

GOOSE CREEK AMENDMENT

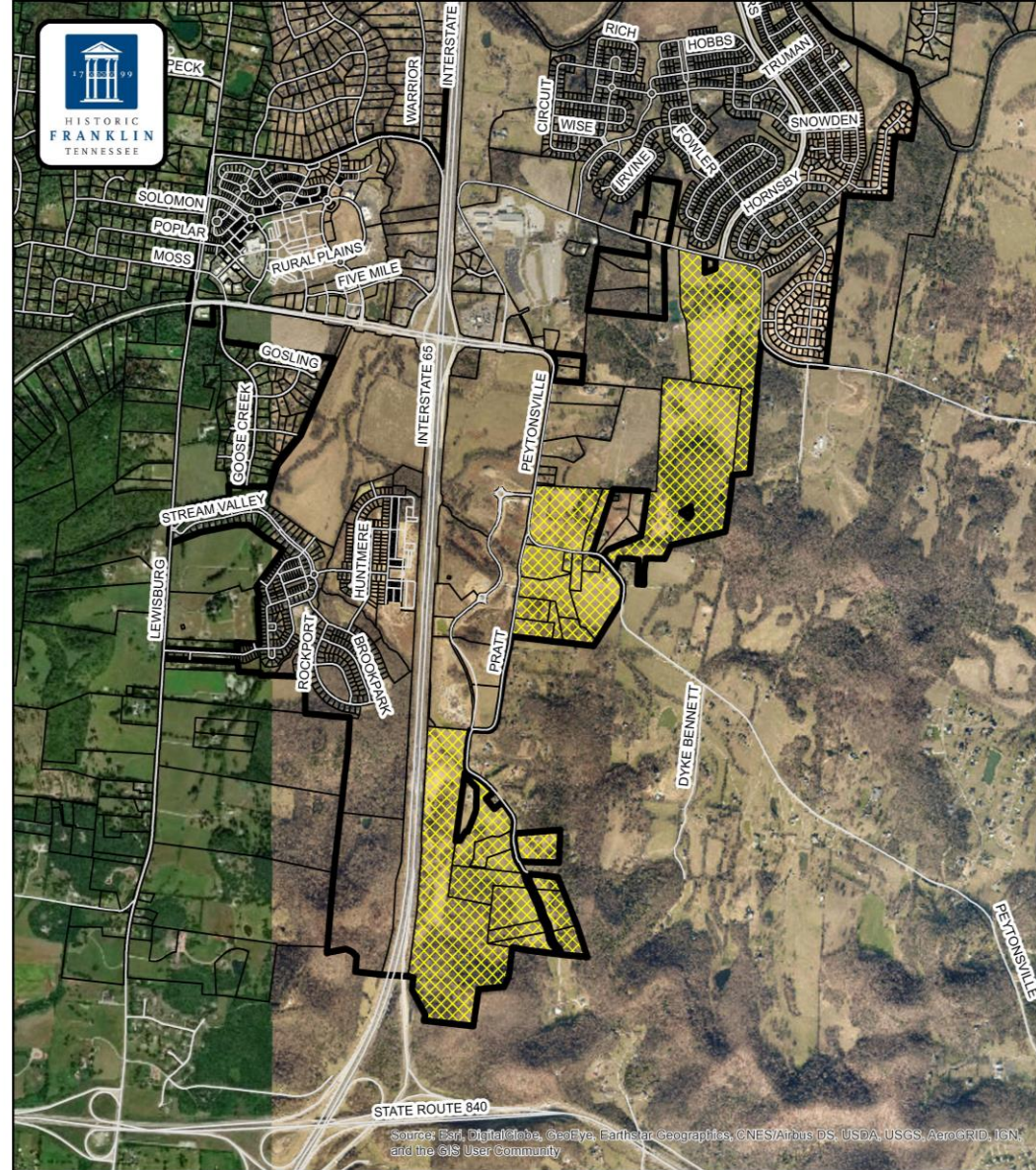
AND JANUARY 15TH COMMUNITY MEETING

JANUARY 15TH COMMUNITY MEETING

- Open house style meeting.
- 5-7pm at Eastern Flank Battlefield Park Clubhouse.
- 56 members of the public signed in; most provided email addresses to receive project updates.
- Members of staff manned stations around the meeting, answering questions and describing the information that was available for view.
- All meeting materials were posted online at the project website the morning of the meeting.

EXISTING CONDITIONS

- 26 recently annexed parcels by referendum.
- Parcels were located outside of UGB, thus they now need to be given an Envision Franklin Design Concept.



