



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, October 27, 2016

5:15 PM

City Hall Training 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 Thursday, October 27, 2016, at 5:15 pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources 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. [16-0884](#) (5:15 - 5:35 pm) Development Plan for a mixed-use development with 340 attached dwelling units and 319,000 square feet of office and commercial uses on 23.6 acres, located at the northeast corner of the intersection of Carothers Parkway and McEwen Drive.

Attachments: [Resource Centre 10 27 Presentation Final2](#)

2. [16-0932](#) (5:35 - 5:55 pm) Zoning Ordinance Text Amendment to allow elevated parking structures within the Floodway Fringe Overlay (FFO) Zoning District.

Attachments: [ORD 2016-45 elevated parking structures FFO](#)

3. [16-0885](#) (5:55 - 6:30 pm) Envision Franklin: discussion of the Development Reserve Design Concept and summary of public comments.

Attachments: [10.27.2016 Envision Franklin Input JCW](#)
[Citizen Comment Cards Summary](#)
[Email Input Documentation](#)
[Envision Franklin Facebook Comments](#)
[Smith Family Little John Letter](#)

OTHER BUSINESS



RESOURCE CENTRE

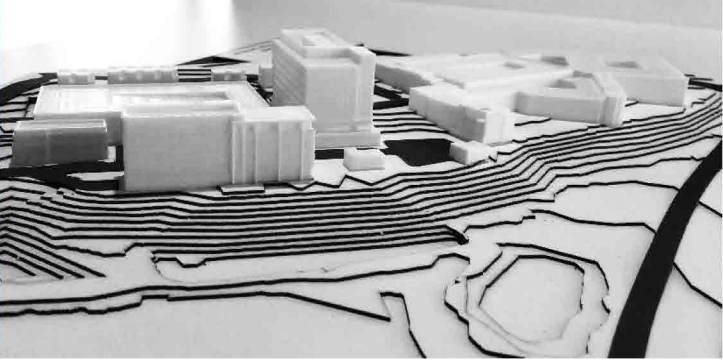
FRANKLIN, TN OCTOBER 27, 2016



SECTION 1: LOTS 1 & 2
REZONING & DEVELOPMENT PLAN
WORK SESSION



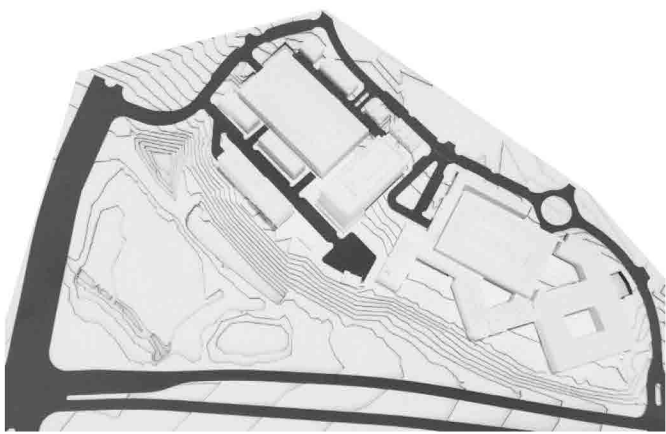
VICINITY MAP | PROJECT ATTRIBUTES



SITE SIZE: 17.7 ACRES

PROGRAM:

OFFICE	+/-300,000 SF
COMMERCIAL	+/-25,000 SF
RESTAURANT	+/-25,000 SF
HOTEL	+/-200 KEYS
RESIDENTIAL	+/-350 UNITS
GARAGE	+/-800,000 SF



PHYSICAL FEATURES MAP



FRANKLIN PARK
OFFICE/MULTIFAMILY

NISSAN
HEADQUARTERS
OFFICE

CRESCENT
COOL SPRINGS
MULTIFAMILY

CORPORATE
CENTRE
OFFICE

HIGHWOODS
COOL SPRINGS
OFFICE

ONE GREENWAY
OFFICE

TWO GREENWAY
OFFICE
(UNDER CONSTRUCTION)

RESOURCE
CENTRE

VENUE
AT COOL SPRINGS
MULTIFAMILY

OVATION
MIXED USE

CAROTHERS PARKWAY

E. MCEWEN DRIVE

RESOURCE DRIVE

LEMONGRASS DRIVE

COOL SPRINGS BLVD.

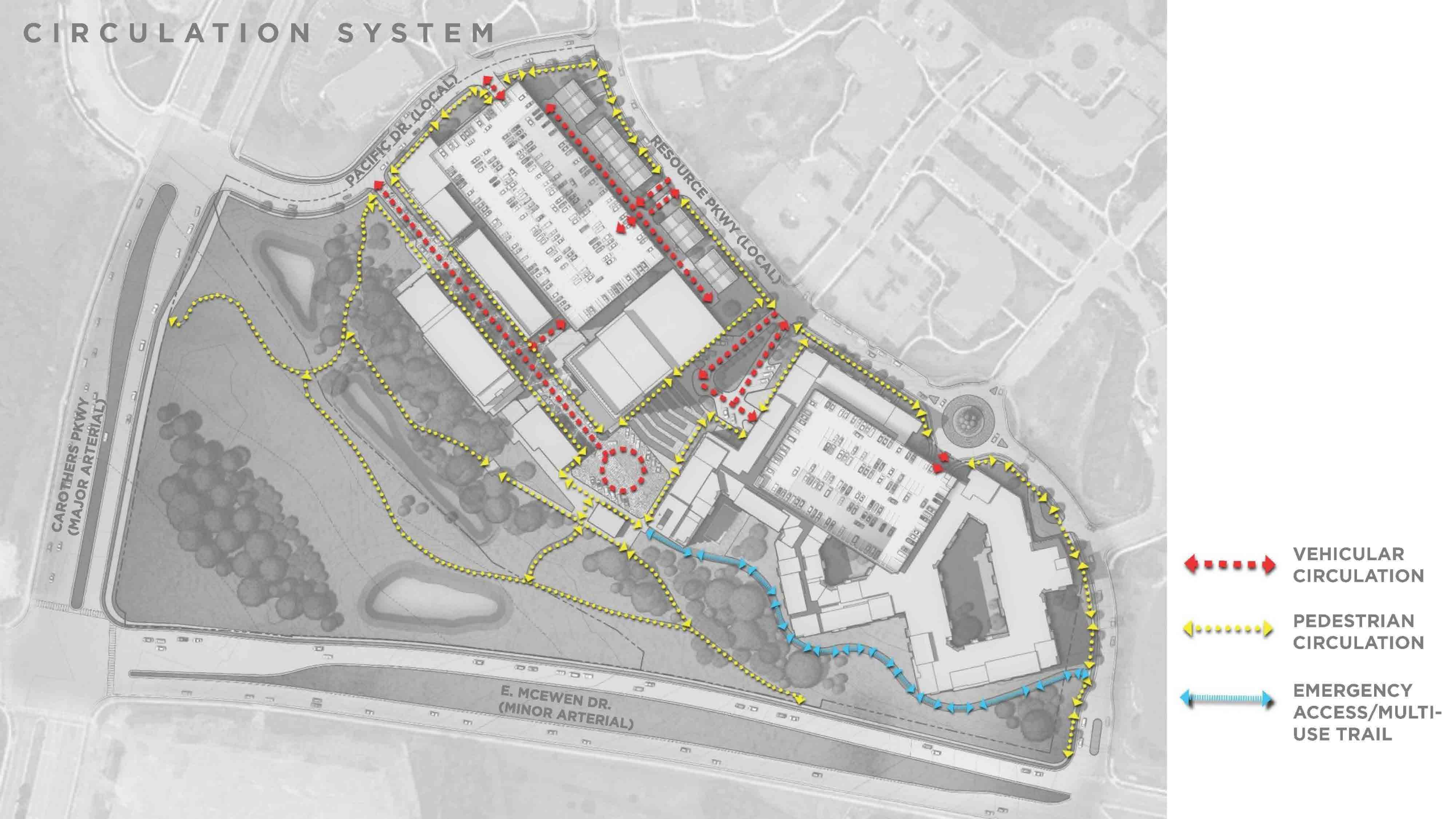
EXISTING CONDITIONS

- EXISTING TREE CANOPY
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- EXISTING SLOPES: 20% OR GREATER
- EXISTING SLOPES: 14% - 19%

Carothers Parkway
Resource Parkway
E. MCEWEN DRIVE
SOUTH PRONG SPENCER CREEK
FLOODWAY
FLOODPLAIN
EXISTING PARKING SPACES (TO BE REMOVED & INCORPORATED INTO DEVELOPMENT)



CIRCULATION SYSTEM



-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  EMERGENCY ACCESS/MULTI-USE TRAIL

PROJECT MAP



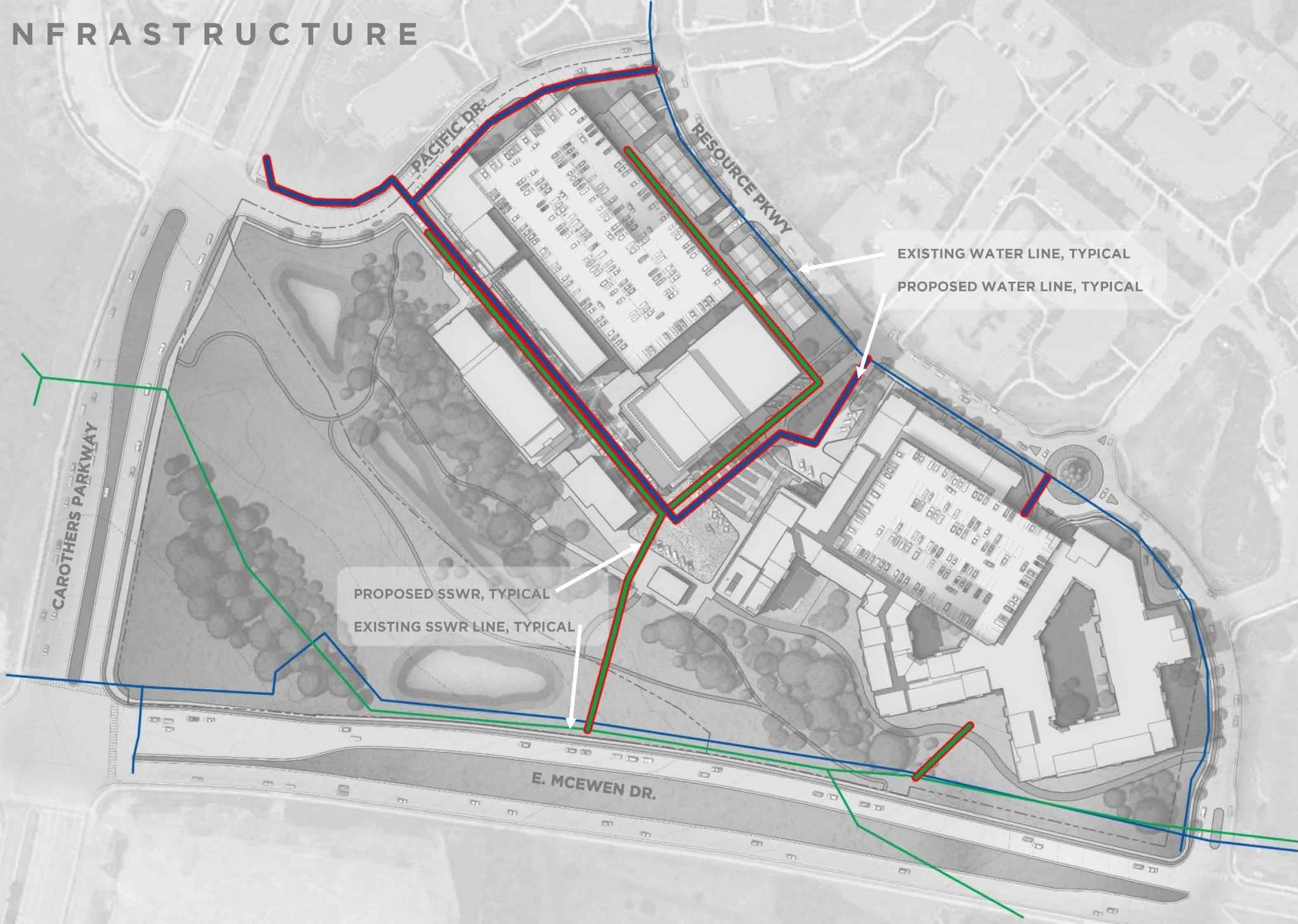
LEGEND

- A OFFICE
RESTAURANT
- B HOTEL
- C MULTIFAMILY
RESTAURANT
- D FLEX COMMERCIAL
OFFICE
- E FLEX COMMERCIAL
OFFICE
- F RESTAURANT
- G RESTAURANT
- J FLEX/TOWNHOUSE
- K FLEX/TOWNHOUSE
- L FLEX/TOWNHOUSE
- M FLEX/TOWNHOUSE
- P GARAGE
- Q GARAGE

OPEN SPACE | PARKLAND



INFRASTRUCTURE





COMMENTS FOR REVIEW

- ACCESS FOR EMERGENCY AND SERVICE VEHICLES
- SHARED PARKING
- PARKLAND DEDICATION
- UTILITIES AND SERVICE TO BUILDINGS AND OTHER IMPROVED AREAS



MASTER PLAN AERIAL



ORDINANCE 2016-45

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, IN ORDER TO ADD ELEVATED PARKING STRUCTURES TO THE LIST OF PERMITTED NEW USES/ENCROACHMENTS IN THE FFO - FLOODWAY FRINGE OVERLAY DISTRICT."

WHEREAS, the City wishes to allow for the development of elevated parking structures within the floodway fringe; and

WHEREAS, this text amendment modifies the FFO – Floodway Fringe Overlay District to permit elevated parking structures to encroach and be constructed within the FFO – Floodway Fringe Overlay District in accordance with the specific standards established by this Ordinance; and

WHEREAS, new development within the floodway fringe must also meet floodplain protection standards and stormwater management requirements; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 3, Section 3.4, Subsection 3.4.5 (2) (a) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

3.4.5 FFO—Floodway Fringe Overlay District

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

(vii) **Elevated Parking Structures, provided that the elevated parking structure shall be constructed on support piers in accordance with the following standards:**

- (a) No other use(s) shall be permitted to be constructed above, or as part of the elevated parking structure, unless such use(s) is located outside of the FFO, and is constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection Standards; and**
- (b) Foundation perimeter walls shall not be used to enclose or elevate the parking structure; and**
- (c) Basement and ground-level parking shall be prohibited below the elevated parking structure; and**

(d) The elevated parking structure shall be constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection Standards.

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

JULY 2016 DRAFT



Development Suitability Analysis

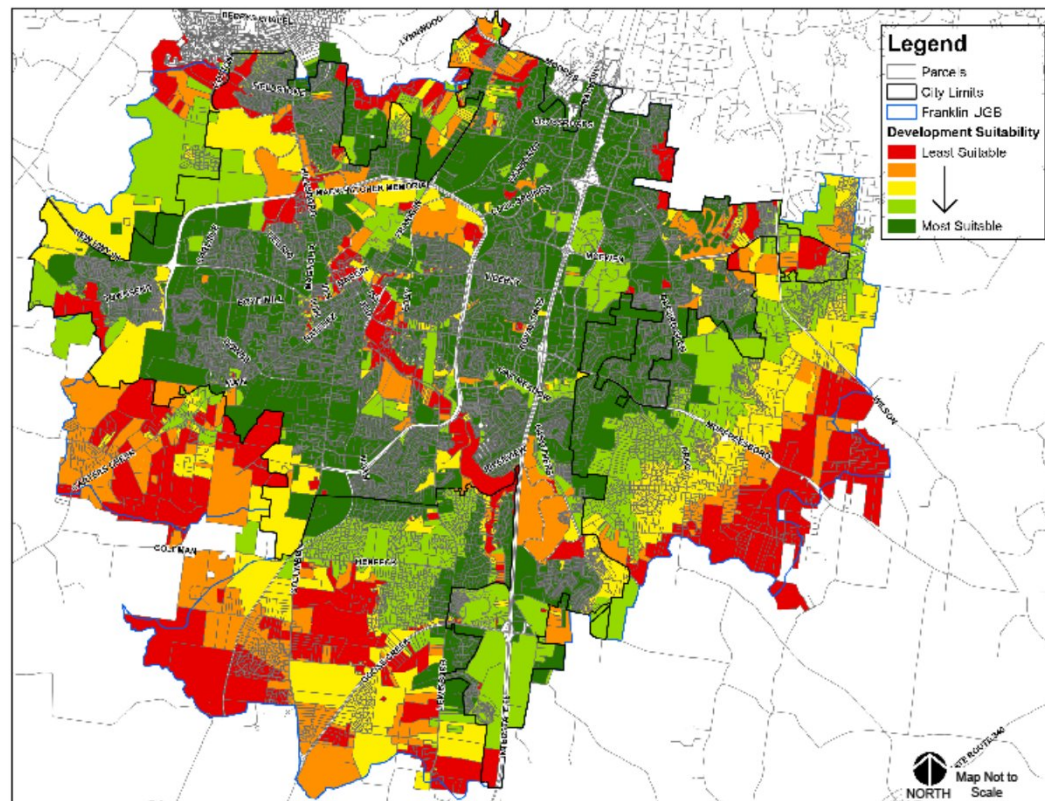


FIGURE C.1: LAND USE SUITABILITY FACTOR SUMMARY

FACTOR	DESCRIPTION	TYPE	WEIGHT
Floodway and Floodplain	Special Flood Hazard Areas defined as the area to be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year (Zones A and AE).	Amount of Overlap	9.0
Hillsides and Hilltops	Defined as areas included in the Hillside/Hillcrest Overlay (HHO) District.	Amount of Overlap	9.0
Fire Stations	Locations included in the Franklin "FireStations" shapefile.	Proximity	2.0
Sewer Service	Sewer lines as included in the Franklin "WwtGravityPipe" and "WwtPressurizedPipe" shapefiles.	Proximity	7.5
Employment Centers	Defined as the McEwen character area.	Proximity	1.0
Commercial Centers	Groups of non-office commercial land use as determined by the "GLU" designation on the "PARCELSLCS" shapefile.	Proximity	1.0
Stream Buffers	Areas included within a 60-foot buffer on either side of streams.	Amount of Overlap	4.0
Primary Thoroughfares	Interstate 65 and Mack Hatcher Parkway.	Proximity	2.5
Secondary Thoroughfares	Thoroughfares with access to Interstate 65 (Moore's Lane, Cool Springs Blvd., McEwen Drive, SR 96/Murfreesboro Road, Peytonsville Road/Goose Creek Bypass)	Proximity	1.5

DEVELOPMENT RESERVE

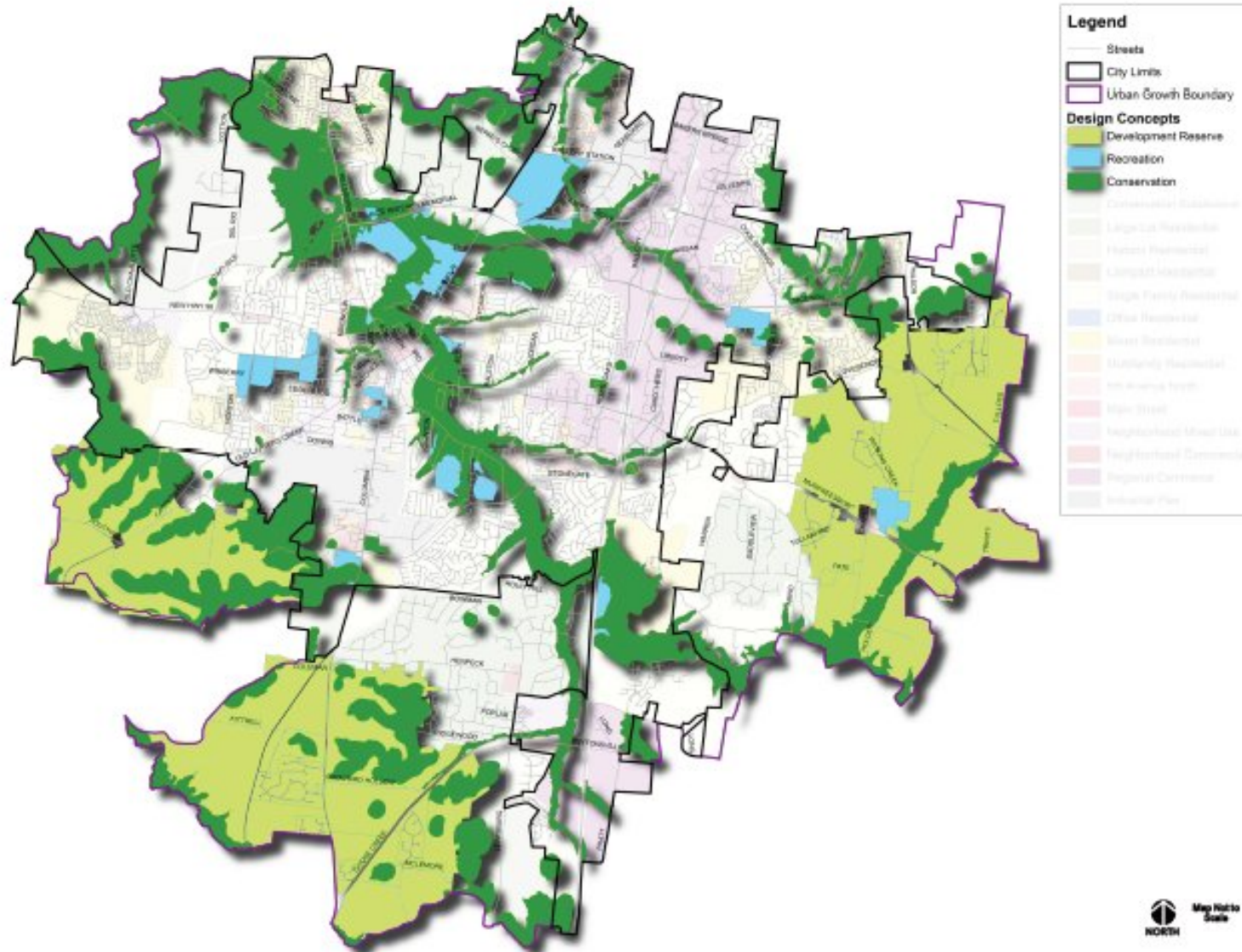
The Development Reserve includes areas along the fringes of the Franklin UGB and is characterized by agricultural uses and single-family residential uses on significant acreage. Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned.

