

Town of Franklin Comprehensive Land Use Plan



Steering
Committee #4
November 19th, 2019



STEWART

Agenda

- **Introductions / Talk of the Town**
- **Plan Process**
- **Vision and Goals**
 - Draft Vision
 - Revised Goals
- **Recommendations**
 - Future Land Use Plan
 - Housing
 - Economic Development
 - Transportation
- **Draft Plan**
 - Outline and Layout
- **Discussion / Next Steps**



Plan Process

Part I (March – June 2019)

- Identify + Involve Stakeholders
- Analyze Current Issues
- Prep for Charette

Part II (July 2019 -March 2020)

- Charette (Public Meetings)
- Develop Vision and Goals
- Develop Recommendations
- Draft Plan
- Formally Adopt Plan
- Implement Plan

		2019												
PART I		F	M	A	M	J	J	A	S	O	N	D	J	F
Phase 1 – Project Initiation														
	Pre-Planning													
	Data Collection & Review of local plans													
	Community Tour / Steering Committee Meeting #1													
	Establish Website/Social Media													
Phase 2 – Analysis														
	Community Assessment/Profile													
	Mapping & Land Use Suitability Analysis													
	Stakeholder Interviews / Steering Committee #2													
Phase 3a: Charrette														
	Charrette (Preparation)													
	Planning Board / Council Update													

PART II														
Phase 3b: Charrette														
	Charrette (Attendance)													
	Refine Small Area Concepts													
	Vision and Key Themes Development													
	Steering Committee Meeting #3													
	Goals and Objectives													
	Preliminary Plan Framework													
Phase 4 - Plan Development														
	Future Land Use													
	Economic Development													
	Utilities and Infrastructure													
	Open Space, Parks and Natural Resources													
	Transportation													
	FLUM													
	Steering Committee Meeting #4													
Phase 5 – Implementation and Adoption														
	Implementation Strategies													
	Steering Committee Meeting #5													
	Revisions/Updates to Comprehensive Land Use Plan													
	Public Presentation of Draft Plan													
	Submit Final Plan Documents & Mapping													
	Training and Continuing Services													





Vision and Goals



DRAFT Goals



- **1. Create walkable mixed-use districts and neighborhoods with a distinct sense of place**



- 3. Build on economic strengths and investments in infrastructure**



- 2. Preserve our natural and cultural heritage**



- 4. Create a range of housing opportunities**



- 5. Provide a variety of transportation choices**

Vision keywords

- Location
- Nature
- Small Town
- People
- Community
- Economy
- River
- Greenways
- Economy
- Education
- Infrastructure
- Downtown
- Retail and restaurants
- Aesthetics/beauty





DRAFT Vision

*Franklin is a charming small town nestled in the mountains of Western North Carolina. **Views of the Blue Ridge Mountains, the Little Tennessee River and greenway, and the historic downtown** are some of the gems of Franklin that are cherished by long-time residents, new families and visitors.*

*Franklin's homegrown economy is built on its location as a **regional center, innovative entrepreneurs, shopping and dining, outdoor recreation and smart development decisions.** As Franklin grows it will **preserve its natural and cultural heritage** and invest town infrastructure and services that **support the health and safety of residents, the liveability of the town** and improve **quality of life.***



Recommendations

Future Land Use

- **A defined Downtown area** that builds on the historic downtown and accommodates expansion to key street frontages.
- Three designated mixed-use types (**Downtown, Urban Mixed Use, and Neighborhood Mixed Use**) where a mix of land uses including residential and commercial will be encouraged.
- **Office and Employment areas** where businesses and industry is encouraged.
- **Commercial areas for new businesses** along major highways and thoroughfares.
- **Areas for new residential development.**
- **Sensitive natural resource areas** where lower density development should be integrated with the landscape to reduce impacts on the environment.

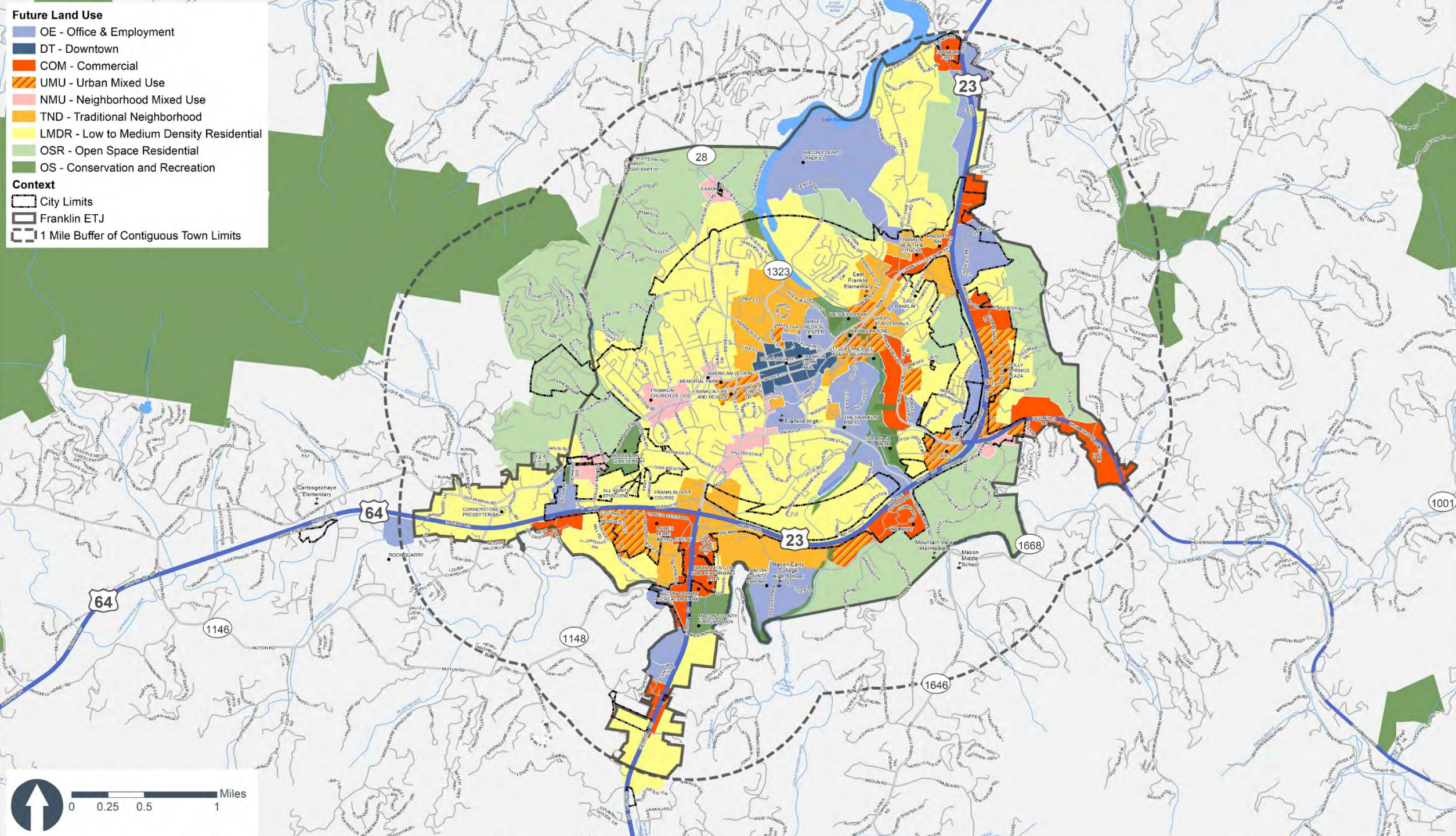


Future Land Use

- OE - Office & Employment
- DT - Downtown
- COM - Commercial
- UMU - Urban Mixed Use
- NMU - Neighborhood Mixed Use
- TND - Traditional Neighborhood
- LMDR - Low to Medium Density Residential
- OSR - Open Space Residential
- OS - Conservation and Recreation

Context

- City Limits
- Franklin ETJ
- 1 Mile Buffer of Contiguous Town Limits



Conservation and Recreation

These areas include parks and conservation easements as well as sensitive lands that are inappropriate for development due to environmental constraints such as high flood risk or very steep slopes. Passive or active recreation facilities such as trails, greenways, sports fields and associated support infrastructure are appropriate.