Legend

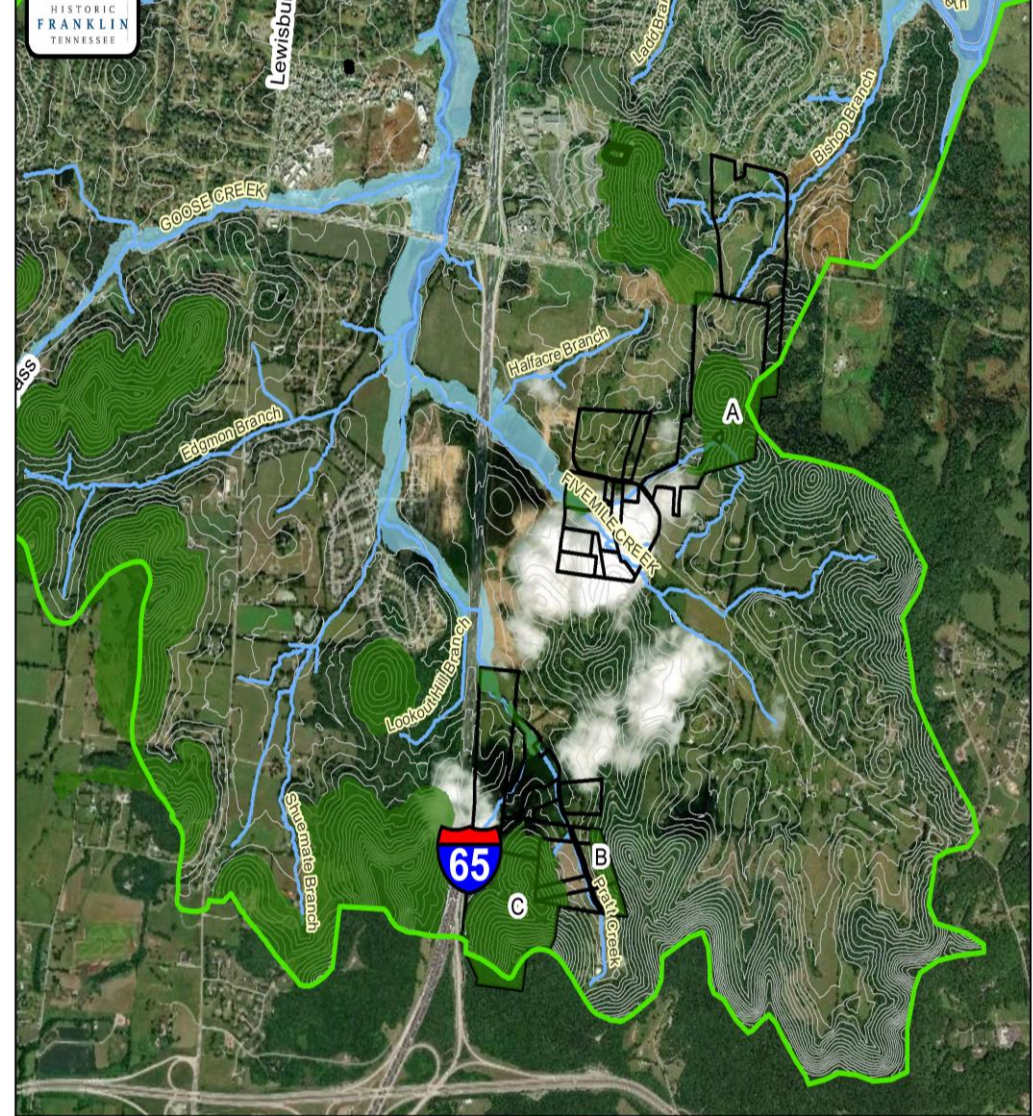
- City Limits
- Annexed Parcels

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HILLTOPS AND FLOODPLAIN IN GOOSE CREEK BASIN

- Staff reviewed the study area for potential needed Conservation areas, identifying major hilltop areas A, B, and C for the Conservation Design Concept.
- Factors included slope, existing tree canopy and density, elevation, and viewsheds.
- Small portions of Conservation were identified and designated following FEMA 100-year floodplain lines.



Legend

- | | |
|------------------------------|----------------------|
| Goose Creek Basin | Streams and Creeks |
| City Limits | Contours - 20ft |
| Conceptual Conservation Area | Flood Fringe Overlay |
| Annexed Parcels | Flood Way Overlay |

