



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, September 25,
2025

5:30 PM

Williamson County
Auditorium

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

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

NEW BUSINESS

1. (5:30 - 6:00 PM) Discussion Of A Development Plan Revision Proposing One Modification Of Standards (Parking) For a Vested Development Plan, On 32.43 Acres, At 6100 and 6700 Tower Circle (West Franklin Park PUD).
2. (6:00 - 6:30 PM) Discussion Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.

OTHER BUSINESS

ADJOURN



WEST FRANKLIN PARK DEVELOPMENT PLAN REVISION 1

JOINT CONCEPTUAL WORKSHOP

Date: September 25, 2025

TOTAL PUD SITE ACREAGE: 32.43 ACRES



JORDAN ROAD

MALLORY LANE

WALMART

NISSAN NORTH AMERICA

IGA

MEDHOST

CARMAX

KOHL'S

I-65

CAMERON APARTMENTS

TOYOTA OF COOL SPRINGS

CADENCE APARTMENTS

MCEWEN DRIVE

FRANKLIN PARK 2

FRANKLIN PARK 1

CAROTHERS PKWY

RESOURCE PKWY

APEX VILLAGE - BIGBY PARK

DRURY INN

AUREUM

MCEWEN DRIVE

CENTENNIAL HIGH SCHOOL

OVATION





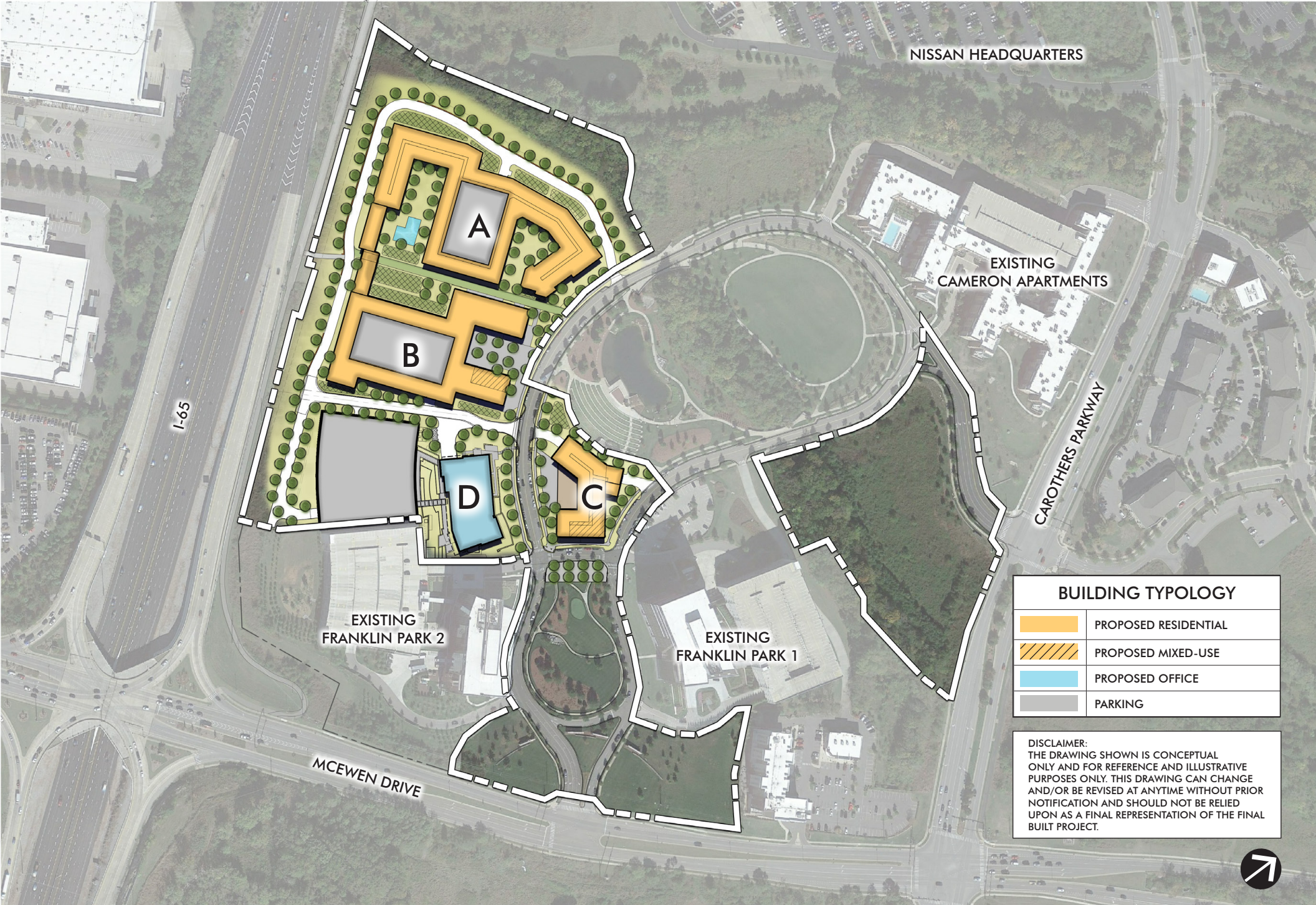
**18.6
ACRES**

**SOUTH PRONG
SPENCER CREEK**

**ONE
FRANKLIN
PARK**

**TWO
FRANKLIN
PARK**

TROPICAL PARK



NISSAN HEADQUARTERS

EXISTING CAMERON APARTMENTS

CAROTHERS PARKWAY



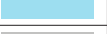

I-65

EXISTING FRANKLIN PARK 2

EXISTING FRANKLIN PARK 1

MCEWEN DRIVE

BUILDING TYPOLOGY

	PROPOSED RESIDENTIAL
	PROPOSED MIXED-USE
	PROPOSED OFFICE
	PARKING

DISCLAIMER:
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DEVELOPMENT PLAN AMENDMENT - WHAT IS CHANGING?

MODIFICATION OF STANDARDS #1 REQUESTS TO REDUCE PARKING TO THE CURRENT 2025 CITY OF FRANKLIN PARKING REQUIREMENTS

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 12.08.2020)	PROPOSED RATES (PER COF ZONING ORDINANCE DATED 01.01.2025)
MULTI-FAMILY	STUDIO	1.50	1.25
	1-BEDROOM	1.50	1.25
	2-BEDROOM	2.50	2.25
	3-BEDROOM	3.00	2.25
OFFICE		4/1000 SF	3/1000 SF
RETAIL		3.33/1000 SF	3.33/1000 SF

WEST FRANKLIN PARK BUILDING DATA, REVISION 1													
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	ORIGINAL PUD				REVISION 1				NET CHANGE OF REQUIRED SPACES
					REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	
A			280	4-5	474	555	2	557	438	438	3	441	-36
B	3,900		200	4-5	382	420	10	430	368	358	10	368	-14
C	5,000		75	4-5	166	140	35	175	143	143	26	169	-23
D		311,216		12	1,245	1,367	0	1,367	934	934	8	942	-311
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529	1,883	1,873	47	1,920	-384

NET CHANGE OF REQUIRED PARKING SPACES IS A 384 PARKING SPACE REDUCTION

THE MODIFICATION OF STANDARDS REQUEST WILL NOT TRIGGER ANY SITE DESIGN OR EXTERIOR ARCHITECTURAL DESIGN CHANGES IF THIS REQUEST IS TO BE APPROVED. THE FACADES OF THE BUILDINGS WILL REMAIN UNCHANGED AS ONLY THE LEVELS OF THE INTERNAL PARKING GARAGES WILL BE REDUCED.

DEVELOPMENT PLAN AMENDMENT - WHAT IS CHANGING?

MODIFICATION OF STANDARDS #1 REQUESTS TO REDUCE PARKING TO THE CURRENT 2025 CITY OF FRANKLIN PARKING REQUIREMENTS

SECTION 10.2.3 MINIMUM PARKING (PREVIOUSLY 10.1.6 PARKING MINIMUM)

MODIFICATION REQUEST:

THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A MODIFICATION IN BASE PARKING RATES TO ALIGN WITH THE PARKING RATES MATCHING THE APPROVED JANUARY 1, 2025 FRANKLIN ZONING ORDINANCE. THE REDUCTION OF PARKING RATES IS SUPPORTED WITH NO CHANGES TO THE DESIGN INCLUDED WITH THE DEVELOPMENT PLAN.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:

THIS REQUESTED MODIFICATION SEEKS THE ABILITY TO APPLY THE CURRENT MINIMUM PARKING REQUIREMENTS TO THE APPROVED USES.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT APPLICABLE GENERALLY TO OTHER PROPERTY:

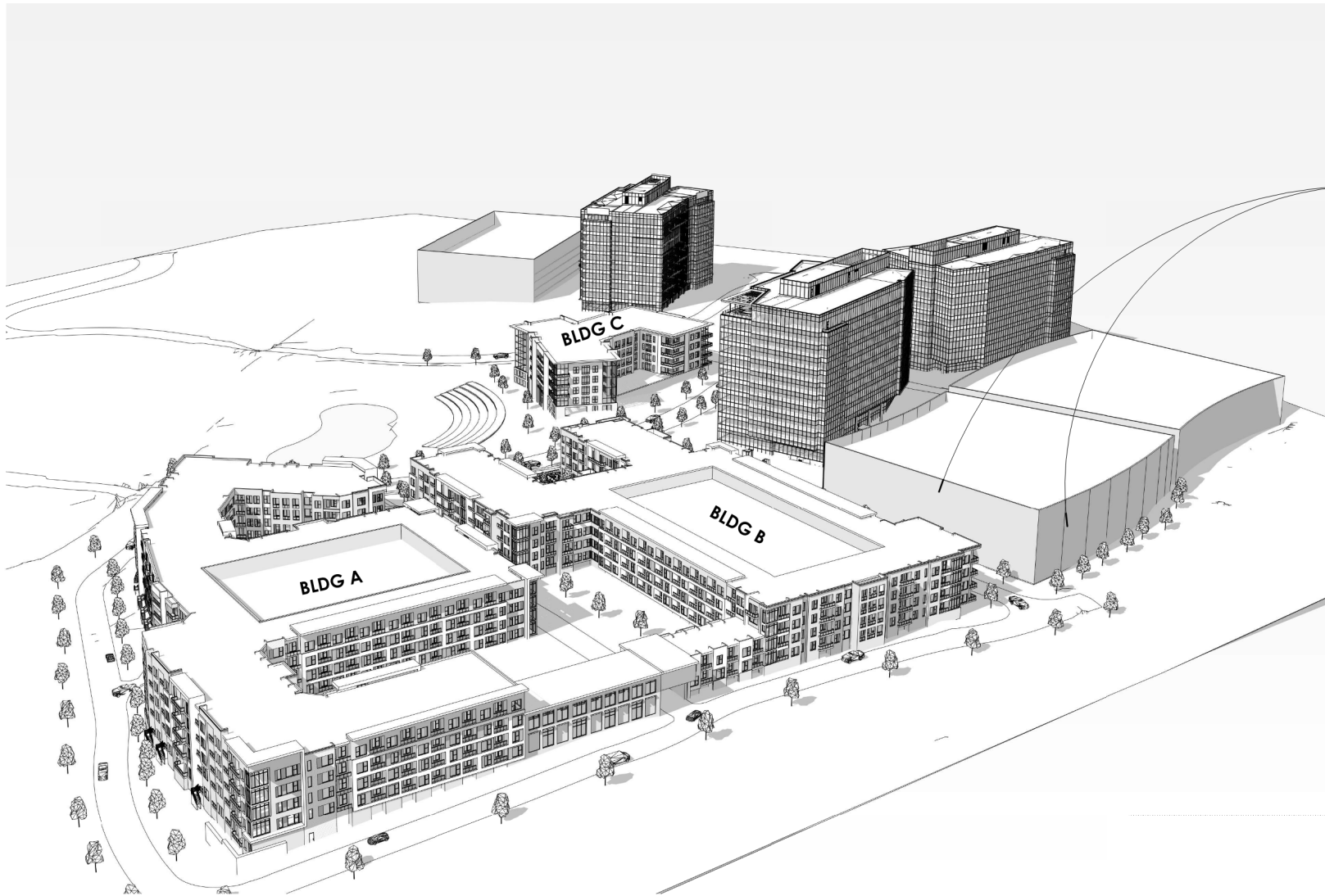
THIS REQUESTED MODIFICATION SEEKS THE ABILITY TO APPLY THE CURRENT MINIMUM PARKING REQUIREMENTS TO THE APPROVED USES.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:

A. ENVISION FRANKLIN CONSISTENTLY REFERENCES MINIMIZING THE IMPACT OF PARKING.

B. OFF-STREET PARKING SHOULD BE PROVIDED, AND PARKING STRUCTURES ARE ENCOURAGED. PARKING SHOULD BE LOCATED TO THE REAR OF BUILDINGS WITH LIMITED SIDE PARKING. STREETS INTERNAL TO A DEVELOPMENT MAY HAVE ON-STREET PARKING.

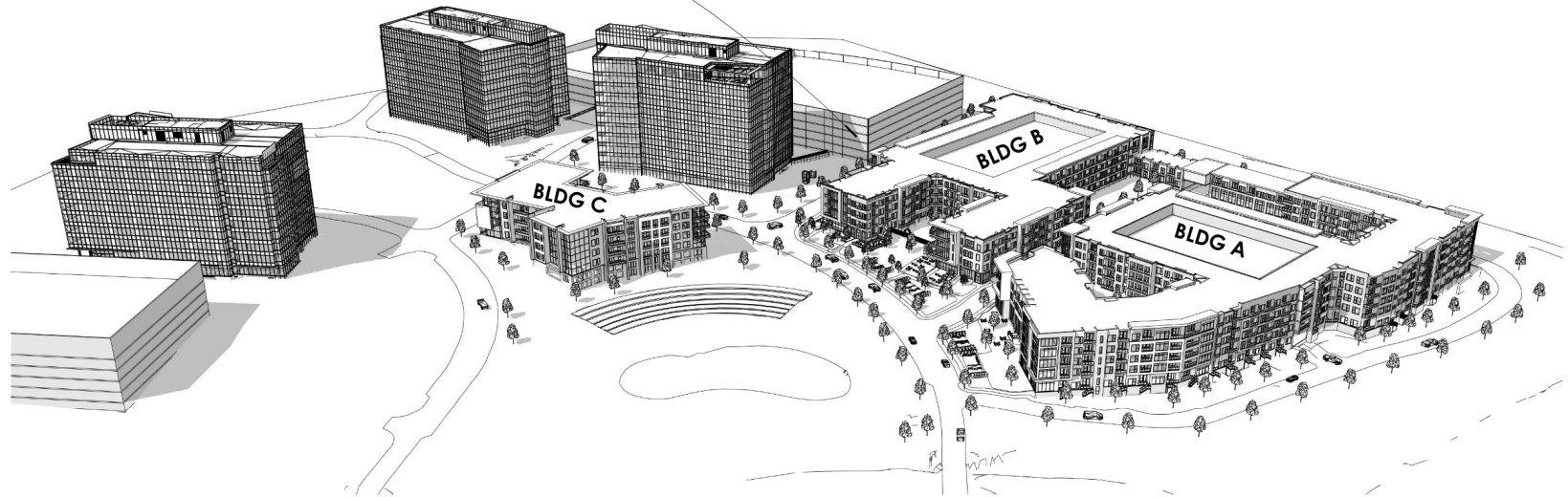
C. LARGE EXPANSES OF PAVEMENT, PARTICULARLY BETWEEN A BUILDING AND A STREET, SHOULD BE AVOIDED. ARCHITECTURAL AND/OR LANDSCAPE FEATURES SHOULD BE USED SO AS TO DIMINISH THE APPEARANCE OF PARKING FROM PUBLIC VIEW.



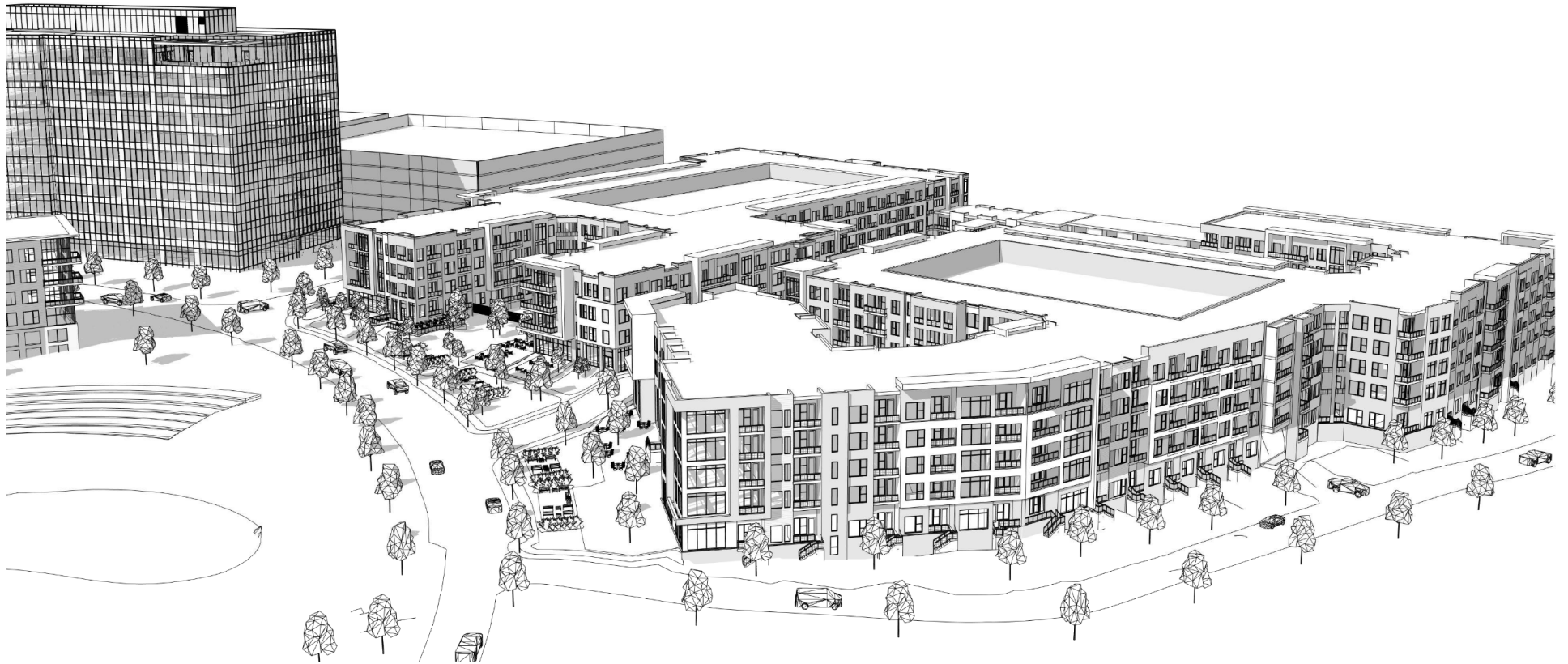
GARAGE FACADES
WILL BE SCREENED
WITH RHYTHM, FORMS
AND OPENINGS OF
BUILDING
ARCHITECTURE USING
MASONRY PANELS

