



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, October 26, 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

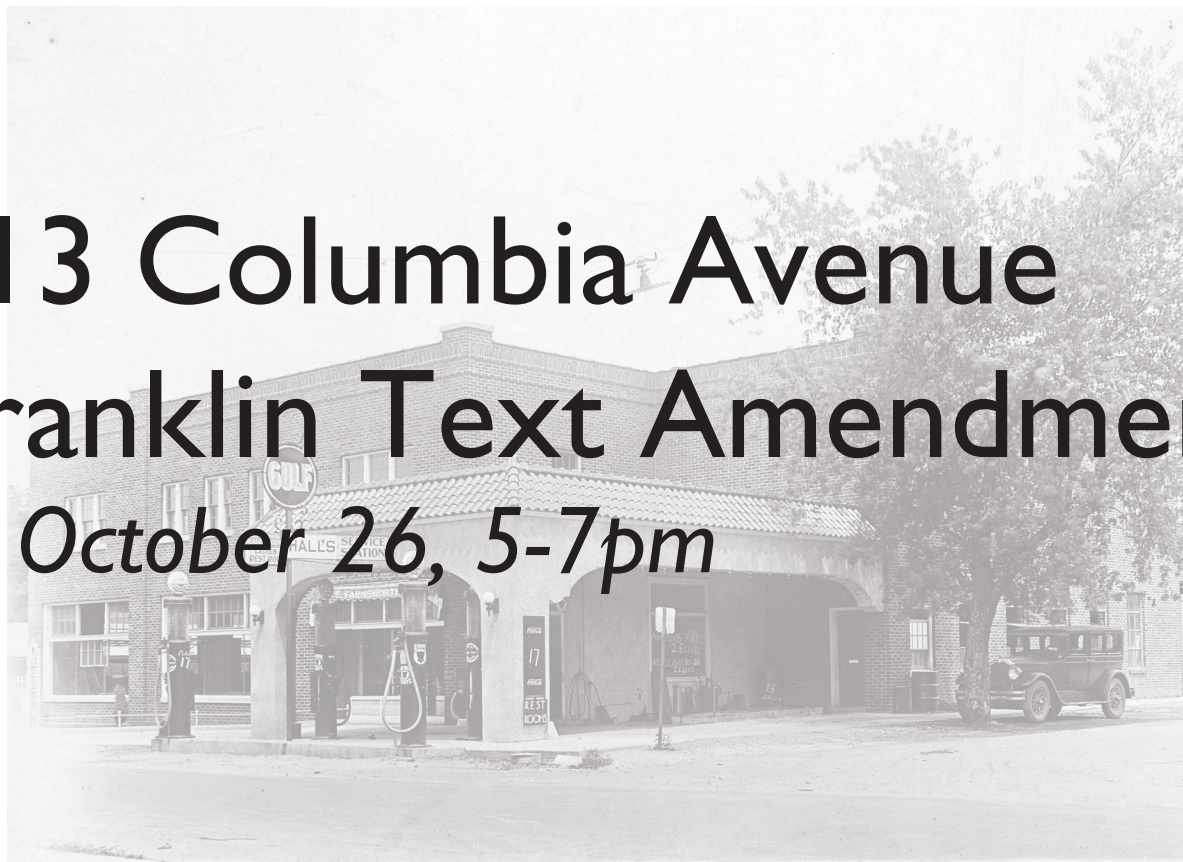
1. (5:00 - 5:30 PM) Discussion of an Envision Franklin Plan Amendment, proposing a new Special Consideration for additional building height, for the Margin District project, located at 731-813 Columbia Avenue.
2. (5:30 - 6:30 PM) Discussion of the Envision Franklin Update Public Draft.

