



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin

Connectivity Presentation

Ashcroft Valley PUD Subdivision

BOMA Work Session 10/11/2016



Connectivity Requirements (Section 5.10.4 of the Zoning Ordinance)

(1) Internal Street Connectivity

- All new Developments shall maintain internal street connectivity through the use of a connectivity index in accordance with the following standards:
 - Development shall achieve a connectivity index score of 1.65 or greater
 - Connectivity Index = Links/Nodes
 - Nodes are street intersection and cul-de-sac heads.
 - Links are stretches of road that connect nodes.

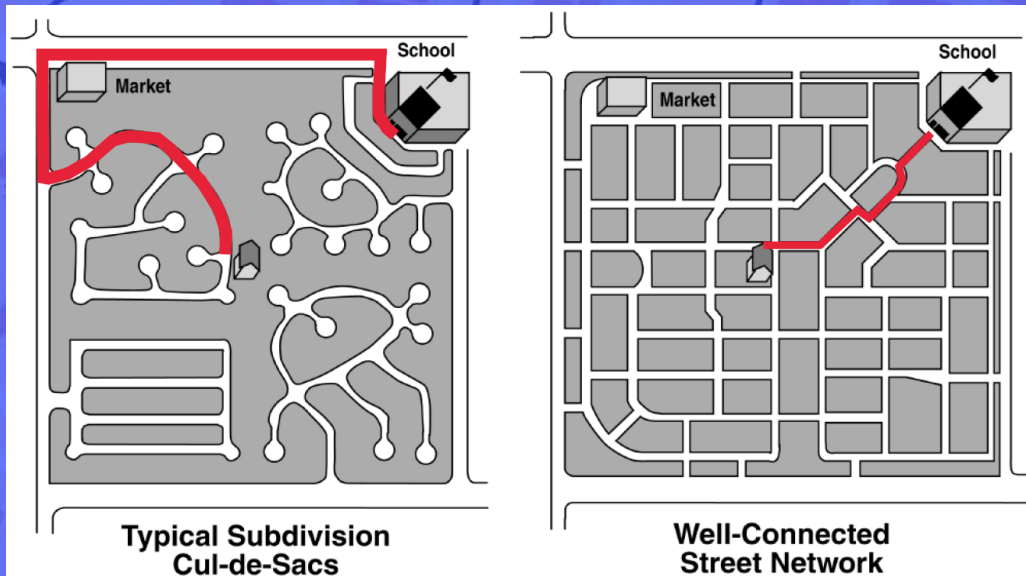
(2) External Street Connectivity

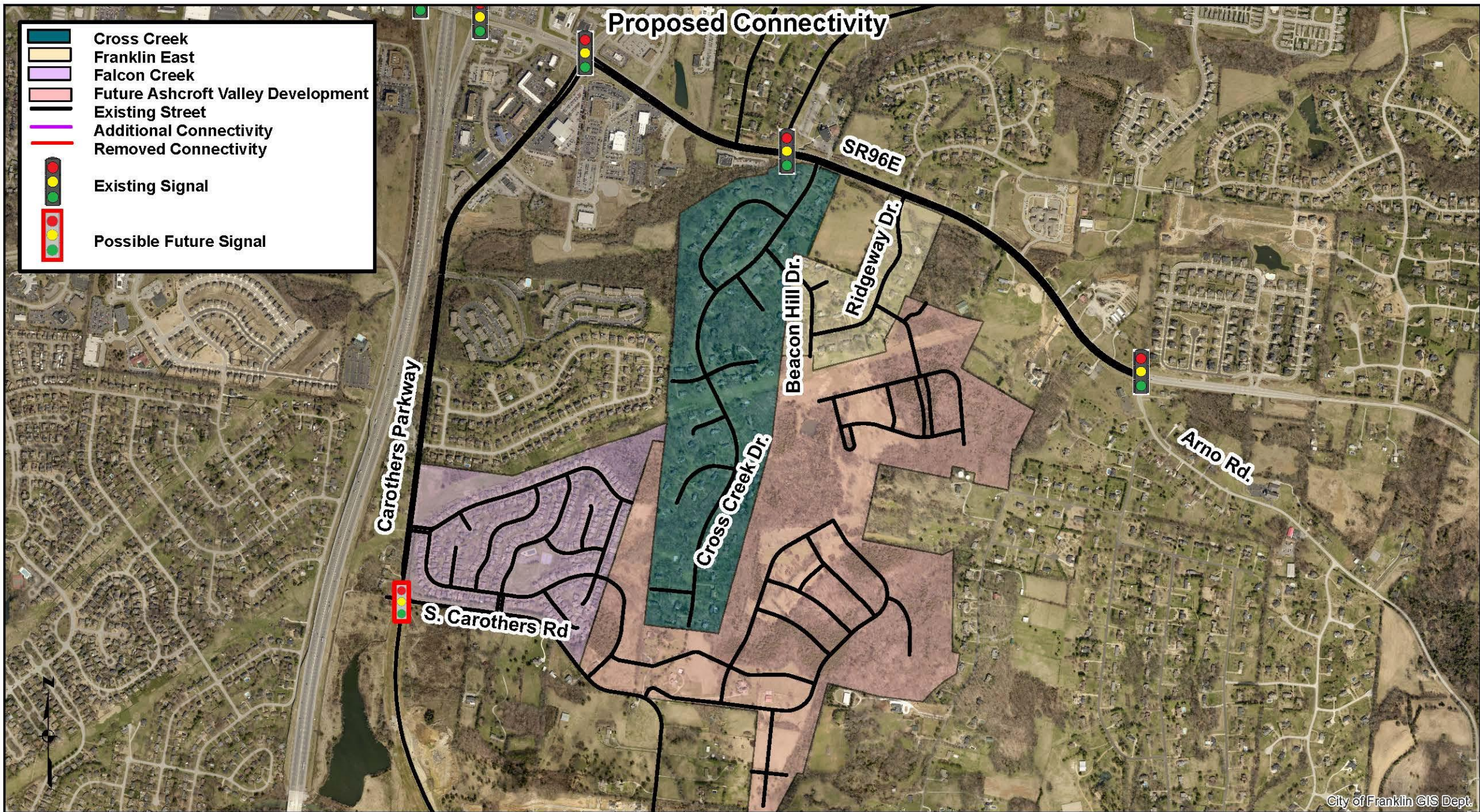
- The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoin lands are undeveloped and intended for future development or in which the adjoin lands are developed and include opportunities for such connections.
- Traffic calming measures shall be integrated in the development to mitigate the impact of potential future “cut – through” traffic.
- Street rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or street stub shall be provided for development at least every 1,500 feet for each direction (north, south, east and west) in which development abuts vacant lands. Such street stubs shall not be required to abut adjacent development lacking existing or planned street connections, floodplains, wetlands, HHO Districts, riparian buffers, required Tree Projection Zones, slopes exceeding 14 percent, or other unique site conditions preventing a street connection in the determination of the DRT.

