

MAYES CREEK BASIN STUDY
ENVISION FRANKLIN DESIGN CONCEPTS
FEBRUARY 22, 2018
JOINT CONCEPTUAL WORKSHOP

Purpose:

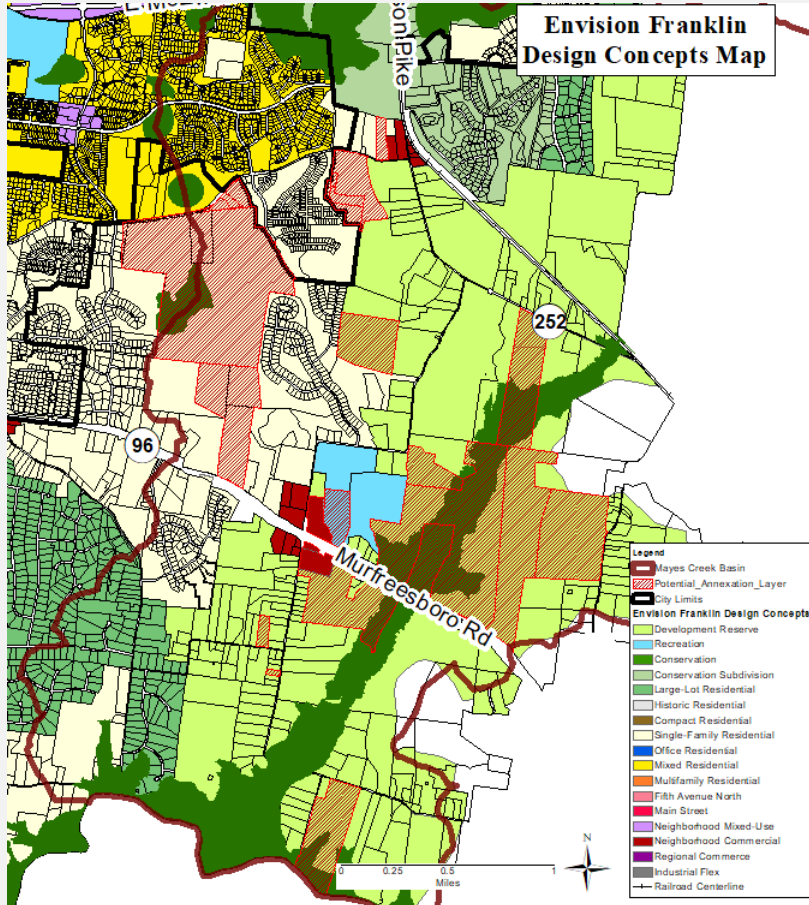
Discuss options for changing the Envision Franklin Design Concepts for the Mayes Creek Basin. The following options are preliminary and could be altered or combined. The Planning and Sustainability Department is seeking feedback from the Board of Mayor and Aldermen and the Planning Commission.

Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presenting Results at January 25th, 2018 Joint Workshop
 - No staff recommendation yet
- February 6, 2018 Mobile Workshop for Staff, FMPC, and BOMA members
- February 22, 2018 Joint Conceptual Workshop
- Planning Commission TBD



What is the Development Potential?



- 1,065 acres have expressed some level of interest in annexation;
- 2,600 acres in Development Reserve Design Concept;
- Few large tracts of land;
- Limited development potential south of 96E;
- Property owners' vision different than community's vision;
- Significant investment in sewer and roadway infrastructure needed;
- 96E being widened

Design Principles

- Transition intensity of uses from the 96E corridor;
- Limit commercial uses to a neighborhood scale at key intersections;
- Preserve significant amounts of informal open space to protect floodplains and the agricultural character
- Develop at an appropriate scale and intensity
- Maintain rural edge along the UGB