These areas should be subject to further planning and timed with infrastructure improvements and public-service delivery before any development occurs. Until adequate infrastructure is available, the land-use recommendation is single-family residential on lots of two acres or more. New buildings should be designed around natural features to protect forested areas, hillsides and hilltops, streams, and tree fence rows.



*"NEW BUILDINGS
SHOULD BE DESIGNED
AROUND NATURAL
FEATURES TO
PROTECT FORESTED
AREA, HILLSIDES AND
HILLTOPS, STREAMS,
AND TREE FENCE
ROWS."*

Development Reserve



9/26 & 9/27 Envision Franklin Open Houses



200 + attendees

80 Comment Cards Received at Open Houses

87 Total Comment Cards Received

50 signs posted throughout City

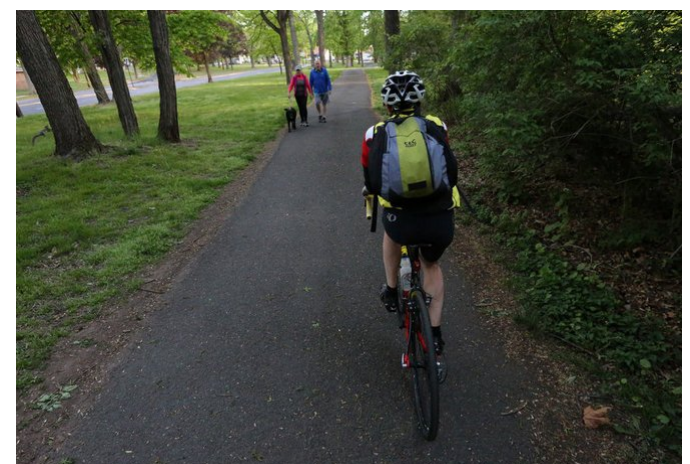
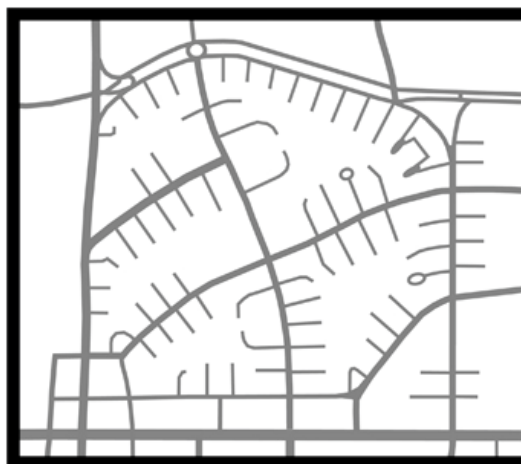


Feedback from Comment Cards



Mobility (38 comments):

- More Trails and Sidewalks (19 comments)
 - Connect Carnton to Downtown, Downtown to the Factory, Eddy Lane, 1st Ave trail extension; create a bikeable community
- Street Network and Roadway Improvements (13 comments)
 - Reduce congestion, widen streets, optimize traffic signalization, new streets
- Transit Improvements (6 comments)



Feedback from Comment Cards



Growth and Development (32 comments)

- Concerned about current growth (11 comments)
 - Overdeveloping? Traffic and congestion woes, losing small town appeal, strain on infrastructure, existing residents bearing costs of new development
 - Height Overlay (6 comments in support and 4 comments against)



Feedback from Comment Cards



Design Concepts (36 comments)

Natural Resources (15 comments)

- More accessible natural areas, neighborhood parks, and S Carothers park,
- Reduce noise and light pollution (adopt Dark Sky Standards)

Positives (16 comments)

- Good visuals, liked the availability of staff, lots of thought put into the plan

**WHAT
DO YOU
THINK?**
TELL US.



Feedback from Facebook



Post Details

Video

Post

**City of Franklin, TN - Municipal Government**
Published by Stephen Price [?] · September 8 at 12:31pm · 🌐

#EnvisionFranklin: The Fifth Avenue North design concept represents an important commercial corridor leading into downtown.

 **Get More Likes, Comments and Shares**
Boost this post for \$20 to reach up to 4,000 people.

16,078 people reached

 149

9 Comments 39 Shares 

 Like  Comment  Share  Hootlet

16,078 People Reached

7,419 Video Views

324 Reactions, Comments & Shares

245  Like	139 On Post	106 On Shares
15  Love	9 On Post	6 On Shares
1  Angry	1 On Post	0 On Shares
23 Comments	12 On Post	11 On Shares
40 Shares	39 On Post	1 On Shares

1,185 Post Clicks

166 Clicks to Play 	1 Link Clicks	1,018 Other Clicks 
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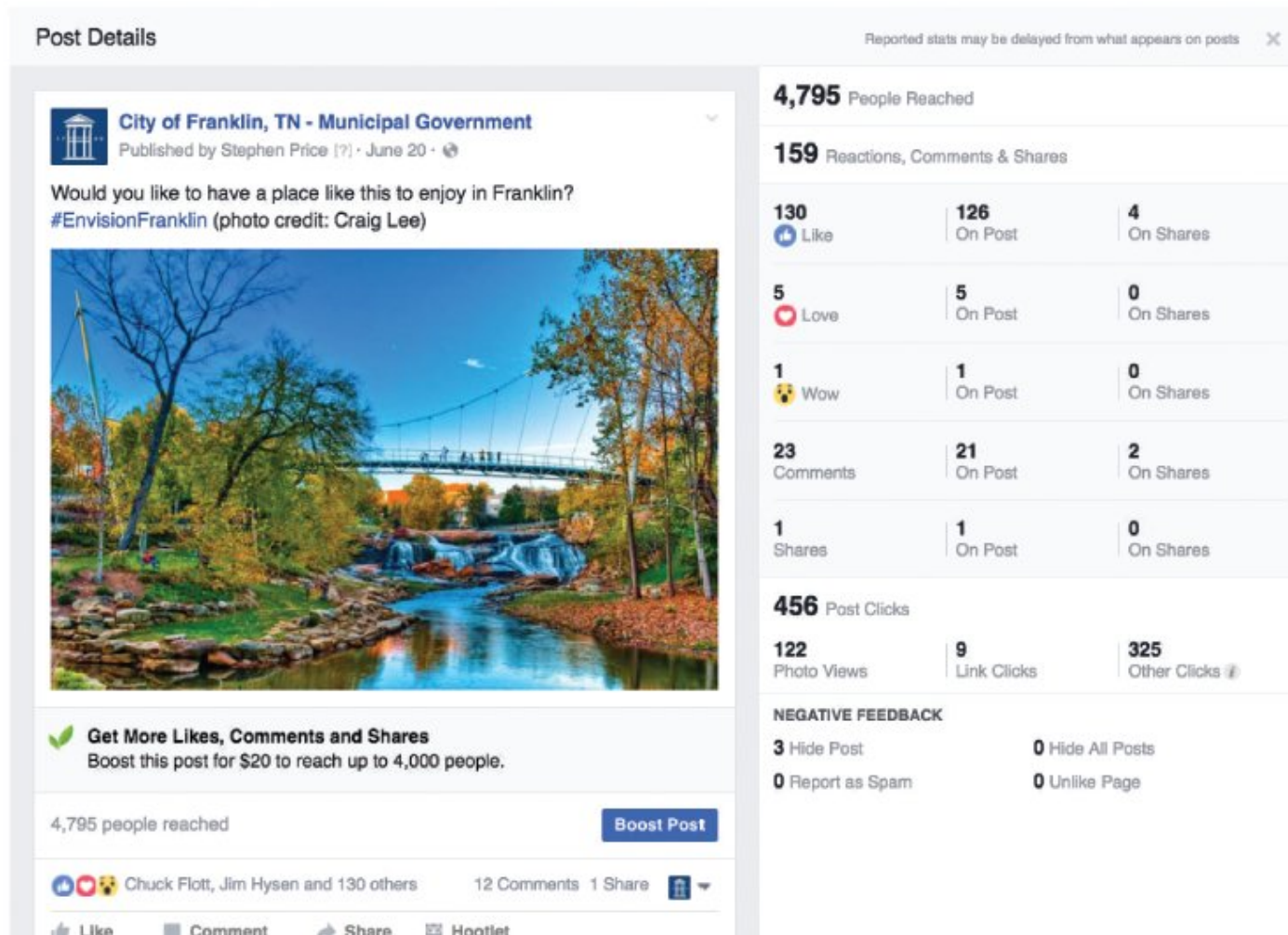
NEGATIVE FEEDBACK

1 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Public Outreach using Facebook



Social Media Outreach Insights



Twitter Response



#envisionfranklin

Top | **Live** | Accounts | Photos | Videos | More options ▾

New to Twitter?
Sign up now to get your own personalized timeline!
[Sign up](#)

Worldwide Trends

- #WorldSmileDay
306K Tweets
- #DiaMundialdeLaSonrisa
118K Tweets
- Nobel
497K Tweets
- راج_نفسكم_12
226K Tweets
- #BenAndJerrysNewFlavor
26.4K Tweets
- #BuenViernes
31.1K Tweets

阿蘇山噴火

Holly McCall @jhollymc · Sep 27
At Envision Franklin open house. As I remember, our population was around 10,000 in 1974. It's now over 85,000 & growing. [#envisionfranklin](#)

Cynthia Bowen @_CynthiaBowen · Sep 27
Here in @CityOfFranklin discussing [#envisionfranklin](#). Great attendance last night and this morning. Here until 930am.



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Outreach Meetings



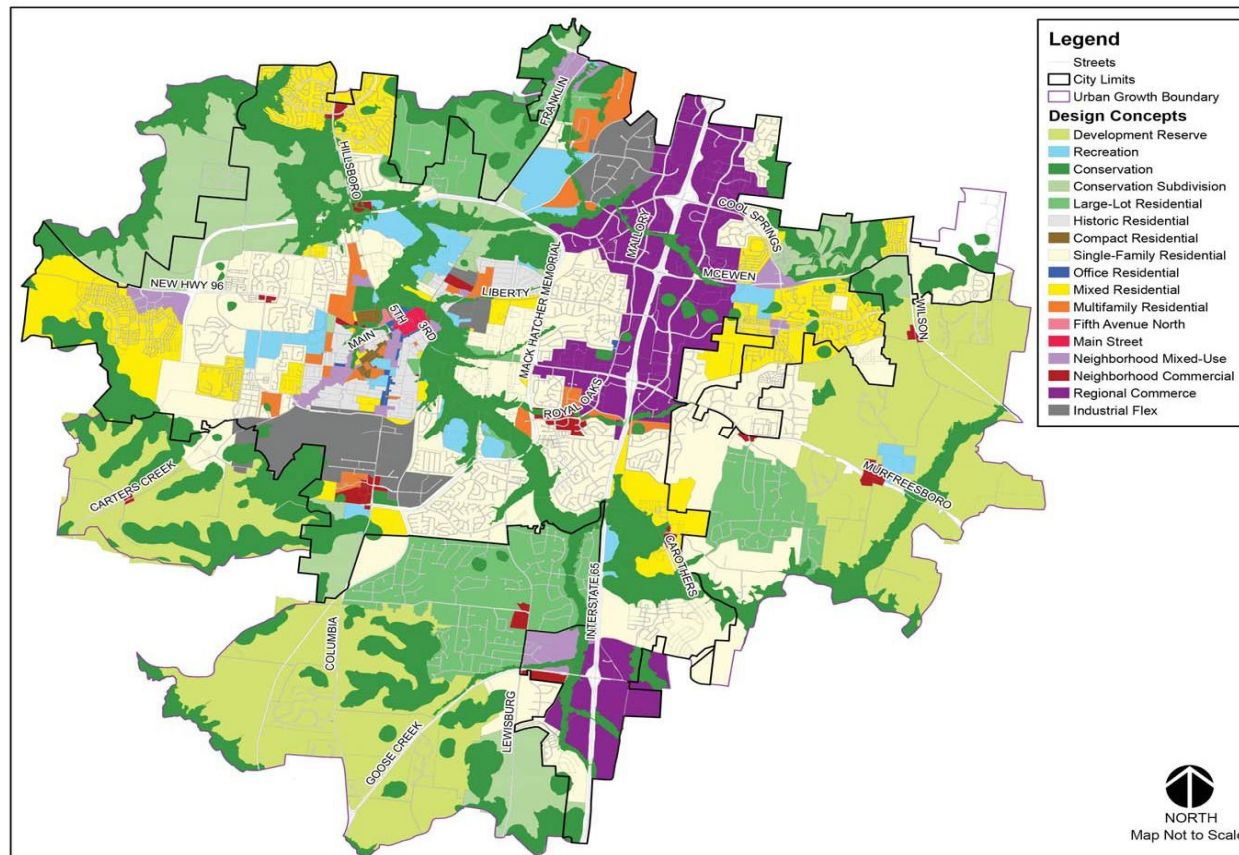
- Envision Franklin Open Houses-- 200+ people
- FrankTalks— 60 people
- Downtown Franklin Association— 65 people
- Franklin Tomorrow— 20 people
- Chamber Real Estate Round Table— 20 people
- Design Professionals— 15 people
- Franklin Rotary Breakfast— 65 people
- Franklin Tomorrow Breakfast with the Mayors (booth)
- Williamson Inc. Chamber Luncheon (booth)

Planned Revisions



- Strengthen recommendations about trails and sidewalks in Conservation;
- Change south side of Oak Meadow Drive from Multifamily to Neighborhood Commercial;
- Re-evaluate the Industrial Flex Design Concept near Cool Springs and Columbia Avenue to allow for more mixed uses

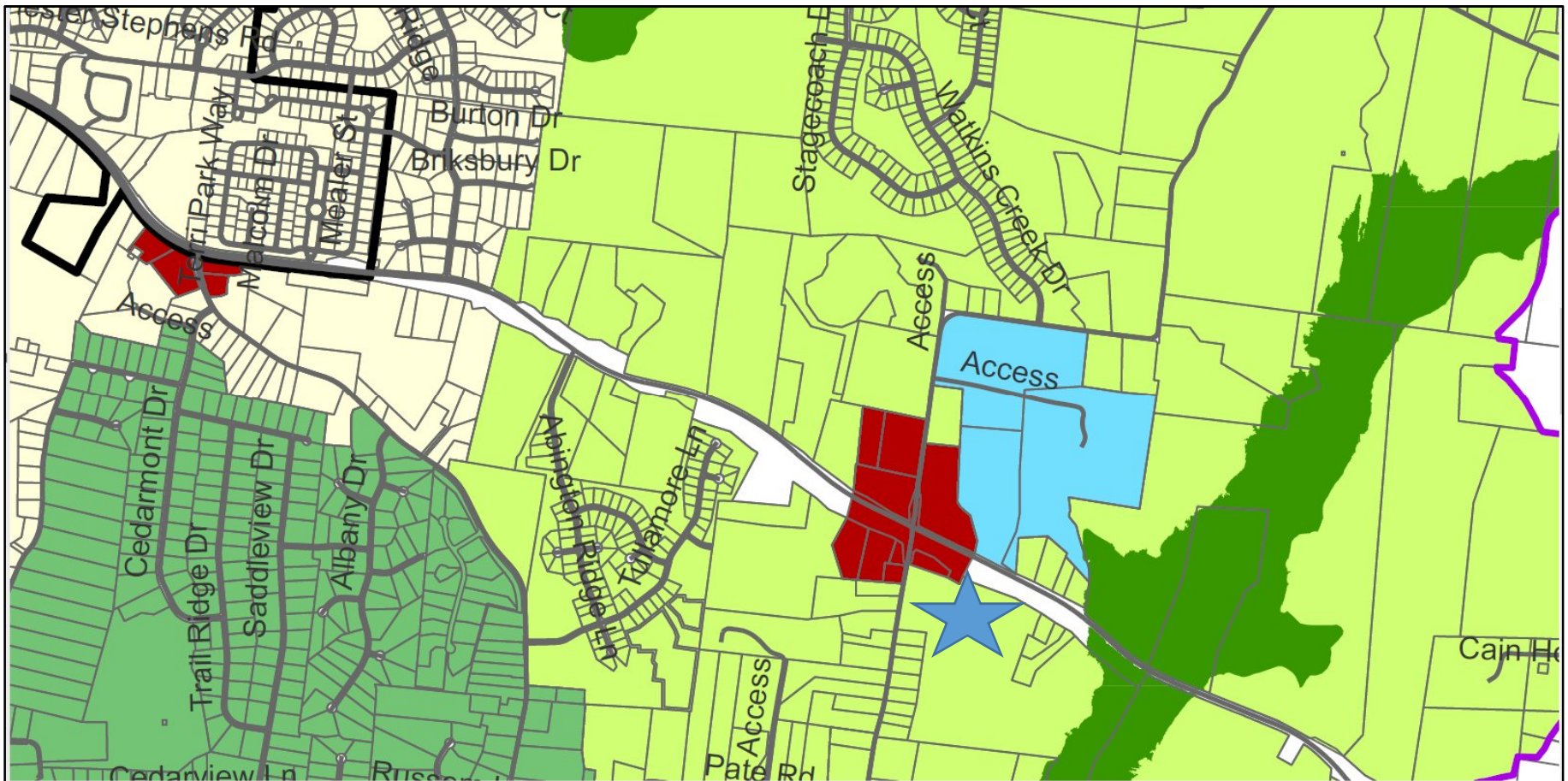
Property Owner Requests



Property Owner Requests



- Add more acreage into the Neighborhood Commercial design concept at the southeast corner of Murfreesboro Road and N Chapel;