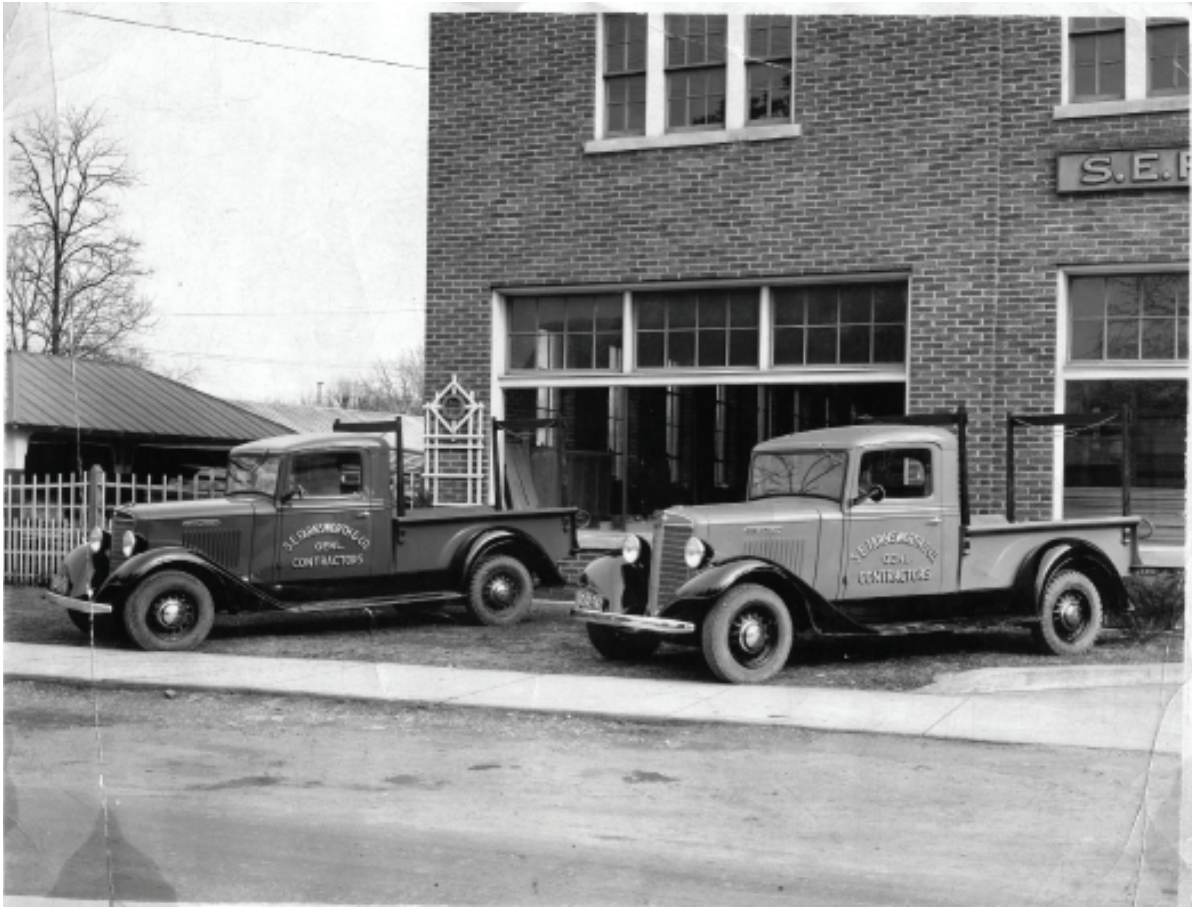
OTHER BUSINESS

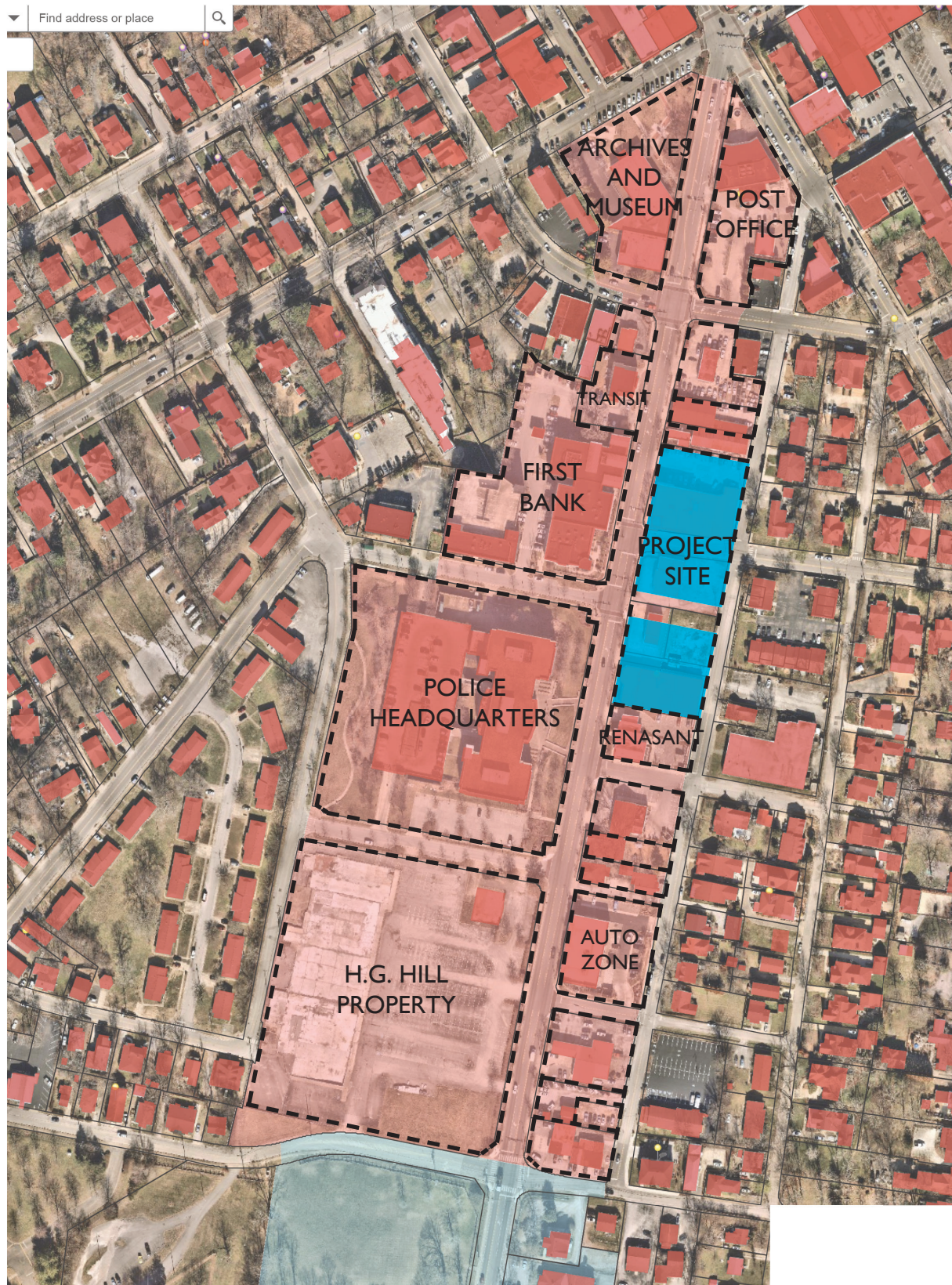
ADJOURN



731-813 Columbia Avenue
Envision Franklin Text Amendment
October 26, 5-7pm







CAO-I ZONING MAP
SCALE: N.T.S.



PROJECT CONCEPTUAL SITE PLAN
SCALE: N.T.S.

From the City of Franklin's Website:

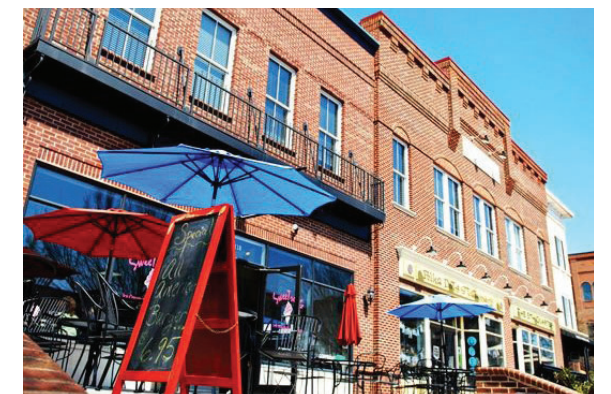
- “Envision Franklin articulates the long-term vision that will direct future development in a way that strengthens the City and creates exceptional places for people. The Plan provides guidance regarding land use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity. It is a planning document adopted and maintained by the Franklin Municipal Planning Commission (FMPC).”
- “The **Design Concepts** establish a series of design templates based on location that set forth the way different land uses can be developed and mixed relative to each other. Each concept lists primary land uses or building forms, and, in many cases, these are encouraged to be mixed. Secondary uses or building forms are also identified, but these should be in a supporting or limited capacity. The design concepts include recommendations on building form (height, placement, & character), site design (landscape, amenities, access, and parking), and transportation (vehicular, bicycle and pedestrian, and transit). Finally, each design concept includes a set of precedent images that graphically describe the intent of the concept.”
- Many of the design concepts include an additional set of recommendations under the heading “**Special Considerations.**” These recommendations relate to specific neighborhoods, segments of key corridors, design at prominent intersections, or certain uses within the context of the design concept. In some instances, these special considerations are supported with additional character imagery and sub-area plans that depict preservation and infill development.

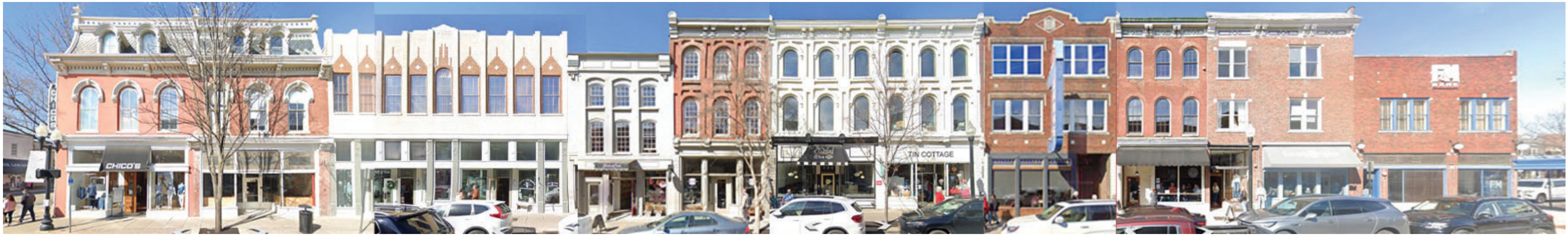
Proposed Text Amendment Background & Change:

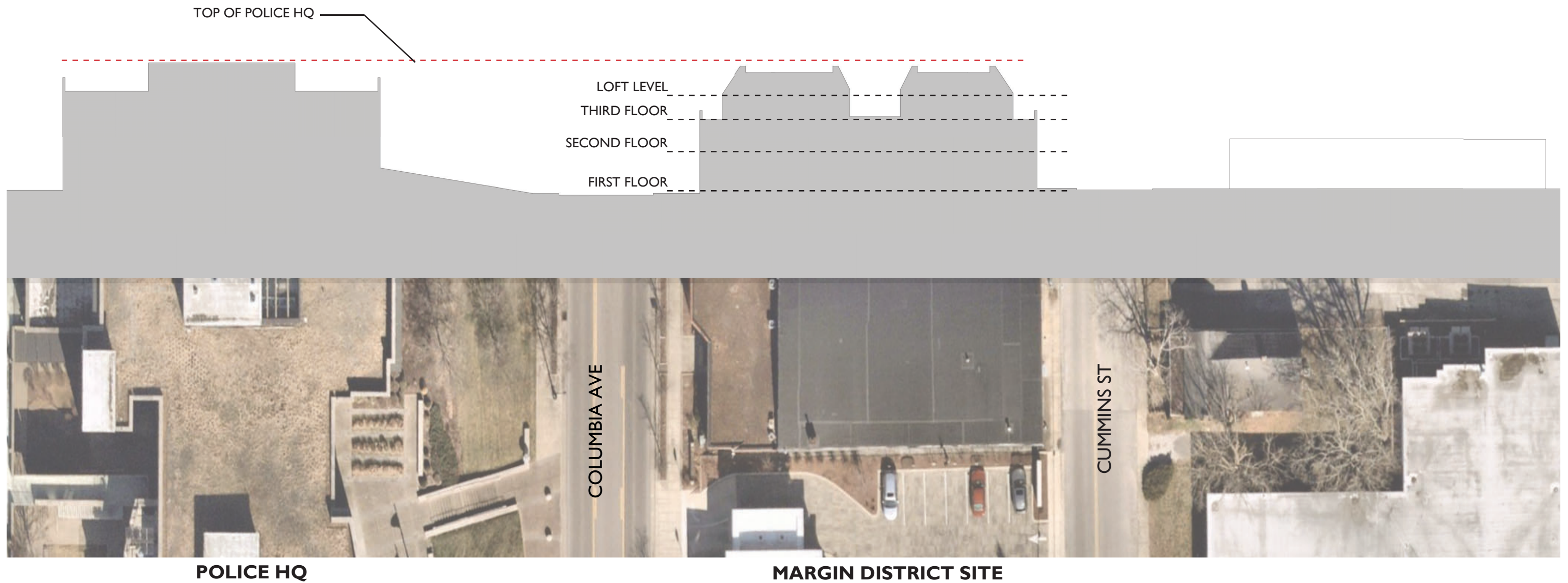
- Our site falls under the “**Mixed Use Neighborhood Design Concept**” and is located in the “**Columbia Avenue Between Five Points and Fowlkes Street**” Special Consideration area. Our amendment is limited to the “**East side of Columbia Avenue between Church Street and Blackburn Street**” area.
- Proposed Amendment to revise the Special Consideration Area (only) Requirements to:
 - “New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors.”
 - Figure 4.3, ‘Conceptual Plan – Columbia Avenue between Five Points and Fowlkes Street’ shall be deleted. (* as currently proposed in the City’s Public Draft Update).
 - “Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses.” (* as currently proposed in the City’s Public Draft Update).
 - “Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.” (* as currently proposed in the City’s Public Draft Update).