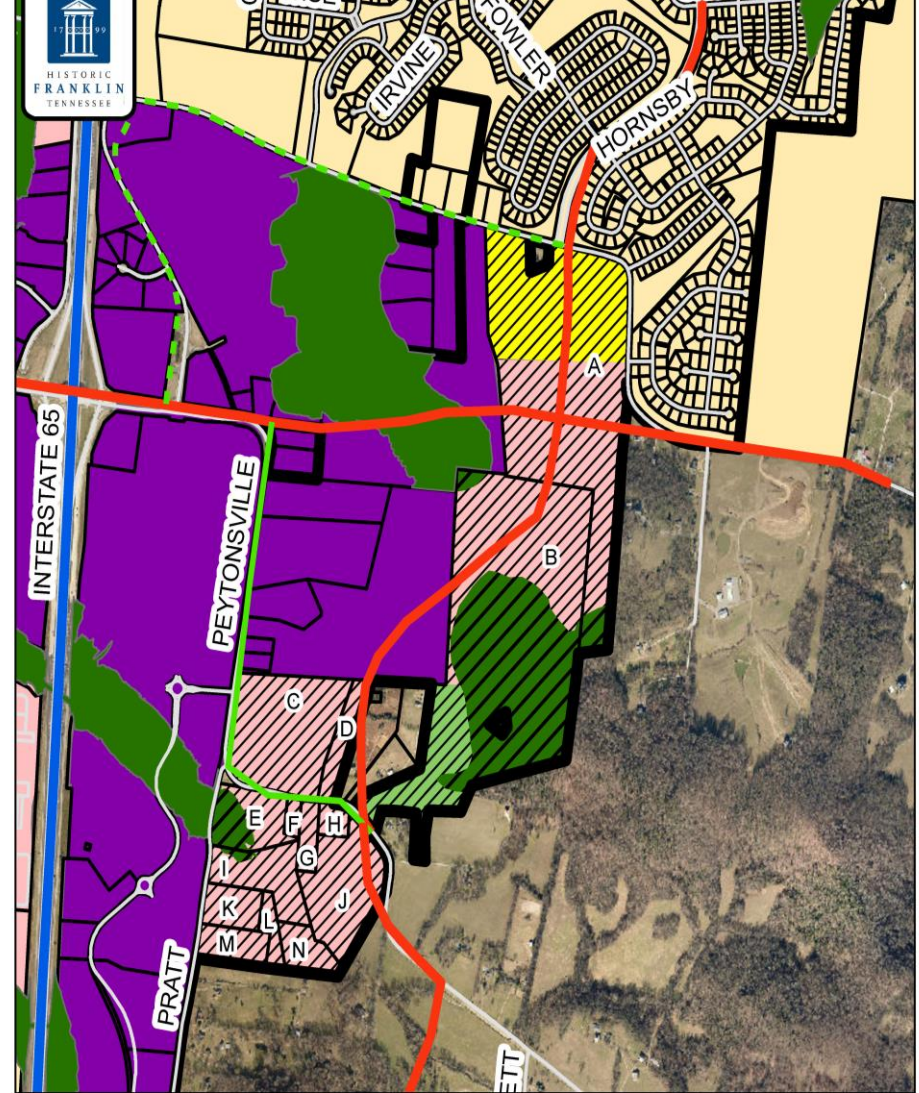
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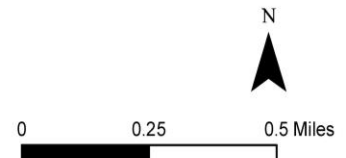
GOOSE CREEK RECOMMENDATIONS (NORTH)

- Recommended Design Concepts include:
 - Mixed Residential (yellow)
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)



