



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, April 27, 2017

5:00 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, April 27, 2017 at 5:00 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. [17-0344](#) (5:00-5:20 pm) Annexation, Plan of Services, Rezoning, and Development Plan for a single-family detached residential development with 30 units, located at 4360 Long Lane.

Attachments: [Moss Property JCW presentation](#)

2. [17-0346](#) (5:20-6:00 pm) Riverfront Planning Study Findings

Attachments: [Franklin Riverfront Planning Study Report REVISED](#)

3. [17-0347](#) (6:00-6:30 pm) 2016 Development Report

Attachments: [2016 Development Report-4-2017](#)

OTHER BUSINESS

MOSS PROPERTY PUD SUBDIVISION

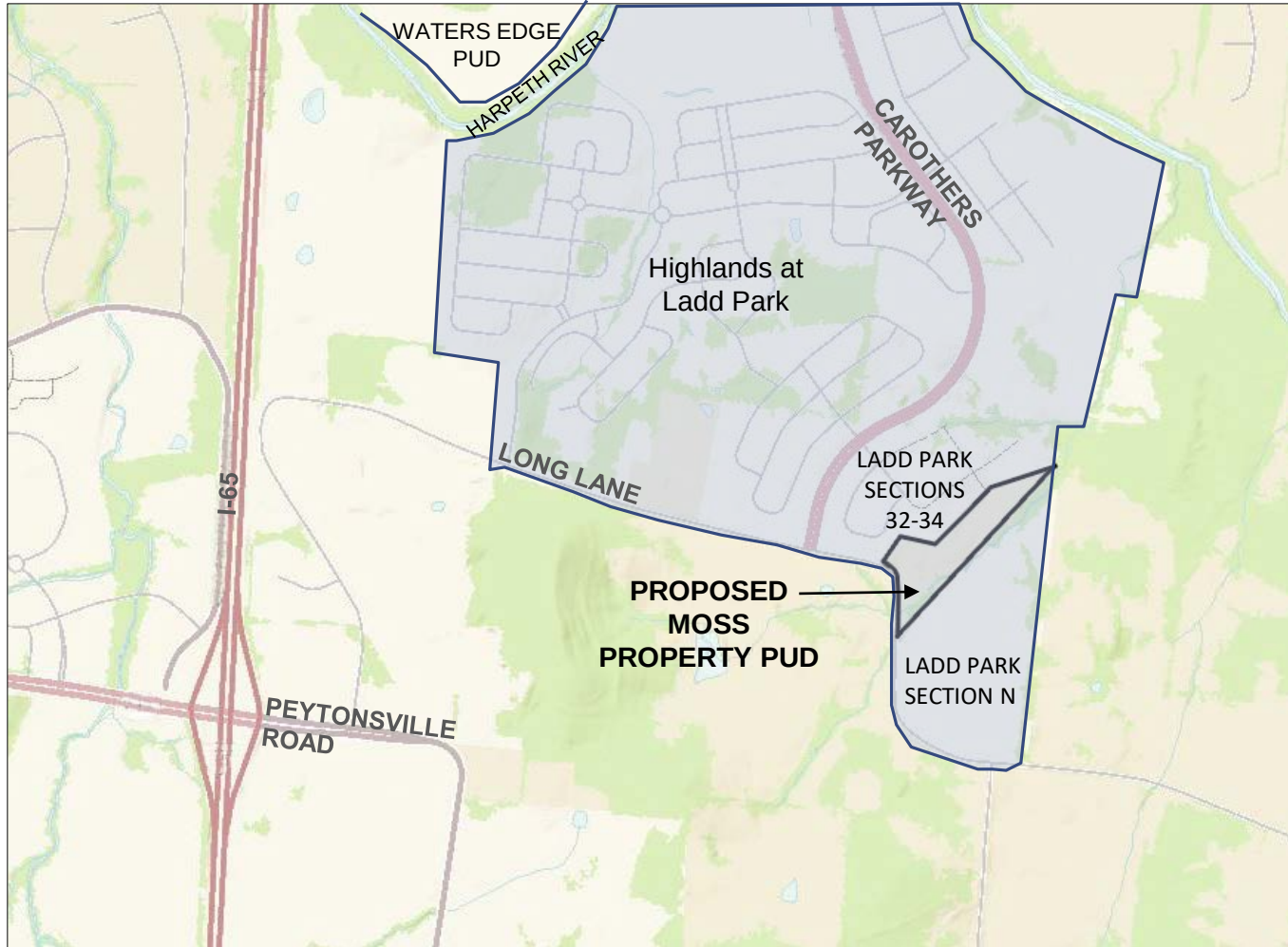
DEVELOPMENT PLAN & REZONING REQUEST

JOINT CONCEPTUAL WORKSHOP

APRIL 27, 2017

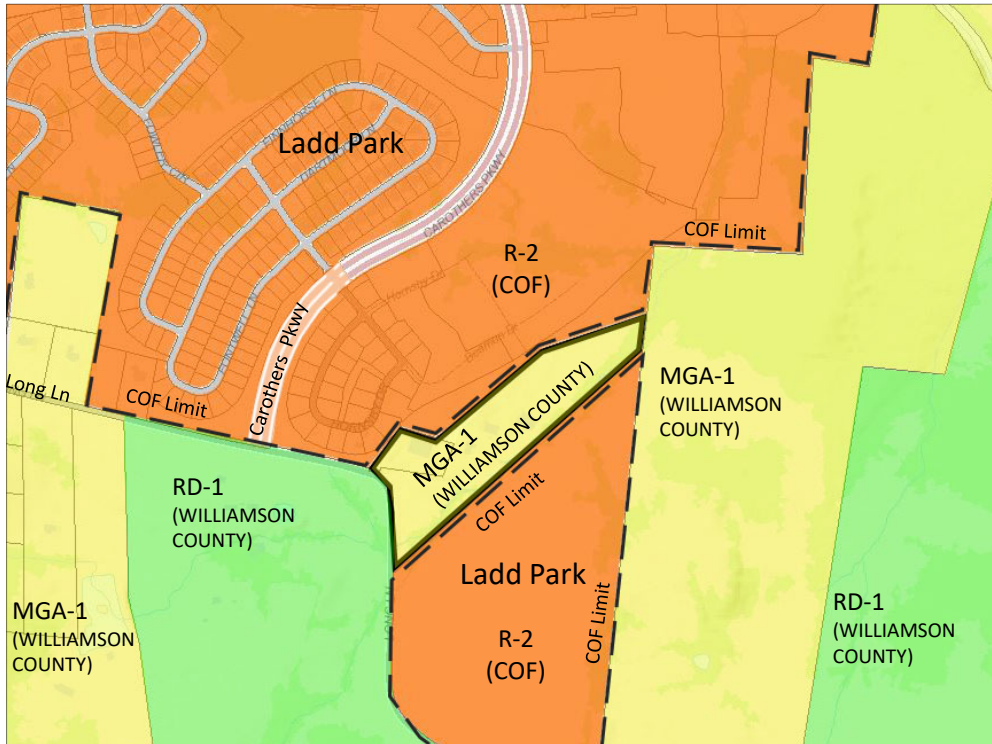


Location



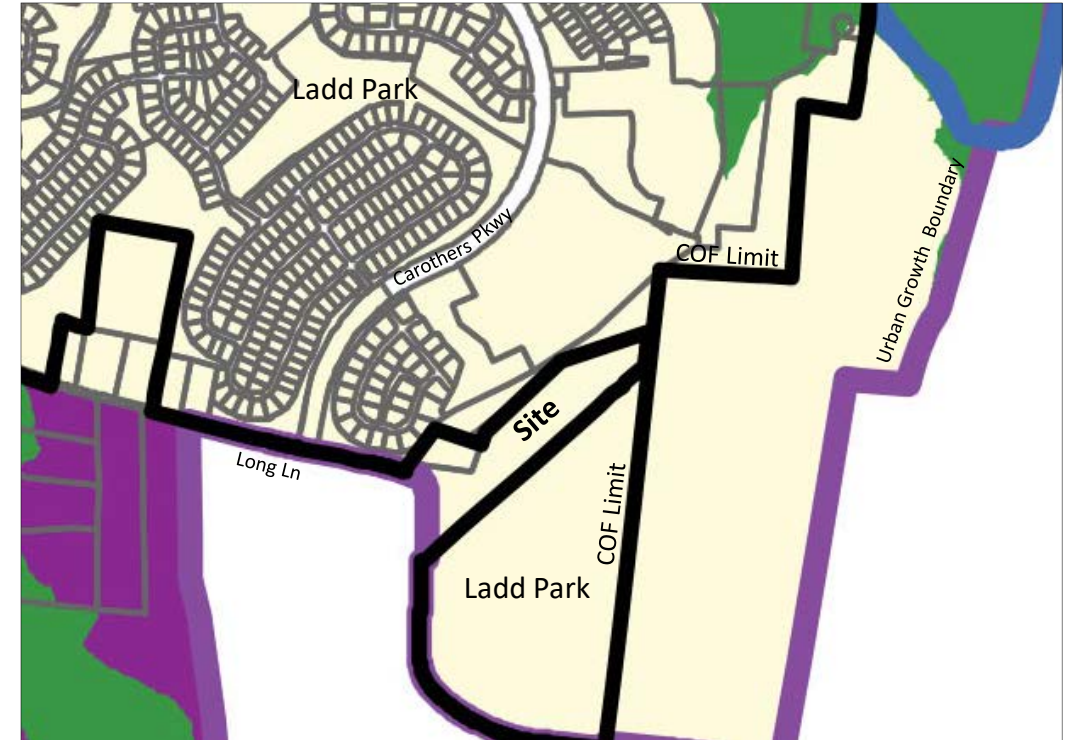
- The Moss Property consists of 2 parcels
 - Total acreage: 17.59 AC
- Located on Long Lane, between 2 sections of the Ladd Park community
- The Moss family intended to redevelop and fit this property into the established Ladd Park community patterns

Zoning and Envision Franklin



Existing Zoning: MGA-1 (Williamson County)

Proposed Zoning: SD-R (1.71)



- City Limits
- Urban Growth Boundary
- Single-Family Residential
- Regional Commerce
- Conservation

Existing Features Map



Features:

Site Area: +/-17.59 AC

Existing Land Use:
Agriculture

Overlays:
None

Accessed by local roads:
Long Lane
Central Drive (Ladd Park connections)

Master Plan



Site Data:

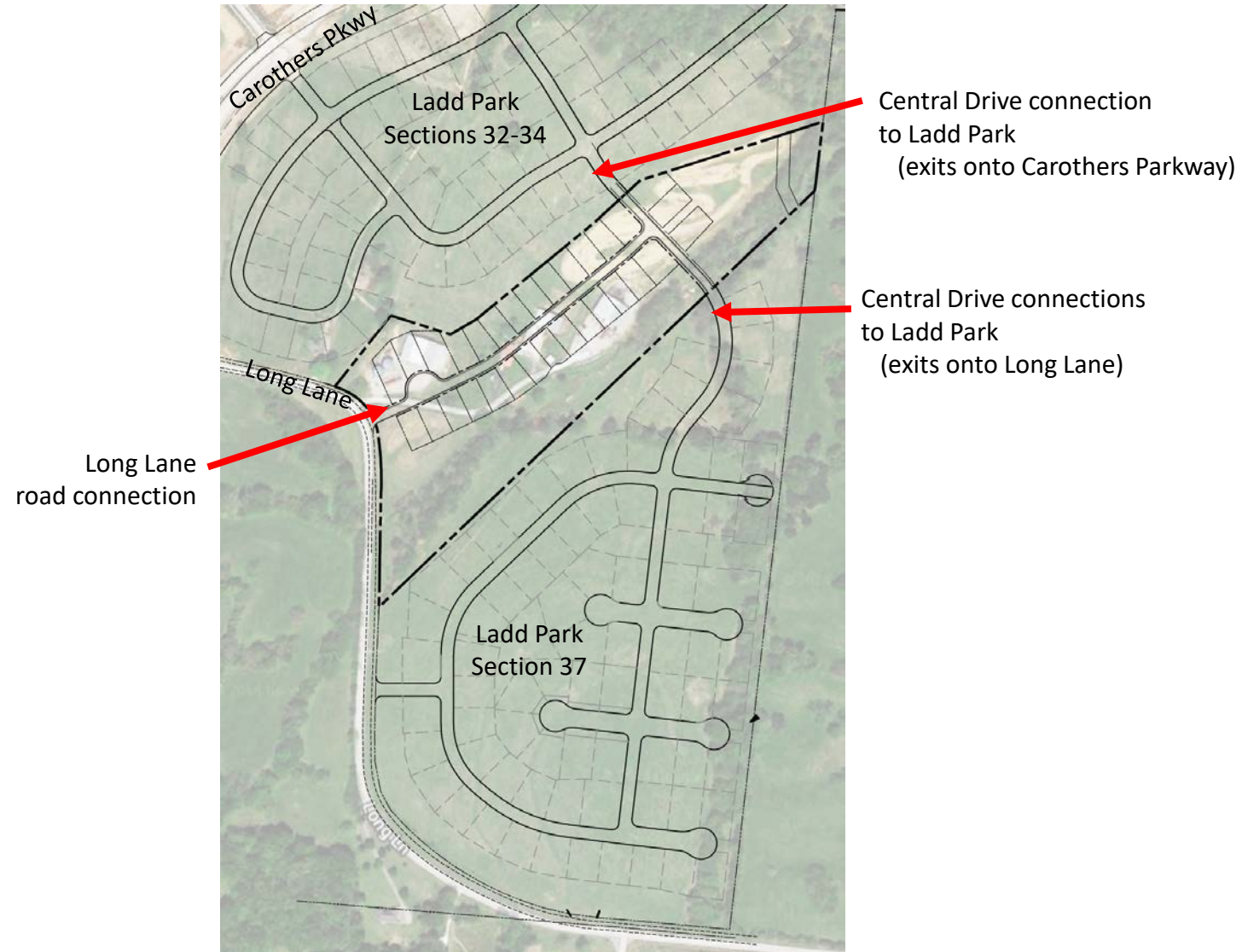
Site Area: +/-17.59 AC

Proposed Zoning: SD-R (1.71)

Proposed Residential Units: 30

Density: 1.71 DUA

Ladd Park Road Connections



Typical Architecture



Architectural images provided by:
The Jones Company

Next Steps



- Neighborhood Meeting
 - x, 2017
- Planning Commission Meeting
 - April 27, 2017
- Submit to City of Franklin
 - May 8, 2017

CITY OF FRANKLIN, TENNESSEE

Riverfront

Planning Study

PLANNING STUDY RESULTS

April 18, 2017

Franklin Riverfront Planning Study

BACKGROUND AND APPROACH

The City of Franklin Planning Department, with assistance from Barge, Waggoner, Sumner and Cannon, Inc. (BWSC), initiated the Riverfront Planning Study to better understand the challenges, opportunities, and perspectives associated with the Harpeth River between Pinkerton Park to Bicentennial Park.

