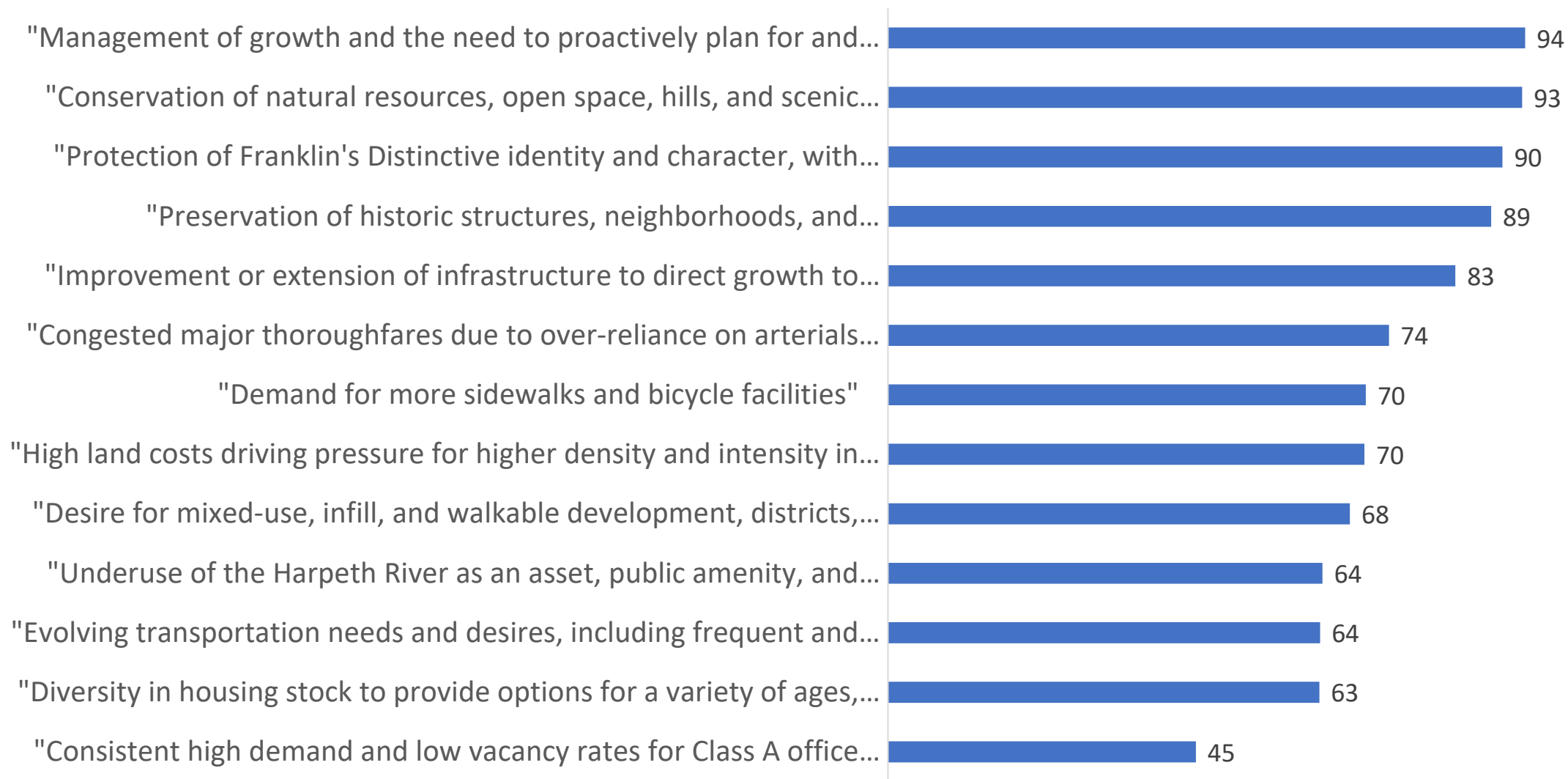
If not, why? What Changes do you recommend?

