



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, March 28, 2024

6:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

OTHER BUSINESS

NEW BUSINESS

1. (6:00 - 6:30 PM) Presentation of the 2023 Development Report.

ADJOURN

DEVELOPMENT REPORT

**CITY OF FRANKLIN
TENNESSEE**

2023

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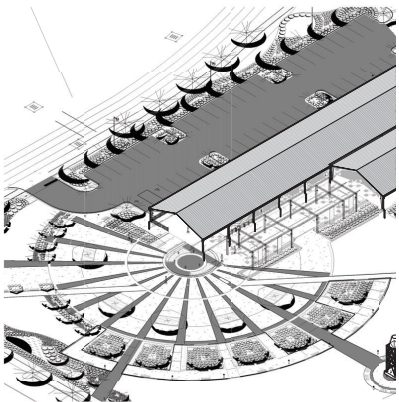
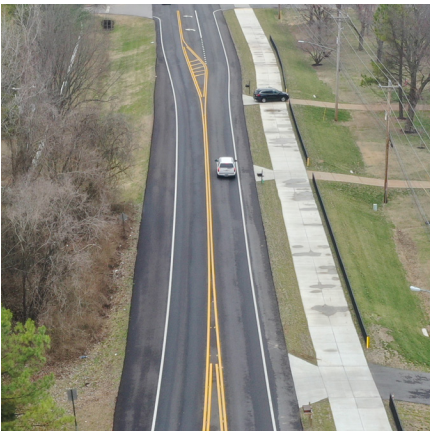
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Board of Mayor & Aldermen



Mayor Ken Moore



Beverly Burger, Ward 1



Matt Brown, Ward 2
Vice Mayor



Jason Potts, Ward 3



Patrick Baggett, Ward 4



Clyde Barnhill, At-Large



Brandy Blanton, At- Large



Greg Caesar, At-Large



Ann Petersen, At-Large

PLANNING COMMISSIONERS

Roger Lindsey	Chair
Michael Orr	Vice Chair
Ann Petersen	Alderman

Marcia Allen
Jimmy Franks
Scott Harrison

Nick Mann
Alma McLemore
Jennifer Szilagyi Williamson

Letter From the Mayor

In 2023, Franklin continued to be one of America’s most desirable communities both for residents and businesses. Franklin stayed in the top 25 of Money Magazine’s Top 50 Best Places to live in the US, along with being in the top 50 of Livability’s Best Places to Live in the US and in the Top 5 Best Places to Live on their Southeast list. Businesses and citizens agree that Franklin is the place to be!

At the International City Managers Association (ICMA) conference in Austin, the City was honored as a finalist and award winner for a 2023 Voice of The People (VOP) Award for Excellence in Economy. The VOP Awards honor local governments that best engage residents and include public opinion in community decisions. These are the first and only nationally recognized awards given to local governments based on resident input. Also at this event, our City Manager, Eric Stuckey, was sworn in as Vice President representing the Southeast region of the United States for the ICMA Executive Board as well as named City Manager of the Year by the Tennessee City Management Association. We are so grateful for our strong leadership!

This year we also continued the comprehensive update to our land use plan, Envision Franklin. This planning document provides guidance for the future growth and development of our community. Numerous opportunities were provided for citizens to give their input and the public draft was released in September. We’re looking forward to the adoption of the updated plan.

In March of 2023, Franklin was able to host our Irish sister city, County Laois. We were honored to host the delegates so they could experience and learn more about our community. Activities included local tours, friendly exchanges of ideas, and most importantly, some Nashville hot chicken! We value our sister cities and look forward to cultivating those relationships even more in the coming year.

Lastly, this year was an election year for our Board of Mayor and Aldermen. Congratulations to the newest Alderman Greg Caesar and our re-elected Aldermen Clyde Barnhill, Ann Petersen, and Brandy Blanton. I am also grateful to have been re-elected for another term as your Franklin Mayor!

Franklin, Tennessee continues to be a thriving community and I’m proud of all the progress we have made in 2023 and will continue to make in the future.

Mayor Ken Moore



City-at-a-Glance

90,092
ESTIMATED POPULATION

45
SQUARE MILES

16.76
ACRES ANNEXED IN 2023

736
DWELLING UNITS APPROVED IN
2023

11,344
DWELLING UNITS ARE APPROVED
AND YET TO BE BUILT

38,907
EXISTING HOUSING STOCK



Accomplishments



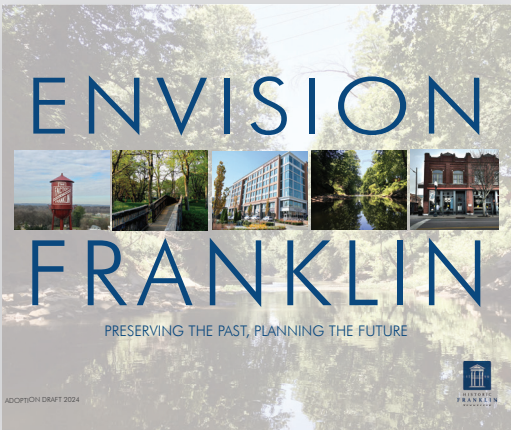
Franklin Road Streetscape

This year, the Franklin Streetscape project was completed after nearly two decades of planning and designing. These improvements included roadway widening, new bicycle lanes, new sidewalks along both sides of the street, street trees, new street lighting, traffic signal upgrades at Old Liberty Pike and Liberty Pike, burying all overhead utilities underground, and upgrading/installing sewer and stormwater systems.



Wayfinding

After a two-year study by the Wayfinding Subcommittee of the City's Civil War Historical Commission, a new fleet of historic markers are being placed around Franklin in 2023 and going into 2024. The Subcommittee found that previous signage was in various sizes, colors, shapes, and did not properly direct to the actual Historic Sites. These older signs were also showing signs of wear and tear. These new Historic Markers offer more direction and easier identification improving the experiences of both locals and tourists alike.



