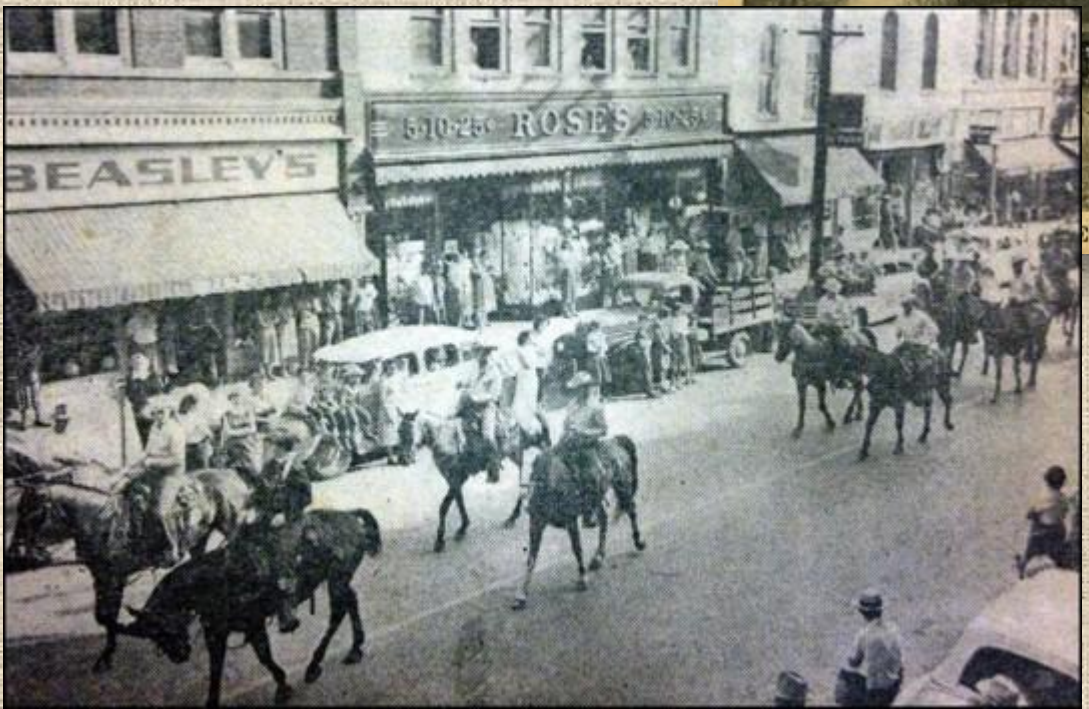
How a Small Rural Tennessee Town Became the Most Sought After City in the State



