



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, January 23, 2020

6:00 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, January 23, 2020 at 6:00 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. [20-0087](#) (6:00 - 6:30 pm) Discussion Of Proposed Envision Franklin Design Concepts For Recently Annexed Properties In Goose Creek.

Attachments:

[January JC ppt](#)

[Community Meeting Comments](#)

OTHER BUSINESS

GOOSE CREEK AMENDMENT

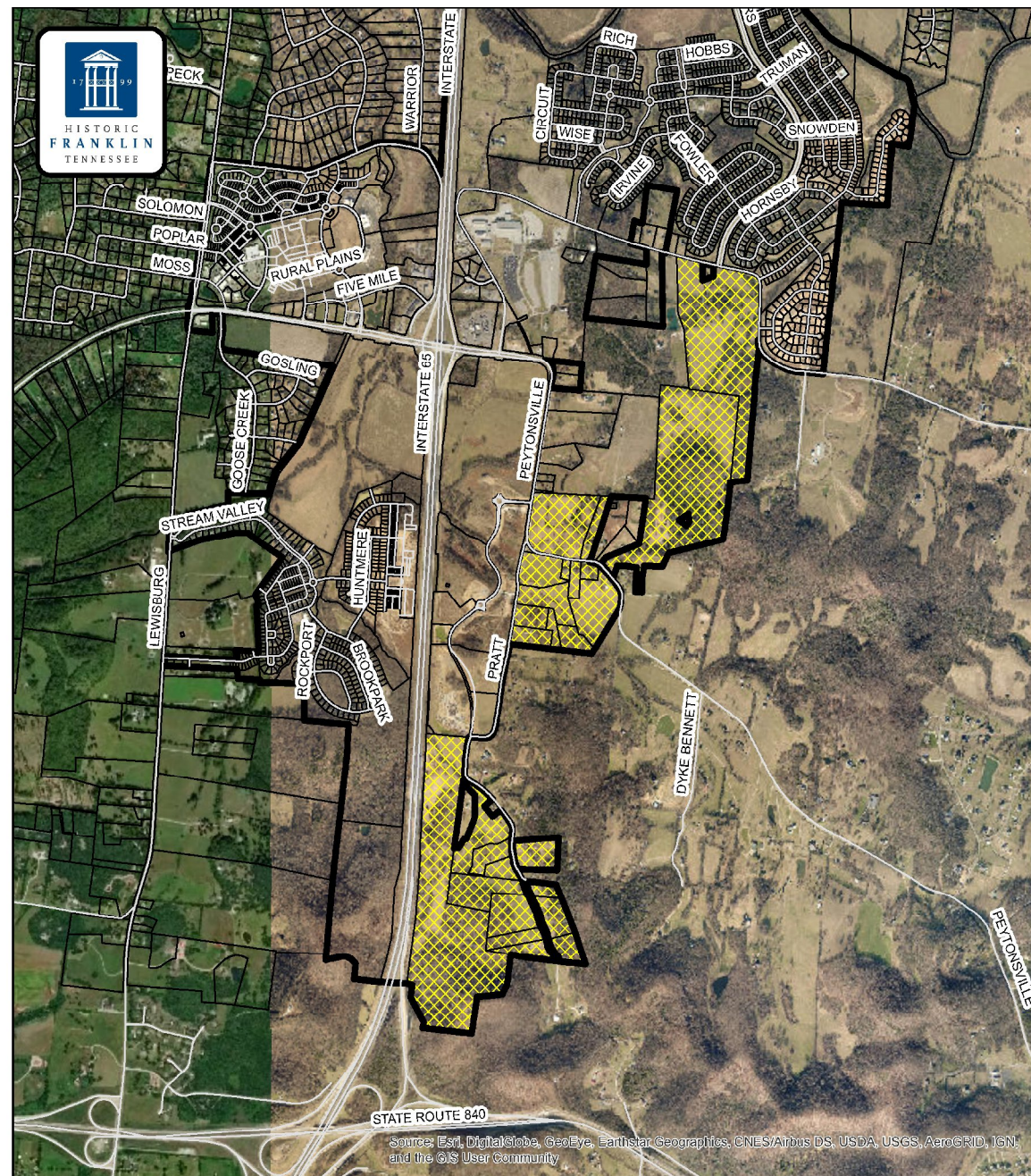
AND JANUARY 15TH COMMUNITY MEETING

JANUARY 15TH COMMUNITY MEETING

- Open house style meeting.
- 5-7pm at Eastern Flank Battlefield Park Clubhouse.
- 56 members of the public signed in; most provided email addresses to receive project updates.
- Members of staff manned stations around the meeting, answering questions and describing the information that was available for view.
- **All** meeting materials were posted online at the project website the morning of the meeting.

EXISTING CONDITIONS

- 26 recently annexed parcels by referendum.
- Parcels were located outside of UGB, thus they now need to be given an Envision Franklin Design Concept.



