

# ENVISION



# FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

DECEMBER 2016



# Role of the Plan



- It is a general plan for physical development and articulates the vision for the future of the City
- History of Plans adopted by the Franklin Municipal Planning Commission
  - Long Range Plan 1989
  - Land Use Plan 2004
  - *Envision Franklin Draft 2017*



# Why Update?



<p>Adopted in 2004</p>	<p>Drafted 2015-2016</p>
<p>Includes:</p> <ul style="list-style-type: none"> <li>15 Guiding Principles</li> <li>7 Design Concepts</li> <li>9 Character Areas</li> <li>60 Special Areas</li> </ul>	<p>Includes:</p> <ul style="list-style-type: none"> <li>6 Major Objectives</li> <li>8 Guiding Principles</li> <li>17 Design Concepts + Special Considerations</li> </ul>
<p>Issues in Implementation:</p> <ul style="list-style-type: none"> <li>Need for more detail in both land use and design</li> <li>Land use and development trends have changed since adoption</li> <li>Constant requests for Land Use Plan amendments</li> </ul>	<p>New elements:</p> <ul style="list-style-type: none"> <li>Design concepts include recommendations on land use, building form, and design</li> <li>Special considerations for certain sites, particularly in Central Franklin and along scenic corridors</li> <li>Links transportation, character, and design</li> </ul>

# Public Process



- Almost two-year public process with consulting firm CHA/REA
- Initial visioning open houses, numerous public meetings, workshops, and community outreach



# Public Process

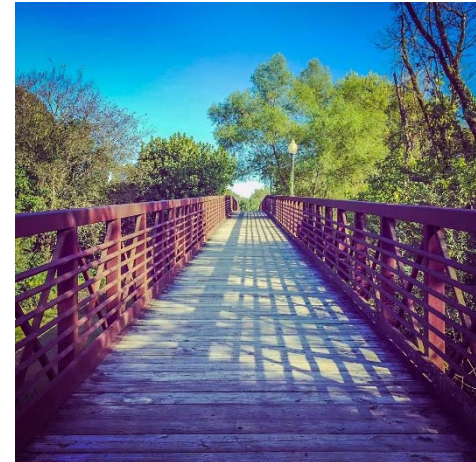


- Visioning Open Houses— 200 people
- Initial Draft Open Houses— 200+ people
- FrankTalks— 60 people
- Downtown Franklin Association— 65 people
- Franklin Tomorrow— 20 people
- Chamber Real Estate Round Table— 20 people
- Design Professionals— 15 people
- Franklin Rotary Breakfast— 65 people
- Franklin Tomorrow Breakfast with the Mayors— (booth)
- Williamson Inc. Chamber Luncheon— (booth)
- Social Media (Facebook/Twitter)— 16,000+ people

# Envision Franklin Vision



Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality.