Connectivity Requirements				
Community	Connectivity Requirements?	Are Street Stubs Required?	Are cul-de-sacs allowed?	Max. cul-de-sac length
Franklin, TN	Yes	Yes	Yes	500'
Williamson County, TN	Yes	Yes	Yes	800' (Lots Less 14,000 SF)
Nashville, TN	Yes	Yes	Generally prohibited	250'
Chattanooga, TN	Yes	Yes	Yes, Limited	<600' and provides access to < 10 lots
Boulder, CO	Yes	Yes	Yes, Limited	500'
Fort Collins, CO	Yes	Yes	Yes, Limited	660'
Cary, NC	Yes	Yes	Yes	900'
Raleigh, NC	Yes	Yes	Yes	400' for residential
Charlotte, NC	Yes	Yes	Yes, Limited	600'
Austin, TX	Yes	Yes	Yes, Limited	2000' and < 30 single-family residential dwellings

What is the purpose of connectivity requirements?

- Supports the creation of a highly connected transportation system within the City, in order to provide choices for drivers, bicyclists and pedestrians
- Connects neighborhoods to each other and to local destinations such as schools, parks and shopping centers
- Distributes traffic throughout the network and provides options for routes of travel
- Free up arterial road capacity to better serve regional long distance travel needs.
- Improves routing for transit and delivery vehicles (solid waste, recycling, mail, etc.)
- Reduces vehicles miles of travel and travel times
- Reduces emergency response times
- Promote higher levels of physical activity (walking and cycling)
- Improves air quality



