

# ENVISION



# FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

DECEMBER 2016



# Schedule



## Envision Franklin Open Houses

September 26-27/Gather public feedback

## October Joint Conceptual Workshop

Development Reserve design concept and suitability analysis  
Summary of public feedback

## December Joint Conceptual Workshop

Release Final Draft

## January Franklin Municipal Planning Commission

(Goal) Formal vote on Envision Franklin

# Major Objectives



*"THE PLAN PROVIDES POLICIES THAT REINFORCE THIS COLLECTIVE VISION BY DIRECTING FUTURE DEVELOPMENT IN A WAY THAT STRENGTHENS THE CITY AND CREATES EXCEPTIONAL PLACES FOR PEOPLE."*

## ROLE OF THE PLAN

Envision Franklin articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people.

The Plan sets forth a framework that provides support in making land-use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity. It is meant to be a dynamic tool that responds to changes and is updated periodically.

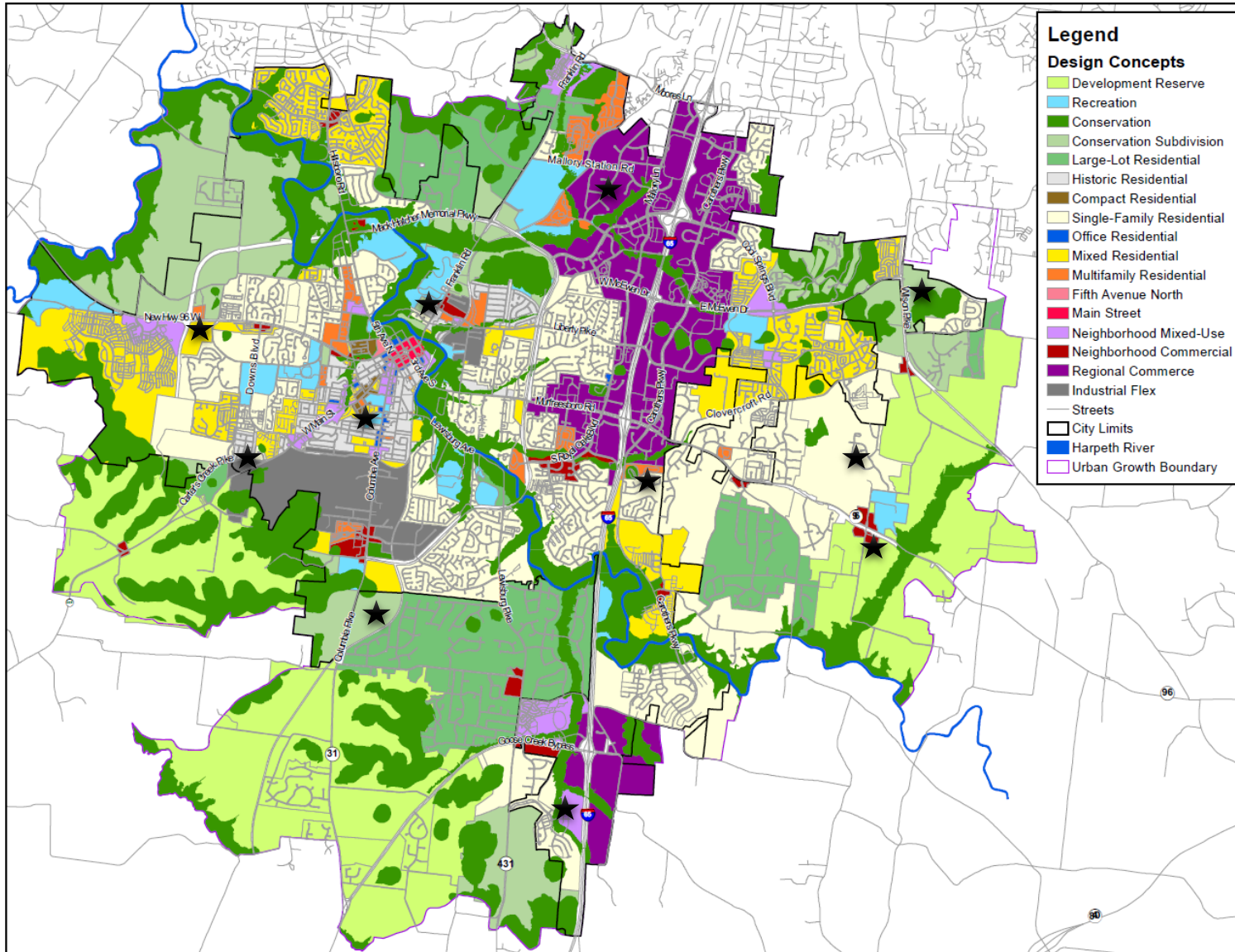
The Tennessee Code Annotated Section 13-4-201 allows the City to create a general plan for physical development. According to law, the general plan must contain the following elements: (1) recommendations for the physical development of the area of the municipal planning jurisdictions; and (2) Identification of areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the Planning Commission has determined the services are necessary in order for development to occur.

The Plan should work in partnership with the Connect Franklin, the Parks Master Plan, the Capital Improvements Plan, the Integrated Water Resources Plan, and other City planning documents. Each are components of an interconnected, comprehensive approach to guiding the future of the City.

