



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, January 27, 2022

5:00 PM

City Hall Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in-person in the Boardroom. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:30 pm) Discussion of a Development Plan proposing to repurpose an existing building for a Recording Studio use, including a Modification of Standards for Parking, on 0.09 acres, located at 130 W. Fowlkes Street (130 W. Fowlkes Street PUD).
2. (5:30 - 6:00 pm) Discussion of the Brownland Farm Development Plan, including revisions made in response to BOMA's direction at the November 9, 2020 Public Hearing.
3. (6:00 - 6:30 pm) Continued discussion of the JCW purpose and feedback.

Sponsors:

OTHER BUSINESS

ADJOURN



130 W. FOWLKES ST.

FMPC + BOMA JOINT WORKSHOP

JANUARY 27, 2022



SITE CONTEXT

130 W. Fowlkes St.

Previously Winstead Tabernacle

130 W. FOWLKES ST.

Development Plan



Winstead Tabernacle



EXISTING ZONING

R6 District

The R6 district is intended to preserve historic, walkable neighborhoods with small lots and shallow setbacks and ensure contextual compatibility of infill development.



ENVISION FRANKLIN

Compact Residential

The Compact Residential design concept contains only the Hard Bargain and Natchez Street historic neighborhoods.

These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks.

These established characteristics of the historically significant neighborhoods should be preserved.

ADAPTIVE REUSE OF HISTORIC STRUCTURES IS RECOMMENDED OVER TEAR DOWNS FOR NEW CONSTRUCTION.



WHAT ARE WE ASKING FOR?

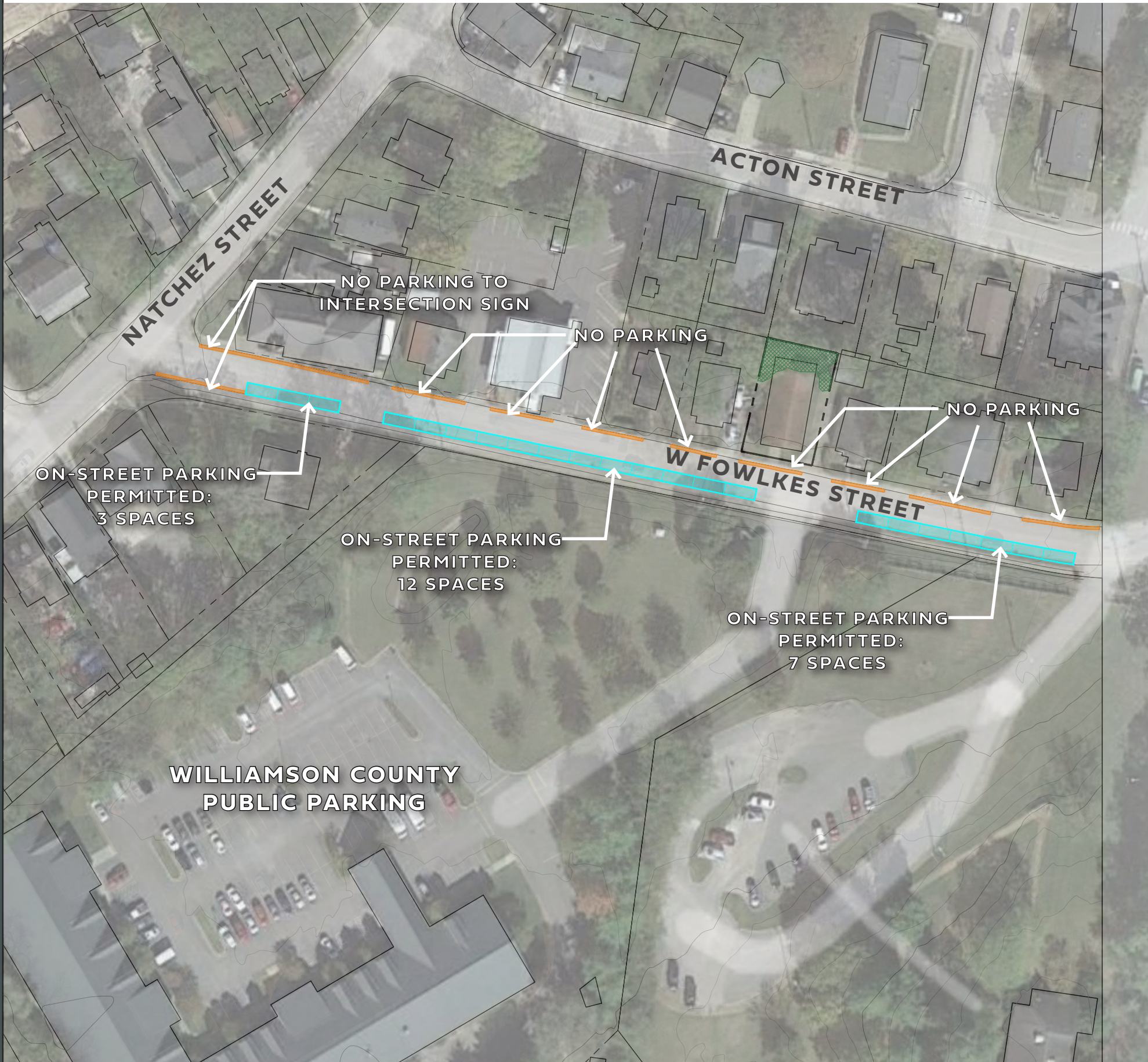
Keep the site and building as is.

