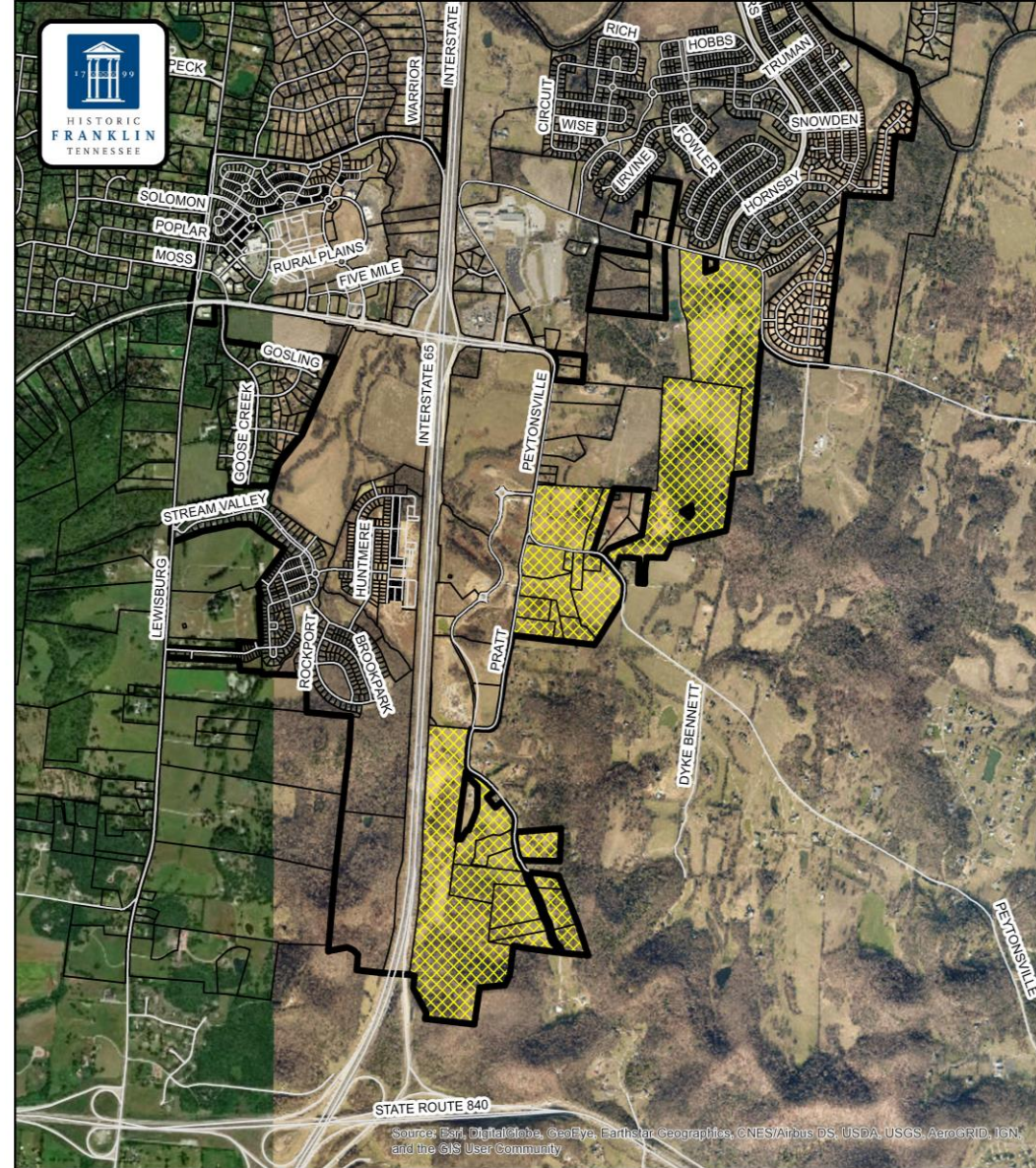


GOOSE CREEK AMENDMENT

FEBRUARY JOINT CONCEPTUAL 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

