



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, April 23, 2026

5:00 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. (5:00 - 5:20 PM) Discussion Of A Development Plan Revision, Requesting Three Additional Modification Of Standards (Sidewalks, Connectivity), On 25.64 Acres, Located At 1190 Lewisburg Pike (Tuck Away PUD).
2. (5:20 - 5:40 PM) Discussion Of A Development Plan Proposing 230 Multifamily Units And Two Modifications Of Standards (Windows, Foundations), On 7.03 Acres, Located At The Northwest Corner Of Interstate I-65 And Goose Creek Bypass, At 2048 Goose Creek Bypass. (Goose Creek Inn PUD)
3. (5:40 - 6:00 PM) Discussion Of A Development Plan Proposing 184 Dwelling Units And 77,025 Square Feet Of Commercial Space And Proposing Four Modifications Of Standards (Signage, Building Orientation), On 20.33 Acres, Located At 318 Franklin Road and Extending To Harpeth Industrial Court. (Harpeth Village PUD)
4. (6:00 - 6:10 PM) Presentation Of The Franklin Transit Master Plan Update.
5. (6:10 - 6:30 PM) Discussion of A Murfreesboro Road Corridor Planning Study.

OTHER BUSINESS

ADJOURN



DEVELOPMENT PLAN, REVISION 2

TUCKAWAY PUD

JCW PRESENTATION 4/23/2026



Fellowship
Bible Church





- MOS #1: Section 9.5.3 cross access between adjacent properties (approved)
- MOS #2: A modification request removing pedestrian connection from Lewisburg Pike to the front door.
- MOS #3: A modification requesting the delaying of sidewalk construction along Lewisburg Pike until sidewalk is constructed to the property line from adjacent property owners to the north or south.
- MOS #4: A modification requesting to defer construction of the sidewalk along Lewisburg Pike until such time as adjacent properties to the north or south construct sidewalk improvements to the shared property line.



**CITY OF FRANKLIN
REQUIRED STUB
CONNECTION -
M.O.S. REQUESTED
TO REMOVE**

CITY OF FRANKLIN REQUIREMENT:

The COF Zoning Ordinance (Section 9.5.1.B) requires a street stub connection be made to the south.

MODIFICATION OF STANDARDS REQUEST: (APPROVED)

To eliminate street stub.



CITY OF FRANKLIN REQUIREMENT:

The COF Zoning Ordinance (Section 9.5.3) requires cross access between adjacent properties.

MODIFICATION OF STANDARDS REQUEST:

Requested to establish a cross access easement to the north but delaying the construction of the connection until development occurs to the north. Connection to be made by developer of property to the north.





CITY OF FRANKLIN REQUIREMENT:

The COF Zoning Ordinance (9.6.1.B.1 Sidewalk Connection

MODIFICATION OF STANDARDS REQUEST:

Requested to remove the requirement of a pedestrian connection from Lewisburg Pike to the front door.



CITY OF FRANKLIN REQUIREMENT:

The COF Zoning Ordinance (9.1.1) Streetscape Standards

MODIFICATION OF STANDARDS REQUEST:

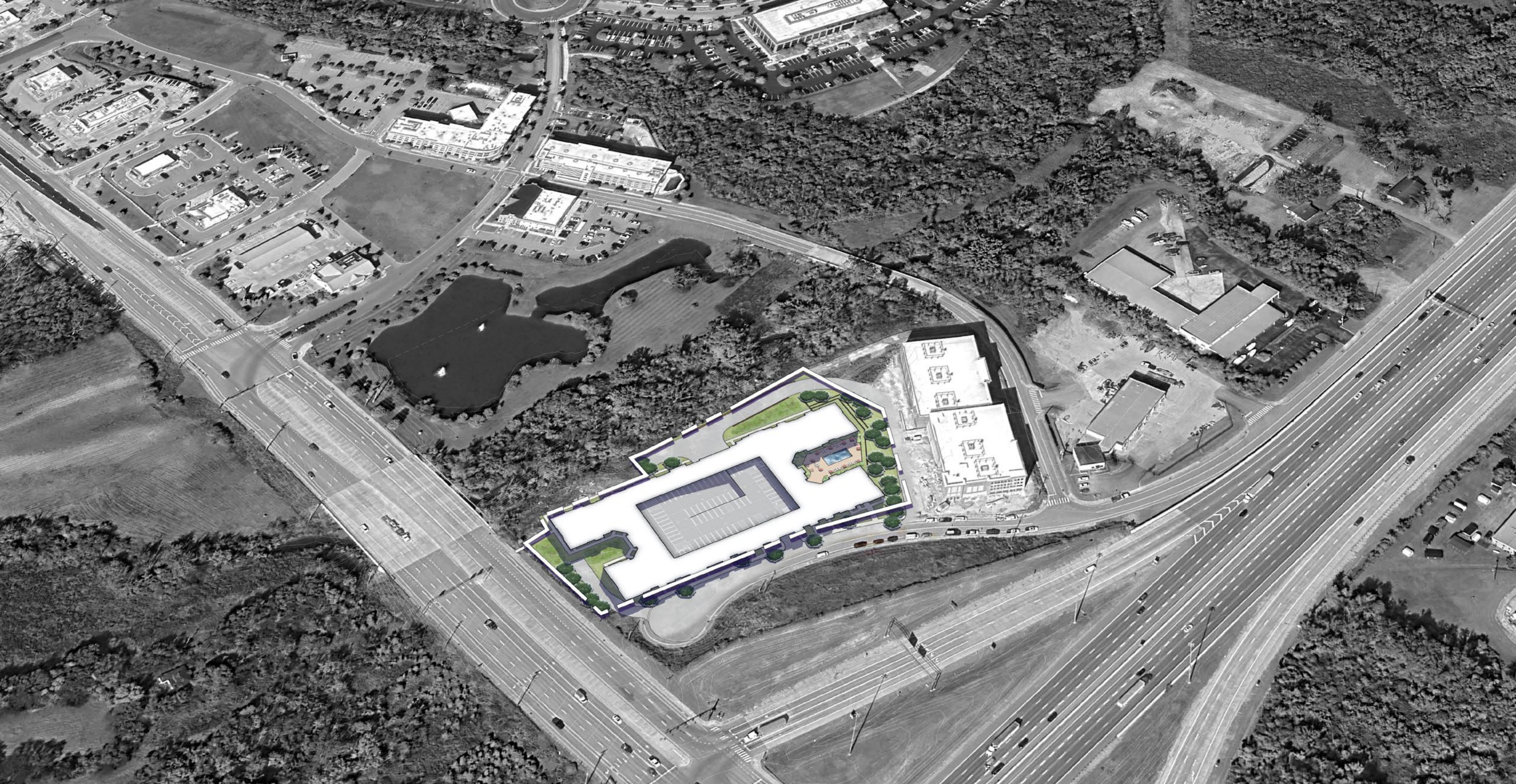
Requested to defer construction of the sidewalk along Lewisburg Pike until such time as adjacent properties to the north or south construct sidewalk improvements to the shared property line.



NEXT STEPS:

- 2026-04-07 NEIGHBORHOOD MEETING
- 2026-04-23 JOINT CONCEPTUAL WORKSHOP (5:00 PM)
- 2026-05-28 PLANNING COMMISSION (7:00 PM)



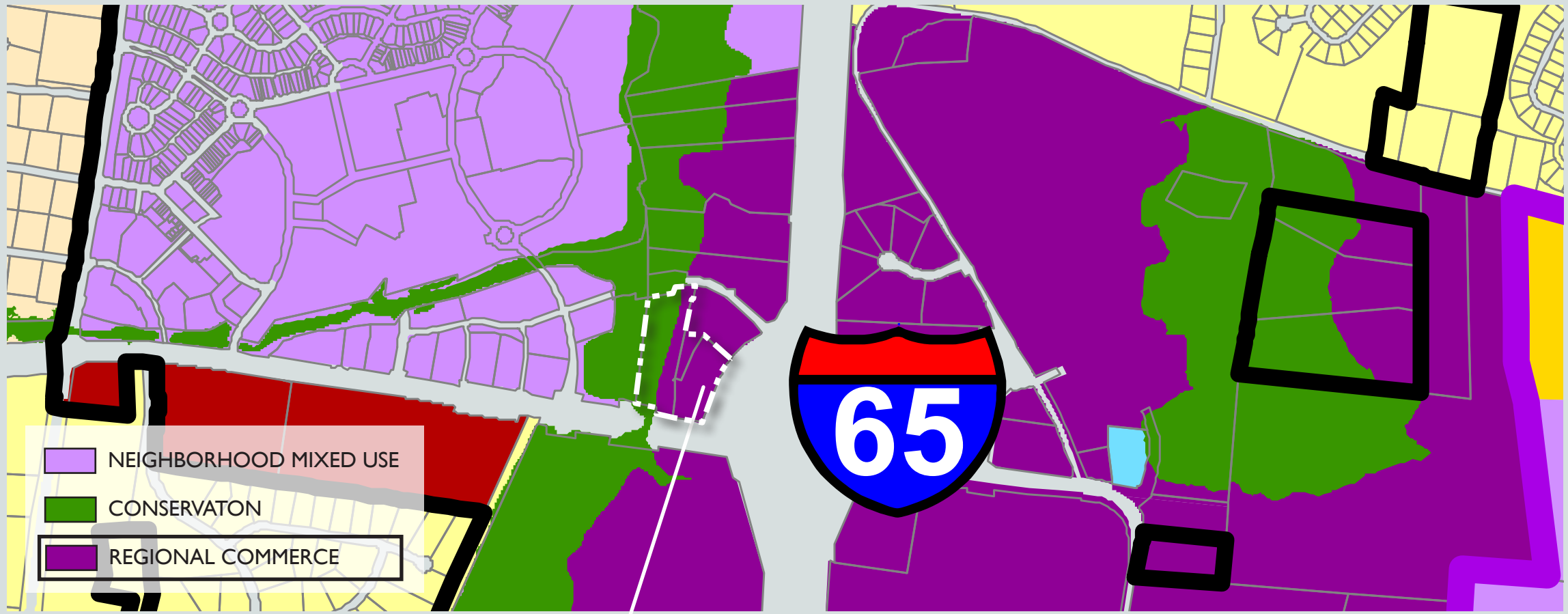


2408 GOOSE CREEK BYPASS

JOINT CONCEPTUAL WORKSHOP

04/23/2026





**DESIGN CONCEPT:
REGIONAL COMMERCE**

- High-intensity activity centers
- Include major employment and revenue generators
- Providing a mix of housing options
- Vibrant place to live, work, and play
- Max 12 story height
- May be multifamily with max height of 6 stories



SPECIAL CONSIDERATION:
For the property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek Bypass, and west of Interstate 65, a standalone multifamily development is appropriate along the frontage of Goose Creek Bypass and Interstate 65 frontage due to restricted access from Goose Creek Bypass, the proximity to commercial uses, and the availability of pedestrian infrastructure to the Berry Farms Town Center retail and office uses. The maximum height for a standalone multifamily building in this location should be six stories.