AERIAL VIEW: BUILDING A & B FROM I-65
WEST FRANKLIN PARK
 FRANKLIN, WILLIAMSON COUNTY, TN

GARAGE FACADES
WILL BE SCREENED
WITH RHYTHM, FORMS
AND OPENINGS OF
BUILDING
ARCHITECTURE USING
MASONRY PANELS



AERIAL VIEW: BUILDING A & B FROM NISSAN HQ
WEST FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN



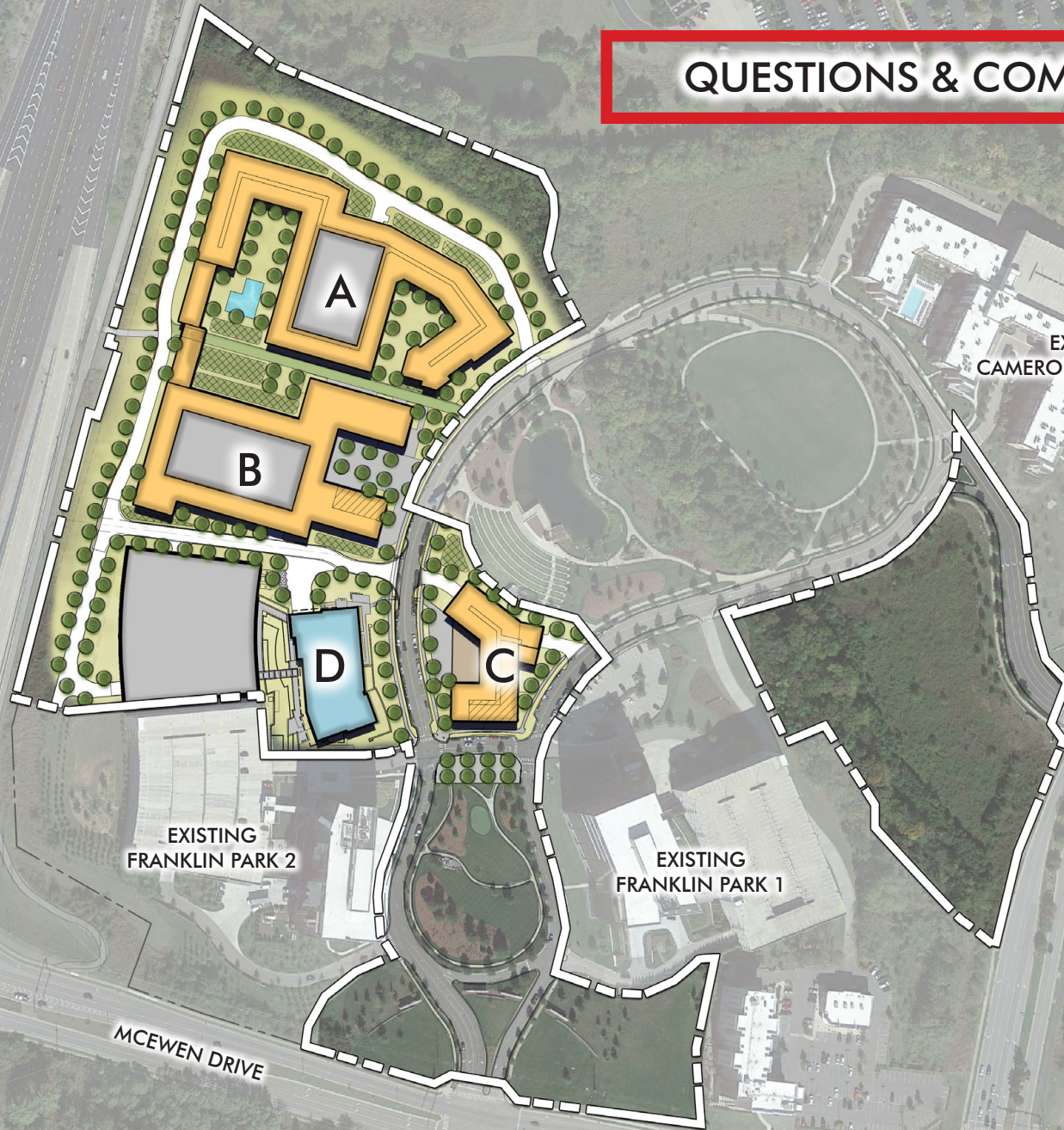
AERIAL VIEW: BUILDING A & B FROM CAMERON APARTMENTS
WEST FRANKLIN PARK
FRANKLIN, WILLIAMSON COUNTY, TN

PRE-APPLICATION MEETING
WITH CITY OF FRANKLIN STAFF
DATE: 09/02/2025

ITEMS DISCUSSED:

1. FIRE ACCESS & UTILITY COORDINATION
2. INCORPORATION OF APPROVED SITE PLAN INFORMATION INTO DEVELOPMENT PLAN REVISION I SUBMITTAL
3. CLARIFICATION OF MOS #1 MINIMUM PARKING REQUEST

QUESTIONS & COMMENTS



BUILDING TYPOLOGY	
	PROPOSED RESIDENTIAL
	PROPOSED MIXED-USE
	PROPOSED OFFICE
	PARKING

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For more information visit: www.franklinparkcs.com





File #: 21-0997

DATE: August 5, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

(6:00 - 6:30 PM) Discussion Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.
N/A

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning endorsing the Creekside Master Plan and supporting the preservation, interpretation, and connectivity of the Thomas Shute House surrounding property.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is committed to preserving its cultural, architectural, and agricultural heritage, and recognizes the importance of safeguarding historically significant properties for future generations. The Thomas Shute House, constructed in 1845, stands as a distinguished example of mid-19th century Greek Revival architecture and remains one of the best-preserved antebellum homes in Williamson County. The Creekside property, located on 4.8 acres near Spencer Creek and Franklin Road, retains original architectural elements and historic outbuildings, including a stone springhouse, frame barn, and chicken coop, and reflects the region's agricultural legacy dating back to its use as a dairy farm established by John B. McEwen in 1876. The property's lineage includes notable figures such as William Shute, John B. McEwen, Reverend William L. Rosser, and Ella "Marion" Adkerson, and its location along a historically significant route to Nashville saw substantial Civil War military traffic. The Creekside property is surrounded by City of Franklin-owned parcels and lies within a network of parks and trails, offering opportunities for active and passive recreation, pedestrian connectivity, and cultural interpretation. The City supports the development of Creekside as a Welcome Center with an agricultural focus, serving as a gateway to Franklin's historic and agri-tourism destinations. The City encourages the integration of Creekside into the broader pedestrian infrastructure network, including connections to Bicentennial Park, Ropers Knob, Harlinsdale Farm, and other city-owned lands.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen and Franklin Municipal Planning Commission acknowledge Resolution 2025-69.