Envision Franklin Comprehensive Update

Throughout the year, the Planning and Sustainability Department sought community input for the Envision Franklin Update. This year, there was representation at 18 community events, six public meetings dedicated to the plan update with over 700 attendees, a survey with over 1,100 responses, a project webpage, a 650+ person distribution list, and social media touchpoints. A public draft of the comprehensive update is currently published on the project webpage and will go to the Franklin Municipal Planning Commission for adoption early in 2024.

Williamson County Growth Plan Update

The update to the Williamson County Growth Plan, which impacts each community in Williamson County, officially commenced. This is the first update since 2001 and is in reaction to the rapid growth in the area over the last few decades. Franklin proposed the removal of territory within its Urban Growth Boundary in three areas to accommodate the requests of the land owners and to keep the rural character. The three areas are north of New Highway 96 West, along Carter's Creek Pike and Southall Road, and along US 31 Columbia Pike. The City is also requesting the addition of territory in the Goose Creek Basin, east of I-65 along Peytonsville Road and Pratt Lane. Each jurisdiction will ultimately have to ratify the update to the Growth Plan before it can go into effect.

ZONING CHANGES

PROPERTIES ZONED (DUE TO ANNEXATION)

DESCRIPTION	PREVIOUS ZONING DISTRICT	NEW ZONING DISTRICT	ACREAGE	ADOPTION DATE
South of Murfreesboro Rd, East of Ridgeway Dr	COUNTY	ER	4.70	3/28/2023
Parcel North of Liberty Pike, West of Turning Whell Ln	COUNTY	ER	7.06	5/9/2023
4436 Pratt Ln	COUNTY	ER	5.00	9/26/2023
TOTAL			16.76	

PROPERTIES REZONED

DESCRIPTION	PREVIOUS ZONING DISTRICT	NEW ZONING DISTRICT	ACREAGE	ADOPTION DATE
1500 Legends Club Ln	PD	PD 54,982	301.89	1/10/2023
East of Hillsboro Rd, North and South of Poteat Pl	AG	R-2	7.00	1/10/2023
The Optima Franklin PUD	RC-6	PD 10.15/203,968/130	34.30	1/24/2023
Novara PUD	ER	PD 2.61	29.46	2/28/2023
My Friends House PUD	R4	PD 5,578	1.08	3/28/2023
Middle Eight PUD	R4	PD 38.19/3,000	7.20	8/22/2023
611 Mt. Hope PUD	R6	PD 20	0.10	9/26/2023
1406 Cannon St/ 319, 401, 403 Battle Ave	CI	R4	7.88	11/14/2023
Franklin First United Methodist Church PUD	CI	PD 207,500	104.07	11/14/2023
Hard Bargain II PUD Subdivision (958 Glass St)	R6	PD 6.06	0.29	12/12/2023
TOTAL			493.27	



MIDDLE EIGHT
CONCEPTUAL RENDERING
(RENDERING CREDIT: JJ ZANETTA)



MT. HOPE PUD
CONCEPTUAL RENDERING
(RENDERING CREDIT: RICK THOMPSON - ARCHITECT,
HARD BARGAIN ASSOCIATION)

RESIDENTIAL APPROVALS

RESIDENTIAL DEVELOPMENT	UNITS APPROVED	DWELLING UNITS BY HOUSING TYPE					TOTAL ACREAGE	OPEN SPACE
		HOUSE	DUPLEX	TOWNHOME	APARTMENT	CONDO		
Optima Franklin PUD	348				348		34.30	1.71
Novara PUD Subdivision	77	77					29.46	8.08
My Friends House (Institutional Group Home) 611 Mt. Hope St	2		2				0.10	
8044 Dunwoody Commons (Lot Consolidation)	-1	-1						
Myles Manor Park Subdivision Section D (Revision 1, Lots 1-7) (Lot Consolidation)	-6	-6						
Middle Eight PUD	275	6	12	3	254		7.20	1.46
Silagi Subdivision Preliminary Plat	32		16			16	4.54	1.70
Hard Bargain II PUD Subdivision (958 Glass St)	2	2					0.29	
Poteat Place North	3	3					2.15	0.91
Poteat Place South	4	4					4.85	3.44
4081 Murfreesboro Rd Subdivision	2	2					4.69	
Hills Subdivision, Section A (Revision 1) (Lot Consolidation)	-2	-2						
TOTAL	736	85	30	3	602	16	87.58	17.30



**NOVARA PUD SUBDIVISION
CONCEPTUAL RENDERING**
(RENDERING CREDIT: RANDY ARNOLD WITH ARNOLD HOMES)

NONRESIDENTIAL APPROVALS

NONRESIDENTIAL SITE PLAN	SQUARE FOOTAGE	TOTAL ACREAGE	DEVELOPMENT TYPE
Spring Creek Walmart (Addition)	7,863	33.21	Commercial Addition
Eastworks PUD Section 1 (Building A1)	14,742	49.66	Mixed-Use Building
Poplar Farms PUD Section 2		1.60	Community Amenity Center
Vanderbilt Legends PUD Golf Course	7,615	1.03	Golf Clubhouse Addition
Vanderbilt Legends PUD Golf Course	6,623	1.03	Golf Team Facility Addition
Refuge Center for Counseling PUD	15,569	7.00	Counseling Center
Westhaven PUD Golf Course	7,600	2.17	Golf Course Maintenance Facility
555 Franklin Rd PUD	110,273	25.92	Continuum of Care Facility
Woodlands Subdivision, Revision 3, Lot 7 (101 Eastwind Ct)	15,359	1.02	Franklin Chrysler Jeep Dodge
The Landings Subdivision, Lot 3, Revision 1 (1700 Moores Ct)	1,840	32.04	Amenity Space
Cool Springs East, Section 17, Lot 657, Revision 1	28,400	9.77	Canteen on Carothers
Cool Springs East, Section 35, Lot 694, Revision 7 (980 & 990 Meridian Blvd)	6,100	3.30	
Spring Creek Subdivision, Lot 3, Revision 4	7,022	10.98	Building Addition to Alexander Toyota
Westhaven PUD Section 62, Revision 3	1,584	0.26	Blakeford Amenity Center
Carothers Crossing West PUD, Lot 7 (5035 Carothers Pkwy)	2,362	1.04	Panda Express
828 Murfreesboro Rd (Church of The City)	39,602	44.37	Institutional
510 Main St (St. Pauls Episcopal Church) (Addition)	7,144	1.41	Institutional Addition
Liberty Industrial Park (FSSD Office Complex)	38,390	5.28	Institutional
Franklin Grove Subdivision (423 Margin St)	1,536	5.19	Institutional
Southeast Municipal Complex Subdivision	16,845	173.00	Recreational
WCS Transportation Complex (Buildings F & C) (1771 West Main St)	4,624	15.07	Institutional
Carter House Visitors Center (Expired, Reapplied)	9,600	10.51	Institutional
Cool Springs East, Section 28, Revision 4, Lots 675, 676, 692	5,400	32.34	Restaurant
TOTAL	356,093	467.20	