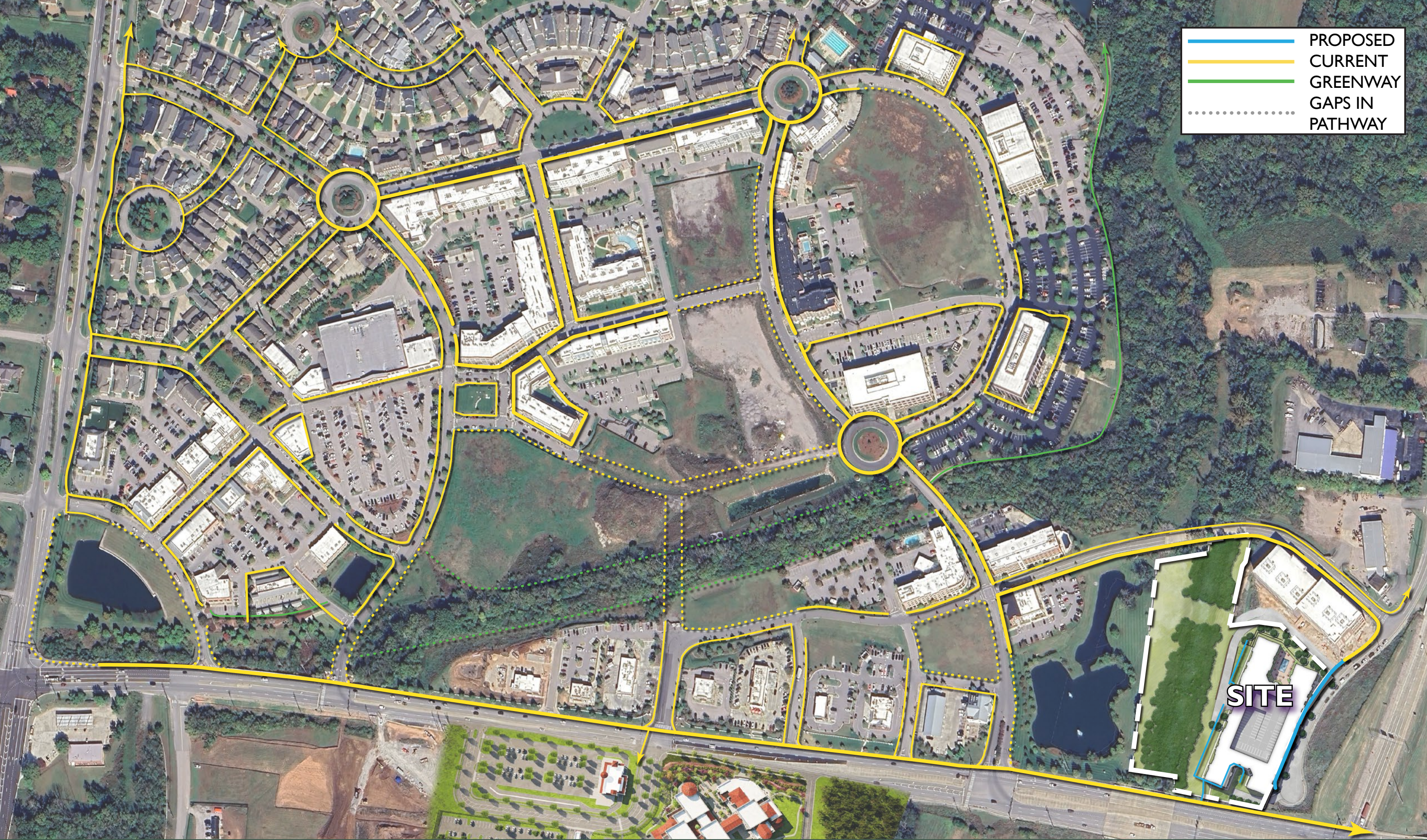
— LIKELY TRAFFIC PATTERNS



SITE

2408 GOOSE CREEK BYPASS
VEHICULAR ACCESS

- PROPOSED
- CURRENT
- GREENWAY
- ⋯ GAPS IN PATHWAY



SITE



**SELF-STORAGE
(UNDER CONSTRUCTION)**

**PROPOSED
DEVELOPMENT**

OLD PEYTONSVILLE RD

I-65

GOOSE CREEK BYPASS



**SELF-STORAGE
(UNDER CONSTRUCTION)**

**PROPOSED
DEVELOPMENT**

OLD PEYTONSVILLE RD

I-65

GOOSE CREEK BYPASS



2408 GOOSE CREEK BYPASS
CONCEPTUAL ARCHITECTURAL CHARACTER



2408 GOOSE CREEK BYPASS
CONCEPTUAL ARCHITECTURAL CHARACTER



2408 GOOSE CREEK BYPASS
CONCEPTUAL ARCHITECTURAL CHARACTER

PROGRAM

SITE ACREAGE: 7.03 AC

MULTI-FAMILY HOMES: 230

**SELF-STORAGE
(UNDER CONSTRUCTION)**

**PROPOSED
DEVELOPMENT**

OLD PEYTONSVILLE RD

I-65

GOOSE CREEK BYPASS

Upcoming Public Meetings	
FMPC/BOMA Joint	
Conceptual Workshop:	<u>April 23, 2026</u>
FMPC Meeting:	<u>May 28, 2026</u>
BOMA Meetings:	<u>June-August</u>



SITE DATA

SITE ACREAGE: 20.33 AC

PARCELS: MAP 63, PARCEL 33.00
 MAP 63L D, PARCEL 14.00
 MAP 63L D, PARCEL 15.00
 MAP 63L D, PARCEL 16.00

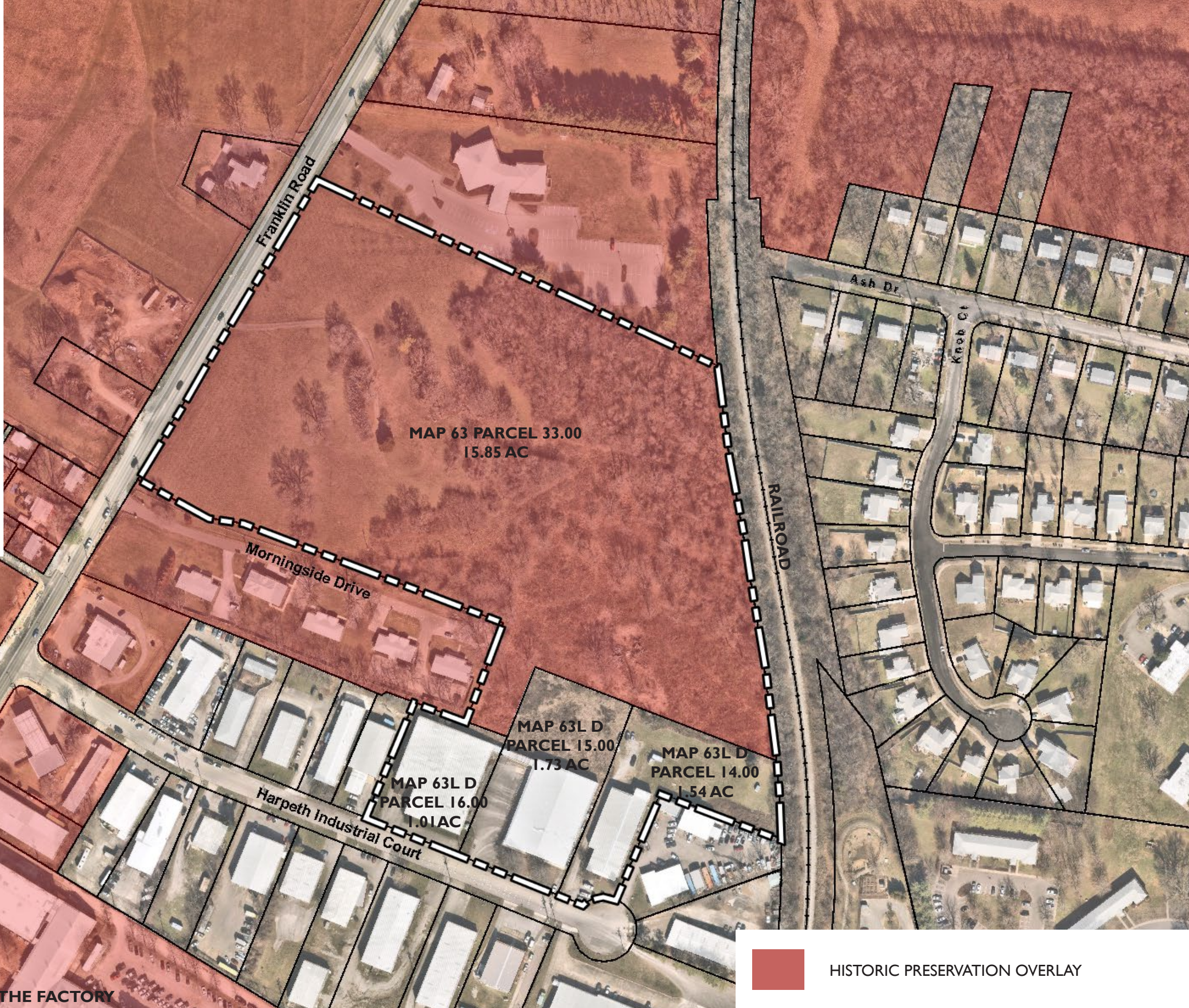
ADDRESS: 318 FRANKLIN ROAD
 1123 HARPETH IND. CT
 1121 HARPETH IND. CT
 1117 HARPETH IND. CT