RESOLUTION 2025-69

A RESOLUTION APPROVING THE CREEKSIDE MASTER PLAN AND SUPPORTING THE PRESERVATION, INTERPRETATION, AND CONNECTIVITY OF THE THOMAS SHUTE HOUSE AND SURROUNDING PROPERTY

WHEREAS, the City of Franklin is committed to preserving its cultural, architectural, and agricultural heritage, and recognizes the importance of safeguarding historically significant properties for future generations; and

WHEREAS, the Thomas Shute House, constructed in 1845, stands as a distinguished example of mid-19th century Greek Revival architecture and remains one of the best-preserved antebellum homes in Williamson County; and

WHEREAS, the Creekside property, located on 4.8 acres near Spencer Creek and Franklin Road, retains original architectural elements and historic outbuildings, including a stone springhouse, frame barn, and chicken coop, and reflects the region’s agricultural legacy dating back to its use as a dairy farm established by John B. McEwen in 1876; and

WHEREAS, the property’s lineage includes notable figures such as William Shute, John B. McEwen, Reverend William L. Rosser, and Ella “Marion” Adkerson, and its location along a historically significant route to Nashville saw substantial Civil War military traffic; and

WHEREAS, the Creekside property is surrounded by City of Franklin-owned parcels and lies within a network of parks and trails, offering opportunities for active and passive recreation, pedestrian connectivity, and cultural interpretation; and

WHEREAS, the site’s picturesque landscape of open lawns, mature tree canopies, and proximity to Spencer Creek provides ecological and aesthetic value, while the existing railroad crossing offers a unique opportunity for pedestrian linkage to adjacent properties; and

WHEREAS, the Creekside Master Plan envisions the development of the site as a Welcome Center with an agricultural focus, supporting low-impact land use, family-friendly cottage industry, and regional agri-tourism efforts that celebrate Franklin’s farming heritage; and

WHEREAS, the property’s strategic location near Franklin Road and Mack Hatcher Parkway enhances multimodal accessibility and positions Creekside as a gateway to Historic Downtown Franklin and surrounding recreational destinations; and

WHEREAS, proposed on-site trails will connect Creekside to The Park at Harlinsdale Farm, Chestnut Bend Trail, Franklin Road sidewalks and other City-owned lands, while offering interpretive opportunities to highlight the site’s historical significance, agricultural legacy, and Civil War connections; and

WHEREAS, enhancements such as educational signage, local artwork displays, and a children’s story walk will further engage visitors and foster community appreciation for the site’s heritage; and

WHEREAS, all improvements must be sensitive to the site’s natural features, including Spencer Creek and its floodplain, and must comply with applicable permitting requirements and the City of Franklin’s Historic Design Guidelines regarding alignment, configuration, width, and materials; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to preserve and activate the Creekside property through the implementation of the Creekside Master Plan, which promotes historical preservation, agricultural education, multimodal connectivity, and low-impact public use that reflects the character and heritage of Franklin.

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

1. That the City of Franklin formally approves the Creekside Master Plan (*attached hereto*) as a framework for the preservation, interpretation, and adaptive reuse of the Thomas Shute House and surrounding property.
2. That the City approves the development of Creekside as a Welcome Center with an agricultural focus, serving as a gateway to Franklin’s historic and agri-tourism destinations.
3. That the City encourages the integration of Creekside into the broader pedestrian infrastructure network, including connections to Bicentennial Park, Ropers Knob, Harlinsdale Farm, and other City-owned lands.
4. That the City encourages the implementation of interpretive trails, educational signage, and family-friendly engagement features that celebrate the site’s historical and agricultural significance.
5. That all improvements shall be designed in accordance with the City of Franklin’s Historic Design Guidelines and shall respect the site’s natural features and regulatory requirements.
6. That this resolution shall take effect immediately upon its adoption, the public welfare requiring it.

(signature page to follow)

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
J. Blake Harper
Assistant City Attorney



Thomas Shute House, 1987

CREEKSIDE

Master Plan

JULY 2025

CREEKSIDE

Master Plan

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SITE HISTORY

The Thomas Shute House, constructed in 1845 by Thomas Shute, stands as a prominent example of mid-19th century architecture with Greek Revival influences. Set on a 4.8-acre property, this two-story brick residence reflects the central passage plan typical of its era and remains one of the best-preserved antebellum homes in the county. The house showcases original architectural elements, including its portico, exterior details, and interior plan. Notably, a one-story brickell was added in 1868 to accommodate the kitchen, servants' quarters, and a smokehouse, while a single glass door was installed around 1900. The house has been given the name "Creekside" given it's location nearby Spencer Creek.

The property's history is intertwined with several notable figures. Initially purchased by William Shute in 1801, it was later sold in 1866 to John B. McEwen, a significant local figure who acquired the home for his daughter and son-in-law, Reverend William L. Rosser. Under the Rossers, the estate was known for its well-regarded farming operations. The home remained in the Rosser family lineage until it was owned by Ella "Marion" Adkerson, a descendant of the Rossers, until her death in 2003.

Throughout its history, the property has witnessed various changes in ownership and usage, including a brief period with Wright Stanley and later John Campbell. Creekside is located along a main route to Nashville that saw significant military traffic during the Civil War and remains a well-traveled thoroughfare today. Throughout these transitions, the house and its outbuildings—such as the stone springhouse, frame barn, and chicken coop—have retained their historical integrity. In recent years, faced with development threats, the Franklin Preservation Partners have stepped in to preserve Creekside, ensuring the Thomas Shute House remains a lasting testament to the area's rich history.



Thomas Shute House, 2024



Barn on site, 1987



Thomas Shute House, 1987

While the historic structures on this property are a key part of Franklin's broader story, the site also holds significant potential to highlight the region's agricultural heritage—serving as a gateway to the farming history of Franklin and Williamson County.

The agricultural history of Creekside dates to 1866 when John B. McEwen, former mayor of Franklin and one of its most prominent citizens purchased the home for his daughter, Sarah "Sallie" Florence and her husband, Reverend William L. Rosser as a wedding gift.

Reverend Rosser worked the land as an active farm but sadly, the passing of Sallie shortly after the birth of their first child, Florence, resulted in Rosser moving from the home by 1870. The land however, remained in agricultural use for some time and by 1876, John McEwen established and operated a dairy farm on the property, managed by a Canadian dairy farmer. The dairy operated successfully for many years.

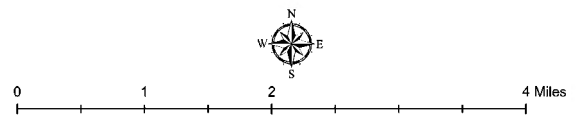
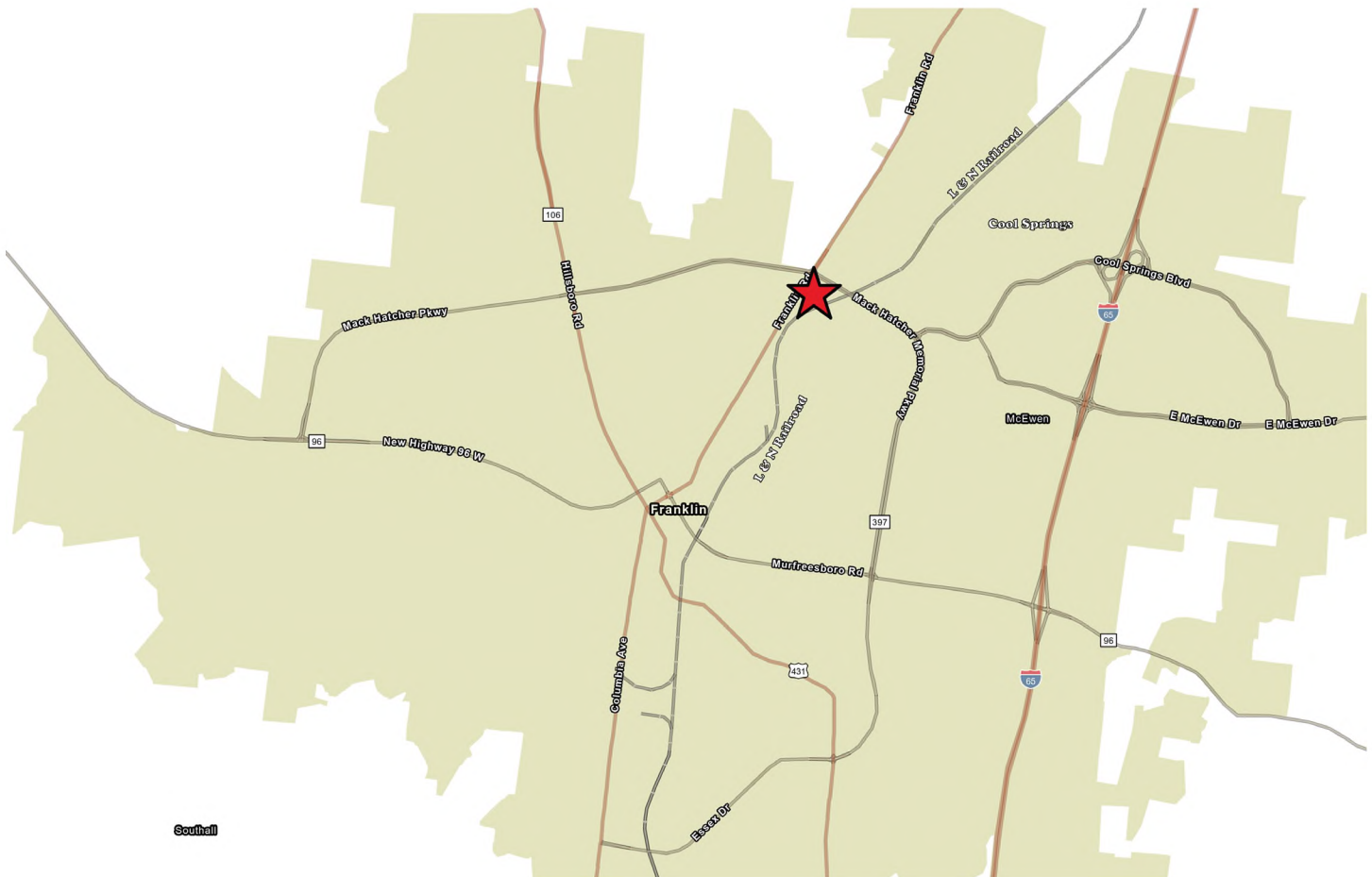