Answered No: 168



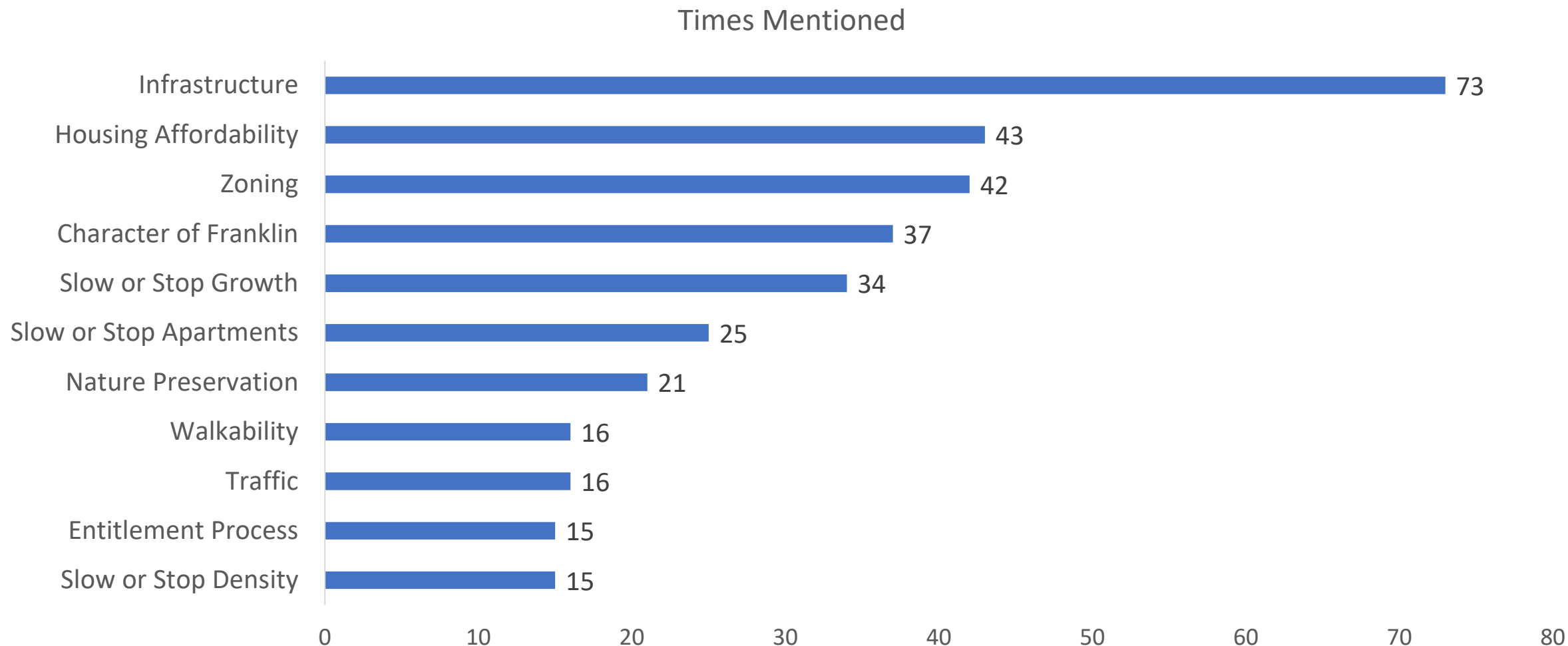
Q3-Q15: On a Scale from 1-100, 100 being "Very Important", how Important are the current Key Planning Issues to you?

Respondent Average



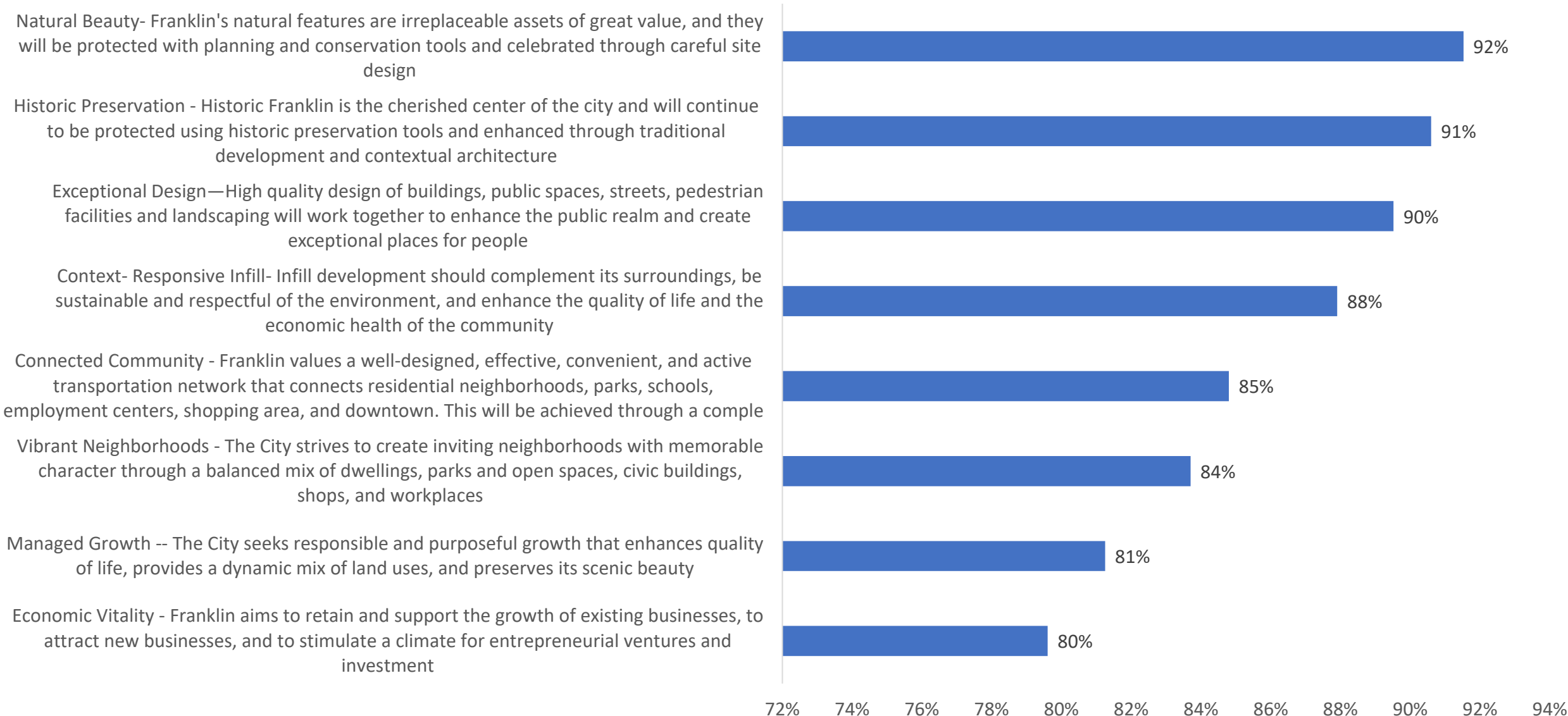
Q16: Are there any other Planning Considerations facing Franklin that you would like to see addressed in the Envision Franklin Update?