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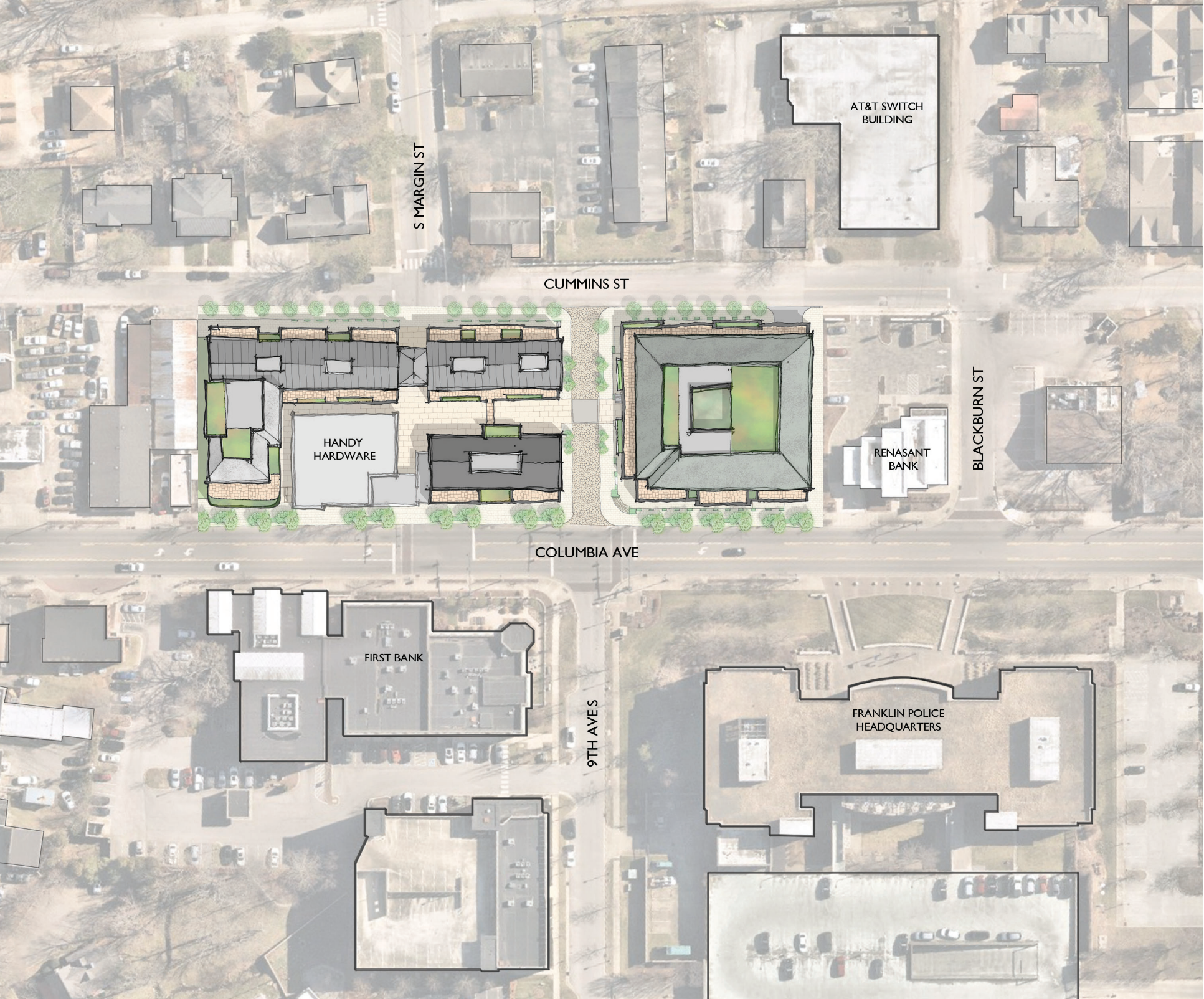
SITE SECTION THROUGH POLICE HQ LOOKING NORTH

SCALE = N.T.S.

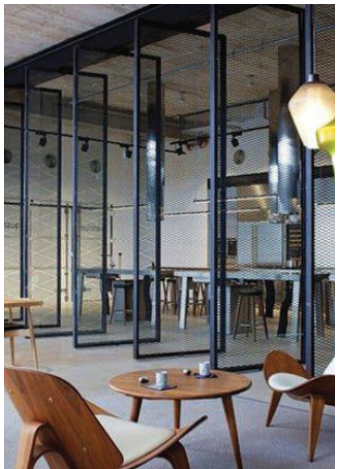
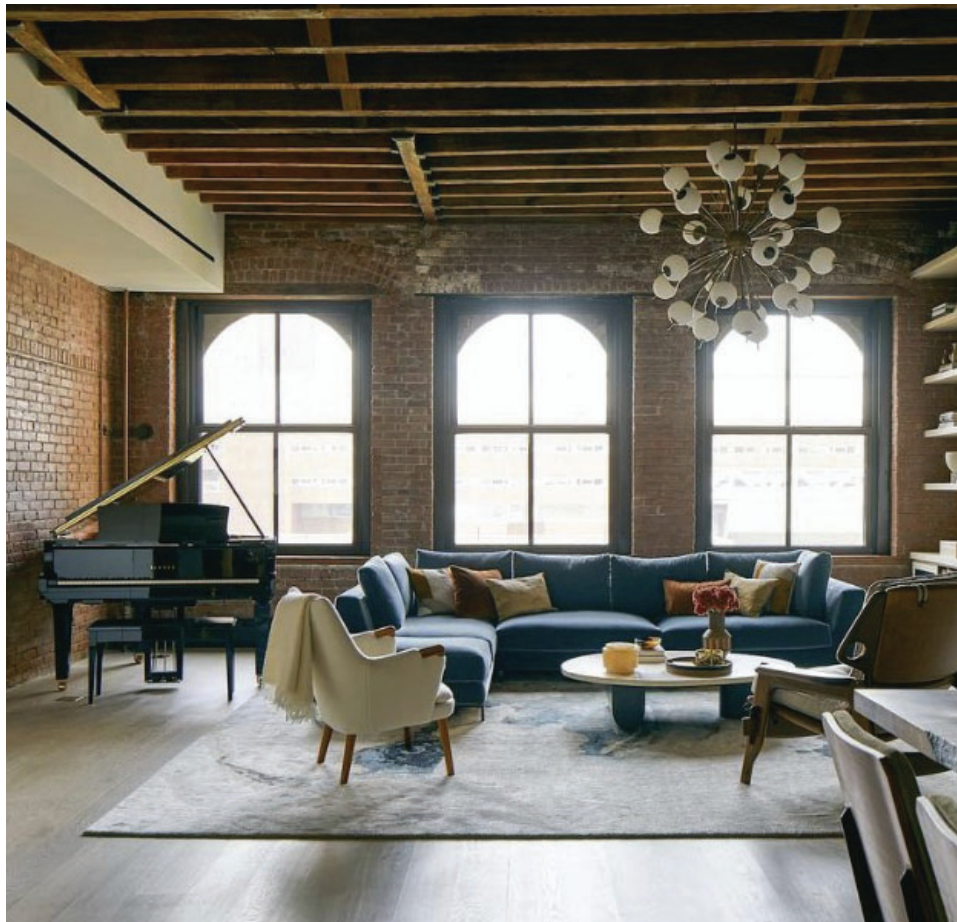
EF TEXT AMENDMENT

