

CHARACTER AREAS

SPECIAL AREA 4

Character

1. The area to the north and east of the downtown core has been developed more recently compared to the rest of Central Franklin, and consists of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional development pattern.
2. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present. The Liberty Pike area includes established residential development with smaller lots.
3. Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin.

Land Use

4. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike. This area is contemplated as a Mixed-Use Center.
5. Established single family residential uses along Hillsboro Road, Liberty Pike and Murfreesboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.

Development Form

6. The area should follow standards for conventional areas. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area, with a conventional development pattern. Either traditional or conventional standards may apply to the site located at the northwest corner of the intersection of Hillsboro Road and Del Rio Pike, that includes the Independence Square Shopping Center (see Key Area description below).
7. Buildings will be at a scale of 1-3 stories in height. Buildings may be at a scale up to 4 stories pursuant to a PUD in certain circumstances. However, buildings at a height of 4 stories is inconsistent with the established character of a majority of the area and should be discouraged.
8. For the site located at the northwest corner of Hillsboro Road and Del Rio Pike, development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Structured parking, if provided, must provide active ground floor uses and landscape and/or architectural features to diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

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Connectivity

9. Development will provide an interconnected street network with sidewalks present. Pedestrian connectivity will be enhanced for all streets, but particularly along Hillsboro Road, Franklin Road and Murfreesboro Road to the downtown core.

Open Space

10. Floodplain regulations represent a constraint to be considered for future private development in the area to the east of the Harpeth River. Open space in the Murfreesboro Road area, now established, will remain mostly private with the exception of the highly visible Pinkerton Park and Fort Granger Park. Public accessibility to the Harpeth River, in the area to the west of the Harpeth River, is needed to accommodate a planned greenway network that extends north-south along the river.



Single family subdivision on



Hillsboro Road



Liberty Pike at Ralston Lane



*Single family subdivision on
Murfreesboro Road*



*Single family conventional
housing types*

CHARACTER AREAS

SPECIAL AREA 6

Character

1. The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character. Liberty Pike is a primary east-west corridor in the area. The CSX railroad runs north-south through this area.
2. The area contains The Factory at Franklin, which is listed in the National Register of Historic Places and is within the Franklin Road Local Historic District. Other industrial buildings are present along Harpeth Industrial Court and Eddy Lane.
3. Future development will keep the industrial character of the area. Future redevelopment along Franklin Road, including The Factory at Franklin and Harpeth Industrial Court area, should reflect the character of the area along Franklin Road.

Land Use

4. The area contains a unique and wide mix of land uses that include detached and attached residential, commercial, industrial, civic and institutional uses. Future uses will include those uses common to Activity Centers identified in Table 1-1. Commercial uses are appropriate, but retail is limited to local and neighborhood retail. Light industry uses are considered appropriate.

Development Form

5. The area should follow standards for traditional areas. The area will develop in the form of an Activity Center. Future buildings will include infill and redevelopment at a scale of 1-3 stories in height. Four story buildings may be permitted pursuant to a PUD in certain circumstances.
6. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view.
Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.
7. Architectural design of the area should retain or provide elements of the industrial character of the area.

CHARACTER AREAS

Connectivity

8. Pedestrian connectivity will be enhanced for all streets, but particularly along Franklin Road. A system of connected sidewalks should be present.

Open Space

9. The area has an existing urban industrial character, therefore open space is minimal. Established civic and institutional sites will contribute to open space in this area.



The Factory at Franklin



Jamison Station



Eddy Lane