Legend

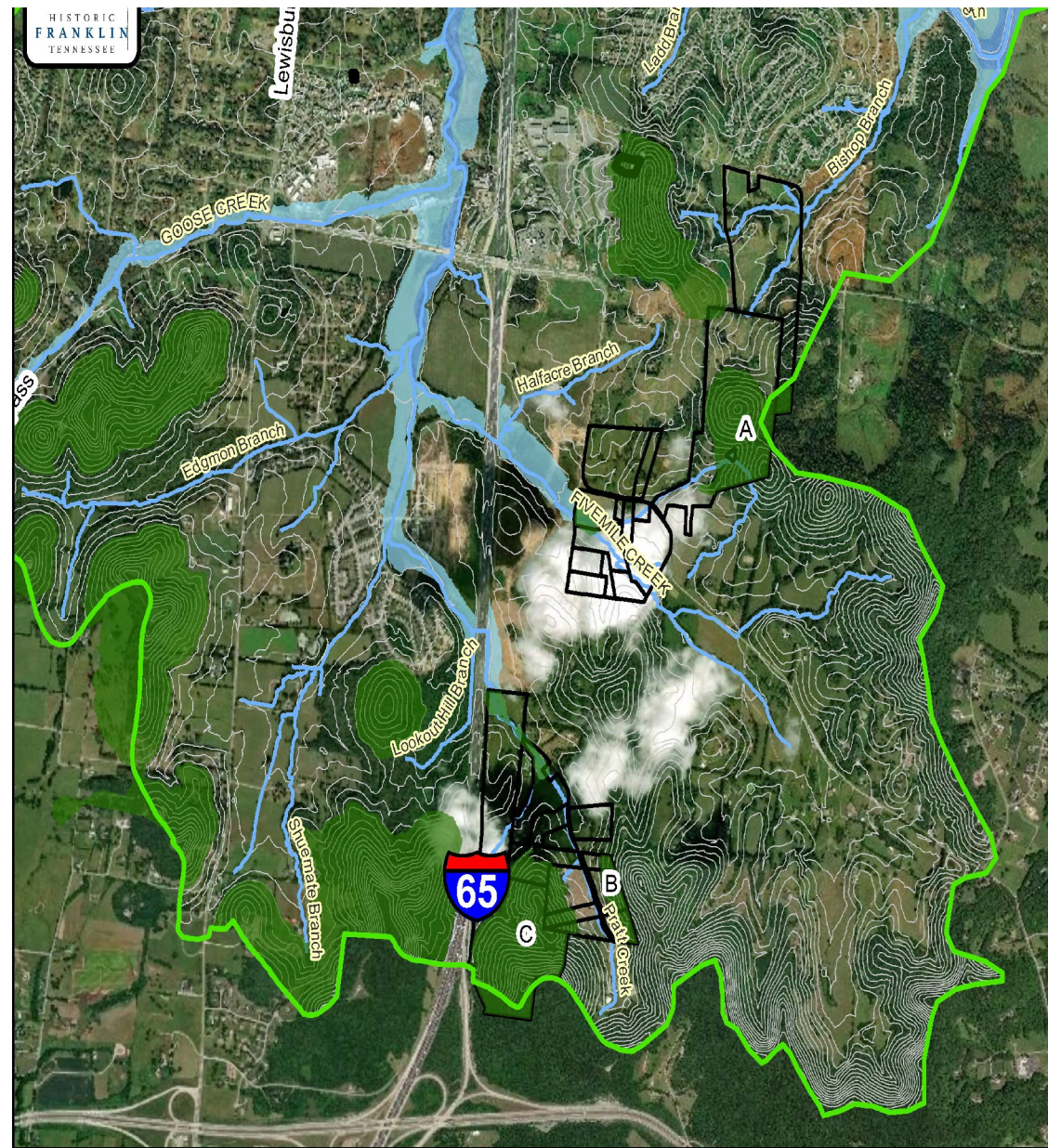
- City Limits
- Annexed Parcels

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HILLTOPS AND FLOODPLAIN IN GOOSE CREEK BASIN

- Staff reviewed the study area for potential needed Conservation areas, identifying major hilltop areas A, B, and C for the Conservation Design Concept.
- Factors included slope, existing tree canopy and density, elevation, and viewsheds.
- Small portions of Conservation were identified and designated following FEMA 100-year floodplain lines.



Legend

- | | |
|------------------------------|----------------------|
| Goose Creek Basin | Streams and Creeks |
| City Limits | Contours - 20ft |
| Conceptual Conservation Area | Flood Fringe Overlay |
| Annexed Parcels | Flood Way Overlay |

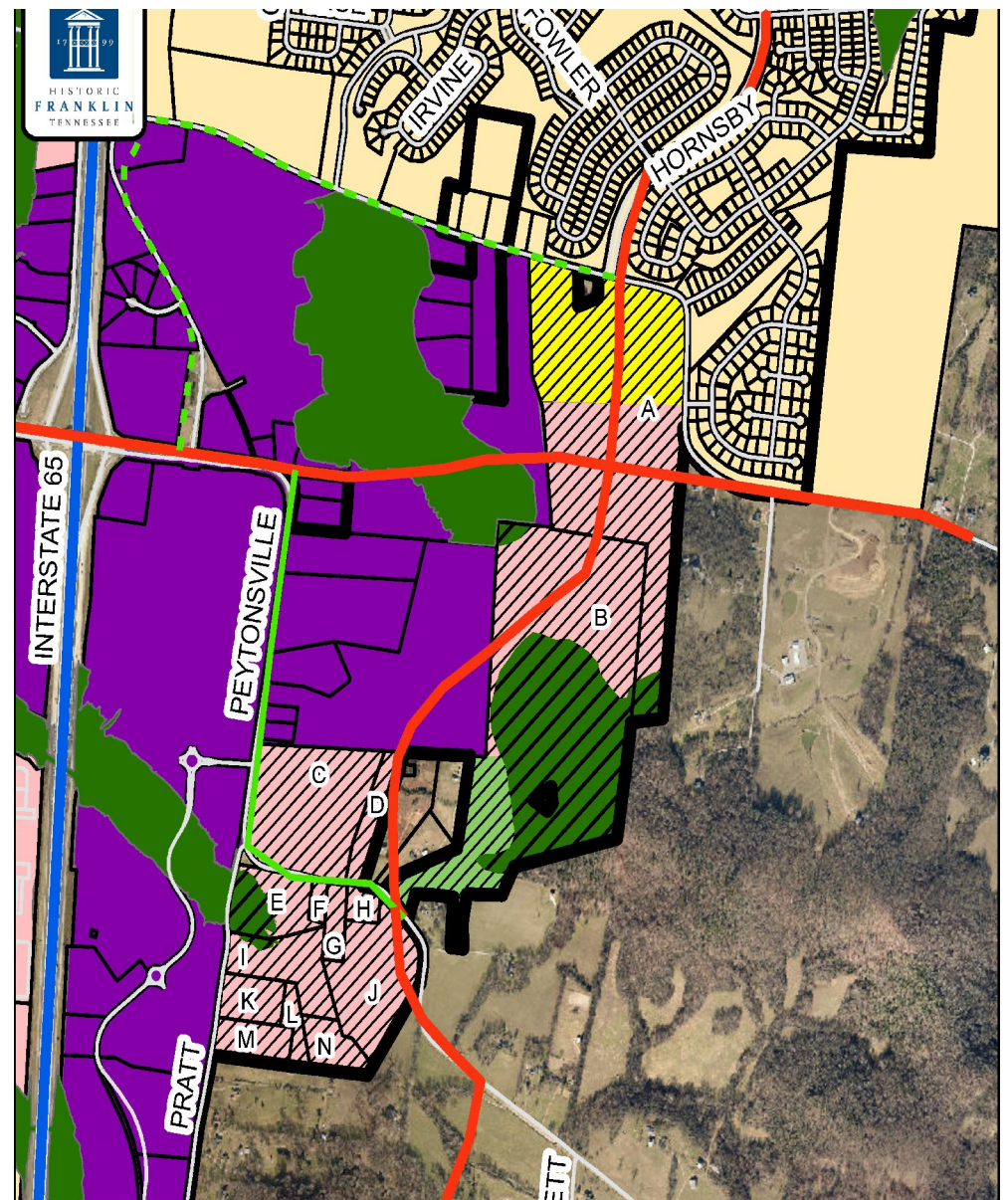
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GOOSE CREEK RECOMMENDATIONS (NORTH)

