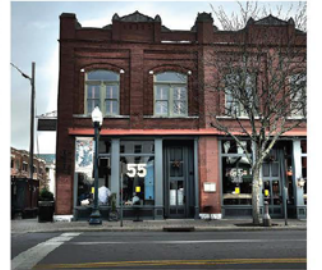


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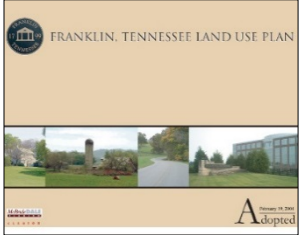
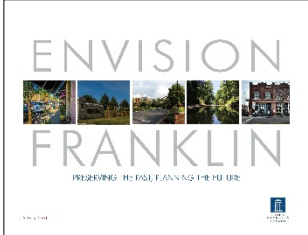


FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

Plan Comparison



	
<p>Adopted in 2004</p>	<p>Drafted 2015-2016</p>
<p>Includes:</p> <ul style="list-style-type: none"> 15 Guiding Principles 7 Design Concepts 9 Character Areas 	<p>Includes:</p> <ul style="list-style-type: none"> 8 Guiding Principles 17 Design Concepts
<p>Issues in Implementation:</p> <ul style="list-style-type: none"> Conflicting recommendations Lack of detail in both land use and design Land use and development trends since adoption 	<p>New elements:</p> <ul style="list-style-type: none"> Design concepts include recommendations on land use, building form, and design Special considerations for certain sites, particularly in Central Franklin and along scenic corridors Links transportation, character, and design

Process and Outreach: Key Planning Issues



- Protection of Franklin's distinctive identity and character, with central attributes identified as family-friendly, historically distinctive, economically thriving, and education-focused
- Preservation of historic structures, neighborhoods, and established character
- Conservation of natural resources, open space, hills, and scenic vistas
- Management of growth and the need to proactively plan for and direct it, rather than reacting to it
- Improvement or extension of infrastructure to direct growth to appropriate areas instead of extending services in multiple directions based on development applications
- Desire for mixed-use, infill, and walkable development, districts, and neighborhoods
- Diversity in housing stock to provide options for a variety of ages, incomes, family sizes, and preferences
- Congested major thoroughfares due to over-reliance on arterials from lack of neighborhood connectivity
- Evolving transportation needs and desires, including frequent and convenient regional and local mass transit and on-demand travel options
- Demand for more sidewalks and bicycle facilities
- Underuse of the Harpeth River as an asset, public amenity, and recreational resource
- High land costs driving pressure for higher density and intensity in new developments
- Consistent high demand and low vacancy rates for Class A office space.

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."

Envision Franklin Guiding Principles



The principles further define the vision and reflect the desired planning practices and respectful use of land and resources. The guiding principles are organized around eight themes:

1. Managed Growth
2. Economic Vitality
3. Vibrant Neighborhoods
4. Historic Preservation
5. Natural Beauty
6. Exceptional Design
7. Connected Community
8. Context-Responsive Infill



MANAGED GROWTH

THE CITY SEEKS RESPONSIBLE AND PURPOSEFUL GROWTH THAT ENHANCES QUALITY OF LIFE, PROVIDES A DYNAMIC MIX OF LAND USES, AND PRESERVES ITS SCENIC BEAUTY.

- A.** Growth is encouraged in locations supported by existing City infrastructure and services or where they are planned to be provided in an efficient and orderly manner. The extension of infrastructure and public services should be used as a tool that strategically directs where growth should take place, not as a reactive response to development.
- B.** Regional commercial and employment centers should be focused along regional transportation facilities and at intersections of arterial streets. These areas should have a more compact land-use pattern to support the efficient use of resources, alternative transportation, and preservation of open space.
- C.** Land-use policies, infrastructure improvements, and community facility investments should be coordinated to maximize efficiency and public benefit while minimizing negative impacts of growth.
- D.** Annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.
- E.** Franklin should coordinate with Brentwood, Thompson's Station, Spring Hill, Williamson County, and the Nashville Area MPO to manage the quality and density of growth along the City/UGB boundaries.