Property Owner Requests



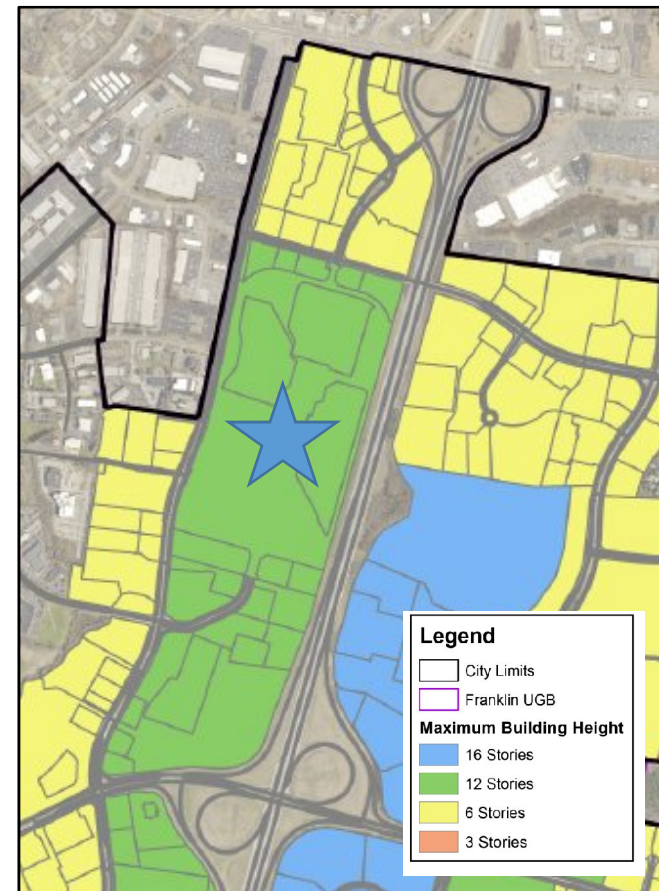
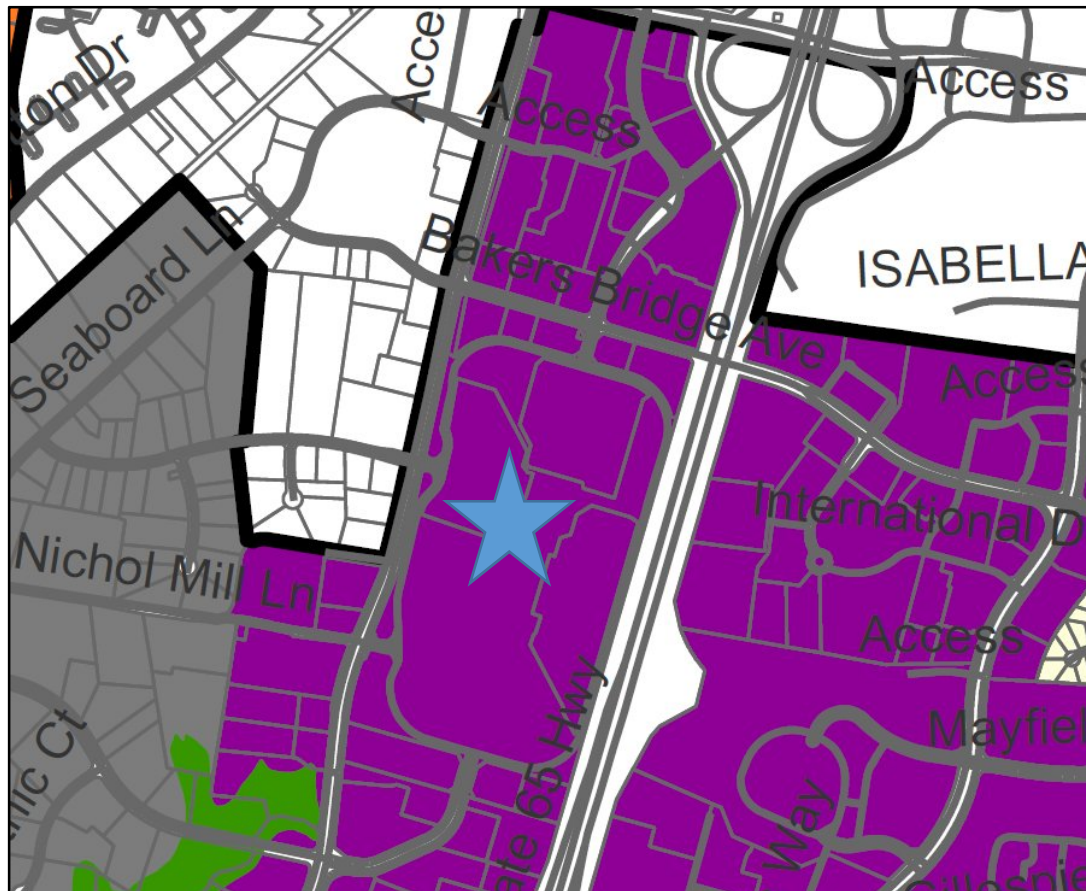
- Change Rachel Springs property (at S Royal Oaks/Mack Hatcher) from Neighborhood Commercial to Neighborhood Mixed Use or Regional Commerce;
- Change south side of Oak Meadow Drive from Multifamily to Regional Commerce;



Property Owner Requests



- Increase height for Cool Springs Galleria property to 16 stories in Regional Commerce



Discussion Schedule



Envision Franklin Open Houses

September 26-27/Gather public feedback

October Joint Conceptual Workshop

Development Reserve design concept and suitability analysis
Summary of public feedback

November Joint Conceptual Workshop

Walkability Workshop

December Joint Conceptual Workshop

Release final draft

January Franklin Municipal Planning Commission

(Goal) Formal vote on Envision Franklin

ENVISION FRANKLIN

COMMENT CARD INPUT

The table below is a summary of the contents of the comment cards provided by citizens during the public outreach period for Envision Franklin. The actual citizen comments are on the following pages and have been organized by category. If one citizen had comments about multiple topics, those comments were broken out into corresponding categories. Raw data is available upon request.

Topic Category	Specifics	Number of Comments
Positive Comments		16
Connectivity		38
	More Trails and Sidewalks	19
	More Street Network/Roadway Improvements	13
	Incorporate Transit	6
Growth		24
	Infrastructure/Annexation/Services	3
	Concerns About Current Growth	11
	Supports Additional Building Height	6
	Does Not Support Additional Building Height	4
Character/Built Environment		8
Natural Resources		15
	Open Space and Harpeth River	9
	Water, Energy, Noise, and Light	6
Design Concepts		38
	General	6
	Neighborhood Commercial and Mixed Use	9
	Historic Residential	3
	Compact Residential	4
	Large Lot	1
	Development Reserve	1
	Conservation Subdivision	1
	Multifamily	7
	Industrial Flex	2
	Institutional	1
	Recreation	1
	Residential/Affordable Housing	2
Other		5

POSITIVE COMMENTS

1. My compliments on your overall planning for the city. Looks great for the future.
2. I thought the preservation and information was clearly explained.
3. Very well thought out. Like the vision.
4. I am so impressed by the unbelievable amount of work you have poured out to produce these charts and graphics. Well done! There is so much information in them and love for our city. Thank you all so much and keep up the good work!
5. Thanks for keeping us so well informed. I have lived in many places, City of Franklin people are the most available.
6. Obviously a great deal of effort, time, and talent went into the Envision plan. It's a lot to digest. I just hope that the "growth for growth's sake" mentality which seems to have been manifest in certain past decisions will not truly be discarded in favor of a very critical consideration of new building proposals, taking residents' views into account as a first priority. What I have seen, read, and heard of this open house give some room for optimism.
7. Good plans, need to try and find most favorable plan for everyone. I really like trying to preserve the historic feel of Franklin while also trying to accompany the massive growth.
8. We love all the thought you've put into this. Thank you.
9. This was helpful.
10. Great visuals-good job!
11. Thank you so much for putting on your open house regarding land use plans for our great town. Community involvement is a cornerstone of a great town and you all do a great job providing opportunities for everyone to take part.
12. Great presentation
13. Great to have a plan that can be communicated to the community at large. Well developed and presented plan! Thanks for inviting my input both word and on infill development group.
14. Positives: Excited about preservation of hilltops, addition of City landscaping, sidewalks, & lighting. Also building height restrictions to maintain small town feel. Dedication to more recreation and conservation areas.
15. Thank you for an informative session.
16. We appreciate the City informing residents of future growth plans.

CONNECTIVITY

Trails and Sidewalks

1. Fan of the multi-green space design. Walking, biking, parks are critical to maintaining a town feel.
2. Bike lanes and multi-use paths are a plus.
3. An urgency for bike lanes would be nice.
4. I think we need increased emphasis on walkability and connectivity. I really like Franklin Tomorrow's plans and think they should be implemented. It will not be easy, but it's important for future of our city.

5. Main concerns-want city to be more walkable-connect sidewalks, bike paths, etc.
6. I believe Franklin has an opportunity to embrace biking/walking-It will bring strong tourism to our town. We will need to invest in trails and bridges in our green space.
7. My main concern is the lack of sidewalks. I live inside Lucinda Ct. and Eddy Lane. I have seen too many times people get narrowly hit by a car walking on Eddy Lane. It is very dangerous and I don't walk with my kids because it's unsafe. We feel trapped in our neighborhood because we don't have sidewalks. We would be active all over, to school, to the Factory, to Pinkerton but now I'm only able to access these places by driving and they are right next to me. Please, please consider the need of sidewalks. People are walking on Eddy anyway and someone will get hurt. Thanks, Danielle Avery.
8. Definitely need sidewalks from the bridge on Franklin Road to Harlinsdale!
9. We need to connect downtown Franklin to the Eastern Flank Park/Carnton with a walking trail. The park is under-utilized because it is only "safely" accessible by car. Residents of Heath Place would be able to walk downtown, eliminate excess/additional car traffic.
10. I would like to see greenways that connect from Lewisburg to downtown to happen sooner rather than later.
11. Safety concern should be addressed - a sidewalk added on Franklin Road from corner of Franklin/Liberty Southbound to Harpeth river bridge E. Main Street
12. Alternative Transit: include retrofitting Carothers to have a bike-commuter friendly option. Currently, there is no safe place for cyclists. Leveraging the ability of people to live close to work and adopt alternative modes of transit is crucial to keeping traffic at bay and keep the attractiveness of the area.
13. We need to prioritize sidewalks and walking paths-especially from downtown to the Factory and Harlinsdale.
14. Should plan for a walking bridge west of the Franklin Road Bridge for access to Harlinsdale.
15. Franklin Civil War Trail— As many tourists come to Franklin for its Civil War history and to visit Carnton, the Carter House, and the Lotz House, it would be nice to have those easily connected. I think a glaring omission is a trail or walk-way to lead tourists between Carnton and the Carter House. It's only about a mile or so to walk it, but in order to visit both sites, one has to get back in their car. A pedestrian-friendly path connecting Carter Hill Park (when completed) to Carnton would be fantastic. Although we have markers around the city, there is no "official" trail to easily lead cyclists and pedestrians around the city to explore our Civil War sites. What could be done to better lead tourists around town (similar to Boston's Freedom Trail)?
16. Heath Place Island—I live in the Heath Place subdivision. I love its proximity to downtown (only 1.3 miles from my house to Chip). However, we find ourselves on a bit of an island. Even though downtown is easily within walking distance, we consistently have to get into our cars to go downtown due to the fact there is no bike or pedestrian sidewalk along Lewisburg Pike. Many folks in our community love to go downtown but are unable to walk there due to the dangers of Lewisburg Pike. How can we connect Heath Place to downtown? A connector would be well-received by the folks in our community.
17. I think traffic can be mitigated if the City develops and implements a strong bicycle path system. Most of the roads in Franklin are not safe to ride a bicycle. I also think a bike-share program will help reduce traffic, but if the roads aren't bikeable the bike-share program won't be used. A strong bicycle path system would entail adding designated bike lanes and widening some roads

(especially east McEwen, Wilson Pike, Clovercroft Road, Murfreesboro Road from Mack Hatcher to Margin).

18. Need sidewalks on 96 Highway to cross I-65.
19. Extension of 1st Ave N should be a linear park/greenway focused on connection to the river including a pedestrian bridge connected to Harlinsdale.

Street Network and Roadway Improvements

1. Connected community—this is of great importance to the majority of Franklin residents and must be reinforced by the political will of our elected leadership.
2. Traffic flow may be enhanced by adding right hand turn lanes and improving light timing.
3. We love living in Franklin! The traffic is getting worse!!! Do what you can, we support you.
4. We cannot drive safely down E. McEwen which if approved will take 4-6 years to complete.
5. Please remember the one lane tunnel on Wilson.
6. The only issue I would bring up is the elimination of the two single lane overpasses on Wilson Pike.
7. Roads are already becoming congested as is. As the volume of use rises, main roads must be widened, new roads must be planned, and parking for many must be planned.
8. When will Mack Hatcher be completed?
9. Plan to put a main emphasis on infrastructure. Try and figure out ways to produce the least amount of travel and vehicle driving.
10. You will likely need more access to I-65 than Goose Creek Bypass + 840 (Stream Valley/Berry Farm Area)
11. Overpass over 65 south of Goose Creek? Second entrance for Stream Valley?
12. As I look at all the future plans for Franklin some ideas are very beautiful and would certainly make a lovely, quaint city even more beautiful. But as you make more development possible, the traffic increases. Some roads in the county are just not capable of supporting the increase, safely. Certainly that is the biggest challenge. The connectivity inside the city makes sense, but outside the city limits, the connectivity creates threats to the welfare of the citizens.
13. Please accelerate the SR96 Gateway Enhancement Project, between I-65 and Royal Oaks Blvd. This stretch of road is undergoing redevelopment pressures now and has long been in need of safety improvements. The sooner the concept can be identified, the more that development can conform and participate in the improvements. - A MAJOR CORRIDOR -

Transit

1. Transit element should be stronger and more specific.
2. Traffic-please help- bus/trolley/bike?
3. Locate transit oriented development in a kind of land use zone. E.g., the hospital and medical office complex at Murfreesboro Road near I-65. Gives direction for locating transit hubs facilitating such development.
4. Was any consideration given to transit oriented developments along potential regional light rail/mass transit connectors? Franklin is not an island in terms of people living/working inside and outside the city limits.
5. How will this plan respond to transit? The MPO's south corridor study may suggest development patterns (urban form, density, use) that are different than the vision. Franklin must have a

community conversation about density. Residents must understand the flip side of prohibiting high density/multifamily/tall buildings/loss of farmland and open space. No opportunities for premium transit (LRT, BRT)

6. Trail and transit-oriented development zones.

GROWTH

Infrastructure/Annexation/Services

1. I think most of the concept vision is positive, however, there seems to be a big disconnect for the areas that are already waiting to be a part of simple resources like sewerage/sewer lines and natural gas. I've been waiting 12 years to be able to be on the sewer system.
2. Large tract M.P. developments (Fieldstone Farms, Westhaven) can under-write "Adequate" infrastructure improvements that multiple small tract developments cannot. I question long transitioning to county-size residential lot development within the UGB. Let the county be the transition. It's surprising the large lot residential poster guidelines are the same as single family guidelines & vice versa. UGB limits should be re-opened and revisited to better conform to sewer drainage basins.
3. If city wants to control UGB's development, then it should be annexed before development occurs. Consideration of transfer of development rights from UGB to core if want to control development in that area.

Concerned about current growth

1. It is time to quit overdeveloping Franklin.
2. Please don't let Franklin become like Austin, TX. Round Rock to San Marcos—traffic and subdivisions, like L.A.
3. It is very easy for the developers to come to this area, pay very little to develop i.e. infrastructure, schools, services, etc. There is no cap, no cost to them. It falls upon the taxpayers and ruins the quality of life for residents and the culture. High residential ruins our tax base, hurts tourism (which actually makes money!) We are losing Franklin and Williamson County to over-development, lack of roads, quality of life.
4. I love Franklin, but it no longer has a small town feel, no matter how often we say it. Our infrastructure is being overwhelmed, yet new project keep getting approved. Look at Columbia Avenue. The City has been talking about the Mack Hatcher extension since I returned to Franklin 14 years ago (FHS grad).
5. The City should not offer tax incentives to new businesses looking to relocate to Franklin.
6. How does the exponential increase in traffic make Franklin a more desirable place to live? Is Franklin trying to compete with Nashville?
7. The allure of Franklin was its small town appeal. The average American dream is a nice house on a nice spot of quiet property. Yet, massive development is considered progress.
8. Franklin's area Infrastructure is going to be unable to sustain the population growth, as throughout the entire Nashville and surrounding areas traffic congestion. Emergency services will need more support. Franklin has had a stable community for decades, unfortunately, history repeats as how overdevelopment has had a negative impact on the environment.

9. Where is all the traffic going?
10. Very concerned about roads/drainage/etc. Infrastructure for an already crowded town.
11. Envision Franklin p. 11 -Our residents want to keep Franklin Franklin. Which means maintaining the established community character and quality of life. Managed Growth? Franklin's growth is already totally out of control. Growth is not responsible if infrastructure cannot support it. Quality of life is reduced by increased traffic. The role of the plan is to articulate what Franklin's residents want for their future. Our residents want to keep Franklin Franklin. Quality of life is decreased as traffic increases. Schools-are becoming overcrowded. Scenic views-now include tall buildings. Cost of living-our children cannot afford to live in the town they grew up in. "While growth can bring economic opportunity and prosperity, it can also fundamentally alter the established community character and quality of life due to increased traffic, influx of people, and the loss of natural amenities and open spaces." Traffic is awful!!! Please stop all of the growth. The community needs to catch up before adding more development. Outside developers don't care what they are creating and destroying because they do not live here.

Support Additional Building Height

1. 16 stories should include all Galleria commercial complex
2. Uniformity of building heights-16 stories on south side of McEwen should extend to I-65.
3. I question the vary heights along I-65. This is where density must Happen! Has infrastructure in place.
4. 12 story buildings should extend both sides of Carothers to Liberty.
5. Like the building height options with location. Like the idea of purposeful re-use of the right buildings
6. In fitting with current building heights (Drury?). I support the 12 story height change along Mallory Lane.

Does not support additional building height

1. I do not want the office buildings any taller.
2. Buildings over 16 stories - who is paying for the upgrades the fire department needs to keep those structures safe? I vote not the residents - I don't need more professionals in the area - current limits are enough.
3. I have concern about allowing taller buildings, as this increases density and thus traffic.
4. 12 story area west of I-65 adjacent to residential 12 to 1 to 2 stories. What about 3 story setback. East side 6 stories adjacent to gated community-buffering. Managed growth-the City seeks responsible growth that enhances quality of life and preserves its scenic beauty. Scenic views are not preserved if they include 16 story buildings. The plan doesn't follow its own guidelines. Natural Beauty-"Scenic viewsheds and vistas should be preserved as amenities." You can't make claims like this and support allowing 16 story buildings. Another example of the Plan contradicting itself. "Building up and not out" leads to increased traffic and interrupts our scenic views. "Project design should carefully address the potential undesirable impacts on existing uses, including traffic." Addressing the impact does not equal eliminating the impact. Traffic gets worse every day. Multifamily residential "Maximum of three stories inside and four stories outside of Mack Hatcher Parkway." You'll allow a 16 story commercial building, but not a 5 story

residential building?! “Create an attractive urban viewshed” This would drastically change the definition of our small town. A city skyline and the associated traffic will not keep Franklin Franklin. The guiding principles of the Plan are supposed to be “preserving the city’s unique identity and character.” It appears that only applies to downtown, because our unique identity and character does not include any 16 story buildings. 16 stories? Your representative tonight is calling a 33% increase in height a slight (?) increase! Hardly slight. I reject this plan for developers to increase their profits at the expense of our city’s image and charm. Please reject this idea. Franklin’s residents will not benefit from this. Our surface streets are already being choked. Adding this level of density can only make things worse. Stop already! Money grabbing developers are ruining Franklin. Buildings in Cool Springs at one time were not to exceed 10 stories. What happened?? The views of this hills are being covered up and it is extremely sad this beautiful area is being destroyed.