Rezone to PD to allow a music recording studio to operate out of the existing building.

Existing building is 1,800 sf and is required to have parking based on office use.

Office requirements: 2.85/1,000 sf

Total parking required: 6 spaces

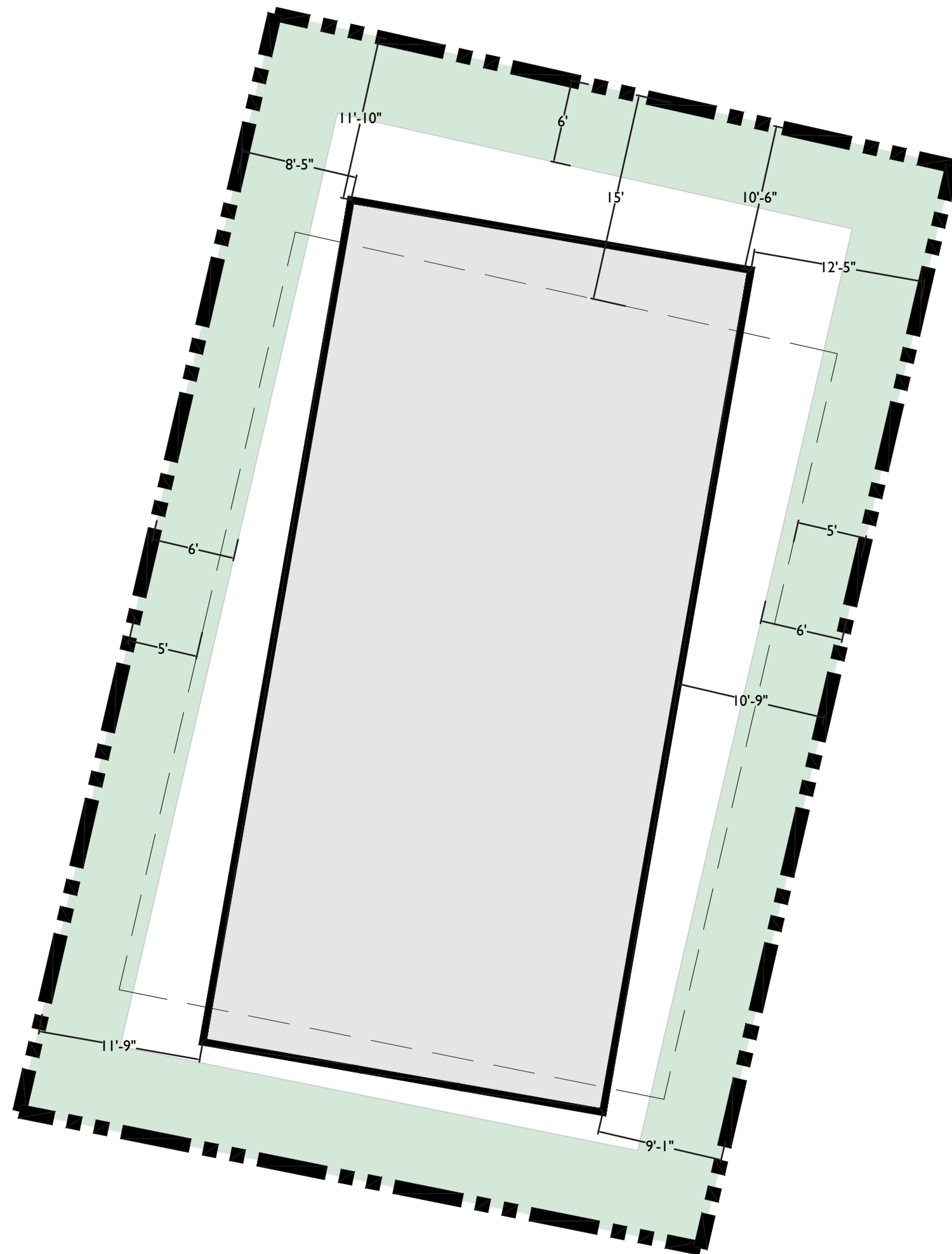


PARKING STRATEGY

We have been working through solutions with City of Franklin to provide a parking strategy for the use.

Parking is proposed in a few ways:

- 1.) On street parking in close proximity
- 2.) Parking in public parking lot
- 3.) Modification of standards to address parking strategy



PARKING LIMITATIONS

On Site Parking Limitations:

- 1.) 6' landscape buffer around parking
- 2.) Commercial parking is required to be concrete or asphalt
- 3.) Parking has to be located behind the front facade of the building