ECONOMIC VITALITY

FRANKLIN AIMS TO RETAIN AND SUPPORT THE GROWTH OF EXISTING BUSINESSES, TO ATTRACT NEW BUSINESSES, AND TO STIMULATE A CLIMATE FOR ENTREPRENEURIAL VENTURES AND INVESTMENT.

- A.** The City will foster technology-related businesses, corporate offices, and other businesses with low environmental impacts. Small businesses and incubator spaces are also encouraged to strengthen overall economic health.
- B.** Franklin should advance its diverse employment base through exceptional public-school and higher education opportunities for continued success as a healthy, prosperous city.
- C.** Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors.
- D.** Workforce housing fosters a diverse employment base necessary for continued economic vitality. A range of housing options and price points are encouraged to support both employees and the local economy.



VIBRANT NEIGHBORHOODS

THE CITY STRIVES TO CREATE INVITING NEIGHBORHOODS WITH MEMORABLE CHARACTER THROUGH A BALANCED MIX OF DWELLINGS, PARKS AND OPEN SPACES, CIVIC BUILDINGS, SHOPS, AND WORKPLACES.

- A.** Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.
- B.** Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points interspersed within neighborhoods across the City.
- C.** Neighborhoods should have a pedestrian-friendly design that makes walking and biking pleasurable along streets and open spaces. Sidewalks and street trees will continue to be a cornerstone of neighborhoods and should be increased at every opportunity.
- D.** Neighborhoods should be connected to convenient amenities and services, including neighborhood gathering places with commercial services, restaurants, outdoor dining, coffee shops, and corner stores. Integrating and mixing land uses with pedestrian-oriented, traditional building form is encouraged, while conventional strip centers are discouraged.
- E.** Intensification and retrofitting of existing commercial areas and their surface parking lots with pedestrian-oriented retail and residential infill is encouraged. This will create more vibrant and inviting mixed-use centers, reduce auto dependence, and boost long-term economic health.
- F.** Infill development should be used to re-establish the pedestrian scale and activity along automobile-oriented corridors. This includes moving parking areas to the side or rear of buildings, shallow setbacks, incorporating pedestrian-scale signage and lighting, orienting the main building entrances to the street-side sidewalk, and designing buildings with windows that allow for views into the business.
- G.** The redevelopment of properties is encouraged on vacant lots that create “gaps” in the urban fabric and detract from the character of the street. Adaptive reuse of older, interesting buildings is encouraged to maintain the authenticity of Franklin and to tell its story over time.
- H.** Civic, institutional, and community facilities should be located in prominent locations that are well designed, compatible with the surroundings, accessible to all citizens, and meet the needs of each neighborhood.



HISTORIC PRESERVATION

HISTORIC FRANKLIN IS THE CHERISHED CENTER OF THE CITY AND WILL CONTINUE TO BE PROTECTED USING HISTORIC PRESERVATION TOOLS AND ENHANCED THROUGH TRADITIONAL DEVELOPMENT AND CONTEXTUAL ARCHITECTURE.

- A.** The preservation of historic resources is of paramount importance to protecting Franklin's heritage and cultural identity. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archeological sites, should be identified, preserved, and protected. Preservation of these buildings and resources is environmentally responsible, further develops an economy for heritage tourism, creates jobs, and boosts property values.
- B.** The scale and character of historic neighborhoods must be protected through context-sensitive infill development. New buildings should relate to

and strengthen the core characteristics of the neighborhood while mitigating adverse impacts on adjacent properties through thoughtful site design.

- C.** The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas.
- D.** Historic estates contribute greatly to Franklin's community character. The integrity of these historic properties, with their distinctive homes, outbuildings, and general aspects of their settings, should be preserved.



NATURAL BEAUTY

FRANKLIN'S NATURAL FEATURES ARE IRREPLACEABLE ASSETS OF GREAT VALUE, AND THEY WILL BE PROTECTED WITH PLANNING AND CONSERVATION TOOLS AND CELEBRATED THROUGH CAREFUL SITE DESIGN.