EXISTING ZONING: ESTATE RESIDENTIAL
 LIGHT INDUSTRIAL

PROPOSED ZONING: PLANNED DEVELOPMENT

ZONING OVERLAY: HHO
 500' HHO BUFFER
 HPO
 SCO
 CFO

ENVISION FRANKLIN: FACTORY DISTRICT

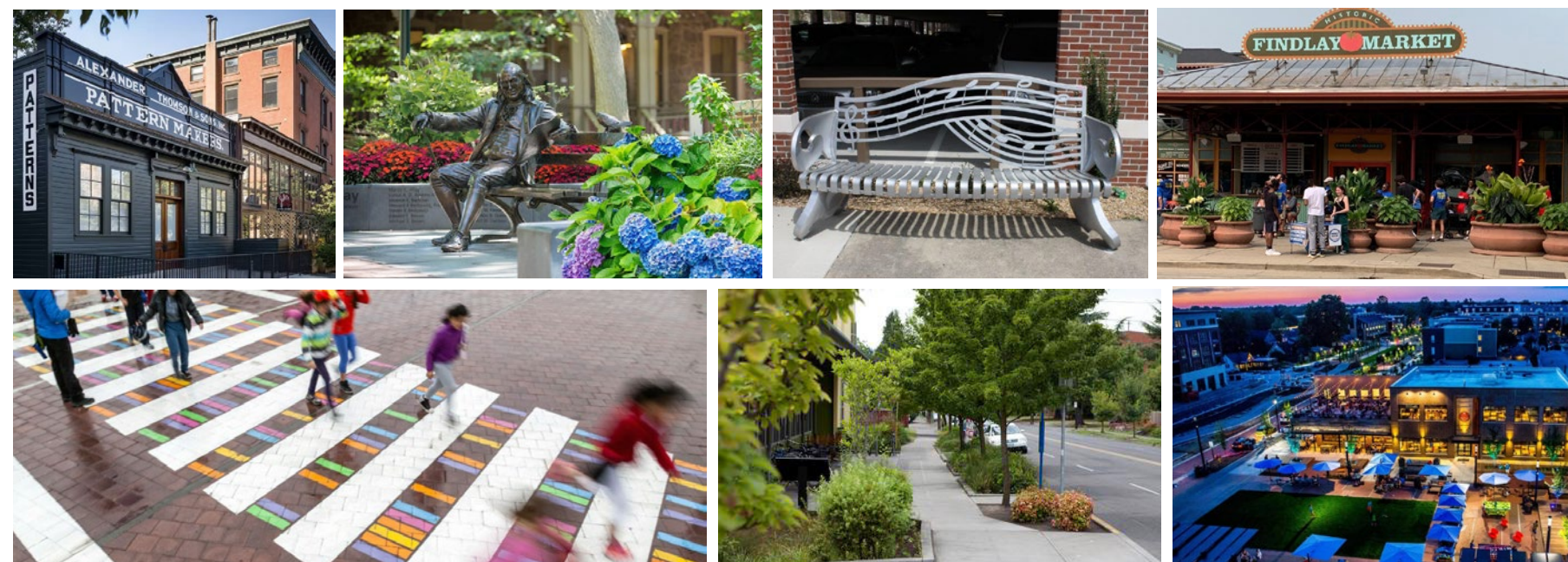


 HISTORIC PRESERVATION OVERLAY

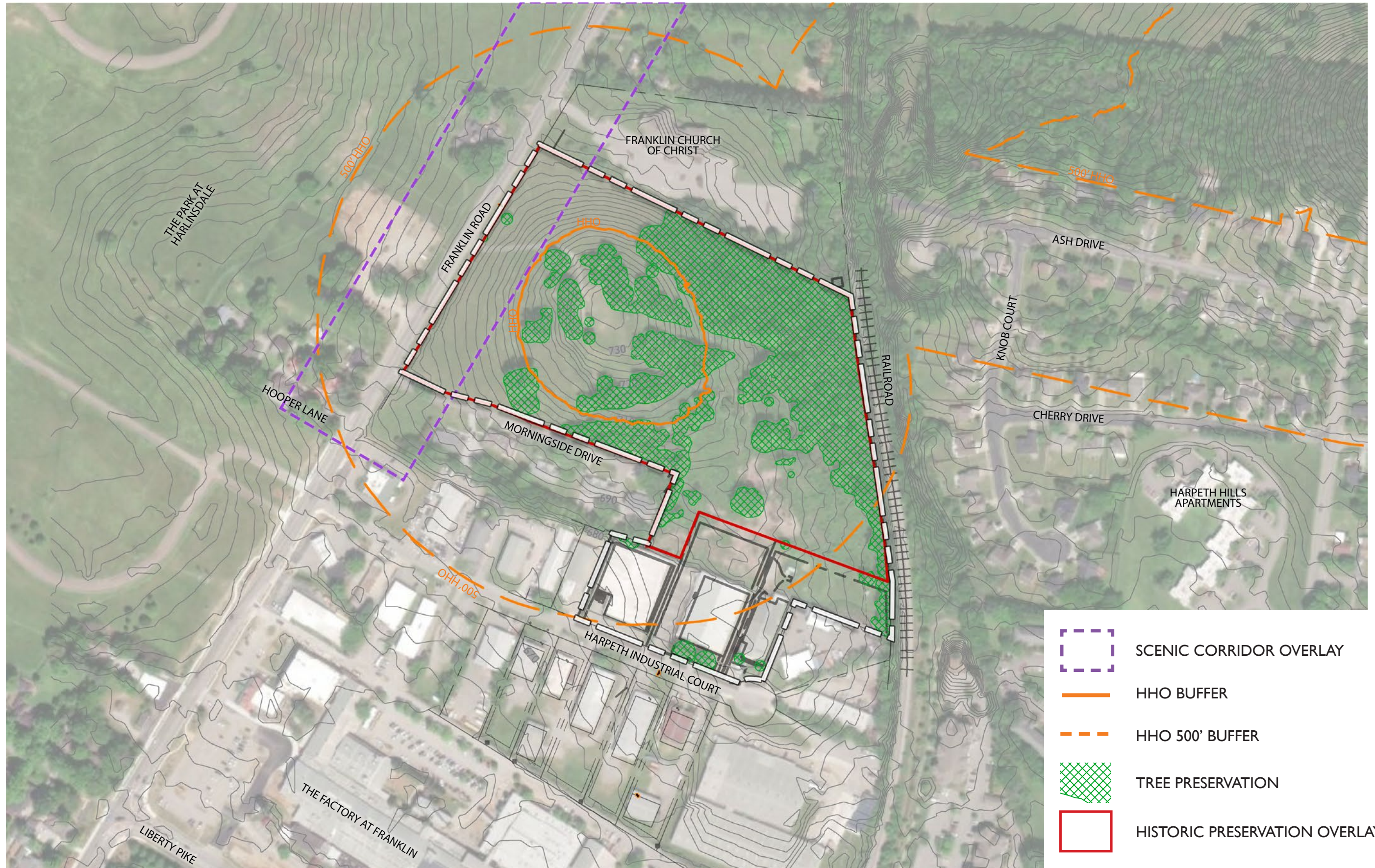


ENVISION FRANKLIN

The vision of the district is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities.



EXISTING CONDITIONS



CULTURAL RESOURCE STUDY



Figure 24. Photograph of the horseshoes recovered from the site.



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 25. Photograph of the stone cistern looking northwest, February 2025.

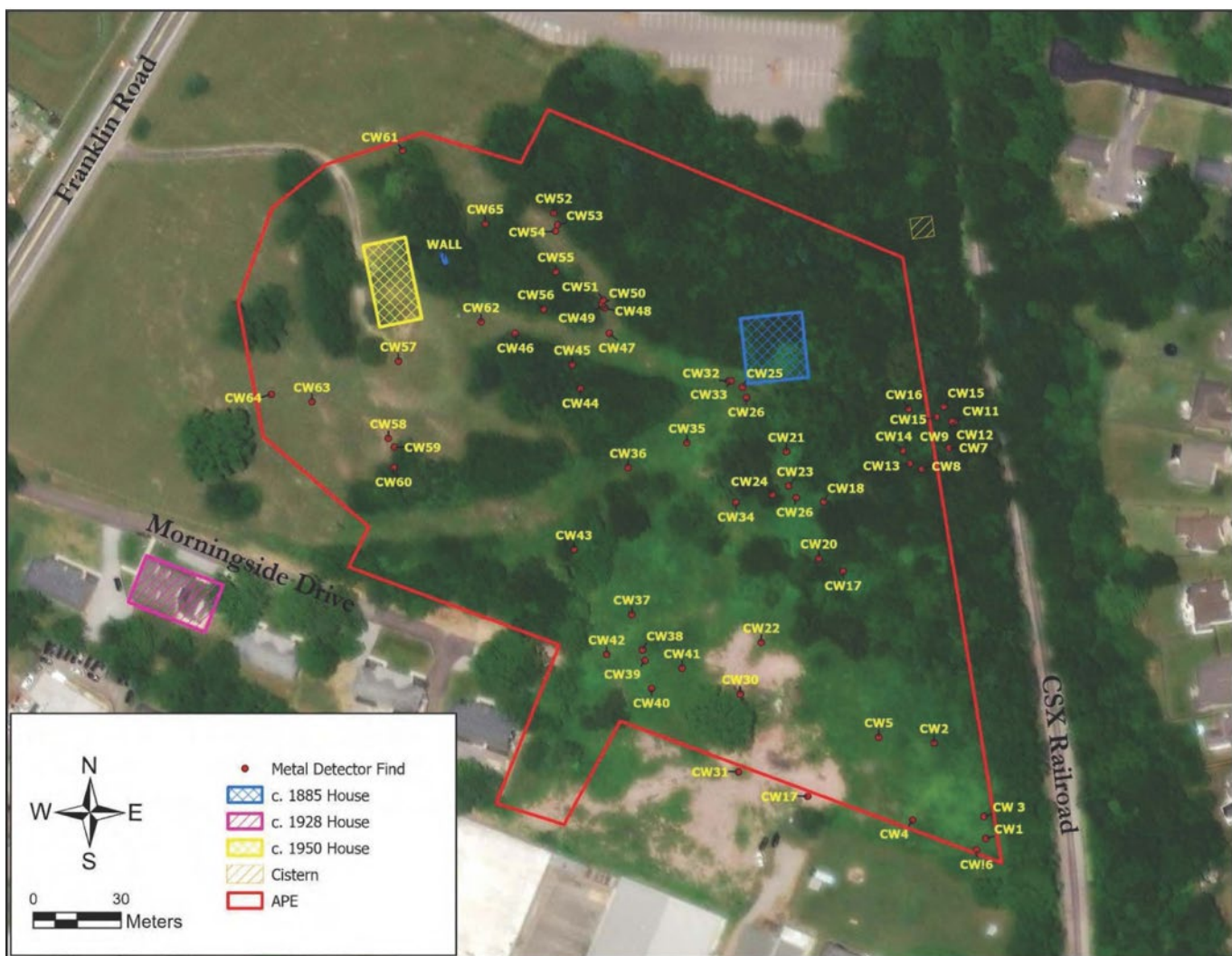


Figure 22. Results of the metal detector survey (Source: Esri 2022).