NEXT STEPS

Joint Conceptual Workshop:
1/27/2022

Resubmittal:
2/3/2022

Planning Commission:
2/24/2022



Brownland Farm and Christ Community Church

DEVELOPMENT PLANS

JANUARY 27, 2022

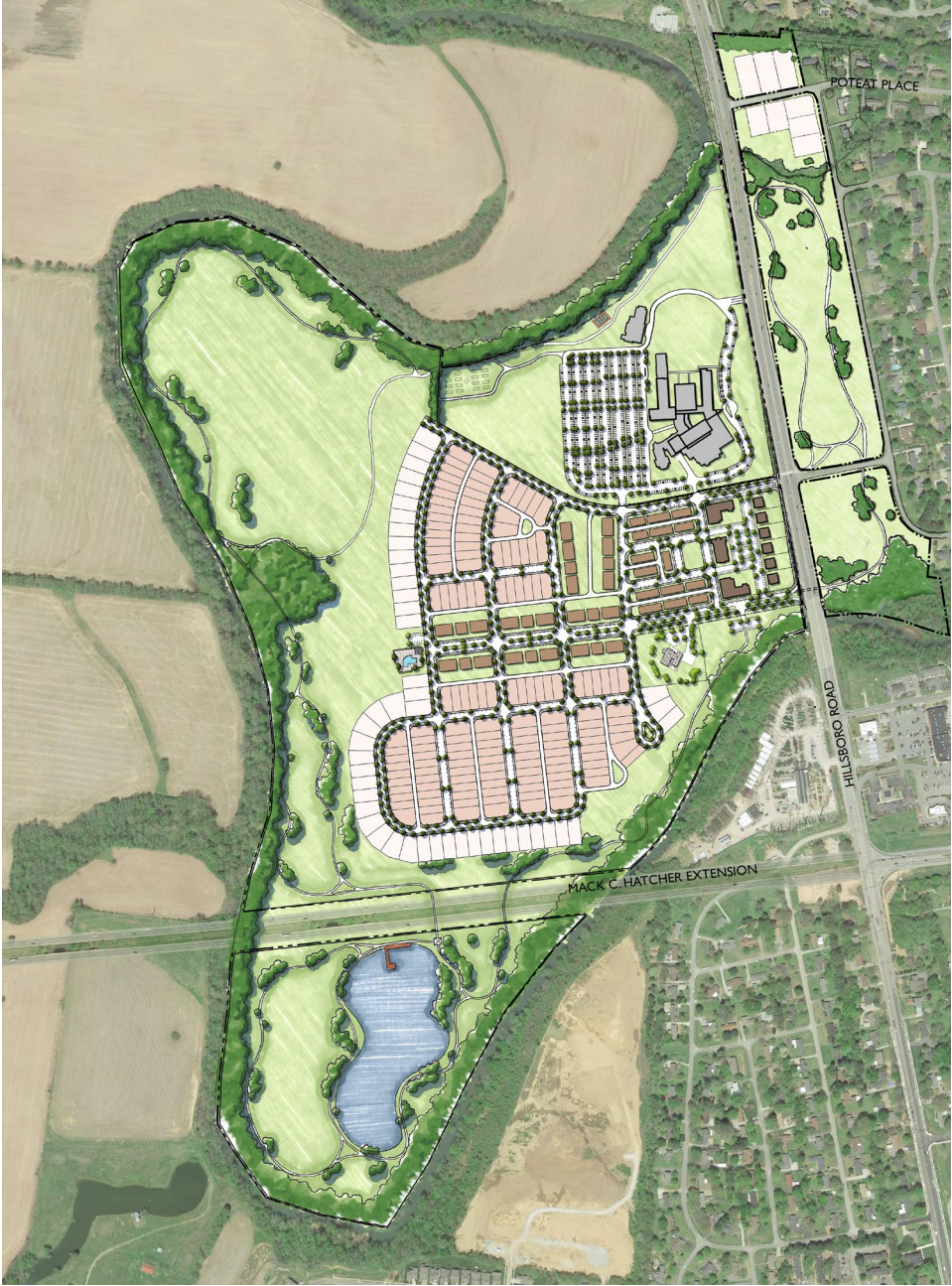
“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”



PREVIOUS MASTER PLAN

BOMA Meeting Date: October 12, 2021
Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

- Street-Access Single Family Home
- Alley-Access Single Family Home
- Alley- Access Townhomes
- 4-Unit Multiplex Lot
- 16-Unit Condo Building