- A.** Scenic viewsheds and vistas should be preserved as amenities. These scenic resources include rolling hills, rural landscapes, Century Farms, rural corridors, floodplain, and forested areas.
- B.** Every opportunity should be taken to expand the public space along the Harpeth River through community open spaces, trails, viewing points, and canoe accesses.
- C.** The Harpeth River and its tributaries should be protected through significant riparian buffers. Streambank restoration is encouraged to provide wildlife habitat, slow stormwater runoff, improve air quality, reduce soil erosion, and reduce flooding.
- D.** Development should be restricted on hilltops, hillsides, and steep slopes. Mass grading is discouraged, and site disturbance should be minimized so that natural topography and landforms are incorporated into site design.
- E.** Established forested areas, existing tree canopies, specimen trees, and riparian buffers help to absorb air pollution, reduce glare, heat, and noise, and enhance the quality of life through health and recreational benefits. These resources should be preserved through careful site design. Clear cutting is discouraged.



EXCEPTIONAL DESIGN

HIGH-QUALITY DESIGN OF BUILDINGS, PUBLIC SPACES, STREETS, PEDESTRIAN FACILITIES, AND LANDSCAPING WILL WORK TOGETHER TO ENHANCE THE PUBLIC REALM AND CREATE EXCEPTIONAL PLACES FOR PEOPLE.

BUILDINGS

- A.** Buildings contribute to the fabric of the City, and they should reflect distinctive architectural style and high-quality materials. Anywhere-architecture is not acceptable.
- B.** The front building façade of principal buildings should be oriented toward the street. Buildings should activate the street by creating an inviting pedestrian experience. Architectural elements should add visual interest at a human scale. Long, blank walls are discouraged.
- C.** Buildings at intersections should have the same level of architectural detail for the side elevation as the front elevation. Distinctive architectural features that define the corner are encouraged. Buildings at the end of a street should have architectural features that reflect the prominence of their location.
- D.** Parking should be secondary to the building and its relationship to the street. Parking should be located behind the building, under the building, or in parking structures behind active ground-floor uses that activate the street. On-street parking should be encouraged. Views from the street should not be of parking lots.
- E.** Sustainable building practices and site design should be encouraged in new development and redevelopment

by building up and not out. Energy-efficiency strategies, on-site renewable-energy generation, green infrastructure, and low-impact development techniques should be implemented.

PUBLIC REALM

- F.** Franklin should have great streets that create a vibrant public realm by using pedestrian-friendly design, street furnishings, lighting, street trees, and other plantings. Street-facing retail, outdoor dining areas, public art, and other elements are encouraged to further enhance the attractiveness and energy of the street.
- G.** Squares, plazas, and formal open spaces should be prominent and engaging public gathering spaces. These spaces should be well-defined focal points, visible from streets, and framed by buildings, not parking lots, to create points of interest that are compelling places for citizens. Public art, water features, or other points of interest are encouraged.
- H.** Passive open spaces should be thoughtfully designed around natural features, to highlight these amenities, while providing convenient public access for use and enjoyment, as well as connectivity to other open spaces.

EXCEPTIONAL DESIGN

SITE DESIGN

- I.** Development and redevelopment should be master planned, meaning the site should be planned for the long-range development of larger areas surrounding the individual site as a coordinated unit. Compatibility with surrounding areas, design, infrastructure and service delivery, access and circulation for vehicles and pedestrians, buildable areas and buildings, and transitions between incompatible uses should all be considered in the design process.
- J.** Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places.
- K.** Integrating and mixing land uses with pedestrian-scale building forms and community gathering spaces are encouraged.
- L.** Context-sensitive design and architecture are important elements that vary throughout the city. Size, scale, setbacks, materials, the rhythm of the street, and context should be considered as part of the design process.
- M.** Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.



CONNECTED COMMUNITY

FRANKLIN VALUES A WELL-DESIGNED, EFFECTIVE, CONVENIENT, AND ACTIVE TRANSPORTATION NETWORK THAT CONNECTS RESIDENTIAL NEIGHBORHOODS, PARKS, SCHOOLS, EMPLOYMENT CENTERS, SHOPPING AREA, AND DOWNTOWN. THIS WILL BE ACHIEVED THROUGH A COMPLETE SYSTEM OF STREETS, BICYCLE AND PEDESTRIAN ROUTES, AND TRANSIT, NOT ONLY WITHIN THE CITY, BUT ALSO TO THE GREATER METROPOLITAN REGION.