FRANKLIN, TENNESSEE

Established in 1799



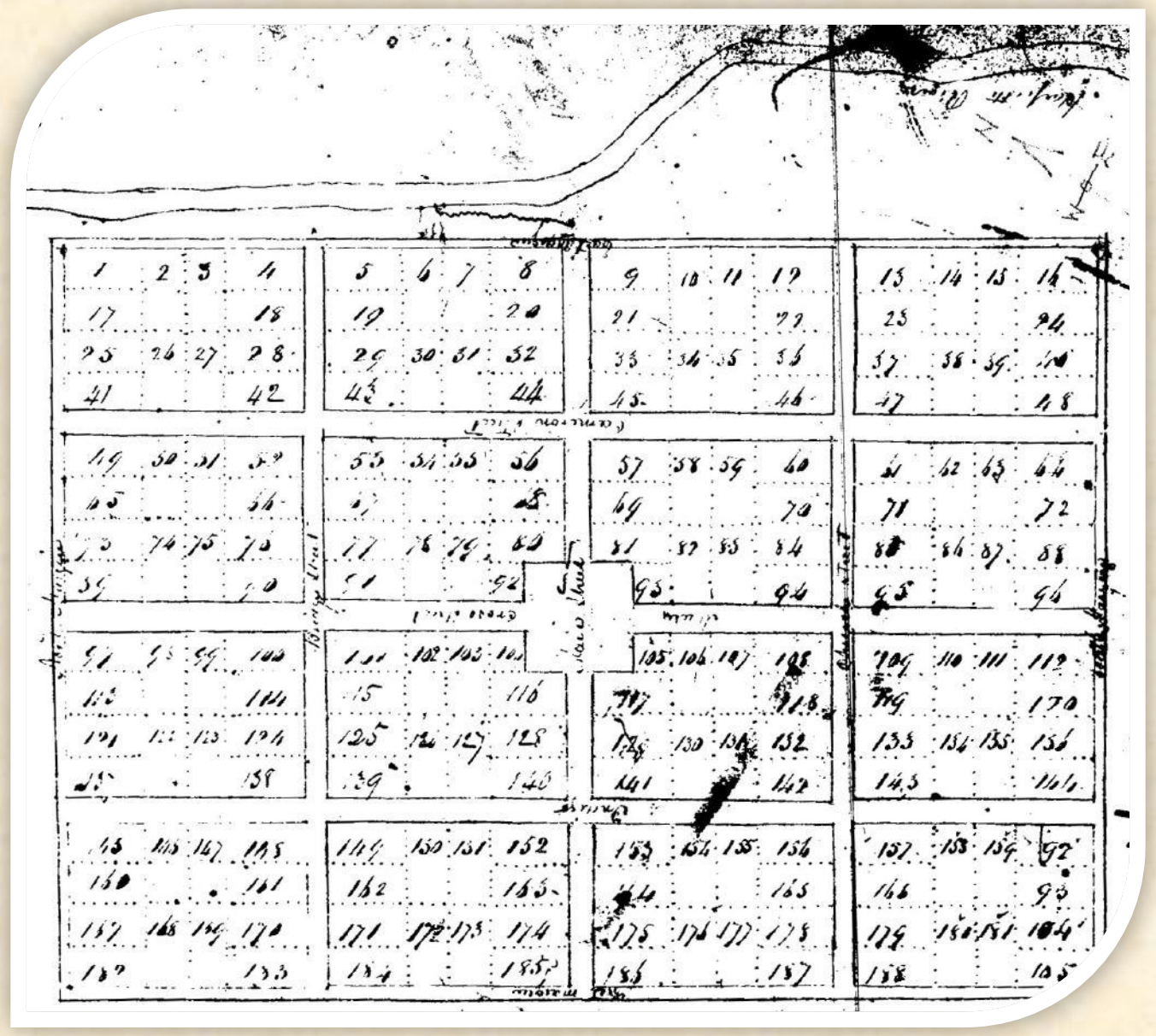


Early agricultural economy

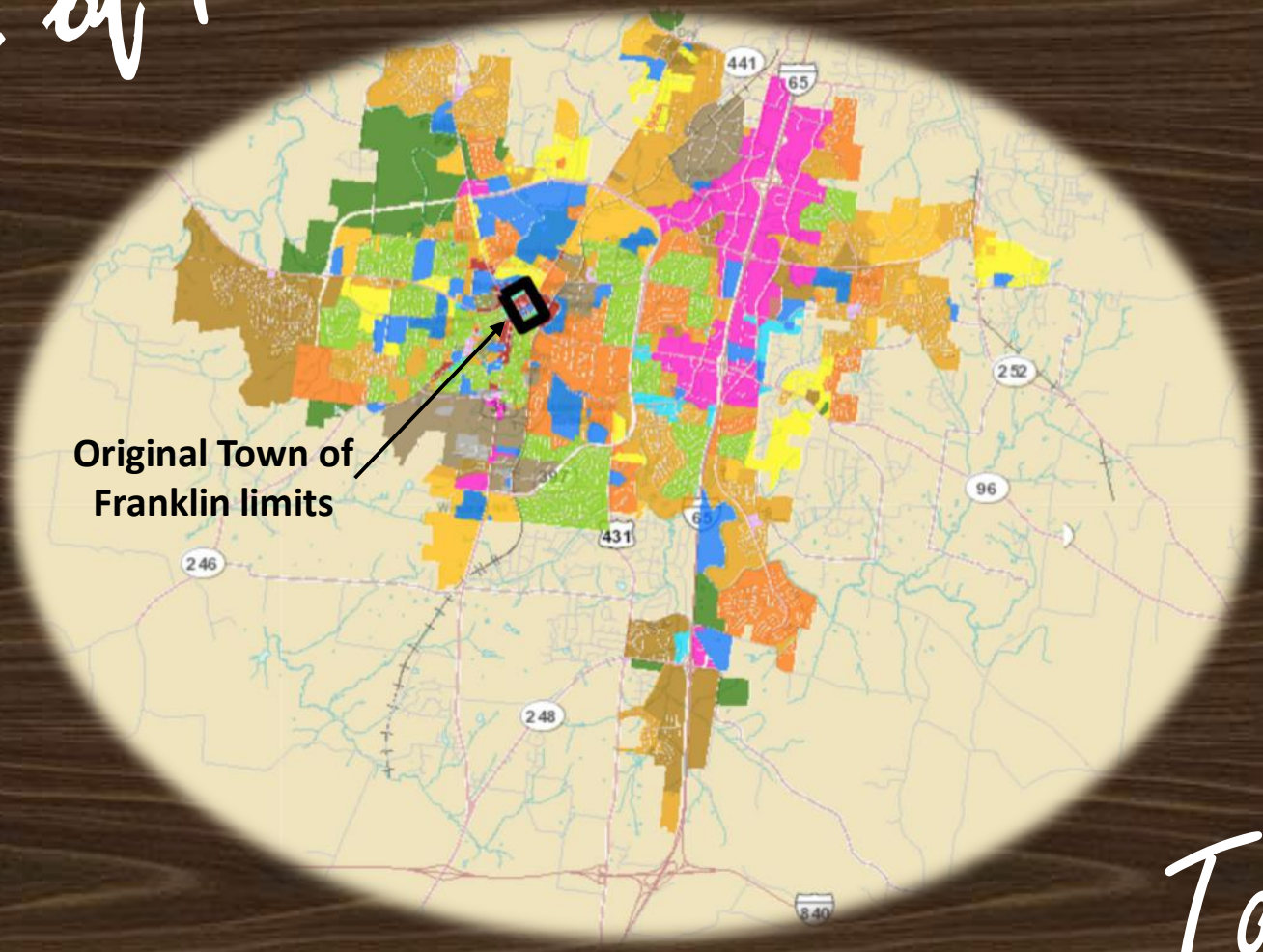
Proximity/ties to Nashville

Victorian architecture

Original Town of Franklin



City of Franklin



Today



A LITTLE ABOUT FRANKLIN...

- 8th Fastest Growing City in Nation (U.S. Census 2017)
- 6th Best Places to Live (Money Magazine 2018)
- Top 10 Places to Retire (Money Magazine)
- Top 50 Cities to Start a Small Business (Business Week Magazine)
- Best Place for Job Seekers (Nerd Wallet 2013)
- Where the Jobs Are (CNN Money Magazine 2012)
- Best Southern Town (Garden and Guns Magazine, 2014)
- Most Romantic Main Street (National Trust for Historic Preservation 2010)
- Top 10 for Historic Preservation (Preservation Network 2012)
- 2nd Most Business Friendly Cities in TN (Beacon Center 2012)
- Great American Main Street Award