DEVELOPMENT PLAN	APPROVED NONRESIDENTIAL SQUARE FOOTAGE
Optima Franklin PUD	203,968
Middle Eight PUD	3,000
TOTAL	206,968



(RENDERING CREDIT: MEYERS+ASSOCIATES ARCHITECTURE)

ASPEN GROVE PUD SUBDIVISION - VANDERBILT LEGENDS CLUBHOUSE RENDERING



(RENDERING CREDIT: MEYERS+ASSOCIATES ARCHITECTURE)

ASPEN GROVE PUD SUBDIVISION - GOLF TEAM FACILITY ADDITION RENDERING

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

DEVELOPMENT			CONSTRUCTED UNITS	REMAINING UNITS BY TYPE					
NAME	YEAR	UNITS APPROVED	TOTAL	HOUSE	DUPLEX	TOWNHOME/ CONDO	APARTMENT	ASSISTED LIVING	TOTAL
4081 Murfreesboro Rd	2023	2	0	2	-	-	-	-	2
555 Franklin Rd PUD*	2023	201	0	-	-	-	115	86	201
611 Mt. Hope St	2023	2	0	-	2	-	-	-	2
Amelia Park	2014	149	141	8	-	-	-	-	8
Arlington at West Main Rev 1	2018	10	0	-	-	10	-	-	10
Aureum PUD	2019	480	0	-	-	-	480	-	480
Avalon	2002	445	416	-	-	29	-	-	29
Avalon Square	2019	614	0	-	-	122	492	-	614
Berry Farms Reams-Flemming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center Rev 1	2021	1,052	495	-	*	*	*	-	557
Bushnell Farms	2017	20	13	1	-	6	-	-	7
Carothers Glen	2020	45	0	45	-	-	-	-	45
Colleta Park	2017	199	0	199	-	-	-	-	199
Cherokee Place PUD	2021	100	3	-	-	-	97	-	97
East Works PUD	2020	1,624	0	-	-	9	1,615	-	1,624
Eastview Subdivision	2022	4	0	-	-	4	-	-	4
The Fields at Reese Farm	2019	132	0	64	-	68	-	-	132
Gateway Village Rev 1	2021	408	386	-	-	-	22	-	22
Hamilton PUD	2021	58	0	58	-	-	-	-	58
Hard Bargain II PUD (958 Glass St)	2023	2	0	2	-	-	-	-	2
Harlinsdale Manor	2006	15	13	2	-	-	-	-	2
Harpeth Square Rev 1	2016	160	150	-	-	-	10	-	10
Haven at Cool Springs	2022	297	0	-	-	-	297	-	297
Henley	2005	87	86	1	-	-	-	-	1
Highlands at Ladd Park Rev 7	2005	1,217	1,211	6	-	-	-	-	6

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NOTES: *555 Franklin Rd PUD amended their approval to reduce total units to 201 and provided additional information regarding units and unit types. These changes have been reflected in this table.