- A.** New development and redevelopment should contribute to a convenient and functional multi-modal transportation system by providing accessible street and pedestrian connections on all sides, integrating bicycle or multi-use paths, and incorporating transit provisions.
- B.** When a new development is proposed adjacent to an existing street stub, the new development must connect to it to improve the overall street network connectivity.
- C.** Key destinations, such as shopping areas, employment centers, and schools, should be located and planned in such a way that walking, bicycling, and riding public transit to these destinations are viable options.
- D.** Greenway corridors and interconnected open-space networks, especially along the Harpeth River, should be expanded and enhanced as vital community amenities. Pedestrian and bicycle facilities connecting neighborhoods, open spaces, parks, and greenways are encouraged to provide access to passive and active recreation and to support healthy and active lifestyles.
- E.** Key routes into Franklin should use public improvements, such as signage, lighting, and decorative structures and landscapes, to create gateway entrances into the City to showcase community character and quality design.
- F.** The character of new streets and their associated elements should reflect the desired character and design of the development and contribute to its sense of place.



CONTEXT-RESPONSIVE INFILL

INFILL DEVELOPMENT SHOULD COMPLEMENT ITS SURROUNDINGS, BE SUSTAINABLE AND RESPECTFUL OF THE ENVIRONMENT, AND ENHANCE THE QUALITY OF LIFE AND THE ECONOMIC HEALTH OF THE COMMUNITY.

- A.** Infill development in established areas should be compatible with the surrounding context and respect the City's unique historic character. This will be achieved by design that complements the fundamental neighborhood patterns and does not overwhelm or detract from existing buildings. See Appendix E.
- B.** Infill design should respect the block's existing lot widths, building forms and orientation, height and scale, siting, the rhythm of development along the street, front setbacks, and backyard patterns. The edges of an infill development should blend into adjacent neighborhoods or downtown without buffers.
- C.** Residential teardowns, especially when combining two or more lots, for the purpose of infill development of a different scale is discouraged because it can erode the character of established neighborhoods.
- D.** The trend is rising for tearing down smaller single-family dwellings within established neighborhoods and rebuilding larger, modern-scale dwellings on the same lot. These new structures should relate to and strengthen the core characteristics of the neighborhood, while mitigating adverse impacts on adjacent dwellings. Retaining the existing front façade and adding onto the dwelling in the rear are preferred over complete tear-downs.
- E.** In certain areas, infill should foster transition in neighborhood form where change is expected or where enhancement of community character is desired. See Appendix E.



Envision Franklin Vision



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Outreach Schedule--DRAFT



Meeting	Date	Time	Location
BOMA/FMPC Joint Workshop	Thursday, July 28	5:30 p.m.	City Hall Training Room
Planning Commission Special Work Session	Saturday, August 20	7:45 a.m.-4 p.m.	Eastern Flank
Development Review Team	Monday, August 22	1:00 p.m.	DSCR
Downtown Franklin Association	Thursday, September 1	TBD	TBD
Franklin Tomorrow Board Meeting	Tuesday, September 20	7:30 a.m.	TBD
Envision Franklin Open House—City Hall	Monday, September 26	4:30-7:30 p.m.	City Hall Hallway
Envision Franklin Open House—CSCC	Tuesday, September 27	7:30-9:30 a.m.	CSCC-Admin Bldg
Design Professionals Meeting	Wednesday, October 5	7:00-8:00 a.m.	City Hall Training Room
Franklin Rotary at Breakfast	Wednesday, October 12	7:00-8:00 a.m.	Vanderbilt Legends
<i>Chamber Luncheon Booth</i>	<i>Tuesday, October 18</i>	<i>11:00-1:00 p.m.</i>	<i>Embassy Suites</i>
FT Breakfast with the Mayors	Tuesday, October 26	7:30-9:00 a.m.	Rolling Hills Church
BOMA/FMPC Joint Workshop Presentation	Thursday, November 17	TBD	City Hall Training Room