Answered: 409





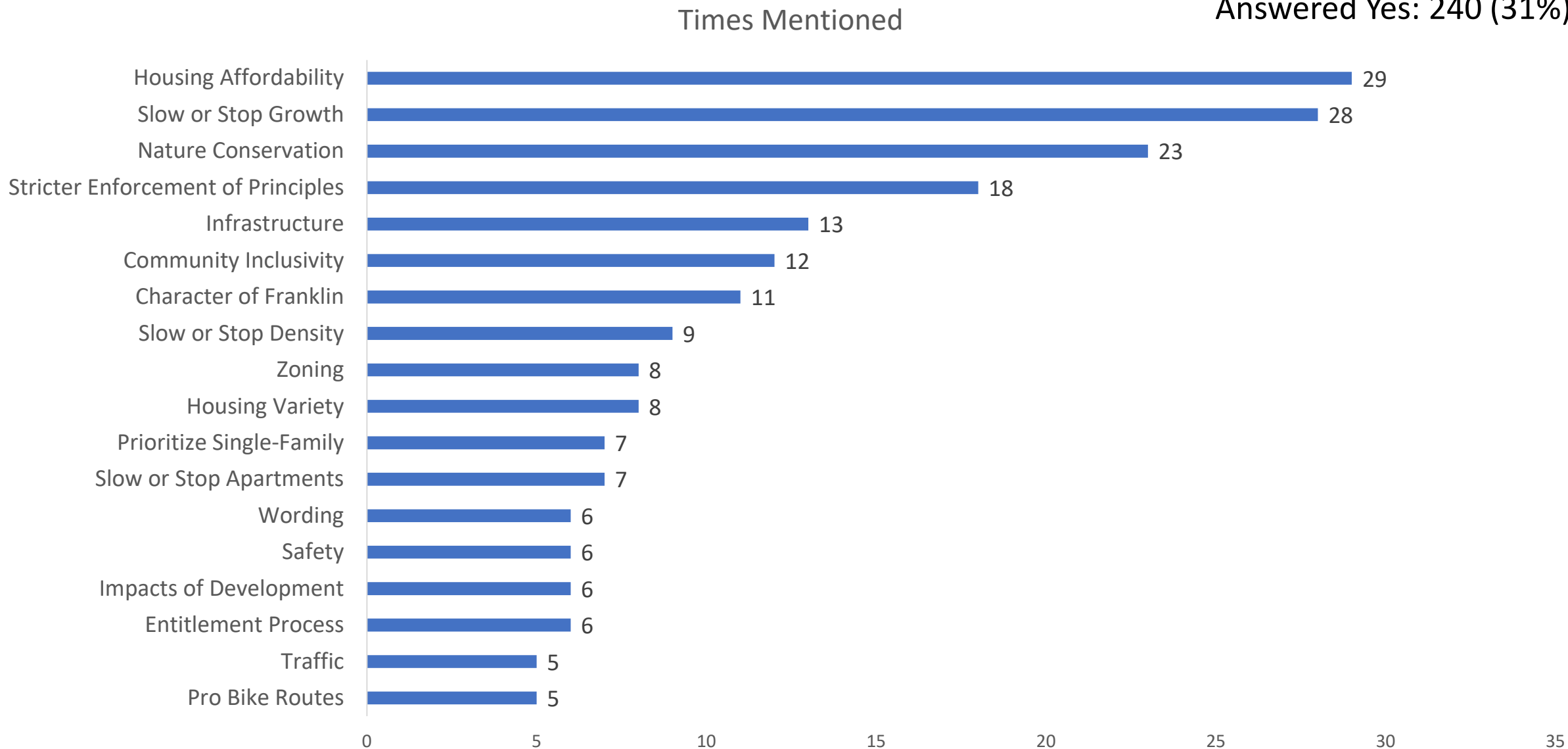
Q17-Q24: Percent of Respondents who Voted to Keep the Corresponding Guiding Principle As Is



Q25: Do you think there is anything missing from the Guiding Principles?