Open Space Residential

These areas are located farther away from major roads and utility services. Residential development at lower overall densities is appropriate. Areas without sewer should have a density of less than 1 dwelling unit per acre. Areas with access to sewer should have a gross density of less than 2 dwelling units per acre. Development should be clustered away from sensitive natural resources such as steep slopes, valuable wildlife habitat and views and vistas.



Low-Medium Density Residential

Generally 2-5 Dwelling units per acre. Some development with medium-density detached and attached residential units such as duplexes and/or small-scale townhome projects on well-located sites with gentle topography and good access.



Traditional Neighborhood

Opportunities for medium to higher-density residential housing types including traditional neighborhood development (TND), cottage homes, townhomes, and apartments. Small-scale office uses and some low-impact services may also appropriate in some locations.





Neighborhood Mixed Use

Potential for small-scale commercial that is sensitive to existing residential development if Neighborhood serving commercial and office uses including restaurants, retail and professional offices. Policies that encourage smaller-scale buildings and appropriately designed sites to reduce impacts on existing residential neighbors.



Urban Mixed Use

Concentrations of community and regional scale commercial uses, offices, and a variety of residential types. Some light industrial uses are also allowed in certain areas. Some design policies for new buildings, including recommendations for streetscapes, frontages and building and parking location.



Downtown

The Downtown Franklin land use character area is focused along the Main Street and Palmer Street frontages. This area contains horizontal and vertical mix of uses including retail, restaurants, service, office and residential uses. Multi-story buildings with minimal setbacks are common. On-site parking is limited, if present. Large sidewalks, street trees and parallel parking are principle components of the streetscape and public realm. Architectural design criteria including building design, location and access are most stringent to encourage a vibrant, walkable environment.





Commercial

These areas are home to larger-scale highway oriented commercial uses, offices and light industrial and flex spaces. Higher density residential uses may be integrated into these areas as well but are less common.



Office & Employment

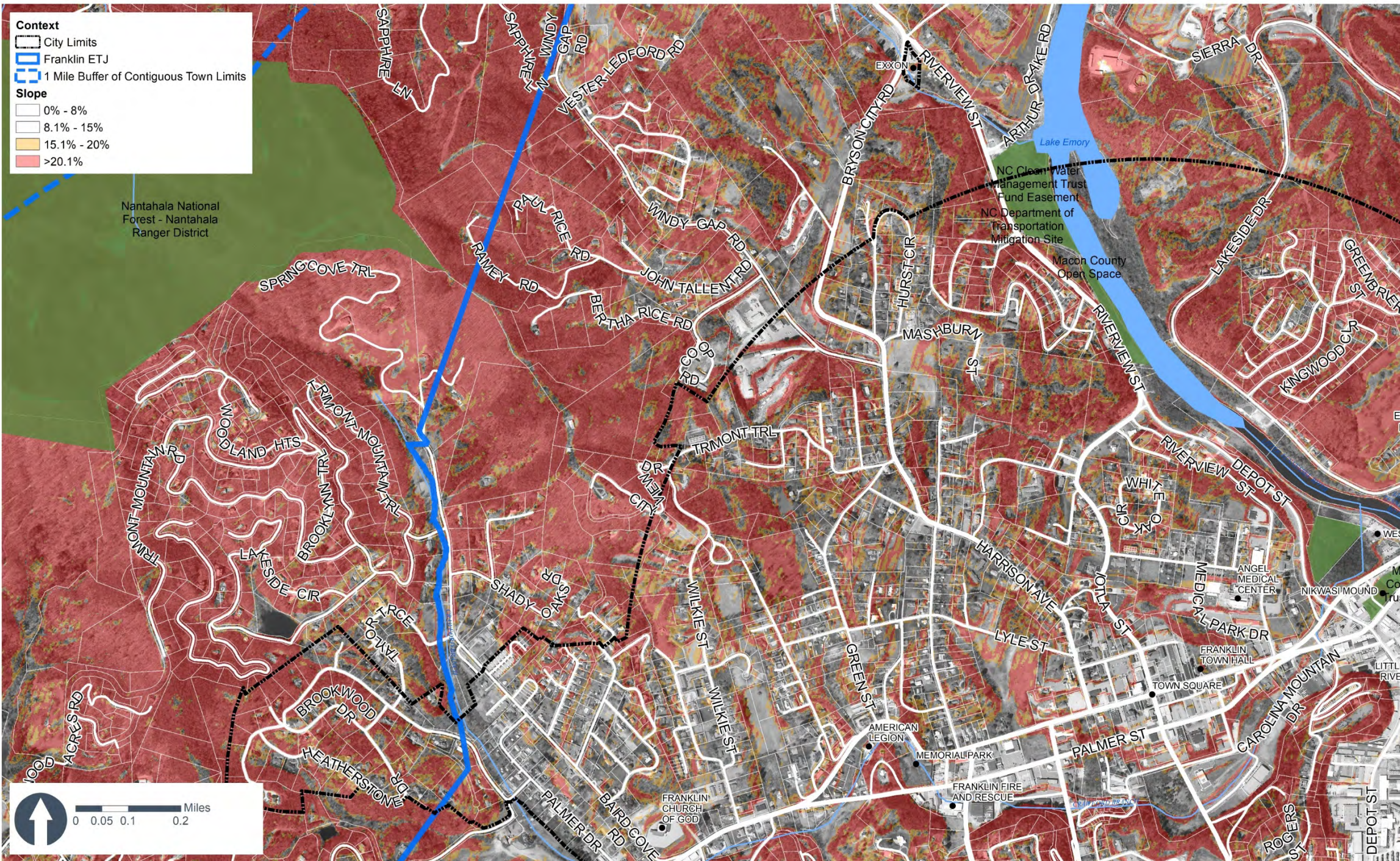
These areas contain employment-generating industrial uses including manufacturing, warehouse, storage and distribution uses. Supporting commercial uses are also allowed in these areas.