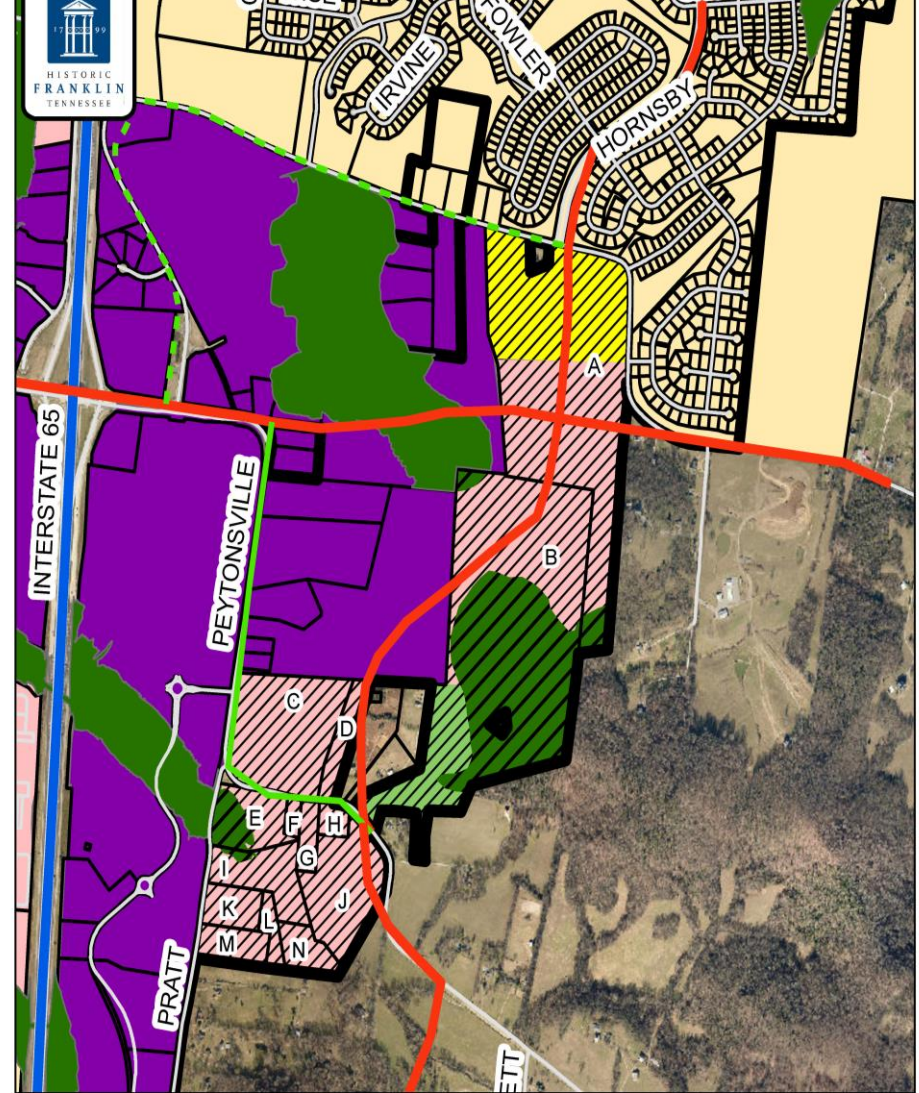
Legend

City Limits	Large Lot Residential	Conceptual Major Thoroughfare Plan
Potential Design Concepts	Mixed Residential	Freeway/Expressway
Conservation Subdivision	Multifamily Residential	Major Arterial
Mixed Residential	Neighborhood Commercial	Major Collector
Neighborhood Mixed-Use	Neighborhood Mixed Use	Minor Collector
Potential Conservation Area	Recreation	
Design Concepts	Regional Commerce	
Conservation Subdivision	Single Family Residential	
Historic Residential	Conservation Area	

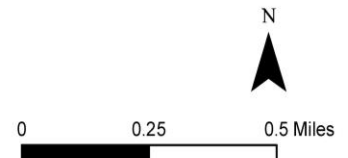
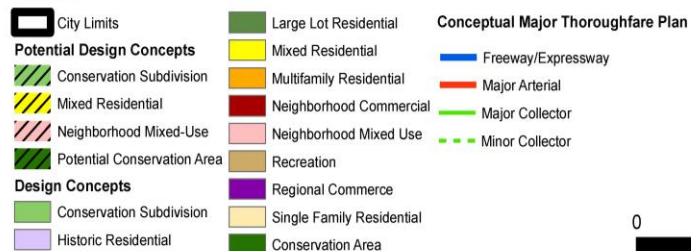


MIXED RESIDENTIAL DESIGN CONCEPT

- Contains residential neighborhoods with a combination of **single-family dwellings, big houses, duplexes, and townhomes.**
- New development should transition from existing development patterns in adjacent neighborhoods.
- Examples include: Eschelon and Water's Edge
- Staff identified as a good way to transition towards Ladd Park neighborhood.