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

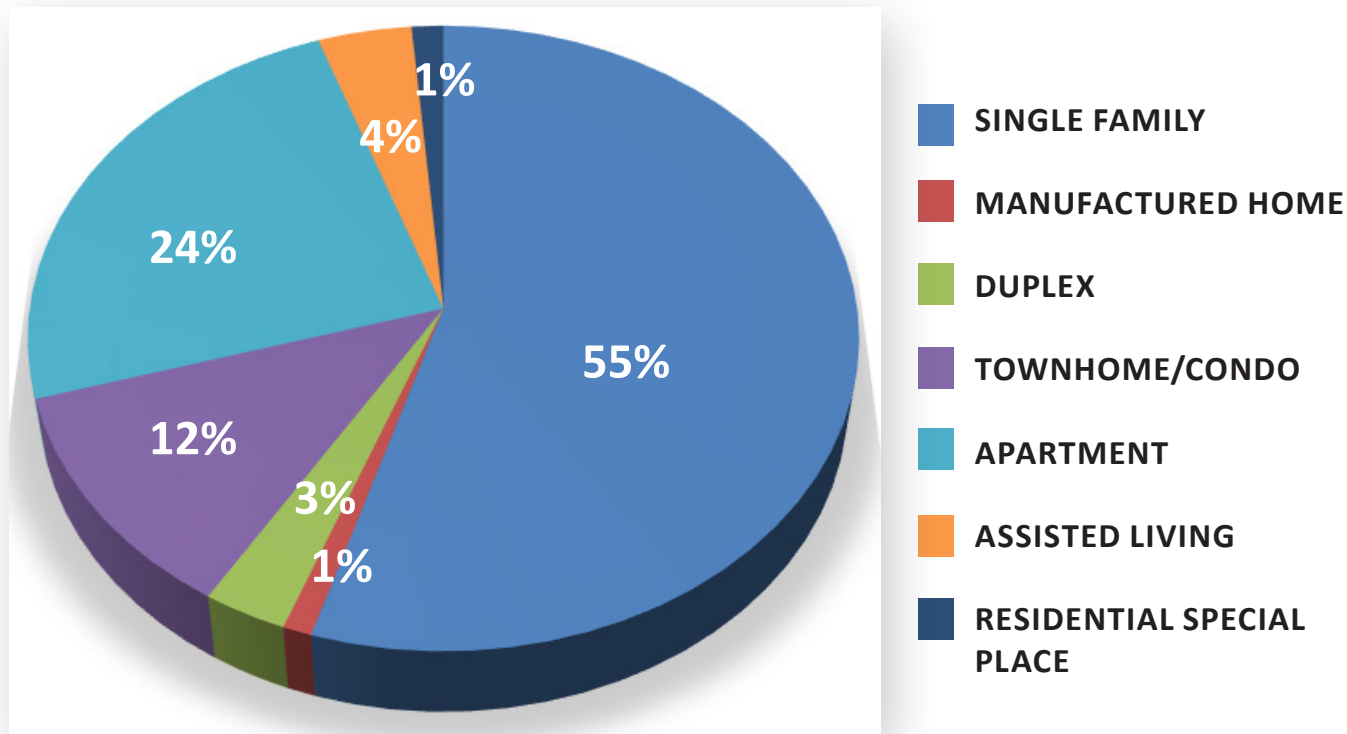
DEVELOPMENT			CONSTRUCTED UNITS	REMAINING UNITS BY TYPE					
NAME	YEAR	UNITS APPROVED	TOTAL	HOUSE	DUPLEX	TOWNHOME/ CONDO	APARTMENT	ASSISTED LIVING	TOTAL
Huffines Ridge	2019	426	0	-	-	-	426	-	426
Hillhaven PUD	2022	43	0	11	-	32	-	-	43
Jordan Reserve	2022	12	0	12	-	-	-	-	12
Jordan Road PUD (Firestone)	2018	10	9	1	-	-	-	-	1
Legends View	2022	18	0	-	-	18	-	-	18
Lockwood Glen Rev 5 (Nichols Bend)	2008	638	570	61	-	7	-	-	68
Madison PUD Rev 1	2020	72	0	-	-	-	72	-	72
Magnolia Hall	2022	10	0	10	-	-	-	-	10
McEwen Town Center Rev 3	2020	1,191	711	-	-	-	480	-	480
Meadows & Villages at Southbrooke	2020	205	50	121	6	28	-	-	155
Middle Eight PUD	2023	275	0	6	12	3	254	-	275
Novara PUD	2023	77	0	77	-	-	-	-	77
Optima Franklin PUD	2023	348	0	-	-	-	348	-	348
Ovation	2014	950	0	40	-	910	-	-	950
Poplar Farms	2021	546	0	546	-	-	-	-	546
Poteat Place (North & South)	2023	7	0	7	-	-	-	-	7
Preserve at Echo Estates	2013	43	36	7	-	-	-	-	7
Ralston Row	2013	14	13	1	-	-	-	-	1
Riverbluff Rev 2	2017	81	70	11	-	-	-	-	11
Shadow Green	2017	182	144	-	-	38	-	-	38
Shawnee PUD	2022	26	0	-	-	26	-	-	26
Silagi Subdivision	2023	32	0	-	16	-	-	16	32
Silver Grace (Fountains of Franklin)	2009	123	87	4	6	-	-	26	36
Simmons Ridge Rev 4	2016	408	266	18	-	124	-	-	142
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RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

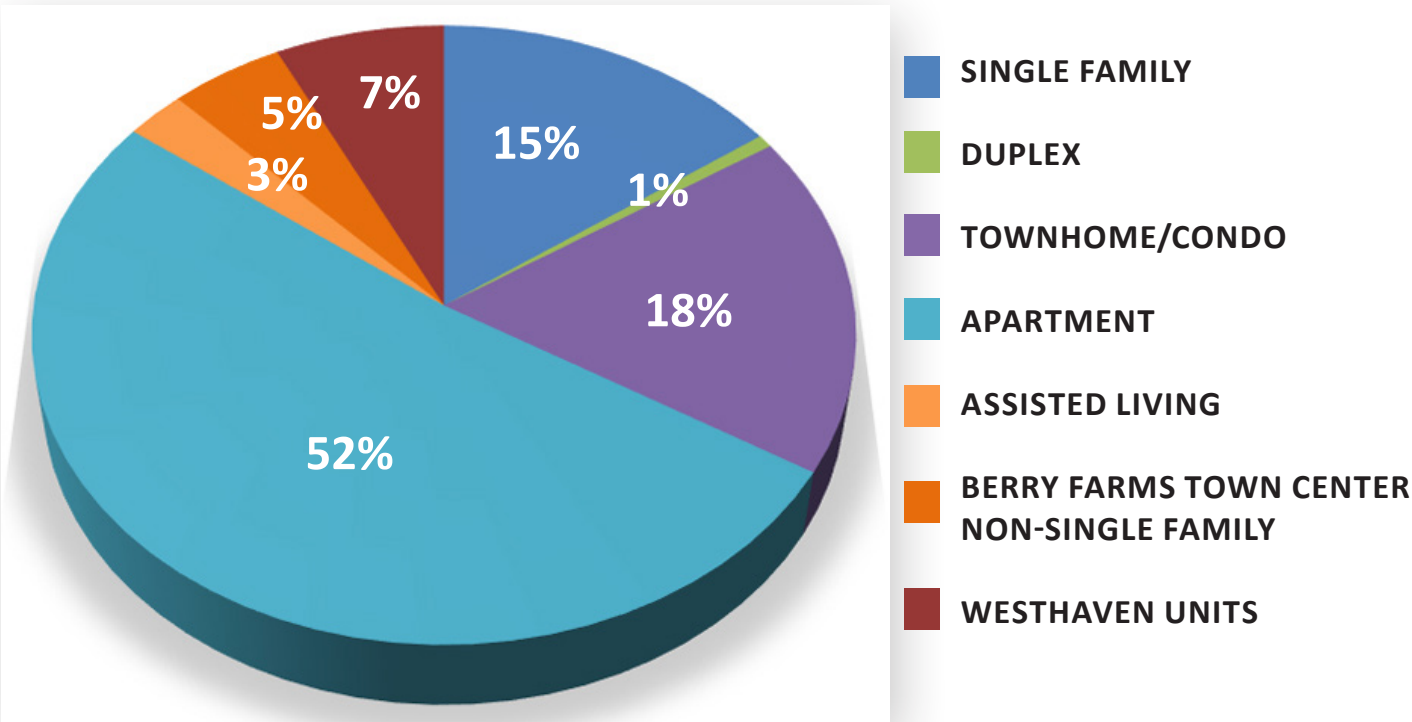
DEVELOPMENT			CONSTRUCTED UNITS	REMAINING UNITS BY TYPE					
NAME	YEAR	UNITS APPROVED	TOTAL	HOUSE	DUPLEX	TOWNHOME/ CONDO	APARTMENT	ASSISTED LIVING	TOTAL
Southvale PUD	2021	512	0	196	34	282	-	-	512
Splendor Ridge	2017	19	18	1	-	-	-	-	1
The Standard At Cool Springs Rev 1	2019	359	328	-	-	31	-	-	31
Stream Valley Rev 1	2017	824	672	134	-	-	18	-	152
Tavistock	2021	7	0	7	-	-	-	-	7
Through the Green Rev 2	2014	492	452	-	-	-	40	-	40
Treemont Estates	2005	13	12	1	-	-	-	-	1
Tuckaway PUD	2021	37	0	37	-	-	-	-	37
Vintage at Watson Glen	2020	245	0	-	-	-	245	-	245
Water's Edge	2013	395	340	15	-	40	-	-	55
Westhaven* Rev 5	2001	3,444	2,368	*	*	*	*	250	1,076
West Franklin Park PUD	2021	555	0	-	-	-	555	-	555
Wood Duck Ct.	2019	237	0	-	-	237	-	-	237
Woodwick Stone	2022	6	0	1	2	3	-	-	6
Wynfield Village	2016	13	9	4	-	-	-	-	4
TOTAL		20,413	9,069	1,715	76	2,027	5,851	292	11,344