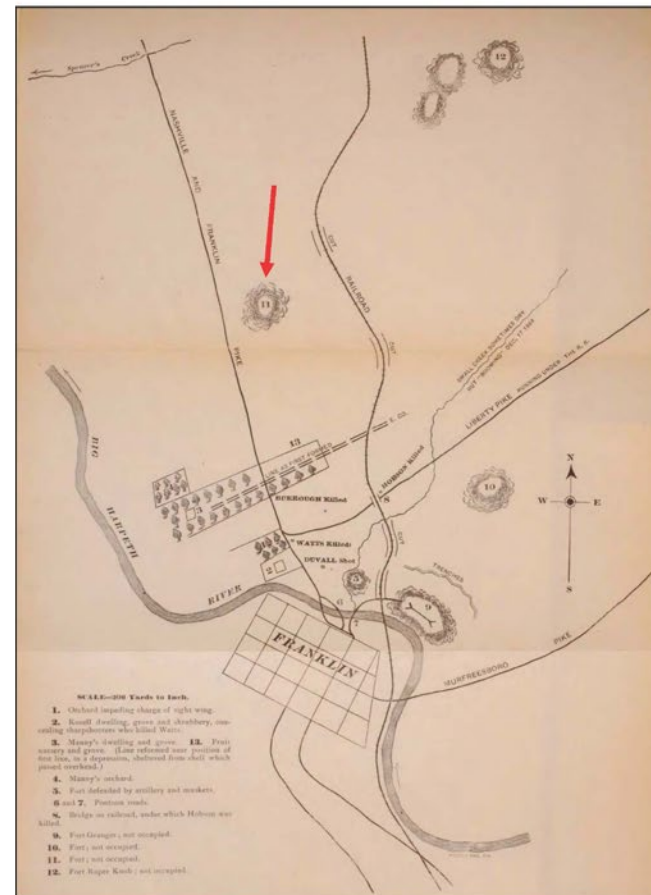


Figure 10. Map showing the unoccupied military fortification on William Johnson's farm (Source: Comstock 1890:50).



Figure 5. Map showing the military fortification on William Johnson's farm with Roper's Knob to the northeast and Fort Granger to the southeast (Source: Merrill 1864).

SITE DATA

SITE ACREAGE: 20.33 AC

 PRESERVED PARK: 6.49 AC (approx.)

COMMERCIAL (SF): 77,025 sq ft

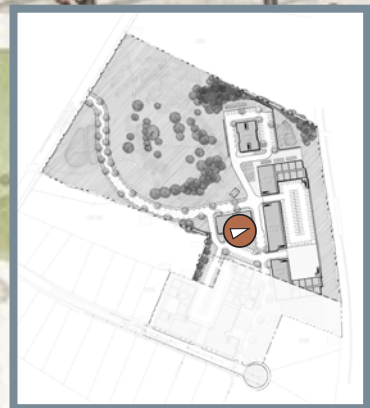
RESIDENTIAL (UNITS): 184 units



















ARCHITECTURAL CHARACTER



BUILDING - 1 PERSPECTIVE
LOOKING EAST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 ELEVATION ALONG HARPETH INDUSTRIAL CT.



ARCHITECTURAL CHARACTER



BUILDING - 1 PERSPECTIVE
PLAZA ALONG ACCESS DRIVE



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING NE ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT. AND ACCESS DR.

NEXT STEPS

- ANTICIPATED PC MEETING:
05/28/2025



The logo for Franklin Transit, featuring the words "FRANKLIN" and "TRANSIT" stacked vertically in white, bold, sans-serif font. The text is set against a background of a blue and red diagonal stripe.

FRANKLIN
TRANSIT

Franklin Transit Master Plan

Joint Conceptual Workshop
April 23, 2026

10-Year Transit Master Plan

Develop a 10-year, vision-based Transit Master Plan

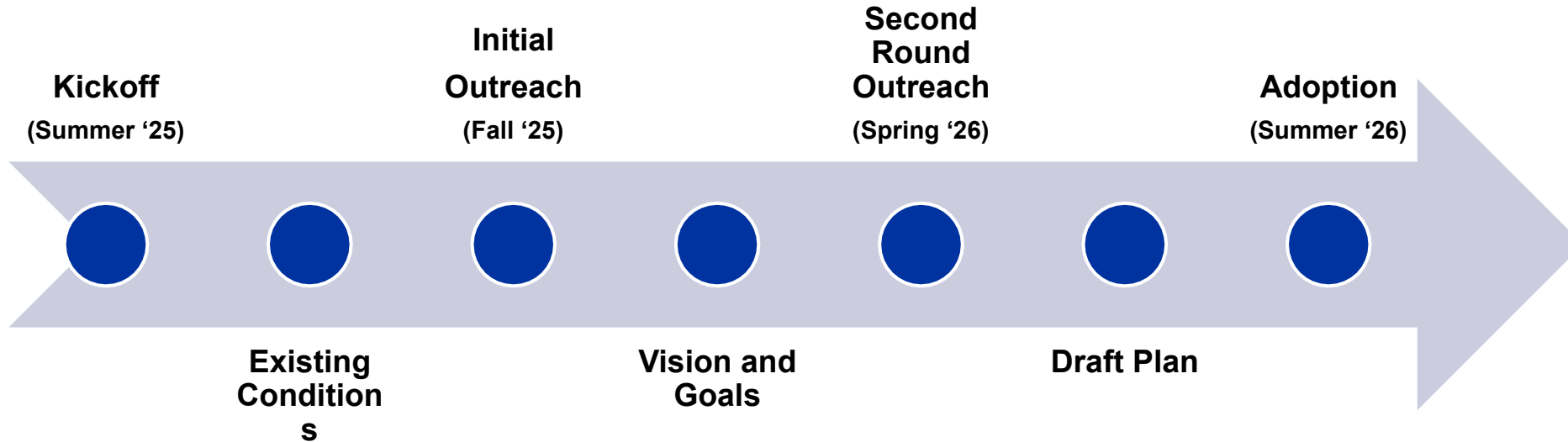
Analyze and address local and regional mobility needs

Respond to growth-related challenges

Use public input, data analysis, and fiscal considerations to shape recommendations

Guide capital investment and service delivery via financial and implementation plans

Plan Process



Completed Initial Outreach

Media
Promotion

Community
Workshops

Virtual Room

Public Input
Surveys

Fixed Route
Rider
Surveys

Transit
Operator and
Staff Surveys

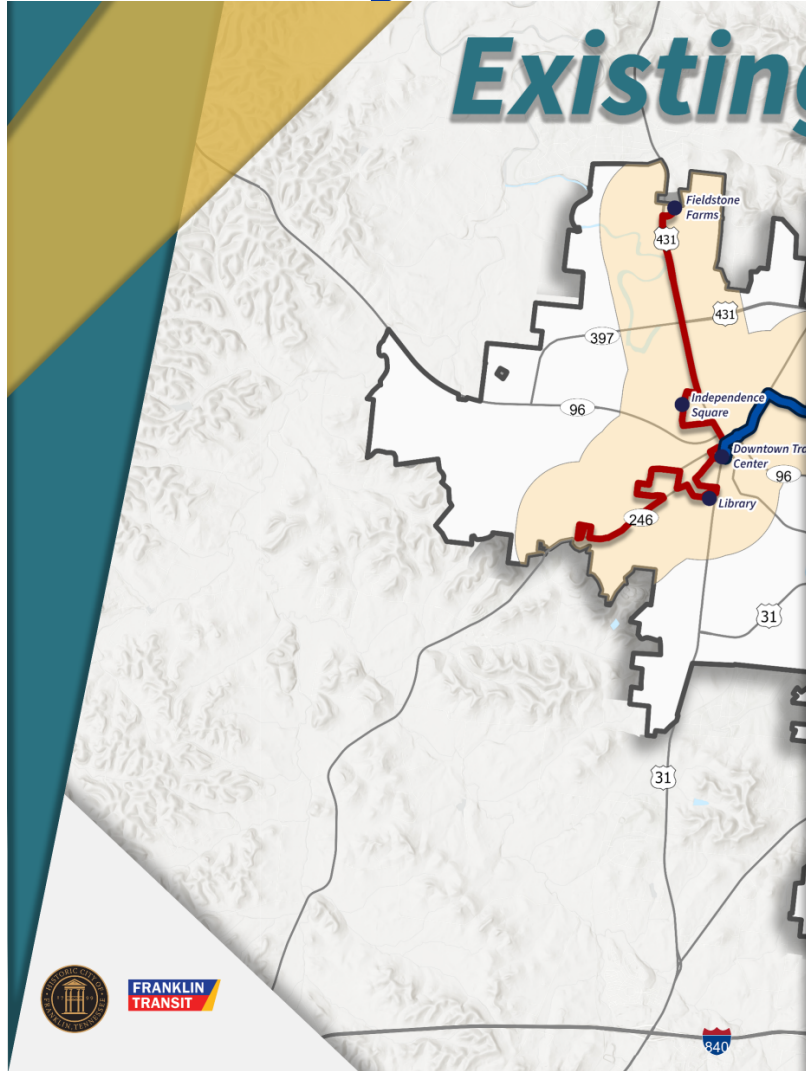
TODD Rider
Surveys

Discussion
Groups

Stakeholder
Interviews

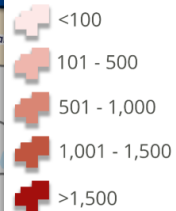
Completed Analysis of Existing Conditions

Existing Services

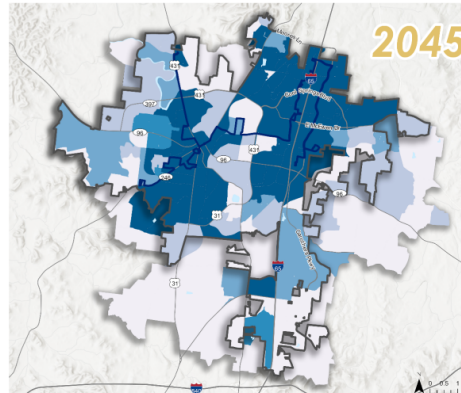
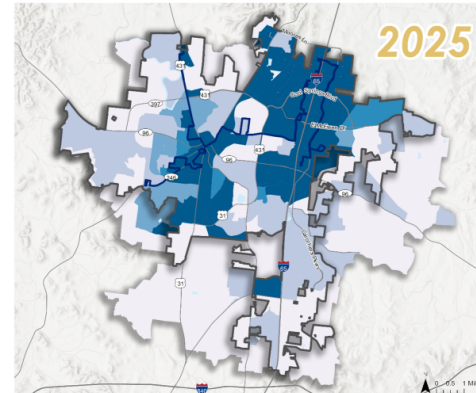
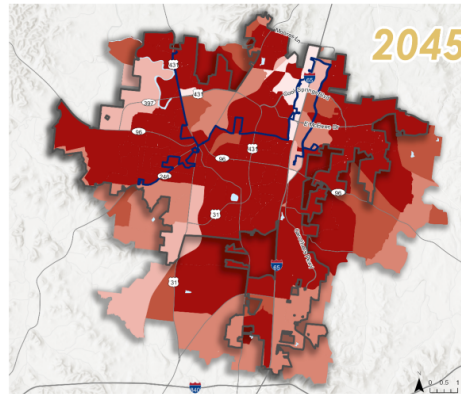
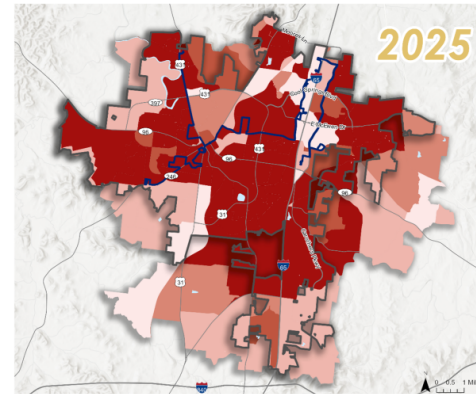
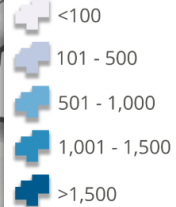


Population and Employment

Population per Square Mile



Jobs per Square Mile



Vision, Goals, and Objectives

The Franklin Transit Authority connects people and places by providing efficient, effective, and affordable transportation services.