LOCATION MAP

Total Area: 233.64 Acres
Existing Zoning: Agriculture,
Civic & Institutional









100-YEAR FLOODPLAIN LINE



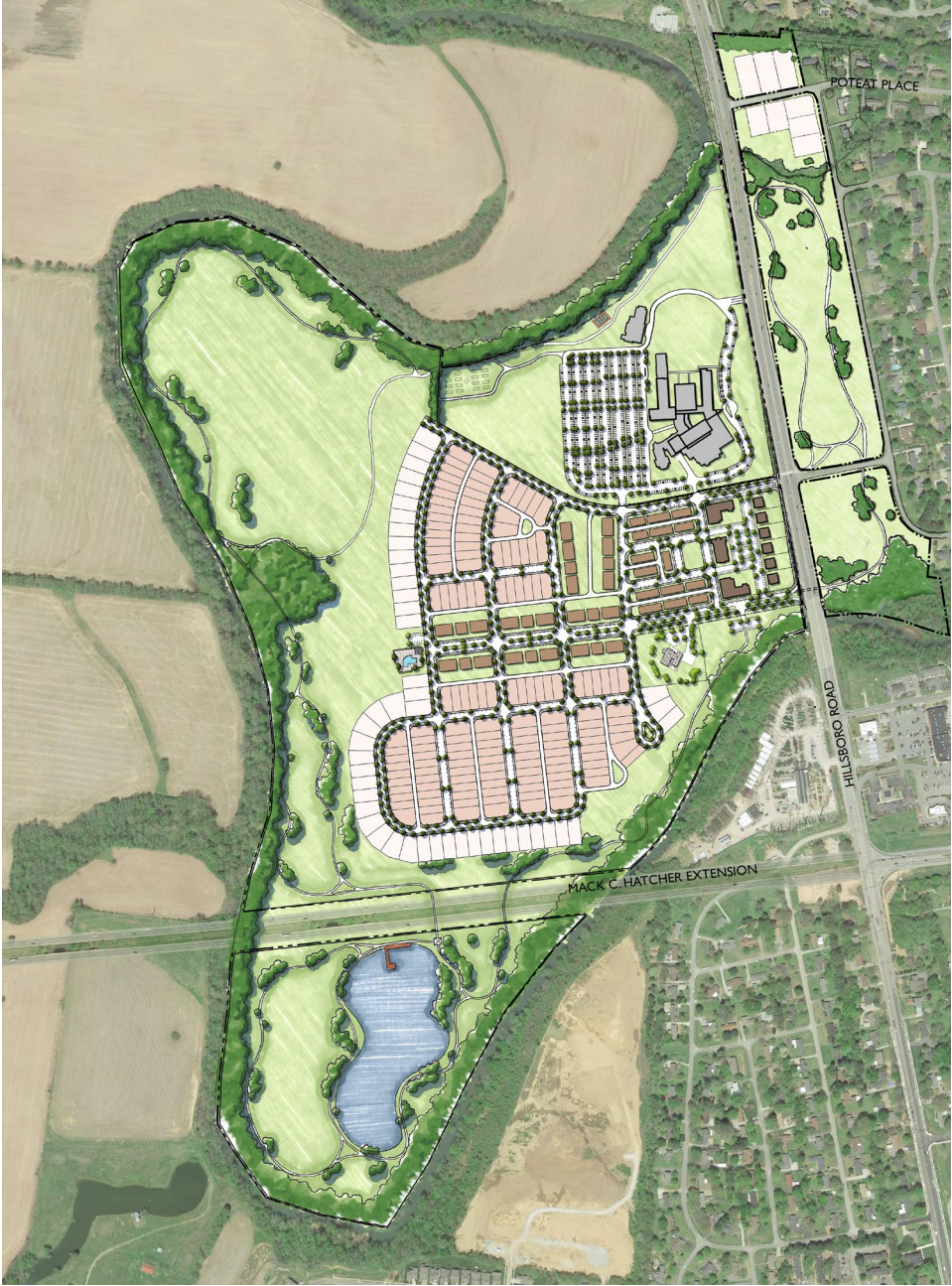


EXISTING MUCKED STALL DISCARD AT SOUTH END OF PROPERTY

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- Alley- Access Townhomes
- 4-Unit Multiplex Lot
- 16-Unit Condo Building



BOMA CONDITIONS

1. In conjunction with the approval of the first site plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road. This condition does not include the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100-year floodplain.
•Per Municipal Code Section 23-106(2)(e)(iii), Providing emergency bypass of the 100-year flood event is acceptable.

Response: Alternative Fire Truck Route exhibit included with submittal set, and previewed below.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.
•This is already required by ordinance.

Response: Applicant intends to follow the process as set forward by the city and by FEMA. Grading will not commence until CLOMR has been approved and provided to the city.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franklin.

Response: Condominium buildings of over 4 units per building have been removed from the plan. There are now 11 multi-plex buildings at the front of the development, all of which contain 4 units.

4. Residential Lots shall be removed from the Development Plan where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road.

Response: The attached plan highlights the area of existing floodplain that is less than 36 inches in depth. All proposed lots fall within this highlighted area, or within an area that has no existing floodplain currently.

5. Development shall have a maximum of 395 total homes including the homes proposed on Poteat Place. (1.7 homes per acre)
•This is a reduction from 471 (2.04 homes per acre)

Response: Proposed development now has 357 total lots, including the 8 lots at Poteat Place, and the 1 existing home to remain.