THE PERFECT STORM

Streetscape – Main Street Revitalization

The Cool Springs Galleria Mall



Saturn Headquarters moved nearby

Nissan Headquarters moved to town





DOWNTOWN DECLINE AND RESURGENCE


BEN F AN L N 5-10


Batey's
KENWI

1980S STREETSCAPE PROJECT





RUDY JORDAN



FRANKLIN Newsroom



Before + AFTER




SANDLIN
DRUGS
WE HAVE
MOVED
WE HAVE
MOVED
WE HAVE
MOVED


PIGG PEACH
THE HEIRLOOM


The Heirloom Shop
OPEN

{:before} {:after}






HOUR
DOLLAR
GENERAL STORES
Western Auto
DEALER
TIRES
TUBES
BILLIARDS



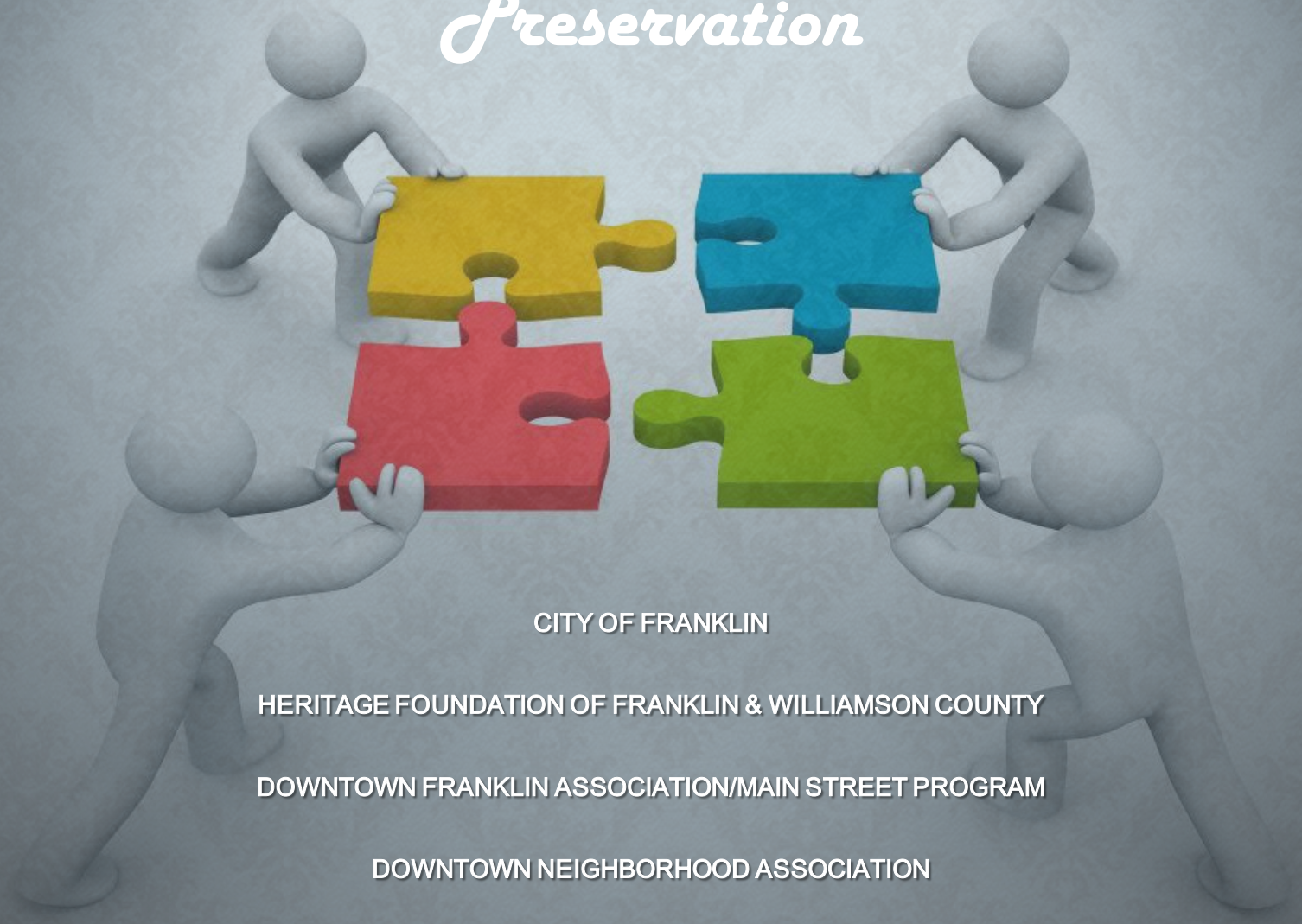

Spring
Spring



BEFORE and AFTER



Building Partnerships to Foster Historic Preservation



CITY OF FRANKLIN

HERITAGE FOUNDATION OF FRANKLIN & WILLIAMSON COUNTY

DOWNTOWN FRANKLIN ASSOCIATION/MAIN STREET PROGRAM

DOWNTOWN NEIGHBORHOOD ASSOCIATION

WILLIAMSON COUNTY CONVENTION & VISITORS BUREAU

TENNESSEE HISTORIC COMMISSION/STATE HISTORIC PRESERVATION OFFICE

HISTORIC PRESERVATION OVERLAY (HPO)

UTILIZED AS A PLANNING TOOL TO PROTECT THE ARCHITECTURAL CHARACTER OF THE COMMUNITY'S HISTORIC RESOURCES; INVOLVES MANDATORY REVIEW OF EXTERIOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, DEMOLITION, SIGNAGE, FENCING