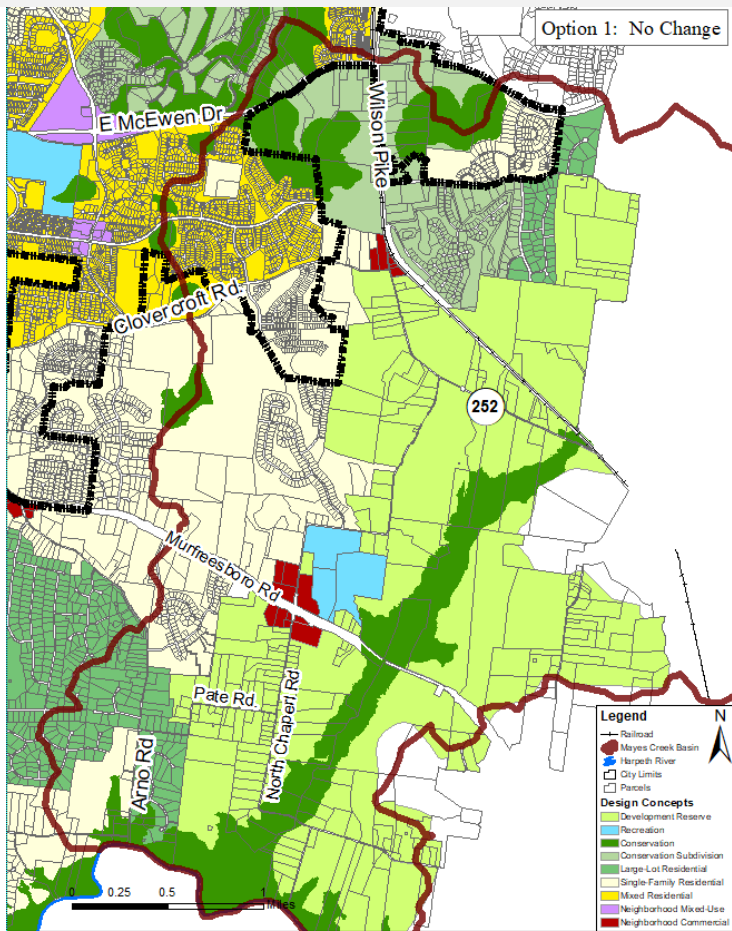
Envision Franklin Design Concepts Defined:

- **Single-Family Residential:** detached residential homes with a range of lot sizes;
- **Large-Lot Residential:** minimum lot size of one-acre or more
- **Conservation Subdivision:** minimum 50% open space and primarily detached single-family homes, but duplexes and big houses could also be secondary uses;
- **Neighborhood Commercial:** active commercial uses at key intersections and could include a nail salon, drug store, restaurants, small grocery, day care center, and gas station among other uses.
- **Development Reserve:** includes areas along the fringes of the Franklin UGB and characterized by agricultural and low density residential uses; growth policy is currently single-family residential on lots of two acres or more.
- **Municipal Growth Area 1 (MGA-1):** County zoning for most of the Mayes Creek Basin and allows single-family residential on one acre or more.

Option 1: No Change

Combination of Single-Family Residential, Large-Lot Residential, and Development Reserve

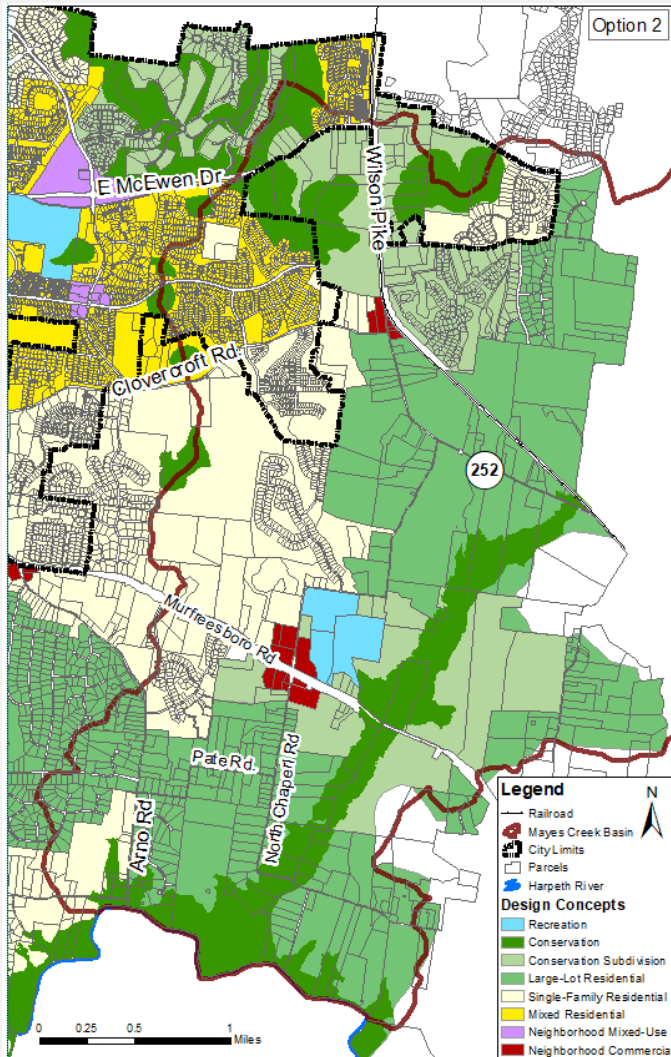
- The community's desired vision as expressed at the open house and through the survey;
- Maintains one unit on two acre minimum lot size for most of the UGB
- Supports single-family uses for Ingraham/Hutcheson properties;
- Preserves Neighborhood Commercial node planned for North Chapel Road & 96E;
- Properties most likely to develop in the County and not pursue annexation;
- **Current infrastructure does not support development**