Answered No: 524 (69%)

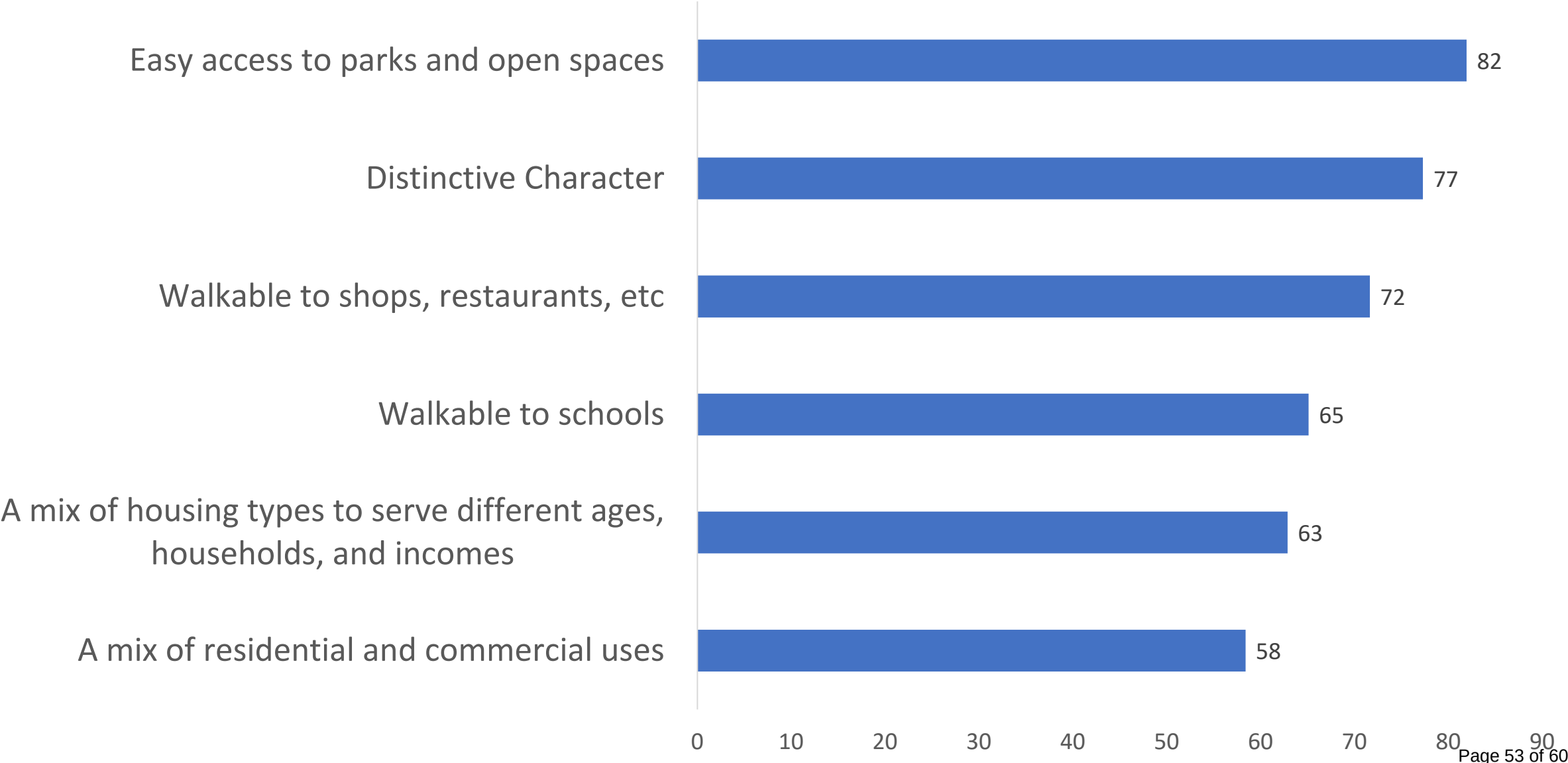
Answered Yes: 240 (31%)