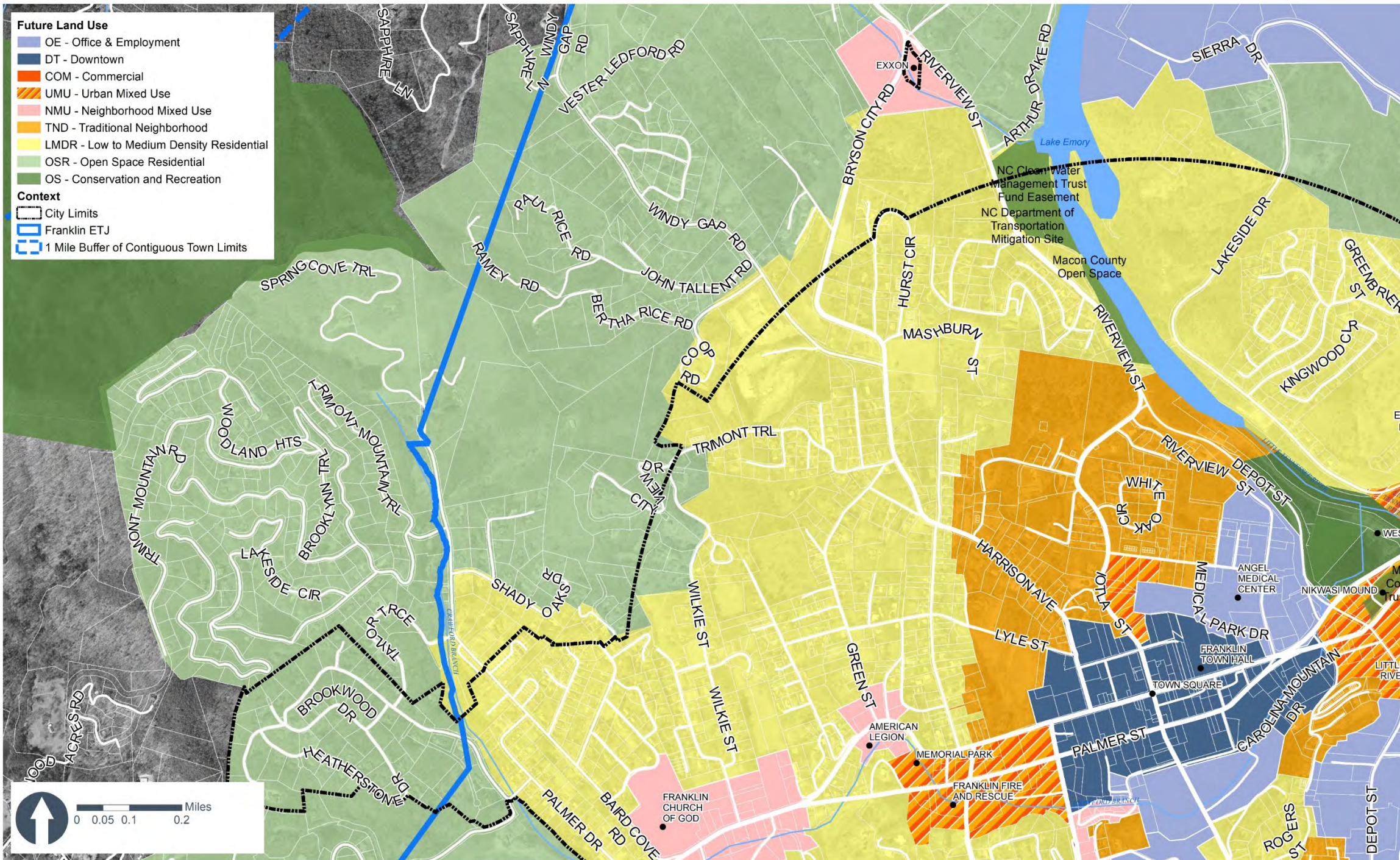
NORTH WEST FRANKLIN



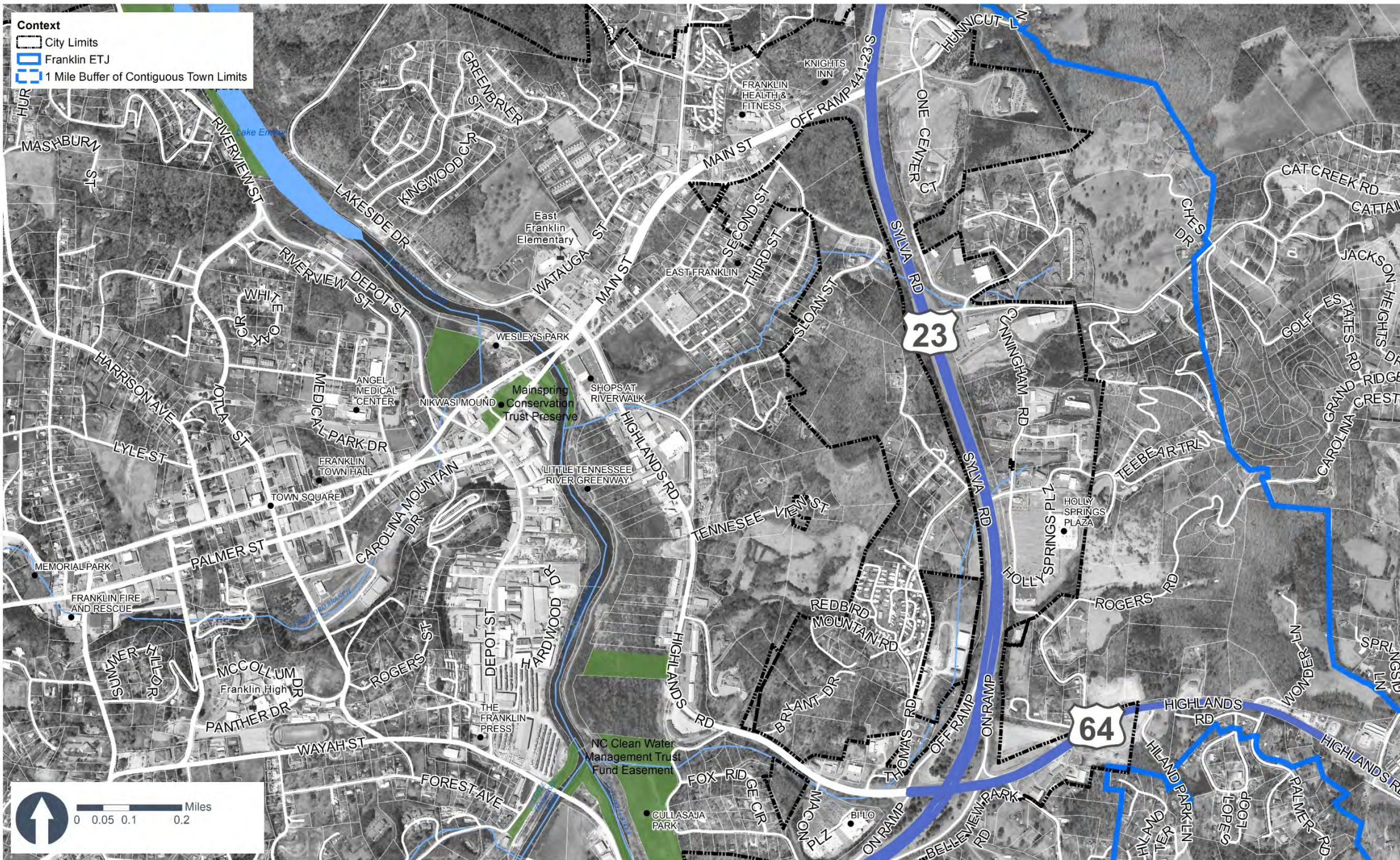
NORTH WEST FRANKLIN



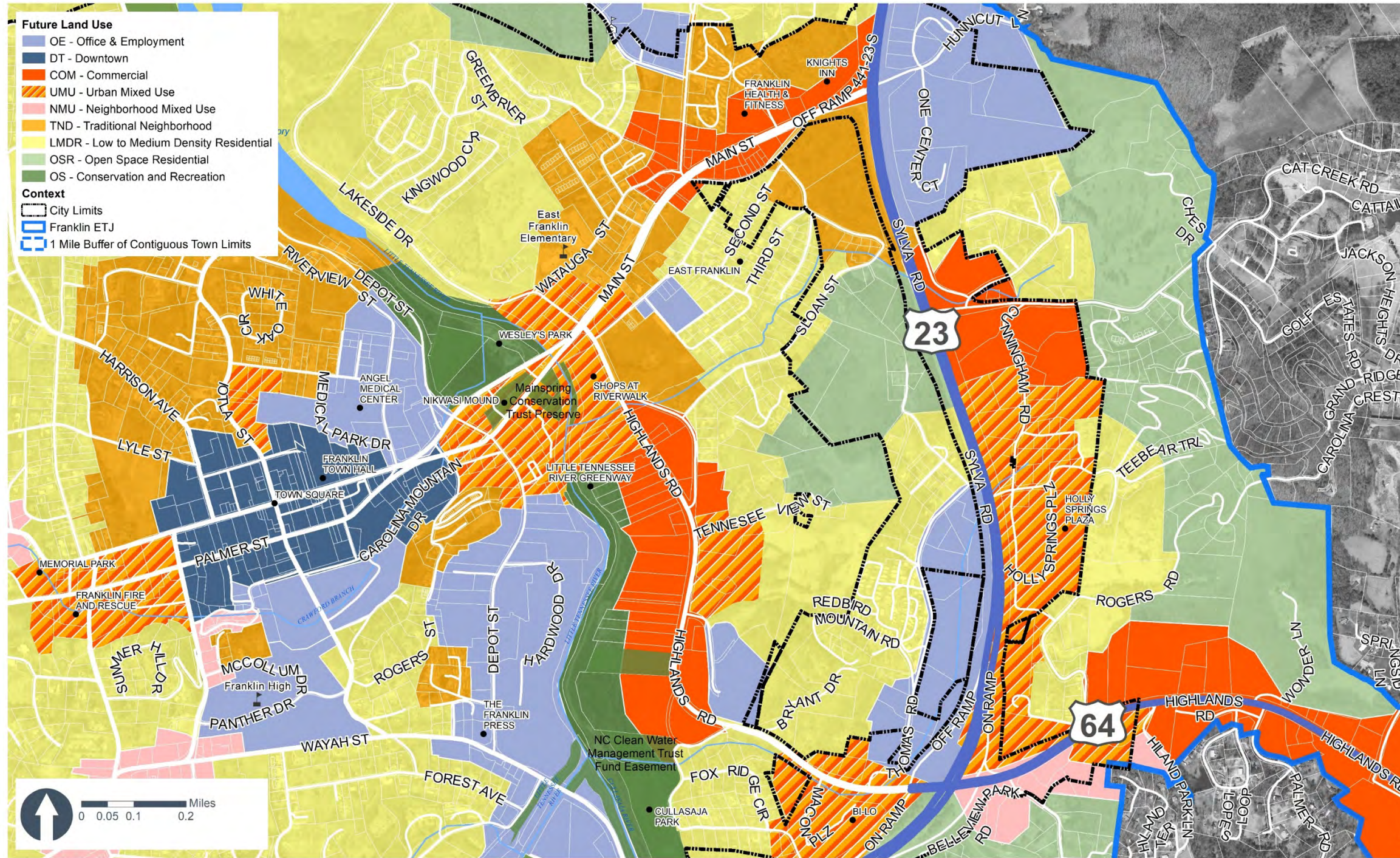
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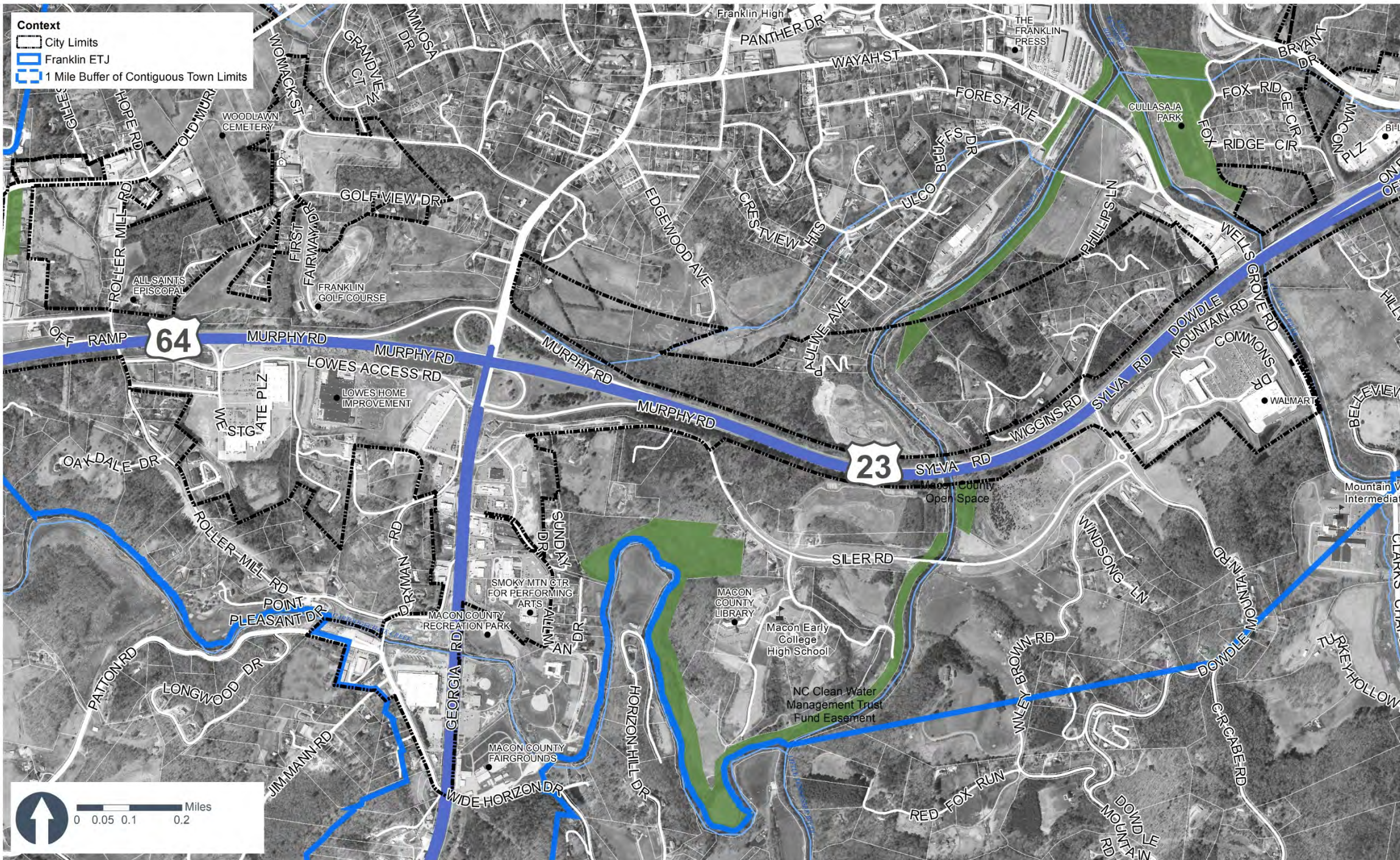
EAST FRANKLIN



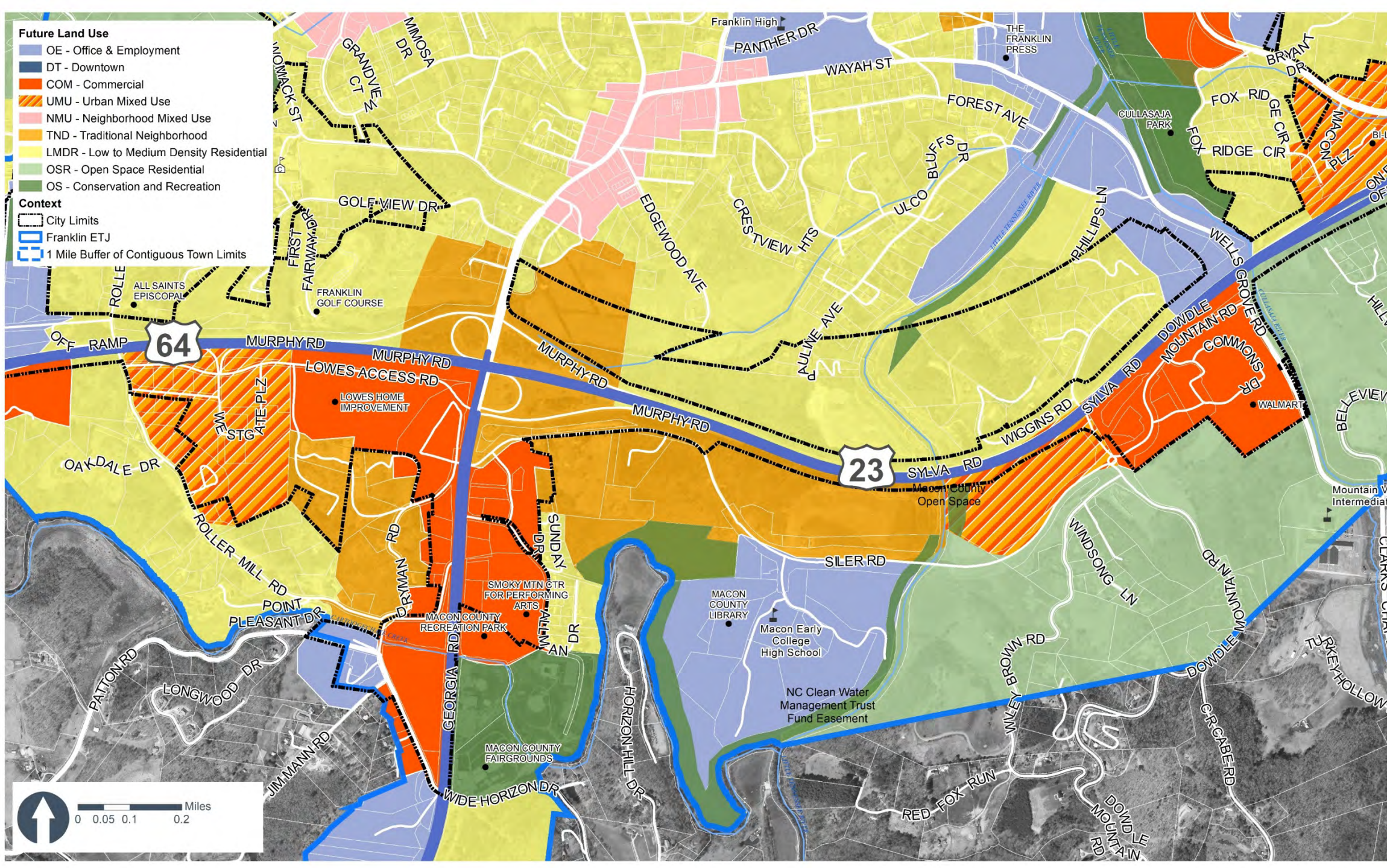
ARTIC
QUES
OPEN



GEORGIA ROAD



IC
QUES
PEN



Land Use Policies

- **Encourage Smart Growth** through town policies, incentives and regulations.
- **Encourage a mix of land uses** (including different residential types, service, office and commercial uses)
 - Downtown
 - Urban Mixed Use
 - Neighborhood Mixed Use