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 Westhaven units is unavailable.

EXISTING HOUSING



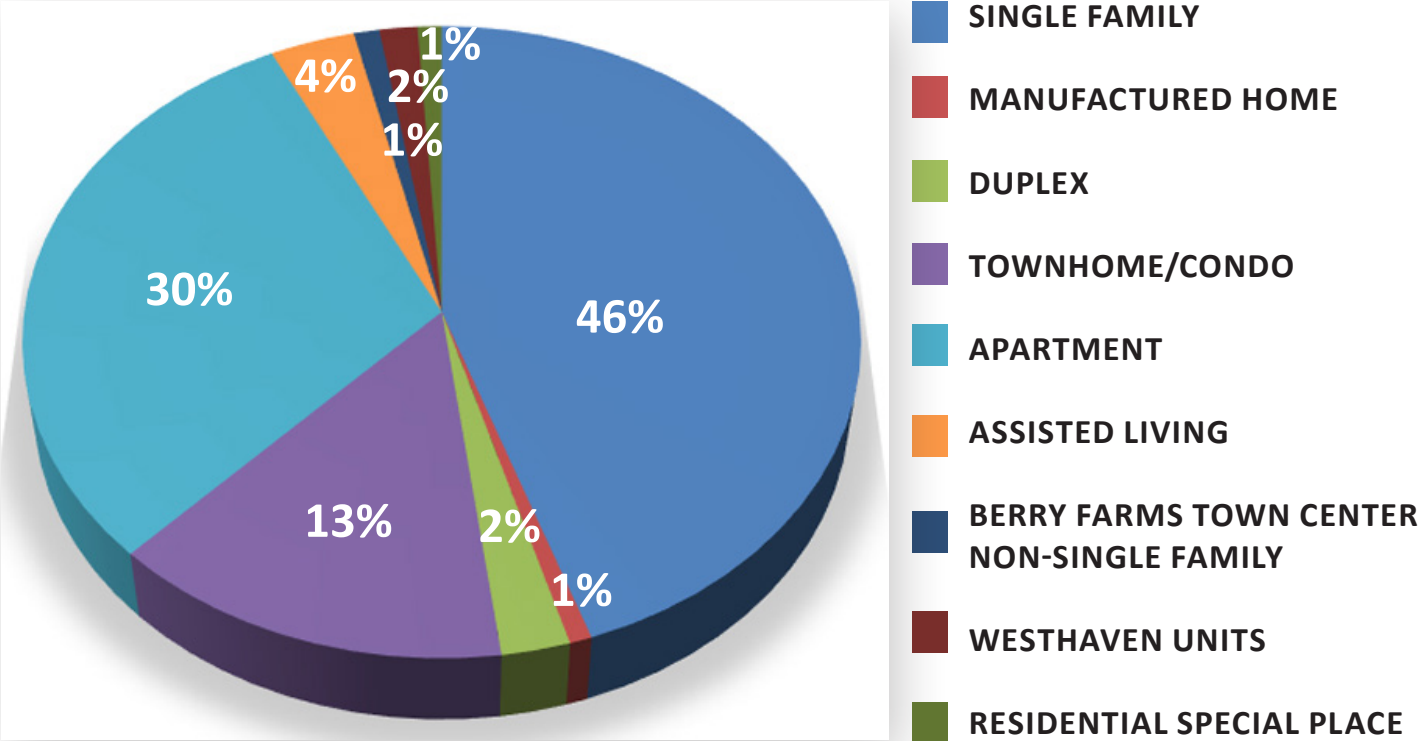
APPROVED HOUSING (NOT YET BUILT)