The study and its survey were promoted on various media platforms (February 13 – March 27, 2017): television, print, and social. Roadway signage and general word-of-mouth efforts were also used in advertising. A notification letter was mailed to individuals that own property on the river inside the study area.

The City developed a SurveyMonkey® questionnaire and asked BWSC to compile the results into a summary. Data concludes that 1,256 individuals took the survey.

On February 27, Franklin City Hall served as the location for two public involvement Open Houses (11:30 a.m. – 1:00 p.m. and 4:30 p.m. – 7:00 p.m.). Approximately 200 individuals attended the day's sessions. Attendees could view three development boards that were created by BWSC and complete, in person, a 14-question survey. Representatives from the Planning Department and BWSC were available to answer any questions.

BWSC also had 15 conversations with business owners, property owners, and residents. More than 50 community leaders were engaged in group-specific conversations. Participation included the Franklin Connectivity Committee, Friends of Franklin Parks Board of Directors, and the Franklin Tomorrow Board of Directors.

SUMMARY OF PROJECT

Barge, Waggoner, Sumner and Cannon, Inc. (BWSC) was asked to provide planning services to assist the City in understanding challenges, opportunities, and perspectives associated with potential development along the Harpeth River in the downtown area. The planning study area included the existing parcels along both sides of the Harpeth River from Pinkerton Park to Bicentennial Park that have at least some portion of property within the Floodway Fringe Overlay District (FFO). There were three main objectives of the study.

1. Identify areas within the FFO that may be appropriate for development based on a review of existing flood modeling and limited conceptual analysis.
2. Understand and assemble the perspectives of key stakeholders and the public regarding three key issues:
 - Perspectives regarding allowing, encouraging, or discouraging limited development on parcels that include property within the FFO in the project area, and why.
 - The community vision for the conceptual types of amenities and other improvements desired for a Riverwalk along the Harpeth River in the project area.
 - Perspectives on appropriate types of development and land uses within the project area, and how those uses can be balanced and coordinated with a conceptual Riverwalk.
3. In consideration of potential flooding issues, stakeholder input, and coordination with the City, provide general recommendations on land use and preferred level of potential development within the project area, on a parcel-by-parcel basis as appropriate.

In response to the objectives and issues above, BWSC worked with City of Franklin Planning, Engineering, Parks, and other staff to develop and execute the following elements:

A. Development of Base Maps

BWSC reviewed the existing flood model and mapping to identify potential development zones within the study area, inside the 100-year floodplain. It is likely that development in these areas would require modification (such as compensating excavation to balance out storage impacted by filing in the floodplain). The potential zones identified are shown in the base maps (see Appendices) and were based on the following criteria:

- Areas outside the Harpeth River floodway
- Areas outside the 60-foot buffer zone
- Areas of apparent ineffective flow (where the volume of water within a portion of the floodway is needed for storage of flood water, but does not necessarily convey the flow of water)

Once the potential development zones were identified, BWSC and the study team from the City reviewed the areas and made additional refinements based on location of historic properties and other minor adjustments. The resulting potential development zones are shown in the “Potential Development” map in the Appendices.

Additional maps were developed to assist in asking and answering questions of the property and business owners and the general public. Those maps include the “Floodway, Floodplain & Buffer Zone” map and the “Conceptual Riverwalk Locations” map, both of which are included in the Appendices.

Prior to beginning the study work, BWSC met with Roger Lindsey (Vice Chair of the Planning Commission) to discuss the intended project work, the method of evaluation, and the intended outcomes.

B. Survey Instrument, Survey Questions, and Precedent Imagery

City Planning staff developed the survey instrument, questions, and images used in gathering feedback from the public (both in hard copy form and via a web-based survey). The outcomes of the survey questions are given in the Appendices.

C. Stakeholder Engagement

1. **One-on-One and Small Group Meetings:**
After meeting with Mr. Lindsey, developing the base maps, and receiving the survey instrument from City Planning, BWSC conducted a series of small group and one-on-one interviews with key stakeholders over several weeks. These included key property and business owners in the planning area, groups such as the Heritage Foundation; the Connectivity Committee (working toward development of private segments of Riverwalk); key City staff at Planning, Engineering, and Parks; and others as requested during the course of the study. At each meeting, BWSC reviewed the base maps and the survey instrument with the attendees, and asked and answered questions to solicit feedback.
2. **Public Open House Meetings:**
Two public open house meetings were conducted and included approximately 200 attendees (due in large part to the outstanding job the City did in getting the word out to the public in numerous formats). BWSC staff and City staff interacted with the attendees to explain the study and concepts, solicit feedback, and ask and answer questions.

3. **Survey Feedback Collection and Analysis:**
The survey instrument was posted, handed out, and advertised for more than a month. The survey data collected (both hard copy and electronic) comprised 1,286 individual surveys and over 5,400 written comments.

D. Feedback Analysis, Coordination, and Recommendations

All the responses and comments were read, categorized, and reviewed by BWSC. The City study team (Planning, Engineering, Parks, and Administration) then met with BWSC to review the outcomes of the survey and small group meetings and discuss recommendations.

The results of the survey are summarized in the Appendices, along with comments about each of the questions and outcomes.

The outcomes and recommendations include the following:

Riverwalk

1. Most of the property owners in the study area are not opposed to a riverwalk, but most do not want it on their property (prefer it be on the “other” side). Alternatively, some may or may not be opposed, depending on what other development they can undertake on their own property.
2. A few property owners or businesses indicated they not only support the concept of a riverwalk, but also would allow it on their property or even consider contributing to a construction effort.
3. A very few business owners indicated they do not want a riverwalk or any other development to occur in downtown Franklin.
4. BWSC suggests that the riverwalk might be intentionally pulled away from the river in some strategic locations. There are several reasons for this suggestion:
 - a. It is a desirable feature to engage the riverwalk (an important transportation link and recreation facility) with the downtown area to connect business and civic areas. So, the riverwalk does not need to be immediately adjacent to the water at all locations to function as a riverwalk and as a transportation link.
 - b. Private property owners may not be agreeable to development of the riverwalk in specific locations, making it too costly or undesirable to pursue at some spots.

- c. The topography of a proposed segment of riverwalk may make it challenging to locate accessible facilities and/or tie existing or future development to the riverwalk in an engaging manner (a low-lying riverwalk may be too far below a feature or business seeking to engage users above the floodplain).
 - d. Areas where construction of costly amenities would likely experience frequent inundation (e.g. river water levels that would overtop electric lighting). There is no guarantee or specific predictability of when or how often an area will or won't experience overtopping, but the entire floodplain is defined by the probability that there is a chance the area will flood.
5. A great deal of additional survey feedback, results, and commentary from the BWSC/City team is included in the Appendices.

Private Development within the Existing Floodplain

- 1. Many of the property owners in the study area indicated a desire to be able to develop within the floodplain.
- 2. BWSC suggests that it may be possible from an engineering standpoint to develop some of the area north of 1st Avenue S, and south of the Harpeth. The area under consideration is illustrated in the Appendices.
 - a. This is due to the area being an apparent ineffective flow area and large enough as an entire area (made up of numerous individual parcels) to potentially allow compensatory storage to offset fill in the floodplain.
 - b. Several of the parcels within the potential development zone would be very difficult to develop (assuming filling in the floodplain) because there is very little area within the parcels to allow the likely necessary compensatory storage. This is especially true for the parcels nearest to the bridge at E. Main St.
 - c. An alternative to filling to bring buildings above the floodplain might be to construct buildings on piers or stilts. Such construction may or may not still require some site grading (with some attendant filling and compensatory storage). It is worth noting that none of the area within the study was surveyed as part of the study. However, the areas shown in orange in the "Potential Development" map in the Appendices appear to represent pier or stilt construction of between up to about 19 feet in height (again, nothing was surveyed). This would not likely be desirable even if it might be feasible. BWSC suggests that pier or stilt construction methods should be more practical at locations where the heights would not exceed about 10 feet. Site layout and some limited grading could potentially be used in combination to achieve reasonable pier heights.
- d. In any case, each project must be able to prove on its own that it will not increase flood risk to others or represent undue risk to occupants or property. Additionally, the study team suggests that proposed land uses for any development should generally conform to the uses described in the established planning and zoning documents.

Final Comments

This work was completed based upon a given set of assumptions. Some of the key assumptions agreed to in advance include the following:

- 1. This work is presumed to be useful as a standalone study and may also be useful as a first phase of a more comprehensive effort to develop a complete plan for BOMA approval.
- 2. The study will not result in recommendations of specific projects for the City to undertake or the acquisition of property by the City.
- 3. All engineering, analysis, or other professional services work included in this scope of services was preliminary or conceptual in nature and should not be considered complete or exhaustive review, analysis, or design.

Appendix

1. 4/10/17 SURVEY RESULTS PRESENTATION
2. DEVELOPMENT MAPS
3. SURVEY INSTRUMENT

4/10/17

SURVEY RESULTS PRESENTATION

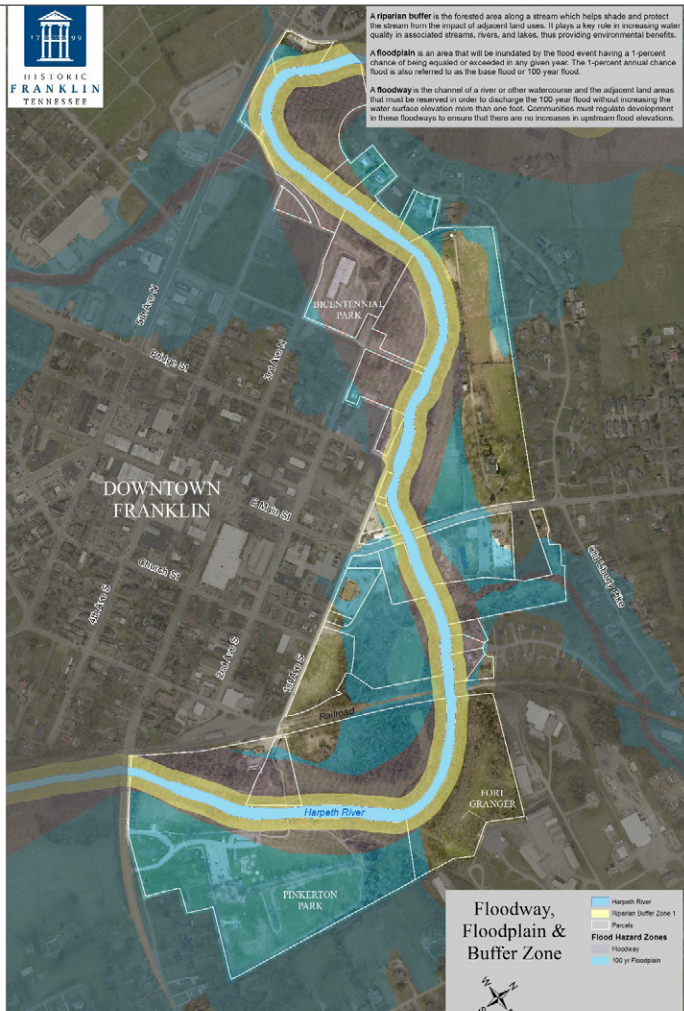
CITY OF FRANKLIN, TENNESSEE

Riverfront

Planning Study

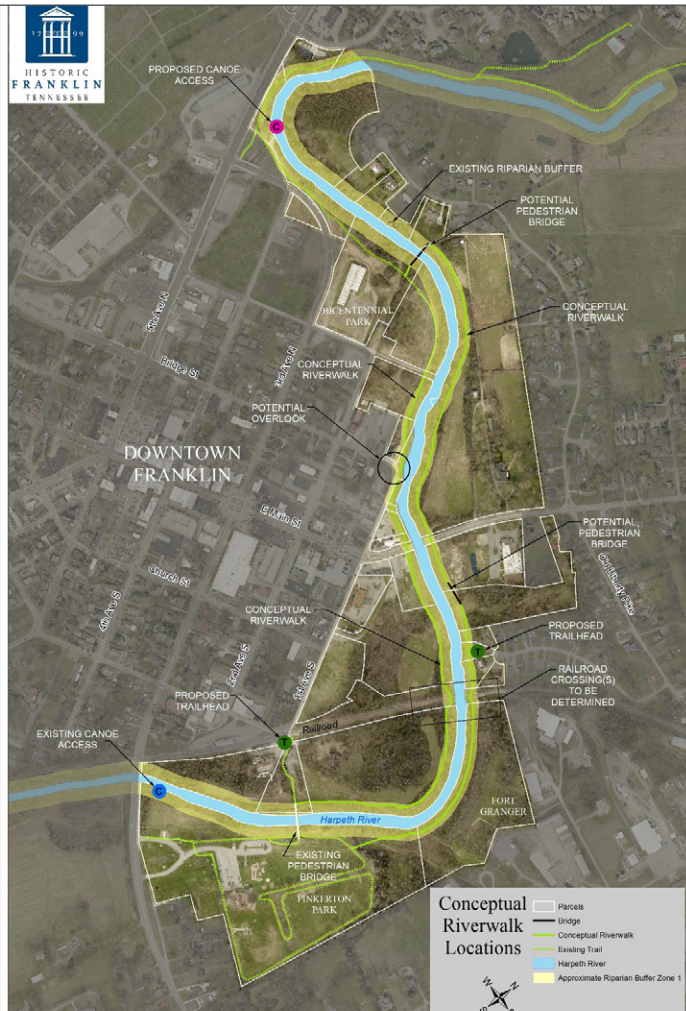
April 10, 2017

Floodway, Floodplain, & Buffer Zone



2

Conceptual Riverwalk Locations



3

Development Potential



Outreach



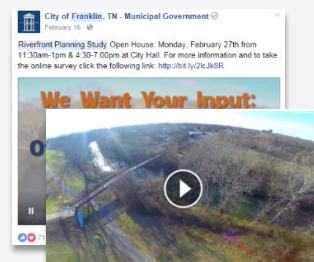
Television



Print



Social Media



Signage



Word of Mouth

Open House Communication



Dear Property Owner:

The City of Franklin will hold two identical, open house-format public involvement meetings, on February 27, 2017, for the Harpeth Riverfront Planning Study. The Riverfront Planning Study will help with understanding the challenges, opportunities, and perspectives associated with potential future development between Pinkerton Park and Bicentennial Park. The schedule is as follows:

City Hall (109 3rd Avenue South, Franklin, TN, 37084)

February 27, 11:30 AM – 1:00 PM and also 4:30 PM – 7:00 PM

The purpose of these sessions will be to solicit and collect opinion, feedback, and suggestions from the general public regarding their desired vision for downtown Franklin along the Harpeth River.