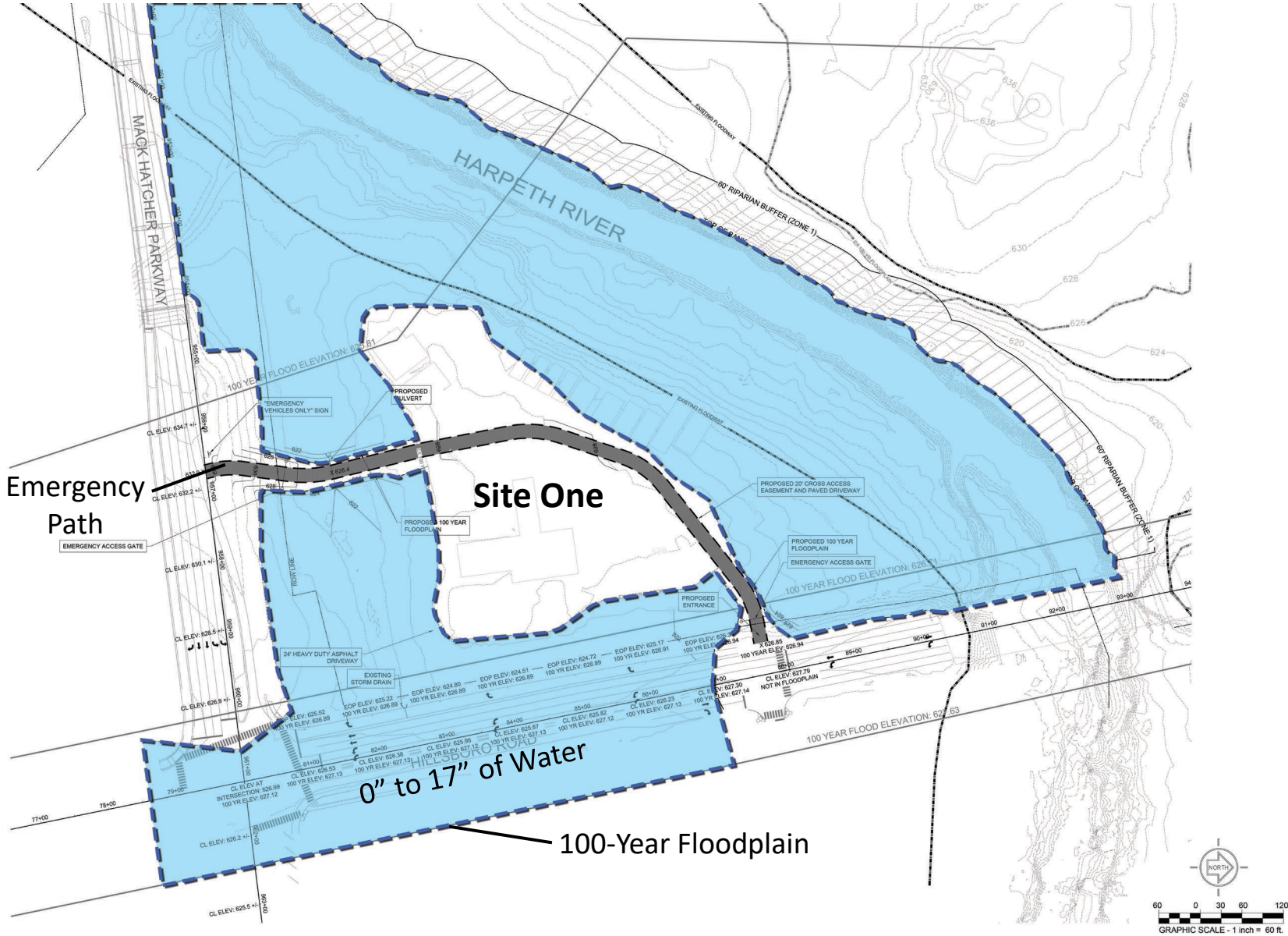
NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 357
Total Open Space: 163.20 Acres (69.9%)
New Church Area: 49 Acres

- 100' Single Family Home – 8 units
- 85' Single Family Home – 13 units
- 65' Single Family Home – 29 units
- 45' Single Family Home – 103 units
- 40' Single Family Home – 40 units
- Townhome – 73 units
- Duplex – 22 units
- Multiplex (Big House) – 68 units



FLOOD SAFETY ROUTE



BOMA CONDITIONS

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FLOODPLAIN CONSERVATION PLAN

- Site plan retains 148 of existing 187 acres of floodplain
- Total floodplain volume will be increased
- 79 percent of the existing floodplain will remain undeveloped
- No rise in floodplain elevations downstream or upstream from the site
- All residential lots are 2' above the 100yr floodplain and above the 500yr floodplain
- All Harpeth River buffers remain undisturbed
- No construction will begin prior to FEMA's approval of the floodplain model
- Preservation of 41.45 acres of trees (172% of required)