# Major Objectives



# Exceptional Design

Design development to create exceptional places





# Regional Commerce

Direct higher intensity and taller buildings toward the I-65 corridor



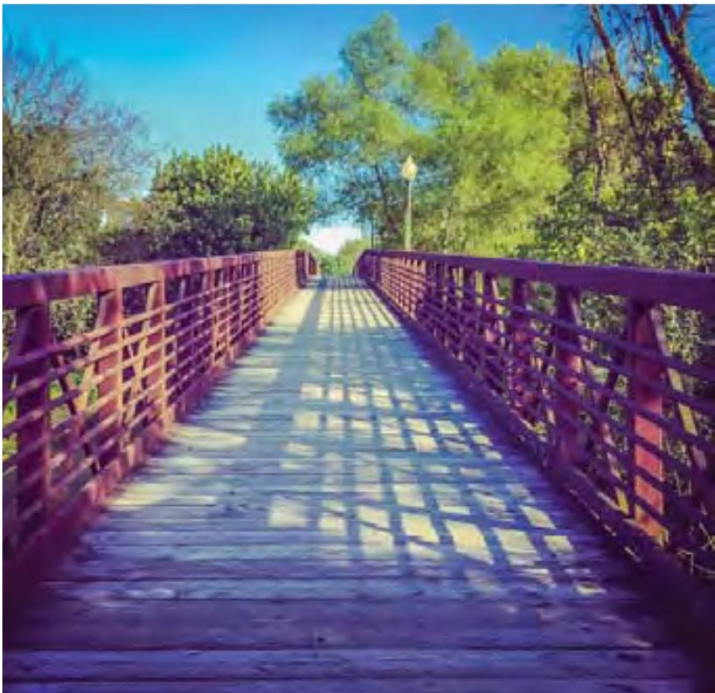
# Neighborhood Nodes

Strategically locate commercial nodes to serve surrounding neighborhoods



# Connectivity

Improve connectivity with multi-use paths, sidewalks, and trails



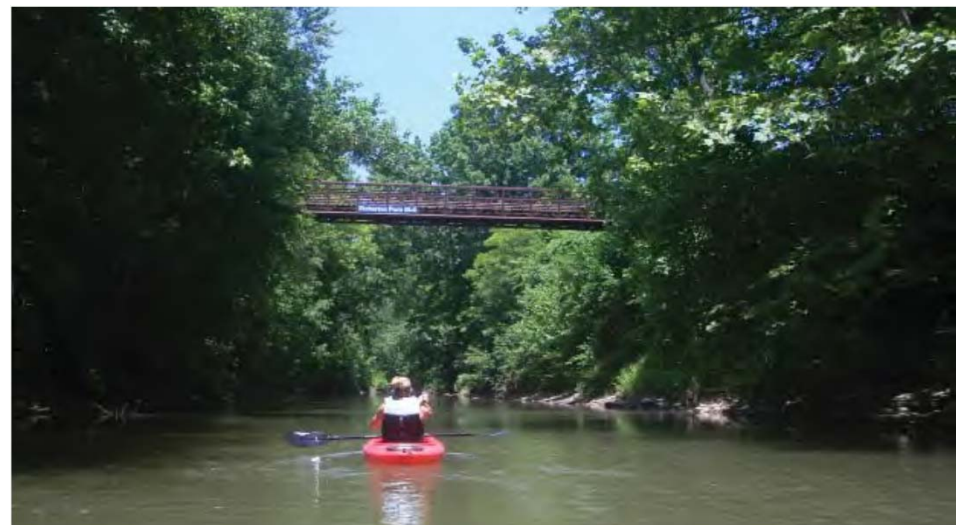
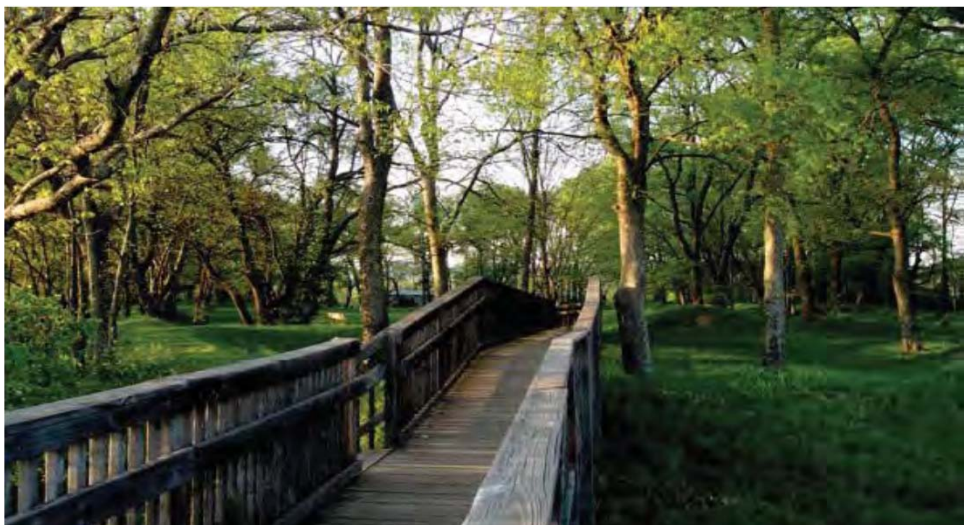
# Historic Preservation