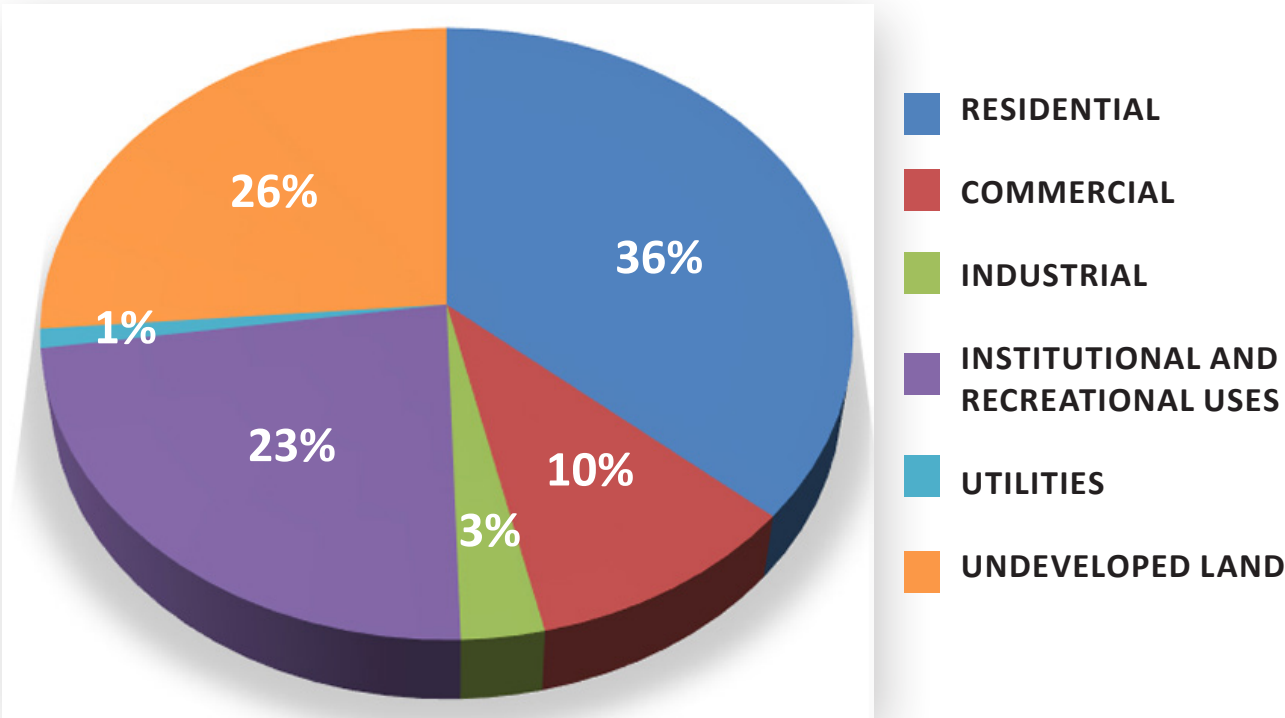
TYPE OF HOUSING	# OF DWELLING UNITS	% OF EXISTING DWELLING UNITS
Single Family	21,255	55%
Manufactured Home	405	1%
Duplex	1,174	3%
Townhouse/Condo	4,583	12%
Apartment	9,412	24%
Assisted Living	1,554	4%
Residential Special Place	524	1%
TOTAL	38,907	100%

TYPE OF HOUSING	# OF DWELLING UNITS	% OF EXISTING DWELLING UNITS
Single Family	1,715	15%
Duplex	76	1%
Townhomes/Condos	2,027	18%
Apartment	5,851	52%
Assisted Living	292	3%
Berry Farms Town Center Non-Single-Family Units	557	5%
Westhaven Units	826	7%
TOTAL	11,344	100%

FUTURE BUILD-OUT (EXISTING + APPROVED HOUSING)



CITY LAND USES



TYPE OF HOUSING	# OF DWELLING UNITS	% OF EXISTING DWELLING UNITS
Single Family	22,970	46%
Manufactured Home	405	1%
Duplex	1,250	2%
Townhome/Condos	6,610	13%
Apartment	15,263	30%
Assisted Living	1,846	4%
Berry Farms Town Center Non-Single-Family Units	557	1%
Westhaven Units	826	2%
Residential Special Place	524	1%
TOTAL	50,251	100%

NOTE: Due to rounding, totals add up to 99%. This is not an error.

22. 2023 DEVELOPMENT REPORT

TYPE OF HOUSING	ACREAGE	PERCENTAGE	GENERAL INFORMATION
Residential	9,188	36%	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2,511	10%	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	816	3%	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,888	23%	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	1%	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6,587	26%	Includes Vacant Properties and Agricultural Uses
TOTAL	25,256	100%	

NOTE: Due to rounding, totals add up to 99%. This is not an error.

POPULATION

POPULATION ESTIMATES

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	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2010	April	Federal Census	62,487	-	-
2013	July	Special Census	66,370	-	-
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%
2017	March	Special Census	71,374	-	-
2018	Dec	Estimate	79,608	2,244	2.9%
2019	Dec	Estimate	82,029	2,421	3.0%
2020	April	Federal Census	83,454	-	-
2020	Dec	Estimate	83,852	1,823	2.2%
2021	Dec	Estimate	86,628*	2,196*	2.9%*
2022	Dec	Estimate	89,065	2,437	2.8%
2023	Dec	Estimate	90,092	1,027	1.2%

POPULATION PROJECTIONS

DECADE	TYPE	CITY OF FRANKLIN POPULATION	NUMBER CHANGE	PERCENT CHANGE
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Federal Census	83,454	-	-
2020	Estimate	83,852	21,365	34%
2030	Projection	105,268	21,416	26%
2040	Projection	126,948	21,680	21%

POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

*During preparation of the 2021 Development Report, 217 units were discovered that had previously gone unreported. The 2021 population estimate has been calculated to include these units; however, the growth rate and number change did not factor in the change in total population.