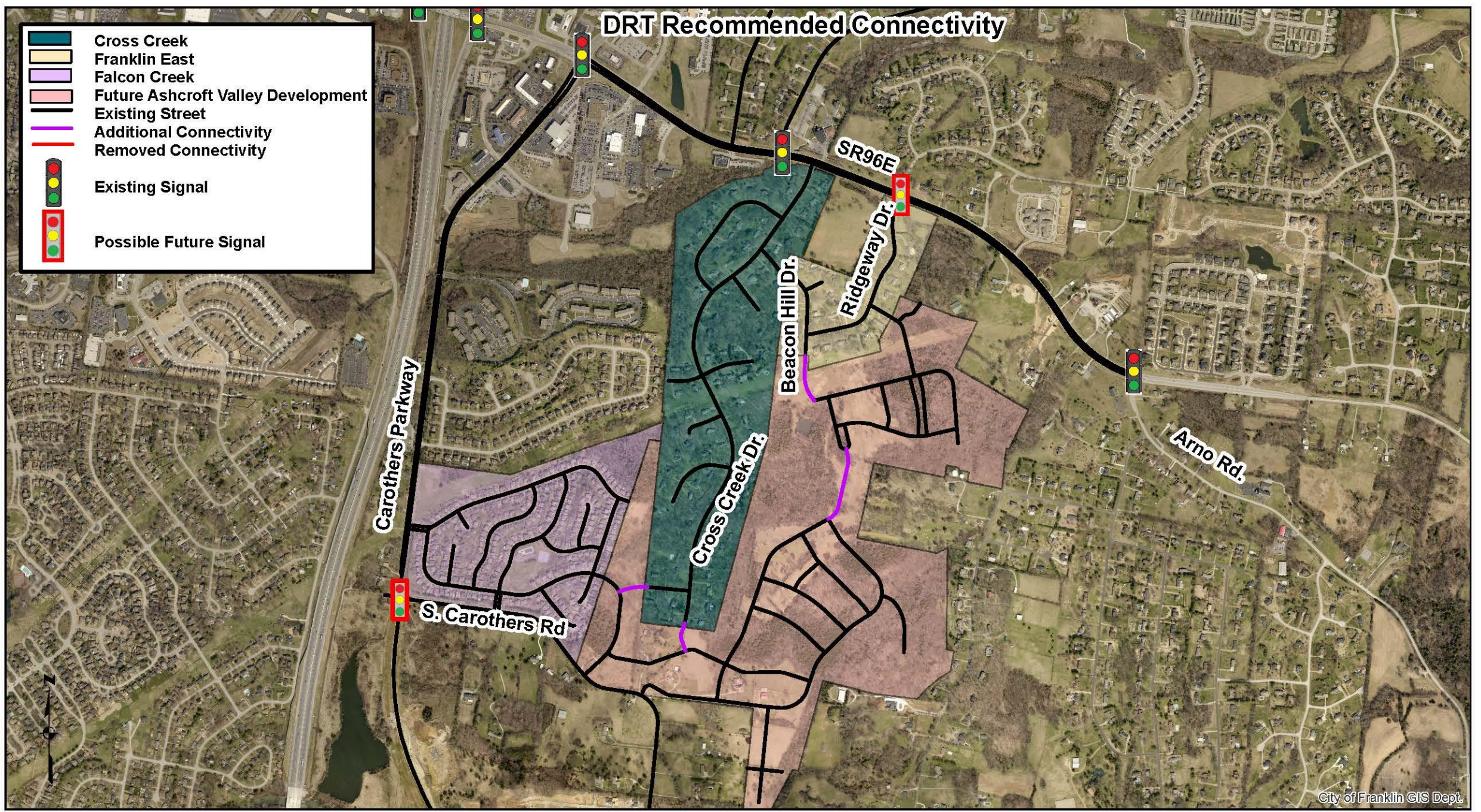


DRT Recommended Connectivity

Cross Creek
Franklin East
Falcon Creek
Future Ashcroft Valley Development
Existing Street
Additional Connectivity
Removed Connectivity

Existing Signal

Possible Future Signal



Planned - Activity Center Map 1

- Cross Creek
- Franklin East
- Falcon Creek
- Future Ashcroft Valley Development
- Future Park
- Future Neighborhood Commercial
- Existing/Future Commercial Development