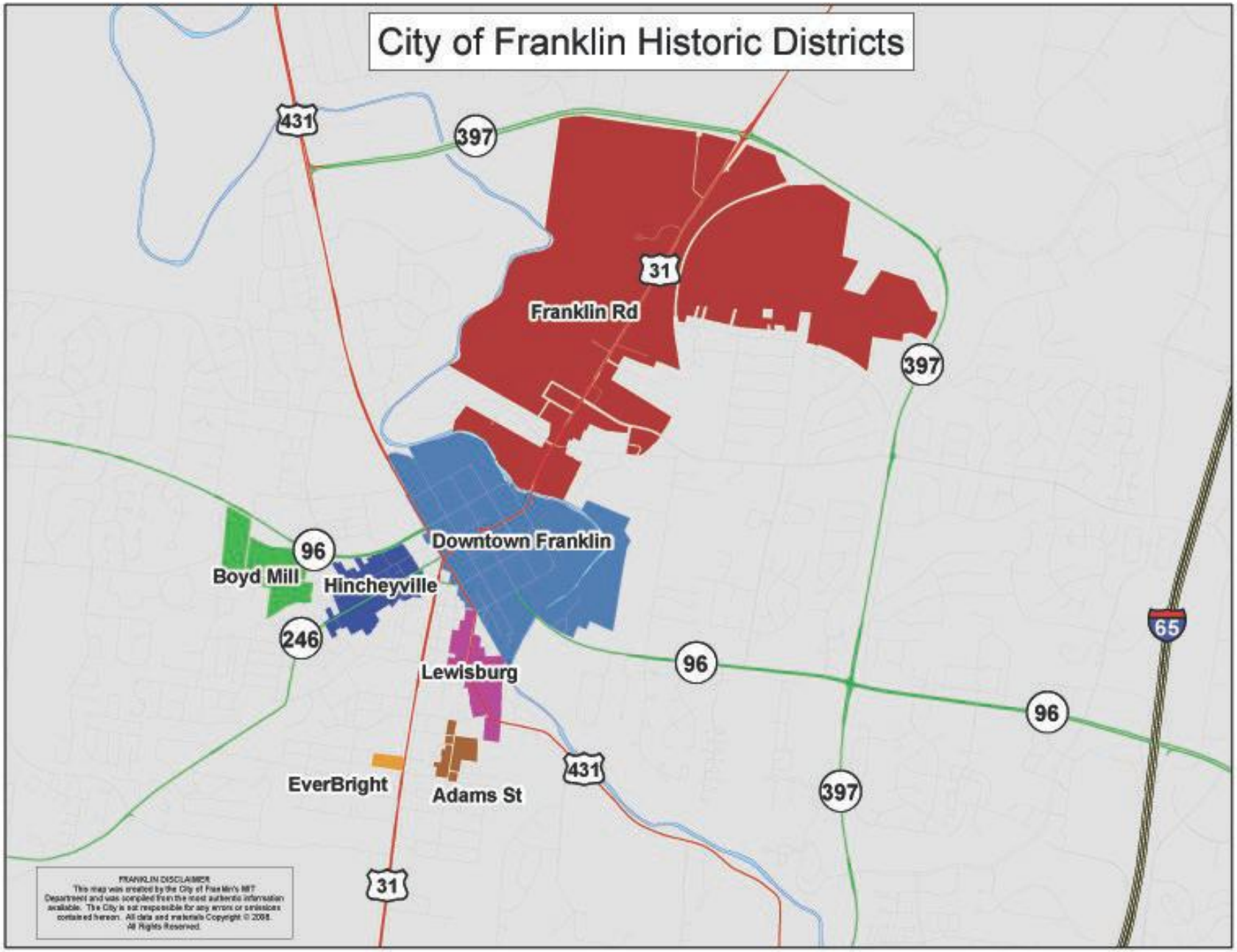
HISTORIC ZONING COMMISSION (9 APPOINTEES)