Adoption Timeline

Activity	April	May	June	July	August
Joint Conceptual Workshop <i>Present: Transit Master Plan Update</i>	4/23				
Public Meetings (x2) <i>Public Outreach</i>	Late April	May			
Joint Conceptual Workshop <i>Present: Draft Transit Master Plan</i>		5/28			
FTA Board Meeting <i>Approval: Draft Transit Master Plan (adjusted based on outreach comments)</i>			6/2		
BOMA Work Session <i>Present: Draft Transit Master Plan</i>			6/23		
Franklin Municipal Planning Commission <i>Adoption: Transit Master Plan</i>			6/25		
BOMA Meeting <i>Adoption: Transit Master Plan</i>				7/14	
FTA Board Meeting <i>Adoption: Draft Transit Master Plan</i>					8/4



Staying Informed

- Transit Master Plan Technical Memorandums
 - Public Involvement
 - Inventory and Assessment of Existing Conditions
 - Vision, Goals, and Objectives
 - Transit Plan Development
- Franklin Transit Website <https://franklintransit.org/>



Visit the Virtual Meeting Room!



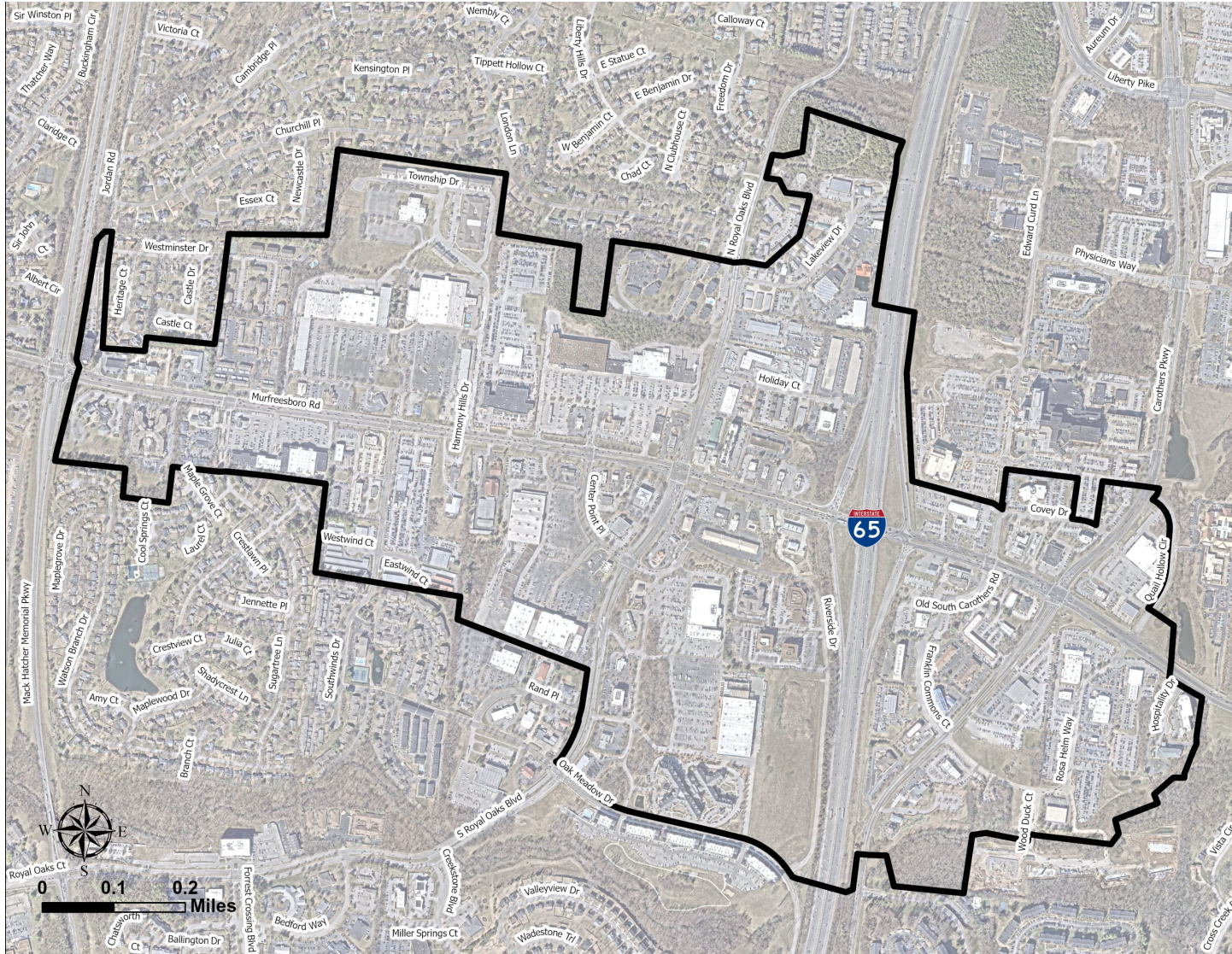
Questions?

Murfreesboro Rd Corridor

APRIL 23, 2026

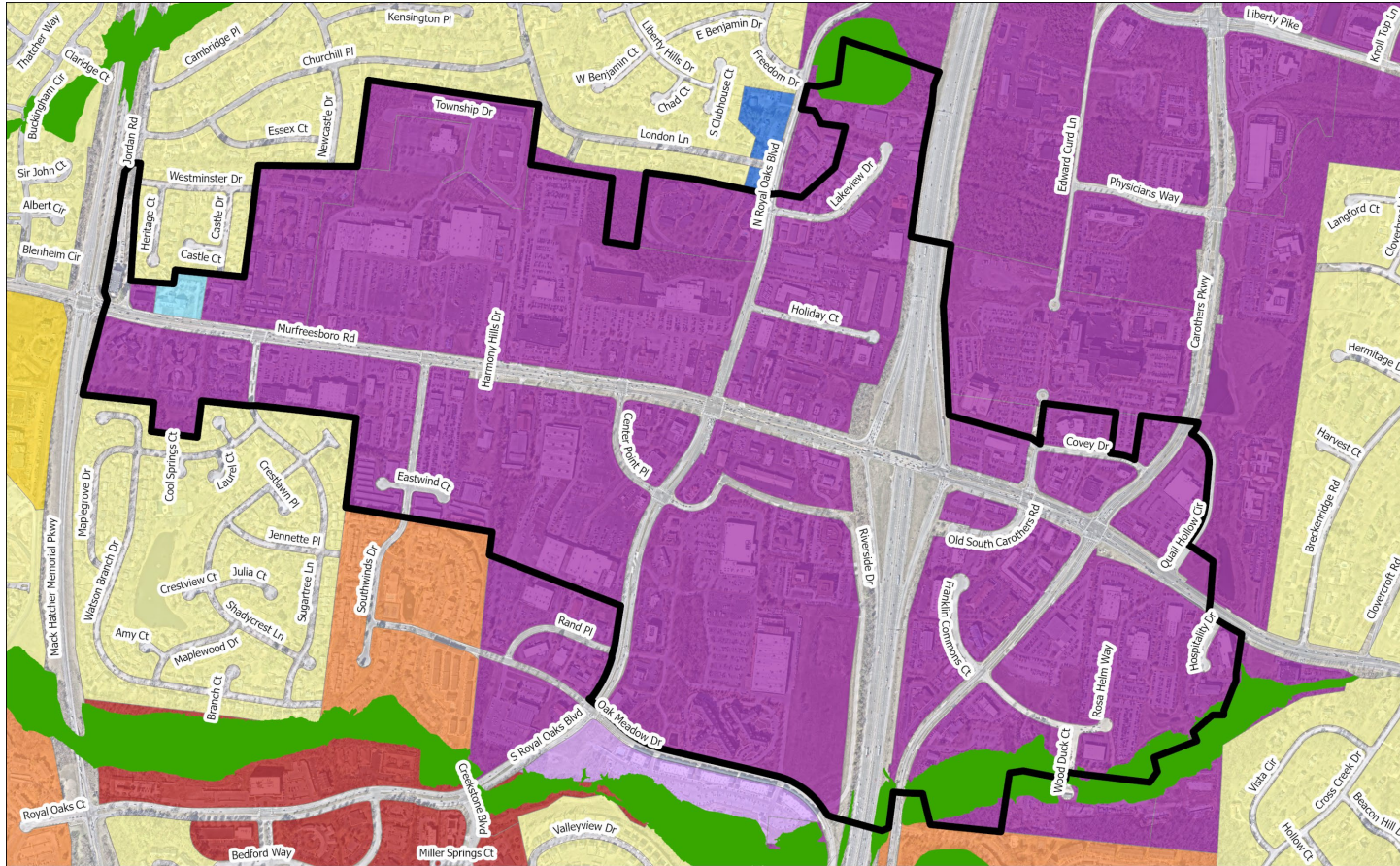
JOINT CONCEPTUAL WORKSHOP

Conceptual Study Boundary



- Boundary identifies area with reasonable potential for commercial redevelopment
- Generally, from Mack Hatcher Pkwy to the west, and Clovercroft neighborhoods to the east