CHARACTER/BUILT ENVIRONMENT

1. Downtown (historic) needs more business to support living in downtown area (grocer/etc.)
2. As new residents we hope the downtown does not lose its quaint uniqueness by bringing in too many chain stores to downtown area or lose the beautiful tree lined roads.
3. Recommend form based zoning for certain areas (within Mack Hatcher) and traditional.
4. We love the aesthetics of Franklin - why we moved here vs. Murfreesboro (among other reasons). Please continue to keep the neon signs to a minimum, etc. This is much more aesthetically pleasing.
5. I really wish Franklin would get back to the southern charm we use to have. Over the last 8 years, we have been moving towards an urban contemporary look and feel in some of the areas with the highest visibility. Though I think we should have a nice mix of all types of architecture and design, we are one of the historic towns in the south and we seem to be moving away from that charm. I simply believe that we should encourage more southern architecture to help continue our identity of southern charm that has been eroding over the last decade.
6. Please restrict double-lot development (two homes sharing a drive on one lot). It is not the visual character we want in Franklin.
7. How did Auto Zone get zoning approval to build right on Columbia Avenue-that might be worth better controls (i.e. zoning).
8. Infill Development - I hope the new Envision Franklin Plan will actually adhere to its tenets, instead of caving on areas due to developer pressure.

NATURAL RESOURCES

Open Space and Harpeth River

1. Protect the Harpeth!
2. Love the concepts of 1) preserving significant green space (both small pockets and large natural expanse Fig D p 139) 2) maximizing design opportunities to reflect and encourage enjoyment of the River.

3. Keep pushing neighborhood parks. The plan shows big voids in recreation areas, although there is significant amount of floodplain within the UGB that could be allocated and incentivized with density swaps.
4. Recreation Area - Rumor of new park in vicinity of 65 S of Murfreesboro, North of Long lane. I believe Franklin needs large park without traffic noise on E of 65, like Smith Park in Franklin.
5. Subdivisions don't have much green space-we need more. Work with parks.
6. Transfer of development right for conservation.
7. Please do not run Mack Hatcher through natural areas.
8. Putting parking lots in floodplains is not a good option. I see a development of a hotel to be placed in the floodplain in downtown Franklin. I was told it is okay because parking will be on the lowest floor. If out of town guests park in the lot while staying in a hotel and then a flood occurs their vehicle will be destroyed. This idea isn't right!!!
9. All I see is our "scenic beauty" being scraped from the face of our city and surrounding area. We need more accessible natural areas, nature parks, set aside land that will not be developed for monetary gain. Let us enjoy our nature. Requiring that developers create walkways between developments is not nature preservation. I hate seeing the wooded areas being bulldozed over. The wildlife is quickly losing their habitat which is shameful. Liberty Pike near Carothers Parkway was a beautiful area and it is so sad to watch it being destroyed!!! Franklin has lost its beautiful charm.

Water, Energy, Noise, and Light

1. The water systems need a more robust facility network to supply quality water with the drastic population boom we hope to facilitate.
2. The demand for power will grow as the population increases. We need to build a reliable, growing power system to accommodate the needs of our growing population.
3. Please be active in managing 1) noise and 2) light pollution (adopt Dark Sky Society standards)
4. Concern for future recreation areas and use by City - increased noise by trucks dumping and loading dirt/mulch (Currently at Carnton Site) adjacent to neighborhoods (Polk Place/Carton). Increased events and noise volume (some over 80+ decibels).
5. Concerns/Problems: Extension of Mack Hatcher to East & West and managing noise for existing neighborhoods through walls/trees & landscaping. Recreation area noise levels and use by City for dumping (mulch/dirt) & truck noise (7am) beeping.
6. I understand that a noise barrier is likely TDOT's decision, but I would favor one adjacent to Stream Valley.

DESIGN CONCEPTS

General Comments

1. How do you deal with conflicts in your concepts? Increase density where infrastructure supports it vs leaving large lot zoning on existing property. Any chance for better collaboration with County?
2. Why 17 design concepts?

3. How do you balance density in zoning between the existing setting (lower density) and infrastructure (supports higher density).
4. Development suitability maps should be a key element in development review. Is it? Seems unclear.
5. Need to map surrounding community land use so that it can be seen what surrounding communities are doing.
6. Would like to hear more about “big picture” - where/how Franklin wants to develop. Also, any additional thoughts about public transportation + public housing/shelter. (Lower income needs).

Neighborhood Commercial and Neighborhood Mixed Use

1. Neighborhood mixed-use—important component to creating a more walkable community and reducing congestion.
2. We would like to extend/enlarge the commercial node at the corner of North Chapel Road and Hwy 96. Specifically add approx. 10 acres to the southeast corner. Please see the attached letter and map for specifics.
3. Neighborhood Commercial: Town center image on the board-as Franklin increases in density, parking is important! Currently, parking at lunch at Whole Foods or Jason’s Deli stinks. The image of a town center is nice-but this is not always appropriate given the need to accommodate customers. Keep this a livable community that confronts reality of consumers in their vehicles!
4. Berry Farms - Rural Plains is not neighborhood mixed-use
5. Given enough density, small retail components within a mainly residential project could be considered an “Amenity,” and reduce vehicle trips.
6. The East side of I-65 needs lunch options. It’s incredibly unbalanced from Hwy 96 to Baker’s Bridge so you have a lot of office workers who need to travel further to do errands/grab lunch.
7. If Liberty Pike is extended to Wilson Pike, would/could be a location for neighborhood commercial.
8. Like the idea of moving retail and multi-residential parking inside of structures from the road. However, there is a concern over security with that design.
9. Consider adequate parking-old people can’t walk long distances-avoid “shared parking” again old people can’t park easily. Avoid large footprint building. They tend to attract crime.

Historic Residential

1. New homes built on Old Liberty Pike do not appear to be built within the guidelines of staying within the neighborhood older home structure.
2. Infill projects-too many. I have yet to see one (except Main Street where the “Dozier” house and 5 or 6 others) that seems to fit the “context” of the neighborhood.
3. We need to preserve historic properties-by some definition of historic (maybe pre-1930). But let’s not start calling 1950’s red brick by this definition-better to rebuild with historic-now construction.

Compact Residential

1. I really like the compact residential uses-especially the accessory dwellings, live-work, etc. As an affordable housing advocate, this type of planning is part of the solution if done right. I believe

in all new construction keeping in with the historical identity, and that all infill should be compatible in character with area. I love all the comments under Hard Bargain neighborhood. The vision is still alive. The one thing I did not agree with is that you did not label the Mt. Hope Cemetery nor the area we call "the hill" as Hard Bargain. I realize this is still in the "idea stage," but this area has all been referred to as Hard Bargain since the 1800s. As you know, Habitat, Hard Bargain Assn and Community Housing Partnership are proposing to the City to let us build affordable/workforce housing. It is an urban planner's dream location.

2. Compact residential: urban village appeal, with live/work space lite retail services. Compact residential should extend to "The Hill"
3. Warehouse on Mt. Hope converted to Live/work space, 96 & 5th up to some repurpose to include restaurants/bars - trendy & office.
4. Need conservation zoning for historic city without HOZ i.e. Natchez height in compact prop needs limits.

Large Lot

1. Large Lot-more than one accessory structure

Development Reserve

1. I am very pleased that Wilson Pike was left as we requested. Thank you.

Conservation Subdivision

1. Concerned that conservation subdivision concept will not preserve or promote infill. Ref specifically to Mack Hatcher Bypass. These areas need to be "development reserve." Having development reserve at the outer edge of the city will help encourage development in core and regional commerce areas.

Multifamily

1. If your intent is to minimize/discourage multi-family/assisted living, you have achieved your goal. I question grouping both assisted living and multi-family together, as they are very different uses and infrastructure loads.
2. I do not want to see any more apartments in the Cool Springs area. The transient students have lowered the Centennial scores.
3. Maximize use of existing infrastructure by allowing higher density and mix of uses. By maximizing land-use, we can preserve more open space and natural resources; Example mandated sidewalks against traditional suburban retail is never utilized to its potential. In a higher density pedestrian friendly design will maximize sidewalk.
4. Oak Meadow area:
 - o Southeast corner of South Royal Oak and Oak Meadow. It is important to me that this property remain commercial. More apartments will exacerbate the traffic problems.
 - o I request that the SE corner of Oak Meadows and South Royal Oaks remain zoned commercial.
 - o The revised land use (proposed) plan shows the SE corner of Oak Meadow & S. Royal Oaks as Multi-family residential in the future. We have been told twice at this Open House that this property will change back to neighborhood commercial in the revised

plan to become public in Dec '16. We are in full support of this change back to neighborhood commercial & that is why we are here today. We'll be back in December to assure ourselves that the change back was not overlooked.

- Please ensure that the Southeast Corner of Royal Oaks and Oak Meadow are included in the plan for neighborhood commercial.

Industrial Flex

1. Be bold enough to "envision" light-industrial out of core-Franklin. Make Franklin walkable and move light industrial out if walkable to downtown Franklin (south on Columbia.) Cliff Whitmore
2. Industrial Flex (Seaboard Area) consider another concept or make sure this type of activity is called out/supported.

Institutional

1. The result of increase population puts extreme pressure on current population. So as the city and BOMA plans the future use of certain areas, another area to plan for is land use for cemeteries. Obviously the private sector would have to provide funeral home uses but I read that cities could take on the responsibility of a cemetery. As the wonderful resource of Williamson County disappears, the land(!) that need for when people die, will be unavailable, near the City anyway. Final thoughts, serve the current residents of Franklin and Williamson County before the development for future residents, preserve what is there now and our lifestyle, our safety, and quality of life. You have a wonderful place now, can you keep it?

Recreation

1. Why is the city's water treatment plant "recreation"?

Affordable Housing

1. Regarding residential development, there has been a group of people pushing for "affordable housing". The problem with mandated affordable housing is it always traps people who need affordable housing into a deed restricted and regulated development that they cannot capitalize off their investment. I do not agree with mandated affordable housing but I do support opportunities for upward mobility. This leads me to a thought of encouraging developers to look at building practices of building smaller homes with the ability to increase square footage and improvements in the future. I may be wrong, but it seems to me that unless you are building a custom home, most of the building process and finishing of a home are not of the high quality standards that people want. I also believe that the cost of asking a builder to add upgrades are higher than doing it yourself after the fact for general updates and additions. I believe that the development process is costing more and more each year and that is what drives up the prices of homes to the point it is out of reach for a lot of people for a product that not of the same overall quality. That is why I think if we encourage developments, for example, that are less square footage but are designed for future renovations/build out, it would allow for a lower price point for younger families, but sets up the family that is growing to increase their home's footprint more easily in the future. My home had a 200 square foot space over the garage that was easily accessible, but my section had a limit of square feet it could build. It was a builder agreement between the multiple builders in the McKay's Mill neighborhood. It cost

me more to have the builder insulate and run AC to the space than it did for me to complete the drywall and electricity. I added about 200 sq ft to my home at a much smaller cost after the fact than it would have cost me if the builder had done it. This cost would have been compounded if I added it to my initial mortgage. I think this is a key to provide homes at lower price point but still empower people with their investment. If you can buy a 2,000 square foot home for a young family of 3 but later are able to build out or expand based on your needs of a growing family, it allows for better financial management and family function. I have been in my 2600 sqft home for about 13 years. I have added to and updated most every room of my home. It suits my needs perfectly today but 10 years ago it was too large but I felt I needed the space to grow into. Today my home is a little over 2800 sq ft and though I would love to change a few things, it suits my needs. There are other homes in my neighborhood that are much smaller in size but the design makes it so very hard to add usable square feet without drastic structural changes. This traps people into making only 1 of 2 decisions, living in a functionally deficient home or move. So today, it just seems as though smaller homes are not able to scale to a growing family's needs. If I can buy a 2000 square foot home at the current estimated value of \$270,000 today (\$135 per sq ft). But then add an additional 400 square foot in the future at \$100 square foot. My home's value will increase without overpaying for the square foot and hopefully keep homes costs someone management for people looking to break into the market.

2. Should identify target areas that would be appropriate for residential increase in density (i.e. one house knock down build 2 more residential). Would like to see more townhouses near downtown or Cool Springs near high commercial areas, in \$190k-\$230k range.

OTHER

1. Don't Live in/for the past, "Historic" Franklin, Make history providing for the people of today, Make history, equality, "Historic" Franklin
2. Composition of Planning Commission-developers and others who stand to benefit from project approval SHOULD NOT be members. Their expertise may be by way of consulting but not as voters. This is clearly a conflict of interest.
3. When writing regulations/rules need to make them clear so developers are not able to continuously ask for exceptions and waivers. Implement "WHAT" would constitute a possible exception or waiver. No need to write regulation if you are going to continuously give unlimited waivers. Put foot down and say NO. i.e. a square peg don't fit a round hole- don't give waiver.
4. Consider Edvat (?) areas (or mapping them).
5. Commerce requires more space to support the economy while offering more jobs to residents. A modular design must be considered to make future expansion easier-while allowing changes to the landscape to have minimal repercussions on the nearby residents.

ENVISION FRANKLIN

EMAIL INPUT

From: Dan Allen [<mailto:dallen@pearlstreetpartners.com>]

Sent: Monday, August 22, 2016 11:53 AM

To: Emily Hunter <emily.hunter@franklinton.gov>; Paul Holzen <paul.holzen@franklinton.gov>

Subject: Questions about Envision Franklin and CIP program

Emily/Paul,

Hope you're both doing well. I was going to come to the Envision Franklin workshop this past weekend, but the kids both got strep again. I'm trying to get back up to speed with things in Franklin, and I've been doing a fair amount of late night reading. I noticed something late last week that I wanted to get some feedback on, and then I have a few general comments at the end.

If you look at the attached funding plan taken out of the draft CIP, I highlighted the road impact fee projections. Don't worry, this is not going to be one of those whiny developer emails about fees, I promise. My concern was more along the lines of the coordination between the two documents.

When you look at projected spending, there is approximately a \$13.5 million jump in FY 19. Most of the economic predictions I'm looking at are projecting a market correction in late 18/early 19. From FY 19 through FY 26, the average allocation for road impact fees is about \$18.5 million. That is a significant amount of development-based money needed for investment during a potential economic downturn.

While reading through the draft Envision Franklin plan, it appears that the entire UGB of Franklin has been placed in a "Development Reserve" land use classification. If I'm reading this correctly, it looks like the recommendation is single family residential at a density of 1 unit per 2 acres.

Something feels off about this. Have your departments prepared a projected development fee forecast based on the annual development reports that the Planning Dept produces? When I left (fall 13), the roadway impact fund was in a deficit of about \$2 million. As Cool Springs nears its buildout, where will the rest of the impact fees come from? My gut feeling is that development in the UGB is needed to sustain the projected spending of development fees. Make sense?

Here are a couple thoughts to consider as you have a look at this:

1. Don't make a density recommendation in the UGB/Development Reserve designation. Use language tying development to infrastructure capacity and keep things flexible so you have room to maneuver and negotiate. It feels like the plan is a little too restrictive in greenfield development to push infill development throughout the City. I like this shift, but my concern is that the scale and pace of development will change to a level that cannot sustain the CIP funding needs.
2. There is a lot of chatter in the development community right now about fees. Williamson County is considering both an education impact fee and a transportation impact fee. The typical residential builder pays somewhere between \$20-25k on fees to build a house in Franklin. Assuming an average home size of 2500 square feet, the new education fee is

projected to be about \$11k per unit and the county transportation fee is projected to be about \$6k per unit. So why is this important? COF will likely be gearing up to increase water/sewer fees as well as road impact fees. There is a very real possibility that fees could reach \$50k per home within a 12 month period. That kind of rapid change and increase will cause a slowdown in absorption, which again affects the funding of the CIP.

So here is my proposed solution: Index the growth fees (see attached spreadsheet). Rather than perform major cost increases at perceived unpredictable rates every 3 years, set a yearly increase. In other words, treat it like a utility. The term you are trying to avoid here is rate shock. If you go back and look at the last several studies that were done and do some math to average out the yearly increase, use that as justification to set a yearly cost increase to keep up with the increasing value of the land. Why does this work? It sets a "clear and predictable" (I've been dying to use this in an email!) increase that developers and builders can budget and prepare for on a regular basis. If you do that, you could save some money and only do a study every 5 years to make sure everything is tracking appropriately. I almost got this passed in Spring Hill. It failed on second reading because my swing vote took a vacation. ***Facepalm***

On a completely different track altogether, I noticed Institutional secondary uses in were included in single family residential. I didn't see this elaborated on much, and was hoping to receive some clarification. Is this just allowing for parks or other government facilities in close proximity to neighborhoods, or is it something else?

In the Implementation section, you may want to consider giving heavier weight to allowing projects to demonstrate compliance with the guiding principles to have more flexibility. We did this on our plan update in Spring Hill and we had a couple projects come forward where the flexibility was very helpful. It is a fine line to balance details versus flexibility. My gut reaction is that I think you will wish you had built in more flexibility later.

Quarterly amendments is a very smart strategy. I like it. Expect to get pushback from the rest of the development community.

I'm not so sure about the corridor character matrix placement in Appendix F. I'd almost rather see general enabling language in the land use plan and then place something like this in the street standards and/or zoning ordinance. Love the concept, just not sure if this is the best place for it.

I think that is it for the moment. If you like, we can meet for lunch and discuss some more after you get a chance to absorb the novel I just wrote. Thanks!

- Dan



From: Karina Young [mailto:karinayoung@gmail.com]
Sent: Tuesday, September 13, 2016 4:35 PM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Re: Infill Meeting in Training Room

Hello dear Kelly,

I have been wanting to have a minute to at least have a chance to review the plan document before writing back to you. Today, better late than never! I finally made the time to look at this. Impressive and so beautifully done, I am amazed at how much information this document contains. You guys have done a fabulous job with it and I love how you have pulled all the pieces together to create a great plan for our beautiful city.

And thank you for your email and invitation. I so wish I could come with you all to the mobile workshop but again this fall I am scheduled to teach all day Wednesday, I am so bummed. Andrew sent us an invitation to the open houses the week of the 26th and I am planning to attend one of them. So I hope I get to see you all then.

Great job always you all!
With my best regards,
Karina

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karinayoung@gmail.com

From: Michael Phillips [mailto:cw4phillips@gmail.com]

Sent: Thursday, September 22, 2016 1:53 PM

To: Ken Moore <ken.moore@franklintn.gov>; Michael Skinner <michael.skinner@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; bransfordpearl@aol.com; Margaret Martin <margaret.martin@franklintn.gov>; danamclendon@mac.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Beverly Burger <beverly.burger@franklintn.gov>; annpetersen@comcast.net

Cc: Eric Stuckey <eric.stuckey@franklintn.gov>; Shauna Billingsley <shauna.billingsley@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>

Subject: RE: BOMA & FMPC Meetings Today

Hi Ken.

You're right, the decision should be deferred until after the public meetings. I hope the turnout is good; I was the only resident to attend the last meeting, and one of only two that attended the meeting prior.

There were positive comments to the question: "Should buildings near I-65 be allowed to be 3-4 stories taller IF IT COULD KEEP THESE USES FROM SPRAWLING INTO OTHER AREAS OF FRANKLIN?"