If you have any questions about this meeting, or require special assistance to participate, please contact Milissa Reiersen, (615) 550-6629 or milissa.reiersen@franklinTN.gov.

Open House

2
Sessions

Feb. 27, 2017 • City Hall
11:30 a.m. – 1:00 p.m.
4:30 p.m. – 7:00 p.m.

APPROXIMATELY

200
Attendees



7

Conversations

15

Business Owners,
Property Owners, Residents

Preston Ingram
Mindy Tate
Paul Brown & BGA
Staff
Steve Bacon
Mr. and Mrs. Lee
Anderson
Buddy Barrett

Ronald Ligon
Matt Ligon
Chuck Barber &
MTEMC Staff
Andy Marshall
Dr. and Mrs. Jeff
Bethurum

3

Stakeholder
Groups

Franklin Connectivity Committee
Friends of Franklin Parks Board of Directors
Franklin Tomorrow Board of Directors

52 community
leaders engaged

*Robert "Bob" Moore, Jr., passed
away on February 28, 2017

One-on-One Conversations

- Coordination of any construction activities, such as riverwalk, streetscape, and roadway improvements to minimize ongoing impact to traffic (BGA campus).
- Density in the core is important. Keep development off the river.
- Don't want people walking by or behind their business. Not against the riverwalk; just not on their property.
- Engage the river.
- Engage the silos in the development along the river.
- Important to eventually connect to Eastern Flank.
- Keep development simple.
- Old Franklin is preferred.
- Offer multiple crossings of the river.
- Open to development on piers as shown on the survey.
- Protect the river and its vegetation.
- Residents of Harpeth Square will want the connectivity amenity.
- MTEMC is willing to work with the City to build a riverwalk or have access on property. Security and maintenance access is important around MTEMC assets.
- Security for the Battle Ground Academy Lower School Campus and its students.
- What will happen to my property?
- Why is the study area limited to this scope of work?
- Would like to see the riverwalk connect Harlinsdale to the other parks. Easy access to Downtown.
- Would like to see something similar to the Chattanooga Riverwalk.

9

Survey Results

1,256

Surveys Completed

6

Weeks

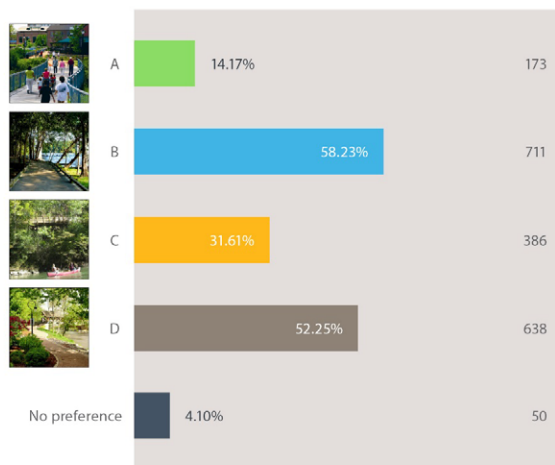
Developed by
City of Franklin
Planning Staff

10

Survey Results

QUESTION 1

Please look at the four photos below. Would you like to have a path right alongside the river in locations where feasible? If so, which type do you envision along the Harpeth? What do you like about it? Check all that apply.



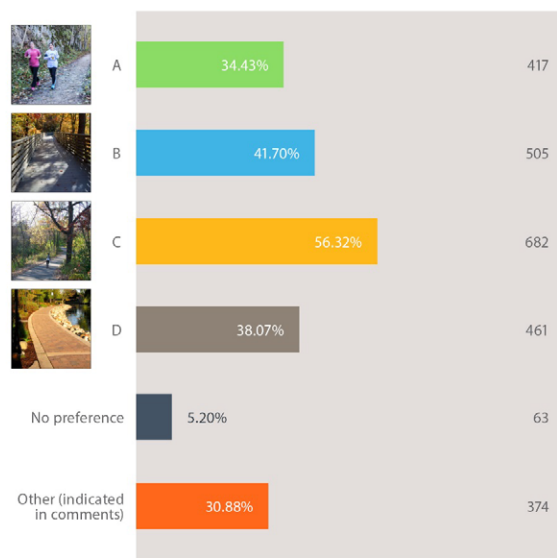
ADDITIONAL WRITE-IN COMMENTS

Please share your thoughts on where the trail(s) should be located and what would be best for this area of the Harpeth?

Comments	Number
Yes, Provide Natural Setting/ Minimalist Approach/Ecofriendly	169
Yes, Connectivity/Walkability/Accessibility/Bike Paths	93
Yes, Aesthetics	85
Yes, Proximity To Harpeth River	66
Yes, Safety	27
Yes, Maintenance	26
Flood Concerns	18
No Trail	13
Yes, Historic-focused	8

QUESTION 2

What type(s) of trail surface(s) would you like to use?
Check all that apply.



ADDITIONAL WRITE-IN COMMENTS

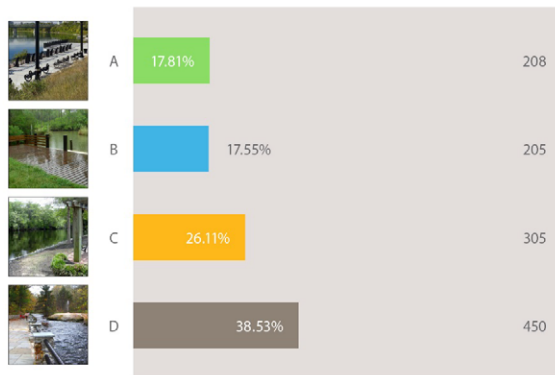
Are there other surfaces you would like to see?

Comments	Number
A Natural Setting*	67
User Friendly (ADA compliant, accessible for trail-based activities)	58
Cost Effective/Sustainable Long-term	55
Aesthetic-specific	50
Variety of Surfaces/Topography Dependent	41
Flood Concerns	18
Yes, Historic-focused	8
Ecofriendly	3

*Not necessarily related to paved/unpaved.

QUESTION 3

If you could choose one of these overlooks for the Harpeth River, which one appeals most to you? And what do you like about it?



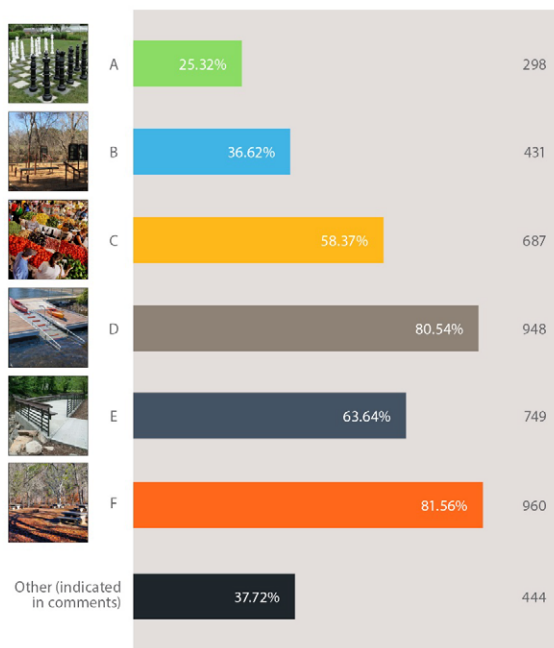
ADDITIONAL WRITE-IN COMMENTS

Which one did you choose and why?

Comments	Number
A Natural Setting (ties in with nature)	176
Seating/Gathering Areas	95
Quality/Pleasing Aesthetics	81
Consistent with Franklin's Character	70
Safety/Perimeter Protection	54
Proximity To Harpeth River	48
Cost Effective/Sustainable Long-term	36
Open Space (relaxation, passive recreation)	35
Flood Concerns	17
User-friendly (ADA compliant, accessible for all ages)	13

QUESTION 4

What kinds of activities should be available along the riverfront?
Check all that apply. Are there any others you would like to see? Please list them.



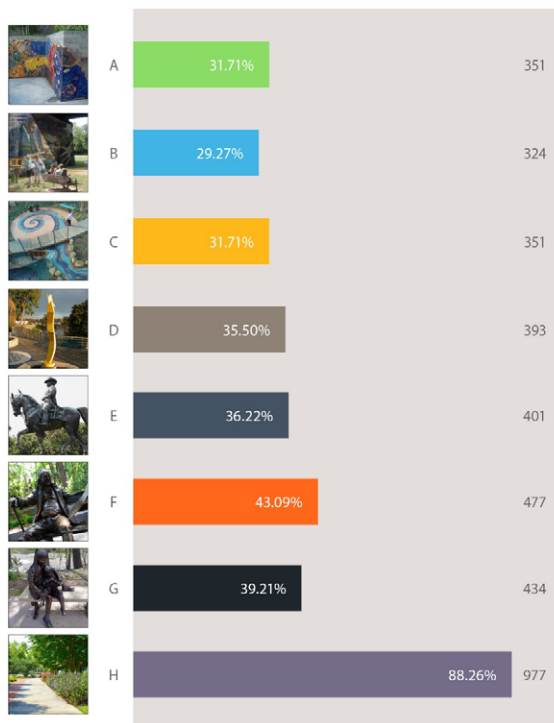
ADDITIONAL WRITE-IN COMMENTS

Please list other activities you would like to see.

Comments	Number
Mixed-use (dining, shopping, performance areas, festivals)	75
No Activities	52
Kid-friendly Areas (playgrounds, splash pads, etc.)	48
Canoe/Kayak	45
Seating/Gathering Spot	34
Trails for Running, Jogging, Walking/Exercise Stations	27
Educational/Historical/Nature Watching	16
Pet-friendly Areas	14
Volleyball Court/Horseshoe Pit/Zip Line	13
Board-related Games	11
Open Spaces (mediation, passive recreation)	11
ADA Compliant	5
Swimming	4
Garden-based	3

QUESTION 5

What types of art should be along the riverwalk? Check all that apply.
Are there any others you would like to see?



ADDITIONAL WRITE-IN COMMENTS

Please write in other ideas for public art.

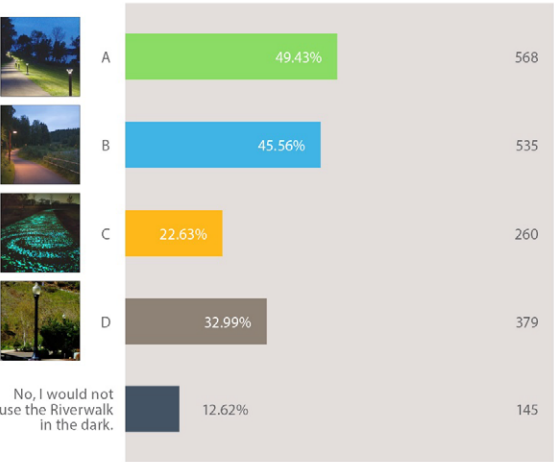
Comments	Number
Opposed to Specific Types of Art	52
Landscaping/Garden	51
Historically themed	38
No Preference	30
Mural	16
Sculptures Only	11
Interactive Stations	7
Pavement-based	4
Splash Pads/Fountains	3
Glass Art	1
Modern/Contemporary	1
Recycled	1

Other comments about art on the riverwalk:

Comments	Number
Local Artists	16
Limit Art Exposure	12
Variety of Art	8
Cost Effective/Sustainable Long-term	5
Engage Children In Production	3
Flood Concerns	2

QUESTION 6

Would you use the riverwalk at night if there were lighted paths? If yes, which of the following would you prefer? Check all that apply.



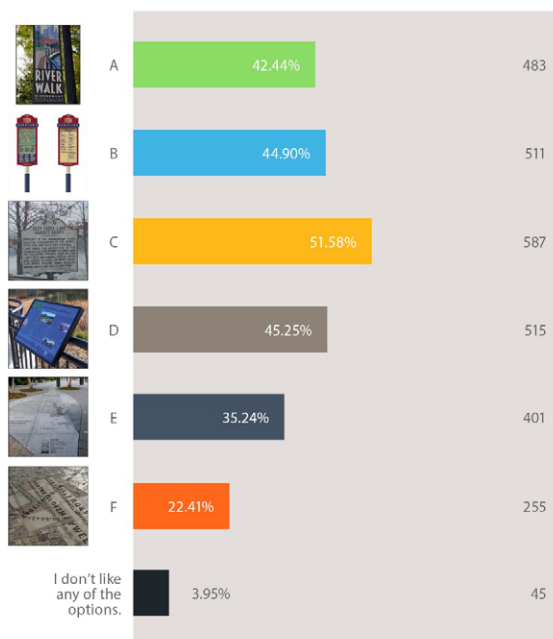
ADDITIONAL WRITE-IN COMMENTS

Please list any other lighting options you would like to see.

