

# CHARACTER AREAS

## SPECIAL AREA 3

### *Character*

1. This area generally located south and west of the downtown core consists of established traditional residential neighborhoods. Note that a portion of the area is located along both sides of Franklin Road (including Myles Manor) and along Old Liberty Pike, north of the downtown core across the Harpeth River.
2. Many of these established neighborhoods are historically significant. Examples include the Hincheyville, Adams Street, and Lewisburg Avenue Local Historic Districts. The Natchez neighborhood is listed in the National Register of Historic Places. Other neighborhoods, such as Hard Bargain, are historically significant but not designated.
3. Established neighborhoods having a traditional development pattern are important to the character of Central Franklin. The community desires to maintain the established residential character and scale of the area.



*Single family residence in traditional neighborhood*



*Street character in traditional neighborhood*

### *Land Use*

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

### *Development Form*

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.
6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

### *Connectivity*

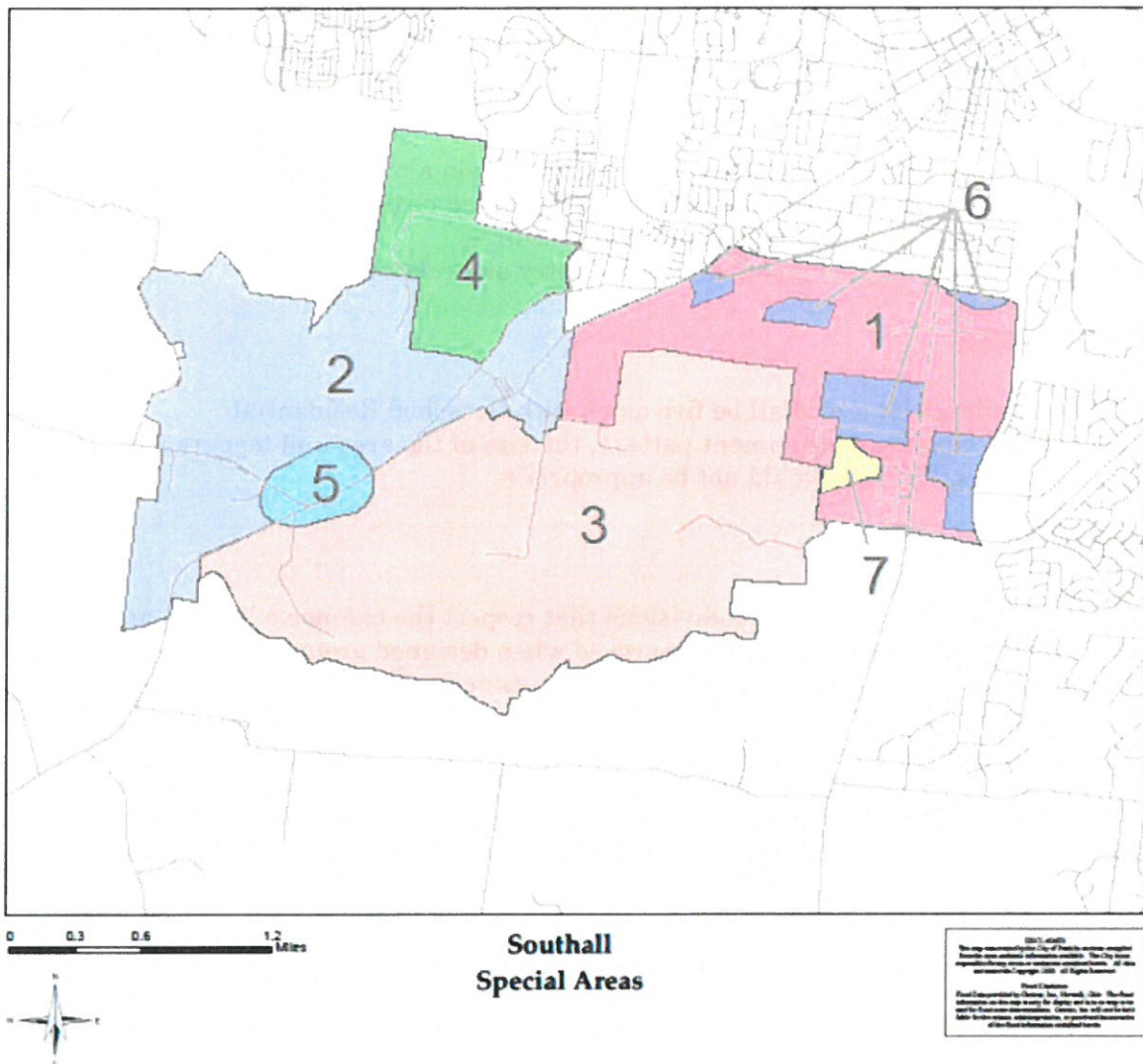
7. Development will provide an interconnected street network with sidewalks present.
8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand alone parking structures that are truly geared toward commercial/office uses are prohibited.

### *Open Space*

9. Established civic and institutional sites will contribute to open space in the area.



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## **SPECIAL AREA 1**

1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan.
2. Streetscape improvements, including sidewalks, shall be implemented along this corridor.
3. The existing land-use pattern is expected to remain along the Columbia Avenue corridor, with the application of the city's improved design standards gradually improving the quality of development in this area.
4. Appropriate land uses include Light Industry and related uses.

## **SPECIAL AREA 2**

1. The minimum lot size shall be five acres with Detached Residential.
2. Given the existing development pattern, the size of the area and topographic constraints, Hamlets would not be appropriate.

## **SPECIAL AREA 3**

1. Hamlets or Conservation Subdivisions that respect the extensive hillside and hilltop constraints in the area shall be approved when designed around small neighborhoods consisting of approximately 150 dwelling units accommodating approximately 400 residents.
2. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

## **SPECIAL AREA 4**

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.



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## SPECIAL AREA 5

1. As the Southall Character Area develops, Special Area 5 will be appropriate for Local Retail.

## SPECIAL AREA 6

1. This Special Area shall be reserved for Heavy Industry uses.

## SPECIAL AREA 7

1. Attached residential units shall be permitted.
2. Open space shall be oriented to preserve existing natural features of the site. The major streams and associative vegetation shall be preserved and enhanced as a community amenity.
3. The development shall include planned open spaces and pedestrian connections to the surrounding land uses and Conservation Areas.
4. Interconnectivity to the north shall be prohibited. Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court.
5. Existing stream and perimeter vegetation shall be preserved to provide buffer to adjacent retail/office and industrial uses. Additional buffering techniques shall be implemented to supplement existing perimeter vegetation.