Smart Growth Defined

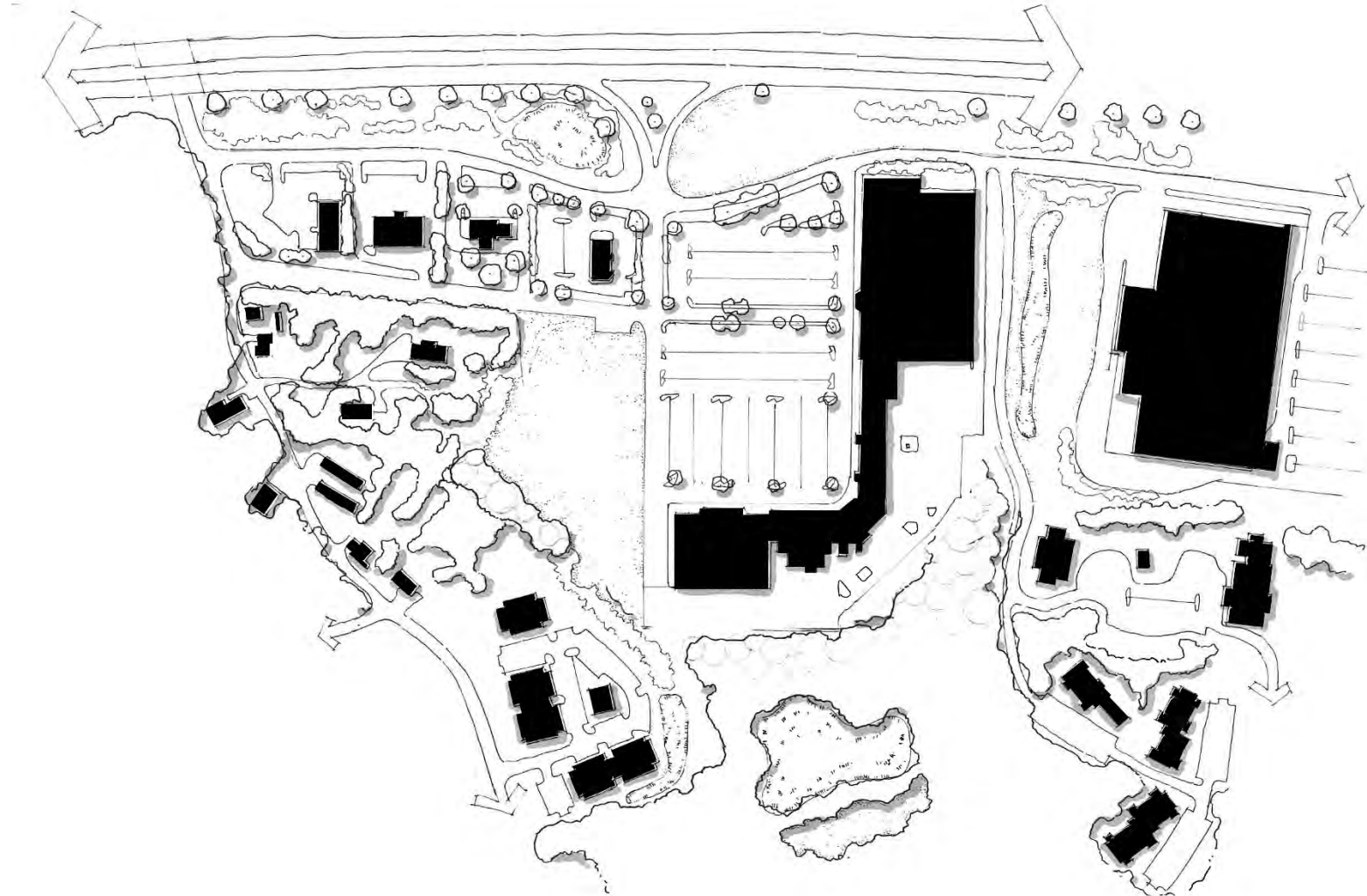
Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and preservation of open space and environmental areas.



Land Use Policies

Westgate Plaza: *Existing Conditions*

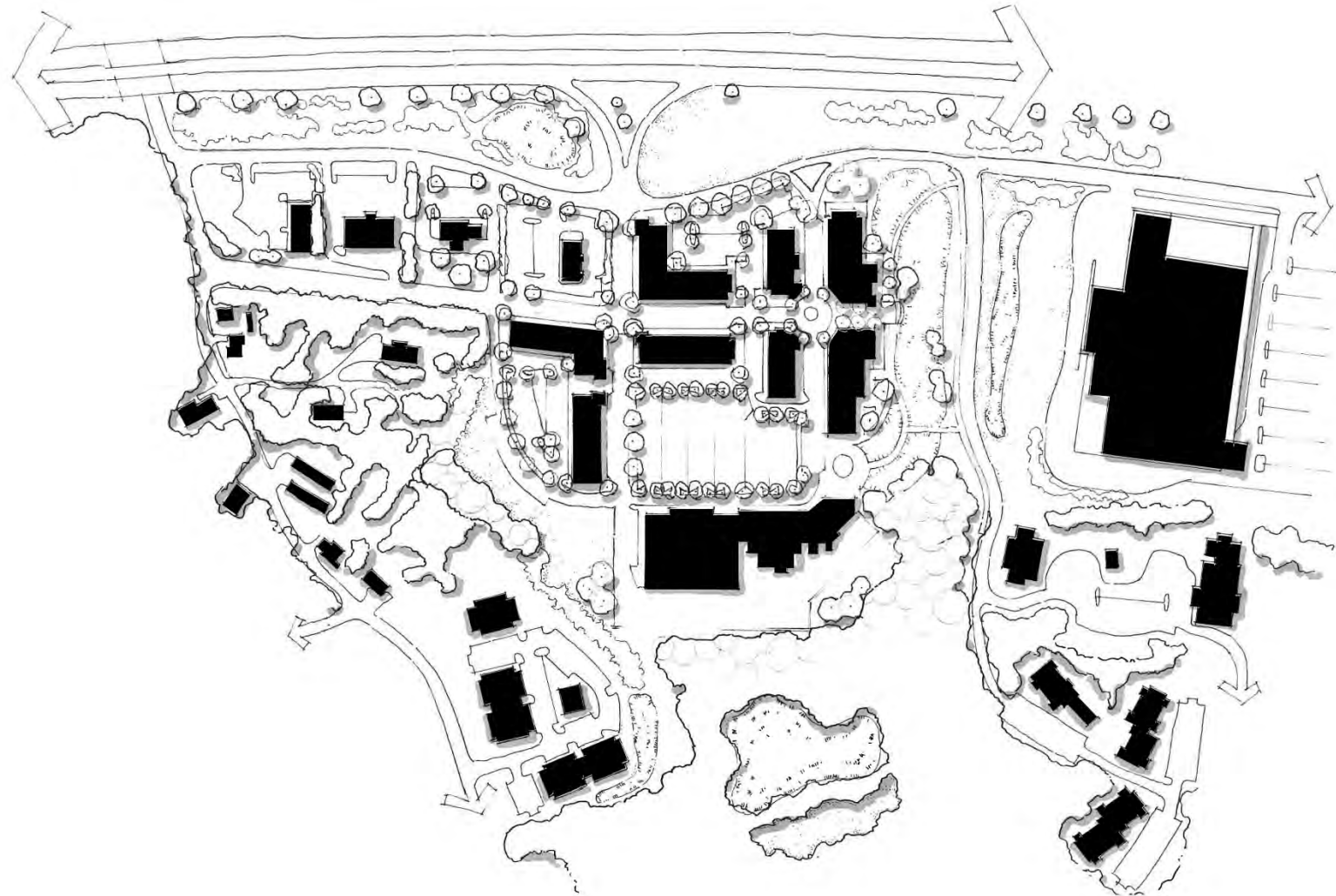
- **Address surplus commercial zoning** by encouraging infill and redevelopment