Comments	Number
Safety (Emergency call boxes, etc.)	59
Minimize Light Pollution/Solar-Powered/Efficient	34
Ground-level Lighting	19
Consistent with Franklin's Character	16
Well-lit Paths	10
Overhead Lighting	6
Historically themed	5
Aesthetic Match	4
Cost Effective/Sustainable Long-term	3
Minimal Lighting	2
Flood Concerns	2

QUESTION 7

What type of signage would you like to see along the riverwalk?
Should the signage tell a story? Check all that apply.



ADDITIONAL WRITE-IN COMMENTS

What signage do you like and why?

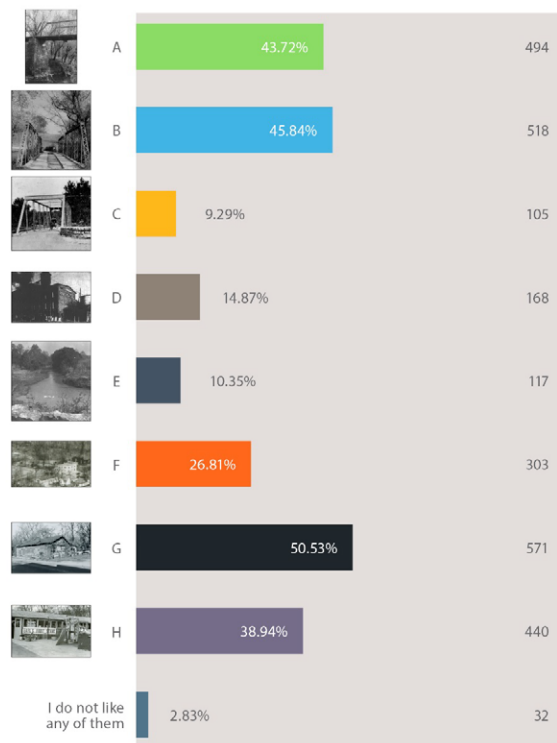
Comments	Number
Yes, History-specific Only	47
Yes, Informational, Educational, Historical	45
Yes, Directional/Informational Only	17
Yes, Educational Only	9
No Signage	6
Yes, But Not Obstructing River's View	5
Yes, Inspirational Quotes/Poetry	1

Other comments relative to signage:

Comments	Number
Minimal Signage	22
Consistent with Franklin's Character	18
Aesthetically Pleasing	4
Digital Communication	2
Permanent Banners	1
Updated Frequently	1
Built Into Path	1
Non-controversial	1

QUESTION 8

This question shows historic photographs of the area. Which of the following would you like to learn more about and tell the story of along the riverfront trail? Check all that apply.



ADDITIONAL WRITE-IN COMMENTS

Are there other stories that should be told? Please tell us.

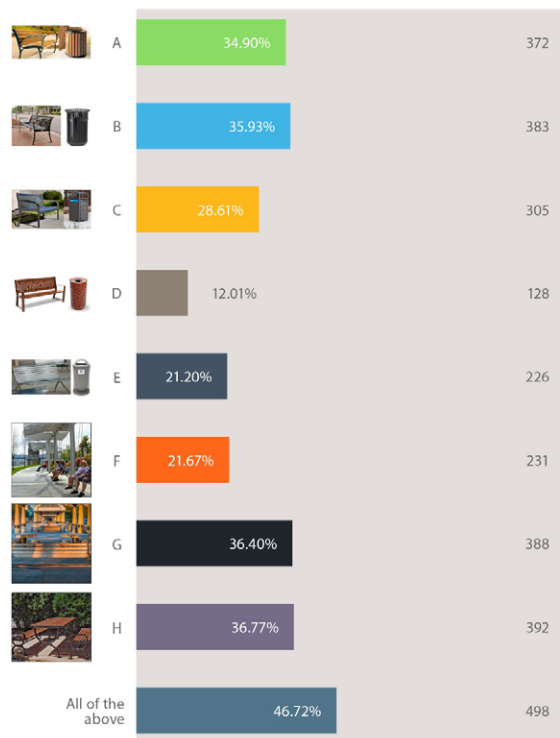
Comments	Number
Battle of Franklin	11
Civil War	9
Bridge History	7
Native American Heritage	6
Earl's Fruit Stand	6
Franklin's Growth	5
Harpeth River	4
Area-specific Stories	3
Interurban Railway	3
Notable Franklin Citizens	2
Flood 2010	2
Fort Granger	1
Willow Plunge	1
Prohibition/Moonshine History	1
Ghost Stories	1
J. W. Little & Sons Dairy	1
Dotson's Restaurant	1
BGA/Harpeth Academy	1

Other comments relative to historical signage:

Comments	Number
Critical First Impression	69
Signage Not Preferred	44
No Interest in Surveyed Subjects	3
No Earl's Fruit Stand/Gene's Body Shop	2

QUESTION 9

What style of site furnishings do you envision along the river? Check all that appeal most to you.



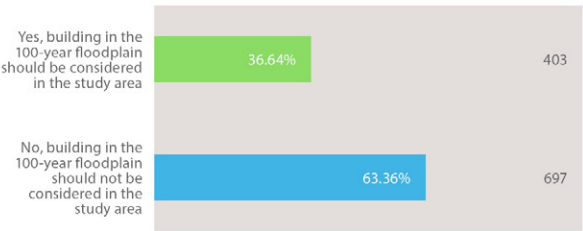
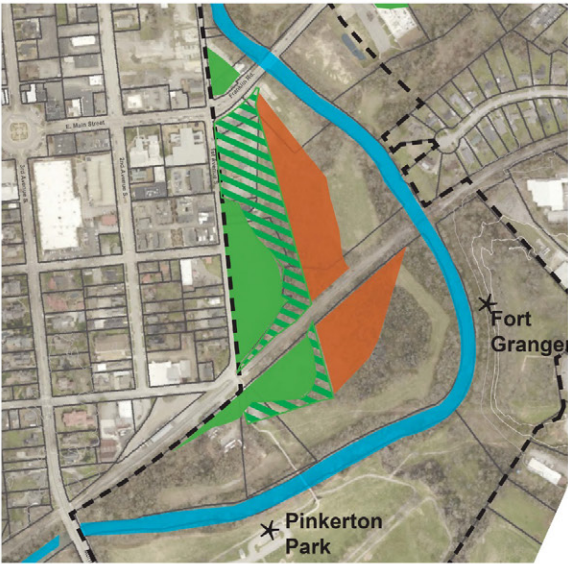
ADDITIONAL WRITE-IN COMMENTS

Please provide any comments.

Comments	Number
Sustainable Long-term/Low Maintenance	30
Natural	26
Recycled	26
Traditional	25
Swings	24
Consistent with Franklin's Standards	22
Wood Preferred	13
Minimal/No Site Furnishings	10
Modern/Contemporary Preferred	9
Industrial Not Preferred	7
Metal Preferred	7
Wood Not Preferred	6
Comfortable	5
Modern/Contemporary Not Preferred	5
Coverings	4
Ecofriendly	3
Concerns for Recycled Plastics	2
User-friendly (ADA compliant, all ages)	2
Hammocks	2
Flood Concerns	2
Metal Not Preferred	2
Weather Resistant	1
Stone/Concrete	1

QUESTION 10

See the map below. The areas in green are outside of the 100-year floodplain and could be developed under current City rules. The green hatched area is currently in the floodplain, but could potentially be developed if the area is filled (while excavating, or “lowering,” other areas in the same floodplain). See the areas in orange below. These areas are in the 100-year floodplain, but could not likely be filled to remove the land from the floodplain. Would you like to see City regulations changed to allow new buildings in the orange area or would you rather see this area continued to be preserved as open space in the floodplain?

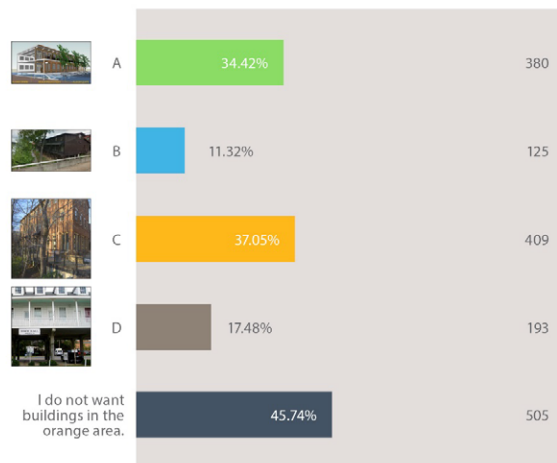


Comments relative to new buildings in the floodplain:

Comments	Number
No, building in the 100-year floodplain should not be considered	263
Unsure/Depends	58
Yes, building in the 100-year floodplain should be considered	57

QUESTION 11

These images are illustrations of how some communities allow buildings to be raised above the flood level (using piers, or raised foundations with vents). If development is allowed in the orange area on the map above, would you prefer any of the raised buildings as shown below? Check all that apply. Please explain why or why not.



ADDITIONAL WRITE-IN COMMENTS

Please explain why you like or do not like any of the above images.

Comments	Number
No Build	76
Aesthetically Pleasing	48
Consistent with Franklin's Character	27
Flood Concerns	22
Limit Visibility/Blend with Nature	13
Usable Space Underneath/Parking Element	8
Mixed-Use (dining, shopping, open air market)	7
Safety	6
Least Obtrusive to Nature	3
Ecofriendly	3
Sustainable Long-term/Low Maintenance	2

QUESTION 12

What is your overall vision for the riverfront? If you could design anything by the river, what would it be?

Natural Riverwalk

Comments	Number
Riverwalk/Greenway/Walk and Bike Trails	114
Family Friendly Space, Educational	90
Parks/Green Space/Trees/Well Maintained	71
Better City-Wide Connectivity	68
Mixture of Open Space, Open Air Markets (Temporary), Festivals, Art, and Walking Trail	68
Eco-Friendly/Blends Well with Nature	47
Places to Sit, Gather, Relax, Picnic, Read, Enjoy Nature and Wildlife	47
Areas to Canoe/Kayak/Water/Fishing Activities	40
Access to the River/View the River	22
Commercial-Free Access to River and Walking Trail	13
General Recreation with Access to Downtown Food and Beverage Scene	5
Radnor Lake Inspiration	4

Intensity of Development

Comments	Number
Restaurants, Shops, Cafes, Markets, Bistros	65
Intense Development along River (San Antonio, TX and Naperville, IL)	20
Restaurant with Walking Trail	16
Concert/Music Venues	9
Natural Walking Trail with Limited Development	8
Parking Garage	3
Hotels/Residences/Development	1
No Residential Development	1

No Riverwalk

Comments	Number
No Riverwalk	30

General

Comments	Number
Consistent with Overall Franklin Character	12

QUESTION 13

Would you like to have better connections to the riverwalk from businesses/neighborhoods?

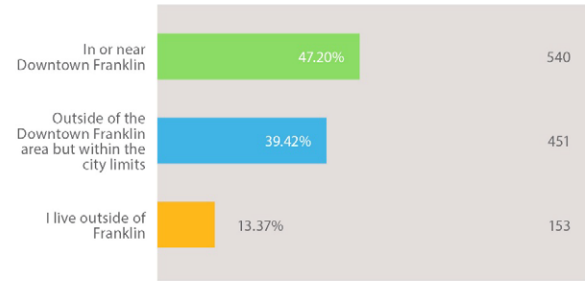
Y/N	Number
Yes	405
No	40

Where would you like to see better connections?

Comments	Number
Franklin Road/ North (of Downtown)	39
Hillsboro Road/North	31
On Harpeth River/Southeast	20
Mack Hatcher Memorial Parkway/Southeast	18
Proximate	17
Murfreesboro Road/East	14
On Harpeth River/Northwest	12
Murfreesboro Road/West	8
Cool Springs Boulevard/Northeast	4
Carton Lane/South	4
Mack Hatcher Memorial Parkway/Northeast	2

QUESTION 14

Which of the following describes where you live?



Completing the Process



4/10
Meeting
and Feedback



Report



4/27
Joint Conceptual
Meeting



Other Needs/
Deadlines?