Thomas Shute House, 1987

SITE CONTEXT

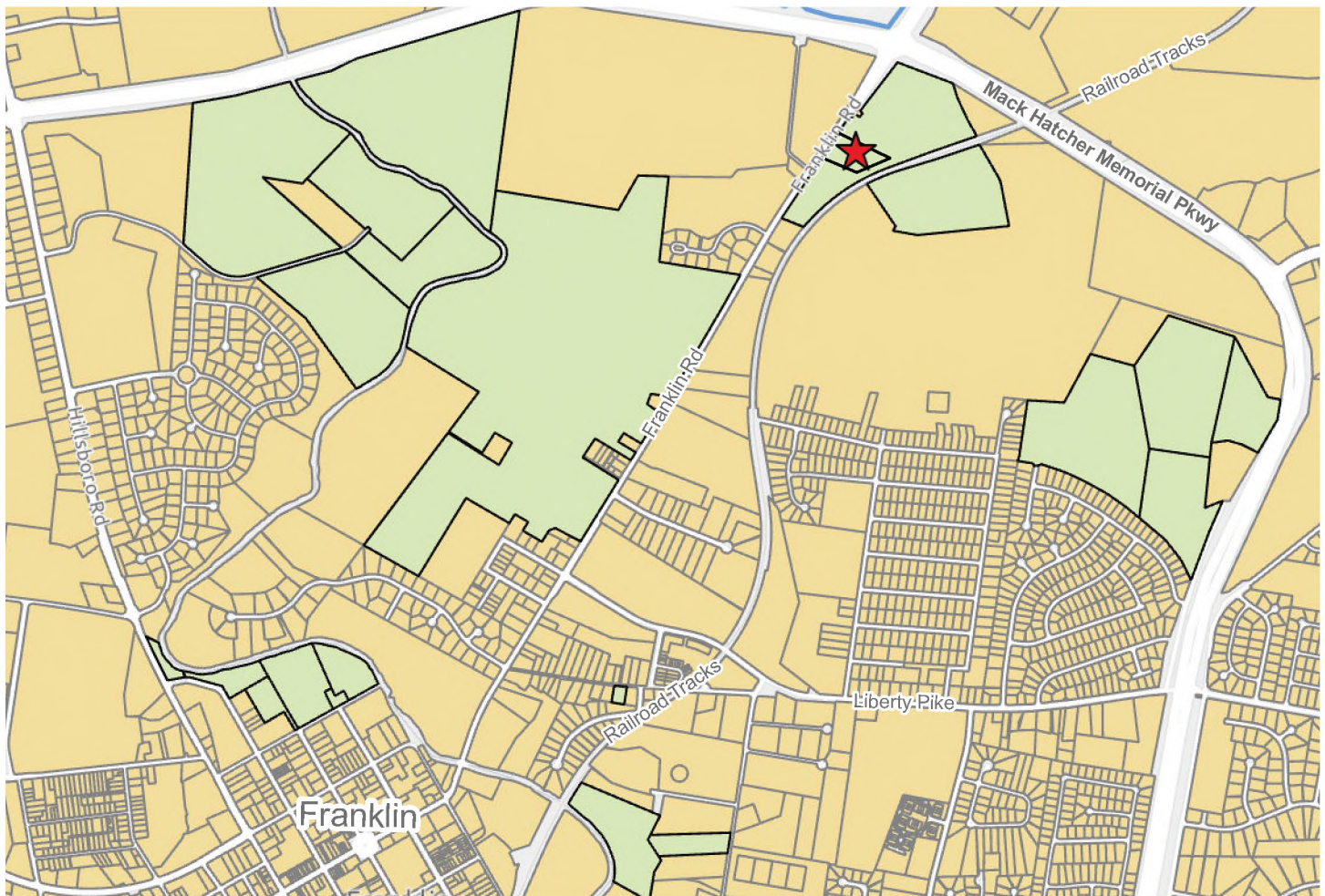
Vicinity Map

The Creekside property is situated between Cool Springs and Historic Downtown Franklin, to the west of Interstate 65. It is located just south of the intersection of Mack Hatcher Parkway and Franklin Road, at the northern end of the Franklin Pike corridor leading into Historic Downtown Franklin. This site, rich in the history of Franklin, is part of an established network of parks and trails, with potential for connecting pedestrians to the existing green corridor and pedestrian infrastructure.







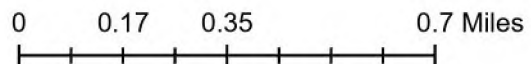
City Owned Properties

This map highlights city owned properties near the Creekside property, illustrating the extent of preserved land under city ownership. The prominent location of the Creekside property along Franklin Road and near other city parcels makes this a key piece in the area northeast of downtown. The following pages will outline site opportunities and potential connections between the Creekside property with other city owned lands and regional agri-tourism destinations.



Legend

-  City of Franklin Limits
-  Parcels
-  Parcels owned by the City of Franklin
-  Franklin Creekside property

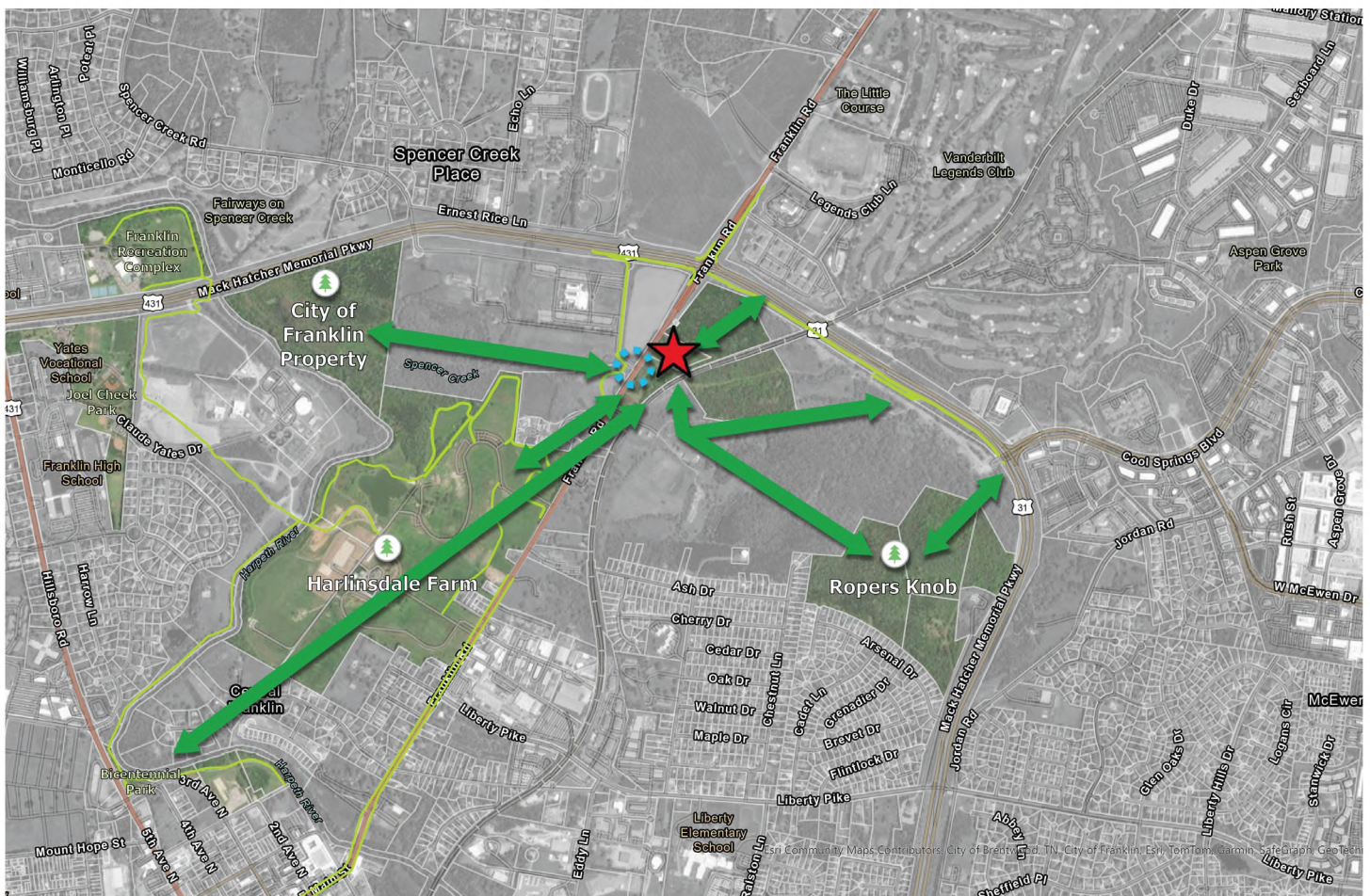


CREEKSIDE Master Plan

Connectivity Map

In addition to being rooted within the rich history of Franklin, the Creekside property sits among an existing, established system of parks and trails, with potential for increased connectivity among these lands to provide greater recreational opportunities for residents and visitors alike. This map highlights potential pedestrian connections around the site, connecting it to existing pedestrian infrastructure and destinations around the city. Proposed pedestrian connections outlined on the map below include:

- Connection to the existing multi-use trail along Mack Hatcher Memorial Parkway
- Connection to Ropers Knob, just under 60 acres of forested leisure recreation opportunities
- Connection to Harlinsdale Farm, 200 acres of active and passive recreation opportunities
- Connection to 54 acres of undeveloped city property near the water plant
- Connection to the Bicentennial trail and Bicentennial park
- Connection to the existing trail system that connects to the Franklin Recreation Complex



Legend

Site Location



Proposed Connectivity



Existing Pedestrian Infrastructure



Parks



Proposed Pedestrian Crossing



City Owned Property

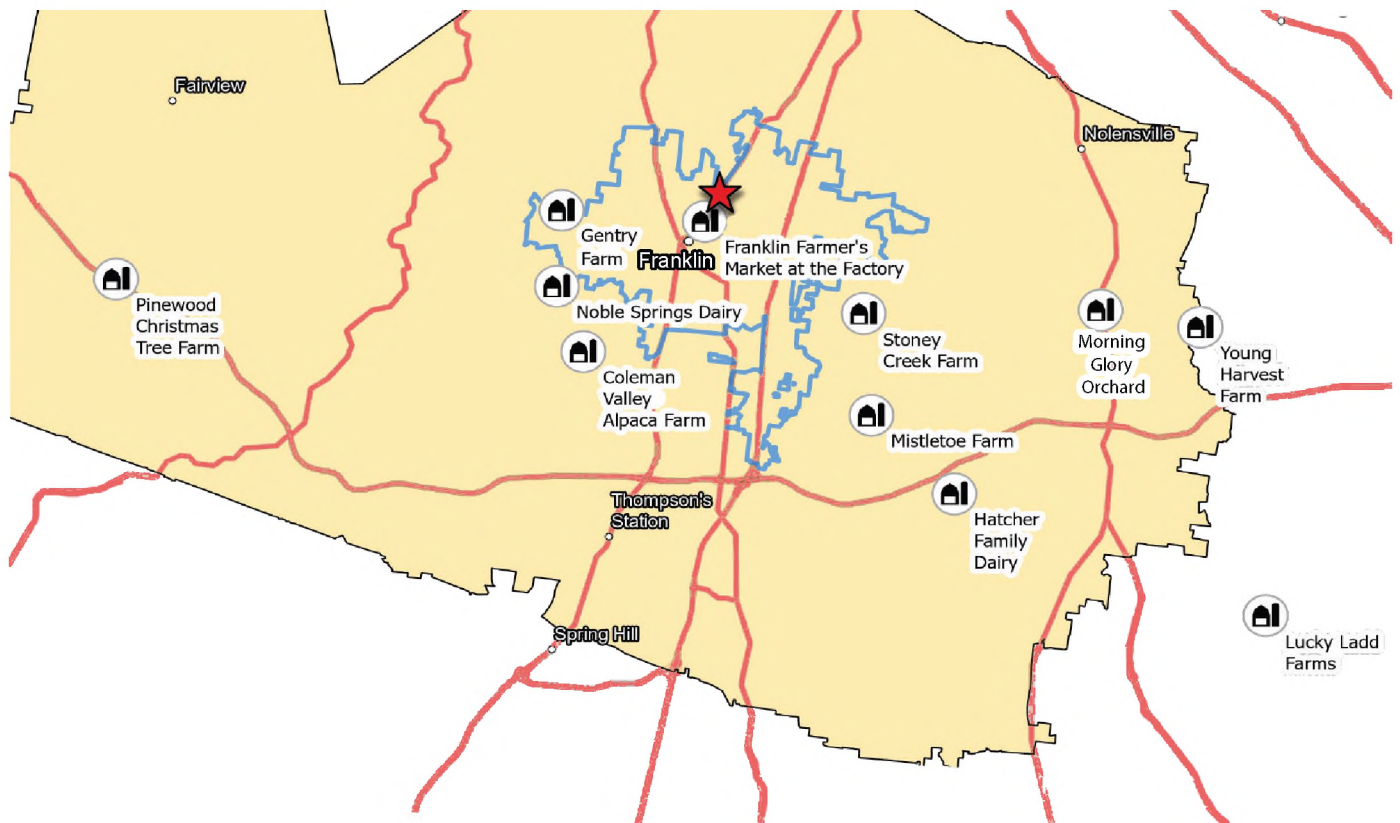


0 0.3 0.6 1.2 Miles

Farm Life in Williamson County

Capitalizing on the site's rich agricultural history, its unique proximity to adjacent farmlands, and the growing focus on agri-tourism in Williamson County presents an opportunity to develop the site as a welcome center with an agricultural focus that captures traffic coming to Historic Franklin. This creates an opportunity to expand and grow a low-impact land use that supports a family-friendly cottage industry within the agri-business sector. It also helps preserve and celebrate the history of the home and surrounding area.

This type of use could also strengthen the region's farm-based agri-tourism efforts by providing a stopping point where residents and visitors can better explore, connect with, and understand the area. The map below identifies some of the agri-tourism destinations around Williamson County and the Creekside property.



Legend

- City of Franklin Limits 
- Existing Farm or Agri-Tourism Site 
- Williamson County 
- Franklin Creekside Property 

0 2.5 5 10 Miles



CREEKSIDE

Master Plan

Existing Conditions

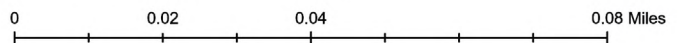
This map details the current utility lines, existing buildings, railroad, roads, landscape features, and parcel boundaries in and around the project area, providing a comprehensive overview of the site's infrastructure and natural elements. The Creekside property is located directly off of Franklin Road and is surrounded by City of Franklin owned property, providing opportunities for future connection and active and passive recreation. Three existing structures exist on the Creekside property and one existing structure on the adjacent property to the south.

The picturesque landscape is composed of open grassy lawns and clustered mature tree canopies, providing areas of pleasant sun and shade. Spencer Creek—a tributary of the Harpeth River—winds through the southern portion of the property, where it is crossed by an existing railroad. This unique feature offers both water access and a pedestrian connection to adjacent properties.



Legend

- | | | | |
|--------------------------|-------|----------------------|-------|
| Proposed Stormwater Line | ----- | Proposed Sewer Line | ----- |
| Existing Stormwater Line | ----- | Site Entrance Point | → |
| Existing Water Line | ----- | Spencer Creek | |
| Existing Sewer Line | ----- | Existing Tree Canopy | |





Front of Thomas Shute House



Inside of existing workshop on site



Existing garage on site



Side of Thomas Shute House

CREEKSIDE Master Plan



Backyard of Thomas Shute House



Spencer Creek and existing railroad bridge crossing



Open greenspace on site



Existing structure on site



Adjacent farmland



Existing structure on site



Existing stone stairs and mailbox on site



Existing springhouse on site

SITE OPPORTUNITIES

Pedestrian Connectivity

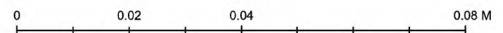
The Creekside property's proximity to Franklin Road and existing pedestrian infrastructure provides improved multimodal site accessibility for future users. Pedestrian trails will link the site to the broader pedestrian infrastructure network, connecting it with Bicentennial and Historic Downtown Franklin, as well as greenways and recreational areas like the Mack Hatcher Multiuse Trail, Ropers Knob, and the Franklin Recreation Complex. In addition to providing connection to the surrounding existing pedestrian infrastructure and green corridor, the addition of on-site trails provides opportunities to highlight the site's historical significance, its past use in agriculture and dairy, and its role during the Civil War. Enhancements such as educational signage, displays of local artwork, and a children's story walk can further engage visitors.

The implementation of these connections will need to be sensitive to the existing natural features of the site. If improvements are completed within the floodplain and floodway, additional permitting exercises will need to be completed. New sidewalks and walkways will need to follow the historic patterns of alignment, configuration, width, and materials in conformance with the Franklin Historic Design Guidelines.



