

ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

JULY 2016 DRAFT



Discussion Schedule



September Joint Conceptual Workshop

Feedback from Planning Commissioners

Regional Commerce design concept/Building height recommendations

Envision Franklin Open Houses

September 26-27/Gather public feedback

October Joint Conceptual Workshop

Summary of public feedback

Development Reserve design concept and suitability analysis

November Joint Conceptual Workshop

Walkability Workshop

December Joint Conceptual Workshop

Release final draft

January/February Franklin Municipal Planning Commission

(Goal) Formal vote on Envision Franklin

Overall Comments from FMPC



- A lot of thought went into this Plan
- Generally agree with the design concepts
- Varied comments about building placement in nonresidential design concepts
- Strong opinions on lot sizes: there should be a variety (not all be the minimum)
- Provide usable and functional open space
- Concern about overall impacts of floodplain alteration in the conservation areas
- Design flexibility/“where practical”

Overall Comments from FMPC



- Some Design Concept Map changes:
 - Reflect the latest FEMA floodplain boundaries for conservation
 - Add a few more areas to Historic Residential
 - Oak Meadow area (south side) to Neighborhood Commercial
 - Reflect existing nonresidential uses across from Factory

Feedback from Public at Work Session

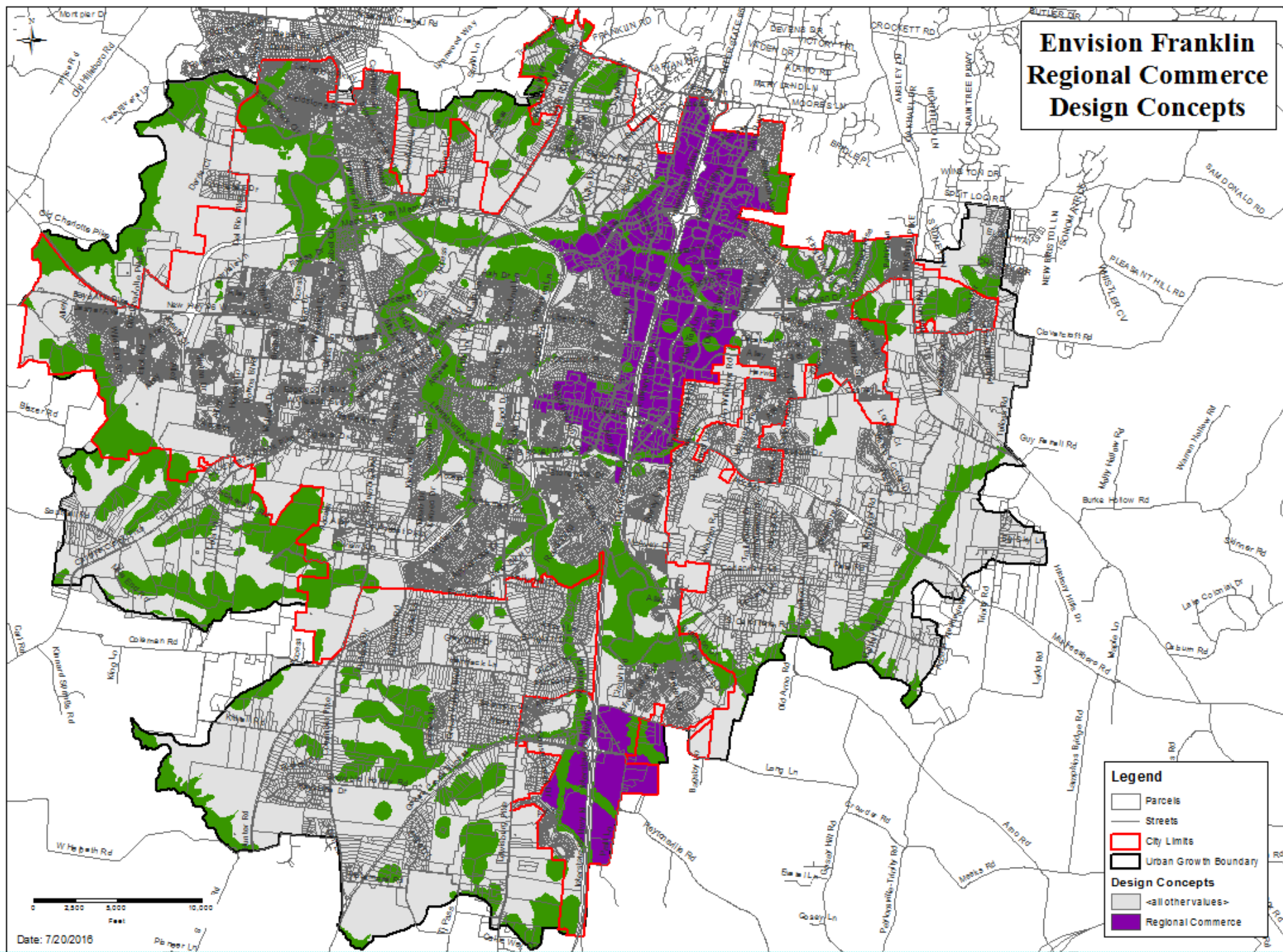


- One citizen attended and comments were provided opposing additional building heights and increased traffic and density
- Comprehensive public comment will be provided at the October JCW

Regional Commerce



Envision Franklin Regional Commerce Design Concepts



Regional Commerce



Primary Uses: Regional Commercial, Regional Office, R&D

Secondary Uses: Assisted Living, Hotels, Institutional, Local Commercial, Multifamily, Professional Office, and Recreation