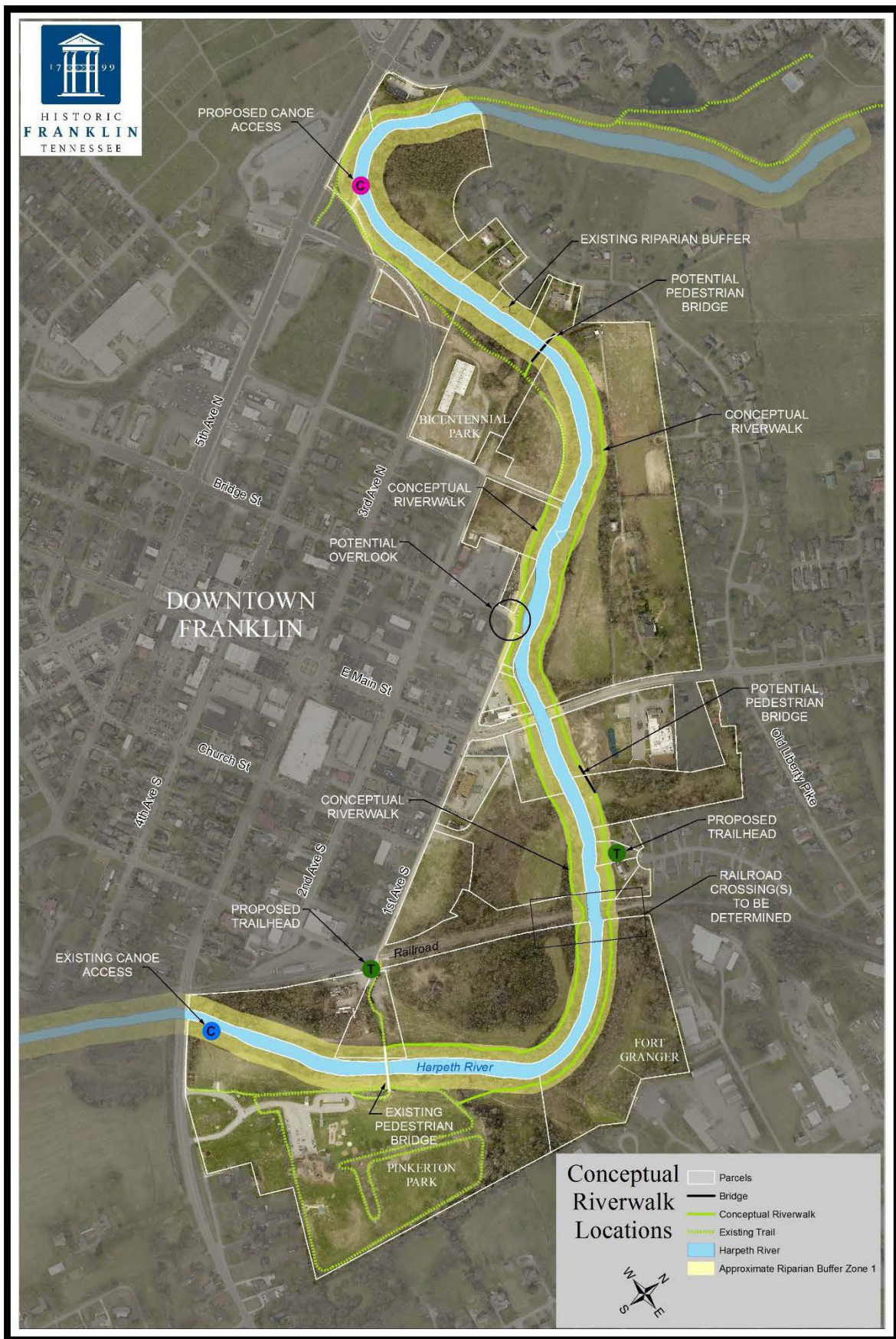
CITY OF FRANKLIN, TENNESSEE

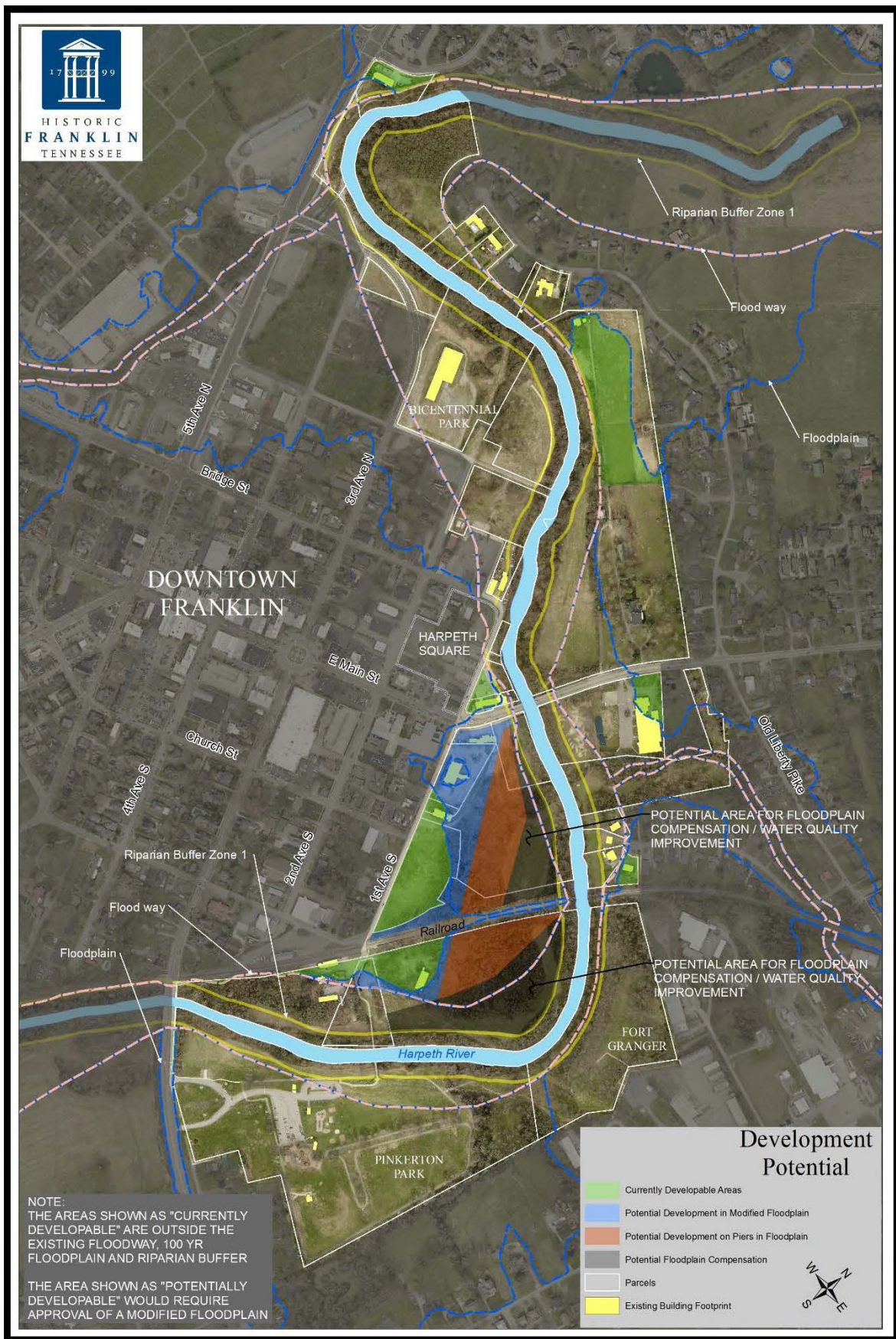
Riverfront

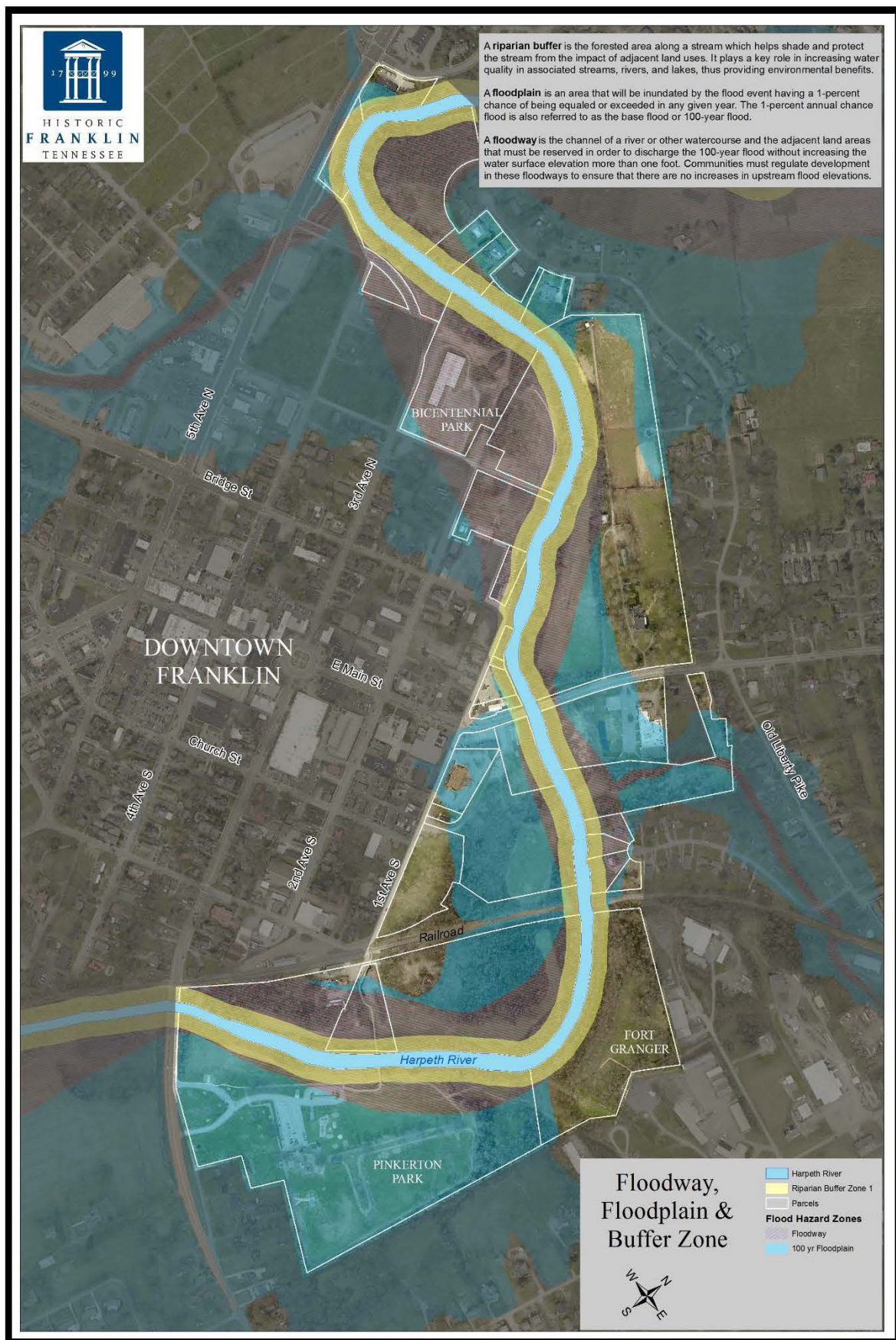
Planning Study

Thank you!

DEVELOPMENT MAPS







SURVEY INSTRUMENT



Feedback Form

NAME* _____

ADDRESS* _____

E-MAIL _____

PHONE _____

PLEASE INDICATE YOUR PREFERRED METHOD OF CONTACT:*

☐ MAIL

☐ E-MAIL

☐ PHONE

* REQUIRED

3 WAYS TO SUBMIT

Online:
<https://www.surveymonkey.com/r/Harpeth-Riverfront>

Scan and email to:
RiverfrontPlanningStudy@bwsc.net

Mail:
Barge Waggoner Sumner & Cannon, Inc.
Attn: Riverfront Planning Study
211 Commerce Street, Suite 600
Nashville, Tennessee 37201
Fax: 615.255.6572

Please return feedback forms by March 27, 2017.



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CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

The City would like to get your input through a series of questions about the future of the Harpeth Riverfront in Downtown Franklin, between Bicentennial and Pinkerton Parks



CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

1. Would you like to have a path right alongside the River in locations where feasible? If so, which type do you envision along the Harpeth? What do you like about it?



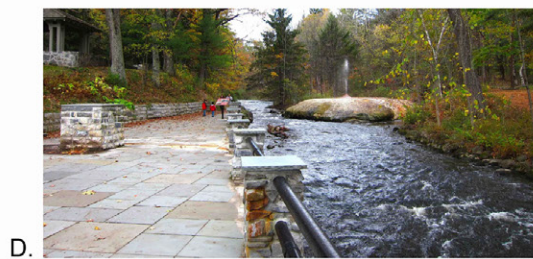
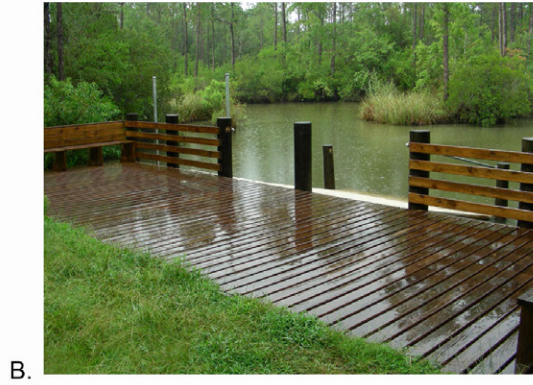
2. What type(s) of trail surface(s) would you like to use? Circle your favorites.



CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

3. If you could choose one of these overlooks for the Harpeth River, which one appeals most to you? And what do you like about it? _____



4. Would kinds of activites should be available along the Riverfront? Circle all that apply. Are there any others you would like to see? Please list. _____



Life-Size Board Games



Exercise Stations



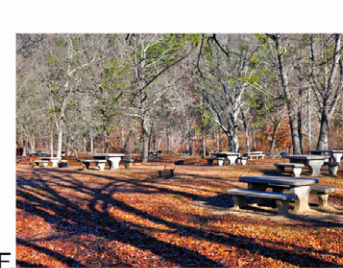
Open-Air Markets



Canoe/Kayak Launch



Accessible Fishing Piers



Picnic Seating Areas

CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

5. What types of art should be along the Riverwalk? Circle all that apply. Are there any others you would like to see? Please list.