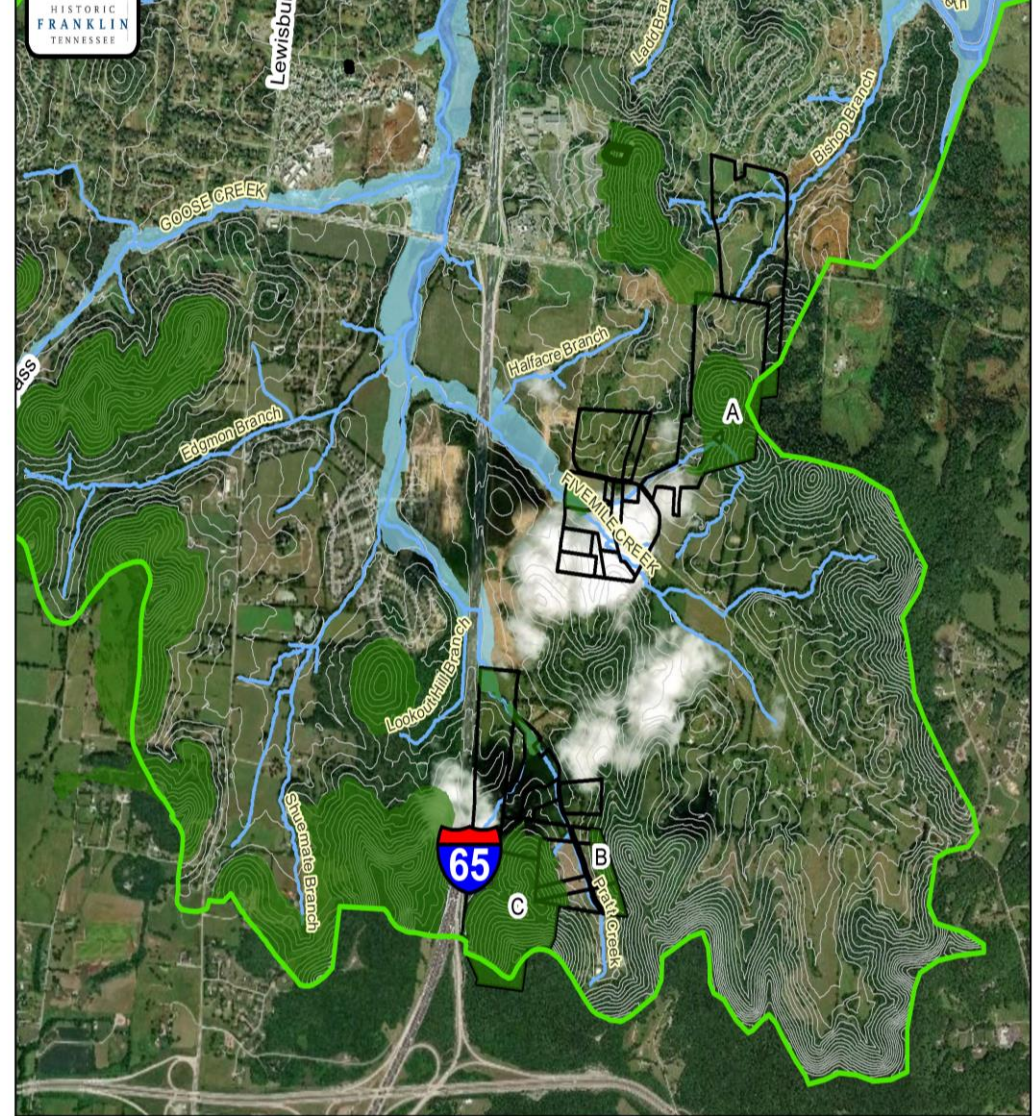
- City Limits
- Annexed Parcels

0 0.5 1 Miles

N

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 |