- Redevelopment and infill of large surface parking lots;
- Encourage shared parking and structured parking;
- Pedestrian friendly;
- Provide usable and accessible formal open spaces;
- Deeper setbacks off arterials, shallow setbacks along internal drives and local streets;
- Multifamily should be part of a mixed-use, master planned site;
- Ensure smooth transition to nearby single family residential;

OVATION



Dwell



Shops at McEwen



Franklin Park



Height Overlay Recommendations



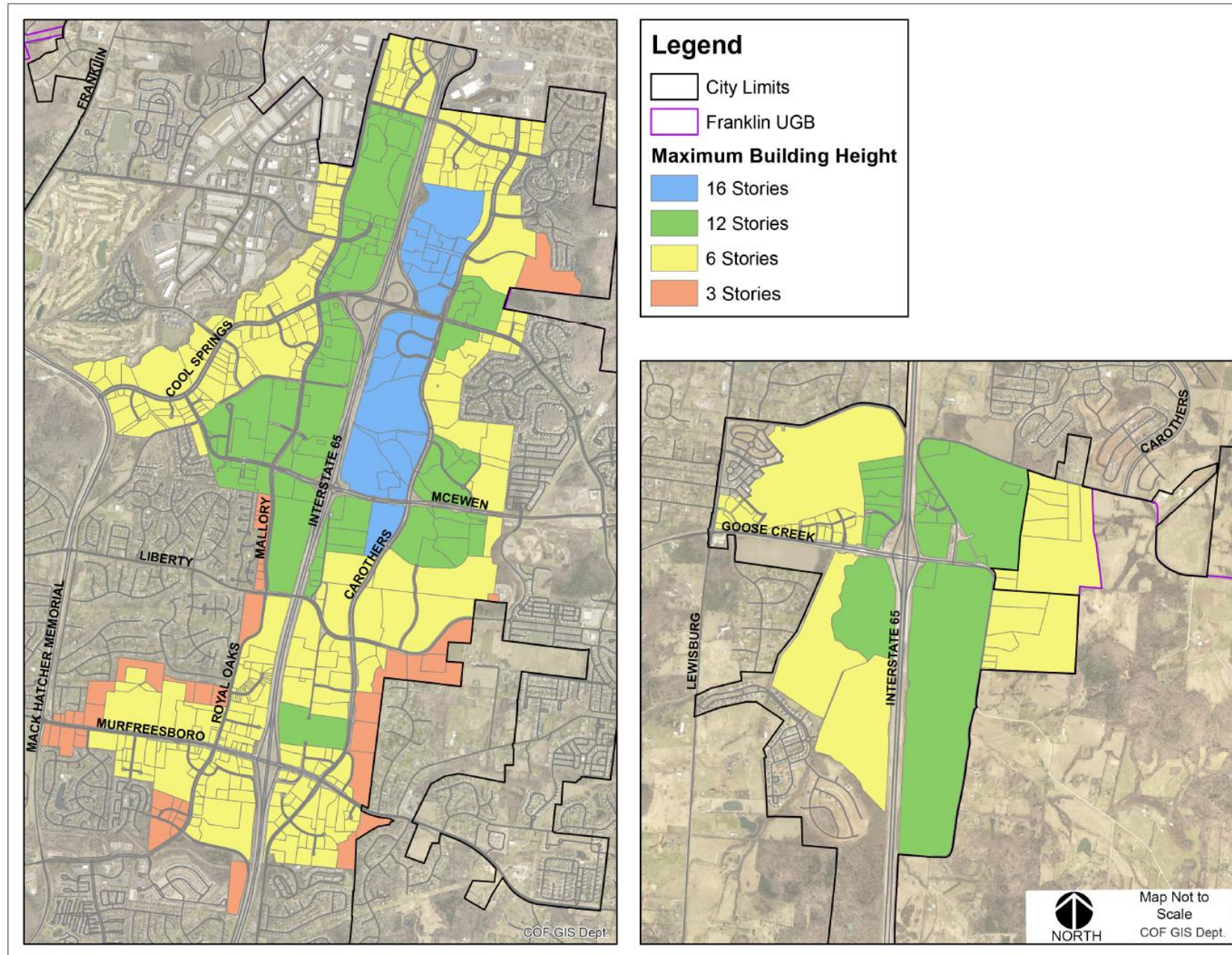
Height Overlay Study: Recap



- Study began over 12 months ago
- Initial recommendation was maximum of 18 stories
- Special meeting held in January of 2016
- Mobile Workshop of I-65 corridor in April 2016
- Due to BOMA/FMPC input, height lowered to 16 stories with a smaller area
- Notices and mailers sent to all property owners along I-65
- Public meeting held in June 2016 to go over recommendations
- Goose Creek lowered to maximum of 12 stories

APPENDIX G

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



Feedback and Input



- **Majority of FMPC members seem to support the HTO proposal**
- **Majority of members seem supportive of removing the 950' max or creating a special consideration for previously entitled properties in the HTO**
- **Citizen input is mixed. There are some negative comments on FB, but we've also had positive comments**
- **Property owners are generally supportive**
- **Franklin Park would consider going above 12 stories**

For More Information



-View the plan at www.franklin.tn.gov/EnvisionFranklin

-Attend an Open House!

Monday, September 26

City Hall

4:30-7:30pm

Tuesday, September 27

Columbia State CC, Williamson Campus

7:30-9:30am