Envision Franklin Design Concepts

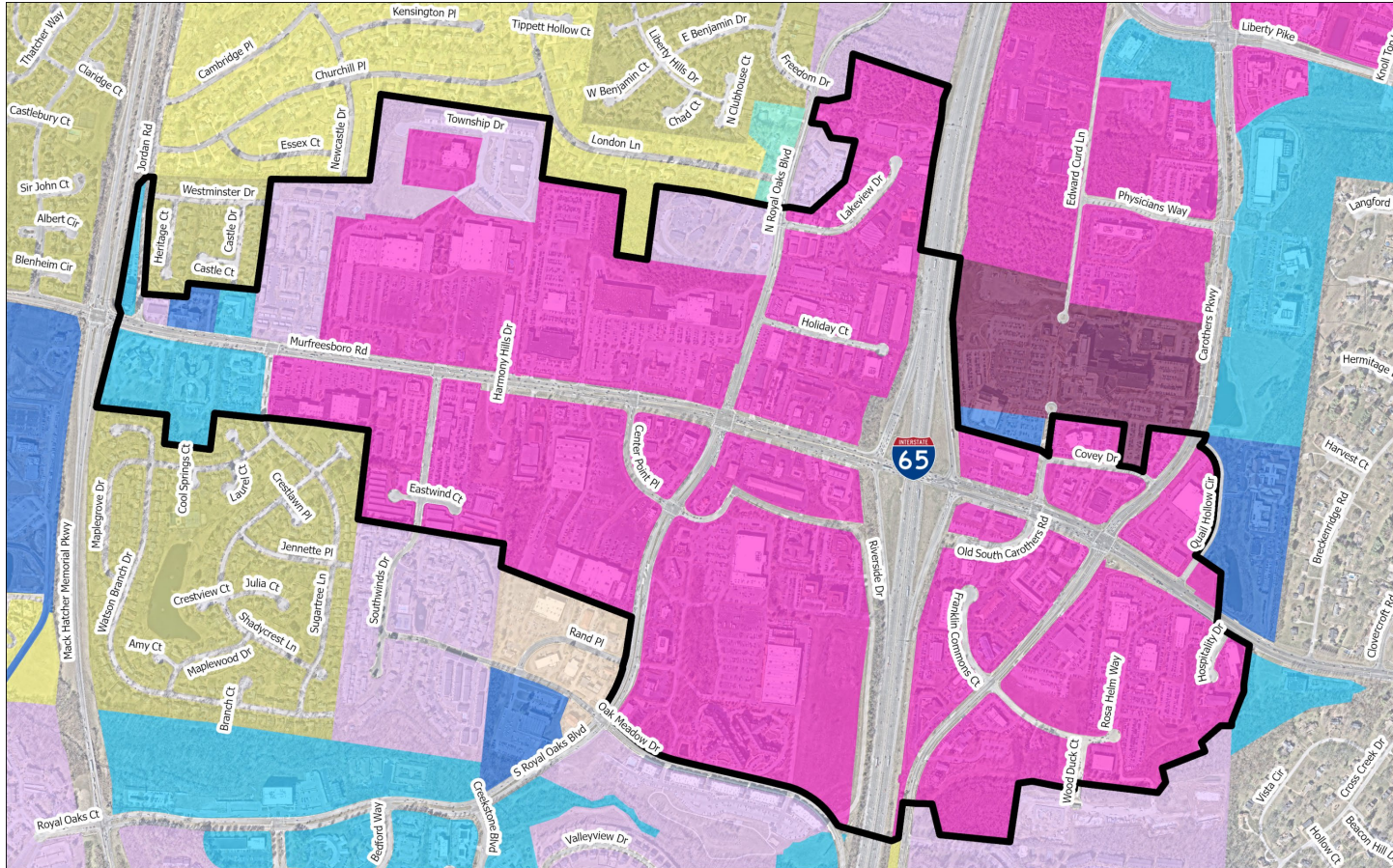


- Almost exclusively the Regional Commerce Design Concept
- Regional Commerce supports:
 - Regional & local commercial uses
 - Continuum of Care
 - Hotels
 - Institutional uses
 - Mixed-use Multifamily Residential

Legend

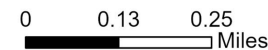


Zoning Districts



Legend

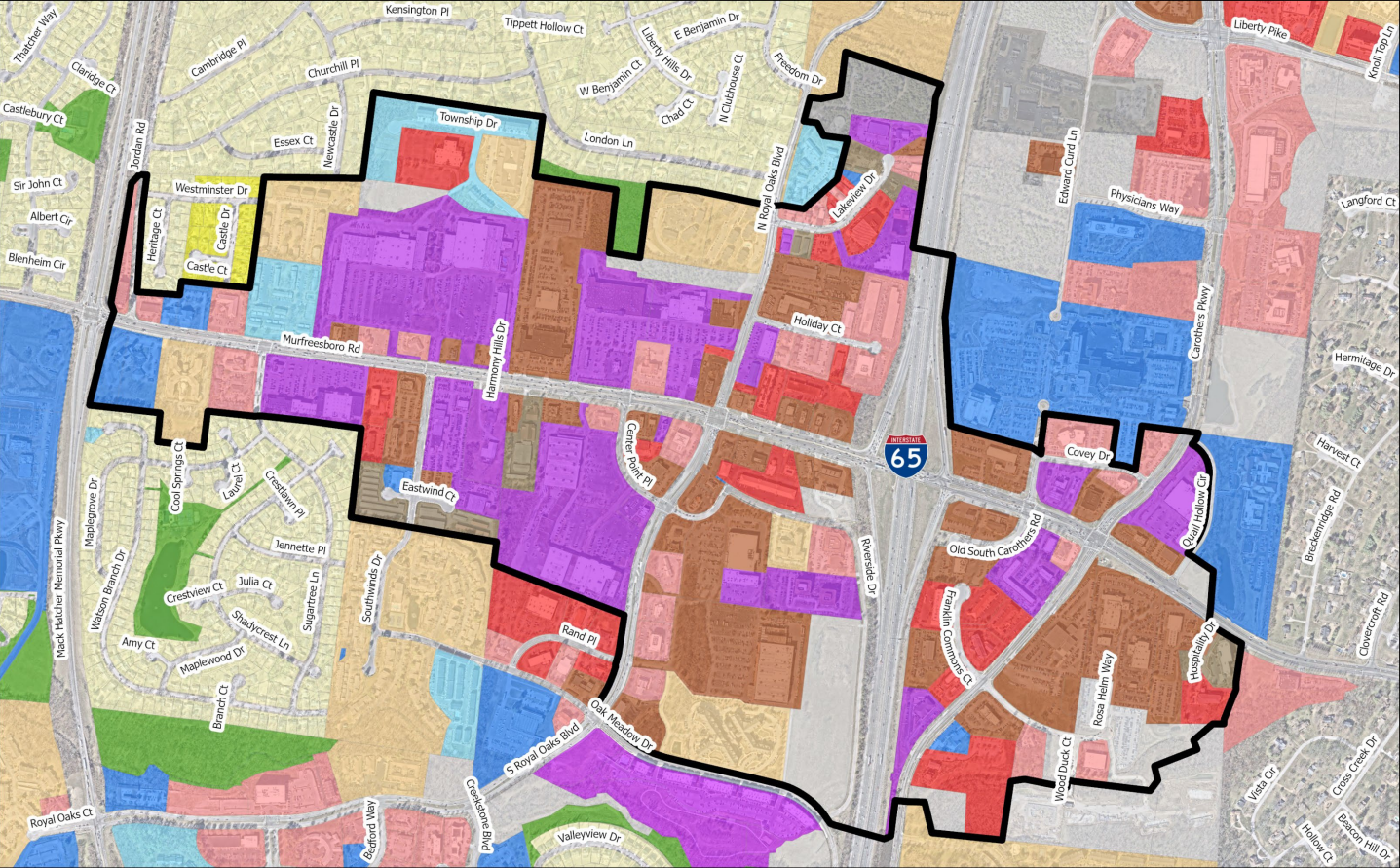
Corridor Study Area	R2 Residential 2 District	OR Office Residential District	RC4 Regional Commerce 4 District	RC12 Regional Commerce 12 District
	R3 Residential 3 District	CI Civic Institutional District	RC6 Regional Commerce 6 District	GO General Office District
	PD Planned District			



- 4 zoning districts
 - Civic Institutional (CI)
 - Office Residential (OR)
 - Planned District (PD)
 - Regional Commerce-6 (RC6)
 - General Office (GO)
- The PUDs in the study area are residential, consisting of:
 - Multifamily condos
 - Townhomes
 - Assisted living
 - Multifamily apartments

Land Uses

- Predominantly non-residential uses in non-residential zoning districts

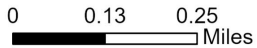


Legend

Corridor Study Area

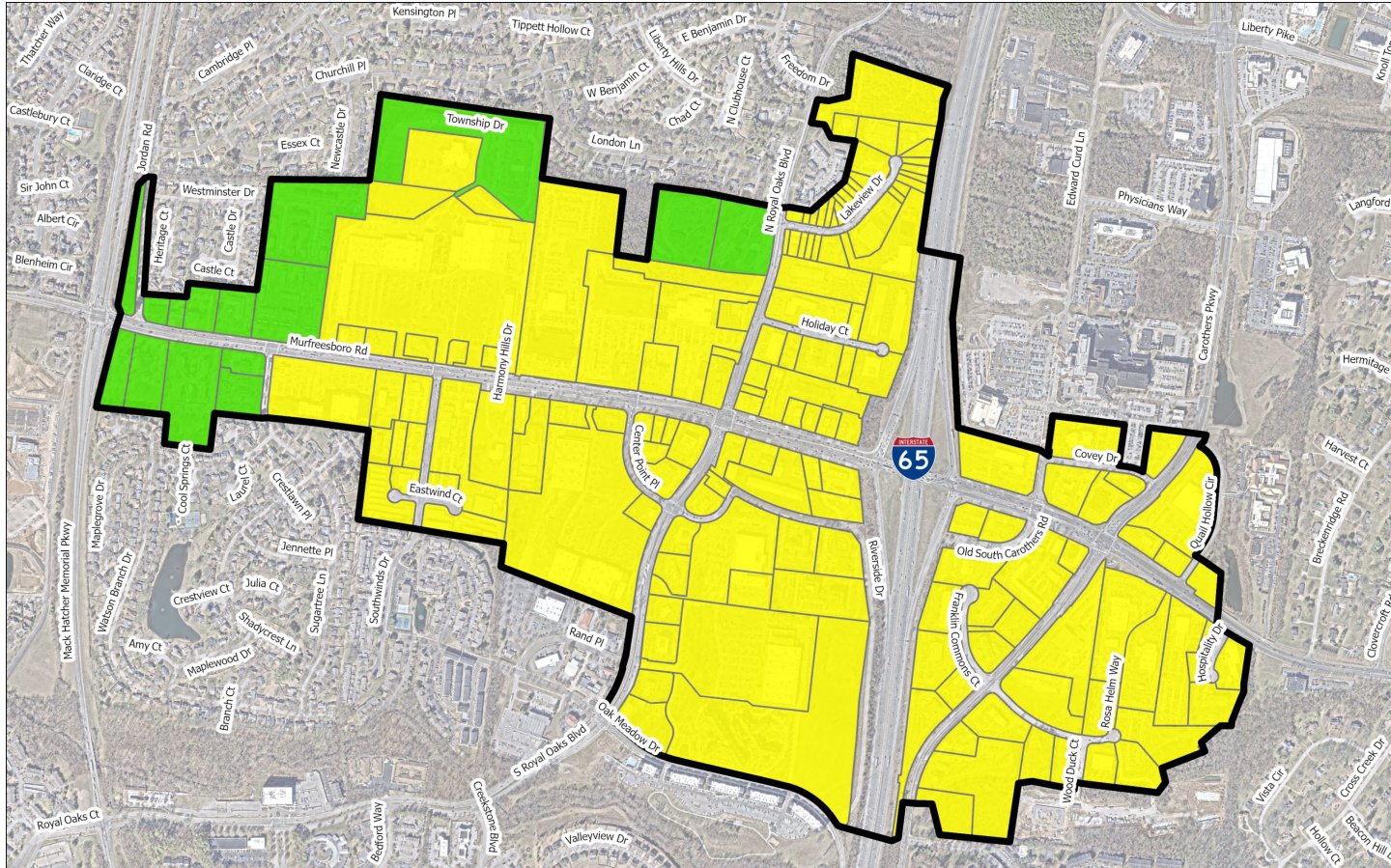
Land Uses

ASTL	IND	DUP	MU	RET	V
COM	INST	IND	MULT	SF	
	MNR	IND	OFF	TH	
		MNR	REC	UTIL	



Land Use Category	Acreage	Percent of Study Area
Mixed Non-Residential	128.8	28.0
Retail	121.8	26.4
Office	46.2	10.0
Commercial	41.8	9.1
Vacant	34.5	7.5
Assisted Living	25.3	5.5
Multifamily Residential	19.6	4.3
Townhomes	17.3	3.8
Industrial	14.3	3.1
Institutional	10.7	2.3
Total:	460.3	100%