MISSION TO PRESERVE AND PROTECT FRANKLIN'S HISTORIC RESOURCES THROUGH IDENTIFICATION, DESIGNATION, AND DESIGN REVIEW

DESIGN REVIEW COMMITTEE PROVIDES VOLUNTARY DESIGN ASSISTANCE






City of Franklin Historic Districts
431
397
31
Franklin Rd
397
96
Boyd Mill
Hincheyville
Downtown Franklin
246
Lewisburg
96
65
96
431
397
EverBright
Adams St
31
FRANKLIN DISCLAIMER
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Legal Issues with New Development

- Planning Commission had previously been "hand shake" and "good ol' boy" system.
- More training needed for our commissioners and officials.
- Creation of the Historic Zoning Commission to protect what has been restored.
- Consistent review and revision to the Land Use Plan (now called Envision Franklin).
- Seaside Institute helped educate our citizens
- Closer relationship between Planning and Engineering



BOB MARTIN



GROWTH IN FRANKLIN





Year	Population	Acres	% Increase Population
1970	9,400	1,221	---
1980	12,400	6,190	32
1990	20,100	6,190	38
2000	41,840	19,484	108
2010	62,500	26,569	49
2017	77,400	26,980	---
2020	85,000	---	35

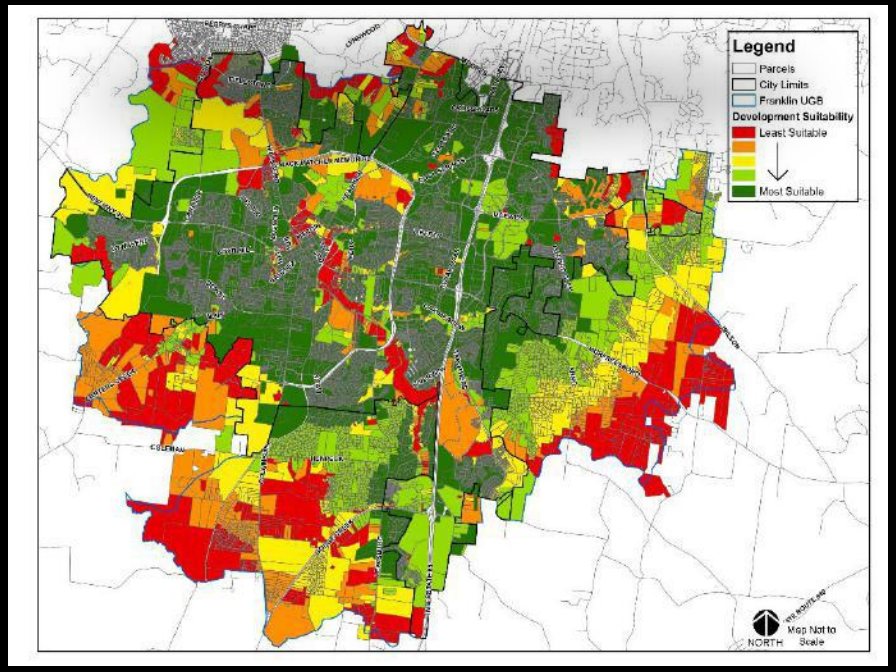
OUR HISTORY OF LONG RANGE PLANNING

- Education
  - Seaside Institute
  - Mobile Workshops
- Character Areas
- Consistent Reviews and Updates



Planning for Growth





Envision Franklin

- Suitability Analysis/Development Reserve
- Height Overlay Study
- Linking transportation and land use
- Proactively directing where growth should occur

Key Principles for New Development

- Supports long-term economic vitality
- Preserves Franklin's natural beauty
  - View corridors/Hilltop preservation
  - Stream restoration
- Creates exceptional places for people through great architecture and site/public realm design
- Context-sensitivity
- Incorporates transportation connections that allow for walking, biking, driving, and transit

Long-range Planning is essential to consistently stay ahead of upcoming development, opportunities, and challenges.