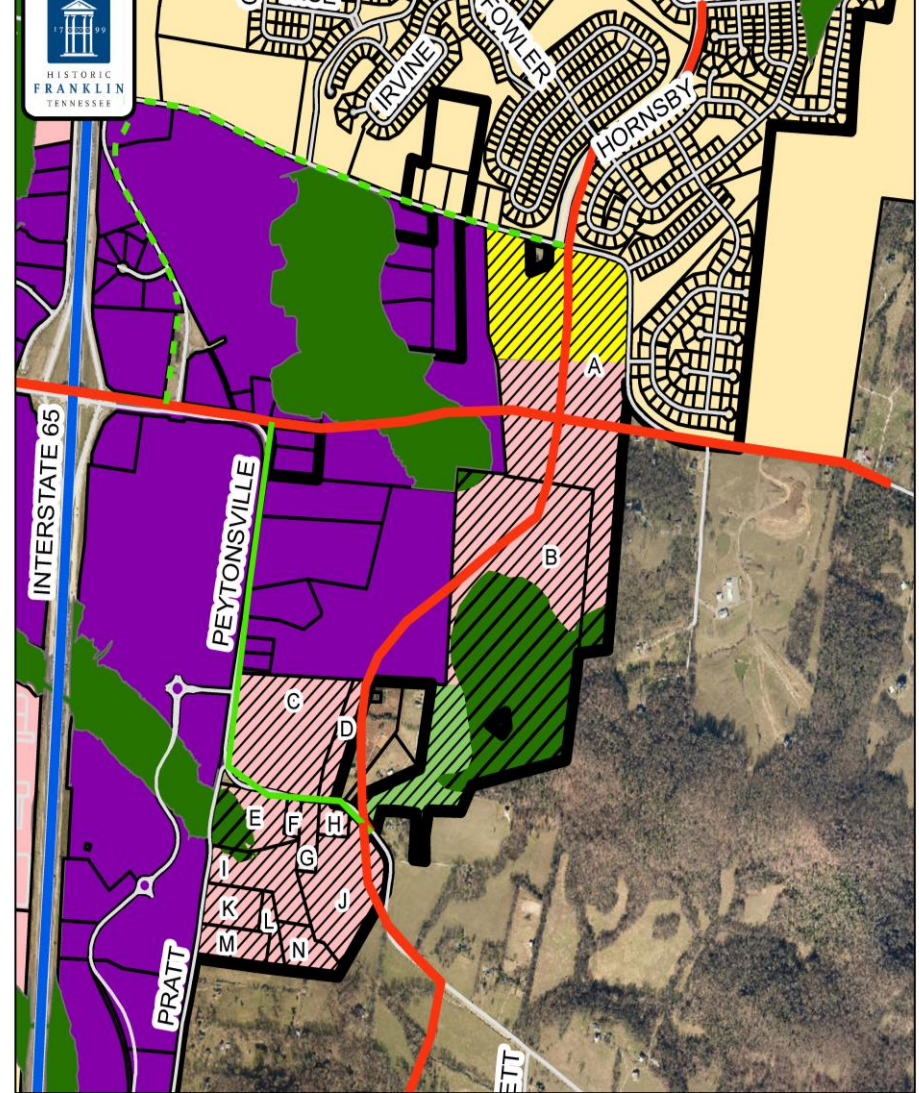


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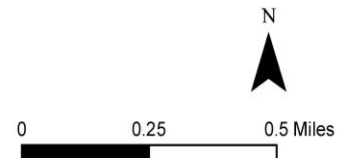
NEIGHBORHOOD MIXED USE DESIGN CONCEPT

- Provides a diverse mix of uses with a connected and walkable block layout.
- Average height of 3 stories.
- Multifamily residential developments should have activated ground floor commercial spaces.
- Would provide existing neighborhood and new developments the opportunity for close, local locations for everyday shopping, dining, and entertainment.
- Examples include: Berry Farms – Rural Plains and Town Center



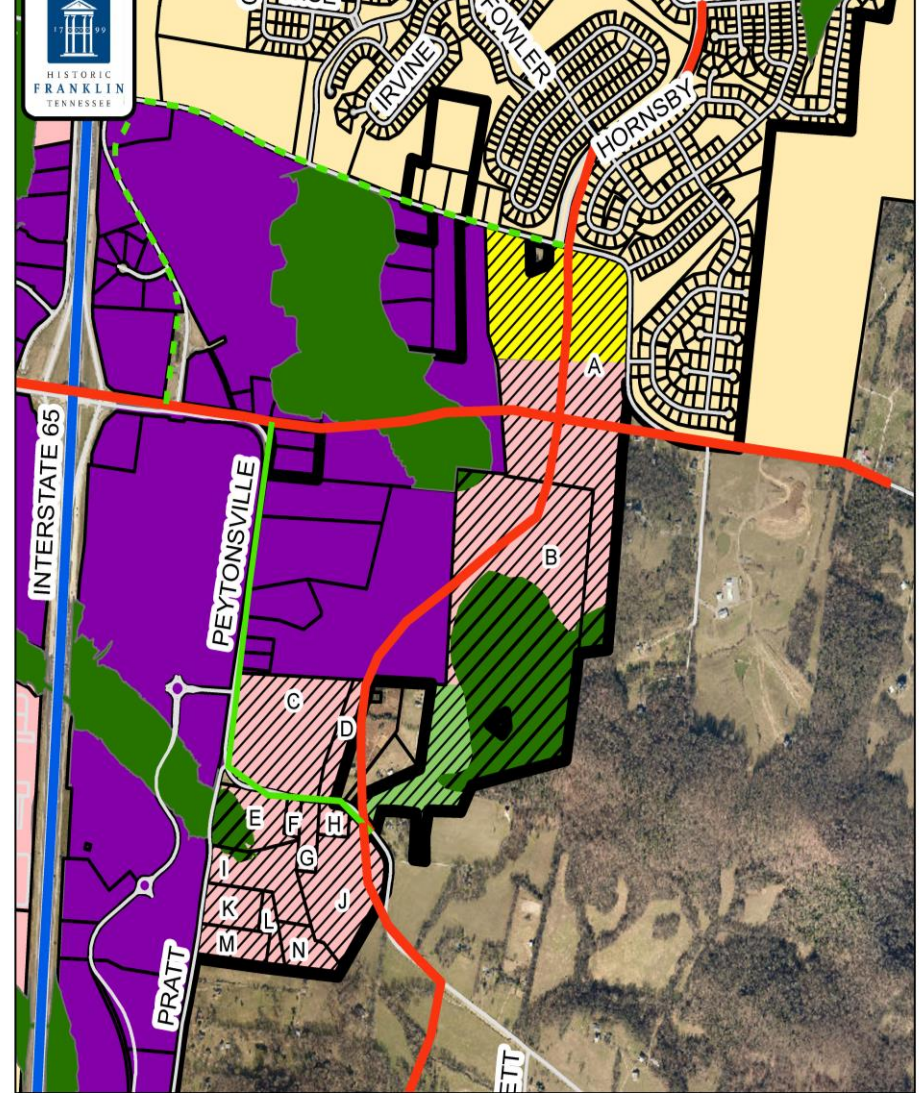
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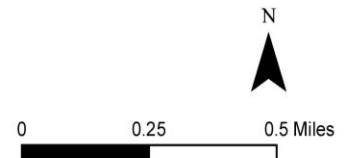
CONSERVATION SUBDIVISION DESIGN CONCEPT

