

# December 2016 Final Draft of Envision Franklin

## Overview of Revisions

### Design Concept Map Changes

**The following map changes were made to better reflect existing conditions.**

1. Reid Hill Commons residential changed from Single Family Residential to Mixed Residential to reflect existing conditions.
2. Westhaven Golf Course changed from Mixed Residential to Recreation to reflect existing conditions.
3. Assisted Living at New Hwy 96 and Mack Hatcher changed from Single Family to Mixed Residential to reflect existing conditions.
4. Fountains of Franklin changed from Single Family to Multifamily to reflect existing conditions.
5. Deleted Conservation Design Concept over the Split Log Road because it is in the Brentwood corporate limits.
6. The Stream Valley northern section changed from Regional Commerce to Neighborhood Mixed-Use to reflect entitlements.
7. Hardison Hills changed from Multifamily to Mixed Residential to reflect existing conditions
8. Rucker Avenue changed from Single Family Residential to Historic Residential to better protect the existing neighborhood character.
9. Rucker Park changed from Single Family Residential to Mixed Residential to reflect existing conditions.
10. Rolling Meadows changed from Single Family Residential to Historic Residential to protect the existing neighborhood character.
11. The properties on Franklin Road across from the Factory changed from Single Family Residential to Neighborhood Commercial (barber shop, flower shop) and lots on Harpeth Industrial Court with frontage on Franklin Road changed from Industrial Flex to Neighborhood Commercial to coincide with zoning.
12. Properties along Thompson Alley changed from Historic Residential to Mixed Residential to reflect existing conditions.
13. Franklin Housing Authority properties changed from Multifamily Residential to Mixed Residential to better reflect their master plan.

**The following changes were made based upon community feedback, input from the Planning Commissioners and Aldermen, and staff recommendations.**

14. The Seaboard Lane area was changed from Industrial Flex to Regional Commerce with a special consideration.
15. The Property south of Oak Meadow Drive at the corner of South Royal Oaks Boulevard changed from Multifamily to Neighborhood Commercial due to community input and recent Planning Commission and BOMA decisions.
16. Riverview Estate on Franklin Road was changed from Mixed Residential to Conservation Subdivision to better account for the environmental constraints, existing neighborhood character, and historic resources. A Special Consideration was also created.

17. Centennial Hall Estate and the parcel directly to the north were changed from Single Family Residential to Conservation Subdivision and a special consideration was created to account for the environmental constraints, historic resources, and rural street conditions.
18. The properties located on the north side of Boyd Mill Avenue between Downs Boulevard and 96W changed from Single Family Residential to Large Lot Residential due to sewer constraints, inadequate roadway infrastructure, and to reflect existing zoning.
19. The eastern side of Wilson Pike near the McEwen Drive intersection changed from Single Family Residential to Conservation Subdivision to account for the environmental constraints and allow for duplex and big house residential uses.
20. The properties on West Main Street and 11th Avenue changed from Neighborhood Mixed-Use to Office Residential (accounting office to 11th Ave on south side of West Main Street).
21. Several properties along Carters Creek Pike changed from Single Family Residential to Large-Lot Residential, Conservation Subdivision, and Development Reserve to better account for the limited sewer access, rural character, and long planning horizon for any roadway improvements.
22. The southeast quadrant of the intersection of the Future Mack Hatcher Parkway and 96 W changed from Single Family Residential to Mixed Residential to reflect existing zoning.
23. Properties adjacent to Amelia Park and Tap Root Hills changed from Development Reserve to Single Family Residential.
24. The deep lots located east of Lewisburg Avenue between Berry Circle and Stewart Drive changed from Large-Lot Residential to Historic Residential to better address their context.
25. The deep lots located north of Murfreesboro Road between Eddy Lane and Mack Hatcher Parkway changed from Large-Lot Residential to Historic Residential to better address context.
26. The Neighborhood Commercial area located at the intersection of 96E and North Chapel Road was enlarged to include the SE corner.

**Data Changes:**

27. The street layer was modified to consistently show the ROW.
28. The most up-to-date FEMA floodplain data is now used for the Conservation Design Concept.
29. The Harpeth River boundaries were enhanced.
30. The Conservation Overlay was clipped from the Fifth Ave North Design Concept to reflect Plan recommendations and removed from property near Wilson Pike within Brentwood (in Franklin UGB).

**Other Map Changes:**

31. The existing land use designation of Berry Farms was changed from Agriculture to Vacant for the Land Use map on page 10.
32. The southwest quadrant of the McEwen Drive and Carothers Parkway intersection was changed from a maximum of 16 stories to a maximum of 12 stories on the Interstate Corridor Building Height Map in Appendix G. This was done to balance out the intersection.
33. The Corridor Character Map and Matrix were updated in concert with Engineering recommendations.
34. All maps throughout Envision Franklin have been dated.

## Envision Franklin Text Changes:

Page 7: Six major objectives of Envision Franklin were added to help clarify priorities.

Page 11: Statements were added about growth and development in Franklin.

Page 15: In the Managed Growth Guiding Principle section, Bullet B was revised to support compact land use patterns.

Page 17: In the Vibrant Neighborhoods Section, Bullet B was revised to encourage a range of housing options and price points both for rent and for sale. Bullet C was revised to encourage multi-use paths.

Page 17: In the Vibrant Neighborhoods Guiding Principle section, a statement was added about providing play areas for children by encouraging larger lots and usable open space near homes on small lots. A statement was added about encouraging a variety of lot sizes, not just the minimums.