- Recommended Design Concepts include:
 - Mixed Residential (yellow)
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

Major Collector

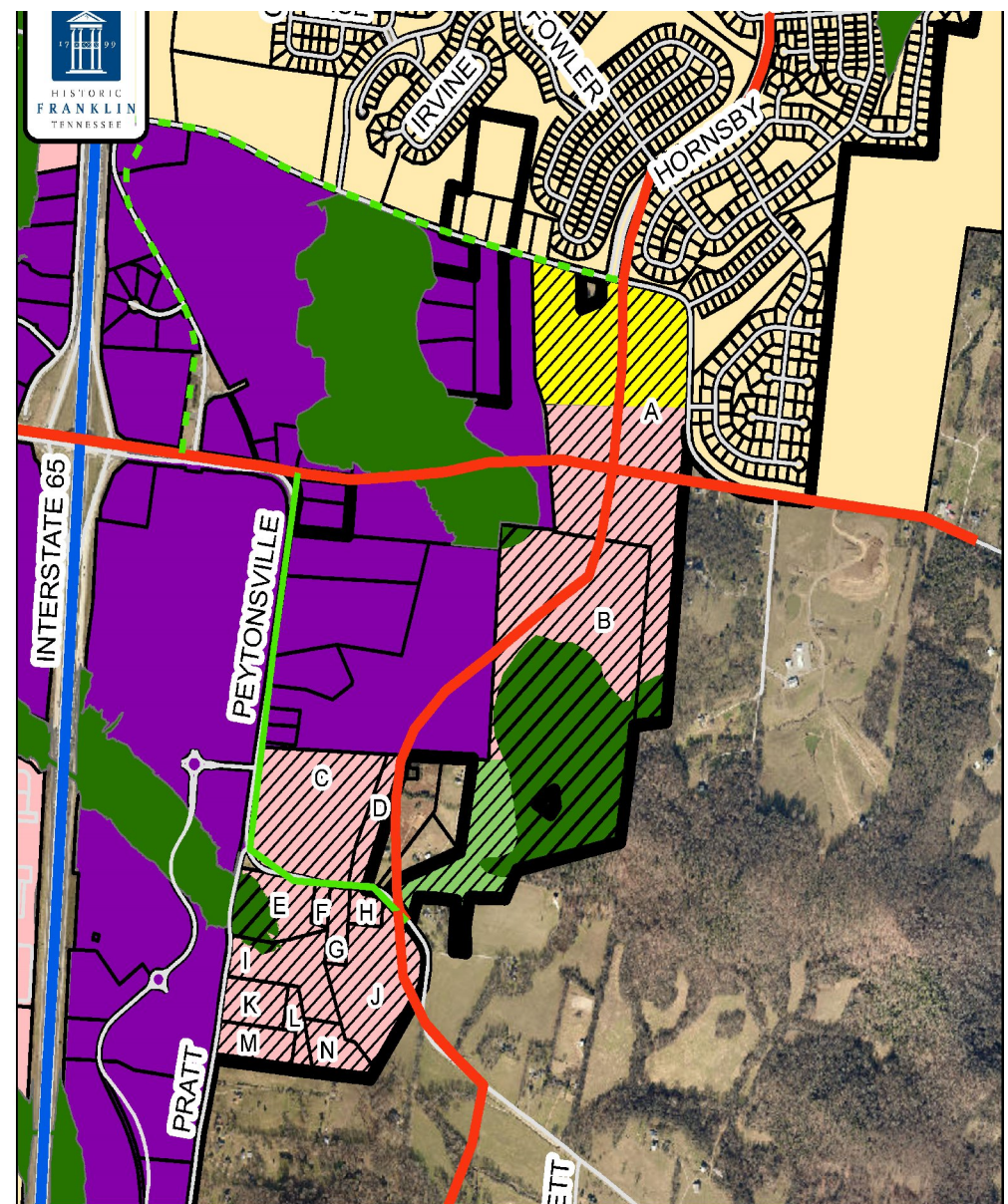
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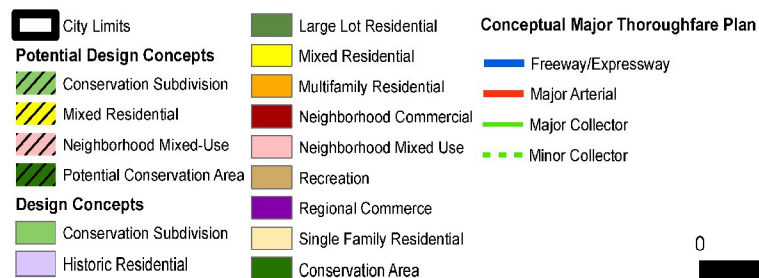
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MIXED RESIDENTIAL DESIGN CONCEPT