26 OCTOBER 2023

731-813 COLUMBIA AVE
FRANKLIN, TENNESSEE







ENVISION



FRANKLIN

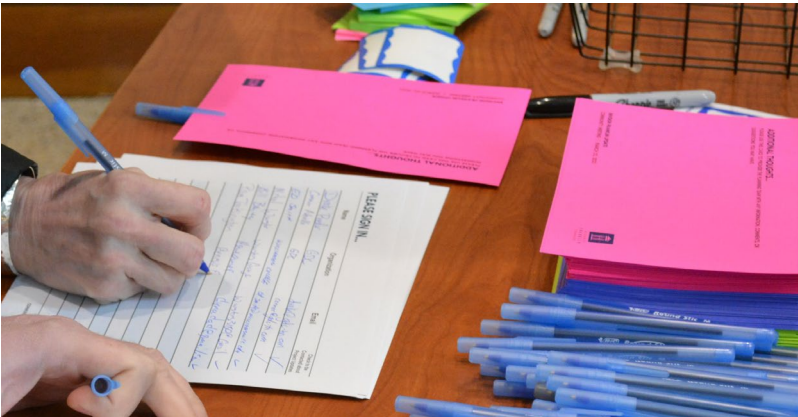
PRESERVING THE PAST, PLANNING THE FUTURE

PUBLIC DRAFT AUGUST 2023



Presentation Overview

- **Community Outreach Overview**
- **Key Changes**
- **September 19, 2023 Community Open House Meetings Recap**
- **Citizen Requests & Key Issues**
- **Next Steps**



City of Franklin OPEN HOUSE

Come join us to provide your input on the future growth and development of Franklin.



.....
WEDNESDAY, MARCH 22, 2023
Columbia State Community College

- 7 Community Meetings
 - 742 Total Attendees
 - 118 total comment cards
- 6 Joint Conceptual Workshops
- 1,100+ Responses to Community Survey
- 660-person email distribution list
- Periodic Social Media Outreach

Community Outreach

Outreach Activities

Dec 2022:	Interviews with FMPC/BOMA
Jan 5, 2023:	Housing Commission Meeting
Jan 11th:	Meeting with Hard Bargain Association
Feb 1st:	Design Professionals Meeting
Feb 8th:	Development Services Advisory Commission
Feb 16th:	Factory District Community Workshop
Feb 17th:	Special JCW BOMA/FMPC
March 10th:	Sustainability Commission Meeting
March 22nd:	Community Meeting at Columbia State
April 4th:	Booth at Outlook Williamson
April 13th:	Future of Housing in Franklin Virtual Meeting
April 25th:	Booth at Breakfast with the Mayor
May 3rd:	Design Professionals Meeting
May 24th:	Booth at State of the City
June 12th:	Special JCW BOMA/FMPC
June 26th:	Factory District Community Open House
September 7th:	Public Draft Release
September 19th:	Community Open Houses



Areas of Emphasis

- Conservation Subdivision
- Open Space Preservation
 - Greenways/multi-use trails
- West Harpeth Area
- Franklin Road Corridor
- Factory District
- Housing
- Goose Creek East of I-65
- Murfreesboro Road/96E (Mayes Creek Basin)



Overall Changes

- Integration of Housing Analysis recommendations
- Provided clarity with primary and secondary uses
- Updated the Infill Character Map
- Updated the 2018 Annexation Capability Analysis and included it in the appendix
- Removed the appendix section referring to Character Areas
- Removed the Corridor Character Matrix
 - Added 'Mobility' section to each Design Concept
- Updated the Definitions section
- Added new images

Specific Changes (Residential)

- Conservation Subdivision became three new design concepts: Rural Reserve, Neighborhood Green, and Village Green
- Approximately 600 acres along Highway 96E was taken out of Development Reserve and designated Village Green
- Approximately 400 acres along Del Rio Pike and Mack Hatcher Parkway were designated as Village Green and Neighborhood Green
- Creation of Small-Scale Multifamily (max of 12 units/building) and 2.5 stories
- Creation of Farmstead Residential (max of 8 units/building) with agrarian architectural features and 2.5 stories
- Updated the multifamily residential guidance in the Regional Commerce Design Concept
- Support of a limited number of Duplexes in the Single-Family Residential Design Concept (in new developments)