Envision Franklin Interstate Corridor Heights

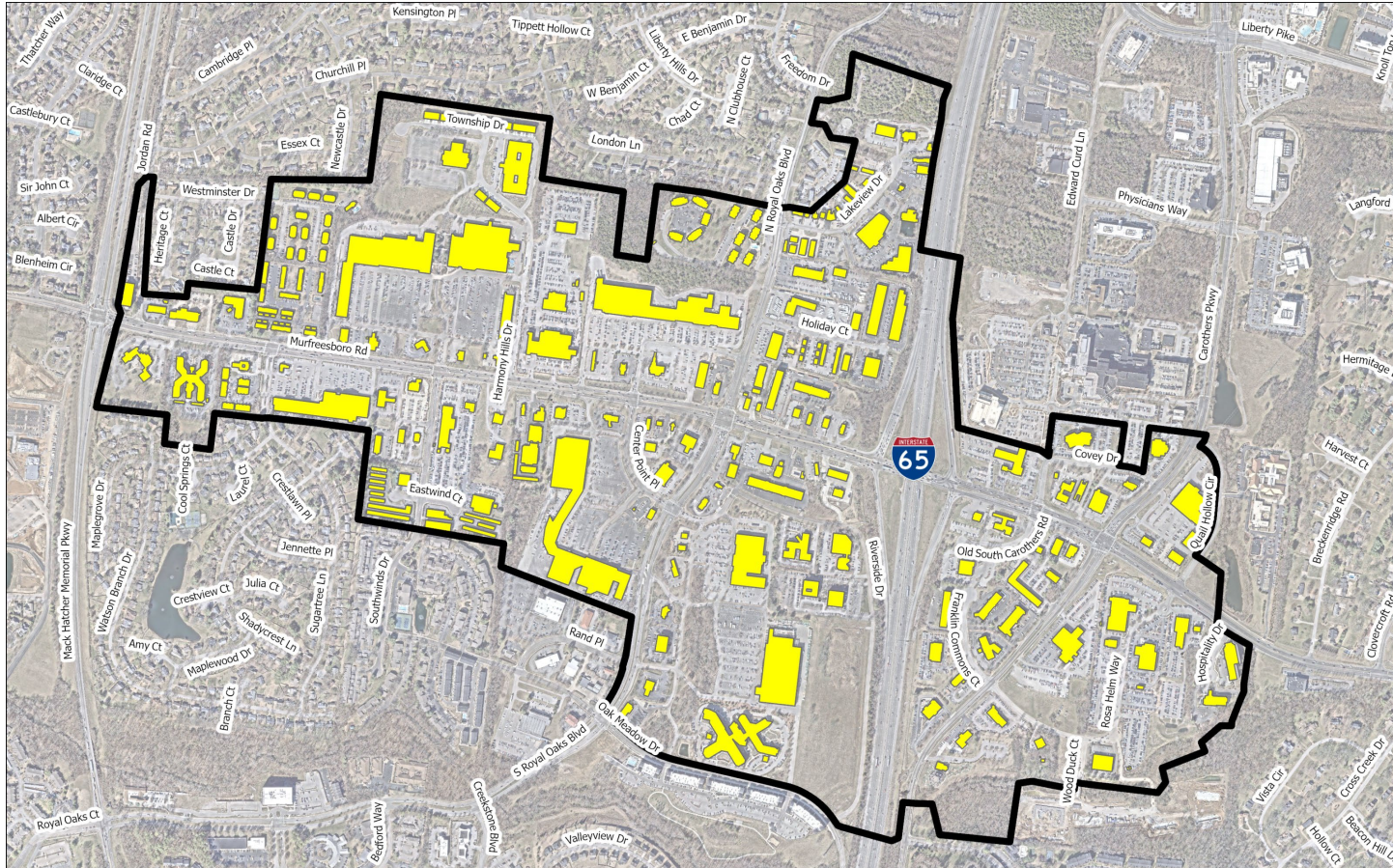


Legend

-  Corridor Study Area
 -  3
 -  6
- Height Corridor Study Area



- 6 stories in areas to match the RC-6 Zoning District
- 3 stories in areas zoned OR, CI, and PD
- These height maximums have been consistent since at least 2008
 - Height not to exceed 84 feet
- 6 structures in boundary are 4 stories
 - 2 Hotels
 - 2 Office buildings
 - 1 Storage facility
 - Somerby Senior Living
- 0 structures above 4 stories within boundary
- Hospital just outside boundary area is 7 stories

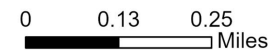
Building Footprints



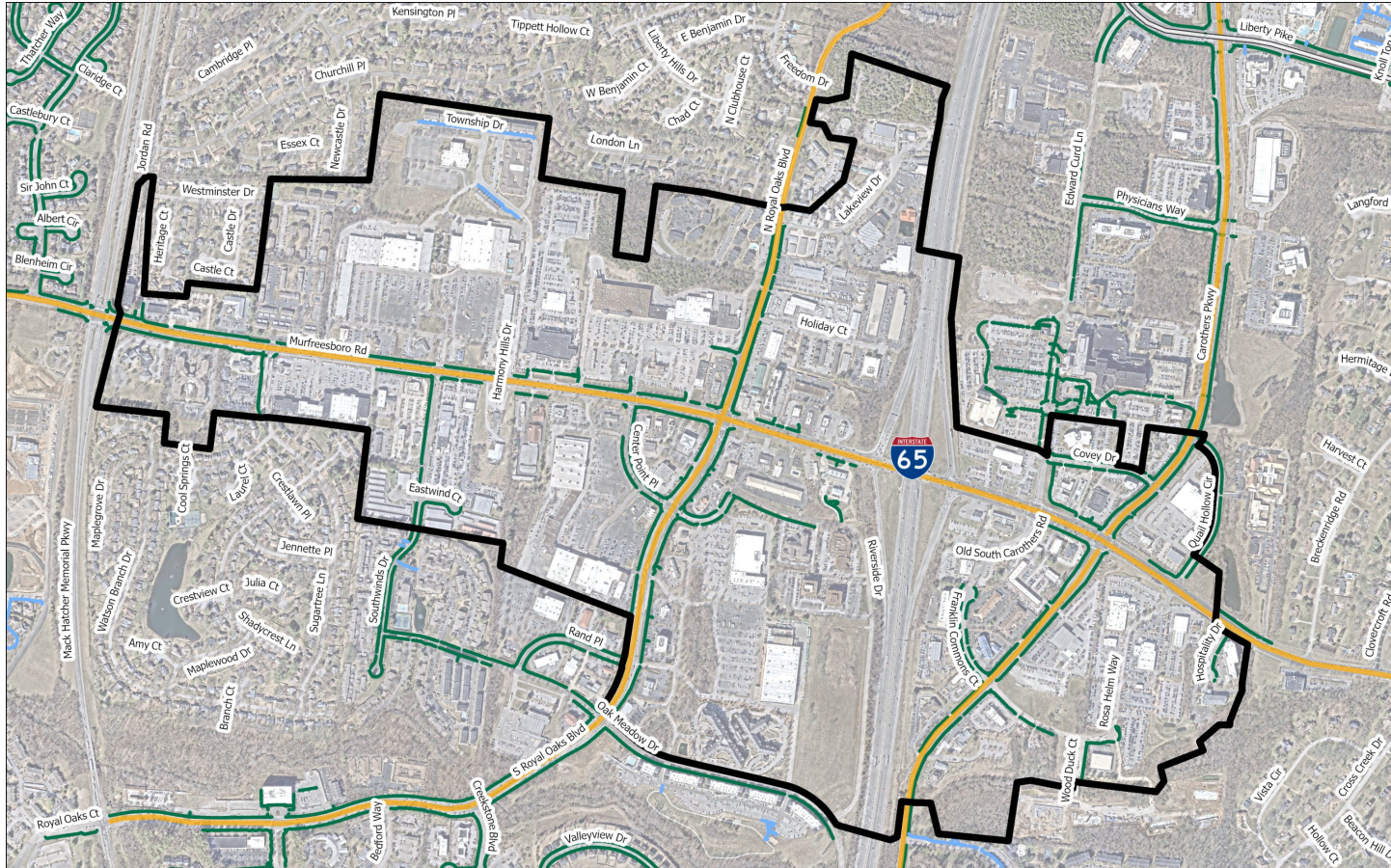
- 305 structures in project area
- Approximately 10 available office and retail locations (per staff research)
- 2008 Zoning Ordinance began restricting large parking lots in frontage

Legend

- Corridor Study Area 
- Building Footprints 



Pedestrian Connectivity





- I-65 acts as major E/W pedestrian disconnect
- Inconsistent sidewalks along Murfreesboro Rd
- Lack of pedestrian infrastructure coupled with expansive parking lots makes non-vehicular travel difficult and dangerous
- Conceptual boundary includes 5 separate intersections in the High Injury Network from the City's Safety Action Plan