Land Use Policies

- **Address surplus commercial zoning** by encouraging infill and redevelopment

Westgate Plaza: *Redevelopment Concept*



Residential Preference: From Public Mtgs



- Single-family units on smaller lots, parking in rear/alley
- Multi-family attached, where app.
- Shared open space or amenities



- Large Townhomes
- Front-loaded garages



Housing Recommendations

- **Where residential mix is appropriate (i.e. townhomes, duplexes, apartments, etc.)**
 - Properties zoned commercial (i.e. C-2, C-3)
 - Neighborhood Mixed Use areas (+NMU zoning)
 - Corner lots with good access
 - Traditional Neighborhoods
- **Residential types**
 - Mobile homes/single family



Housing Recommendations

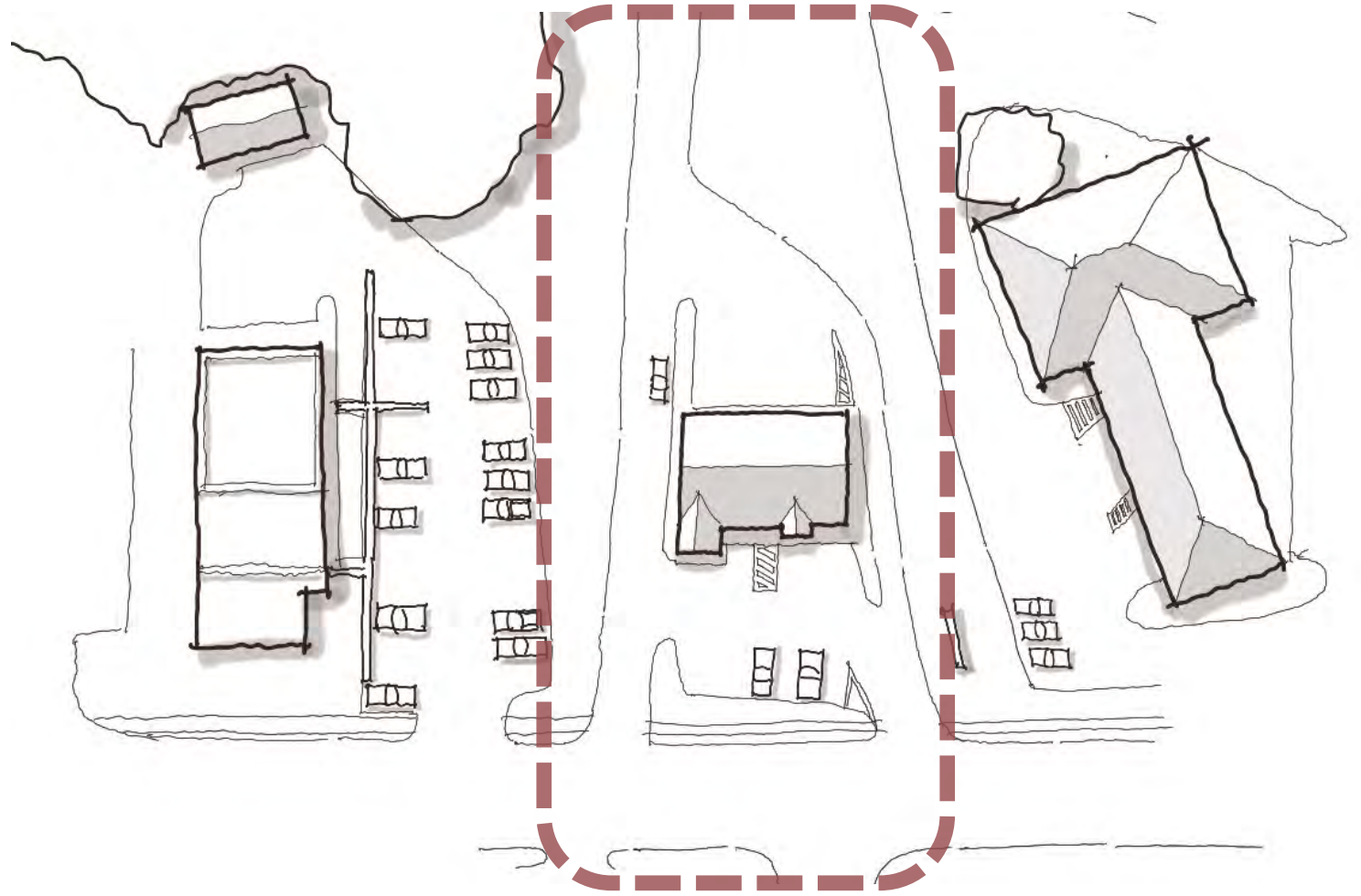
- **Traditional Neighborhood Development (TND)**
 - 80% of vacant and underutilized parcels within ¼ mile of downtown are on parcels < 1 Acre in size
 - Consider smaller lots and attached housing for these properties IF new development meets design criteria
 - Front porches and architectural details
 - Sidewalks and alley access



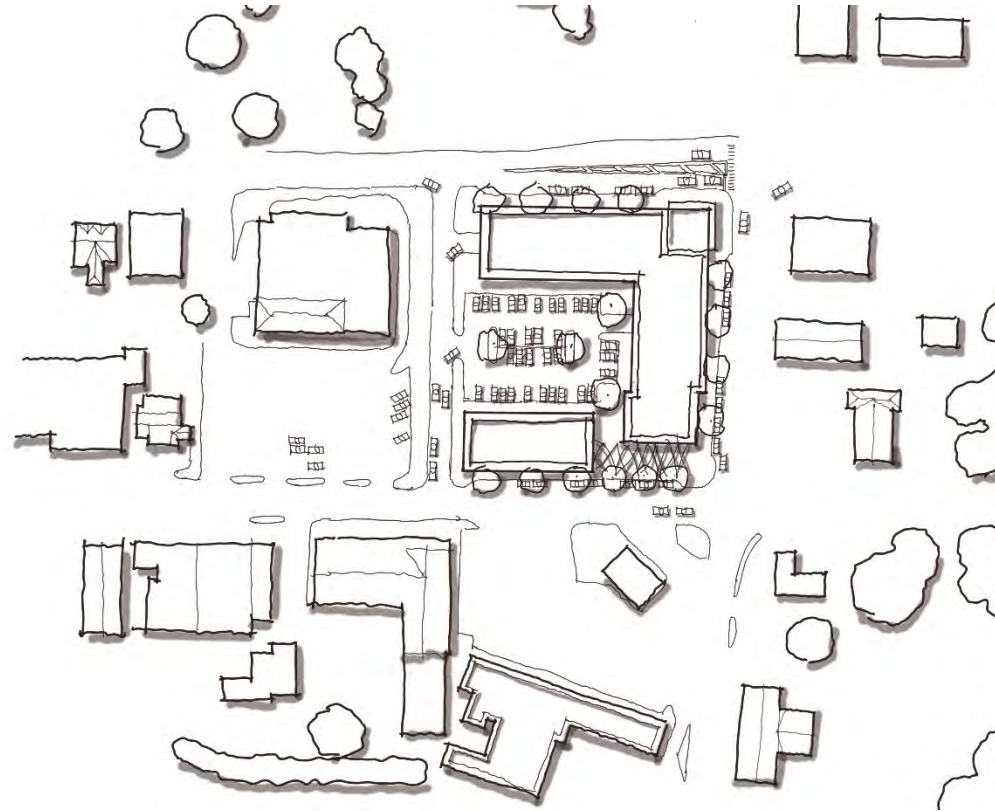
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QUES
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- **Poor downtown design**
 - Multiple driveways
 - Building set back from the street
 - 1 Story
 - Parking in front
 - No landscaping
- **Ok for a commercial corridor, not downtown**



- **Good downtown design**
 - Access from rear
 - Building close to the street
 - 2-4 stories
 - Street trees
 - Sidewalks
 - Public space
- **What are the future edges of downtown?**



FLU Questions

- **Should we recommend encouraging annexation if utility service is provided?**
 - Currently properties are charged out of town rates, but does not benefit from tax base
 - Limited control over development design, character, etc.
- **ETJ and Planning Area**
 - Town limits have grown while Extra-Territorial Jurisdiction (ETJ) has not
 - Should FLU recommendations or ETJ expansion occur in areas within 1 mile of contiguous city limits?