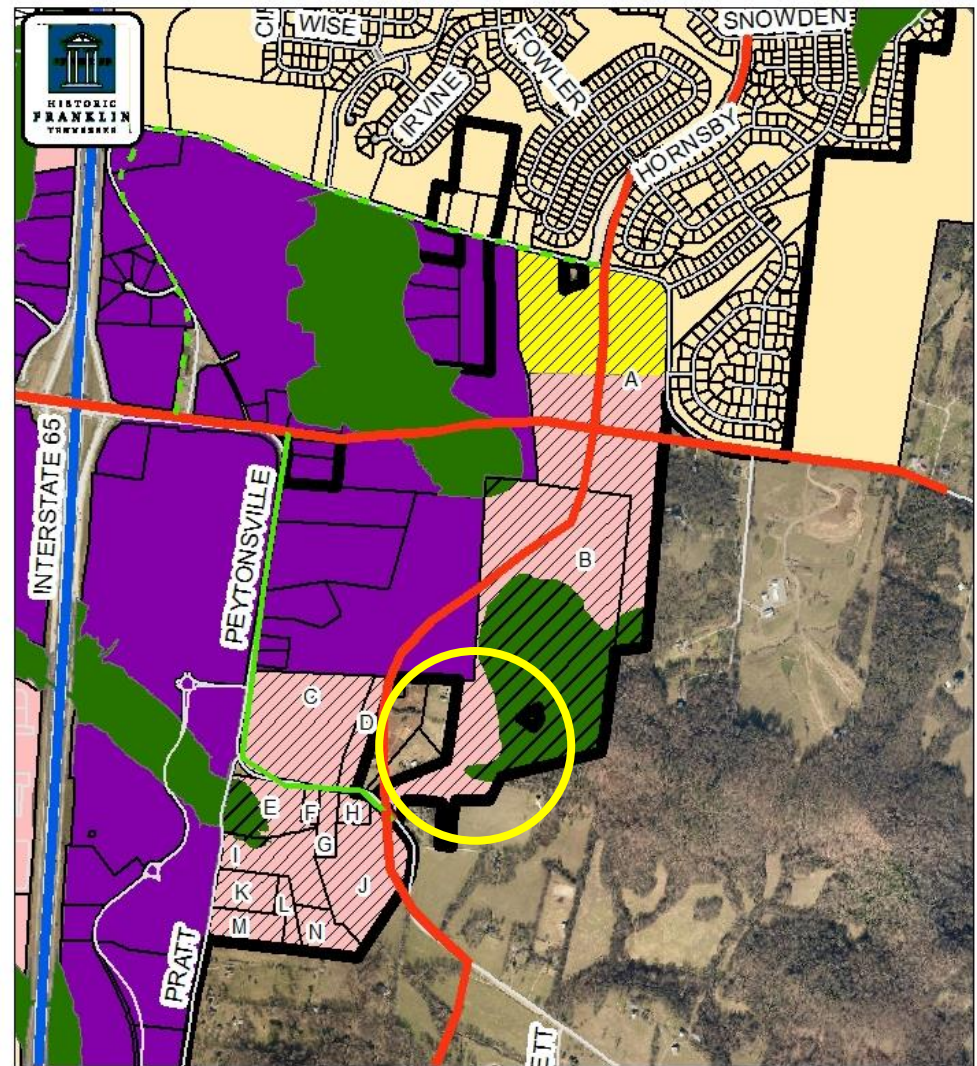
0 0.5 1 Miles



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2018. All Rights Reserved.