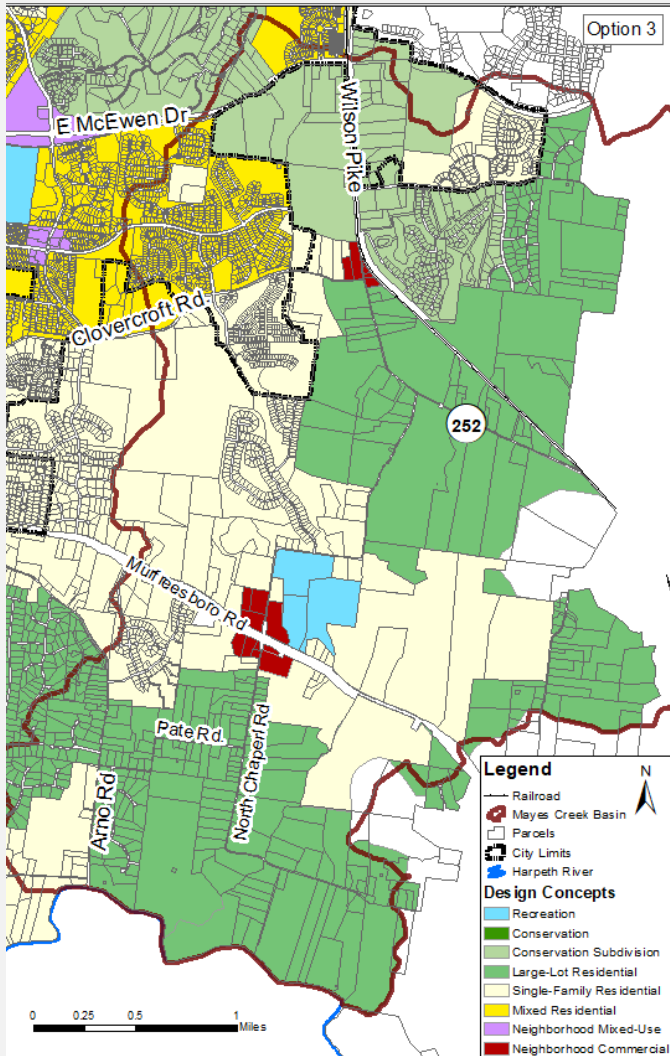


Option 2:

Changes Development Reserve to Conservation Subdivision along the Murfreesboro Road Corridor transitioning to Large-Lot Residential away from 96E.

- Transition in intensity from 96E;
- Preserves min. 50% open space;
- Supports some diversity in housing types;
- Preserves Neighborhood Commercial node planned for North Chapel Road and 96E;
- Re-designates remaining Development Reserve to Large-Lot Residential to reflect existing County zoning.





Option 3:

Changes Development Reserve to Single-Family Residential along the Murfreesboro Road Corridor and transitions to Large-Lot Residential away from 96E.

- Supports single-family uses for properties along 96E and expands land use pattern;
- For Single-Family Residential, a variety of lot sizes are encouraged and less **open space** than **Conservation Subdivision**;
- Preserves neighborhood commercial node planned for North Chapel Road and 96E;
- Re-designates remaining Development Reserve to Large-Lot Residential to reflect existing County zoning.

Annexation and Growth Considerations

If the City were to annex properties:

- New fire station
- New streets and street improvements (Market Street, North Chapel Road, Clovercroft Road, and Wilson Pike)
- Add routes for Sanitation services
- Expand police coverage
- Potential cost sharing agreement for sewer extensions
- Additional students for Trinity Elementary, Page Middle & High

If the City does not annex properties:

- Development will occur at a low density and remain in the County
- City of Franklin will coordinate with the County on new developments

Discussion

1. Which option do you prefer?
2. What would you like to change?