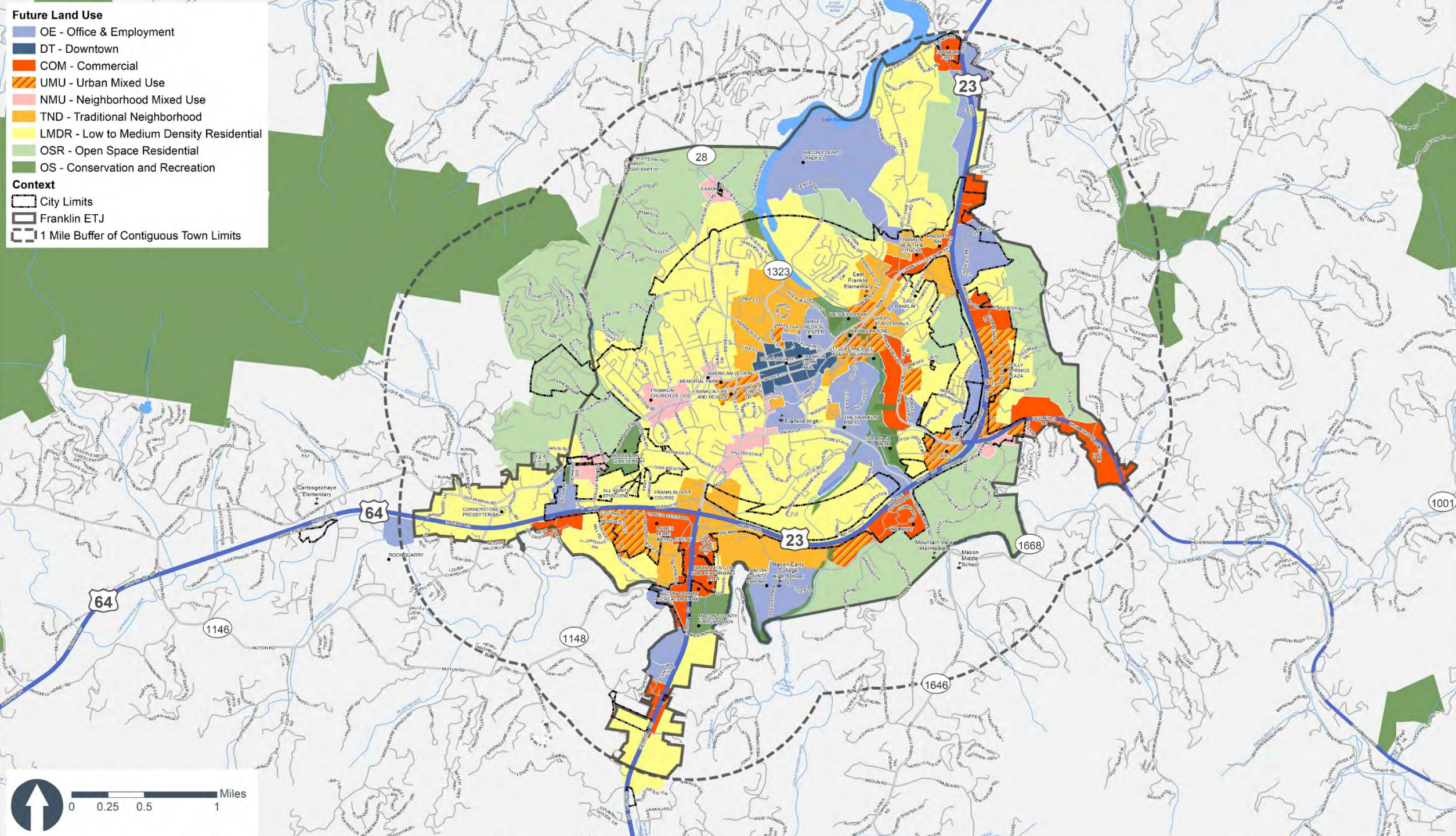


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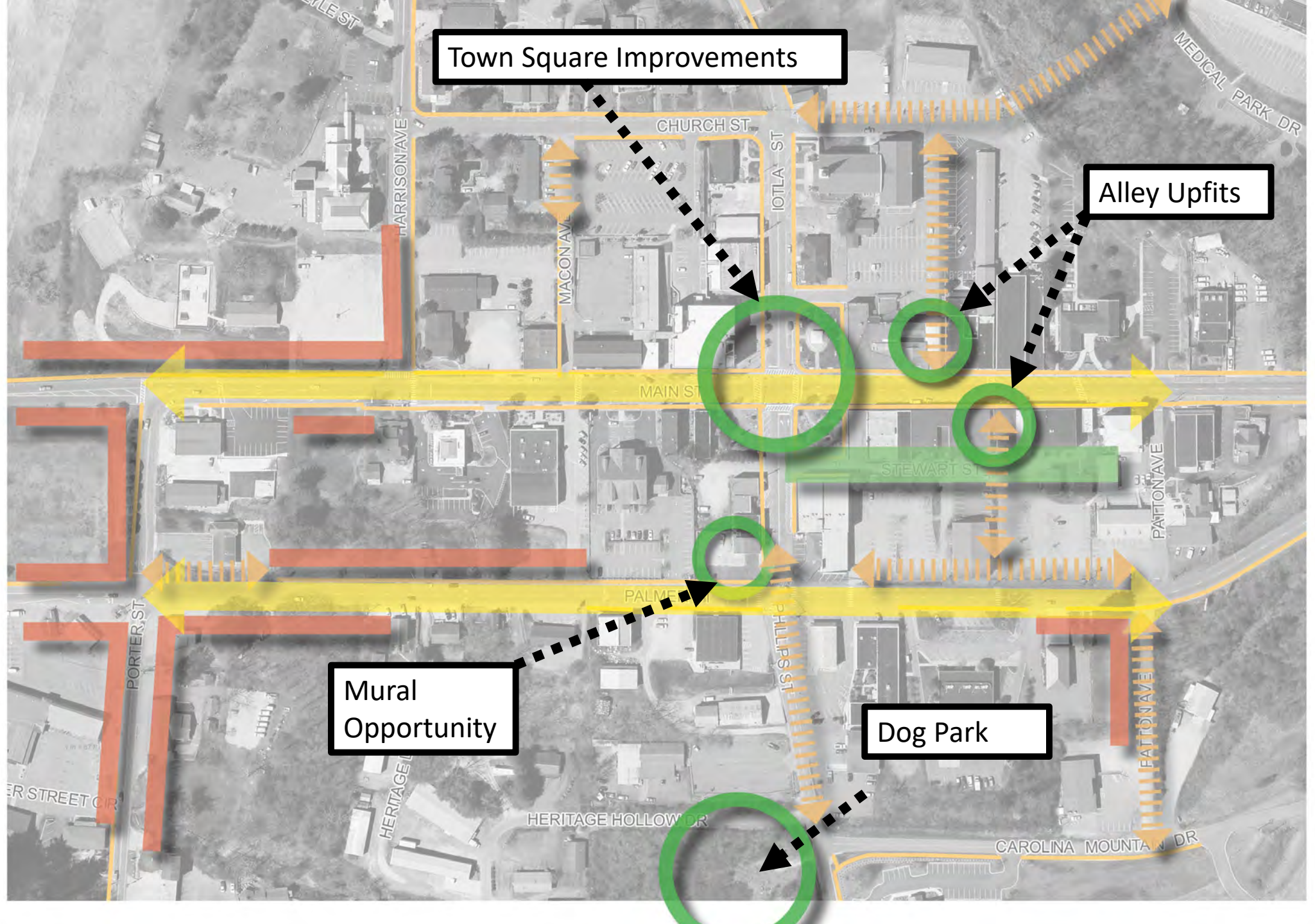
- City Limits
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Downtown Walking Tour