A. Art and Wall Murals



B. Art and Wall Murals



C. Unique Paving



D. Sculptures and Public Artwork



E. Historical Sculptures



F. Historical Sculptures



G. Sculptures and Public Artwork

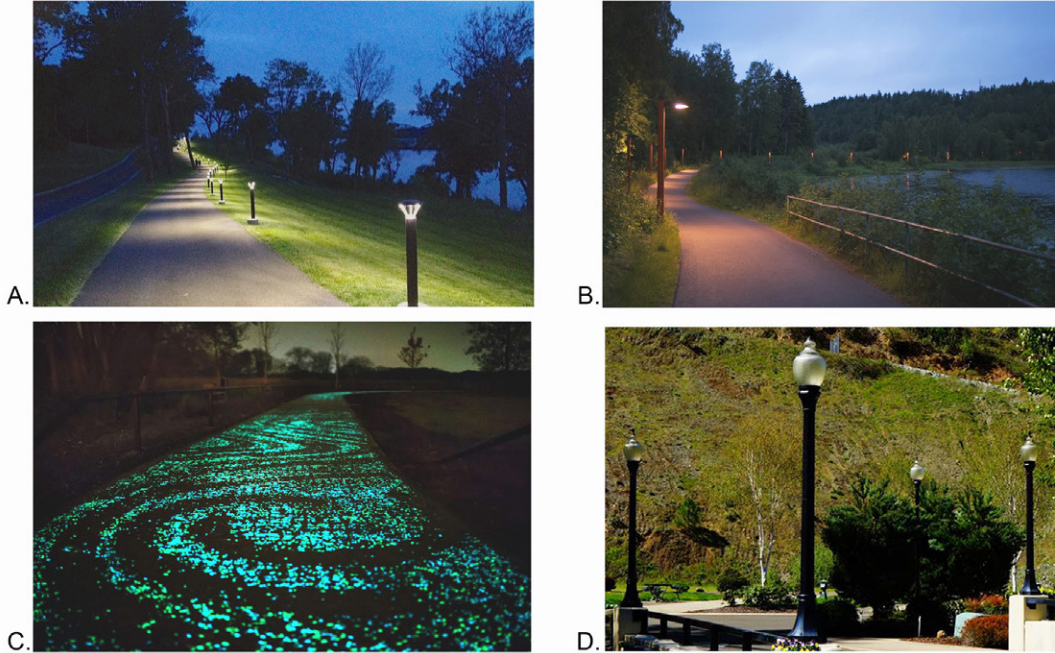


H. Small Gardens and Colorful Plantings

CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

6. Would you use the Riverwalk at night if there were lighted paths? If yes, which of the following would you prefer?



7. What type of signage would you like to see along the Riverwalk? Should this signage tell a story?



CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

8. What style of site furnishings do you envision along the River? Circle which images appeal most to you and why? _____



A. Wood/Recycled Plastic Traditional Bench and Trash Receptacle



B. Black Metal Traditional Bench and Trash Receptacle



C. Contemporary Metal Bench and Trash/Recycling Receptacle



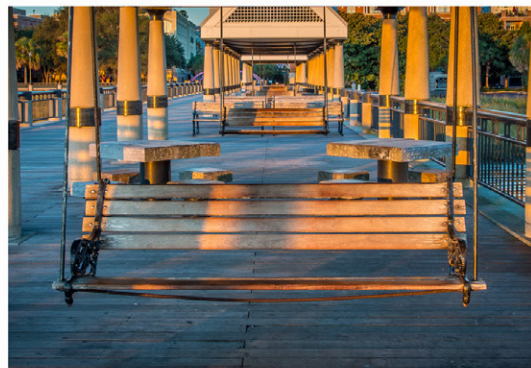
D. Laser-Cut Contemporary Metal Bench and Receptacle



E. Contemporary Brushed Steel Bench and Trash Receptacle



F. Contemporary Steel Swings and Sculptural Canopy Covering



G. Traditional Wood/Recycled Plastic Swinging Benches



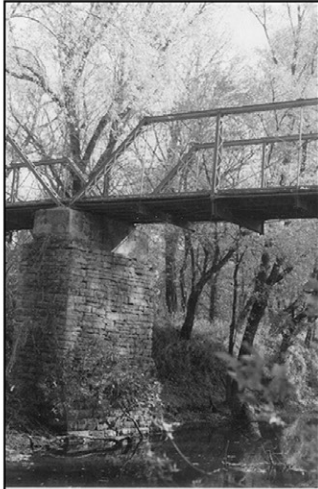
H. Traditional Recycled Plastic Table and Park Benches

CITY OF FRANKLIN, TENNESSEE

Riverfront Planning Study

Historic Photos of Structures & Bridges that once sat along the Harpeth River.

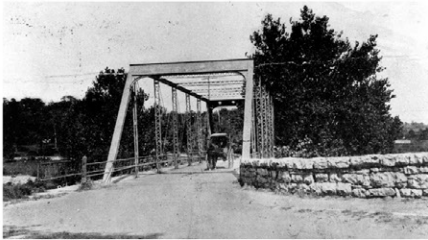
9. Which of the following would you like to learn more about and tell the story of along the riverfront trail? Circle all that apply. (Images continue on next page.) Are there other stories that should be told? Please tell.



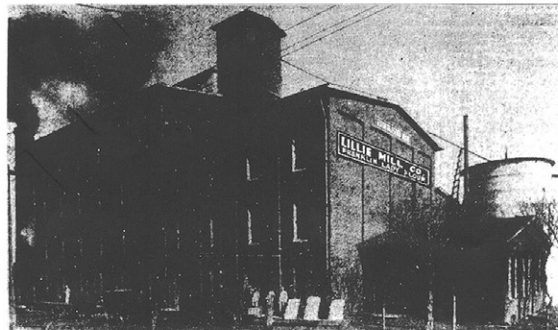
A. Bridge over Harpeth River at McGavock's Ford, leading to Riverside from Lewisburg Pike ca. 1972



B. Bridge over Harpeth River at McGavock's Ford ca.1972 leading to Riverside, home of Dr. R.W. Billington, from Lewisburg Pike. Lcoals called it "Old Squeaky."



C. Franklin - Nashville Bridge 1917



D. Lillie Mill, Home of 'Franklin Lady' Flour Silos and Mill



E. Harpeth River North of Old Bridge



F. Old Jails



G. Gene's Auto Body Shop 1st Avenue



H. Earl's Tywater's Fruit Stand

CITY OF FRANKLIN, TENNESSEE Riverfront Planning Study



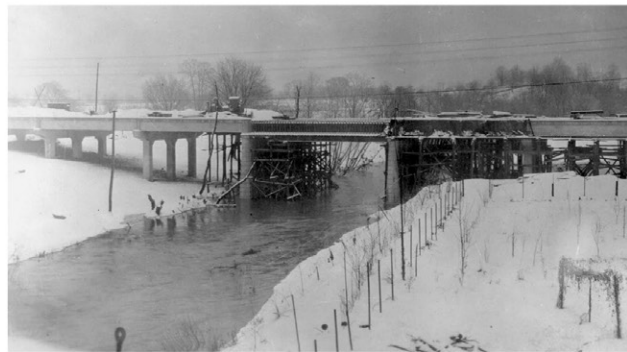
I. River between Bridge & Fort Granger



J. View of Harpeth River from Ft. Granger Looking South ca. 1904



K. Franklin 1950



L. Nashville Highway Bridge 1929



M. Nashville Highway Bridge 1929



N. East Main Street 1950



O. Nashville & Franklin Bridge over Harpeth



P. Interurban Railway

CITY OF FRANKLIN, TENNESSEE Riverfront Planning Study

10. See the map below. The areas in green are outside of the floodplain and could be developed under current City rules. The green hatched area is currently in the floodplain, but could potentially be developed if the area is filled (while excavating, or "lowering," other areas in the same floodplain).

See the areas in orange below. These areas are in the floodplain but could not likely be filled to remove the land from the floodplain. Would you like to see City regulations changed to allow new buildings in the orange area or would you rather see this area continued to be preserved as open space in the floodplain?



11. These images are illustrations of how some communities allow buildings to be raised above the flood level (using piers, or raised foundations with vents). If development is allowed in the orange area on the map above, would you prefer any of the raised buildings as shown below? Please explain why or why not. _____



A. Graphic example of building raised in floodplain



B. Building on stilts



C. Building on stilts



D. Building on piers

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]



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FRANKLIN

DEVELOPMENT REPORT | 2016



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TENNESSEE

TABLE OF CONTENTS

BOARD OF MAYOR & ALDERMEN & PLANNING COMMISSION	4
LETTER FROM THE MAYOR.....	5
ACCOMPLISHMENTS.....	6
CAPITAL IMPROVEMENT PROJECTS.....	7
2016 CITY AT A GLANCE.....	8
2016 ZONING CHANGES.....	9
2016 APPROVED RESIDENTIAL DEVELOPMENT.....	10
RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION.....	11
2016 COMMERCIAL DEVELOPMENT.....	14
EXISTING HOUSING.....	16
APPROVED HOUSING.....	17
FUTURE BUILD-OUT.....	18
LAND USE.....	19
POPULATION	20
APPROVED RESIDENTIAL MAP.....	21
DEVELOPMENT REPORT CONTRIBUTIONS	22

Board of Mayor & Aldermen

Mayor
Ken Moore



Vice Mayor, At-Large
Pearl Bransford



At-Large
Brandy Blanton



At-Large
Ann Petersen



At-Large
Clyde Barnhill



Ward 1
Beverly Burger



Ward 3
Michael Skinner



Ward 4
Margaret Martin



Ward 2
Dana McLendon

Franklin Municipal Planning Commission

Mike Hathaway, Chair
Roger Lindsey, Vice Chair
Marcia Allen
Jimmy Franks
Lisa Gregory
Scott Harrison
Alma McLemore
Michael Orr
Ann Petersen, Alderman

LETTER FROM THE MAYOR

Dear Franklin Community,

The year 2016 was quite a successful year in Franklin. Williamson County leads the country in job growth for the fourth consecutive quarter at 6.7 percent, according to the Bureau of Labor Statistics. We have the second best school district in the state and some of the top high schools. Coupled with Franklin's quality of life, our reputation for a top notch education system is what attracts employers to our city and keeps them here.

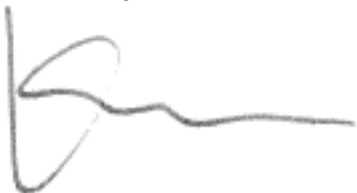
City investment highlights include the new Columbia State Community College; now young people from across Williamson County and Franklin have the opportunity to further their education right here in our own community! We also completed a new fire station in the Westhaven community and our Fire Department completed its first full year under an ISO Class 1 rating, which reflects our high level of service to our citizens and businesses every day.

Our Engineering Department completed the Comprehensive Transportation Plan, Connect Franklin, and our Planning and Sustainability Department completed the long-range plan for our city, entitled Envision Franklin. Those two plans work in conjunction with the Parks Master Plan, the Capital Improvement Plan, Invest Franklin, and our Water Resources Plan. Each are components of an interconnected, comprehensive approach to guiding the future of the City.

This is an exciting time for growth in our city, but also a challenging time to preserve our quality of life and history.

Enjoy reading this development report and please contact me if you have any questions.

Sincerely,



Mayor Ken Moore, M.D.



2016 NOTABLE ACCOMPLISHMENTS



ACHIEVED

Platinum Level (TVA) Tennessee Valley Authority
Sustainable Communities Program



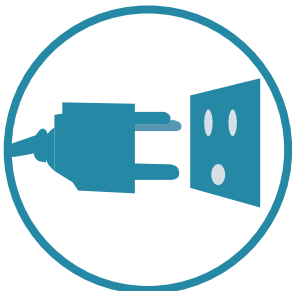
CONSTRUCTED

722 Single Family Detached Dwelling Permits
162 Townhome Unit Permits
411 Multi-Family (Attached) Unit Permits



POWERED

Installed LED high-mast Interstate lights and completed a
1MW solar project



CONNECTED

4 sidewalk connection gaps were constructed at Forrest
Crossing, South Royal Oaks, Carothers Parkway, and Oak
Meadow Drive



INVESTED

\$774,442,058 invested in the Community
Includes all new residential and non-residential
construction, accessory buildings, additions, tenant
build-out, renovations, and miscellaneous construction.

CAPITAL IMPROVEMENT PROJECTS (CIP)

1 3rd Avenue North Trail/ Greenway Project

This is the second phase of the 3rd Avenue North Roadway project. The first phase (completed in 2014) was fully funded by the city and generally included the roadway, bridge, lighting, utilities, landscaping and irrigation. This phase included Federal funding and the remaining sidewalk and greenway trail, selected park features, additional landscaping and irrigation.



2 Westhaven Fire Station

Fire Station 8 officially opened on August 22, 2016. It is located within the Westhaven community at the corner of Front Street and Whitman Road. The new station shortens response times to the western areas of Franklin and provides additional support to downtown Station 1. The main facility encompasses 11,369 square feet and features three apparatus bays, living and sleeping quarters, a gathering space, and a kitchen and eating area. The land for the building was donated by Southern Land Company.



3 Harlinsdale Multi-purpose Arena

A multi-purpose horse arena was completed at The Park at Harlinsdale Farm. The historic property--a 200-acre former horse farm turned City of Franklin park--is a five-acre facility largely supported and funded through fundraising efforts of Friends of Franklin Parks. The five-acre Arena site includes the 150' x 300' arena surrounded by grass berms with terraced seating, a scoring pavilion, three large fenced paddocks, public restrooms and a concession stand.



2016 CITY AT A GLANCE

74,440 Estimated Population

The population of Franklin increased to an estimated 74,440 a change of 2,170 from 2015.

42 Square Miles

The new size of Franklin with annexed acreage.

217.68 Acres Annexed

More acreage was annexed in 2016 than in the 5 prior years combined (2011-2015, 159.42 acres).

300 Acres Rezoned

Throughout the City.

1,028 New Dwellings Approved

1,028 dwellings were approved, an increase from 865 in 2015.

9,097 Dwellings to be Constructed

Slightly under 10,000 dwellings are in the pipeline for construction.

1.4 Million Non-Residential Square Feet Approved

Just over 1.4 million square feet of non-residential (office, retail, hotel, commercial) space was approved.

33% Residential Land Use

The largest Land Use in Franklin remains residential at 33%.