- Major Multimodal Thoroughfare Plan
- Parks Master Plan
- Sewer Basin Studies
- Corridor Studies (suburban retrofit, 5th Ave. North)
- Riverfront Visioning










WINE & SPIRITS


back & company




UMI

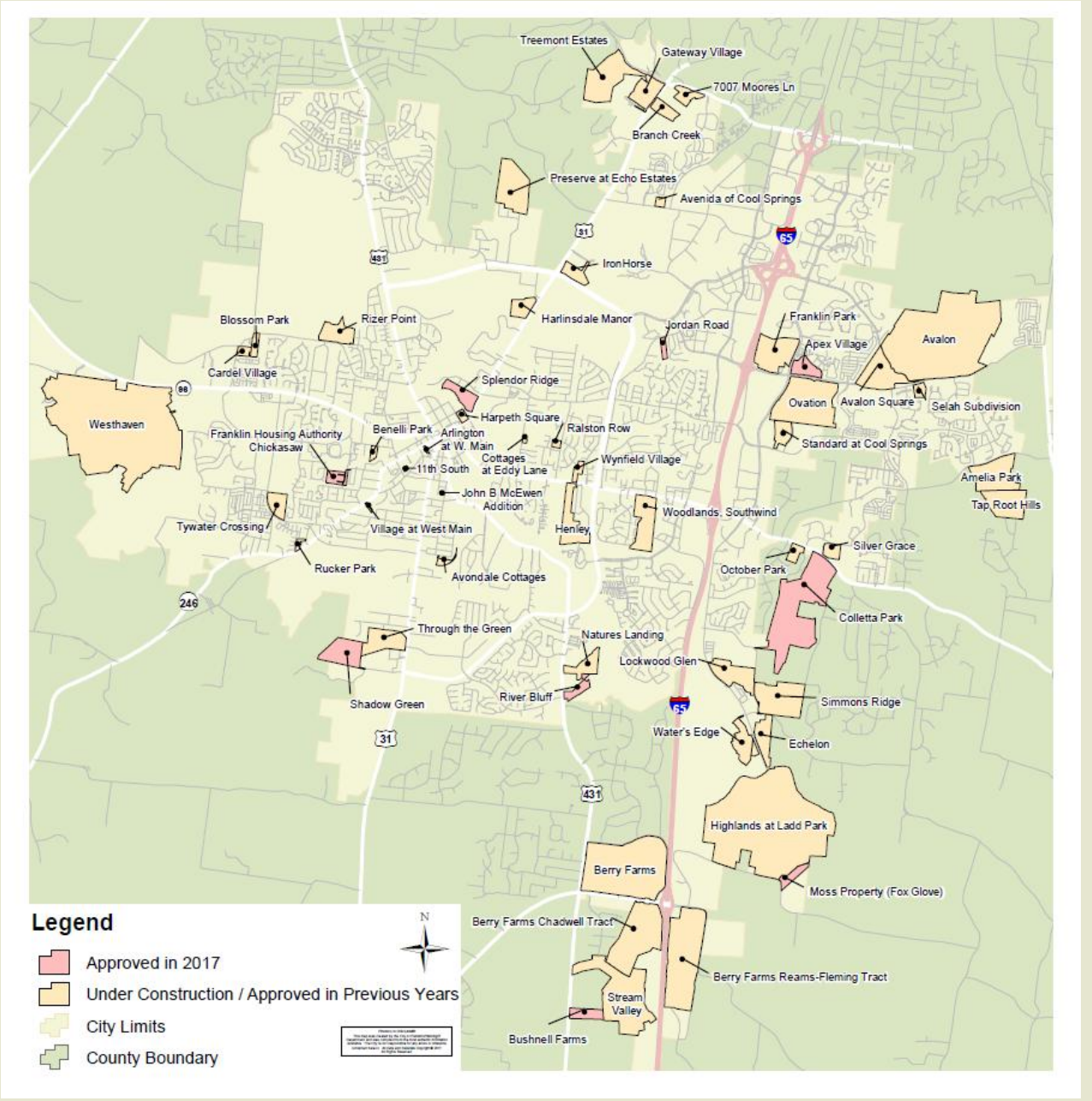

CAMERON
FP
O·N·E
FP
T·W·O




MADAME SIMOES
OVATION


COURTYARD

Growth Challenges and Annexation



JIM EAST



STATE CONTROLS

State has taken away annexation tools from cities.

Lack of ability to properly long-term plan.





Other Opportunities & Challenges

- Affordable and Workforce Housing
- Regional Transportation
- Water Resources
- Telling our full Civil War History (Monuments)
- Homelessness (The Contributor)

Mayor of the Year 2018