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhomes.
- New development should transition from existing development patterns in adjacent neighborhoods.
- Examples include: Eschelon and Water's Edge
- Staff identified as a good way to transition towards Ladd Park neighborhood.

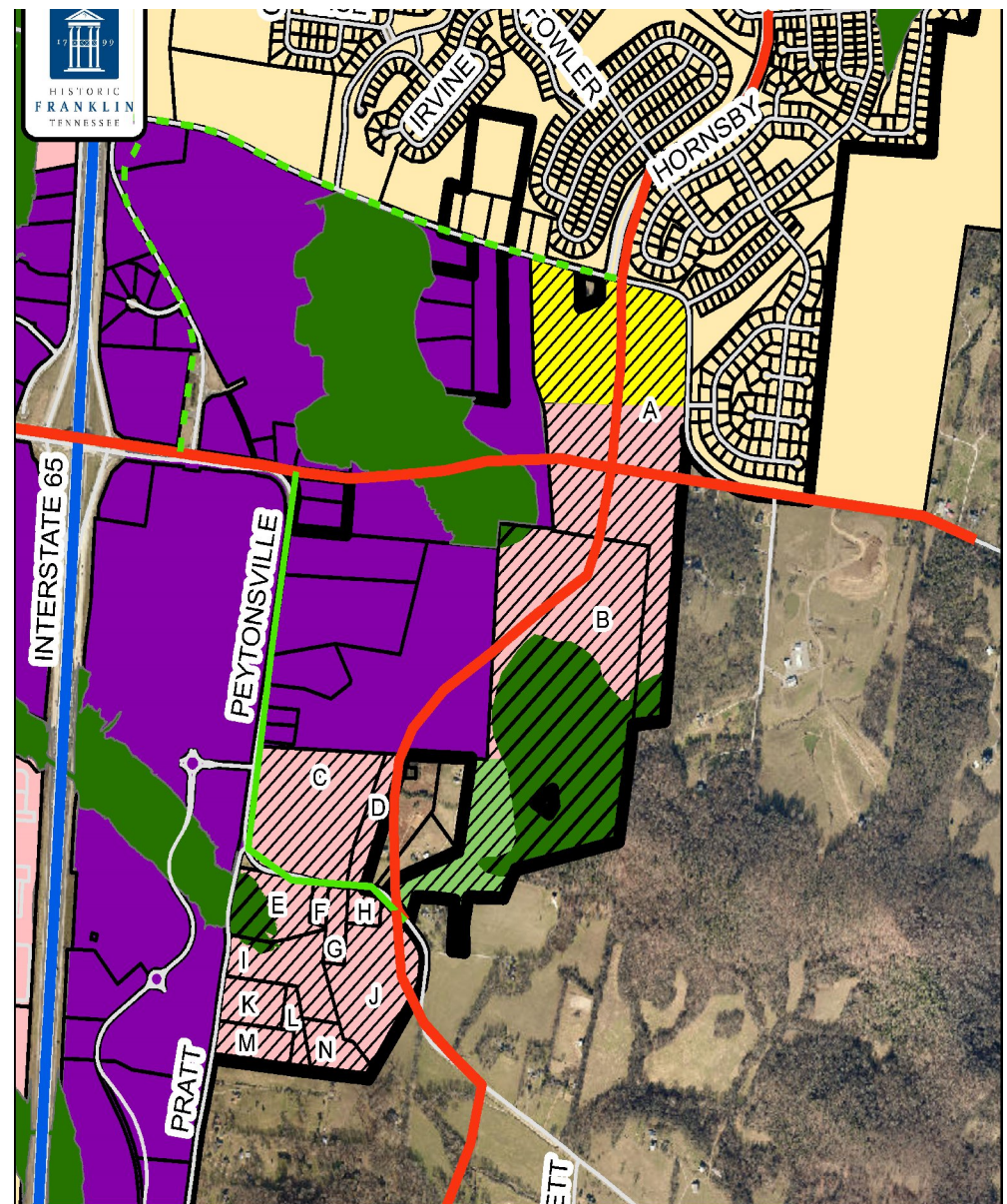


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NEIGHBORHOOD MIXED USE DESIGN CONCEPT

- Provides a diverse mix of uses with a connected and walkable block layout.
- Average height of 3 stories.
- Multifamily residential developments should have activated ground floor commercial spaces.
- Would provide existing neighborhood and new developments the opportunity for close, local locations for everyday shopping, dining, and entertainment.
- Examples include: Berry Farms – Rural Plains and Town Center