2016 ZONING CHANGES



296.82 ACRES

Total acreage of properties rezoned in 2016

Zoning Ordinance No.	Description	Previous Zoning District	Base Zoning District	Acre	Adoption Date
Properties Zoned (Due to Annexation)					
2015-76	Parish Presbyterian	County	CI	13.60	2/23/2016
2016-28	Ashcroft Valley	County	R-1	204.08	12/13/2016
TOTAL				217.68	
Properties Rezoned					
2015-47	Bicentennial Park Properties	GC	CI	2.75	1/26/2016
2015-50	Carlisle Lane	ER	R-3	7.43	1/26/2016
2015-58	Southwinds	SD-R 9.16	SD-R 10.6	38.50	1/12/2016
2015-59	780 Oak Meadow	SD-R 9.16	RM-20	5.19	1/12/2016
2015-74	Harpeth Square Revision 1	CC & SD-X (34.17/33,650/115)	SD-X (33.4/35000/115)	4.66	2/23/2016
2015-79	South Carothers Neighborhood Commercial	AG	NC	10.09	2/23/2016
2016-07	Cottages at Eddy Lane	LI	SD-R 3.64	1.10	6/28/2016
2016-20	Lockwood Glen Neighborhood Commercial	SD-R 2.82	NC	8.68	9/13/2016
2016-22	Arlington at West Main	OR	SD-R 10	0.90	8/23/2016
2016-28	Lockwood Glen Revision 1	SD-R 2.82	SD-R 2.92	212.22	9/13/2016
2016-32	Avondale	HI & R-3	SD-R 7.55	5.30	11/22/2016
2016-33	Avenida of Cool Springs	GO	SD-R 27.33	5.19	10/25/2016
2016-34	Iron Horse	CI	SD-R 13.5	19.99	12/13/2016
2016-37	Rucker Park Revision 1	SD-R 8.03 & R-3	SD-R 8.70	3.66	11/22/2016
2016-44	Williamson Medical Center	GC	CI	2.90	10/25/2016
TOTAL				296.82	

2016 RESIDENTIAL DEVELOPMENT APPROVALS



1,028

Total approved residential units in 2016

Residential Development	Type of Approval	Total Units	Single Family	Duplex	Multifamily	Apartment	Total Acreage	Open Space
Arlington at West Main	DP	8	-	-	8	-	0.99	0.10
Avenida Of Cool Springs	DP	142	-	-	-	142	5.19	0.72
Avondale Cottages	DP	40	1	24	15	-	5.30	0.30
Cardel Village	DP	20	20	-	-	-	6.95	1.52
Cottages at Eddy Lane	DP	4	4	-	-	-	1.11	0.20
Harpeth Square Revision 1	DP	9	-	-	-	9	*	*
Highlands at Ladd Park, Revision 7	DP	14	14	-	-	-	*	*
IronHorse	DP	264	-	-	-	264	19.99	1.00
Lockwood Glen, Revision 1	DP	14	14	-	-	-	*	*
Rizer Point, Revision 4	DP	16	16				*	*
Rucker Park, Revision 1	DP	6	-	-	6	-	*	*
Standard at Cool Springs	SP	450	-	31	-	419	22.51	3.36
Waters Edge, Revision 4	DP	28	-17	-	45	-	*	*
Wynfield Village	PP	13	13	-	-	-	8.18	3.16
TOTAL	-	1,028	65	55	74	834	70.22	10.36

Type of Approval
 DP=Development Plan
 PP=Preliminary Plat
 SP=Site Plan

Notes: The n/a designation denotes that the information was not specifically identified on the concept plan.
 * Denotes a change to a previously approved development plan. When there is a revision to an approved development plan and the total acreage did not change, gross density was not listed.

RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



8,069 REMAINING UNITS

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved	Total	RS	R2	RM	APT	ASTL	Total
7007 Moores Lane (Canterfield) Revision 1	2014	96	0	-	2	3	-	91	96
Amelia Park	2014	149	67	82	-	-	-	-	82
Avalon	2002	446	404	12	-	30	-	-	42
Avalon Square	2004	172	0	-	-	172	-	-	172
Benelli Park	2014	11	8	3	-	-	-	-	3
Berry Farms Chadwell Tract	2006	100	0	-	-	-	100	-	100
Berry Farms Reams-Fleming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center	2005	646	146	60	-	440	-	-	500
Branch Creek Crossing	2015	48	0	-	-	48	-	-	48
Blossom Park	2013	26	9	17	-	-	-	-	17
Breezeway	2005	139	110	29	-	-	-	-	29
Dallas Downs (Kendall Hall)	2008	357	354	3	-	-	-	-	3
Gateway Village	2008	402	368	-	-	18	16	-	34
Echelon	2013	168	9	77	-	82	-	-	159
Franklin Park	2013	350	0	-	-	-	350	-	350
Harlinsdale Manor	2006	15	7	8	-	-	-	-	8
CONTINUED ON NEXT TWO PAGES									

(CONTINUED) RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



8,069 REMAINING UNITS

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved	Total	RS	R2	RM	APT	ASTL	Total
Henley	2005	87	81	6	-	-	-	-	6
Highlands at Ladd Park	2005	1,046	711	335	-	-	-	-	335
Hurstbourne	2006	132	126	6	-	-	-	-	6
Lockwood Glen (Nichols Bend)	2008	624	128	225	-	32	239	-	496
McEwen Town Center (Revision 2)	2009	950	370	-	-	-	580	-	580
Natures Landing	2015	29	0	29	-	-	-	-	29
Nichol Mill Lofts	2015	363	0	-	-	-	363	-	363
October Park	2015	19	0	19	-	-	-	-	19
Ovation	2014	950	0	40	-	910	-	-	950
Preserve at Echo Estates	2013	43	4	39	-	-	-	-	39
Ralston Row	2013	14	1	13	-	-	-	-	13
Riverbluff (Revision 1)	2014	82	4	78	-	-	-	-	78
Rizer Point	2012	95	90	5	-	0	-	-	5
Rucker Park	2012	30	29	-	-	1	-	-	1
Selah Subdivision	2015	12	0	12	-	-	-	-	12
Silver Grace (Fountains of Franklin)	2009	124	87	3	17	-	-	17	37
Simmons Ridge (Revision 4)	2016	408	4	63	-	341	-	-	404
CONTINUED ON NEXT PAGE									

(CONTINUED) RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



5,271 CONSTRUCTED UNITS

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved	Total	RS	R2	RM	APT	ASTL	Total
Southwinds (Woodlands)	1985	100	0	-	-	-	100	-	100
Stream Valley (Revision 1)	2014	824	241	267	-	76	240	-	583
Tap Root Hills	2014	139	0	139	-	-	-	-	139
Through the Green (Rev 2)	2014	492	258	-	-	-	234	-	234
Tywater Crossing (Parrish Park)	2012	87	62	25	-	-	-	-	25
Treemont Estates	2005	13	9	4	-	-	-	-	4
Village at West Main	2013	35	0	-	-	-	35	-	35
Water's Edge	2013	367	35	212	-	120	-	-	332
Westhaven*	2001	2,750	1,549	*	*	*	*	250	1,201
TOTAL		13,340	5,271	1,811	19	2,273	2,657	358	8,069

RS=Single Family R2= Duplex
 RM= Multifamily (Townhome & Condo)
 APT= Apartment ASTL= Assisted Living

Dwelling Unit Abbreviations:
 RS=Single Family

Notes: This chart indicates residential developments that are under construction or building permits have been issued. Developments with less than 5 units remaining are not shown.

*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

2016 COMMERCIAL DEVELOPMENT



1.4 MILLION SQUARE FEET

Approved by site plan

Commerical Development	Type of Approval	Square Footage	Type of Non-residential	Total Acreage	Description
370 Natchez Street	SP	2,408	Office	0.21	1 Office Building
Berry Farms, Section 9 Lot 901	SP	34,350	Office	2.19	Tennessee Baptist Convention
Berry Farms, Section 9 Lot 902	SP	109,195	Office	8.68	Alfa Corporate Headquarters
Berry Farms, Section 9 Lot 903	SP	99,656	Office	7.84	Lee Company Headquarters
Creek Stone Commons, Section 1	SP	15,300	Office	1.69	Venture Office Building
Medcore Medical Office Subdivision, Revision 1	SP	110,030	Office	11.62	Scott Hamilton Proton Therapy
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	175,000	Office	17.88	Office Building
TOTAL OFFICE	-	545,939	-	50.11	
7007 Moores Lane	SP	11,000	Commercial	1.12	IMAC Regenerative Center
Berry Farms, Section 4, Lot 208	SP	58,600	Commercial	1.34	Holiday Inn Express
Carothers Crossing East Subdivision, Lot 1	SP	120,577	Commercial	6.01	Lifeway Fitness
Family Legacy, Lot 1	SP	10,500	Commercial	3.80	Funeral Home
Gateway Village. Section 3, Lot 135	SP	18,200	Commercial/Office	1.35	Retail /Restaurant & Office
Renasant Bank	SP	3,257	Commercial	0.36	Renasant Bank
Township, Section 1	SP	59,736	Commercial	17.30	Harmony Southern Care
TOTAL COMMERCIAL	-	281,870	-	37.16	

2016 COMMERCIAL DEVELOPMENT (CONT.)



127.21 COMMERCIAL ACRES

Commerical Development	Type of Approval	Square Footage	Type of Non-residential	Total Acreage	Description
Cool Springs East Subdivision, Section 1, Revision 3	SP	160,000	Hotel	2.46	Hilton Hotel
Harpeth Square, Section 3, Lot 2	SP	115,347	Hotel	4.66	Hotel
Quality Inn and Suites	SP	29,882	Hotel	3.94	Hotel
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	93,797	Hotel	-	Hotel
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	96,842	Hotel	-	Hotel
TOTAL HOTEL	-	495,868	-	11.06	
Berry Farms Town Center, Sec 4, Lot 203	SP	4,800	Retail	1.26	Twice Daily
Branch Creek	SP	36,480	TBD	19.11	Two Non-Residential Buildings
Carothers Crossing East, Lot 3	SP	4,800	Retail	2.28	Twice Daily
Cool Springs Corner, Lot 10, Revision 7	SP	2,800	Retail	0.42	Waffle House
Cool Springs East Subdivision, Section 36	SP	5,566	Retail	1.31	Buffalo Wings & Rings
Cool Springs Galleria, Section 3	SP	4,554	Retail	0.07	Red Robin
Harpeth Square, Section 2	SP	23,000	Restaurant/Retail	0.14	Restaurant/Retail
Longview Subd, Section 1, Lot 14	SP	2,080	Retail	1.47	Taco Bell
Twice Daily	SP	4,800	Retail	2.82	1316 Murfreesboro Road
TOTAL RETAIL	-	88,880	-	28.88	

TABLE A: EXISTING HOUSING



31,735 DWELLING UNITS
Existing Housing

Type of Housing	# of Dwelling Units
Single Family	18,680
Manufactured Home	407
Duplex	1,178
Multifamily	3,245
Apartment	6,524
Assisted Living	1,177
Residential Special Place	524
TOTAL	31,735

Existing Housing Type

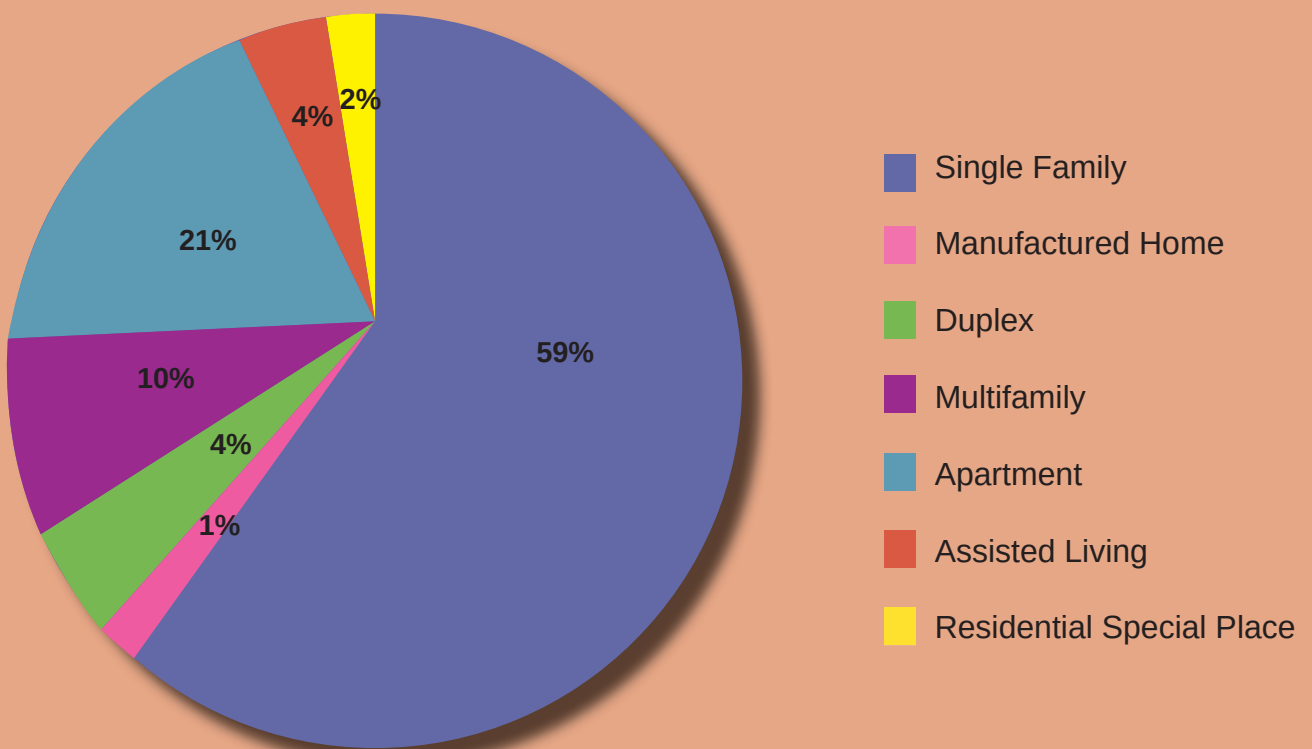


TABLE B: APPROVED HOUSING



9,097 DWELLING UNITS
Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	1,876	21%
Westhaven Units*	951	10%
Duplex	74	1%
Multifamily	2,347	26%
Apartment	3,491	38%
Assisted Living	358	4%
TOTAL	9,097	100%