But, the question is disingenuous. This question posed by the City tricks people into believing that taller buildings are going to be built somewhere in the city, which is false. This implication that taller buildings are going to be built will certainly cause people to opt for them to be near I-65; I would too. But the option is not taller near I-65, or taller elsewhere in the city. The option is taller near I-65, or not increasing building heights at all.

Additionally, the question too vague. Residents reading the question are left to guess at the total building heights. If in their mind, the existing buildings are 6-8 stories high, then they have no clue as to what is actually being proposed.

The proper question is, "Should maximum building heights along the I-65 corridor in Franklin be increased from 12 stories to 16 stories."

When our residents are presented with the truth, they are overwhelmingly against ANY increase in building heights. Any positive responses to this disingenuous and vague question should not be considered. Despite being a disingenuous question, negative comments outweighed positive 2 to 1. When provided a question that is not misleading, our residents are responding closer to 9 to 1 against any building height increases in the city.

As always, I appreciate you taking the time to listen and respond.

Sincerely,

10/7/2016 1:53 PM

City of Franklin

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Michael Phillips
CW4Phillips@gmail.com
615-482-6215

From: Ken Moore [<mailto:ken.moore@franklintn.gov>]
Sent: Thursday, September 22, 2016 1:36 PM
To: Michael Phillips <cw4phillips@gmail.com>; Michael Skinner <michael.skinner@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; bransfordpearl@aol.com; Margaret Martin <margaret.martin@franklintn.gov>; danamclendon@mac.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Beverly Burger <beverly.burger@franklintn.gov>; annpetersen@comcast.net
Cc: Eric Stuckey <eric.stuckey@franklintn.gov>; Shauna Billingsley <shauna.billingsley@franklintn.gov>
Subject: RE: BOMA & FMPC Meetings Today

The responses that you are providing us ignore that there are two upcoming meetings for public input and it would be inappropriate to remove anything from the draft report at this time in my opinion. I should mention that there have also been positive and supportive comments and likes in addition to the negative ones that you mention.

Ken

From: Michael Phillips [<mailto:cw4phillips@gmail.com>]
Sent: Thursday, September 22, 2016 1:25 PM
To: Ken Moore <ken.moore@franklintn.gov>; Michael Skinner <michael.skinner@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; bransfordpearl@aol.com; Margaret Martin <margaret.martin@franklintn.gov>; danamclendon@mac.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Beverly Burger <beverly.burger@franklintn.gov>; annpetersen@comcast.net
Subject: BOMA & FMPC Meetings Today

Regretfully, I will not be able to attend the BOMA & FMPC meetings today because I am enrolled in the Franklin Citizens Government Academy which meets at the same time.

I would like to remind you that the majority of residents (who have responded to questions that are not misleading) are adamantly opposed to the building height increases proposed in Envision Franklin (see attached).

I would ask that you direct any reference to building height increases be removed from the Draft Envision Franklin, so that we can focus our efforts on other issues.

Keep Franklin Franklin.

Sincerely,

Michael Phillips
CW4Phillips@gmail.com
615-482-6215

From: Brent Campbell [<mailto:nashbrent@gmail.com>]

Sent: Thursday, October 06, 2016 4:13 PM

To: Emily Hunter <emily.hunter@franklintn.gov>

Cc: Vernon Gerth <vernon.gerth@franklintn.gov>; Douglas Hale <dhale@haleandhale.com>

Subject: Envision Franklin

Please recall I own the real property known as Rachel Springs Business Center located on north side of South Royal Oaks Blvd at the intersection of Forrest Crossing Blvd.

I have reviewed the proposed revisions to the Franklin Land Use Plan known as Envision Franklin. It appears my property (along with other commercial tracts in the immediate vicinity) will be designated as "Neighborhood Commercial" upon adoption. I find the design concepts under this designation far too restrictive for my intended use. Accordingly, I am requesting my property be re-classified thereon as "Regional Commerce". I base my request upon the following criteria:

1. Other than Rachel Springs and the vicinity commercial tracts, literally 100% of the lands along both North and South Royal Oaks Blvd are designated on Envision Franklin as Regional Commerce (RC). My property along with the other commercial tracts will be the only properties not to receive RC designation;
2. Rachel Springs Business Center is not adjacent to any residential community and all area lands are built out. Additionally Rachel Springs is located outside the Mack Hatcher loop. As such, Neighborhood Commercial (NC) is not an appropriate designation;
3. Rachel Springs Business Center is currently zoned "GO" and under the current Land Use Plan is contained within the MECO-5 District. It also lies within 1 mile of the I-65 corridor. GO zoning within 1 mile of the I-65 corridor potentially allows structures up to six stories. With the use of structured parking Rachel Springs Business Center could contain up to 250,000 gross sf of improvements with multiple uses. The proposed NC design concept calls for a maximum of three stories which would result in a substantial devaluation of my investment;
4. Existing commercial usage of properties with 1500 feet of Rachel Springs include Vanderbilt Bone and Joint together with a regional surgery center, the Franklin Regional Post Office, DCA Compound Pharmacy and a 50,000 sf Walgreen's call center with over 200 employees. Not exactly what I would call NC friendly uses;
5. The current Land Use Plan describes multifamily residential as an appropriate use for the southeast corner of MECO-5. The proposed NC designation calls for "live/work" units and multifamily residential over commercial at a maximum of three stories. Live/work and multifamily over commercial are only marketable in pedestrian friendly, high density urban locals. In reality, live/work and multifamily over commercial has never been successful in like suburban environments;
6. Off street structured parking is being encouraged within the City but it is extremely difficult to amortize the additional construction expense of same when limited to three stories of use.

I will follow this email with a formal letter at a later date requesting the above referenced re-classification. Currently, at this writing I have an emergency situation related to the hurricane in South Florida.

Thank you in advance for your consideration.

--

Brent Campbell
[615-476-8000](tel:615-476-8000)

Confidentiality Notice: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited. If you have received this communication in error, please notify the sender immediately by replying to this message and deleting it from your computer. Thank You.

-----Original Message-----

From: M [<mailto:mford3140@gmail.com>]

Sent: Thursday, September 29, 2016 2:57 PM

To: Envision Franklin <envisionfranklin@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>

Subject: Envision Franklin Draft Design Concepts Map 7-20-2016

Currently we live in Breezeway subdivision (next to Clovercroft Elementary). While looking over the Envision Franklin Draft Design Concepts Map 7-20-2016, I noticed that Morgan Farms subdivision in Brentwood is shown as being in the Franklin UGB (Urban Growth Boundary). Is this correct or does the map need some correction?

Another item was the Conservation area north of Breezeway where Herbert Drive ends. That area is under construction today & has been for several weeks. Is the conservation area also in error? Are any other conservation areas depicted on the map in error?

Thanks, Mike Ford

A new entry to a form/survey has been submitted.

Form Name: Submit a Comment
Date & Time: 09/02/2016 2:58 PM
Response #: 3
Submitter ID: 4776
IP address: 67.44.208.11
Time to complete: 11 min. , 57 sec.

Survey Details

Page 1

1.

Name

Michael Phillips

Address 417 Gambrel Ct

City Franklin

State Tennessee

Zip code 37067

Email address CW4Phillips@gmail.com

Phone number 615-482-6215

2.

Comments:

The guiding principles of #EnvisionFranklin are supposed to be "preserving the City's unique identity and character."

Allowing the development of 16 story buildings will dramatically alter the identity and character of our "small town."

"The City seeks responsible and purposeful growth that enhances quality of life, provides a dynamic mix of land uses, and preserves its scenic beauty." ~ #EnvisionFranklin

Growth is irresponsible if our roadways cannot support it.

Growth decreases our quality of life if it increases traffic.

Growth destroys our scenic beauty if it adds high-rise buildings to our views.

The role of #EnvisionFranklin is to articulate the vision that Franklin's residents want for their future. Our residents have made it very clear that they do NOT want to see any increase in building heights.

The following was posted to Facebook in response to #EnvisionFranklin.

JUN 17

City of Franklin: Should buildings near I-65 be allowed to be 3-4 stories taller if it could keep these uses from sprawling into other areas of Franklin? #EnvisionFranklin

- Kerri Faulkner Harvey: Yeah if you want to be Nashville

- Katherine Faulman: How about putting a stop to the building altogether? We have enough traffic, no public transit, and our beautiful scenery is going away. (16 Likes)

- Jeff Ledbetter: It seems that the current logic is that as long as downtown stays nice, then building on every square inch of open space in the rest of the city is perfectly okay. However, this indirectly negatively

impacts downtown.

- Jeff Ledbetter What is wrong with simply capping growth? What makes Williamson County (and Franklin) desirable will cease to exist if the current course is continued. (19 Likes)
- Judy Maddox Goodwin: Stop building! (6 Likes)
- Daphne McKell Bock: Franklin is already a concrete circus. And there are plans to make it worse. Progress blah blah blah...
- Julie Fritz Hunt: Welcome to Atlanta. (7 Likes)
- Beth Callard Vriesman: No building without adequate infrastructure addition. That means road widening and parking. (6 Likes)
- Ann Walker: I think there has to be a vote to see what the residents want. Franklin was a quaint small town which made you feel you were living in Mayberry the perfect town on TV or do you want to become like Nashville. If you have lived in the area for decades you can remember what Nashville used to be like. It was a sleeper you new change would eventually catch up but you had mixed feelings. Now Williamson county has the same decision to make. Personally I like the Mayberry feel keeping the skyscrapers at bay. Infrastructure will crumble if not upgraded as you grow. Sometimes you have to make the decision "Have we grown enough?" Sometimes a moratorium on expansion provides time to reflect. Best of luck to Franklin that has been known as a top small town in the US. Are you willing to loose the best of both worlds close to the action yet a shining diamond of small town USA. (6 Likes)
- Kerri Faulkner Harvey: Your killing the goose that laid the golden eggs (5 Likes)
- Nita Chapman: Maybe it's time for Franklin's leaders to start being a bit more selective in their building/development approvals. We're already behind on building the infrastructure needed to support this huge growth spurt. Traffic has definitely gotten worse over the past 3 years. I don't go anywhere near Cool Springs during lunch hours and during commute hours. It takes forever to get from West to East side of Franklin (let's push Matt Hatcher completion!). I think Franklin leaders see \$\$\$ signs (revenue) and they get blinded by that. I don't want to see our quiet, quaint, historical small-town culture disappear. (9 Likes)
- Gary McDow: No
- Joan Sundwall Paulson: No!!! It is extremely sad to see all of the beautiful country and wooded areas being destroyed for more buildings and houses. Franklin has definitely lost the charm that it once had. Taller buildings will cover up the scenic views of the beautiful hills. (8 Likes)
- Gary McDow: Short building part of what makes Franklin special. If you start wanting look and be like bigger city Franklin will lose its appeal and be just another town you see anywhere. If you want big city look move.
- Amy Butler: No. The tall buildings are already starting to cover up the beautiful hills. Franklin has the advantage at this time to pick and choose who they let in to this community as far as business goes. We should do everything within our power to keep the beauty and charm here as much as possible. (7 Likes)
- Glenn Grabbe: But definitely not anything over 10 stories.
- Rita Matthews: I'm just getting tired of all the building going on myself.
- Luanne Gillig McConnell: Please stop!!!!!!
- Juli Holcomb: HELL NO! Seriously? The roadways cant handle what we have. The Hillsboro Rd widening is nice.....25+ years overdue.....and the proposed Columbia Ave widening is, well...I wont go there. Seems that some areas of Franklin are ignored while pushing growth in others. What happened to the development on Royal Oaks Blvd. that looks like a ghost town? Oh, wait, PLEASE don't push that project until traffic there is addressed first. The traffic in Franklin...ALL OVER Franklin....is a nightmare. There are existing areas of Franklin that could be better utilized if we had a better road planning. Driving through Downtown Franklin every day to get to Cool Springs to work is only a step away from hell, and that's on a good day! (6 Likes)
- Lynn Stampley: I am so tired of seeing construction wherever I go. It is ruining this sweet town. Franklin is not nearly as good as it used to be. Please stop pouring concrete. Our green is disappearing fast. It is so incredibly sad.
- Monica Bagnara: I live in California and have visited Franklin many times so i keep up via FB. I agree with many people here to keep it green and not to let it become a big city. It is such a beautiful place to visit. I think it will lose its charm if you allow too many large businesses...and your traffic will be horrible like it is

here....

- Chris Hesson Boyd: I appreciate you asking. I think Cool Springs development is okay 3- 10 stories if that will keep the growth of commercial away from downtown Franklin and the Hillsboro and Franklin rd corridors.

- Stephen Delaney: Keep Franklin green and stop the madness. NOW!!!! I am actually wondering how much longer I can live here. Been in too many other places with untamed growth. Make that GREED!

- Jill Anne: No!

- Gary McDow: It should not even be debated the idea from the beginning it's crazy. no tall buildings. And remember we pay the taxes we should have to say not some committee

- Gary McDow: Majority of the people move to the small towns to get away from this type of thing.

- Natalie Carrel Abruzzo: Not without addressing the traffic on the roads nearby first. McEwen Drive, Carothers, Cool Springs Blvd, Mallory Lane.

- Kelly Brown: No. The city needs managed growth and doing it by adding stories to buildings is not the answer. We're already at a point where traffic is crazy and our quality of life is impacted.

- Kelly Brown: And watch out west side. Once the east is inundated with buildings, people and traffic, you're next. It's out of control.

- Diana Gant Tullis: No No No No No.

- Troy Snider: No for two reasons- 1. Traffic is a nightmare right now near those streets and will just get worse. 2. The tall buildings will block the view of the scenic hills and ridge-line.

JUN 23

Franklin Tomorrow: Should buildings along Interstate 65 be allowed to be taller?

- Jennifer Schanhals: Absolutely not. Already numerous eye sores along the highway now. Takes away from the small town feel. The city needs to take a good look around and see how the city is changing. People moved here for the aesthetics along with numerous other reasons. Before long all this will encroach into downtown Franklin as well, and we will lose the very important qualities that so many of us appreciate.

- Michael Phillips: NO!

- Jill Anne: No!

JUN 27

City of Franklin: Would you like to see a place like this in the Cool Springs area? Why or why not?

#EnvisionFranklin (Image of a multi-use development)

- David Franzen: I would rather see widening and beautification projects on existing roads instead of building more retail for marginal chains. I would be much more excited to see an upgraded traffic control center and water treatment plant than I would new space that independent shop owners can never afford. Why are we insisting on more growth and recognition that "we're number one" when local folks I talk to say they avoid downtown these days? (18 Likes)

- Jill Anne: Stop building. You're currently on a fast track to ruining what we love and attracted us to our community!

- Kathi Lynn Stampley: No more construction in Franklin!!!! It is beyond ridiculous now!! (9 Likes)

- Jeff Ledbetter: Ridiculously stupid.

- Rick Stults: They won't be happy until Franklin is a slick, soulless, Disneyland

- Sandy Squires Bennett: PLEASE keep the history and hometown feel of Franklin. That's why we moved here. PLEASE stop the high price specialty shops and bring back the local businesses and owners that are neighbors.

- Candace Logue: No no no

- Diana Gant Tullis: NO, Franklin has been ruined by just these types of developments.

JUN 28

Michael Phillips: Get involved in your community. #FranklinTN #EnvisionFranklin

- Amy Beckum Luker: Thank you, Michael Phillips for standing up for our community! Nashville and

Franklin will soon become an Atlanta version of traffic but none of the officials seem to care.

JUL 26

Michael Phillips: Make your voices heard. #EnvisionFranklin with more traffic!

- Robert Jackson: Eviscerate Franklin. These guys are just pimping this town out. Need to fire them all.

JUL 26

Michael Phillips: #EnvisionFranklin with even more traffic! City planners want to change the rules to allow a 33% increase in office space. #FranklinTN use your voice and #JustSayNo #TooMuchTraffic #StaySmall

- Nikki Andrews: Enough is enough. Greed is taking over.

- Sandra Hoving Engstrand: Nooooooooooooo!!!

- Rodney Taylor: We are fast losing our "little town." I'm for economic growth, but this is getting ridiculous.

- Mira Fleischman: No.....

- Chatrina Harkai: NO!!! NO!!! NO!!!

- Jennifer Starr Housley: Why don't they just let Nashville annex Franklin?...we need to get new city planners!!!!!!

- Donna Harris: NO

- Von Derry: N.O.

- Von Derry: Too packed now

- Von Derry: We can't breathe..you are smothering us..

- Jeff Ledbetter: We need to make sure our "leaders" know that we do not support their "grow at all costs" mentality. I'm not sure they will listen but we have to make a stand.

- Donna Harris: I've been expressing my displeasure for several yrs now. This grow, grow, grow, at all costs and the greed really does need to stop!

- Michelle Yount Massey: I don't believe we have the infrastructure to handle this growth, nor will it contribute to the attractiveness of this town. A more measured approach to growth seems a wiser move.

- Chris Ousley: Lunacy. Fat cats will get their way because of \$\$

AUG 21

City of Franklin: #EnvisionFranklin What would you like for Franklin's future? Attend the public meetings!

- Kerri Faulkner Harvey: The way it use to be (6 Likes)

- Connie Holt Flatt: It will never be the same wonderful, small, caring community it once was.

- Kerri Faulkner Harvey: Agree it's not historical anymore

- Michael Phillips: Less traffic. More pedestrian connectivity. Views that do not include 16 story buildings. #StaySmall (9 Likes)

- Andy Tiedt: Need to allow the city's infrastructure to catch up with growth. Mack Hatcher extension must get built soon it's strangling the west side of the city. (8 Likes)

"While growth can bring economic opportunity and prosperity, it can also fundamentally alter the established community character and quality of life due to increased traffic, influx of people, and the loss of natural resources and open space." ~ #EnvisionFranklin

Our citizens have repeatedly stated that they do NOT want to alter the established community character of Franklin. Show the people of Franklin that you are listening to them and remove the reference to increased building heights from Envision Franklin.

PLEASE DO NOT PERMIT ANY INCREASE IN BUILDING HEIGHTS.

ENVISION



FRANKLIN

Facebook Summary

The City used Facebook to inform citizens of Envision Franklin and to elicit feedback. The City generated twenty posts, including videos. All of the responses are attached in the following pages. Each post has a summary page that lists the number of people reached, likes, comments, and shares. The video posted on September 8, 2016 about the Fifth Avenue Design Concept reached over 16,000 people with over 7,000 people watching the video. The June 17, 2016 post regarding building height generated the most comments.

Envision Franklin Facebook Comments

Post Details

**City of Franklin, TN - Municipal Government**
Published by Milissa Reiersen [?] · June 6 · 🌐

Hey Franklin, do you like this place? Why or why not? #EnvisionFranklin
(photo credit: Patrick Square)



 **Get More Likes, Comments and Shares**
Boost this post for \$20 to reach up to 3,900 people.

2,001 people reached [Boost Post](#)

 Jim Hysen, Leyla Aykac Agaoglu and 24 others

9 Comments 

 Like  Comment  Share  Hootlet

Reported stats may be delayed from what appears on posts ✕

2,001 People Reached

36 Likes, Comments & Shares

26 Likes	26 On Post	0 On Shares
10 Comments	10 On Post	0 On Shares
0 Shares	0 On Post	0 On Shares

267 Post Clicks

105 Photo Views	1 Link Clicks	161 Other Clicks 
---------------------------	-------------------------	--

NEGATIVE FEEDBACK

2 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

CommentShare

Comments



Kristi Rosenthal Hackett Beautiful! Looks like a community- oriented, family- friendly design. Would love to see a neighborhood like this walking distance to downtown Franklin.

[Like](#) · [Reply](#) · [Message](#) · [June 6 at 2:37pm](#)



Steve Dycus I like the small front yards & front porches near the sidewalks. I like the tree-lined streets. I like the variation of the traditional home styles. It reminds me of [Lockwood Glen](#). #FranklinTN

[Like](#) · [Reply](#) · [Message](#) · [June 6 at 2:50pm](#)



Mandy Powell Whitson Beautiful. I love a big front porch and inviting area.