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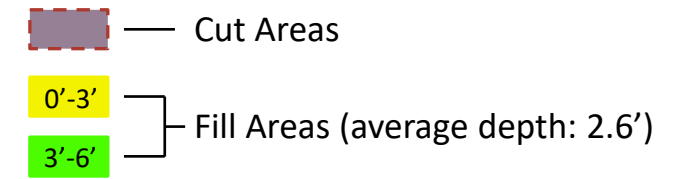
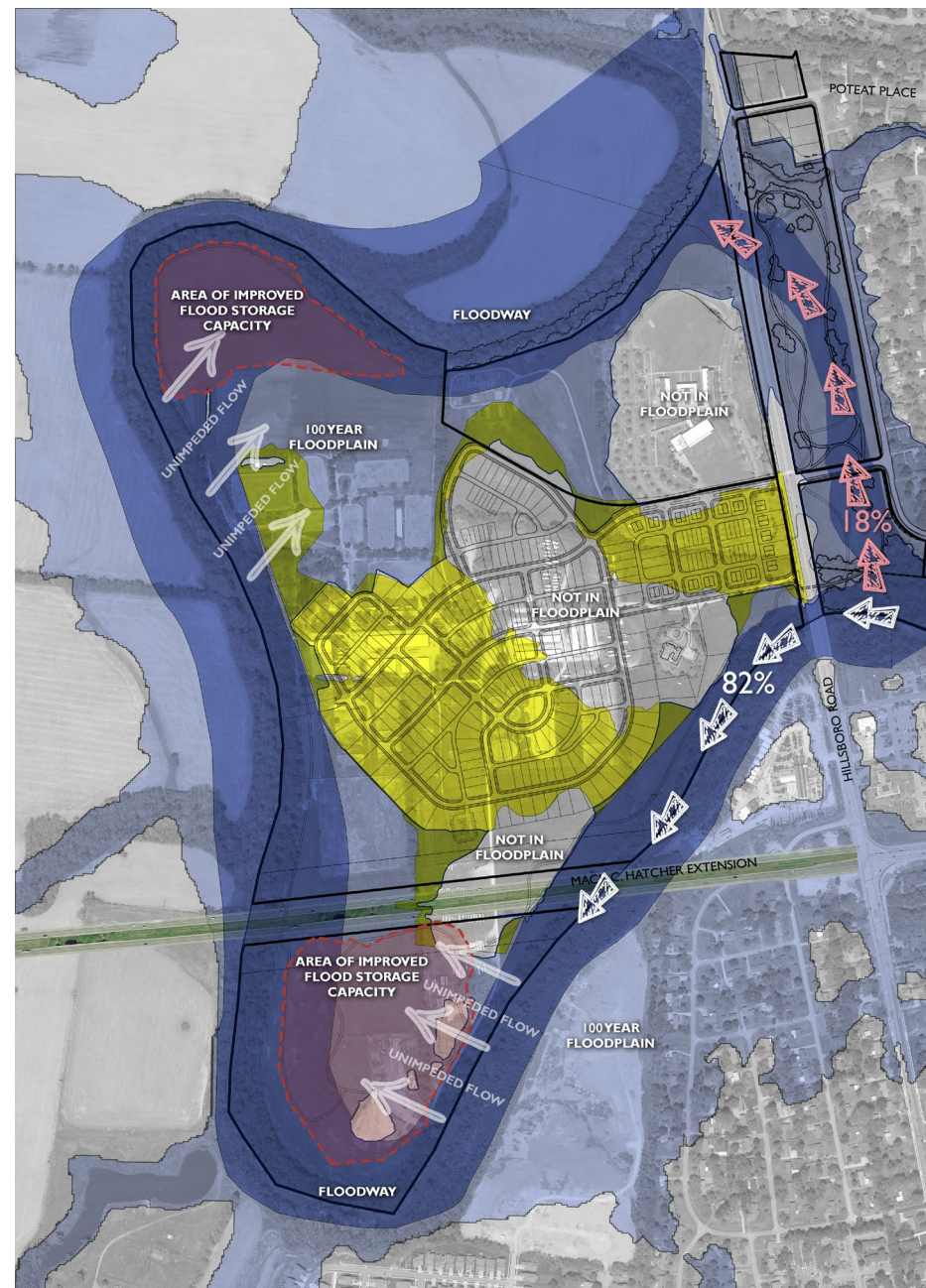
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RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Removal of obstructions in the floodway and floodplain
- Restoration of floodplain area to a more natural condition
- Increased storage capacity in the floodplain
- Providing the opportunity for the Harpeth River to return to its naturally occurring flow patterns