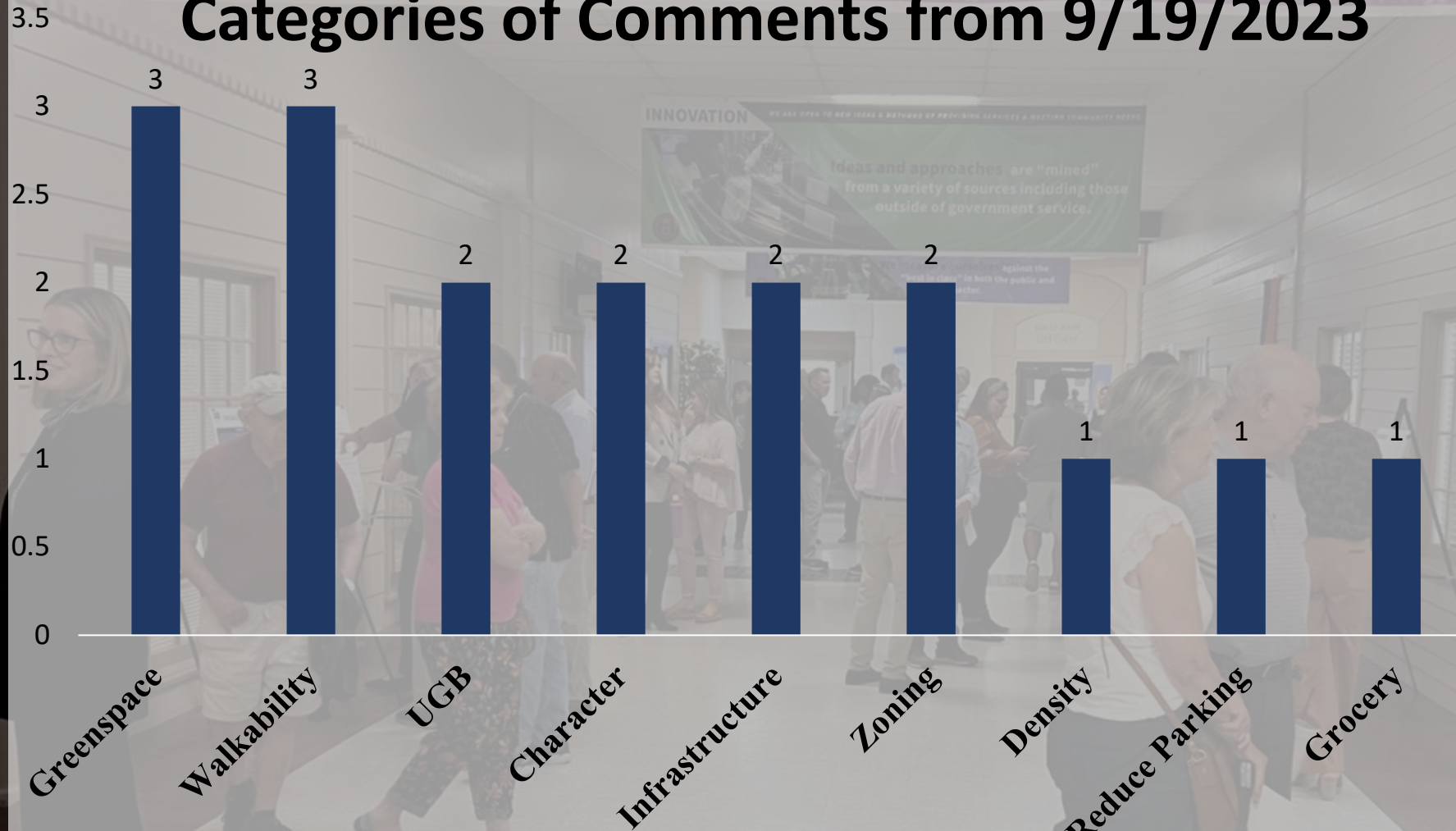
Specific Changes

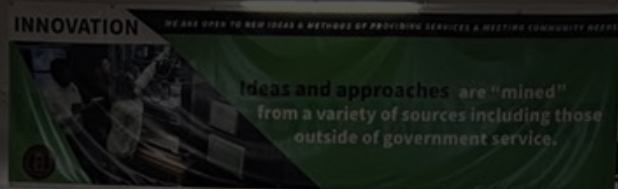
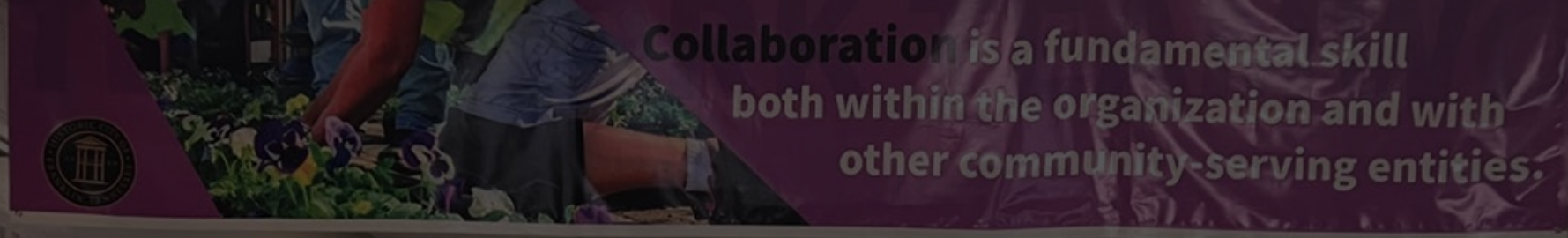
- The creation of a Factory District Design Concept
- Changed the Recreation Design Concept to Civic and Recreation and mapped all public parks and public facilities to better align with the CI Zoning and reflect existing conditions that are expected to remain.
- Updated Special Consideration language for new institutional uses in residential areas.
- Reduced building height maximums, per the height map, for the area near Cool Springs Blvd and Mack Hatcher Parkway and Long Lane.
- Adding in the Goose Creek Study parcels along Peytonsville Road and Pratt Lane as well as corresponding Special Considerations
- Added a policy statement in Development Reserve to help provide guidance with sewer availability requests



Collaboration is a fundamental skill
both within the organization and with
other community-serving entities.