- Supports primarily single-family residential on clustered lots.
- Requires minimum of 50 percent open space across the development.
- Intended to help preserve vistas, greenways, pastures, trails, and other scenic character while still allowing new development.



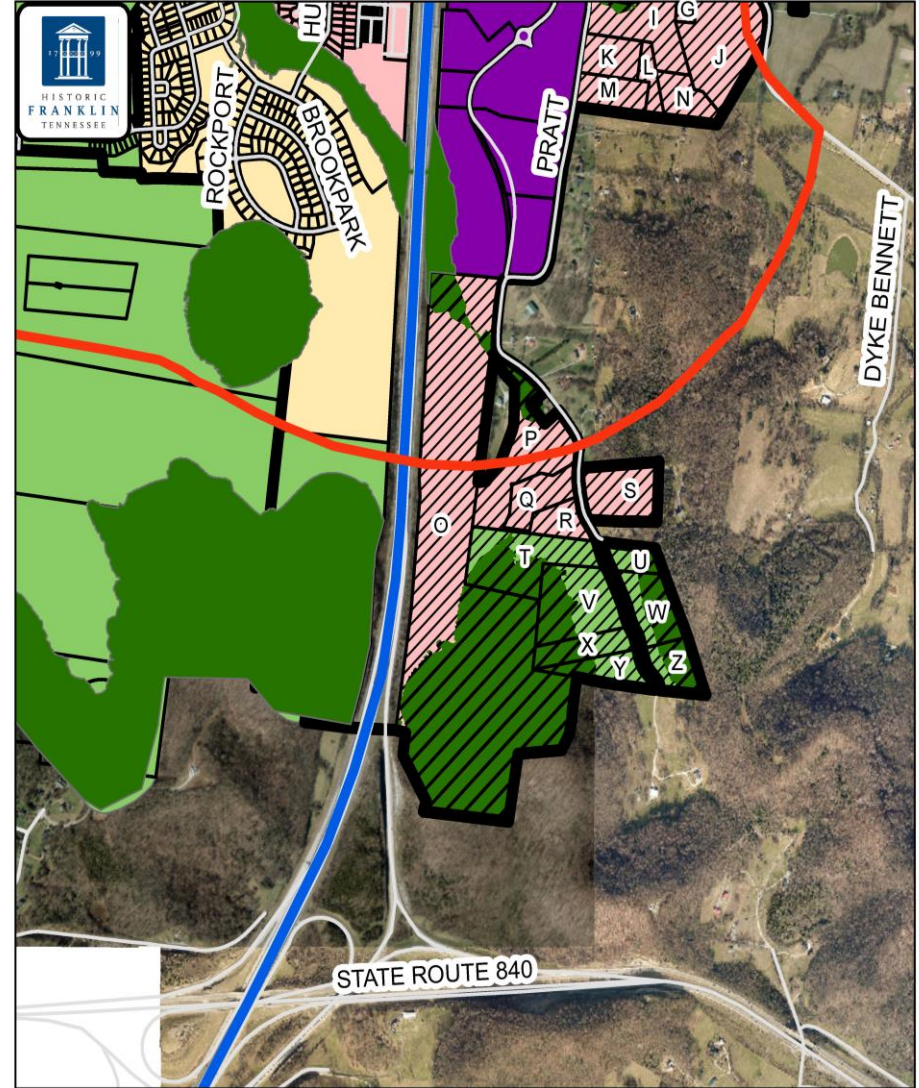
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Potential Conservation Area	Recreation	
Design Concepts	Regional Commerce	
Conservation Subdivision	Single Family Residential	
Historic Residential	Conservation Area	



GOOSE CREEK RECOMMENDATIONS (SOUTH)

- Recommended Design Concepts include:
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