Protect character of historic areas and ensure contextually compatible infill

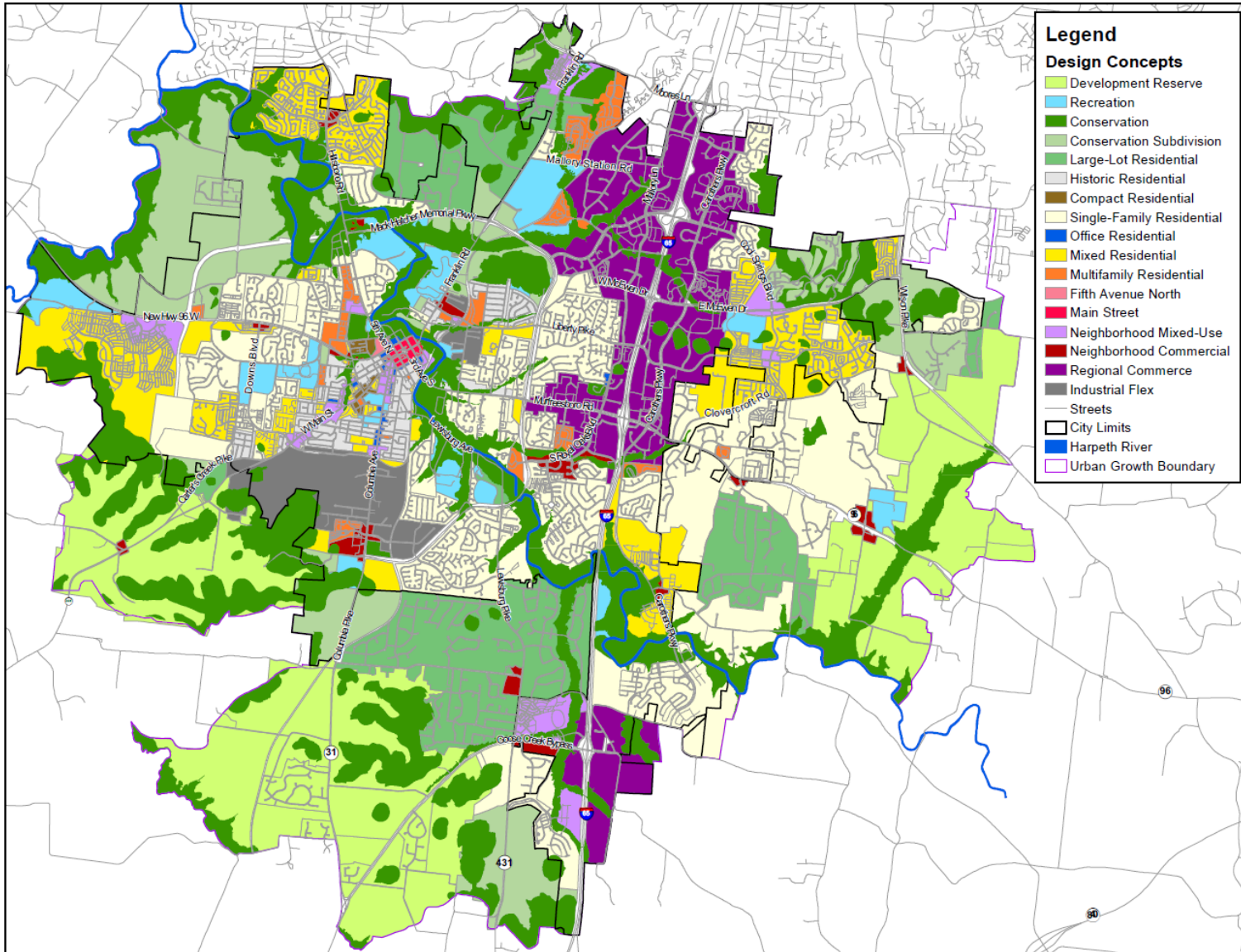


# Natural Beauty

Preserve natural beauty along scenic corridors and viewsheds



# Design Concepts Map



# Envision Franklin Adoption



- FMPC Public Hearing
- Formal Vote by FMPC



# Next Steps



- Process to update Zoning Ordinance
- Transition time
  - Some development projects may get caught between the Land Use Plan, Zoning Ordinance and Envision Franklin
  - Staff reports will address them and be flexible on that guidance where appropriate