Approved Housing Type

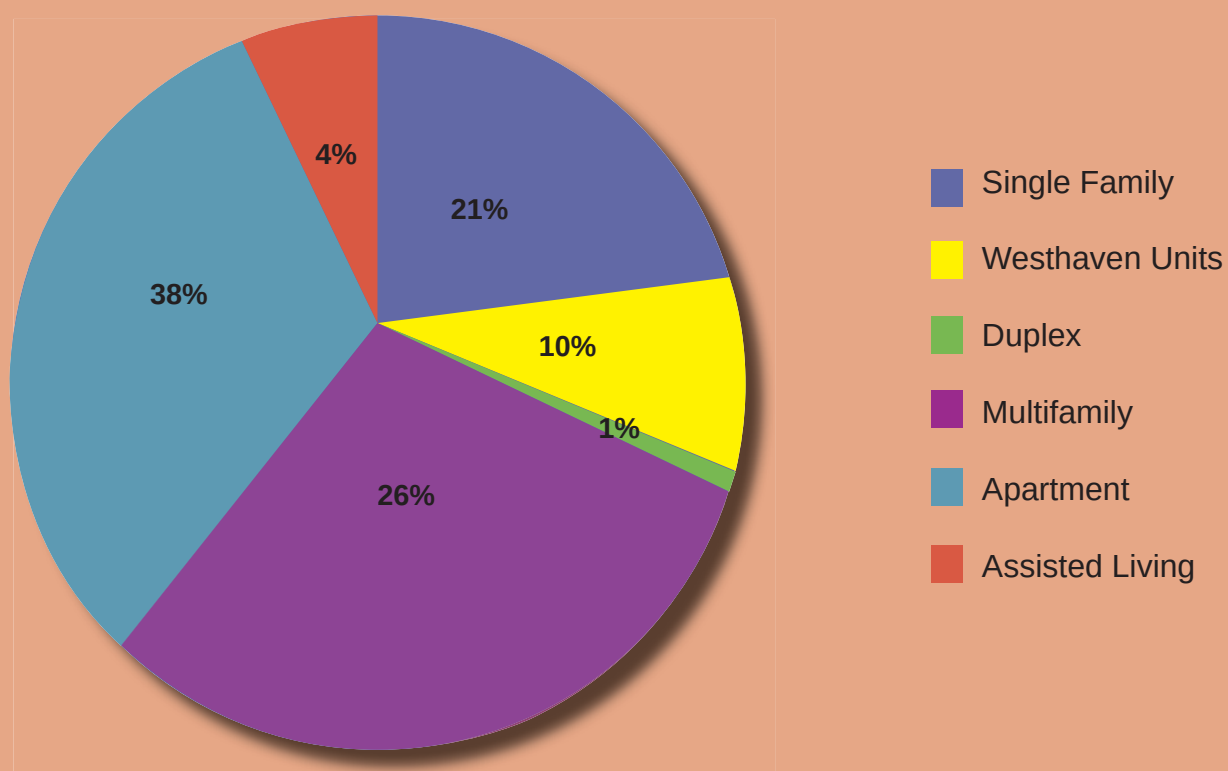


TABLE C: FUTURE BUILD-OUT



40,832 DWELLING UNITS

Existing Housing + Approved Housing

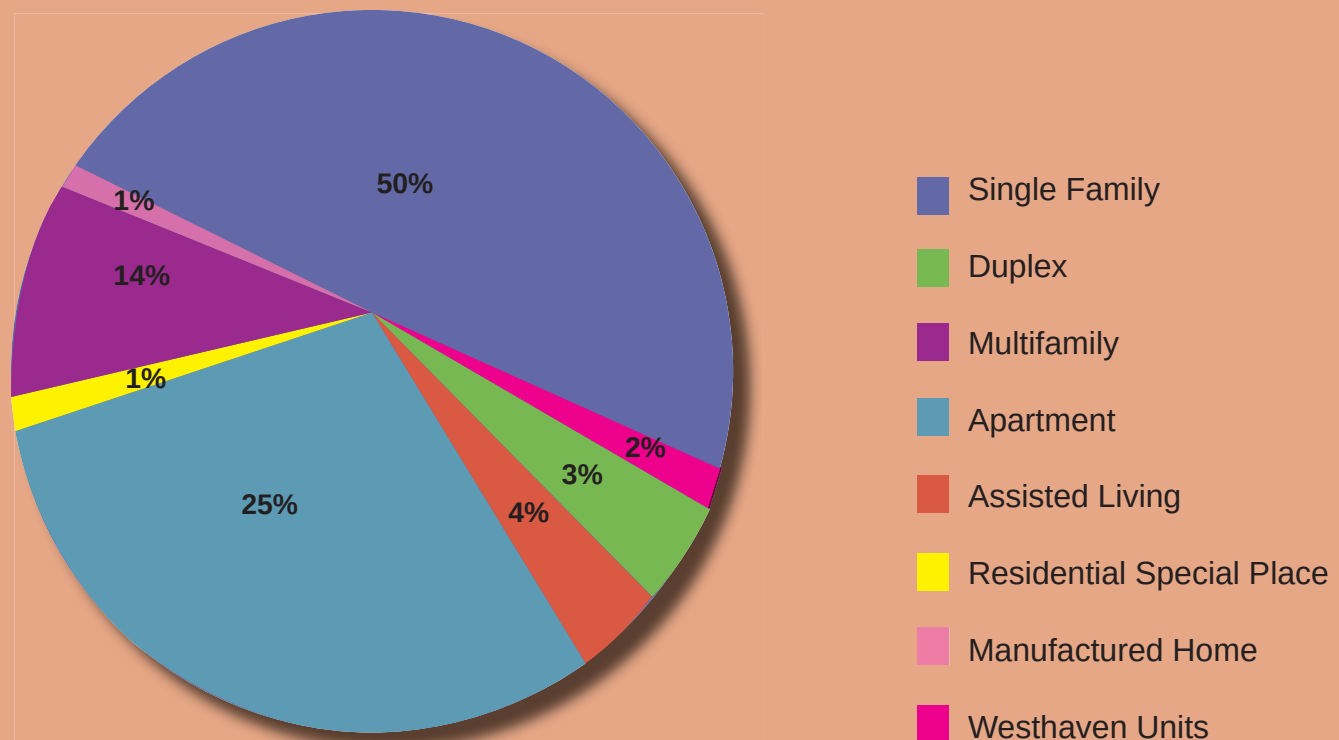
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,556	50%
Manufactured Home	407	1%
Westhaven Units	951	2%
Duplex	1,252	3%
Multifamily	5,592	14%
Apartment	10,015	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
TOTAL	40,832	100%

Definitions:

Apartment: A rental dwelling unit within a larger building or apartment complex.

Multifamily: Three or more attached dwelling units, including townhomes and condominiums.

Future Build-Out



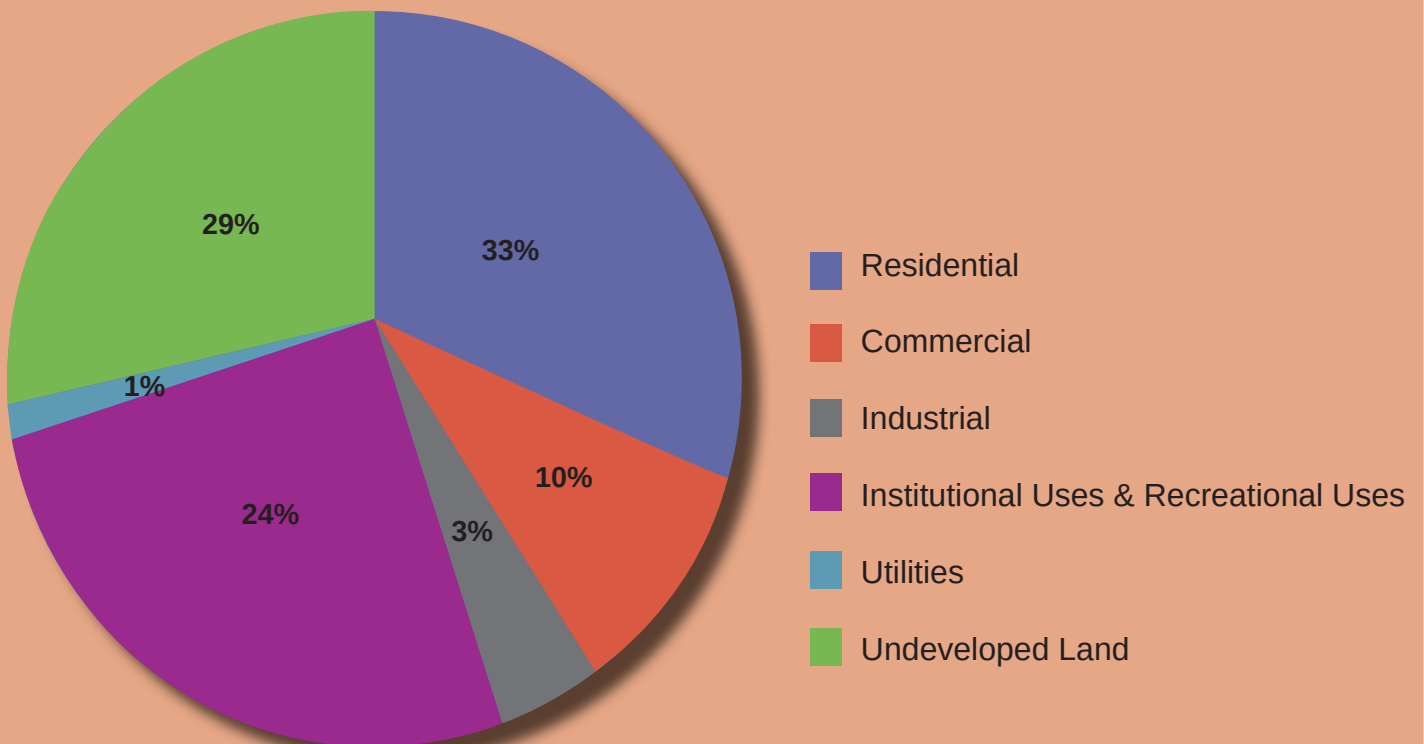
LAND USE



7,693 RESIDENTIAL ACRES

Use	Acreage	General Information
Residential	7,693	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2,292	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	812	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,659	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6,861	Includes Vacant Properties and Agricultural Uses

Land Use



POPULATION PROJECTIONS

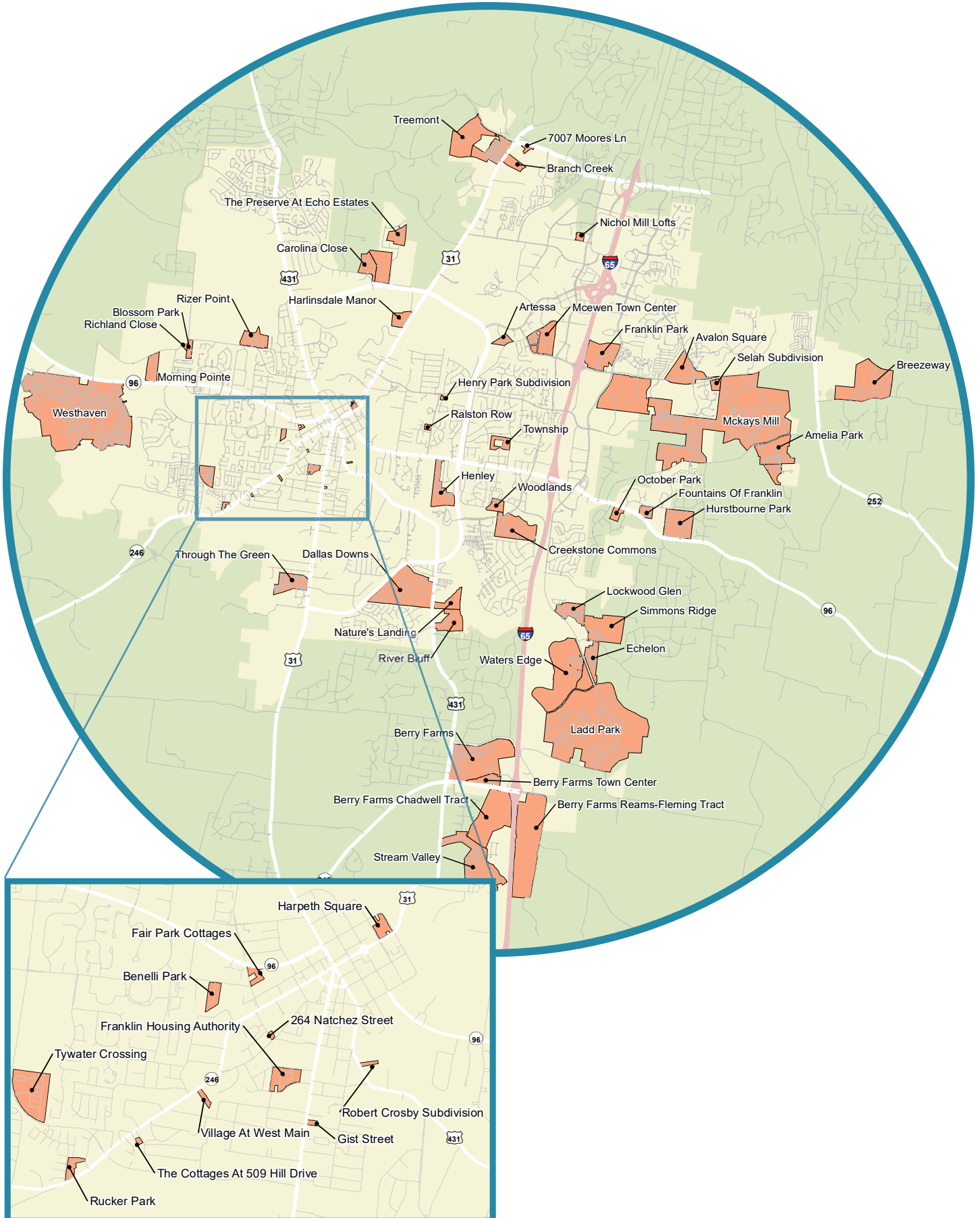


74,440 ESTIMATED POPULATION OF 2016

Projected to double the population by 2040

Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
1997	April	Special Census	29,259	759	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2006	June	Special Census	49,412	-	-
2008	July	Special Census	56,219	-	-
2008	Dec	Estimate	60,052	1,052	1.8%
2009	Dec	Estimate	60,908	856	1.4%
2010	April	Federal Census	62,487	-	-
2013	July	Special Census	66,370	-	-
2013	Dec	Estimate	68,776	2,604	3.8%
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2020	Dec	Projection	83,783	2,440	3.0%
2030	Dec	Projection	112,597	3,280	3.0%
2040	Dec	Projection	151,322	4,407	3.0%

APPROVED RESIDENTIAL DEVELOPMENTS



DEVELOPMENT REPORT CONTRIBUTIONS

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