Categories of Comments from 9/19/2023



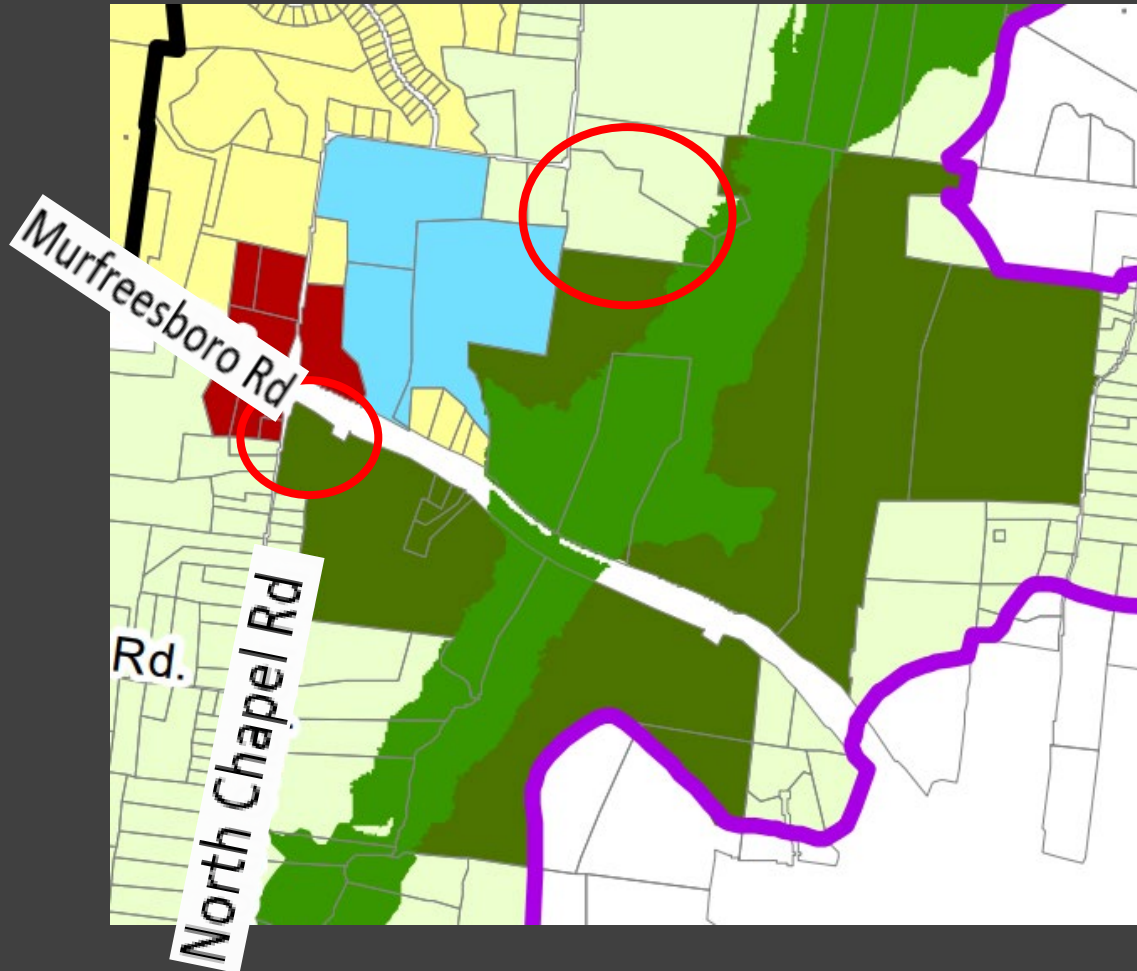


Property Owner Feedback and Requests

CITY OF FRANKLIN
Finance Department
SUITE 111

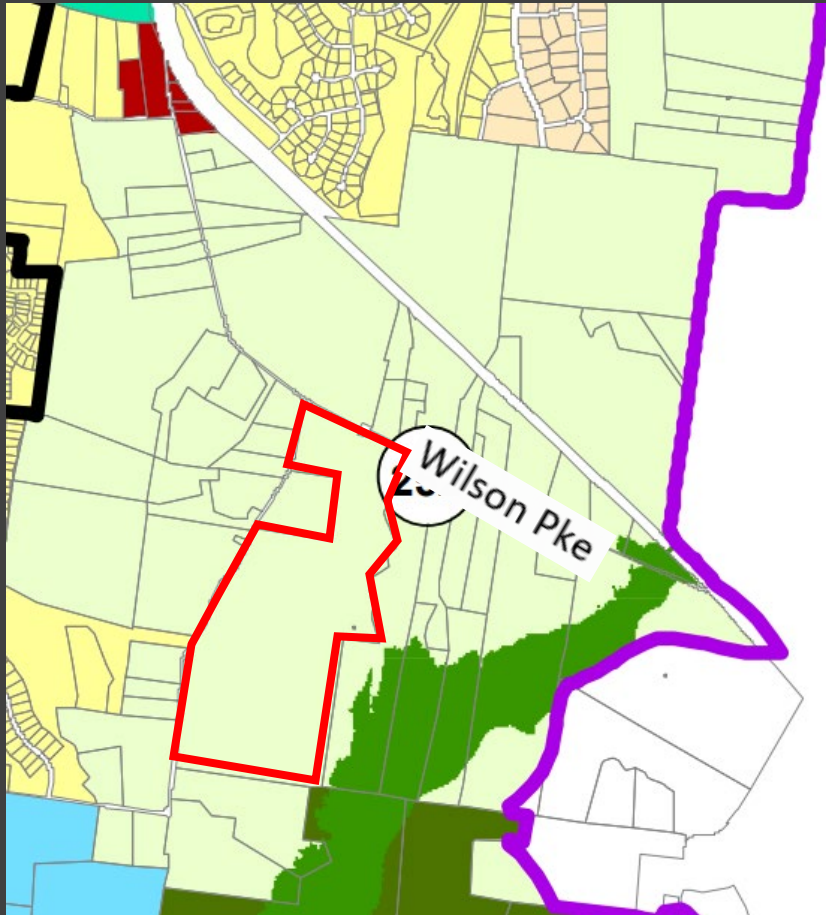


Smith Properties



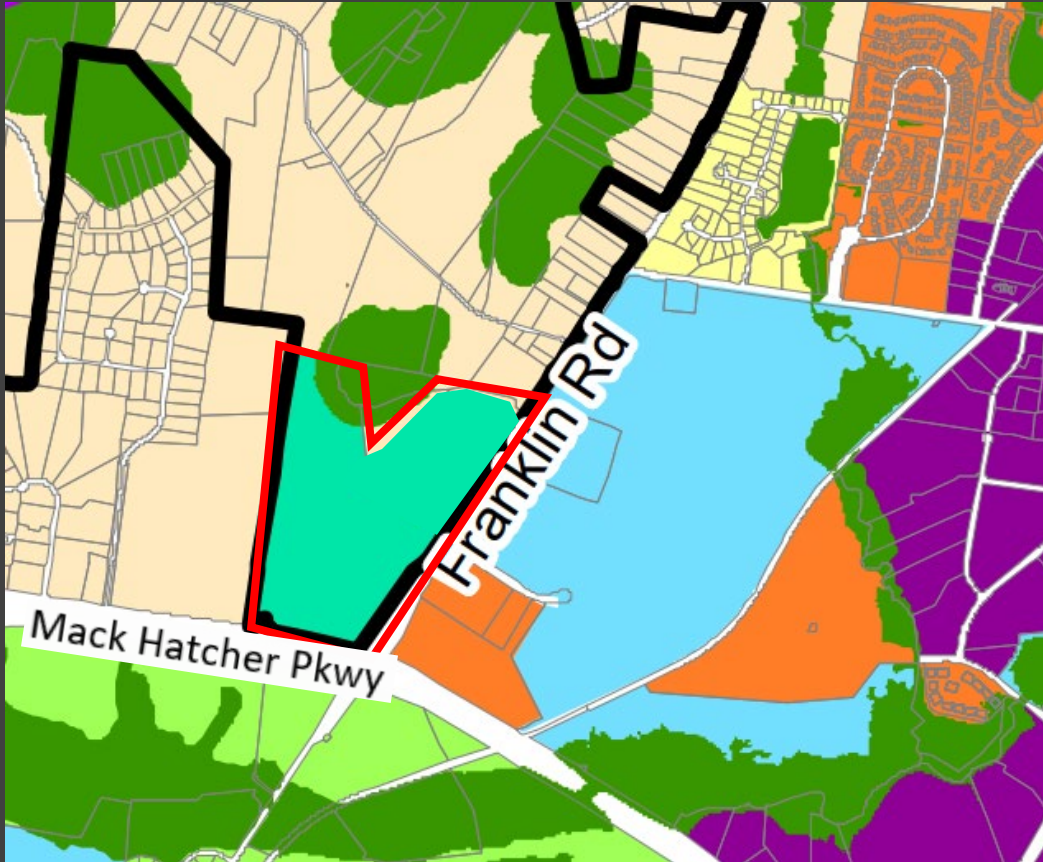
- Previous DC: Development Reserve/ Neighborhood Commercial
- Proposed DC: Village Green/ Neighborhood Commercial
- Request: Property owners interested in node at Murfreesboro Rd & N. Chapel Rd remaining Neighborhood Commercial.
- Staff Recommendation: Intersection node changed back to NC, small missed parcel change from DR to VG.

2051 Wilson Pike



- Previous DC: Development Reserve
- Proposed DC: Development Reserve
- Request: Property owner requesting Village Green
- Staff Recommendation: Staff recommends to wait until sewer study is finished to make a recommendation regarding the FLU of the area.
- Planning process to follow sewer study, TBD.

Meadows Farm



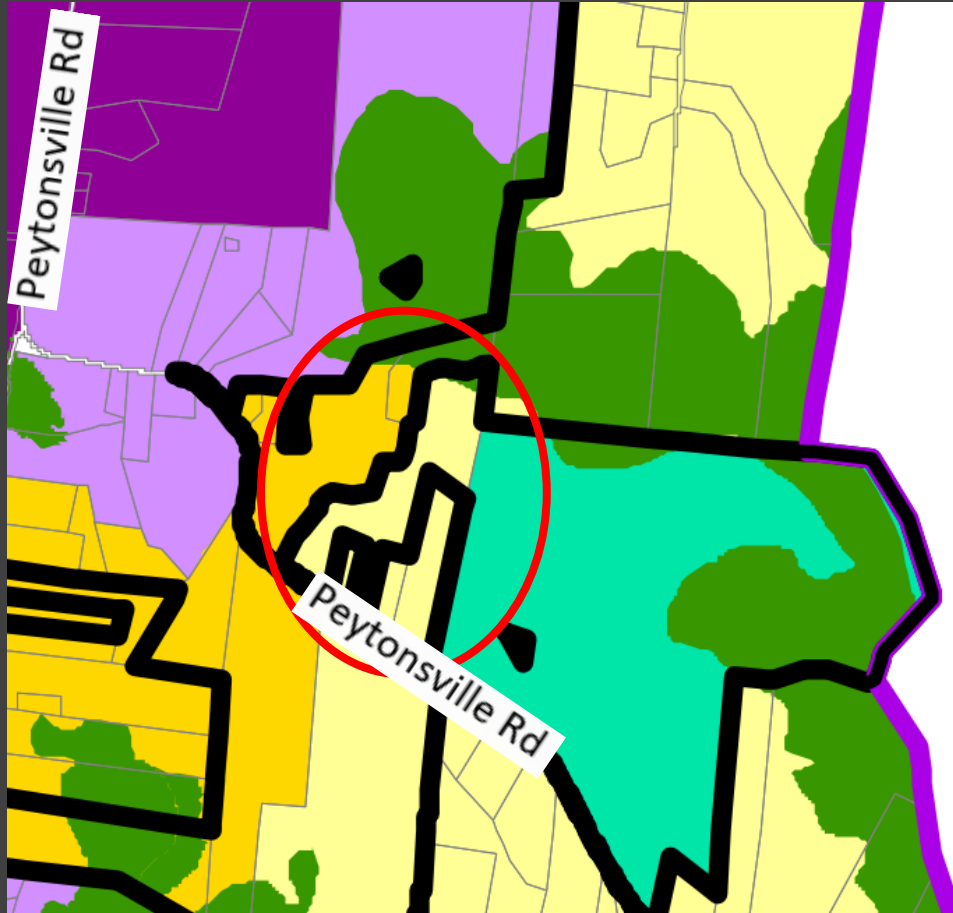
- Previous DC: Conservation Subdivision
- Proposed DC: Neighborhood Green
- Staff Concerns:
 - Highly visible corner
 - Potentially limited access
 - Keeping development away from intersection
- Drawing error in Public Draft, regarding parcel edges, has been revised to reflect entire parcel.
- Feedback requested.

Brownland Farm



- Previous DC: Conservation Subdivision
- Proposed DC: Neighborhood Green
- Staff Concern: This Design Concept was carried over to be comparable to the previous Conservation Subdivision Design Concept, however, staff is concerned about residential development on site due to floodplain and access concerns during a flood event.
- Feedback requested.

Peytonsville Rd



- Previous DC: N/A
- Proposed DC: Single-Family Residential
- Request: Property owner of large parcel requesting change to Mixed Residential.
- Staff Recommendation: If change is made, the 3 smaller parcels should change to match the larger.
- Feedback requested.

RR, NG, VG Open Space

- Currently:
 - Rural Reserve: 50% Dedicated Open Space
 - Neighborhood Green: 60% Dedicated Open Space
 - Village Green: 70% Dedicated Open Space
- Staff has received feedback from development community that these requirements may be too high due to raw land costs. Concepts to consider:
 - Overall reduction in open space to 40-50-60
 - Allowance for 10% of 'dedicated open space' to be located in smaller areas in and around neighborhood elements.

RR, NG, VG Open Space (Provided Example)



60% Preserved Open Space



70% Preserved Open Space

- If we adjust down to 60% preserved open space, require the remaining 10% (60-70) within the tan 'Developed Area' shown

Next Steps

Williamson County Growth Plan Ratification Process

One-on-one meetings in November continue

December 14, 2023 JCW Update, as needed

Submit for internal 30-day law review

Subsequent BOMA WS and Recommendation Vote

FMPC Adoption Vote

www.franklintn.gov/envisionfranklinupdate

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

I am Dean White. My family farm business owns 2055 Wilson Pike. We are currently in the Development Reserve and want to move into the Village Green Concept. We need an interim use Rural Retreat supported by Decentralized System waste removal. This is currently under review by BOMA

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Betsy Turnage [redacted]
[redacted]
[redacted]

Question:

If we are being "Zoned" Conservation as a future land use, what is the point of being in the city limits? We voluntarily annexed in 3 years ago. We pay taxes + get Zero benefits! + our land value is now conservation.