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

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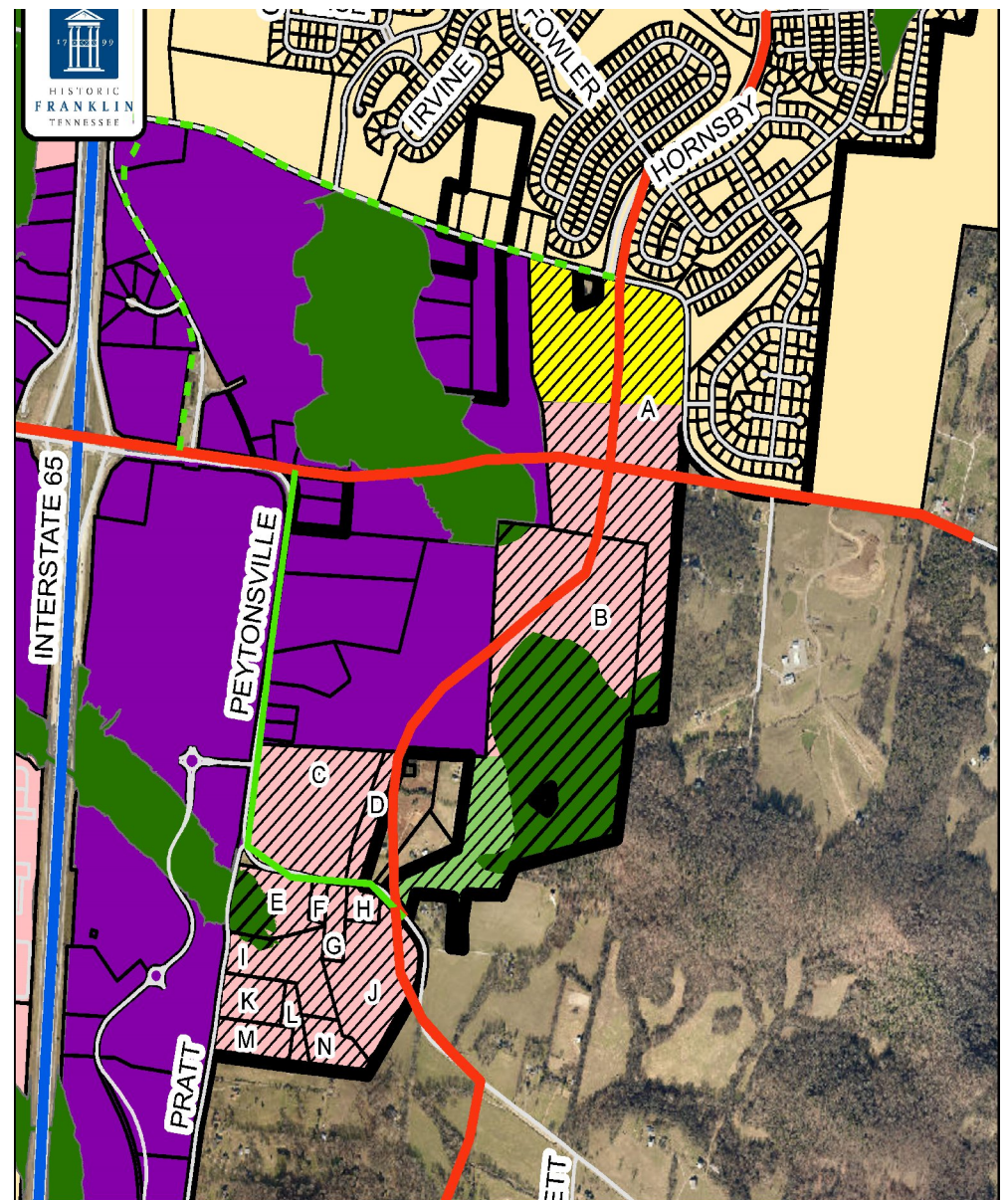
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CONSERVATION SUBDIVISION DESIGN CONCEPT

- Supports primarily single-family residential on clustered lots.
- Requires minimum of 50 percent open space across the development.
- Intended to help preserve vistas, greenways, pastures, trails, and other scenic character while still allowing new development.



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed-Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