GOOSE CREEK RECOMMENDATIONS (NORTH)

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

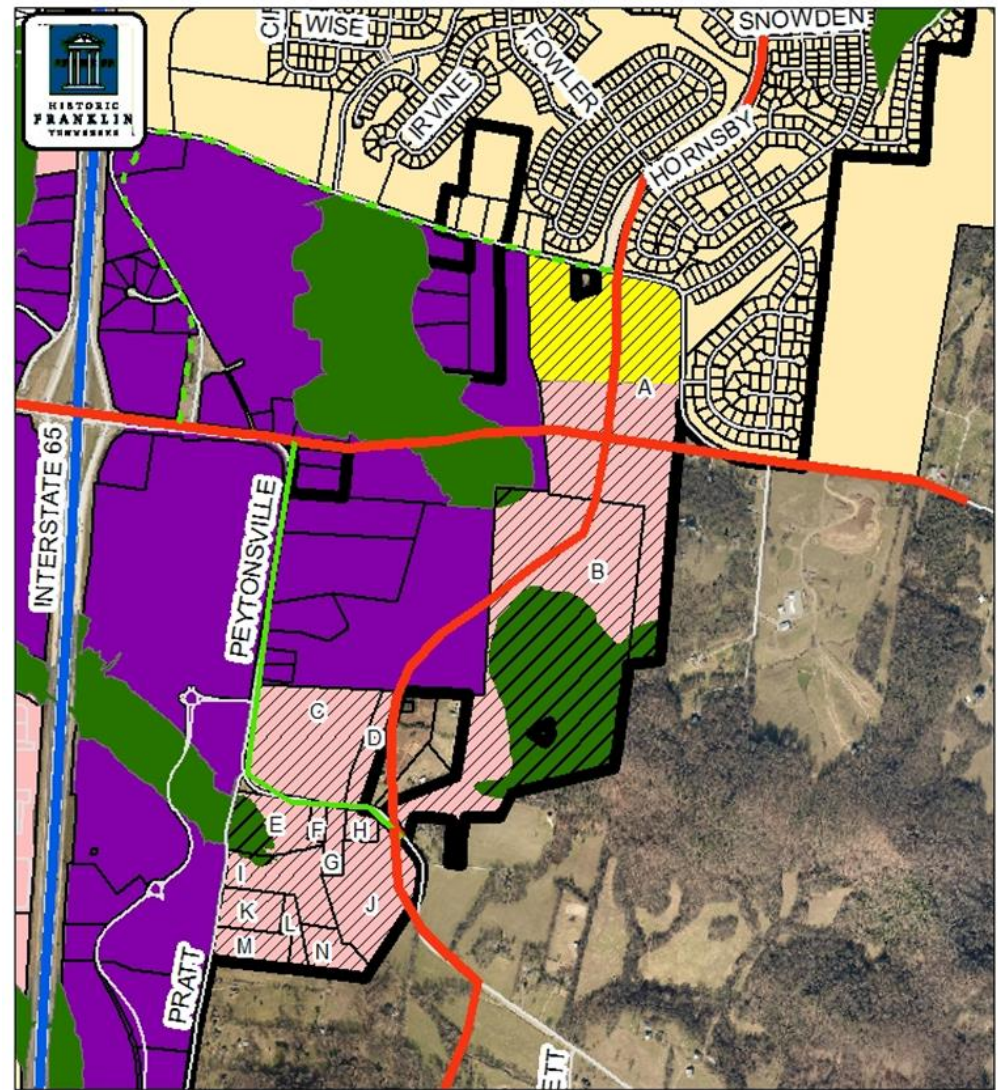


Legend

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: Echelon and Water's Edge
- Staff identified as a good way to transition towards Ladd Park neighborhood.