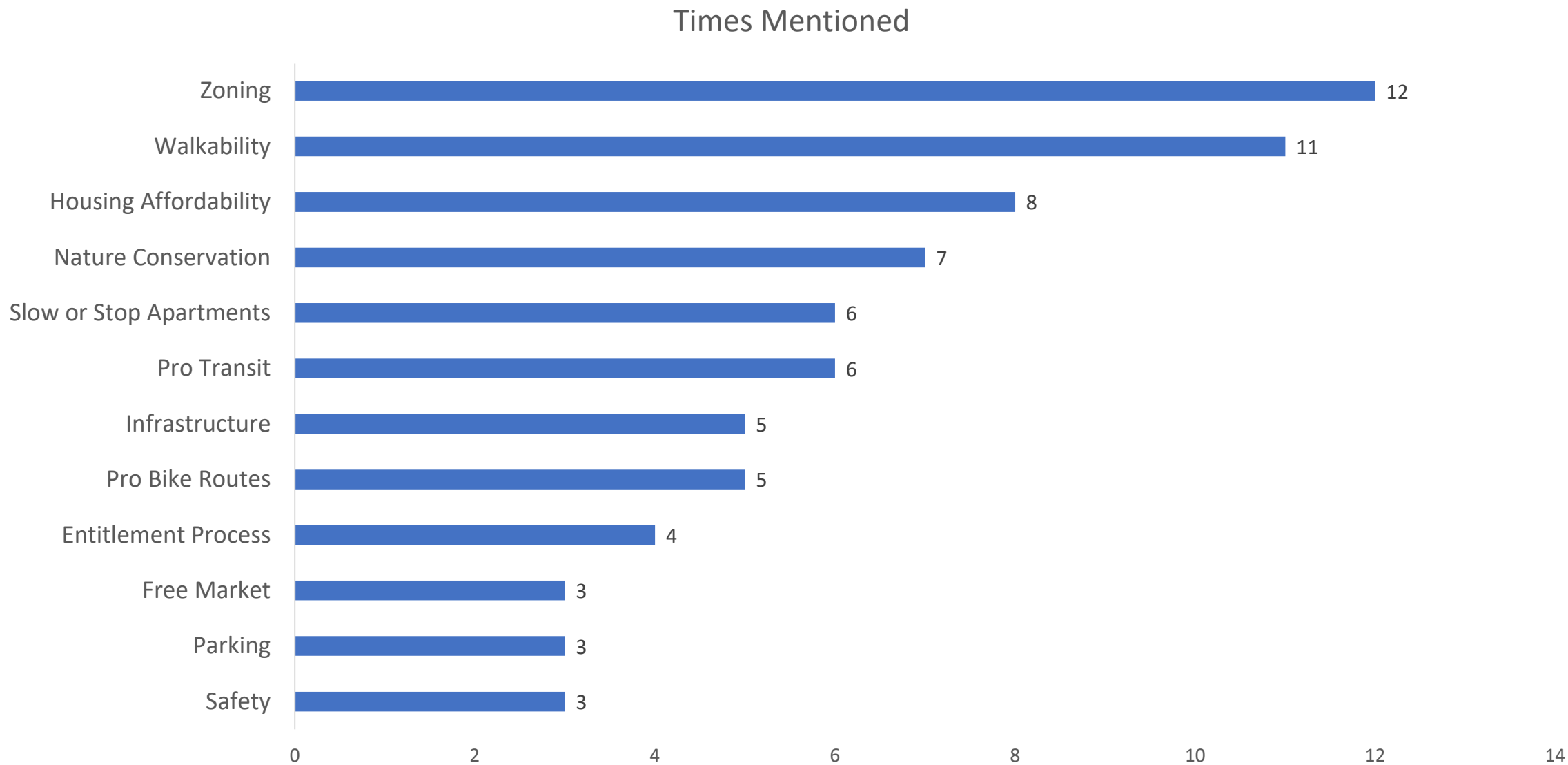


Q26-Q31: How Important on a scale from 1-100, 100 being “Very Important”, are the following Elements to Creating a Vibrant Neighborhood?