Legend

Trail Opportunities — — — —

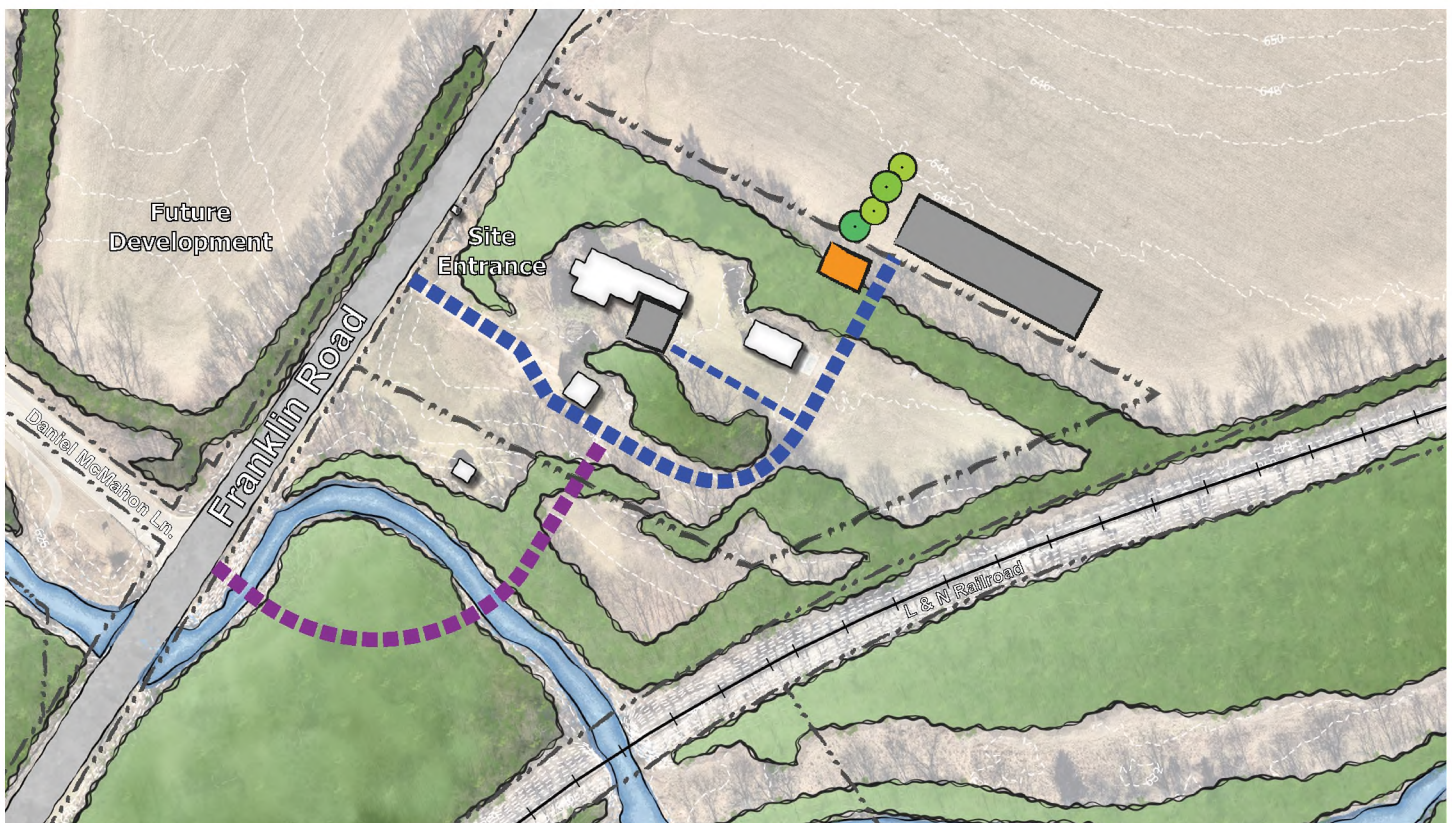


Vehicular Circulation


Due to the historic and aesthetic nature of the property, vehicular circulation should limit disturbance of viewsheds and be sensitive to the existing site components. A proposed road around the site could provide access to a future visitor parking area.


The increased vehicular and pedestrian traffic throughout the site for public access supports the need for a larger driveway and parking area. The proposed parking area, located on a separate city owned parcel, will serve both parcels and align with the city's broader goals for the area. A smaller parking area with ADA-accessible stalls is proposed near the house. Additionally, a restroom building with unisex facilities near the parking area is recommended to meet visitor needs.


Depending on the future use of the adjacent property, the intersection of Daniel McMahon Lane and Franklin Road could engage with the Creekside property. If the property to the west of the site is rezoned and planned for future development, the city should consider alignment between this road and the Creekside property.




Legend

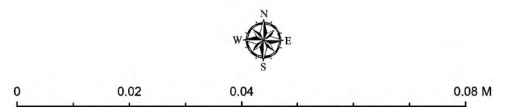
Vehicular Circulation (Phase 1) 

Vehicular Circulation (Future) 

Proposed Screening 

Parking Area 

Public Restroom 



Partnerships

While the existing structures on site could stand alone and convey historical and architectural significance, an opportunity may exist to leverage one or more partnerships that could serve to offset some of the upkeep, maintenance, and restoration costs (as applicable) for the buildings and the site. This may include one or more of the following:

Private Partnership(s)

Should the city choose to create something on this property that would draw locals and visitors, partnering with local businesses that could utilize existing space within the home in a nominal way, while still respecting the history and elegance of the building is worth exploring. This could include a tasting room, ice cream vendor building on the historical dairy presence, a tearoom, etc. One or more of these uses would engage a third-party vendor in a partnership that could include rent payments or revenue sharing with proceeds benefiting the upkeep and future restoration of the buildings and grounds. The intensity of these uses will greatly determine the amount of parking required.

Land Leases

Portions of the property, but more likely the adjacent lands that have been cleared could be leased to farmers who then could sell their crops or ag-based products on site. This could be done via a straight land lease or a cooperative agreement.

Agri-Tourism Information Center

While a Visitors Center exists in the Historic Downtown area, a more Agri-tourism based information center could be located here that would treat the site as a gateway to the larger region for groups or individuals that are visiting.

Friends and Descendants Group

For properties such as this with multiple families involved who are generational in the area, the creation of a 'Friends and Descendants' Group may help create a keen sense of stewardship for the property and its mission. While many groups in Franklin strive to shine a light on the history of the area, this group would be focused on how this property and its owners and caretakers over time helped form and shape what Franklin is today.

While the goal is to maintain light, passive uses that preserve the property's natural and historic character, allowing private businesses to operate during specific seasons or events can support the property's long-term success.

NEXT STEPS

1. **Maintain Existing Lease**

City to maintain existing leases on site until they are ready for construction to begin.

2. **Site Master Plan**

The city will engage a consultant to prepare a concept plan for review and approval. Once approved, the consultant will proceed with full construction documents.

3. **Engage Community and Stakeholders**

The city will build public and private partnerships to support the implementation of the master plan.

4. **Construct Master Plan**

Construction will begin to implement the final design.

5. **Reopen Creekside Property**

Celebrate the opening of this new public asset for the city!