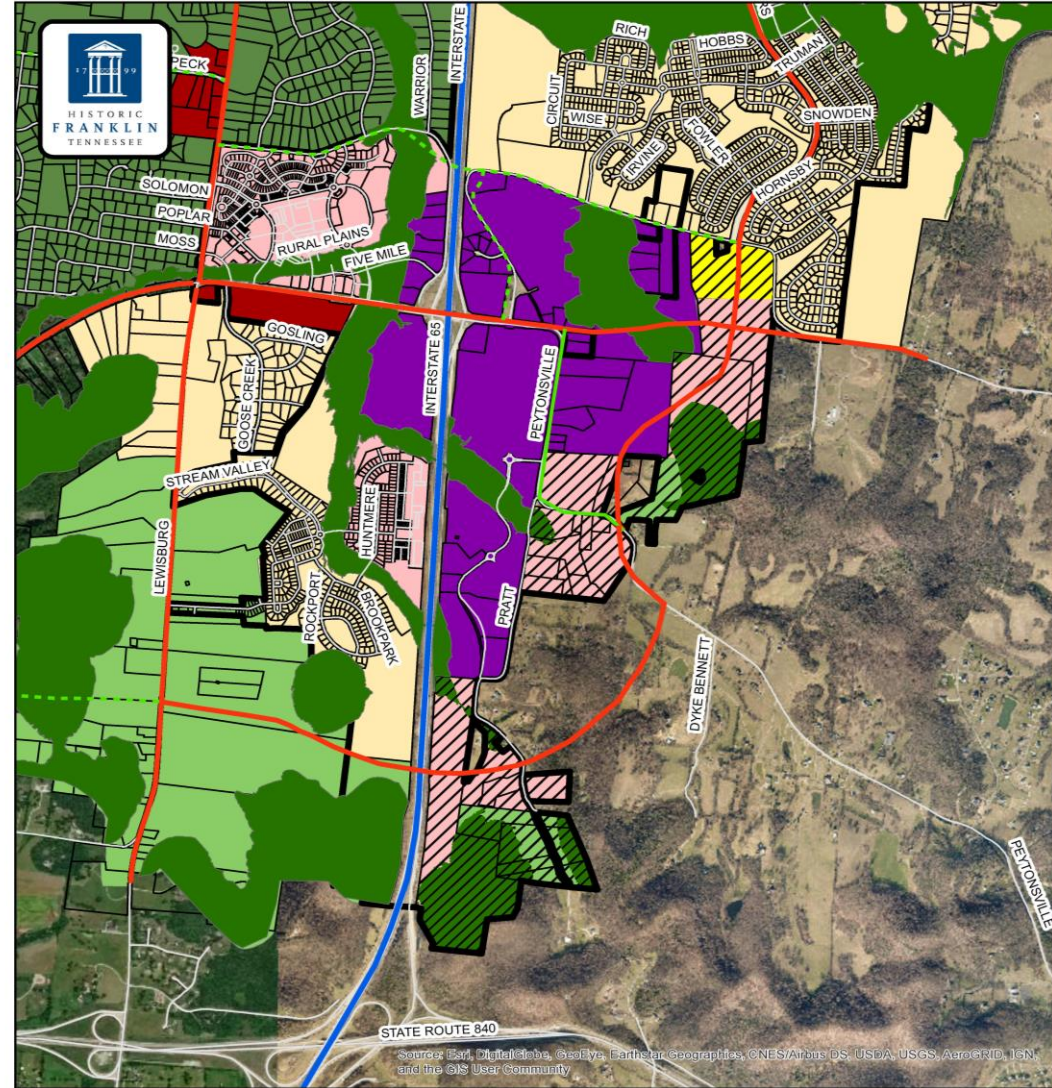
Major Arterial

0 0.25 0.5 Miles



GOOSE CREEK RECOMMENDATIONS AND CONCEPTUAL TRANSPORTATION NETWORK

- Recommended Design Concepts include:
 - Mixed Residential (yellow)
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)
- Carothers and Goose Creek Bypass extensions
- Flyover/ interchange south of Ramsey Solutions property