Respondent Average



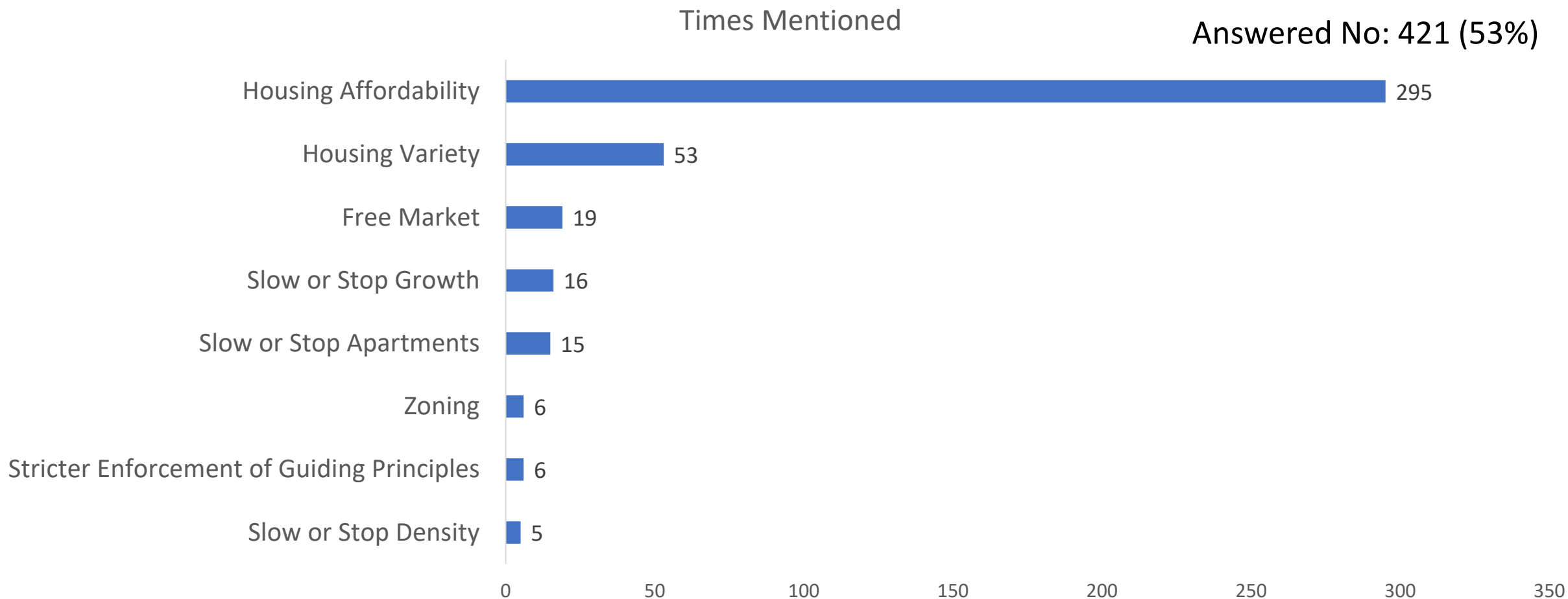
Q32: Other Elements that create a Vibrant Neighborhood



Q33: People seek different housing options depending on household size, stage of life, job/school locations, transportation needs, budget, convenience, quality of life, and more. Do you think new residential developments in Franklin are providing enough housing variety for the range of ages, incomes, and family sizes that want to live in Franklin?

Answered Yes: 376 (47%)

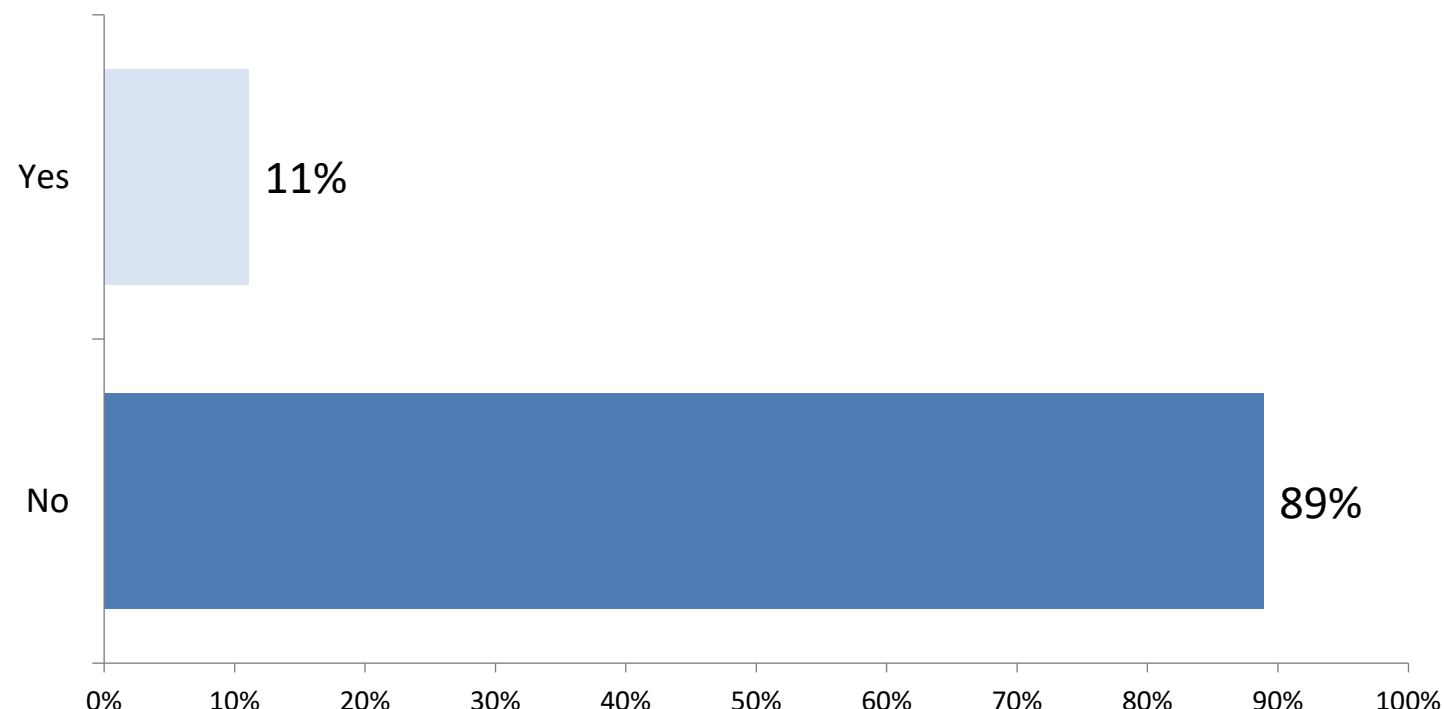
Answered No: 421 (53%)