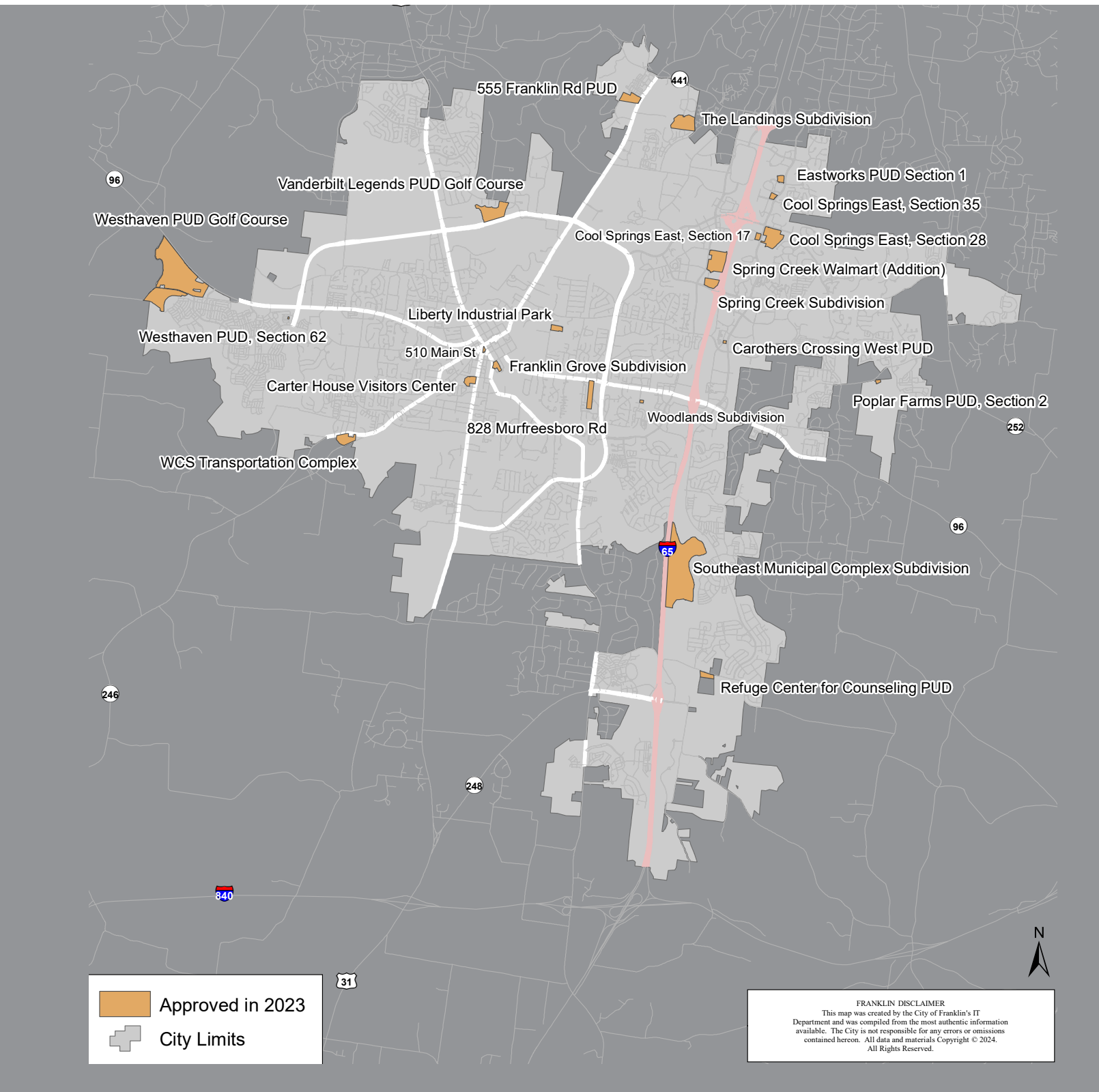
POPULATION PROJECTIONS

This chart projects growth by using historical averaging in population change by decade. This chart shows population projections based on historical data; however, as with any projection, using past data does not necessarily indicated future growth.