Major Collector

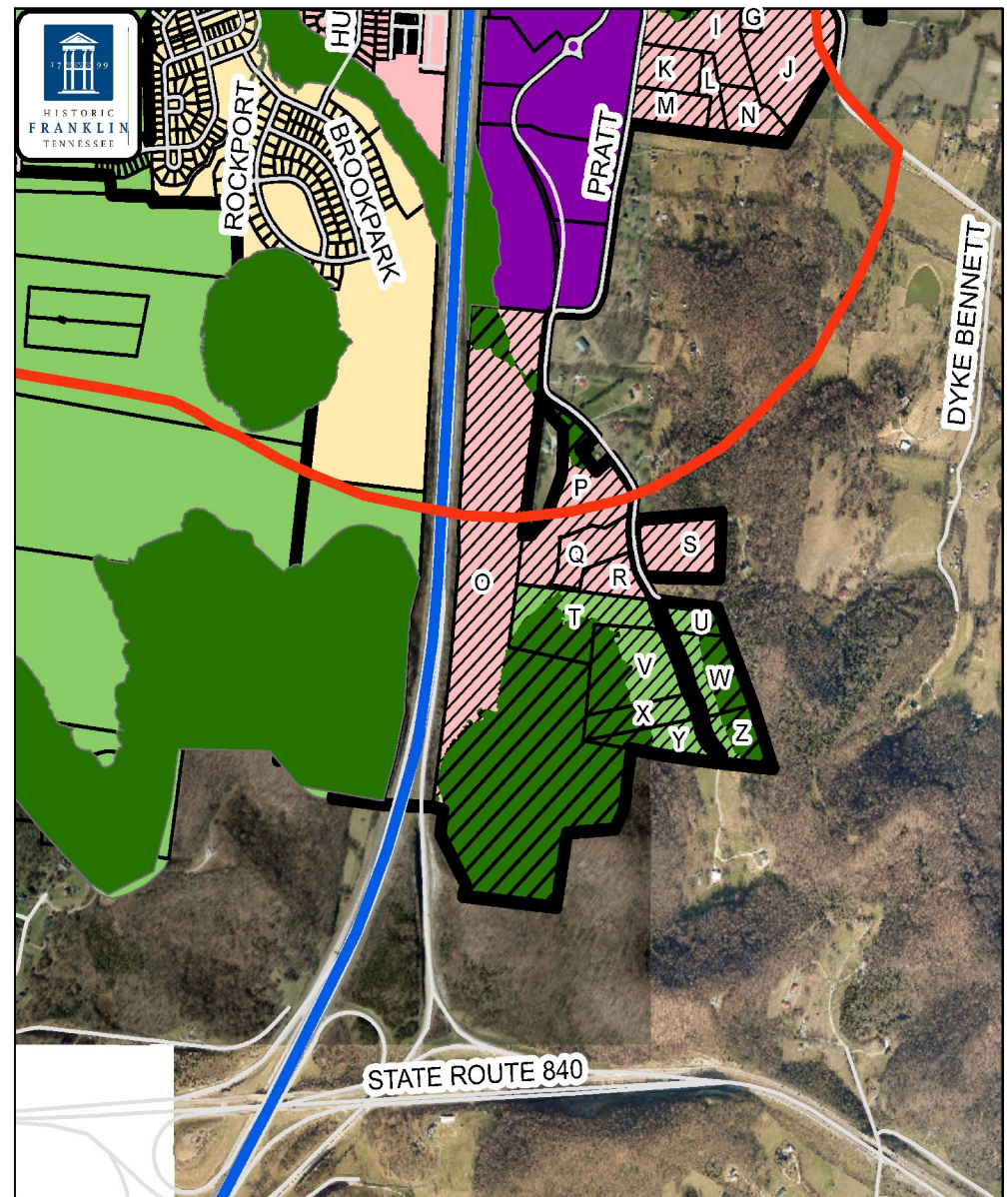
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GOOSE CREEK RECOMMENDATIONS (SOUTH)

- Recommended Design Concepts include:
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

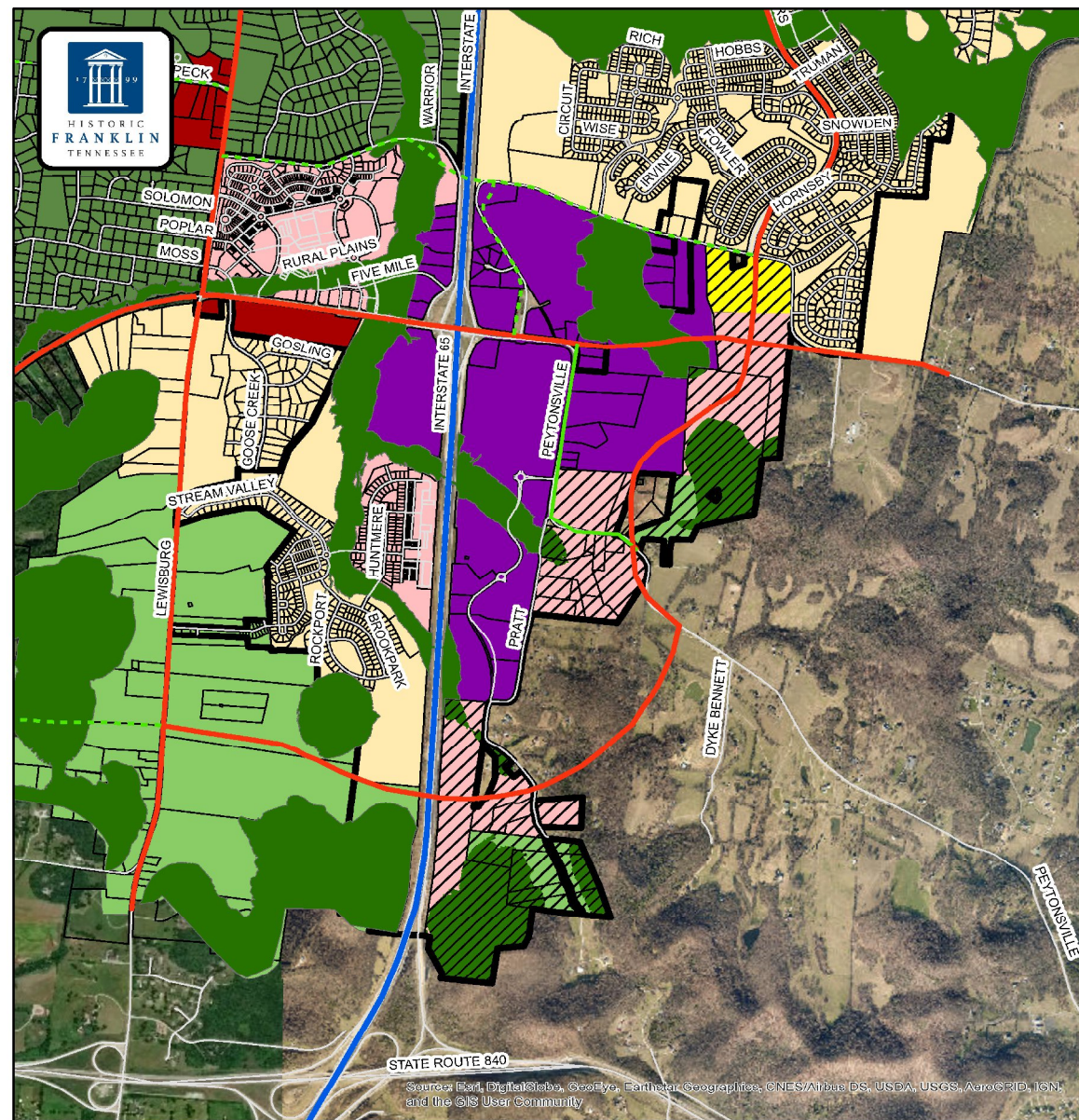
Major Arterial

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GOOSE CREEK RECOMMENDATIONS AND CONCEPTUAL TRANSPORTATION NETWORK

- Recommended Design Concepts include:
 - Mixed Residential (yellow)
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)
- Carothers and Goose Creek Bypass extensions
- Flyover/ interchange south of Ramsey Solutions property