Thomas Shute House

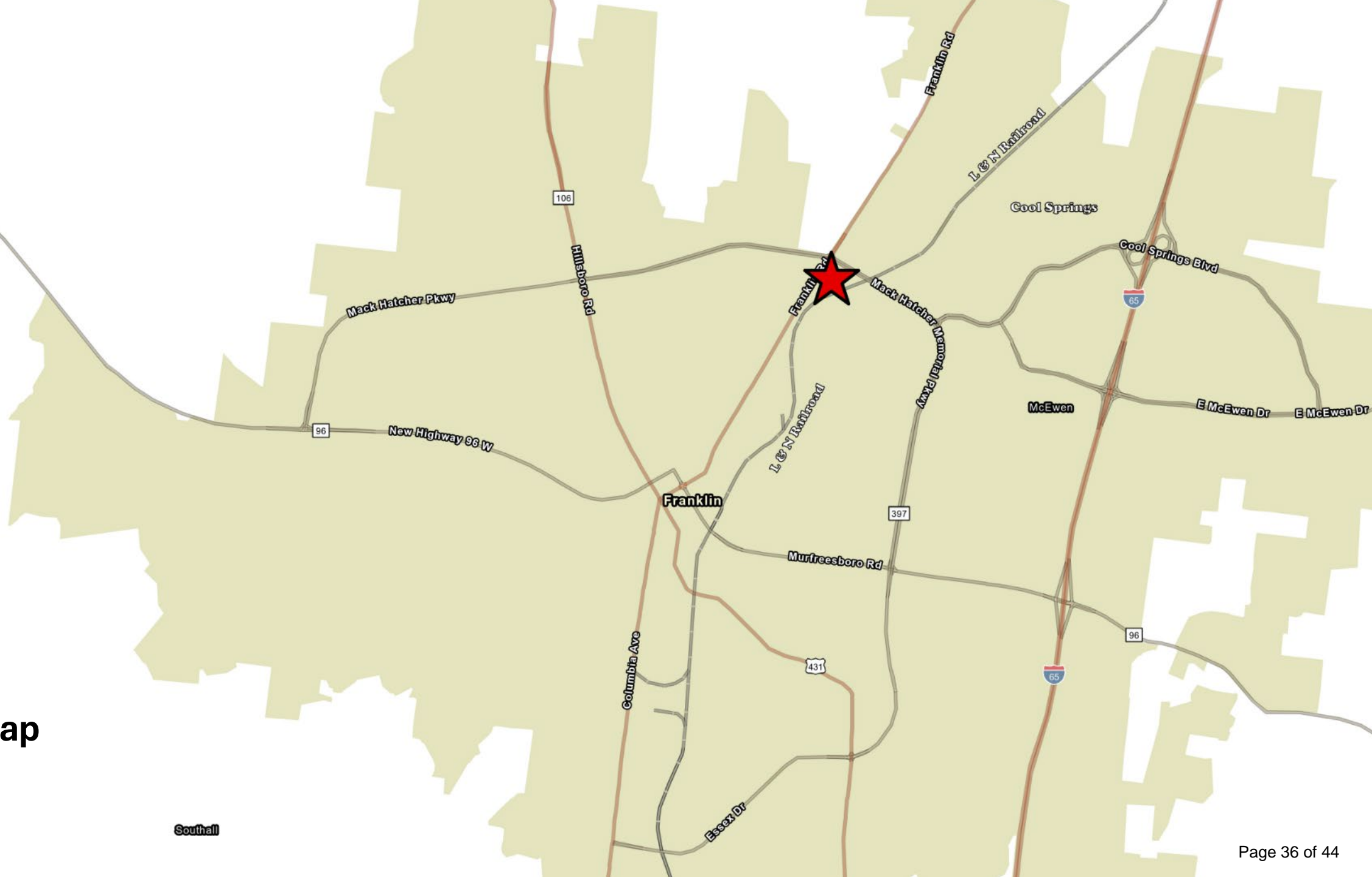
CREEKSIDE

Master Plan



Thomas Shute House, 1987

Vicinity Map



Southall





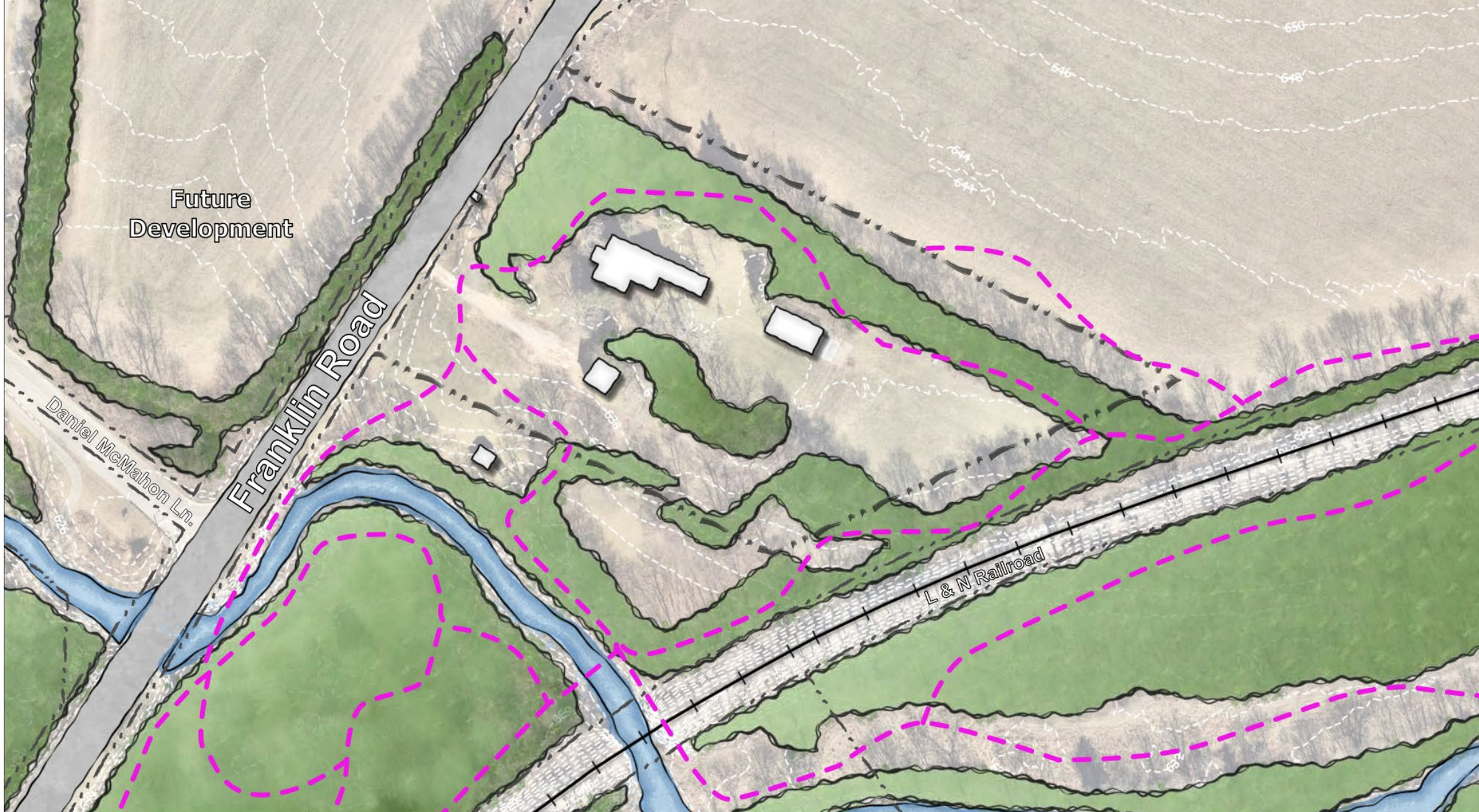




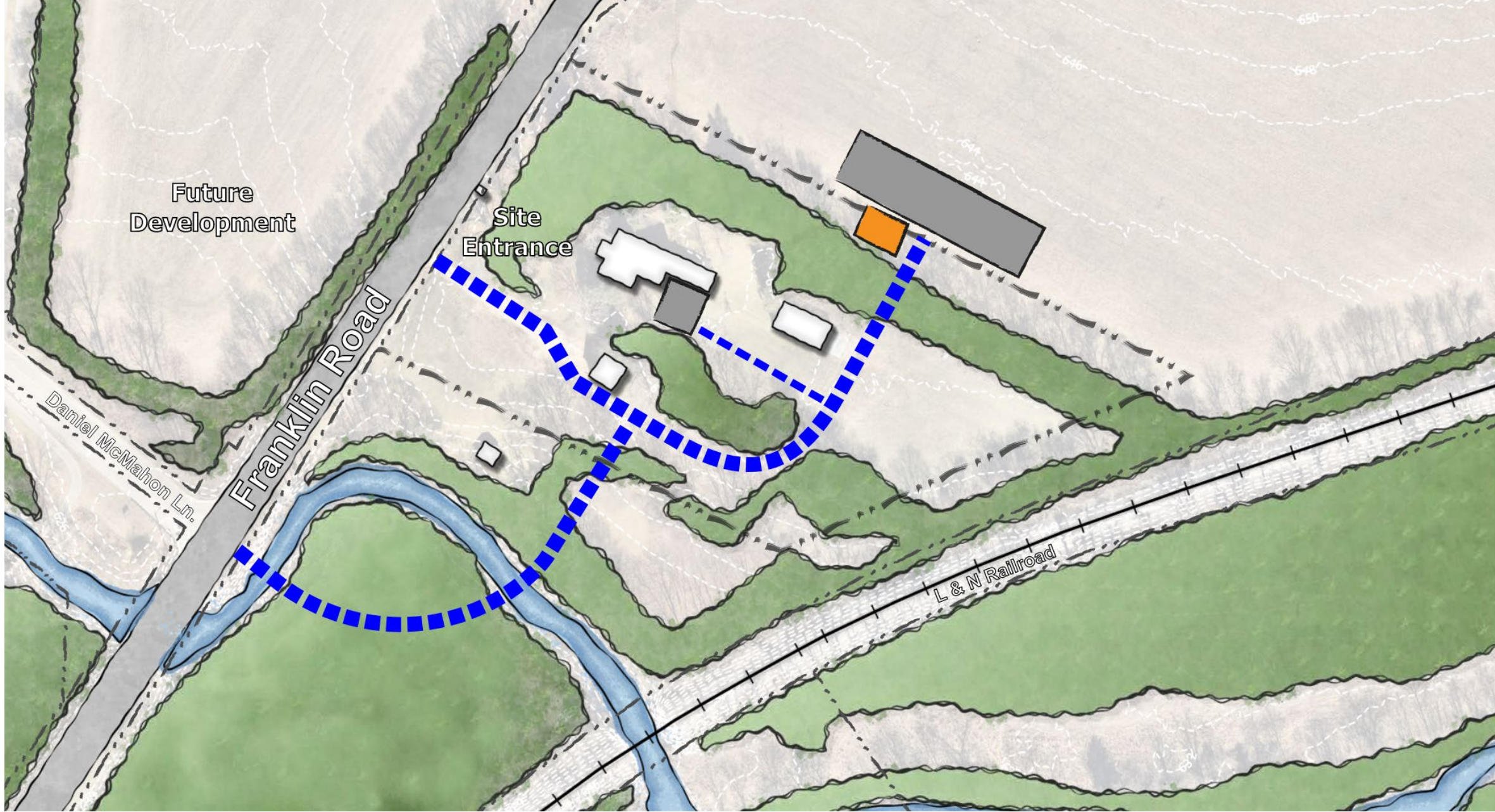
Connectivity Map



Existing Conditions



Pedestrian Circulation



Vehicular Circulation

CREEKSIDE

Master Plan



Thomas Shute House, 1987