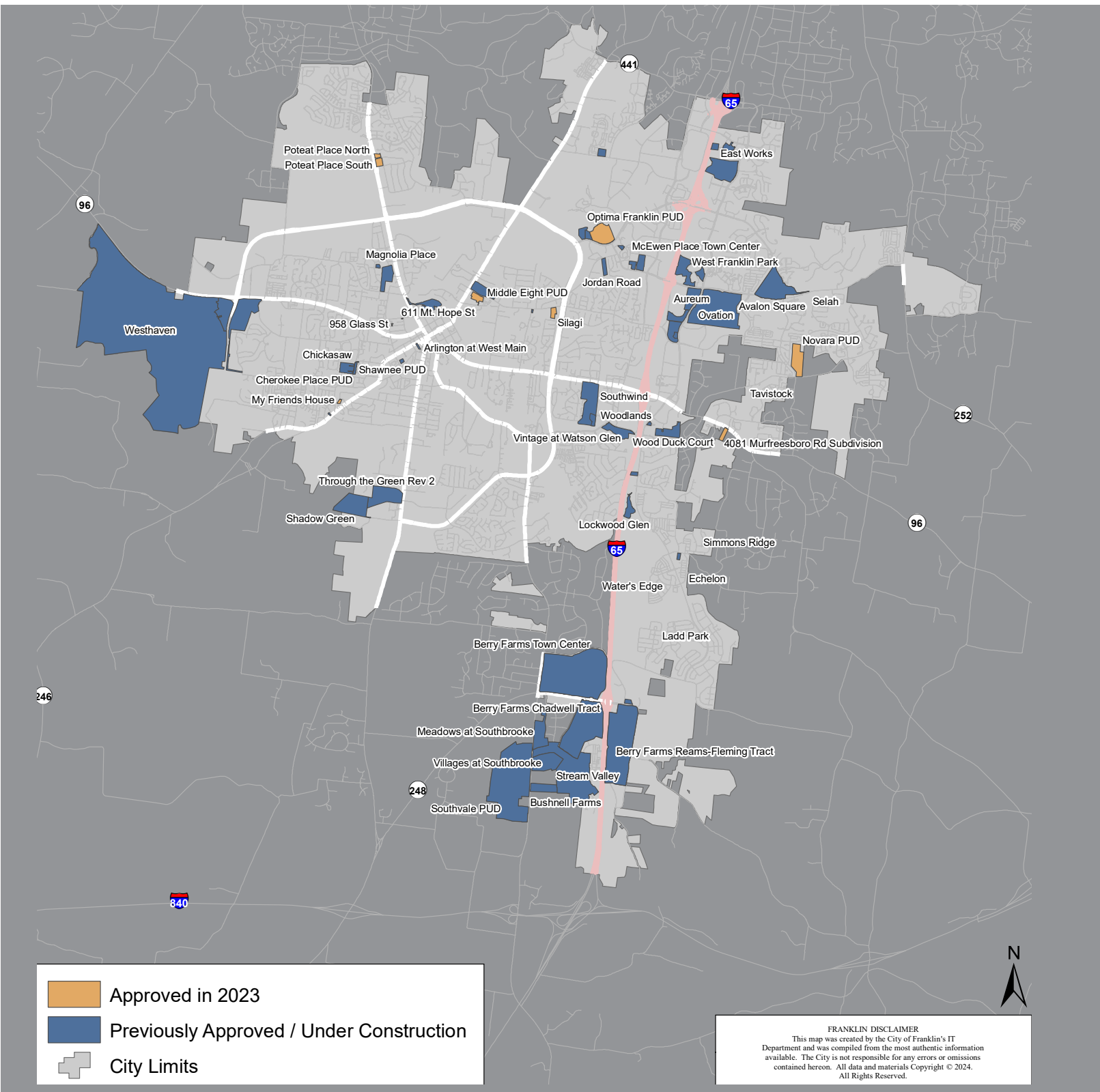


BICYCLISTS IN FRANKLIN

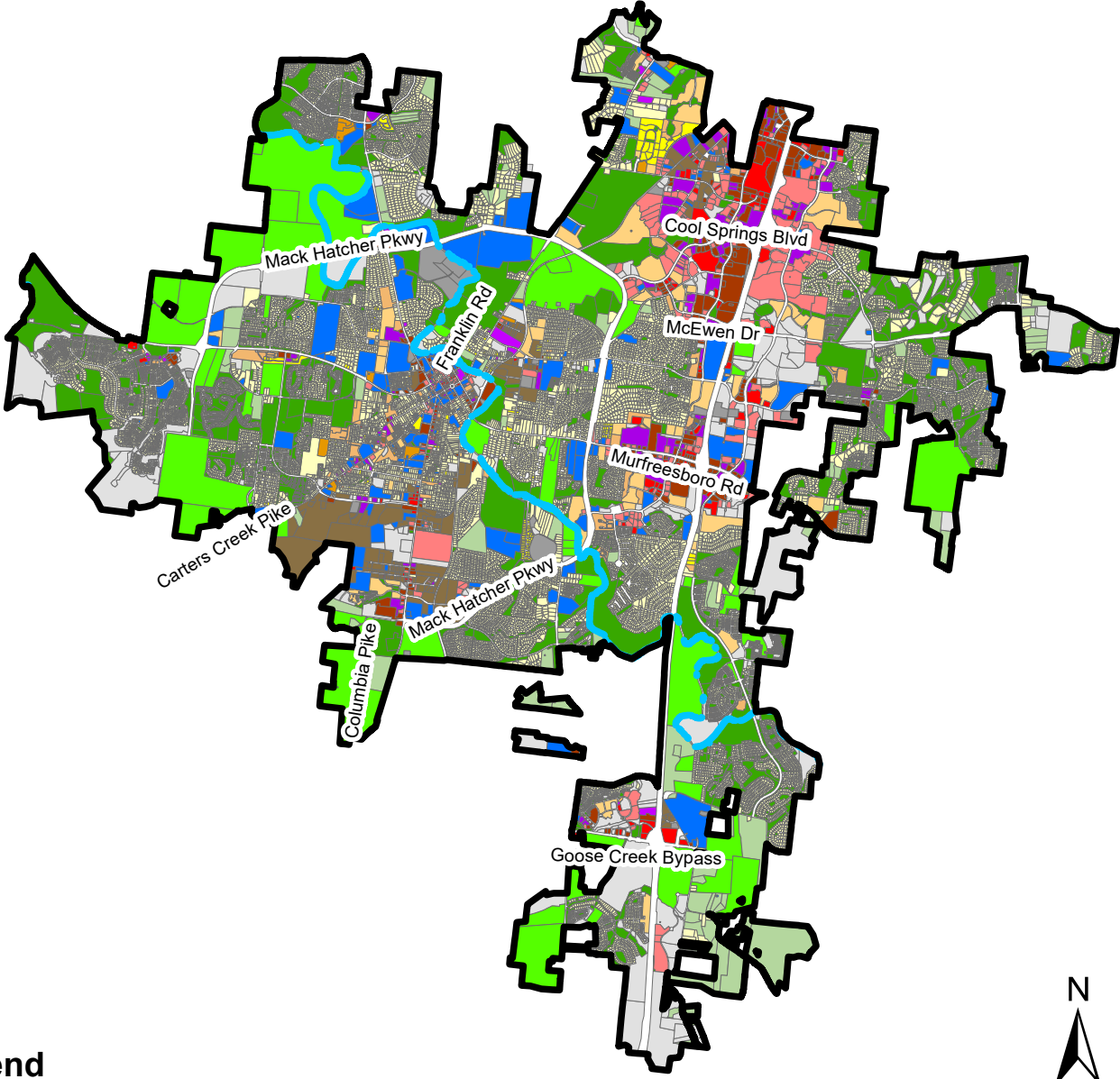
Approved Nonresidential/ Mixed-Use Developments



Approved Residential Developments



Land Use Map



Legend

	City Limits		Civic/ Institutional		Recreation/ Open Space
	Harpeth River		Mixed Nonresidential		Retail
	Agriculture		Mixed Residential		Residential Multifamily
	Commercial		Mixed Use		Residential Single Family
	Residential Estate		Office		Utilities
	Industrial		Residential Duplex		Vacant

CONTRIBUTIONS

The Planning & Sustainability Department
Eric Conner, Principal Planner, Project Manager
Teresa Anderson, Principal Planner
Annette Dalrymple, Land Planner, Designer
Andrew Orr, Long Range Planning Supervisor
Amy Diaz-Barriga, Assistant Planning Director
Kelly Dannenfelser, Assistant Planning Director
Emily Wright, Planning Director

With Assistance From:

Jake Harvey
Andrew Southern