[Like](#) · [Reply](#) · [Message](#) · [June 6 at 3:35pm](#)



Gary Kelly Honestly, I am confused about the question. Are you talking about Franklin in general, or this picture? If so, where is this?

[Like](#) · [Reply](#) · [Message](#) · [June 6 at 4:36pm](#)



City of Franklin, TN - Municipal Government We are talking about this picture and what you like (or don't like) about it. This particular place is in Clemson, SC. In preparation for the update to the Franklin Land Use Plan, The City is looking in other locations throughout the country for best...[See More](#)
[Like](#) · [Reply](#) · Commented on by [Milissa Reiersen](#) · [June 7 at 8:37am](#)



Joy Wolski Only if the back yards are a good size. Otherwise there is no personal space. Kind of silly especially with houses that large.
[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 6 at 7:29pm](#)



Roxana Preda I do like this place, looks really warm and inviting. However, I think the staircases end too close to the road, it feels a little bit uncomfortable. The houses are beautiful, very "Franklin" like, the porches and the light poles are the "it" for perfection. I don't mind dreaming about this beautiful place! Good job designing it!
[Like](#) · [Reply](#) · [Message](#) · [June 6 at 9:18pm](#)



Web Webster I like it if it's connected to other neighborhoods via sidewalks and streets, and if there are houses of varying size and value in the neighborhood.
[Like](#) · [Reply](#) · [Message](#) · [June 7 at 9:54am](#)



Chuck Flott As long as there is a turning lane into the sub.
[Like](#) · [Reply](#) · [Message](#) · [July 8 at 9:16pm](#)



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your input is critical.

TWO OPPORTUNITIES TO ATTEND:

Sept. 26th, 4:30-7:30pm
 Franklin City Hall
 109 Third Ave. S., Franklin, TN 37064

Sept. 27th, 7:30-9:30am
 Columbia State Community College, Williamson Campus
 1228 Liberty Pike, Franklin, TN 37067

Visit www.franklintn.gov/envisionfranklin for more information.

[#PartOfTheSolution](#) [#KeepFranklinFranklin](#)
[Like](#) · [Reply](#) · [Message](#) · [September 14 at 1:08pm](#)

Post Details

City of Franklin, TN - Municipal Government
Published by Stephen Price [?] · June 17 ·

Should buildings near I-65 be allowed to be 3-4 stories taller if it could keep these uses from sprawling into other areas of Franklin? #EnvisionFranklin

Get More Likes, Comments and Shares
Boost this post for \$20 to reach up to 4,000 people.

5,906 people reached

Boost Post

Ryan Crosslin, Marlana DeSantis and 35 others
62 Comments

Like
Comment
Share
Hootlet

Reported stats may be delayed from what appears on posts

5,906
People Reached

170
Reactions, Comments & Shares

39
Like

36
On Post

3
On Shares

1
Love

0
On Post

1
On Shares

1
Angry

1
On Post

0
On Shares

126
Comments

122
On Post

4
On Shares

3
Shares

0
On Post

3
On Shares

1,112
Post Clicks

180
Photo Views

6
Link Clicks

926
Other Clicks

NEGATIVE FEEDBACK

5
Hide Post

0
Hide All Posts

0
Report as Spam

0
Unlike Page

CommentShare

Comments

Tinuviel Kruse What are the downsides of letting them be built taller?

[Like](#) · [Reply](#) · [Message](#) · June 17 at 8:07am

1 Reply

Kerri Faulkner Harvey Yeah if you want to be Nashville

[Like](#) · [Reply](#) · [Message](#) · 4 · June 17 at 8:09am

1 Reply

Chris Utley Yes. You're running out of space and WillCo is attractive to companies bringing jobs to the community. Rather have it along 65 than miles in, causing larger traffic issues.

3

[Like](#) · [Reply](#) · [Message](#) · [5](#) · [June 17 at 8:15am](#)

1 Reply



Katherine Faulman How about putting a stop to the building altogether? We have enough traffic, no public transit, and our beautiful scenery is going away.

[Like](#) · [Reply](#) · [Message](#) · [16](#) · [June 17 at 8:29am](#)

10 Replies



Gary Kelly Are we suggesting a higher than current limits, which are what? Or are we suggesting we lower limits elsewhere? Or keep limits elsewhere, but higher near interstate?

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 8:30am](#)



City of Franklin, TN - Municipal Government The City is currently conducting a Height Overlay (HTO) District Study to evaluate building height standards along I-65. For more information on the detailed recommendations of the study, including the boundaries of the district and proposed height lim...[See More](#)

City of Franklin, TN : Height Overlay Study

The Height Overlay District (HTO) is a zoning overlay that allows a buildings to be constructed up to twelve (12) stories in height.

FRANKLINTN.GOV

[Like](#) · [Reply](#) · [Remove Preview](#) · [June 17 at 12:51pm](#)

[View more replies](#)



Glenn Grabbe Yea make em taller

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 17 at 8:34am](#)



Jeff Ledbetter What is wrong with simply capping growth? What makes Williamson Country (and Franklin) desirable will cease to exist if the current course is continued.

[Like](#) · [Reply](#) · [Message](#) · [19](#) · [June 17 at 8:43am](#)

2 Replies



Crystal Moore I'd rather have the buildings near the interstate go a few stories taller, and maintain what green space we have left. But that height should not be permitted to go beyond the I-65 corridor. The interior of Franklin should be maintained.

[Like](#) · [Reply](#) · [Message](#) · [5](#) · [June 17 at 8:47am](#)



Judy Maddox Goodwin Stop building!

[Like](#) · [Reply](#) · [Message](#) · [6](#) · [June 17 at 8:52am](#)



[Daphne McKell Bock](#) Franklin is already a concrete circus. And there are plans to make it worse. Progress blah blah blah...

[Like](#) · [Reply](#) · [Message](#) · [4](#) · [June 17 at 9:10am](#)



[Kathy Caudill](#) So these buildings are taller near the freeway to keep from building in other space?? What exactly "other space" is left?? There is building everywhere! I don't believe Franklin/WillCo has the ability to say no to growth. We have been here for almost 11 years and it hasn't stopped since. Actually growth has sped up. Meanwhile... infrastructure!

[Like](#) · [Reply](#) · [Message](#) · [4](#) · [June 17 at 9:41am](#)

2 Replies



[Julie Fritz Hunt](#) Welcome to Atlanta.

[Like](#) · [Reply](#) · [Message](#) · [7](#) · [June 17 at 9:56am](#)

1 Reply



[Beth Callard Vriesman](#) No building without adequate infrastructure addition. That means road widening and parking.

[Like](#) · [Reply](#) · [Message](#) · [6](#) · [June 17 at 10:00am](#)



[Jeff Ledbetter](#) Before it's all said and done, we'll probably ending up seeing a "Carnton Commons" strip-mall on Lewisburg Pike.

[Like](#) · [Reply](#) · [Message](#) · [2](#) · [June 17 at 10:04am](#)



[Michael Bishop](#) Yes

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 10:05am](#)



[Ann Walker](#) I think there has to be a vote to see what the residents want. Franklin was a quaint small town which made you feel you were living in Mayberry the perfect town on TV or do you want to become like Nashville. If you have lived in the area for decades you can remember what Nashville used to be like. It was a sleeper you new change would eventually catch up but you had mixed feelings. Now Williamson county has the same decision to make. Personally I like the Mayberry feel keeping the skyscrapers at bay. Infrastructure will crumble if not upgraded as you grow. Sometimes you have to make the decision "Have we grown enough?" Sometimes a moratorium on expansion provides time to reflect. Best of luck to Franklin that has been known as a top small town in the US. Are you willing to loose the best of both worlds close to the action yet a shining diamond of small town USA.

[Like](#) · [Reply](#) · [Message](#) · [6](#) · [June 17 at 10:24am](#)

1 Reply



[Nancy Rossi Westerman](#) Yes. Cap the height of new buildings! We are saving the rolling hills but you can't see them through the buildings. Plus, we are already sprawling. At McEwen & Carothers, the building hasn't even been started and they are clearing the land at Liberty. And the land was cleared at the circle on McEwen more than two years ago and no building. I'm tired of looking at dirt! And what's with the hill behind Target on Columbia? Are we going into the hills now?

[Like](#) · [Reply](#) · [Message](#) · [4](#) · [June 17 at 10:33am](#)

4 Replies



[Austin Benjamin Raymond](#) Keep it east of 65, and you've got my vote 😊. Less habitation off the interstate, less cruising, and while we are at it, expand hw96-i65 junction to a 6 lane bridge or build a McEwen styled crossing. People who think Franklin exists solely along i65 need to get out a bit more. There's plenty of land and green space. Carother's had already become a business district. Let's keep attracting the manufacturing. More jobs, happy citizens who may not have to travel to Nashville. Besides, we all know that Cool Springs is the boom that has amplified public projects in Franklin.

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 10:54am](#)



[Austin Benjamin Raymond](#) What are these infrastructure nessisities people keep referencing?

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 10:57am](#)

3 Replies



[Austin Benjamin Raymond](#) Like the bloke that won't sell his land to complete the MacHatcher loop around franklin? Or maybe the new signs for "no right turn on red". Or, the 30 mph zones not a one of you follow. Perhaps, it's the limited parking at the Factory at Franklin, or the incline near columbia Avenue that causes snow storm accidents every year.

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 11:01am](#)

4 Replies



[Devon Ross](#) Yes

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 11:06am](#)



[Kerri Faulkner Harvey](#) Your killing the goose that laid the golden eggs

[Like](#) · [Reply](#) · [Message](#) · [5](#) · [June 17 at 11:22am](#)

1 Reply



Nita Chapman Maybe it's time for Franklin's leaders to start being a bit more selective in their building/development approvals. We're already behind on building the infrastructure needed to support this huge growth spurt. Traffic has definitely gotten worse over ...[See More](#)
[Like](#) · [Reply](#) · [See Response](#) · [9](#) · June 17 at 11:27am

4 Replies



Eric Spindler Yes make them taller so we don't completely flatten entire forests to build more short buildings along Carothers
[Like](#) · [Reply](#) · [Message](#) · [1](#) · June 17 at 12:35pm



Gary McDow No
[Like](#) · [Reply](#) · [Message](#) · [1](#) · June 17 at 12:57pm



City of Franklin, TN - Municipal Government Thanks to everyone for the input! Be on the lookout for more #EnvisionFranklin posts and continue to share your thoughts. Your comments help shape the City's Land Use Plan, which is currently undergoing an update. A public meeting to gather community feedback on the draft plan will take place in the fall. We hope to see you there! <http://www.franklintn.gov/.../2015-land-use-plan-update>

City of Franklin, TN : Land Use Plan Update

The Franklin Land Use Plan (LUP) is a general guide to the City's policies and objectives for its own long range growth and evolution. It sets the vision for both the City of Franklin and its Urban Growth Boundary (UGB) and is adopted and maintained by the Franklin Municipal Planning Commission. The...
FRANKLINTN.GOV

[Like](#) · [Reply](#) · [Remove Preview](#) · [1](#) · June 17 at 1:02pm

[View previous replies](#)



City of Franklin, TN - Municipal Government [Ann Walker](#) take a look at the Parks Master Plan. There is not a camp ground at this time, but plenty of other open spaces planned.<http://franklintn.gov/home/showdocument?id=23936>
[Like](#) · [Reply](#) · Commented on by [Milissa Reiersen](#) · June 17 at 4:15pm

[View more replies](#)



Write a reply...



Joan Sundwall Paulson No!!! It is extremely sad to see all of the beautiful country and wooded areas being destroyed for more buildings and houses. Franklin has definitely lost the charm that it once had. Taller buildings will cover up the scenic views of the beautiful hills.
[Like](#) · [Reply](#) · [Message](#) · [8](#) · June 17 at 1:04pm



Gary McDow Short building part of what makes Franklin special. If you start wanting look and be like bigger city Franklin will lose its appeal and be just another town you see anywhere. If you want big city look move.

[Like](#) · [Reply](#) · [Message](#) · [5](#) · [June 17 at 1:07pm](#)



City of Franklin, TN - Municipal Government Also, we are getting some really great feedback on this post, many of you may be interested in the Citizen Government Academy! You can learn what City Leaders are doing to address infrastructure, growth, traffic and more! It's not too late to sign up, and it's free! It just takes up a little bit of your time! We'd love to have you!<http://www.franklintn.gov/.../citizens-government-academy>



City of Franklin, TN : Citizens Government Academy

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[Like](#) · [Reply](#) · [Remove Preview](#) · [4](#) · Commented on by [Milissa Reiersen](#) · [June 17 at 1:17pm](#)

2 Replies



Amy Butler No. The tall buildings are already starting to cover up the beautiful hills. Franklin has the advantage at this time to pick and choose who they let in to this community as far as business goes. We should do everything within our power to keep the beauty and charm here as much as possible.

[Like](#) · [Reply](#) · [Message](#) · [7](#) · [June 17 at 1:21pm](#)



Bryce Bruner Yes!

[Like](#) · [Reply](#) · [Message](#) · [June 17 at 2:27pm](#)



Glenn Grabbe But definitely not anything over 10 stories.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 17 at 3:34pm](#)

1 Reply



Rita Matthews I'm just getting tired of all the building going on myself.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 17 at 4:03pm](#)



Luanne Gillig McConnell Please stop!!!!!!

[Like](#) · [Reply](#) · [Message](#) · [3](#) · [June 17 at 5:04pm](#)



Juli Holcomb HELL NO! Seriously? The roadways cant handle what we have. The Hillsboro Rd widening is nice.....25+ years overdue.....and the proposed Columbia Ave widening is, well...I wont go there. Seems that some areas of Franklin are ignored while pushing g...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · [6](#) · [June 17 at 9:03pm](#)

1 Reply



Kathi Lynn Stampley I am so tired of seeing construction wherever I go. It is ruining this sweet town. Franklin is not nearly as good as it used to be. Please stop pouring concrete. Our green is disappearing fast. It is so incredibly sad.
[Like](#) · [Reply](#) · [Message](#) · [5](#) · [June 17 at 9:08pm](#)

1 Reply



Monica Bagnara I live in California and have visited Franklin many times so i keep up via FB. I agree with many people here to keep it green and not to let it become a big city. It is such a beautiful place to visit. I think it will lose its charm if you allow too many large businesses...and your traffic will be horrible like it is here....
[Like](#) · [Reply](#) · [Message](#) · [2](#) · [June 17 at 10:27pm](#)



Shannon Jones Banks Yes
[Like](#) · [Reply](#) · [Message](#) · [June 17 at 11:11pm](#)



Brandon Anglin Yes time to build up and not out, the demand is definitely there
[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 18 at 12:55am](#)

1 Reply



Lori Basch Fishkind Makes no difference. The more you build, the more that will be built It will spread anyway. It would be a bandaid and then you will have both to deal with.
[Like](#) · [Reply](#) · [Message](#) · [June 18 at 7:04am](#) · [Edited](#)

1 Reply



Chris Hesson Boyd I appreciate you asking. I think Cool Springs development is okay 3- 10 stories if that will keep the growth of commercial away from downtown Franklin and the Hillsboro and Franklin rd corridors.
[Like](#) · [Reply](#) · [Message](#) · [June 18 at 9:31am](#)

1 Reply



Terrah Trimble Yes
[Like](#) · [Reply](#) · [Message](#) · [June 18 at 1:05pm](#)



Marcia Apple Franks Yes

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 18 at 1:28pm](#)



Stephen Delaney Keep Franklin green and stop the madness. NOW!!!! I am actually wondering how much longer I can live here. Been in too many other places with untamed growth. Make that GREED!

[Like](#) · [Reply](#) · [Message](#) · [2](#) · [June 18 at 3:15pm](#)

1 Reply



Jill Anne No!

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 20 at 5:39pm](#)



City of Franklin, TN - Municipal Government If anyone is interested in learning more about the height overlay study please go to this website <http://franklintn.gov/.../long-range.../height-overlay-study> or/and you can also attend a public meeting about the study on June 27th at 6pm in the City Hall Training room.

City of Franklin, TN : Height Overlay Study

The Height Overlay District (HTO) is a zoning overlay that allows a buildings to be constructed up to twelve (12) stories in height.

FRANKLINTN.GOV

[Like](#) · [Reply](#) · [Remove Preview](#) · Commented on by [Milissa Reiersen](#) · [June 22 at 2:06pm](#)



Gary McDow It should not even be debated the idea from the beginning it's crazy. no tall buildings. And remember we pay the taxes we should have to say not some committee

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 22 at 2:24pm](#)

3 Replies



Tim Cornwell It's necessary, they should go up a few stories if need be, the growth/anti growth debate isn't the question. Franklin will continue to grow, don't forget a huge reason our city is so nice is due to the revenue created by this growth in many different ways. The local government will do a good job of keeping this overlay only in certain areas. I honestly don't know why/how an extra 3 to 4 story overlay would hurt a thing. What's the downside of going from 12 or 14 (whatever it is currently) up to 17 or 18? It isn't like they will be in residential neighborhoods, blocking views etc....

[Like](#) · [Reply](#) · [Message](#) · [June 23 at 6:08pm](#)

1 Reply



Natalie Carrel Abruzzo Not without addressing the traffic on the roads nearby first. McEwen Drive, Carothers, Cool Springs Blvd, Mallory Lane.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 24 at 6:21am](#)



Kelly Brown No. The city needs managed growth and doing it by adding stories to buildings is not the answer. We're already at a point where traffic is crazy and our quality of life is impacted.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 24 at 7:55am](#)

1 Reply



Kelly Brown And watch out west side. Once the east is inundated with buildings, people and traffic, you're next. It's out of control.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 24 at 8:02am](#)



Bob Moreo Yes - up taller closer to the freeway is much better than sprawling out along the arterials

[Like](#) · [Reply](#) · [Message](#) · [June 24 at 10:49am](#)

1 Reply



Bob Moreo Also taller can allow for integrated parking decks below buildings

[Like](#) · [Reply](#) · [Message](#) · [June 24 at 10:50am](#)



Diana Gant Tullis No No No No No. Could we please get an alderman that protect those of us in the Cool Springs area. Bev Burger DOES NOT represent us in any way shape or form!

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [July 3 at 10:59pm](#)

1 Reply



Steve Lerman Bev has been helpful with getting after the folks responsible for cutting the grass/removing the weeds (a constant battle by I-65!!) All that said - We really do need to take a different direction on development. My taxes shouldn't be going up ten cents to help pay for infrastructure. The developers should either fully fund the additional roads and schools, (police, fire etc.) or they should not be allowed to develop and get rich while sticking the existing residents with the bills. I do disagree with Mr. Stuckey - growth if NOT inevitable. It should be controlled and tax neutral to surplus funding. Growth should be slowed down to preserve the green spaces, and reduce the pressure on unfunded transportation.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [July 5 at 12:58pm](#)

1 Reply



Michael Phillips A traffic study conducted by the City of Franklin in 2012 determined that some of the feeder routes in the city would need to be six lanes wide and have three turn lanes at some intersections to accommodate anticipated future traffic. Franklin has already determined that it will never be able to adequately accommodate the

traffic demand of the city. It is ludicrous to even consider adding an additional four stories to buildings knowing that would make the city's traffic problems even worse.

[Like](#) · [Reply](#) · [Message](#) · [July 6 at 10:31am](#)



Troy Snider No for two reasons- 1. Traffic is a nightmare right now near those streets and will just get worse. 2. The tall buildings will block the view of the scenic hills and ridge-line.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [July 26 at 8:06am](#)

1 Reply



Morton Stein Mort Stein To deal with the extra traffic, why not require that the companies provide housing in the area for the workers that will added by the additional height given? This would enable them to either walk, bicycle or take local transit to work.