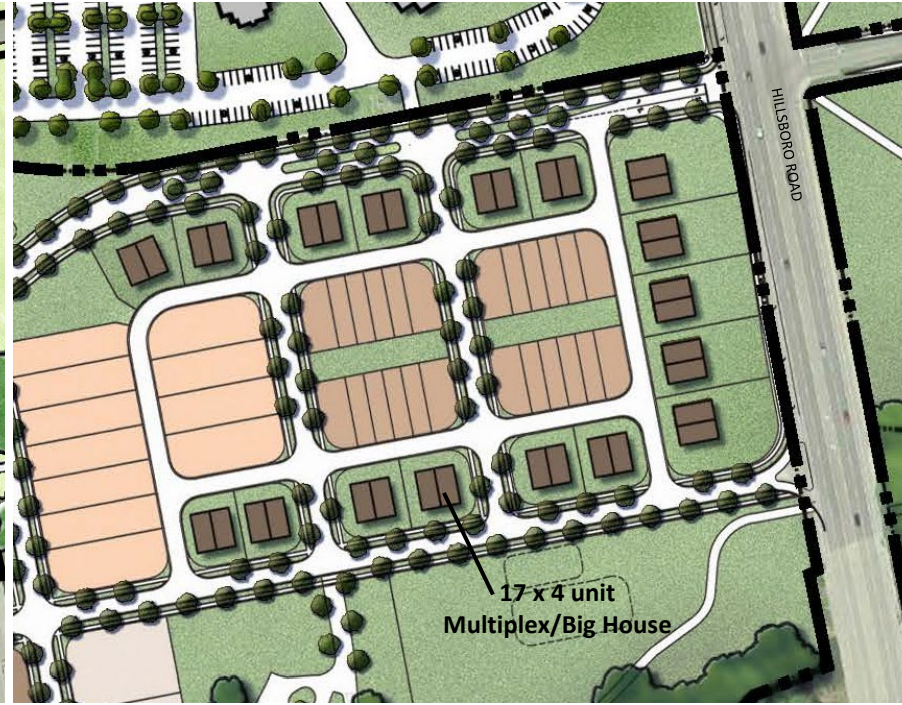


PREVIOUS MASTER PLAN



82 Multiplex/Big House Condos

NEW MASTER PLAN

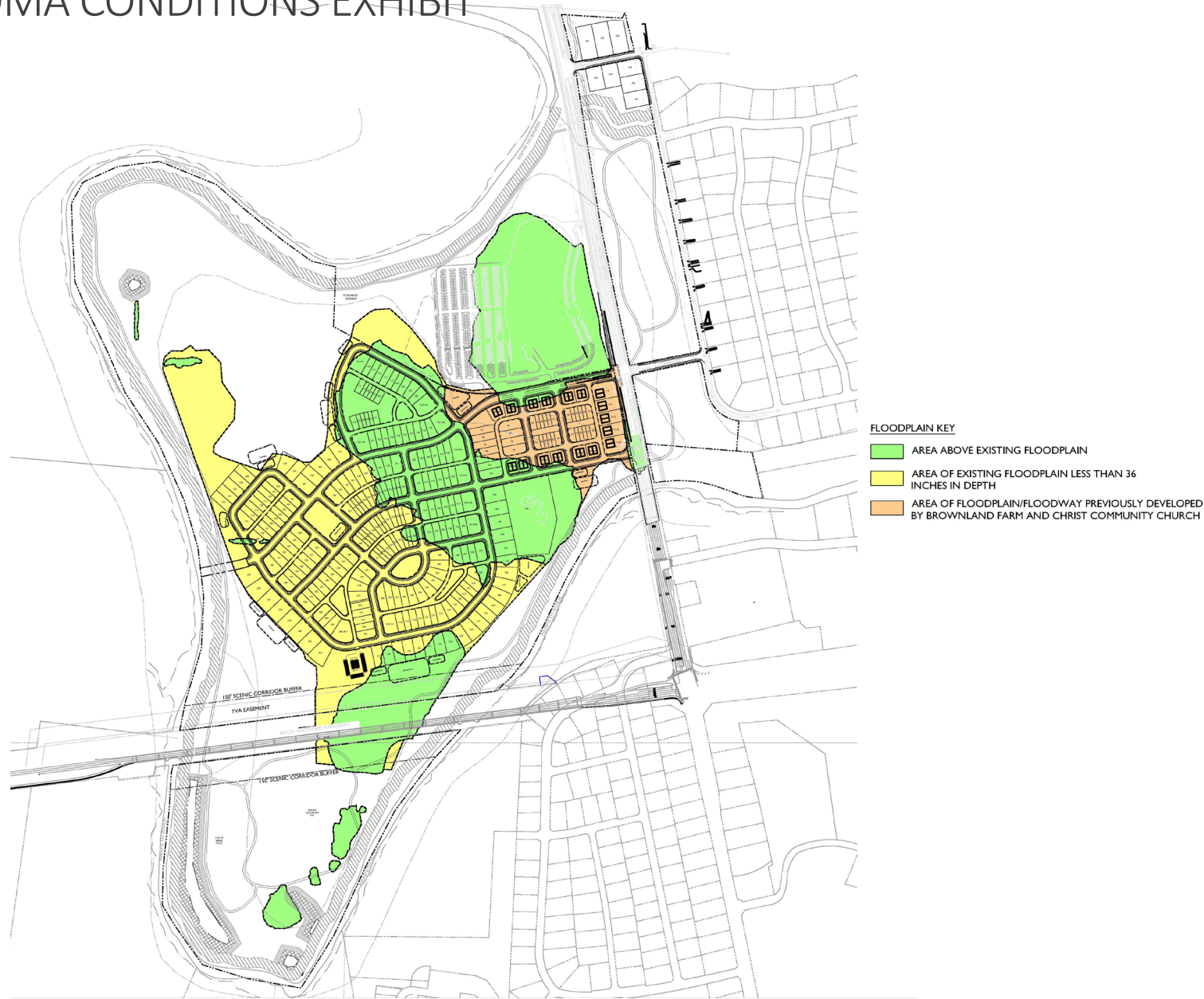


68 Multiplex/Big House Condos

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CONCEPTUAL ARCHITECTURE



Townhomes and Duplexes



Single Family - Alley-Access (45' and 40' lots)



Single Family - Street-Access (100' and 85' lots)