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

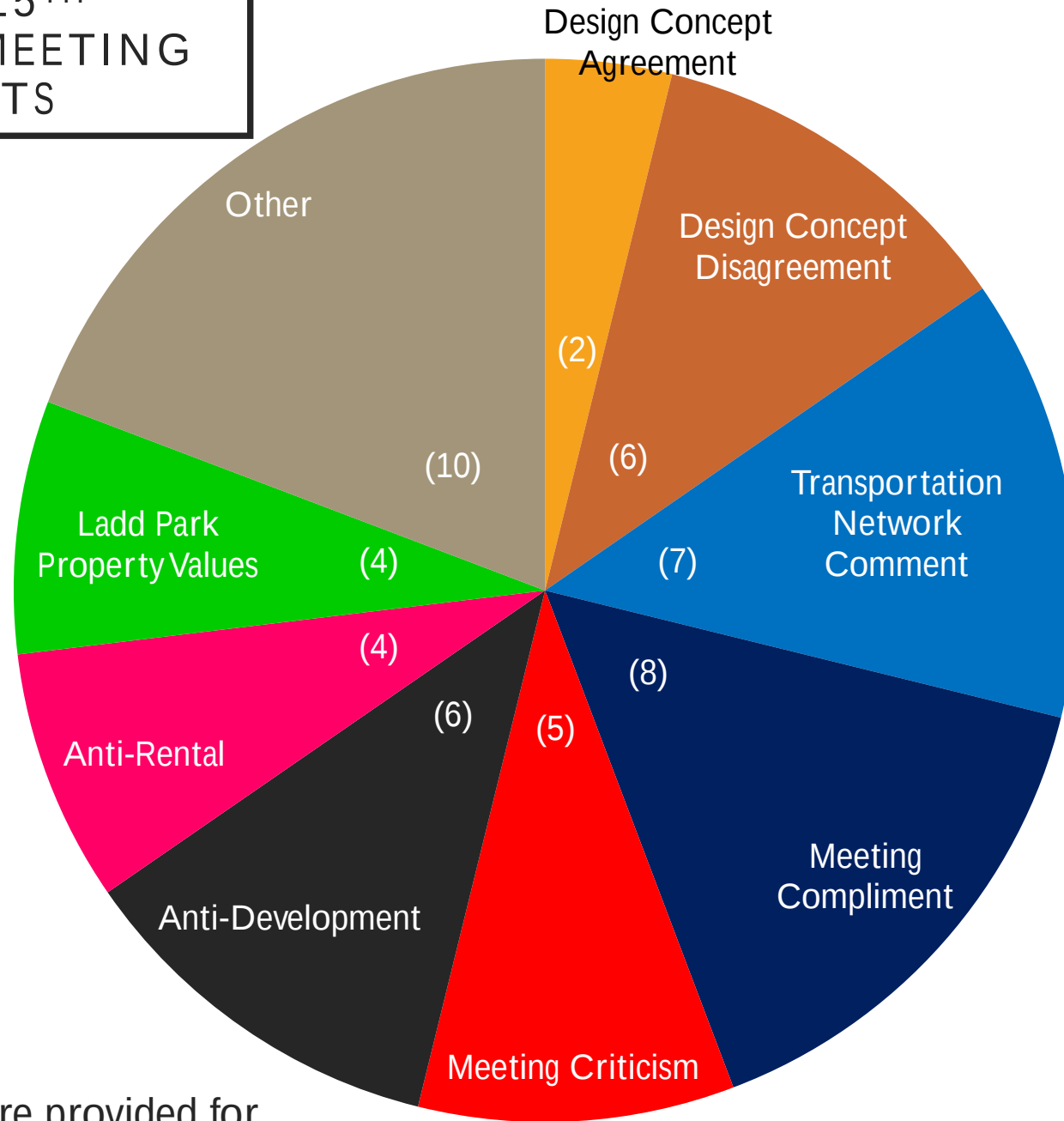
Major Collector

Minor Collector

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JANUARY 15TH
COMMUNITY MEETING
COMMENTS



- Comment cards were provided for attendees to leave their thoughts.
- 23 comment cards received

SPECIFIC FEEDBACK

- “The property on both sides of Carothers extension (the current Peytonsville Rd) should be Neighborhood Mixed-Use rather than a Conservation Subdivision due to proximity to more commercial uses and flat terrain.”
- “Neighborhood Mixed-Use designation south of the Ramsey Property is not a proper use of that land, better suited for Mixed Residential.”
- “Enjoyed the information, very informative. Thank you for the meeting and letting us know of all the possibilities and very excited about the progress of Peytonsville Rd. I have lived there 70 years.”
- “Consider Office Residential policy along the southern boundary of Long Ln or Mixed Neighborhood transition.”
- “Consider removing the HHO at the future intersection of Goose Creek & Carothers.”
- Additional interest in annexation stemmed from this process.

NEXT STEPS

- Receive comments and feedback from January 23rd.
- Review comments from January meetings and make any needed changes to recommendations.
- Review any potential special considerations for sub-areas of project area.
- Return to Joint Conceptual meeting with any updated recommendations on February 27th.
- Make any final adjustments or changes based on additional feedback.
- Bring final recommendations to Franklin Municipal Planning Commission on March 26, 2020 for approval.