[Like](#) · [Reply](#) · [Message](#) · [August 30 at 2:37pm](#)



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

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1228 Liberty Pike, Franklin, TN 37067

Visit www.franklintn.gov/envisionfranklin for more information.

[#PartOfTheSolution](#) [#KeepFranklinFranklin](#)

[Like](#) · [Reply](#) · [Message](#) · [September 14 at 1:06pm](#)



Michael Phillips This question is disingenuous.

"Should buildings near I-65 be allowed to be 3-4 stories taller IF IT COULD KEEP THESE USES FROM SPRAWLING INTO OTHER AREAS OF FRANKLIN?" ...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · [September 15 at 2:31pm](#)



Michael Phillips [#BePartOfTheSolution](#) to [#KeepFranklinFranklin](#)

<https://www.facebook.com/KeepFranklinFranklinTN>

[Like](#) · [Reply](#) · [Message](#) · [September 16 at 7:47am](#) · [Edited](#)

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City of Franklin, TN - Municipal Government

Published by Stephen Price [?] · June 20 ·

Would you like to have a place like this to enjoy in Franklin?
#EnvisionFranklin (photo credit: Craig Lee)



Get More Likes, Comments and Shares

Boost this post for \$20 to reach up to 4,000 people.

4,795 people reached

Boost Post



4,795 People Reached

159 Reactions, Comments & Shares

130



Like

126

On Post

4

On Shares

5



Love

5

On Post

0

On Shares

1



Wow

1

On Post

0

On Shares

23

Comments

21

On Post

2

On Shares

1

Shares

1

On Post

0

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122

Photo Views

9

Link Clicks

325

Other Clicks ⓘ

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0 Report as Spam

0 Unlike Page

Tommy Pierce Umm, can we please get side walks from Down-Town to the Factory / [Harlinsdale Farm](#). first please!!!
UGHH

[Like](#) · [Reply](#) · [Message](#) · **11** · June 20 at 4:35pm



Michael-Robin Bruso Looks similar to the Liberty Bridge at Falls Park in Greenville, SC <http://www.fallspark.com/175/The-Liberty-Bridge>

[Like](#) · [Reply](#) · [Message](#) · June 20 at 5:19pm

1 Reply



Amber McCutcheon May I help you build it?

[Like](#) · [Reply](#) · [Message](#) · June 20 at 6:41pm



Kathy Caudill Yes!! Also, more sidewalks would be great too. Specifically all along Lewisburg, down past Carnton.

[Like](#) · [Reply](#) · [Message](#) · **3** · June 20 at 8:20pm

1 Reply



Gary Kelly Of course. Who would said no? Is there a real question in here somewhere?

[Like](#) · [Reply](#) · [Message](#) · 1 · June 20 at 8:44pm · Edited



Virginia Pearre Egbert Sidewalks along West Main near Battle Ave too.... Tons of people walking through that section of town!

[Like](#) · [Reply](#) · [Message](#) · 3 · June 20 at 8:57pm



Marcia Apple Franks Looks like Greenville, SC! BIG YES!!!

[Like](#) · [Reply](#) · [Message](#) · 1 · June 20 at 10:30pm



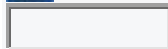
Jeff Ledbetter I thought it actually was a picture of Greenville at first glance. Why do we want to look like Greenville?

[Like](#) · [Reply](#) · [Message](#) · June 21 at 8:50am



Rick Stults The city is obviously seeking inspiration for river walk areas from cities like Greenville & Chattanooga

[Like](#) · [Reply](#) · [Message](#) · June 21 at 9:45am



Write a reply...



Barbara Paugh Christensen How about completing the Mack Hatcher Bypass???! 🙄🙄🙄🙄

As promised 20 years ago. 😊😊

[Like](#) · [Reply](#) · [Message](#) · 4 · June 21 at 7:01pm · Edited



City of Franklin, TN - Municipal Government We are trying! That is a state road and needs state funding!

[Like](#) · [Reply](#) · Commented on by Milissa Reiersen · June 22 at 3:21pm



Barbara Paugh Christensen Tell that to all who were promised traffic relief on the west side of Franklin! Talk about over promising & not delivering.

[Like](#) · [Reply](#) · [Message](#) · 1 · June 22 at 6:11pm



Michael Phillips That is a city problem and needs city action.

It is not a priority for the city, they don't think there is enough traffic on the west side of town to justify the expense.

[Like](#) · [Reply](#) · [Message](#) · 1 · August 24 at 9:09pm



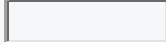
Barbara Paugh Christensen Michael Phillips I , obviously, don't agree. West haven was built on a promise for road infrastructure. Another lie.

[Like](#) · [Reply](#) · [Message](#) · 1 · August 24 at 9:46pm



Michael Phillips Mack Hatcher must be completed and must have a minimum of four lanes all the way around! Anything less is a failure by City Hall.

[Like](#) · [Reply](#) · [Message](#) · August 25 at 1:32pm



Write a reply...



Jim Hysen Yes! Smart growth! Less urban sprawl! Not making anymore land. Got to use every inch of dirt efficiently

[Like](#) · [Reply](#) · [Message](#) · [1](#) · June 26 at 6:37pm



Michael Phillips Yes, of course. This would do more to make Franklin great than taller office buildings will.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · June 28 at 9:25am



Michael Phillips It will take 45 minutes to get there because of traffic. You won't be able to find a parking spot. And, the view will include the city's new 16 story skyline in Cool Springs.

[Like](#) · [Reply](#) · [Message](#) · August 24 at 9:12pm



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your ...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · September 14 at 1:06pm

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City of Franklin, TN - Municipal Government
Published by Milissa Reiersen [?] · June 24 ·

#EnvisionFranklin We want your feedback for our City Land Use Plan!

Is the City providing enough variety of lot sizes in its new neighborhoods?



Get More Likes, Comments and Shares
Boost this post for \$20 to reach up to 4,000 people.

3,182 people reached

Boost Post

Steve Dycus, Jean Vul and JasonNina Milton · 10 Comments · 3 Shares

Like · Comment · Share · Hootlet

3,182 People Reached

56 Reactions, Comments & Shares

15 Like	2 On Post	13 On Shares
1 Angry	1 On Post	0 On Shares
36 Comments	10 On Post	26 On Shares
4 Shares	3 On Post	1 On Shares

389 Post Clicks

79 Photo Views	2 Link Clicks	308 Other Clicks
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NEGATIVE FEEDBACK

4 Hide Post	0 Hide All Posts
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Comments



Laura Martin Unfortunately, no. #1 reason we did not choose a new/newer build when we purchased 1.5 years ago.
[Like](#) · [Reply](#) · [Message](#) · [1](#) · [June 25 at 7:19am](#)



Elizabeth Mitilineos-StVincent When you can shake hands with your neighbor, through each respective bathroom window, you know the lots are too small....
[Like](#) · [Reply](#) · [Message](#) · [3](#) · [June 25 at 3:39pm](#)



Nita Chapman Uhm.....no!
[Like](#) · [Reply](#) · [Message](#) · [June 26 at 12:34am](#)



Derrick Solomon No, not a chance. Becoming more like Springhill's subdivisions.
[Like](#) · [Reply](#) · [Message](#) · [June 26 at 3:03pm](#)



Bobbie Lou Attkisson No!
[Like](#) · [Reply](#) · [Message](#) · [June 27 at 7:31pm](#)



Natalie Carrel Abruzzo What about affordability in its new neighborhoods? A \$500,000 new house requires a tiny lot here. If you want an actual yard that'll cost you another 100,000+.

[Like](#) · [Reply](#) · [Message](#) · [June 28 at 6:18am](#)



Melissa Carr Fitzgerald No. The neighborhood being built next to us has 10 feet on one side of the house and 20 on the other...for a driveway. 14 homes on a 6 acre lot. They are beautiful inside but at 600k who is gonna buy them? Where do people park if they want to have 8-10 friends/family over? We have to think about the future we are creating. We have to do better than this.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [August 25 at 1:04am](#) · [Edited](#)



Amanda Mae Steele [#envisionfranklin](#) - definitely not big enough. Pretty obvious money is the goal and not quality of living.

[Like](#) · [Reply](#) · [Message](#) · [July 28 at 9:59am](#)



Michael Phillips 100% of responders said No.
Another example of quality of life deteriorating in our city.

[Like](#) · [Reply](#) · [Message](#) · [August 24 at 9:16pm](#)



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

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City of Franklin, TN - Municipal Government
Published by Milissa Reiersen [?] · June 27 · 🌐

Would you like to see a place like this in the Cool Springs area? Why or why not? #EnvisionFranklin



👍 **Get More Likes, Comments and Shares**
Boost this post for \$20 to reach up to 4,000 people.

834 people reached

[Boost Post](#)

👍 🤔 22

12 Comments 1 Share

Like Comment Share Hootlet

834 People Reached

44 Reactions, Comments & Shares

24 Like	21 On Post	3 On Shares
1 Wow	1 On Post	0 On Shares
15 Comments	15 On Post	0 On Shares
4 Shares	1 On Post	3 On Shares

233 Post Clicks

97 Photo Views	2 Link Clicks	134 Other Clicks
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NEGATIVE FEEDBACK

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David Franzen I would rather see widening and beautification projects on existing roads instead of building more retail for marginal chains. I would be much more excited to see an upgraded traffic control center and water treatment plant than I would new space that independent shop owners can never afford.

Why are we insisting on more growth and recognition that "we're number one" when local folks I talk to say they avoid downtown these days?

Like · Reply · Message · 18 · June 27 at 11:47am

3 Replies



Kathi Lynn Stampley No more construction in Franklin!!!! It is beyond ridiculous now!!

Like · Reply · Message · 9 · June 27 at 5:16pm



John Brock Franklin should adopt a Total Sustainability Measure that would help ensure that new major construction, retail or not, is able to exceed success probabilities established by the measure. The program should include an economic impact study as one component of the overall program. Other components should include education, crime, social development and other major impact studies that together make up the measure. This helps ensure that the project is not only 150% dedicated to long term success, but that it is 200% capable of achieving it prior to development.

Like · Reply · Message · 1 · June 27 at 10:12pm



Jeff Ledbetter Ridiculously stupid.

[Like](#) · [Reply](#) · [Message](#) · 1 · June 27 at 10:26pm



Rick Stults They won't be happy until Franklin is a slick, soulless, Disneyland

[Like](#) · [Reply](#) · [Message](#) · 3 · June 28 at 8:42am



Sandy Squires Bennett PLEASE keep the history and hometown feel of Franklin. That's why we moved here. PLEASE stop the high price specialty shops and bring back the local businesses and owners that are neighbors.

[Like](#) · [Reply](#) · [Message](#) · 2 · June 28 at 8:26pm



Candace Logue No no no

[Like](#) · [Reply](#) · [Message](#) · 1 · July 1 at 10:32am



Diana Gant Tullis NO, Franklin has been ruined by just these types of developments.

[Like](#) · [Reply](#) · [Message](#) · 1 · July 3 at 10:37pm



Bryant Brabson Don't we already have this over on Meridian near CHS HQ?

[Like](#) · [Reply](#) · [Message](#) · 1 · July 4 at 12:50pm



Gw Elliott This is the future of Franklin. Imagine how those of us who remember Coolsprings as a farm feel.....

[Like](#) · [Reply](#) · [Message](#) · 1 · July 4 at 7:53pm



Michael Phillips Again, 100% of respondents said NO!

The city planners and the planning commission must be stopped before our city is ruined....[See More](#)

[Like](#) · [Reply](#) · [Message](#) · August 24 at 9:21pm



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

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20

anything new posted on the website here <http://franklintn.gov/what-s-new/news-updates> scroll down and you can sign up for email updates, we have close to 1,000 email subscribers!

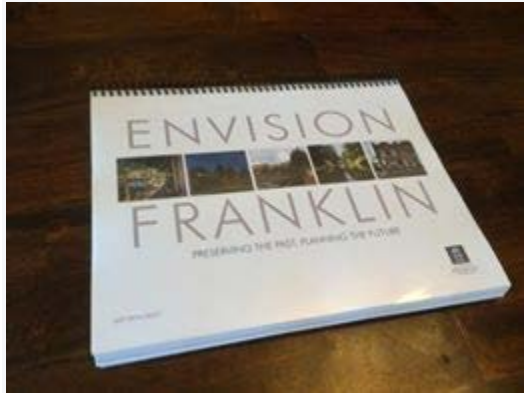
City of Franklin, TN : Calendar

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Michael Phillips I've got my copy and I'll be sure to read every word. I'm already signed up for all email updates.



[Like](#) · [Reply](#) · [Message](#) · July 26 at 4:39pm · Edited



Jeff Ledbetter Michael Phillips Where did you get that printed copy?

[Like](#) · [Reply](#) · [Message](#) · July 27 at 7:49am



Michael Phillips Jeff, I took a digital file on a thumb drive to The UPS Store and had them print it.

[Like](#) · [Reply](#) · [Message](#) · July 27 at 8:03am



Jeff Ledbetter Michael Phillips Ah, ok. I was hoping the City was providing hard-copies free of charge. .

[Like](#) · [Reply](#) · [Message](#) · [1](#) · July 27 at 9:44am

Evelyn Johnsey England Congratulations on your new position.Emily is looking great.

[Like](#) · [Reply](#) · [Message](#) · August 11 at 9:36pm



Lydia Harper Smith Way to go Emily!!! You're daddy is so proud of you ❤️!.

[Like](#) · [Reply](#) · [Message](#) · August 12 at 10:11pm



Michael Phillips Collective community vision...

The community wants less traffic, not more.

The community wants scenic viewsheds, not a skyline.

[Like](#) · [Reply](#) · [Message](#) · 1 · August 25 at 1:25pm · Edited

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Video

Post



City of Franklin, TN - Municipal Government: Learn about #EnvisionFranklin

#EnvisionFranklin, Preserving the past, planning the future

3:01 · Uploaded on 08/10/2016 · [View Permalink](#)

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8/10/16 (Post two)

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August 15 ·

Lauren Harris Riley, our best friend, [Emily Hunter](#)!!!! Emily, you look amazing on camera! Way to articulate!
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1010

Comments



Adrienne Michelle Johnson Great Job [Emily](#)!!!

[Like](#) · [Reply](#) · August 15 at 9:09am



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My niece, [Emily Hunter](#). How professional you are!

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11 [Debbie Henry](#), [Emily Hunter](#) and 9 others

Comments



Regina Myers Is Kevin her dad?

[Like](#) · [Reply](#) · [August 11 at 8:12pm](#)



Denise Hunter Barnes replied · 1 Reply



Emily Hunter Thanks!! I manage to be professional sometimes

[Like](#) · [Reply](#) · [1](#) · [August 11 at 8:37pm](#)



Regina Myers She looks like her dad. Good job Emily!!

[Like](#) · [Reply](#) · [August 12 at 11:04am](#)



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Comments



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August 11 ·

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48 Amanda Rose, Susan Barnes Coleman and 46 others

Comments

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Shelby Greene Guthrie You rocked it!! No doubt the most articulate & professional Director ever! so much to be proud of

[Like](#) · [Reply](#) · [August 12 at 12:48pm](#)



Beth Wheeler Parrish Great job Emily!

[Like](#) · [Reply](#) · [August 12 at 9:21pm](#)



Beth Fullerton Logan Great job , so proud of you

[Like](#) · [Reply](#) · [August 12 at 11:23pm](#)



Pam Montesi What a wonderful interview, Emily!!!!

You look so beautiful and you "knocked it out of the park"!!!! I am SO PROUD OF YOU!!!!!!!

[Like](#) · [Reply](#) · [2](#) · [August 13 at 8:14pm](#)



Write a comment...



Franklin Park - Live, Work, Play shared [City of Franklin, TN - Municipal Government's video](#).

August 11 ·

This wonderful segment on developments in Franklin was filmed out our very own One Franklin Park! Be sure to get more information about the future of Franklin on September 26th & 27th!

[Show Attachment](#)



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[Milissa Reiersen](#) shared a [video](#) to the group: [i heart franklin TN](#).

August 11 ·

[#EnvisionFranklin](#) Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings! www.franklintn.gov/envisionfranklin

[Show Attachment](#)



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Comments



Write a comment...



[Milissa Reiersen](#) shared a [video](#) to the group: [Hip Franklin](#).

August 11 ·

[#EnvisionFranklin](#) Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings! www.franklintn.gov/envisionfranklin

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1 [Jeffie Nicholson](#)

Comments



[Milissa Reiersen](#) shared a [video](#) to the group: [Lockwood Glen Neighbors](#).

August 11 ·

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2Steve Dycus and 1 other

Comments



Write a comment...



[Jeffie Nicholson](#) shared [City of Franklin, TN - Municipal Government's video](#).

August 11 ·

[Show Attachment](#)



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Comments



Write a comment...



[Milissa Reierson](#) shared a [video](#) to the group: [Focus on Franklin \(TN\)](#).

August 11 ·

[#EnvisionFranklin](#) Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings!www.franklinton.gov/envisionfranklin
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2Jeffie Nicholson and Adam Kimble

Comments



Milissa Reiersen shared a [video](#) to the group: [Leadership Franklin Alumni Association](#).

August 11 ·

#EnvisionFranklin Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings!www.franklintn.gov/envisionfranklin

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2Debbie Henry and 1 other

Comments



Write a comment...



Milissa Reiersen shared a [video](#) to the group: [Downtown Neighborhood Association, Franklin, Tennessee](#).

August 11 ·

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1Sam Whitson

Comments



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Milissa Reiersen shared a [video](#) to the group: [Cannonwood - Franklin](#).

August 11 ·

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Milissa Reiersen shared a [video](#) to the group: [Founders Pointe Community](#).

August 11 ·

[#EnvisionFranklin](#) Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings!www.franklinton.gov/envisionfranklin
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Comments



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August 11 ·

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1Lisa Clayton

Comments



Write a comment...



Milissa Reierson shared a [video](#) to the group: [The Highlands at Ladd Park Residents](#).

August 11 ·

[#EnvisionFranklin](#) Have you seen the draft plan? Do you know what it entails? What do you see for the future of our great city? Watch the video, go to the website, attend the public meetings!www.franklintn.gov/envisionfranklin

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Comments



Write a comment...



Milissa Reierson shared a [video](#) to the group: [Franklin Insiders](#).

August 11 ·

[Show Attachment](#)



[Like](#)Show more reactions

[Share](#)

2Max Cook II and Stephanie Turner

Comments

Some posts may not appear here because of their privacy settings.

Deanna Lambert Thomas Great video! [Stephen Price](#) and [Milissa Reierson](#)

[Unlike](#) · [Reply](#) · [Message](#) · 1 · August 10 at 10:32pm



Robert Springer [Rob Cesternino](#)

[Like](#) · [Reply](#) · [Message](#) · [1](#) · August 11 at 5:09am



Chad Jason Dannenfelser Great job [Milissa Reiersen](#) and Emily Hunter!

[Unlike](#) · [Reply](#) · [Message](#) · [2](#) · August 11 at 11:15am



Kitty Council Hawkins You are so impressive! So proud of you.

[Like](#) · [Reply](#) · [Message](#) · August 11 at 6:59pm



Norwood Jones Neat Emily

[Like](#) · [Reply](#) · [Message](#) · August 11 at 9:15pm



Evelyn Johnsey England Congratulations on your new position.Emily is looking great.

[Like](#) · [Reply](#) · [Message](#) · August 11 at 9:36pm



Lydia Harper Smith Way to go Emily!!! You're daddy is so proud of you ❤️.!

[Like](#) · [Reply](#) · [Message](#) · August 12 at 10:11pm



Michael Phillips Collective community vision...

The community wants less traffic, not more.

The community wants scenic viewsheds, not a skyline.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · August 25 at 1:25pm · Edited

Post Details

Video

Post

City of Franklin, TN - Municipal Government

was live.