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/Express way

Major Arterial

Major Collector

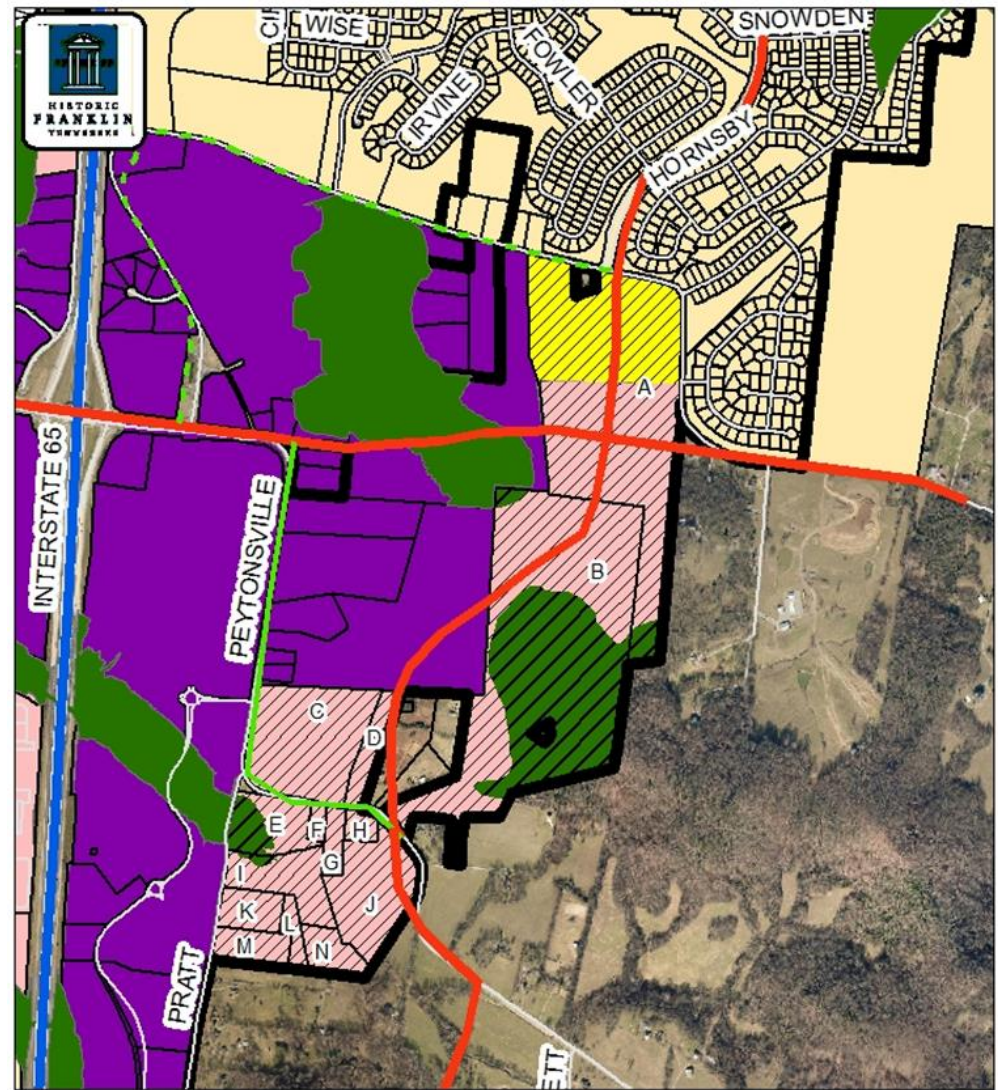
Minor Collector

0 0.25 0.5 Miles



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



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/Express way

Major Arterial

Major Collector

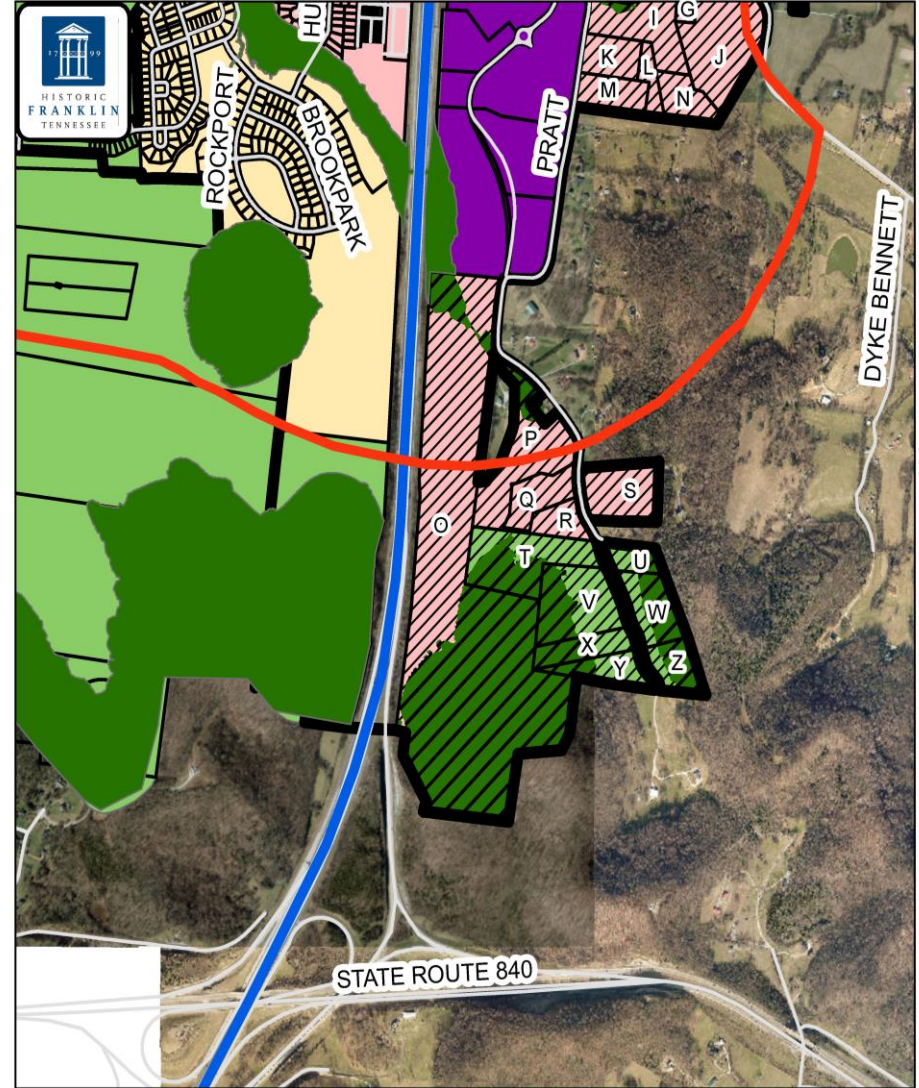
Minor Collector

0 0.25 0.5 Miles



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

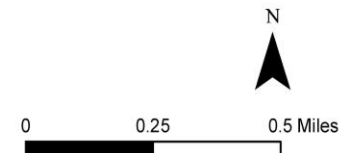
Single Family Residential

Conservation Area

Conceptual Major Thoroughfare Plan

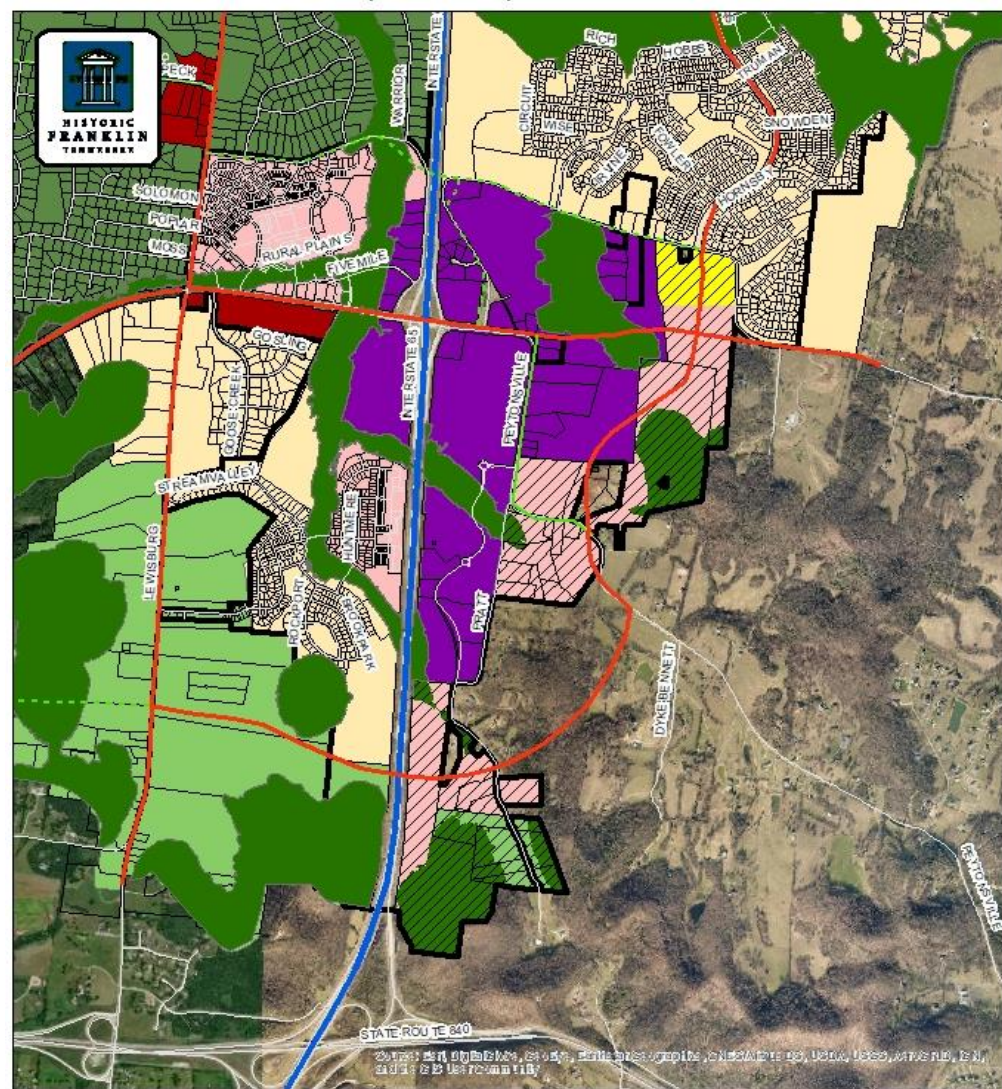
Freeway/Expressway

Major Arterial



GOOSE CREEK RECOMMENDATIONS AND CONCEPTUAL TRANSPORTATION NETWORK