Page 18: In the Historic Preservation Guiding Principle section, a sentence about the importance of preserving the large front lawns of historic estates was added.

Page 20: In the Exceptional Design Guiding Principle, Bullets A, C, and E were revised.

Page 29: In the Compact Residential Design Concept, language was added in the building height section to recommend new structures be within one-half story of the average building height along the same block face.

Page 32: In the Conservation Design Concept, a statement was added to encourage new development to design around conservation areas and to use these areas for light recreation. Statements about sidewalk and multi-use paths were added throughout the city.

Page 33: In the Conservation Design Concept, a statement was added about selective clearing in the Amenities section to support trails, scenic vistas, informal gathering spaces, and other forms of passive recreation. Statements were added in the Bicycle and Pedestrian section to provide connected trails between all of the conservation areas.

Page 36: In the Conservation Subdivision Design Concept, a special consideration was added to support limited residential development at the Centennial Hall Estate if the grounds and views of the historic home are preserved. A special consideration for Riverview Historic Estate was created to preserve the rural viewshed along Franklin Road and ensure any future development occurs behind the historic home and accessory structures. Statements were added in the Bicycle and Pedestrian section to provide connections to other conservation areas.

Page 39: In the Development Reserve Design Concept, statements about the suitability analysis and the timing and coordination of infrastructure were added.

Page 54: In the Main Street Design Concept, statements were revised and added in the Building Placement section to ensure the front setback on new development is compatible. Statements were added in the Bicycle and Pedestrian section to encourage wider sidewalks that would accommodate outdoor dining and comfortable pedestrian movement.

Page 61: In the Mixed Residential Design Concept, a Special Consideration was added for the property at the southeast quadrant of the Columbia Pike and Mack Hatcher Parkway intersection to limit building height to a maximum of two stories to protect the views of Winstead Hill.

Page 63: In the Multifamily Design Concept, statements were modified in the Building Character section to support individual ground-floor entrances to each unit. A statement was added in the building character part to encourage an appropriate mix of architectural styles and building materials.

Page 68: In the Neighborhood Commercial Design Concept, the building height was revised to encourage two stories at the street and allow a third story if recessed.

Page 69: In the Neighborhood Commercial Design Concept, a Special Consideration was added for the parcel at the southwest corner of Hillview Lane and Columbia Pike to keep building height at one story to protect views of Winstead Hill. A Special Consideration was created to allow assisted living along South Royal Oaks Boulevard. A Special Consideration was added to the consideration of future Neighborhood Commercial nodes that should not encroach down neighborhood or scenic corridors.

Page 71: In the Neighborhood Mixed-Use Design Concept, Assisted Living and Live-Work were added as secondary uses. The building height maximum was changed to allow structures taller than three stories if part of a master planned development and compliant with the Transitional Features section of the Zoning Ordinance. Language was also added in the Building Placement section to encourage wider sidewalks.

Pages 72 and 88: In the Regional Commerce and Neighborhood Mixed-Use Design Concepts, language was added in the Building Character section to allow multifamily structures to have individual ground floor entrances to each unit when ground floor commercial space is not viable.

Page 72: In the Neighborhood Mixed-Use Design Concept, statements in the Building Character section were clarified to allow drive-through uses if they are designed without the need of a front drive aisle.

Page 73: In the Neighborhood Mixed-Use Design Concept, a Special Consideration was created to acknowledge that there may be a need for future mixed-use nodes that are not yet mapped.

Page 76: In the Neighborhood Mixed-Use Design Concept, a statement was added in the First Avenue South Special Consideration clarifying that Figure 4.4 is based upon significant floodplain alterations.

Page 89: In the Regional Commerce Design Concept, the 950' building height maximum was removed from the Building Height section. Additional statements were added to ensure new structures are subordinate to nearby hillsides and that the building form, massing, and scale of new buildings should be balanced at intersections. This will ensure previously approved projects will not lose entitlements.

Page 91: In the Regional Commerce Design Concept, a special consideration was added about the Seaboard Lane area moving it from Industrial Flex to Regional Commerce with a maximum height of four-stories. This is in response to feedback received about this area being more commercial than industrial and better facilitating the development of this area.

Page 93: In the Single Family Residential Design Concept, a statement was added about preserving the integrity of existing neighborhoods and subdivisions.

Page 98: Modified definition of Farmstead Compound to better explain the purpose and intent.

Page 100: The definition of Light Industry was modified and includes auto-oriented uses, self-storage facilities, breweries, and veterinarians with outdoor kennels.

Page 123: Corrected sentence about how Eastern Flank Battlefield was acquired.

Page 125: In Appendix B, language was updated to account for the completion of the Goose Creek interchange and I-65 widening and how infrastructure has been planned and extended with approved development. Development figures were also added to reflect the large-scale development approved within the area.

Page 132: Corrected typo about the West Harpeth River

Page 127: Added statement that Mack Hatcher is also a north-south connection

page 129: Removed sentence about a junk yard being located on Columbia Pike.

Page 130: Corrected statement about Liberty Pike being a two-lane corridor

**Miscellaneous:**

- Statements were added in the Amenities section of several design concepts to ensure open space is an integral part of site design and not an afterthought.
- Statements were added for scenic corridors where significant setbacks are recommended.
- Pages 36, 39, 50, 60, 73, 89: A statement about preserving and designing around historic site features such as cemeteries, barns, accessory structures, and agriculturally related features was added to several design concepts.
- Several minor grammatical and formatting changes were made that are not listed.