What is the process of De-Annexation if we choose to do that?

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HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

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Mona Brown

[REDACTED]

[REDACTED]

* [REDACTED]

We would like someone to reach out to discuss our projected zoning. We are currently projected to be mixed residential. Our property seems to be in the projected Carothers path. We would very much appreciate a meeting to give us more clarity and explain how we would go about requesting a change to Neighborhood mixed. A small part of our property is in one and rest in the other. Thanks so much. Mona Brown

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OPEN HOUSE | SEPTEMBER 19, 2023



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TENNESSEE

ADDITIONAL THOUGHTS...

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- * affordable housing was identified as a priority but there doesn't seem to be a clear solution.
- * we need to encourage mixed use city wide not just specific pockets.

ADDITIONAL THOUGHTS...

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From my perspective, everything with the Envision Plan is heading in the right direction. Great work so far! My business partner and I represent real estate investors and developers, and this update "opens things up" appropriately, while also preserving the character of the area that makes so many people want to be here. Thank you for all your efforts.

With Gratitude,

Miller Chandler

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OPEN HOUSE | SEPTEMBER 19, 2023



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FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

I live at 1868 Wilson Pike. I would like to see Franklin preserved as it's historically been - large properties w/horses & other livestock. We're not a suburb!
Preserve old Franklin!
Tracy Snyder

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



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FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

MORE GREENSPACE

MORE PARKS

Also, no more conversion from residential to office residential within the Mack Hatcher loop

move 5th avenue downtown (between Church and new 96) into historic overlay

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Thank you for this open house. I really appreciate everyone taking the time to explain your concepts and plan. Loved the great floor map! Add CFA was such a great touch! I can tell many hours have gone into this plan. I think you have done a good job trying to encompass all the factors, issues and unknown future events. I still worry about our fast growth and lack of adequate infrastructure along with the importance of maintaining our historic and quaint landscape and culture. I look forward to the next phase of this plan and seeing the final put into action.

Juanne Todd

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Thanks for the opportunity to see the progress of Franklin! It was nice having someone at each station explaining what I was seeing with great detail. The only thing I didn't see was the potential expansion of sidewalks in the historic downtown area. I really think the downtown needs to expand the sidewalks downtown due to the influx of tourists and new residents moving to Franklin. Thanks for everything you all do for our city!

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

0

Add sidewalks or crosswalks from
South side of Murfreesboro Rd leading
into downtown

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

- 1) Need new zoning for land in UGB.
- 2) Need special area plan for Mayes Creek Basin area
like you did for West Harpeth - different Basin.
Get all landowners involved to see who wants in
UGB and who doesn't.

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



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TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

I hope to see the requirements for parking mirror and support our desire for a walkable city. This may require a change from the city - in reducing spaces required for a retail business. Our current policy encourages property owners to pay for valuable green space to provide parking that is already available at public lots/garages within 100ft.

-Marla Hunt

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

You guys did a very thorough & thoughtful
job! Well done.

Julie

ENVISION FRANKLIN UPDATE
OPEN HOUSE | SEPTEMBER 19, 2023



ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Love the middle 8
Concept and fully trust
the staff to get it to
where it needs to be!

ENVISION FRANKLIN UPDATE
OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Great work!

Density is the key... add
more!

ENVISION FRANKLIN UPDATE
OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

Along the I-65 corridor building heights of some buildings block the view of the hills which is very disappointing. At one time there was a set building height which as anyone can see has not been followed. Going forward the early building heights should be followed to not block ~~the~~ views of the hills.

1. Housing → Duplex, multi compact House ...
are helping the Franklin's Housing problem.
⇒ needs something new innovation way.

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Trails Suitability Analysis Can we add a higher weight, maybe 2.0 to move this up.

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



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FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

To Andrew,

This is Abhishek Yerra owner of [REDACTED]
Our Property is 23 acres next to 4500 Peytonsville Rd.

We would like to be zoned as mixed Residential same as our neighbor as our land is cut out from the same Parcel. We are un even to develop on our own towards West Please consider and zone us accordingly.

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023

Thanks in advance
Regards, Abhishek Yerra



ADDITIONAL THOUGHTS...

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There is still an issue with not protecting greenspace in and around Franklin. Rural areas should have a lot minimum of 1 acre not 1/2 acre. Lot minimums in all residential areas should increase. Taking away someone's ability to have a yard because you want to cram more people in is ridiculous. Flooding Franklin with new construction and trying to overload the city as a plan to combat an out of control financial crisis is stupid. Just because you continue to build homes doesn't mean people are magically going to be able to afford them.

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



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FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

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- Will there be encouragement for current neighborhoods to follow/incorporate these design patterns?
- policy encouraging non vacancies & grocers
- requirements for affordable housing (in both multi family & single family residential)
- plans to aid in rehab ~~for~~ or upkeep costs ala hard bargain association? and working with housing commissions
- what is being considered for mixed use development
- has there been plans for the types of local commercial development along Fifth Ave N or the Factory District?
 - ↳ with development along Liberty & the Middle Eight, a grocery store & some necessities should be included in the vicinity to alleviate pressure on roadways
- is there a plan to discourage real estate investment group ownership of properties which drive up rent prices?

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Great Job! This session was great
I so appreciate all the hard work you
poured into this. It was an honor
to be working with you for the past 14 months!

- Derrick L. Solomon
Executive Director

ENVISION FRANKLIN UPDATE
OPEN HOUSE | SEPTEMBER 19, 2023



ADDITIONAL THOUGHTS...

PLEASE USE THIS CARD TO PROVIDE THE PLANNING TEAM WITH ANY INFORMATION, COMMENTS, OR SUGGESTIONS YOU MAY HAVE.

Appears to be a lot of well thought out conceptual development ideas put forth. I'm frankly more interested in the more concrete infrastructure plan to support these development ideas. Is there an EIR or traffic study indicating improvements planned for the next 5 years?

ENVISION FRANKLIN UPDATE

OPEN HOUSE | SEPTEMBER 19, 2023



HISTORIC
FRANKLIN
TENNESSEE

I live on N Chapel Rd @ Hwy 96 E And Absolutely
Don't want commercial businesses on that corner. When
you have softball games, baseball games and soccer
games that road gets backed up and you can't
get out onto 96. It already can take 20+ minutes
to turn onto 96 and it hasn't even gone to
4 lanes yet. You need to look at the whole
picture and not just what the Smith's can do
for the City. Let them put commercial in their
Green Village subdivision.

From: [Greg Gamble](#)
To: [Andrew Orr](#)
Cc: kevin@landsolutionsco.net; info@brownlandfarm.com; [Mike Alday](#); mbrown@yourbrandmettle.com; [Matt Huff](#)
Subject: 1153 Hillsboro Road - Owner Comments
Date: Wednesday, October 18, 2023 9:22:54 AM
Attachments: [image001.png](#)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

This email is in regards to the Envision Franklin Policy for 1153 Hillsboro Road owned by the Andertons.

They are currently in consideration and design on various uses for the property that include proposed athletic facilities and supporting neighborhood commercial uses. These uses include soccer fields, golf training facility, indoor basketball, hockey, indoor multi-purpose sports training facility, pickle ball, and various neighborhood commercial uses to support the athletic facilities within the campus.

While the City is contemplating various changes, updates, and revisions to Envision Franklin, we believe it is timely to introduce consideration for a change in the Envision Franklin Policy for this property. The property is approximately 200 acres total and would include a portion of property currently owned by Christ Community Church. The request of the owner is to have the Planning Commission consider a change in policy from Neighborhood Green to Civic / Recreation. The owner is fully aware that the Neighborhood Green Policy is for residential uses. Uses that were previously denied by the Board of Mayor and Alderman in a previous Development Plan due to flood plain on Hillsboro Road and limited access during a flooding event.

The proposed Civic / Recreation Policy would not include residential uses, would have limited movement of the FFO lines, keep the floodway that parallels Hillsboro Road, and provide uses that would benefit all of Franklin. With this request to change the policy, we ask for several special considerations for the property to incorporate various sports / wellness neighborhood commercial uses that would support the complex. These uses could include sports therapy, physical therapy, restaurants, sports bar, retail, yoga, palates studios, sports wellness, trainer offices, non-profit offices, and uses supporting sports facilities and the patrons.