## MAJOR OBJECTIVES

- Create exceptional places for people through design of new development, building form, uses, setbacks, activated streets, and pedestrian focus.
- Direct higher intensity and taller buildings toward I-65 where infrastructure can support a thriving regional economy comprised of a balanced mix of regional office, commercial, and multifamily residential uses.
- While intensity is promoted in areas with supportive infrastructure, the emphasis in historic areas is to preserve the established character and ensure contextually compatible infill development.
- Strategically locate neighborhood commercial and mixed use nodes to serve surrounding residential neighborhoods and help reduce traffic and trip length.
- Emphasize active transportation for both destinations and recreation by connecting land uses through multi-use paths, sidewalks, and trails.
- Protect Franklin's natural beauty along its edges by preserving scenic corridors and viewsheds.

# Overview of Map Revisions



Black stars indicate changes that reflect:

Existing conditions, entitlements, and latest data; and

Community, FMPC, and BOMA feedback.



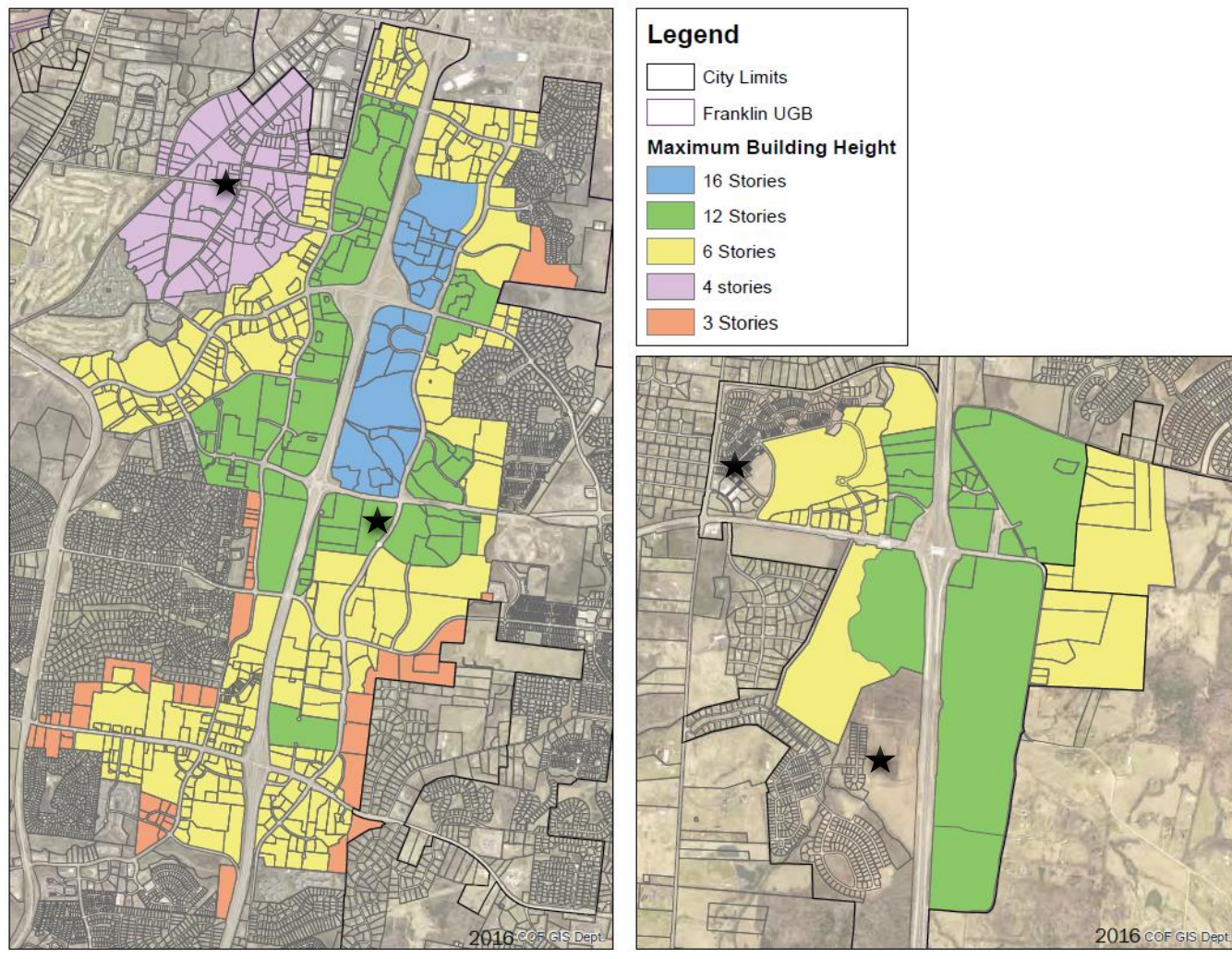
# Overview of Map Revisions



## APPENDIX G

### INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



Black stars indicate changes that reflect:

Existing entitlements; and

Community, FMPC, and BOMA feedback.

# Overview of Text Revisions



- Lot sizes variety and proximity to open spaces
- Sidewalks and multiuse path emphasis
- Removed the 950' building height maximum (only affecting one property that already has height entitlements)
- Design consideration detail and flexibility
- *Full list is in your packet and on the website*



# Process to Adopt Envision Franklin



- January 26 FMPC Formal Voting Meeting and Public Hearing
- Contact us in the meantime with questions/concerns