- Make Main Street Safer
- Improved gathering spaces
- Encourage residential infill
- Embrace Stewart St. as part of downtown
- Strengthen connection to River district





Potential for Murals Downtown



Murals on blank facades on Palmer Street and elsewhere can help reinforce the identity of Franklin and of Downtown

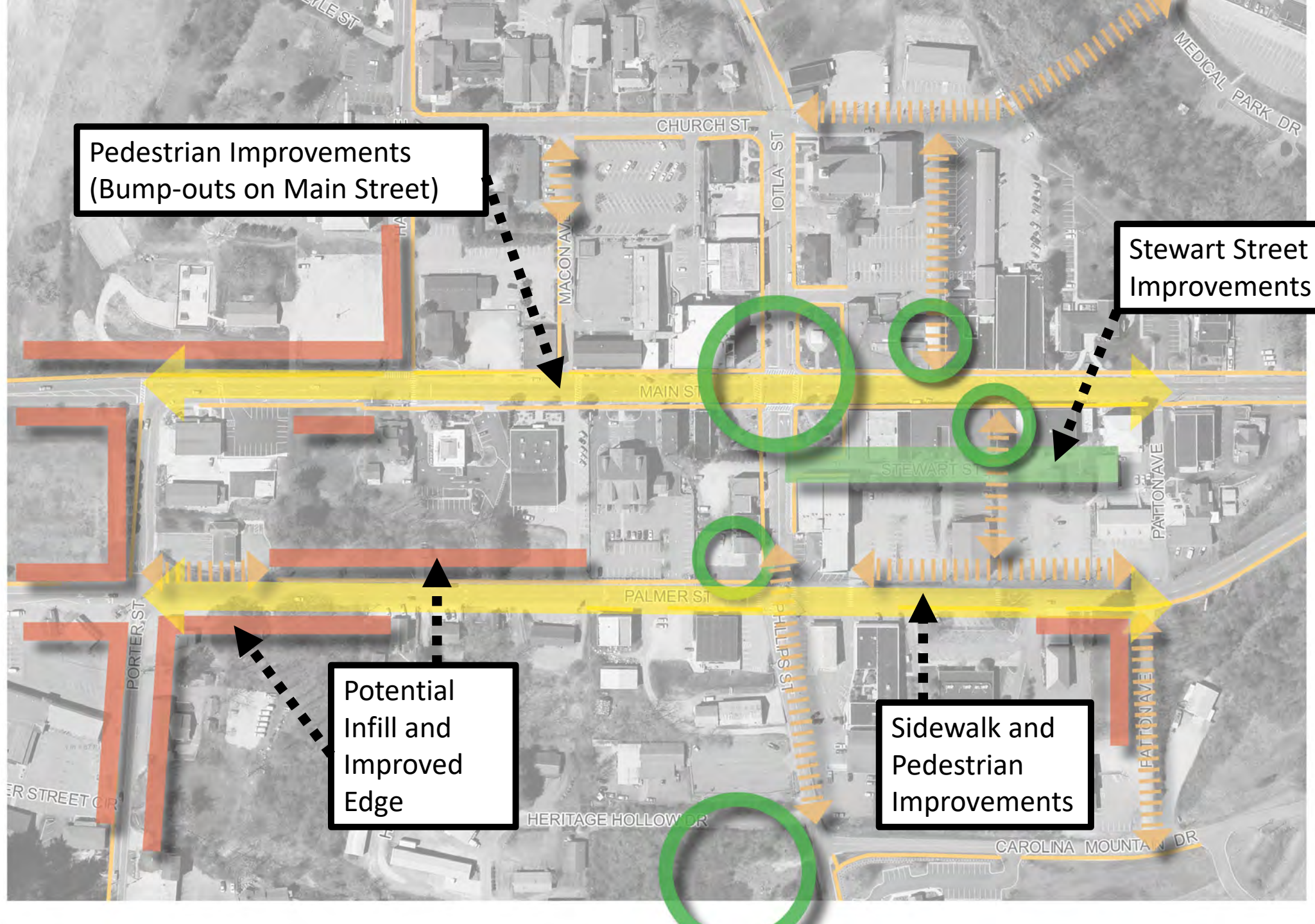


Pedestrian Improvements
(Bump-outs on Main Street)

Stewart Street
Improvements

Potential
Infill and
Improved
Edge

Sidewalk and
Pedestrian
Improvements



Stewart Street



Stewart street upgrades could include formalized parking, landscaping, lighting, rear façade improvements and outdoor dining

Downtown Recommendations

- Town Square Improvements
 - Repairs, kiosk, etc.
- Alley upfits
- Street trees
- Sidewalk standards / repairs / missing pieces / ADA
- Streetscape improvements
 - Power underground and lighting improvements and furnishings



Downtown

- Historic building code
- Façade (Front & Rear) Grants
- Revolving Loan Fund
- Design of new buildings

North Carolina Rehab Code & ADA Requires:

- *One accessible route into the building*
- *One accessible toilet when toilet facilities are provided*
- *Access to all public areas on the main floor only*
- *Resource:*
www.presnc.org/get-help/building-codes-accessibility/



Outdoor Dining

- In 2013, State statute [G.S. 136-27.4\(b\)\(1\)](#) was enacted to permit municipalities to regulate outdoor dining in NCDOT rights of way
- Encroachment agreement with NCDOT needed
- Then the Town may establish a program to permit outdoor dining on state rights of way
- The Town may proceed in permitting sidewalk dining on local streets without prior authorization from NCDOT



Outdoor Dining

- Regulatory requirements could include:
 - Minimum clear pedestrian passageway and dimensional requirements (only locate in front of restaurant)
 - Delineation of outdoor dining areas, especially if alcohol is served
 - Standards for design and maintenance of outdoor dining space
 - Noise and hours of operation limitations
 - Insurance and indemnity requirements
 - Permit fee or annual fee



ELEMENTS OF THE DISTRICT

- A** Carolina Mountain Drive Bungalows
- B** East Main Street Townhomes
- C** Mill Street Commons Commercial
- D** Hillside Flex Space
- E** Depot Street Industrial Space
- F** Riverfront Townhomes
- G** Nikwasi Cultural River Park
- H** River's Bend Commercial Center
- I** Gateway Plaza and Focal Element
- J** Wesley Park and Greenway Center
- K** Nikwasi Mound
- L** Nikwasi Mound Cultural Arts Center

ESSENTIAL ELEMENTS

- >> Incremental improvement and reinvestment adjacent to the Nikwasi Mound and cultural site.
- >> Focus on public and private improvements along NE. Main Street and E. Main Street.
- >> Walkable Streets with two to three story commercial buildings
- >> Greenway connections from the Little Tennessee River into the district through green streets, trail easements, and private development connections

Nikwasi Cultural Arts District



E. Main Street

Existing



- Wide travel lanes promote faster travel speeds
- Unpleasant for pedestrians
- Large parking lots

Proposed



- Narrower travel lanes
- Street trees, wider sidewalks
- Pedestrian-scaled lighting
- Buildings help activate the street

Economic Development

- Broadband
- Tech-based businesses
 - Determine barriers
 - Recruitment strategy
- Support existing manufacturing
- Grow construction, services and trades sector
- Heritage Tourism & Downtown
- “Liveability Infrastructure”
 - Access to Healthcare
 - Greenway and Parks



Next Steps

December

- Town Staff and Steering Committee to review draft plan

January-February

- Steering Committee meeting
- Public Meeting
- Revised Draft

March

- Adoption

Contacts

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