Civil / Recreation Policy Special Considerations:

1. Indoor recreation facilities may be two stories.
2. Modifications of Standards for Indoor Recreation Structures may be appropriate for variations

in materials, glazing, and other building form regulations not typical of Commercial / Mixed - Use Buildings.

3. Commercial recreation facilities are appropriate when included in a Planned Development.
4. Recreational uses may be supported by neighborhood commercial uses with the following considerations:
 - A. Must be included in a Planned District.
 - B. Appropriate uses include sports therapy, physical therapy, restaurants, retail, yoga, palates studios, sports wellness, personal service, trainer offices, and uses supporting sports facilities and the patrons.
 - C. Scale of neighborhood commercial buildings should be a mixture of one and two stories.
 - D. Roof forms may be flat or gabled.
 - E. The total combined square footage of neighborhood commercial uses should not be more than 100,000 to 125,000 square feet, and building footprints should generally be less than 30,000 square feet each. Larger building footprints may be considered in a Development Plan if scale and context is appropriate with a neighborhood commercial scale.
5. New structures should be located primarily within the areas of the property not in the existing FFO. Grading for the purposes of creating sports fields, parking areas, stormwater management, drainage, and building footprints above the flood plain is appropriate, but will likely require a Letter of Map Amendment approved by FEMA.

We appreciate your willingness to consider the request. Please know these Special Considerations are just a draft, and know that we are certainly open to discussing other considerations that you or staff may want to discuss.

Sincerely,



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**HERITAGE
FOUNDATION**
WILLIAMSON COUNTY, TN

October 17, 2023

Franklin Municipal Planning Commission
City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

Dear Members of the Franklin Municipal Planning Commission,

Over the last several months, the Senior Leadership and members of the Board of Directors of the Heritage Foundation of Williamson County attended the meetings and open houses related to Envision Franklin. After engaging with city staff and reading the proposed draft, the Heritage Foundation of Williamson County would like to offer our perspective and raise questions concerning several elements of the proposed updates to Envision Franklin.

- Franklin, Tennessee is revered for its decades-long commitment to historic preservation. Point A on page 18 states that, *“The preservation of historic resources is of paramount importance to protecting Franklin’s heritage and memorable community character. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archaeological sites, should be identified, preserved, and protected.”*

The creation of Historic Preservation Overlays (HPO) has long benefited many historic properties in Franklin, including Main Street. While the City of Franklin has multiple local historic districts and historic preservation overlays, we recommend the city consider additional HPOs, particularly with its rural boundaries. The city should consider how it plans to work with private property owners and preservation advocacy organizations to align resources and partnerships that can continue to enhance Franklin’s historic character while protecting historic neighborhoods or greenspaces from future development.

The City of Franklin must determine its process to identify, preserve, and protect historic and cultural resources in all Franklin zip codes, including properties within the Mack Hatcher corridor and annexed land that is part of the Urban Growth Boundary south of Peytonsville Road.

With the creation of the *“Development Reserve,”* land that is set aside for future development, pending adequate infrastructure, the City should fully study and survey these proposed areas prior to any development. These studies will ensure that any historic/cultural/natural resources are identified, preserved, and protected.

- The *Rural Reserve Design Concept* states, *“to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County...preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas.”* We applaud the City’s partnership with Franklin Preservation Partners to purchase the Creekside property. We recognize the enormity of preserving not only the landscape but offering additional open spaces and trails for a walkable, livable city.

As *“Franklin Road is the last rural gateway into Downtown Franklin and commercial uses are not appropriate within this rural corridor,”* the city of Franklin must consider now how to address future development off Franklin Road/Harpeth Industrial Court keeping in mind the City’s dedication to open spaces.

- According to Envision Franklin, *Compact Residential shall draw upon the “established characteristics of these historically significant neighborhoods should be preserved,”* within the historic neighborhoods of Natchez Street and Hard Bargain.

We believe the City needs to address the oversight of sprawling gentrification, particularly within the Natchez Street Historic District. Though stated, *“adaptive reuse of historic structures is recommended over teardowns for new construction,”* many of the homes and buildings once located within the Natchez Street Historic District are no longer extant. The City of Franklin must work with current and future property owners to ensure historic and cultural resources within our historic African American neighborhoods are identified, preserved, and protected.

- The creation of a new Arts and Culture District at the Factory is appealing. However, the vision of the City to *“expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination.”* does not outline the type of development that will be permitted to create this district.

We question whether this means that the City will allow further commercial development – hotel(s), multi-use residential and commercial, etc. to be constructed along the perimeter of the Factory.

The City should clearly state what specific uses will be allowed within the boundaries of this district. The City must plan for appropriate infrastructure without encroachment on historic greenspaces. There must be a plan in place to protect and safeguard our resources within the Mack Hatcher corridor.

We encourage the City to maintain its stated guidelines for building heights – at three stories with a recessed fourth – being the maximum allowed. The City should not allow for special considerations/exemptions for specific projects.

Within the Arts and Culture district, the City should consider the addition of inclusive interpretive signage that tells the whole story of this specific area in relation to Franklin.

Overall, we recommend the proposal language of Envision Franklin be more specific, particularly when outlining possible development within historic districts and neighborhoods. It is critical that, regardless of rezoning for density developments, especially within designated historic districts or neighborhoods, or land abutting such areas, local historic design guidelines be highly prioritized to ensure high-scale density developments do not envelope and overwhelm our city's impressive historic resources. There are a few specific areas where we would ask the City to move deliberately and with an eye to retaining the prominence of Franklin's historic zones. These are as follows:

- **Columbia Avenue to Fowlkes Street**

According to Envision Franklin, Neighborhood Mixed Use, particularly along Columbia Avenue between Five Points to Fowlkes Street, should include *“an overall mix of uses, but each parcel is not expected to have a mix of uses. Commercial nodes within these corridors are encouraged at intersections...consideration for future infill along the corridor is preserving existing buildings...many are historically significant buildings that contribute to the overall character of the corridor. The existing, established grid network of streets in the area along Columbia Avenue should be preserved to support infill and redevelopment.”*

The City of Franklin's Zoning Ordinance states, “two stories for buildings with frontage along Columbia Avenue or Fowlkes Street, three stories for buildings that do not have frontage on the streets listed above,” would be appropriate. We believe the City should specifically address infill redevelopment design guidelines to ensure all future building heights will not exceed two stories, particularly any rear structures situated along Church and Cummins Street, within the Columbia Avenue to Fowlkes Street footprint. While we recognize present and future growth realities, the historic corridors that spur off from Franklin's Main Street,

including Columbia Avenue to Fowlkes – including Downs Blvd, should minimize density.

Franklin Zoning Ordinance states parking for this area may have, "...surface parking serving a nonresidential use is adjacent to or across the street from a residential use, a six-foot brick or stone wall shall be installed to screen the parking area." We recommend the City safeguard all known historic buildings within the Columbia Avenue between Five Points to Fowlkes Street and transparently engage current residents along Cummins, Church, and Evans Streets in conversations regarding the future realities of above and underground parking. We do not agree with any proposed future blasting due to the significant historic resources, including historic churches, within this area.

- **Fifth Ave North and Hillsboro Road**

Envision Franklin states, *"The intent is to improve upon the area and to transform the character of the built environment in order to promote a vibrant downtown core."* We commend the City for their continued contribution to the revitalization of historic Main Street. Due to known flooding realities, we recommend that the Fifth Avenue North/Hillsboro Road corridor not have significant commercial development that could unnecessarily create environmental impacts in historic downtown Franklin and the multiple historic cemeteries.

Any commercial or residential development approved for this corridor should not exceed the existing heights of one to two stories to retain the current overall historic character historic Main Street and the residential area along Bridge Street and New Highway 96.

Preservation is not solely about the past; it is about the future. We are grateful for the opportunity to speak into the plans for this exciting time in Franklin. We encourage all fellow residents, property owners, and the City of Franklin to contact us with any questions regarding our position on Envision Franklin. As partners in preservation, we want to fully collaborate and engage in best practices for preserving our historic places, green spaces, and gateways to ensure vibrancy and viability for all who live here now and in the future.

Sincerely,

The Board Members and Leadership of
The Heritage Foundation of Williamson County