Q34: Did you attend the Factory District Community Workshop on February 16th or one of the open house meetings held on March 22nd?

Answered Yes: 88

Answered No: 706

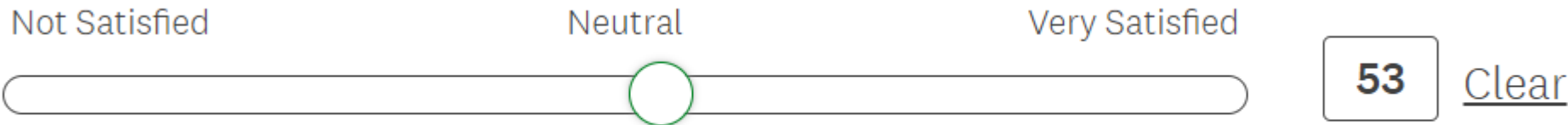




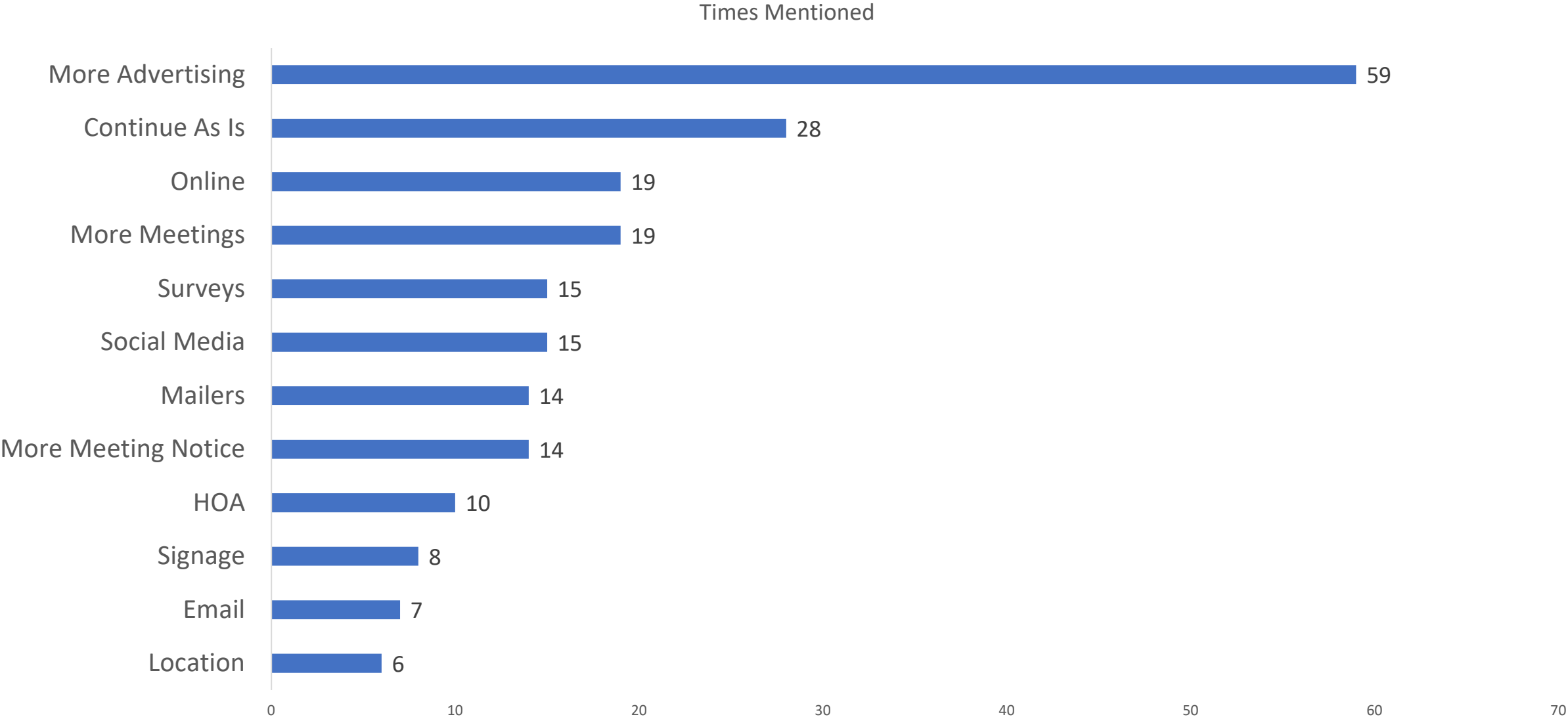
Q35: Were you satisfied with your overall experience at the meeting(s) you attended? (On a Scale from 0-100)