Legend

City Limits

Potential Design Concepts

Conservation Subdivision

Mixed Residential

Neighborhood Mixed-Use

Potential Conservation Area

Design Concepts

Conservation Subdivision

Historic Residential

Large Lot Residential

Mixed Residential

Multifamily Residential

Neighborhood Commercial

Neighborhood Mixed Use

Recreation

Regional Commerce

Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

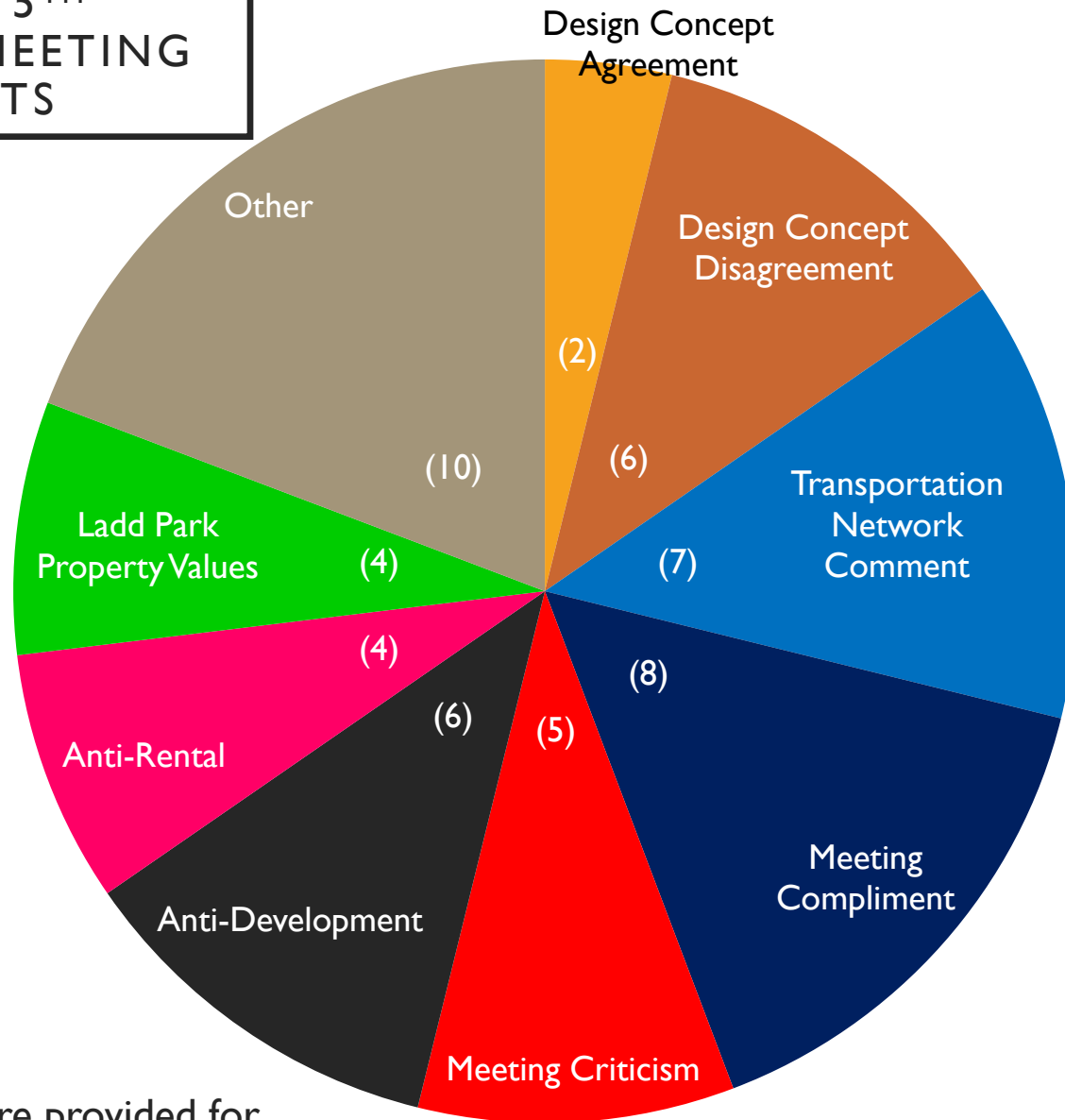
Major Collector

Minor Collector

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JANUARY 15TH COMMUNITY MEETING COMMENTS



- Comment cards were provided for attendees to leave their thoughts.
- 23 comment cards received

SPECIFIC FEEDBACK

- “The property on both sides of Carothers extension (the current Peytonsville Rd) should be Neighborhood Mixed-Use rather than a Conservation Subdivision due to proximity to more commercial uses and flat terrain.”
- “Neighborhood Mixed-Use designation south of the Ramsey Property is not a proper use of that land, better suited for Mixed Residential.”
- “Enjoyed the information, very informative. Thank you for the meeting and letting us know of all the possibilities and very excited about the progress of Peytonsville Rd. I have lived there 70 years.”
- “Consider Office Residential policy along the southern boundary of Long Ln or Mixed Neighborhood transition.”
- “Consider removing the HHO at the future intersection of Goose Creek & Carothers.”
- Additional interest in annexation stemmed from this process.

NEXT STEPS

- Receive comments and feedback from January 23rd.
- Review comments from January meetings and make any needed changes to recommendations.
- Review any potential special considerations for sub-areas of project area.
- Return to Joint Conceptual meeting with any updated recommendations on February 27th.
- Make any final adjustments or changes based on additional feedback.
- Bring final recommendations to Franklin Municipal Planning Commission on March 26, 2020 for approval.