January 15th Open House Meeting Comments

1. In the pink “mixed-use” areas just south of where Carothers ends, please do not build apartments. 1-2 townhouses or condos would serve the need for cheaper housing while maintaining a more stable community.
2. The property on both sides of Carothers extension (the current Peytons ville Rd) should be Neighborhood Mixed-Use rather than a Conservation Subdivision due to proximity to more commercial uses and flat terrain. Extension of Carothers should run along Peytons ville Rd. rather than bisecting the property “J”.
3. The property where the Ag Park is located should be more of a transitional area.
4. Neighborhood Mixed-Use designation south of the Ramsey Property is not a proper use of that land, better suited for Mixed Residential. No cul de sacs on Pratt Ln! Doing so would isolate property east of Pratt Ln south of proposed entrances into Berry Farms.
5. Please change from Mixed-Use Residential to Residential on Pratt Lane. We do not want business on our roads. Do not block off Pratt Ln. We do not think we should have to go through Ramsey Property to get to ours. We have had access for 38 years. They have been there less than 2. We should not have access cut off from our properties.
6. Small environment with a lot of people talking you can’t hear very well. We live in Ladd Park, our main concern is with the mixed residential that is similar to the values of Ladd Park so our property value does not go down.
7. Enjoyed the information, very informative. Thank you for the meeting and letting us know of all the possibilities and very excited about the progress of Peytons ville Rd. I have lived there 70 years.
8. We are residents of Peytons ville Rd. great meeting and very informative. Thank you for your time.
9. I am a resident of Pratt Ln, since the construction of the Ramsay campus there have been general issues.
 - Blasting has caused cracking in my house.
 - Traffic has dramatically increased and is more than the two-lane road can accommodate.
 - Other development within 5 miles has reportedly seen an increase in break-ins.
 - Existing infrastructure will not support all the additional growth and all the green space is going away.
 - Setting aside a minuscule amount of land saying it’s for green space is not going to leave the vast open spaces for wildlife and beauty. Our county needs to take a break from big development for awhile. If this is going to be an “it” county, the opportunity will still be here to develop later on. This meeting seems to be a “this is what we’re doing, not a tell us how we can help”.
10. 5 years until Long Ln overpass completed! Berry Farms needs a traffic signal at Captain Freeman at Lewisburg Pike- this was approved at concept and Boyle will pay for it. Residents can’t wait 5 years for a signal and design revisions at Old Peytons ville Rd and Lewisburg Pike intersection.
11. I’m not sure I understand the value of extending Peytons ville into Long for the sake of commerce when Long immediately turns into large plots of land and farms. You go from a restaurant to farm lands immediately. The residential neighborhoods off Long Ln deserve similar quality in residential properties built in Lot “A”. Some of the largest and nicest homes in Ladd

Park are around the Long and Carothers intersection. Ensuring these homes don't have lesser quality dwellings across the street is important for overall quality and values.

12. When the Ag Park sells it would be best to have their property overlaid as office/residential to blend into the residential area around Ladd Park. Please keep "big box" out of our area. I would like the City of Franklin to consider overlaying our property Regional Commerce- 4322 Long Ln.
13. I was disappointed to find there was not a speaker available to tell of the property plans in the Pratt Farms area. I found more info in the newspaper "Impact" than I learned at the "community meeting". Too many spectators involved!!
14. I am concerned with the impact to traffic, wildlife, and density of the zoning. The current property would fall under large-lot residential. In my opinion, and could "jump" to Mixed Residential and Neighborhood Mixed-Use.
 - o There would be no good transition from City to County.
 - o While not strictly "commercial", the businesses that could be part of Neighborhood Mixed-Use is especially concerning.
 - o If development must be done, the area would be best served as large lot residential and/or single family residential.
 - o The proposed transportation changes make sense, but the network of roads and infrastructure should be built first, before land development is done.
15. Thank you for doing this. Please reduce high density zoning approvals, this will reduce the developer's ability to ask to build apartments.
16. Consider Office Residential policy along the southern boundary of Long Ln or Mixed Neighborhood transition. Consider removing the HHO at the future intersection of Goose Creek & Carothers. I like the policies proposed. Consider a Mixed Residential or Mixed-Use policy north of Long Ln adjacent to I-65 at the overpass.
17. I really liked the open house info meeting tonight, one recommendation would be to spread out the stations due to hard to hear noise level.
18. Preliminary land uses look great! Roadway alignment may not make as much sense due to certain environmental and use of land impacts. Let's make this a beautiful, sustainable growth corridor!
19. As a Real Estate agent, my desire in seeing this area being developed is to see more owner occupant/ condo opportunities. I want to see more "attractively upgraded" small, studio, 1BR, 2BR units available for purchase serving the growing "single" or "small family" unit population – these folks are young professionals – some single and some single parents and empty nesters who have gotten divorced and are single again. The upgrade factor is important for this buyer. This community should limit non-owner occupant properties to 15 or 20% initially.
20. Request that land south of Long Ln be zoned large residential, not multiuse residential. The majority of that area is large residential. Please conserve the land and those that have chosen to live a country lifestyle.
21. I think this is a great preview of the future of this area. Keep up the hard work and thank you for everything you've done so far!
22. The work done on behalf of Williamson County and Envision Franklin is impressive and gives a hope for future for all communities involved. I see a few issues that will need to be addressed for the land use plan to be able to have "teeth", and the annexation loophole is a concern. Who makes the call for a referendum or will it be the property owner vote? I realize a state issue but

this needs attention. For open space/ open land will the “undevelopable” land be considered the green? Should be equal. Thank you for your hard work.

23. These policies appear to support the integration of density in an area that makes sense. This provides a logical transition from Berry Farms and takes advantage of existing/ planned infrastructure.