Published by Stephen Price

August 12

#EnvisionFranklin: Preserving Natural Beauty

03:20

Get More Likes, Comments and Shares

Boost this post for \$20 to reach up to 4,000 people.

6,137 people reached

Boost Post

Like

Love

Wow

Comments

Shares

67

17 Comments

11 Shares

Like

Comment

Share

Hootlet

6,137 People Reached

2,978 Video Views

217 Reactions, Comments & Shares

163 Like	66 On Post	97 On Shares
3 Love	1 On Post	2 On Shares
3 Wow	0 On Post	3 On Shares
38 Comments	19 On Post	19 On Shares
11 Shares	11 On Post	0 On Shares

769 Post Clicks

127 Clicks to Play	0 Link Clicks	642 Other Clicks
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Post Details

Video

Post

City of Franklin, TN - Municipal Government

#EnvisionFranklin: Preserving Natural Beauty

3:20 · Uploaded on 08/12/2016 · View Permalink

Video Performance In This Post

Peak Live Viewers	14
Minutes Viewed	1,392
Unique Viewers	2,803
Video Views	2,978
10-Second Views	1,151
Video Average Watch Time	0:28
Audience and Engagement	

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liam Franklin Hubbard shared City of Franklin, TN - Municipal Government's live video.

33

August 13 ·

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2Josh Womack and Jennifer Ivey

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Michael Skinner shared City of Franklin, TN - Municipal Government's [live video](#).

August 13 ·

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Like

CommentShare

10Mandy Powell Whitson, Debbie Henry and 8 others

Comments



Robert Huff Thanks Mike

Like · Reply · August 13 at 7:40am



Rudy Jordan Good! Thanks for posting this, Mike!

Like · Reply · August 13 at 9:26am



Write a comment...

Some posts may not appear here because of their privacy settings.

Write a comment...



Scott Willett · 0:55 Conservation???? Really?!?!? Creeks that use to exist are gone now. All of the construction here has killed small creeks, wells, and other wildlife. Conservation my born and raised in Franklin BUTT. If conservation is one of the 17 design concepts it's probably LAST on the list and money is first.

Like · Reply · Message · 1 · August 12 at 10:25pm



City of Franklin, TN - Municipal Government · Thank you for your feedback. We are doing our best with the overwhelming growth our city is experiencing. Please take a look at the plan here www.franklintn.gov/envisionfranklin and attend the public meetings. Your input is valuable to us, especially since you have lived here such a long time.

City of Franklin, TN : Land Use Plan Update: Envision Franklin

The City has completed a draft update to the Land Use Plan, entitled "Envision Franklin." The draft is available at the links below.

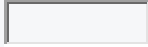
FRANKLINTN.GOV

[Like](#) · [Reply](#) · [Remove Preview](#) · Commented on by [Milissa Reiersen](#) · [August 15 at 9:23am](#)



Michael Phillips · Money certainly seems to be the motivating factors behind some of decisions made at city hall.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [August 25 at 1:28pm](#)



Write a reply...



Frances Boyd Olliff · 1:41 Awesome! Know you guys are so very proud!!! What an intelligent and handsome son!

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 2:27pm](#)



Katherine Kusmierz Machul · 2:31 Nice job, Andrew!

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 9:44am](#)



Tim Kaczmarek · 0:47 WOW !

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 9:40am](#)



Sherry Wedge · 3:06 Great job Drew

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 12:06pm](#)



Scott Hondo Hallock Sr. · 3:20 Outstanding!

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 12:20pm](#)



Louise Petersen · 0:39 Good job Drew! Very proud of you!!!

[Unlike](#) · [Reply](#) · [Message](#) · [3](#) · [August 12 at 2:58pm](#)



Lynette Miller Biggar · 1:57 Wow!! I know you are proud! He looks so professional.....and I knew him back when....ha□

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [August 12 at 4:33pm](#)



Ed Clark · 1:31 Is that the little guy I used to know???
Awesome job, Drew!

[Like](#) · [Reply](#) · [Message](#) · [August 12 at 6:11pm](#)



Ron Topinka · 3:20 Developers build these but the city will maintain them which the taxpayers will pay for

[Like](#) · [Reply](#) · [Message](#) · [August 14 at 5:40am](#)



Robin F Wolff · 0:50 Apple did not fall from from the tree...just amazing

[Like](#) · [Reply](#) · [Message](#) · [August 14 at 7:43am](#)



Jill Pietrusinski · 2:26 Very impressive!

[Like](#) · [Reply](#) · [Message](#) · [August 14 at 7:41am](#)



Wayne Roach · 0:00 Awesome job

[Like](#) · [Reply](#) · [Message](#) · [August 12 at 7:48pm](#)



Gene Dutkiewicz · 3:19 Great job Andrew!

[Like](#) · [Reply](#) · [Message](#) · [August 12 at 6:30pm](#)

[Write a comment...](#)

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ENVISION
FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

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1 Comment 

Like Comment Share Hootlet

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Post Details

Video

Post





City of Franklin, TN - Municipal Government

#EnvisionFranklin: Neighborhood Mixed-Use

3:55 · Uploaded on 08/15/2016 · View Permalink

Video Performance In This Post

Peak Live Viewers	10
Minutes Viewed	566
Unique Viewers	1,277
Video Views	1,362
10-Second Views	430
Video Average Watch Time	0:25
Audience and Engagement	

Edit Post

Boost Post

Sherry A. Knowles · 0:51 what about the townhouses that look out on the publix loading docks and we're never told before they purchased?

Like · Reply · Message · 2 · August 15 at 2:36pm

City of Franklin, TN - Municipal Government · You would need to contact the developer/builder about that issue.

Like · Reply · Commented on by Milissa Reiersen · August 15 at 2:49pm

[View more replies](#)

Sherry A. Knowles · 2:01 buyer beware !

Like · Reply · Message · August 15 at 2:36pm

David Hirst · 0:00 Have visited once, love the ambience, friendly small town feel. See you all again this fall

Like · Reply · Message · August 16 at 6:52pm

Lori Jarosz shared [City of Franklin, TN - Municipal Government's live video](#).

39

Post Details

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City of Franklin, TN - Municipal Government

Published by Buffer [?] · August 20 ·

#EnvisionFranklin articulates the long-term vision that will direct future development in a way that strengthens the City and creates exceptional places for people. See the plan here <http://buff.ly/2b6eGdR>



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5,265 people reached

Boost Post

76

5 Comments 12 Shares

Like

Comment

Share

Hootlet

5,265 People Reached

106 Reactions, Comments & Shares

86



Like

75

On Post

11

On Shares

2



Love

1

On Post

1

On Shares

5

Comments

5

On Post

0

On Shares

13

Shares

12

On Post

1

On Shares

306 Post Clicks

105

Photo Views

92

Link Clicks

109

Other Clicks

NEGATIVE FEEDBACK

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0 Unlike Page

Sharon Read such a pretty city, I loved visiting.

Like · Reply · Message · August 20 at 9:51am



Judith Page Such a beautiful town.

Like · Reply · Message · August 20 at 1:40pm



Elizabeth Nguyen Beautiful town

Like · Reply · Message · August 20 at 11:49pm



Michael Phillips It also would allow developers to put up 16 story buildings, changing the landscape of our "small city" and creating a traffic nightmare. This one aspect of the plan does not strengthen the city, it will negatively impact the quality of life of our citizens and visitors.

Like · Reply · Message · August 25 at 1:18pm



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your ...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · September 14 at 1:05pm

ilissa Reiersen shared a [photo](#) to the group: [Franklin Insiders](#).

August 22 ·

[Show Attachment](#)



[Share](#)

3Max Cook II, Susan Barnes Coleman and Mike Diana Beasley

[Comments](#)



Lori Jarosz shared [City of Franklin, TN - Municipal Government's photo](#).

August 20 ·

[CommentShare](#)

[Comments](#)



Donna Townsend shared [City of Franklin, TN - Municipal Government's photo](#).

August 20 ·

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Susan Barnes Coleman shared [City of Franklin, TN - Municipal Government's photo](#).

August 20 ·

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Catherine Binhlam, Realtor - Keller Williams Realty shared City of Franklin, TN - Municipal Government's photo.

August 20 •

[Show Attachment](#)



Darlene Anderson shared City of Franklin, TN - Municipal Government's photo.

August 20 •

My hometown.

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4Rosey Johnson, Jane Reed Newcome and 2 others

Comments



Write a comment...



J Edward Campbell shared City of Franklin, TN - Municipal Government's [photo](#).

August 20 •

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1Debbie Henry

Comments



Post Details

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City of Franklin, TN - Municipal Government
Published by Buffer [?] · August 21 ·

#EnvisionFranklin What would you like for Franklin's future? Attend the public meetings! <http://buff.ly/2bnKzvV>

Get More Likes, Comments and Shares
Boost this post for \$20 to reach up to 4,000 people.

3,274 people reached

Boost Post

Sandy Burr, Billy Jones and 25 others

7 Comments 1 Share

Like Comment Share Hootlet

3,274 People Reached

48 Reactions, Comments & Shares

29 Like	26 On Post	3 On Shares
1 Love	1 On Post	0 On Shares
13 Comments	11 On Post	2 On Shares
5 Shares	1 On Post	4 On Shares

183 Post Clicks

51 Photo Views	25 Link Clicks	107 Other Clicks
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NEGATIVE FEEDBACK

4 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

erri Faulkner Harvey The way it use to be 😞
Like · Reply · Message · 6 · August 21 at 7:10am

2 Replies

Michael Phillips Less traffic.
More pedestrian connectivity.
Views that do not include 16 story buildings....[See More](#)
Like · Reply · Message · 9 · August 21 at 8:25am · Edited

Andy Tiedt Need to allow the city's infrastructure to catch up with growth. Mack Hatcher extension must get built soon it's strangling the west side of the city.
Like · Reply · Message · 8 · August 21 at 8:33am

Ann Walker Never to loose it's small town charm. Remember what made Franklin a popular and a place you wanted to live and visit
Hopefully it will never have tall commercial buildings that will cause it to loose it's idenity. Also that an abundance of

43

green space always be maintained with reminders of the old Franklin. You have a jewel don't ever allow dollar signs in the name of progress to take that away.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · August 21 at 6:03pm



Michael Phillips Please create Facebook events for the public meetings.

[Unlike](#) · [Reply](#) · [Message](#) · [1](#) · August 21 at 10:14pm



City of Franklin, TN - Municipal Government Done for these, check them out in our events section.

[Like](#) · [Reply](#) · [1](#) · Commented on by Milissa Reiersen · August 22 at 2:11pm

[View more replies](#)



Michael Phillips Please attend the public meetings and let your voice be heard.

Sept 26, 2016...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · August 24 at 8:46pm



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your ...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · September 14 at 1:05pm

Post Details

Reported stats may be delayed from what appears on posts ✕



City of Franklin, TN - Municipal Government

Published by Milissa Reiersen [?] · September 1 · 🌐

Learn more about Envision Franklin
here <http://www.tennessean.com/story/news/local/williamson/2016/08/26/en-vision-franklin-offers-guidelines-growth/88750214/>



Envision Franklin offers guidelines for growth

Here are the highlights of Envision Franklin, the city's upcoming, long-term planning document.

TENNESSEAN.COM



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1,424 people reached

Boost Post

👍 Catherine Bingham, Ann Walker and 4 others



👍 Like 💬 Comment ➦ Share 📧 Hootlet

1,424 People Reached

6 Likes, Comments & Shares

6

Likes

6

On Post

0

On Shares

0

Comments

0

On Post

0

On Shares

0

Shares

0

On Post

0

On Shares

15 Post Clicks

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Post Details

Video

Post

City of Franklin, TN - Municipal Government

Published by Buffer [?] · September 5 ·

#EnvisionFranklin: Preserving the Past, Planning the Future

03:01

ENVISION FRANKLIN OVERVIEW_1

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2,556 people reached

Boost Post

Barbara Maier, Pradeep Kallepalli and 6 others

Like

Comment

Share

Hootlet

2,556 People Reached

838 Video Views

8 Likes, Comments & Shares

8 Likes	8 On Post	0 On Shares
0 Comments	0 On Post	0 On Shares
0 Shares	0 On Post	0 On Shares

108 Post Clicks

25 Clicks to Play	3 Link Clicks	80 Other Clicks
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Video

Post

City of Franklin, TN - Municipal Government: ENVISION FRANKLIN OVERVIEW_1

#EnvisionFranklin: Preserving the Past, Planning the Future

3:01 · Uploaded on 09/05/2016 · View Permalink

Video Performance In This Post

Minutes Viewed

290

Unique Viewers

816

Video Views

838

10-Second Views

237

Video Average Watch Time

0:08

Audience and Engagement

This video is used in 1 other post

Total views: 1.2K

New Post With This Video

Edit Post

Boost Post

46

×

Post



Post



[Like](#) · [Reply](#) · [Message](#) · September 8 at 12:39pm



John Hunt 🙌

[Like](#) · [Reply](#) · [Message](#) · September 8 at 3:08pm



Cathleen Crunk Jason Crunk

[Like](#) · [Reply](#) · [Message](#) · September 8 at 3:22pm



Kelly Dannenfelser Jason Collins

[Like](#) · [Reply](#) · [Message](#) · [1](#) · September 8 at 5:41pm

2 Replies



Jon Harris And just as I was beginning to enjoy the view of Rest Haven Cemetery from 5th Ave.

[Like](#) · [Reply](#) · [Message](#) · [1](#) · September 8 at 9:33pm



City of Franklin, TN - Municipal Government Not to worry Jon, the block along 5th with the cemeteries is in the Conservation design concept, which contemplates no new development. It's also deeper in the floodplain.

[Like](#) · [Reply](#) · [1](#) · Commented on by Milissa Reiersen · September 9 at 9:35am



Jody Davis Smith Just don't loose the ambiance of Franklin.

[Like](#) · [Reply](#) · [Message](#) · September 9 at 7:57am



Candis Mcgough We LOVE DOWNTOWN FRANKLIN.. The stores are great...

[Like](#) · [Reply](#) · [Message](#) · September 9 at 8:28am



City of Franklin, TN - Municipal Government Thank you, Ben Johnson for allowing viewers to [#EnvisionFranklin](#) with your excellent concept rendering presented in this piece. Special thanks to Kristina Bell and Debbie Smartt for contributing to this presentation with your colorful photographs, as well.

[Like](#) · [Reply](#) · [1](#) · Commented on by Stephen Price · September 9 at 8:57am



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your ...[See More](#)

[Like](#) · [Reply](#) · [Message](#) · September 14 at 1:07pm



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ric Stewart shared [City of Franklin, TN - Municipal Government's video](#).

September 10 •

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[1 Comment](#)

6Rick McAllister, Peggy Ruff Walton and 4 others



Patty Ann Thompson Chappell shared [City of Franklin, TN - Municipal Government's video](#).

September 9 •

[Show Attachment](#)



2Patty Ann Thompson Chappell and Anna Jennings Austin

[Like](#)



Lisa Alyn shared [City of Franklin, TN - Municipal Government's video](#).

September 9 •

Looking forward to learning more !!

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3Mary Ellen Tyson, Lisa Land and Robin Moore

[Like](#)



Heather Wilkinson shared [City of Franklin, TN - Municipal Government's video](#).

September 9 •

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[Natalie Dodd Whitten](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 ·

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33

Comments



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[Juan Davis](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 ·

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[Like](#)

Comments



Write a comment...



[Lori Jarosz](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 ·

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Like



Eric Anderson Uh, yes! I have been saying this for a long time! Make it happen....

[Like](#) · [Reply](#) · September 9 at 8:49am



Write a comment...



Kelly Dannenfelser shared a [video](#) to the group: [Fans of Historic Downtown Franklin](#).

September 8 ·

[#EnvisionFranklin](#)

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Like

8Jeffie Nicholson, Ed Rainey and 6 others

Comments



Michael Phillips Please join the City at an open house to discuss Franklin's Future.

The draft Envision Franklin provides policies that will direct future development, including land uses, site design, building height, and more. The City wants to hear from YOU! Your...[See More](#)

[City of Franklin, TN : Land Use Plan Update: Envision Franklin](#)

The City has completed a draft update to the Land Use Plan, entitled "Envision Franklin." The draft is available at the links below.

[FRANKLINTN.GOV](#)

[Like](#) · [1](#) · September 14 at 12:53pm



Juice Bar Franklin shared [City of Franklin, TN - Municipal Government's video](#) — 🙌 feeling accomplished at [Franklin Historic District](#).

September 8 · [Franklin](#) ·

Wait for it.....💚😊

[Show Attachment](#)



[2 Comments](#)

16Joni Johnson Cole, Angela Price and 14 others

[Like](#)



[Tina Belcher](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 •

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3Chris Conlee, Wanda Boatman and LeAnn Harden Blackman

Comments



Write a comment...



[Jan Strait](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 •

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Comments



Write a comment...



[Kelly Dannenfelser](#) shared [City of Franklin, TN - Municipal Government's video](#).

September 8 •

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Comments



[Kathie Moore](#) Yes!!! Smart design!

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[Kelly Dannenfelser](#) [Debbie Carrington Smartt](#)

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Debbie Carrington Smartt replied · 1 Reply



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September 8 ·

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9/26/16 Public meeting/open house at City Hall...(video)
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**City of Franklin, TN - Municipal Government**
#EnvisionFranklin Open House
3:11 · Uploaded on 09/26/2016 · View Permalink

Video Performance In This Post

Peak Live Viewers

9

Minutes Viewed

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Unique Viewers

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Video Views

524

10-Second Views

135

Video Average Watch Time

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Audience and Engagement

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Video Performance In This Post			
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	Video Views	383	>
	10-Second Views	106	>
	Video Average Watch Time	0:05	>
	People Who Engaged With This Post	10	>

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City of Franklin, TN - Municipal Government

Published by Stephen Price [?] · September 26 at 4:09pm ·

#EnvisionFranklin Open House / Public Meeting starts at 4:30 at City Hall.
We will be here until 7:30! For more information:
www.franklin.tn.gov/envisionfranklin



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Likes

2

On Post

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On Shares

0

Comments

0

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0

On Shares

0

Shares

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On Shares

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City of Franklin, TN - Municipal Government added 5 new photos.

Published by Milissa Reiersen [?] · September 27 at 10:23am · 🌐

Thank you Franklin for the overwhelming response to our [#EnvisionFranklin](#) public meetings this week!



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James Svoboda, Vee Ullstad and 3 others



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September 23, 2016

Ms. Emily Hunter
Director, Planning and Sustainability
City of Franklin
109 3rd Avenue South
Franklin, Tennessee 37064

RE: Requested Land Use Plan (Envision Franklin) Amendment – Commercial Node Expansion

Dear Ms. Hunter:

On behalf of the property owner, we submit this letter requesting favorable consideration to expand the area shown as Neighborhood Commercial on the Proposed Land Use Plan (Envision Franklin) at the intersection of Murfreesboro Road and North Chapel Road. We request that staff favorably consider and reflect this requested change by expanding the proposed area onto Parcel 1900 (Map 88) a total of approximately 10 acres. This request provides the City with a larger area for the anticipated development of a commercial node that will require working with a single property owner and the benefit of bicycle and trail connectivity. Two of the other quadrants at the current commercial node would require an assemblage of multiple parcels to enable an adequately sized commercial development.

Please contact us should you have any questions regarding this request to expand the commercial node. Thank you in advance for your consideration of this request.

Sincerely,

LITTLEJOHN – An S&ME Company

Jeffrey D. Heinze
Principal

Attachment Exhibit A (Envision Franklin Plan Illustrating Commercial Node Expansion)

cc: Jim Svoboda, City of Franklin Planning & Sustainability
 Reese Smith, Haury & Smith Contractors, Inc.
 Steve Smith, Haury & Smith Contractors, Inc.
 Matt Smith, Haury & Smith Contractors, Inc.