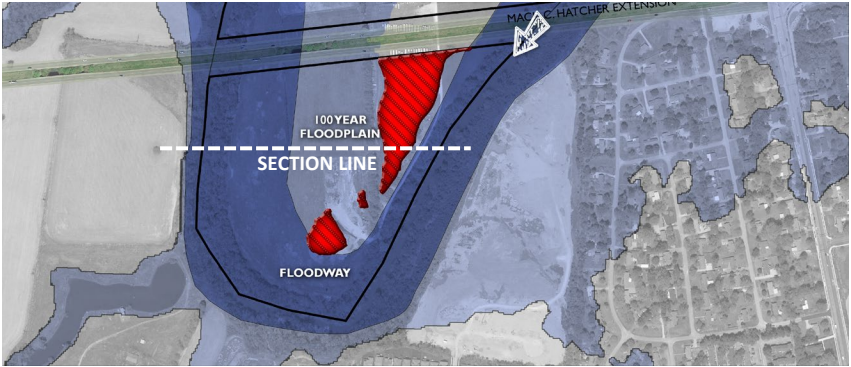


4-Unit Multiplex

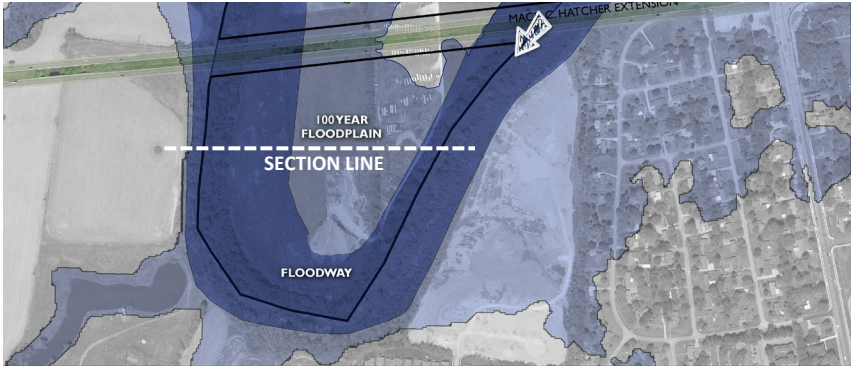


Single Family - Street-Access (65' lots)

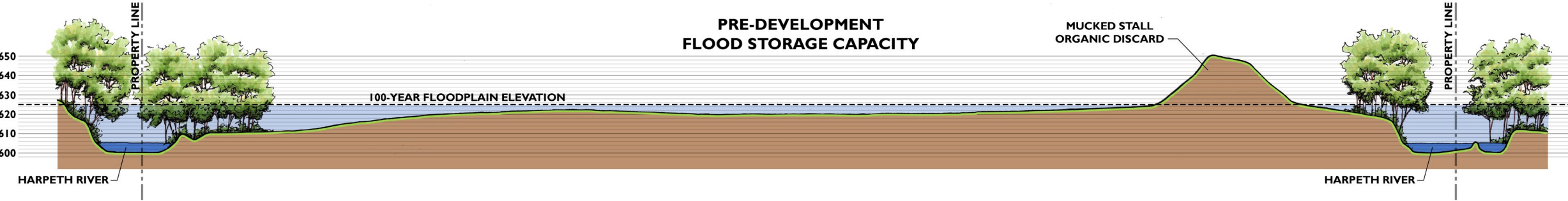
IMPROVED FLOODPLAIN SECTIONS



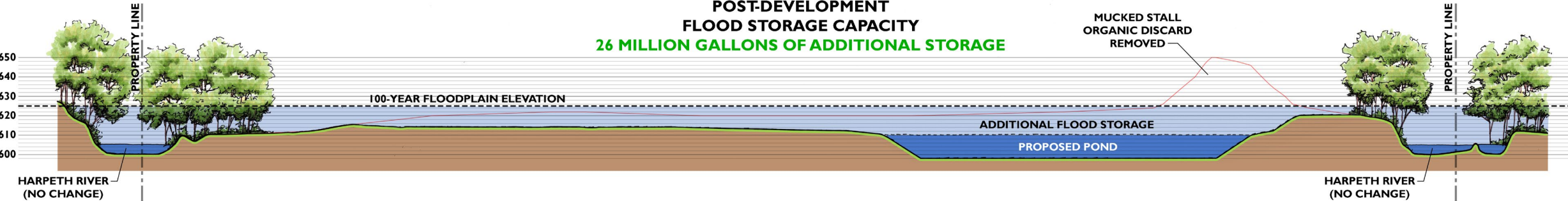
PRE-DEVELOPMENT



POST-DEVELOPMENT



**PRE-DEVELOPMENT
FLOOD STORAGE CAPACITY**



**POST-DEVELOPMENT
FLOOD STORAGE CAPACITY
26 MILLION GALLONS OF ADDITIONAL STORAGE**

JOINT CONCEPTUAL WORKSHOP (JCW)

Overview and Discussion

December 9, 2021

Description (per the FMPC Bylaws)

The Conceptual Project Workshop, a required step in the zoning ordinance for certain Planned Unit Developments (PUDs), is intended to be an informal forum for the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission to learn about, and provide feedback to applicants related to, potential applications for projects and/or potential PUD projects in light of the Franklin Land Use Plan, Zoning Ordinance, Subdivision Regulations, Major Thoroughfare Plan, Bicycle and Pedestrian Plan, Local Street Plan, neighborhood impact, context, scale, public facilities and infrastructure, open space, and project phasing. All discussion is for the aid of the applicant only and is non-binding on the Board of Mayor and Aldermen or on the Franklin Municipal Planning Commission.

Overview of the Workshop

- Occurs the 4th Thursday, before FMPC
- Generally starts at 5pm, based on agenda length
- Membership includes the Aldermen, Planning Commissioners, and Mayor
- Items are mainly PUD Development Plans, but may also include Envision Franklin amendment requests, Zoning Ordinance amendments, or special topics as the need arises
- AFTER the neighborhood meeting and initial submittal, but BEFORE the resubmittal of plans for final review.
- Each item is designated a timeframe, typically 20 or 30 minutes, inclusive of discussion by the membership
- 10-15 minute applicant presentation followed by minimal staff remarks and then discussion by the membership
- A presentation template is not currently provided to applicants and presentations vary by project
- Staff does not prepare a written report or memo for this meeting

Issues/Concerns

- 1) Attendance and date/time of the meeting
- 2) Not enough time per item
- 3) Too many applications per agenda
- 4) Presentations—is the pertinent information being highlighted?
- 5) Staff Comments—what level of detail is desired and in what form?
- 6) Amount of meaningful feedback
- 7) Timing of the JCW within in the overall review process
- 8) Others?