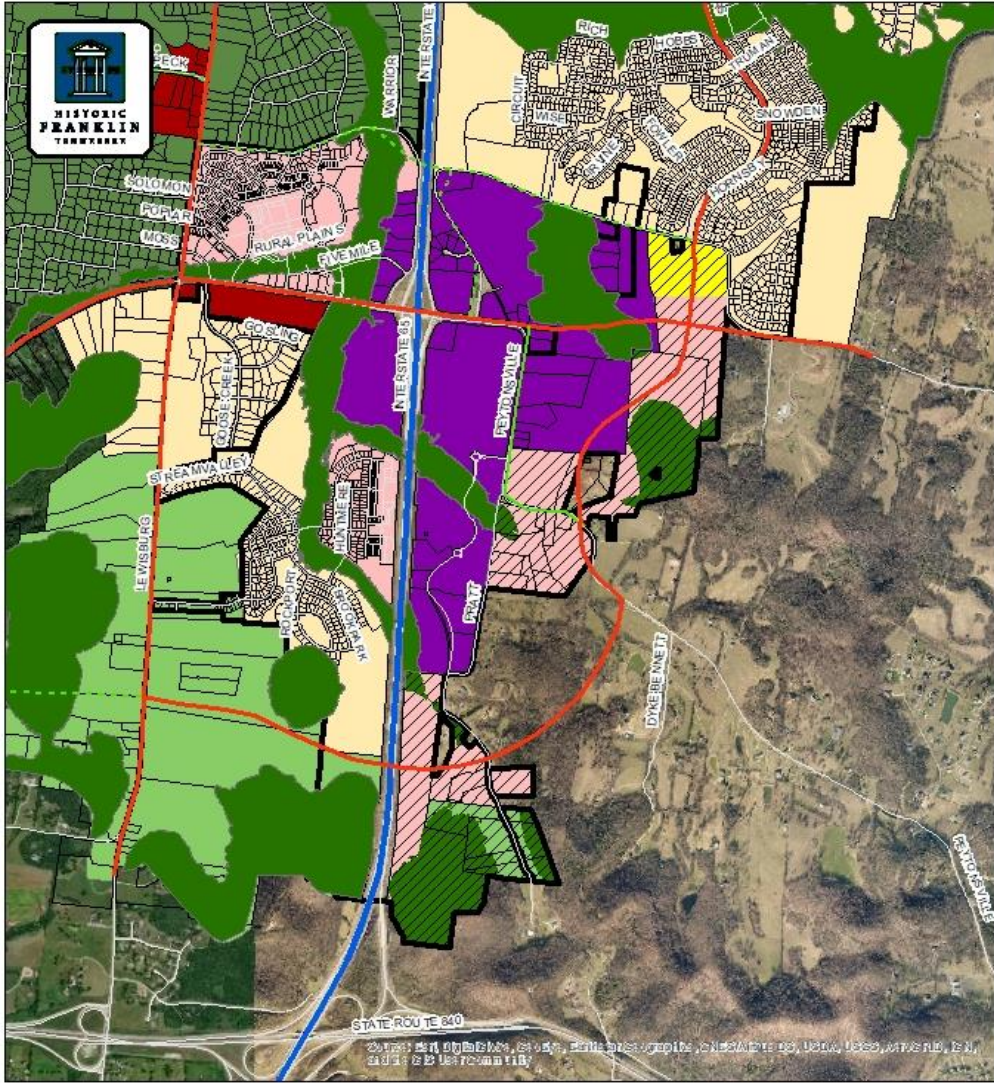
- Recommended Design Concepts include:
 - Mixed Residential (yellow)
 - Neighborhood Mixed Use (pink)
 - Conservation (dark green)
 - Conservation Subdivision (light green)
- Carothers and Goose Creek Bypass extensions
- Flyover/ interchange south of Ramsey Solutions property



SPECIAL CONSIDERATIONS

- **Neighborhood Mixed-Use**
Consideration: Goose Creek Area,
East of I-65

- The area should include an overall mix of uses, but smaller individual parcels are not expected to have a mix of uses.
- The intensity and scale of new development south of the Reams-Fleming Tract will heavily depend upon the timing, location, and level of access of the proposed east-west connector over I-65.



Legend

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



0 0.5 1 Miles

SPECIAL CONSIDERATIONS

- **Mixed Residential Consideration:
Intersection of Carothers Parkway & Long Lane**
 - New development on the south side of Long Lane and Carothers Parkway intersection should provide a comparable setback off Long Lane to that of the existing development pattern established by Ladd Park and Foxglove Farm.
 - The intersection should include gateway features such as fieldstone walls, wood plank fencing, enhanced landscaping, and monument signage in order to preserve some of the rural character.
 - The location of the southern boundary with Neighborhood Mixed-Use is approximate. The intent is to create a transition from single family residential uses found in Ladd Park to higher intensity uses located near the future intersection of Carothers Parkway and Peytonsville Road.



FINAL STEPS

- Make any final adjustments or changes based on additional feedback.
- Bring final recommendations to Franklin Municipal Planning Commission on March 26, 2020 for approval.
- March 2- Application deadline for 2nd round of annexations by referendum
- April 28- BOMA Work session for consideration of proposed annexation
- July 23- FMPC for recommendation to BOMA
- September 22- BOMA 3rd Reading
- November 3- State General Election; vote on referendum