Legend

Corridor Study Area 

Sidewalks

City of Franklin 
Private 

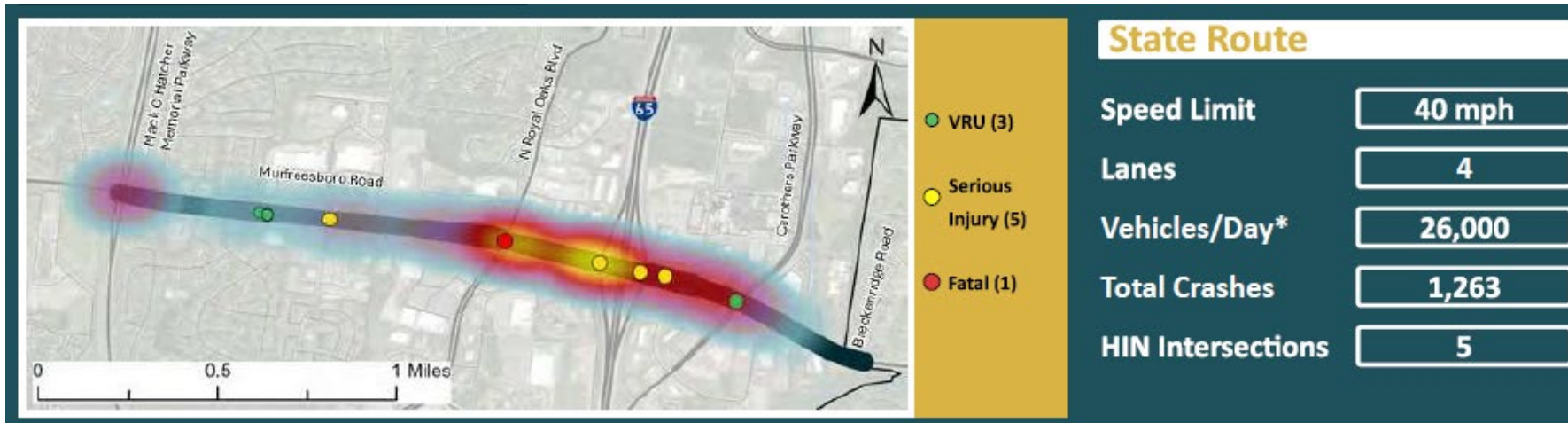
Street Class

Major Arterial 
Minor Arterial 
Minor Collector 

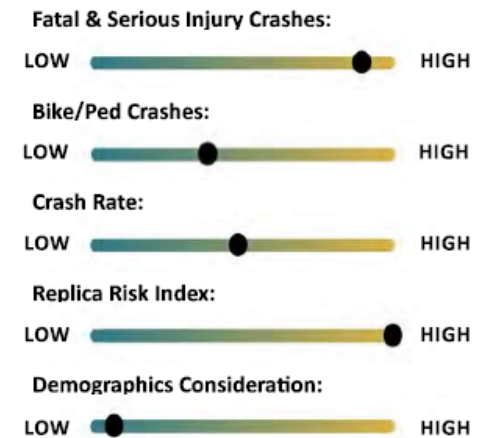


0 0.13 0.25
Miles

Safety Action Plan



Ranking Index



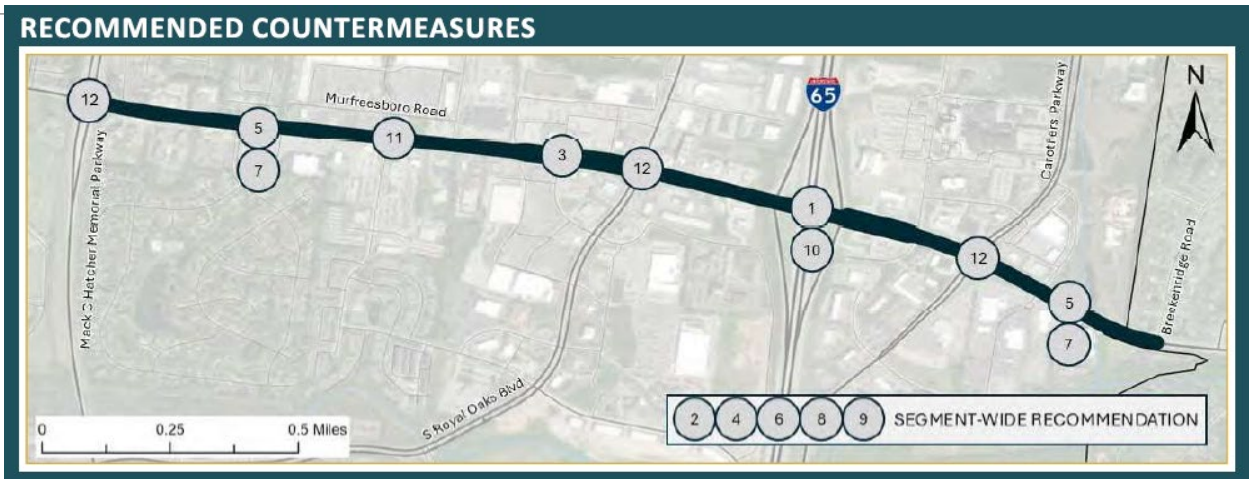
“ Cars often run the red lights and are constantly driving way too fast. ”

“ Murfreesboro Rd is horrible for pedestrians and cyclists, including the bridge over the interstate. ”

“ Chick-fil-a and Watson Glen shopping center driveways are areas of concern. ”

“ The traffic signal pattern makes it very difficult and dangerous to pull out of the Buckingham Park neighborhood. ”

Safety Action Plan Recommendations



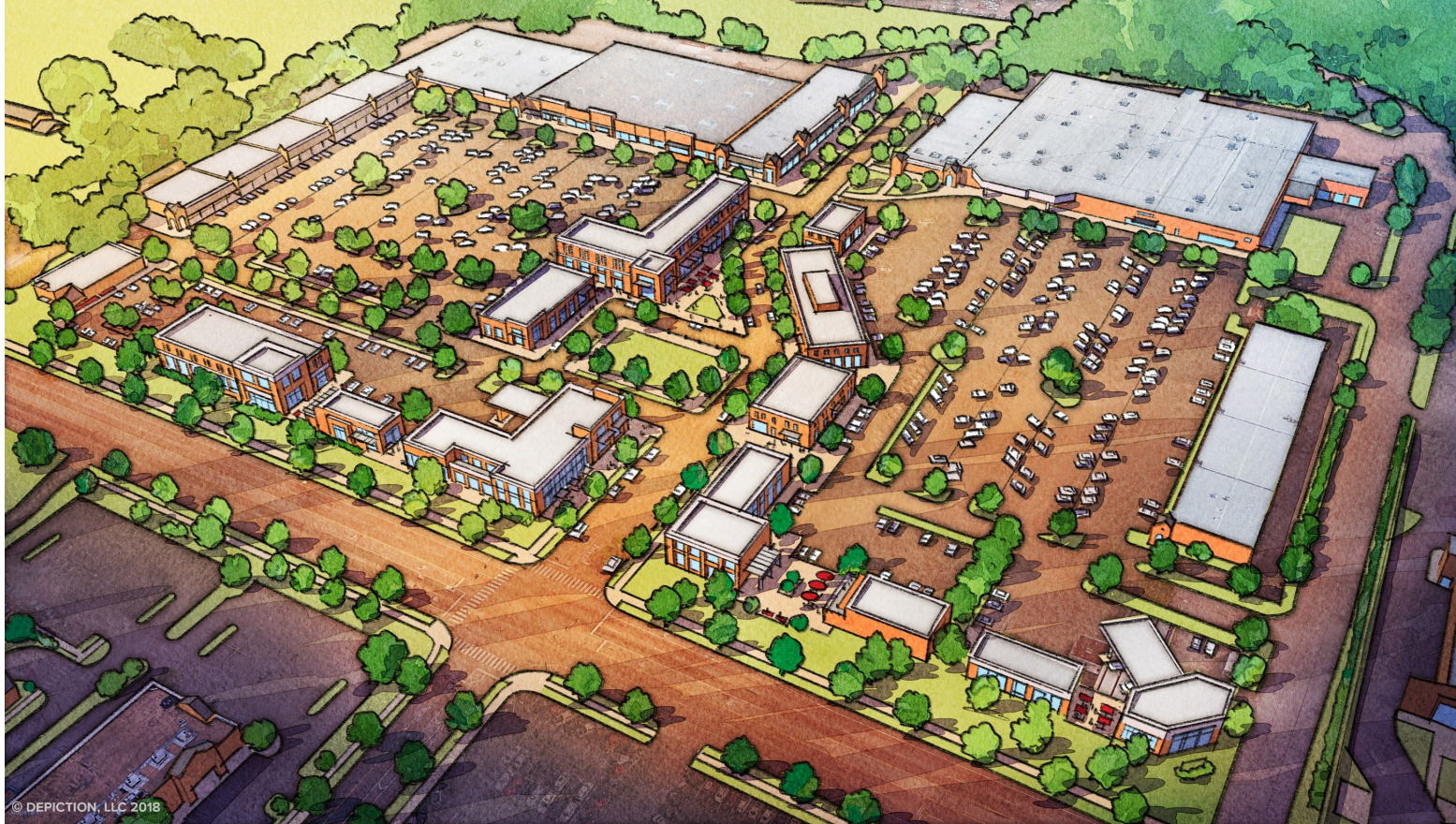
	ID	Countermeasure	Cost	Schedule	Project Readiness
●●○	1	Conduct an Intersection Control Evaluation Study and/or an Interchange Modification Study	\$\$\$	Mid-Term	Ready
●●○	2	Design and Construct Access Management	\$\$\$\$	Long-Term	●●●
●●●	3	Install Positive Offset Left-Turn Lanes at Center Point PI Intersection	\$\$	Short-Term	●●●
●●●	4	Install Raised Pavement Markers (RPMs)	\$\$	Short-Term	Ready
●●●	5	Replace Two-Way Left-Turn Lane (TWLTL) with Median (Install Turn Lanes as Necessary) from Mack Hatcher Pkwy to S Royal Oaks Blvd & from Carothers Pkwy to Breckenridge Rd	\$\$\$\$	Long-Term	●●●
●●●	6	Install Right-Turn Lanes, as necessary (at signals at a minimum)	\$\$	Mid-Term	●●●
●●●	7	Install Speed Feedback Signage on Eastern & Western Ends of Segment	\$\$	Short-Term	Ready
●●●	8	Targeted Speed Enforcement (in Partnership with Franklin Police Department)	\$	Short-Term	Ready
●●●	9	Install Retroreflective Borders on Existing Backplates	\$\$	Mid-Term	Ready
●●●	10	Potential Restriping on Interstate-65 Bridge Concrete, including Raised Pavement Markers (RPMs)	\$\$	Mid-Term	Ready
●●○	11	Install Buffered Bike Lane from Mack Hatcher Pkwy to Center Point PI	\$\$	Mid-Term	●●●
●●○	12	Implement Automated Pedestrian Detection	\$\$	Mid-Term	Ready

● FHWA Proven Safety Countermeasure
 ● Crash Modification Factors Countermeasure
 ○ Vulnerable Road User Related Countermeasure
 ● Requires ROW Acquisition
 ● Requires Utility Relocation

Discussion & Feedback

- This area has been a study priority for staff for many years.
- Should there be a majority interest from the FMPC and BOMA in moving forward with a Small Area Planning effort (with results being adopted through an Envision Franklin amendment), staff would like to get the initiative underway soon.
- To gauge direction from the full FMPC and BOMA, staff will email out a short survey for you to complete.

Potential Next Steps



Proposed Timing:

- 1) Survey to FMPC and BOMA:
Complete by mid May 2026
- 2) Public Engagement & Staff Analysis:
Summer/Early Fall 2026
- 3) JCW Presentation(s) of Findings &
Draft Envision Franklin amendments:
Fall 2026
- 4) FMPC Consideration of Envision
Franklin amendments:
December 2026
- 5) Zoning amendments:
Next year's Annual Zoning Update