Respondent Average

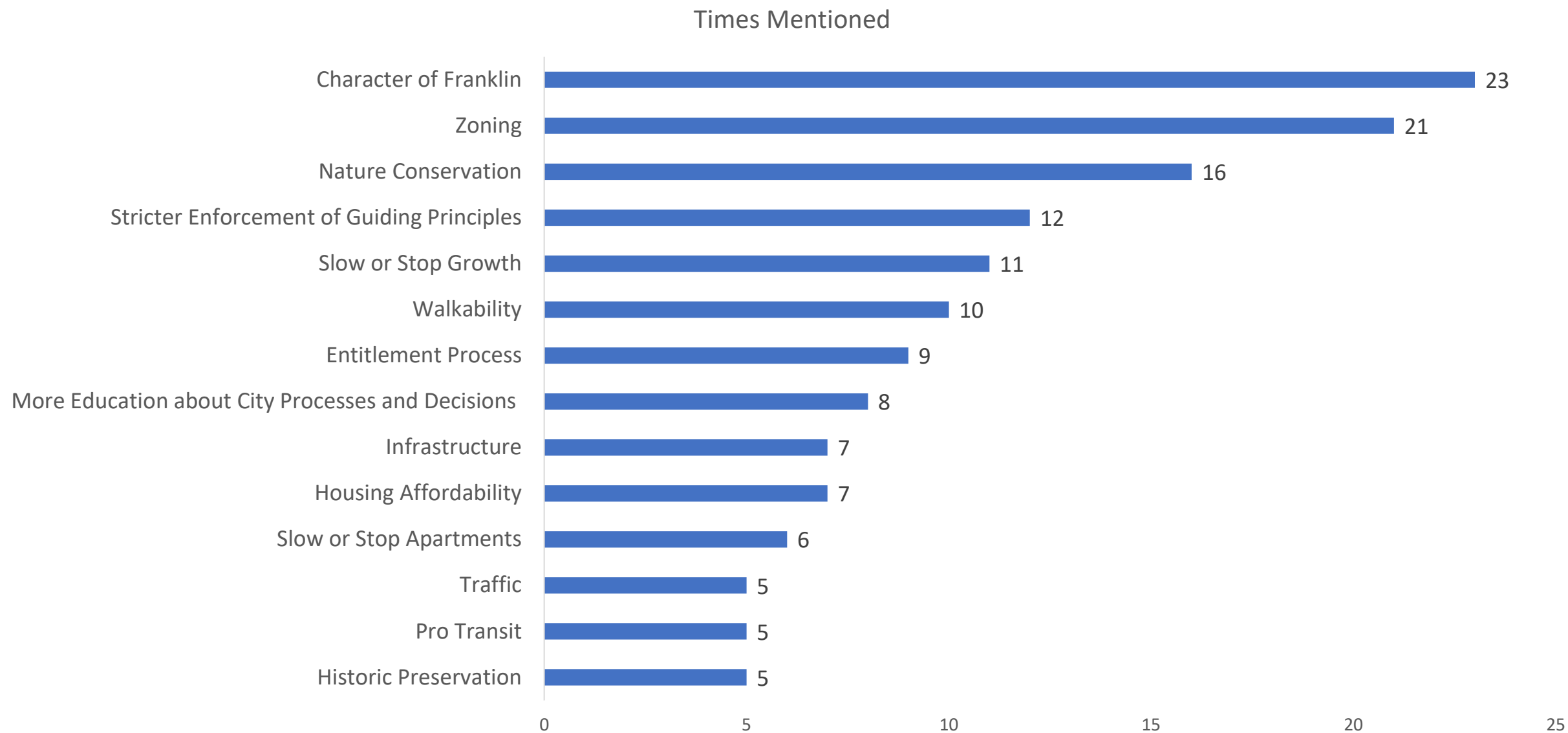
Answered: 238



Q36: How can the City of Franklin Improve future public outreach efforts?



Q37: Are there any other considerations that staff should include in the update to Envision Franklin?



SUMMARY

- The Survey captured a population mostly outside of those who came to in-person meetings, expanding our pool of feedback to more residents
- 85% of Respondents agree with our current Vision Statement
- The Guiding Principles all received at least 80% of respondents' approval and almost 70% of respondents do not believe anything is missing from our current list of Guiding Principles; staff will make some refinements but overall in good shape
- 12 out of 13 Key Planning Issues were still ranked as Important to Respondents
 - Infrastructure and Housing Affordability ranked high for write-ins
- Survey results will be used to help shape updates to the plan
- Staff to improve advertising efforts for future meetings