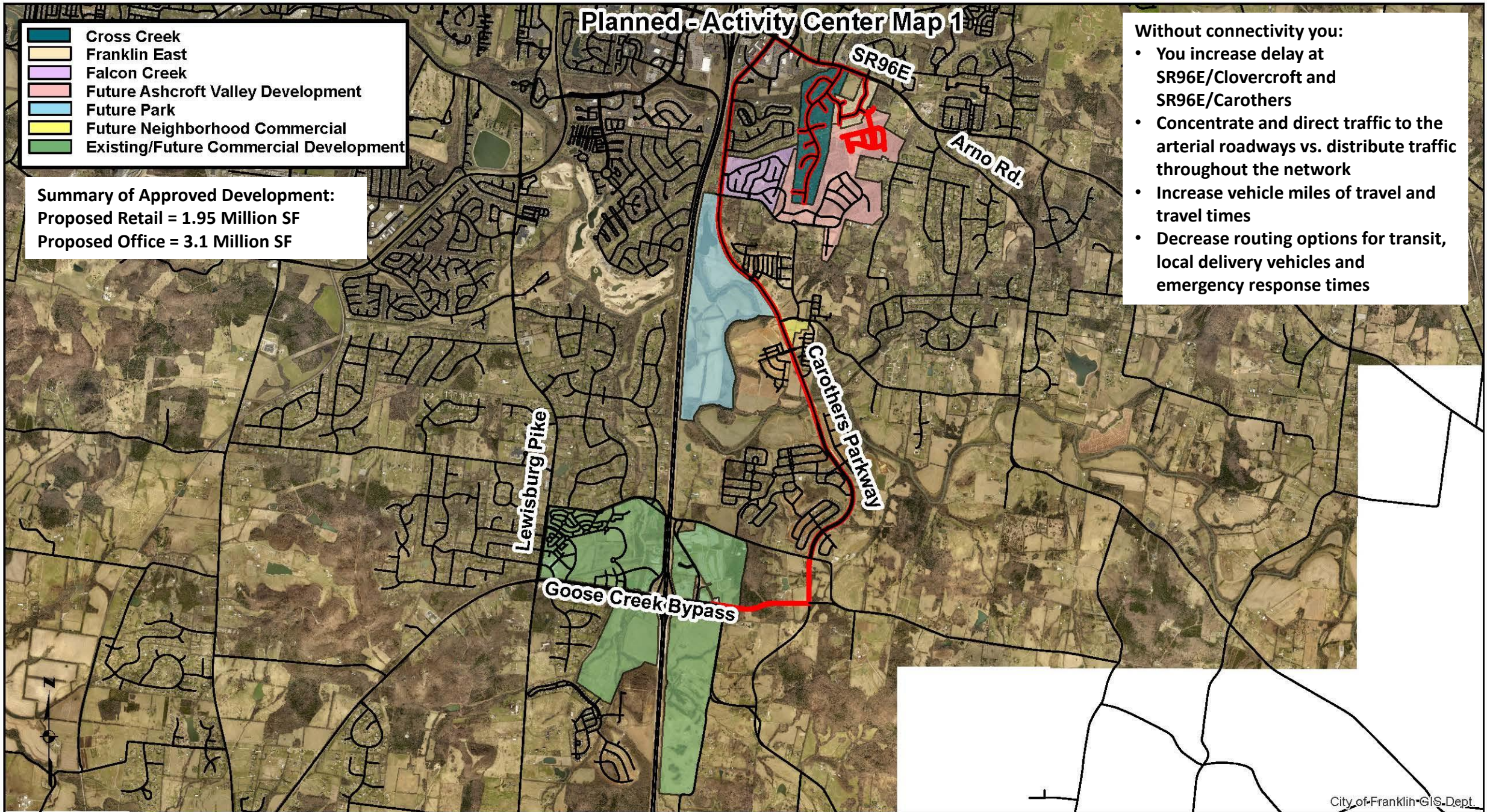
Summary of Approved Development:

Proposed Retail = 1.95 Million SF

Proposed Office = 3.1 Million SF

Without connectivity you:

- You increase delay at SR96E/Clovercroft and SR96E/Carothers
- Concentrate and direct traffic to the arterial roadways vs. distribute traffic throughout the network
- Increase vehicle miles of travel and travel times
- Decrease routing options for transit, local delivery vehicles and emergency response times



Planned - Activity Center Map 2

- Cross Creek
- Franklin East
- Falcon Creek
- Future Ashcroft Valley Development
- Future Park
- Future Neighborhood Commercial
- Existing/Future Commercial Development

Summary of Approved Development:

Proposed Retail = 1.95 Million SF

Proposed Office = 3.1 Million SF

With connectivity you:

- You decrease delay at SR96E/Clovercroft and SR96/Carothers
- Distribute traffic throughout the network
- Decrease vehicle miles of travel and travel times
- Increase routing options for transit, local delivery vehicles and emergency response times

