



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, February 24, 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.franklin.tn.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) Presentation and discussion of the 2021 Development Report.
2. (5:30 - 6:00 pm) Discussion of a Development Plan proposing approximately 18,278 square feet of office, museum, and event venue spaces, including a Modification of Standards for connectivity, on 5.19 acres, located at 423 S. Margin Street (Franklin Grove PUD).
3. (6:00 - 6:30 pm) Continued discussion of the JCW purpose and feedback.

OTHER BUSINESS

ADJOURN



File #: 21-02935

DATE: February 8, 2022

TO: Board of Mayor and Aldermen and Franklin Municipal Planning Commission

FROM:

SUBJECT:

(5:00 - 5:30 pm) Presentation and discussion of the 2021 Development Report.

PURPOSE:

The purpose is to review the 2021 Development Report.

BACKGROUND/STAFF COMMENTS:

The 2021 Development Report can be found
here: <https://web.franklintn.gov/FlippingBook/2021DevelopmentReport/>

FINANCIAL IMPACT:

NA

RECOMMENDATION:

NA



2021 DEVELOPMENT REPORT

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BOARD OF MAYOR & ALDERMEN



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Clyde Barnhill



Brandy Blanton



Beverly Burger (Ward 1)



Margaret Martin (Outgoing)



Dana McLendon (Outgoing)



Ann Petersen



John Schroer (Outgoing)



Scott Speedy (Outgoing)

Newly Elected in 2021



Patrick Baggett (Ward 4)



Matt Brown (Ward 2)



Gabrielle Hanson (At-Large)



Jason Potts (Ward 3)

PLANNING COMMISSIONERS

Roger Lindsey, Chair

Michael Orr, Vice Chair

Ann Petersen, Alderman

Alma McLemore

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Jimmy Franks

Nick Mann

Scott Harrison

LETTER FROM THE MAYOR

The year 2021 proved Franklin is one of America's most desirable communities characterized by a vibrant economy and a high quality of life. Money Magazine named Franklin the third best place to live in the country. Excellent schools, a highly educated workforce, and low taxes coupled with the ability to balance preservation and growth have produced a high quality of life for our community. Despite the ongoing challenges associated with the pandemic, downtown festivals, special events, and in-person meetings returned. It was an incredible year for Franklin.

Our growing community has been making significant investments in infrastructure and the long-awaited Mack Hatcher Parkway NW Extension was completed. The 3.1-mile segment connects Hillsboro Road to Highway 96 West and provides much needed connectivity. Fire Station 7 opened and serves as a colocation facility with Williamson County paramedic services. The new fire station is located on John Fitzgerald Drive, the street was renamed in honor of Franklin's first full-time African American firefighter.

I am also proud of how the community has come together to tell the Fuller Story. This year, the United States Colored Troops Soldier Statue was dedicated and unveiled at a place of prominence and equal nobility in the town square. The event garnered national media coverage.

It was a year of change for our Board as four new Aldermen were elected. While I greatly appreciate the contributions made by the outgoing Aldermen, I am encouraged by the newly elected leaders and their dedication to the community, and I look forward to serving with them.

It's a great time to be in Franklin, Tennessee and I appreciate all the progress made in 2021.



2021 | ACCOMPLISHMENTS

MACK HATCHER EXTENSION



Mack C. Hatcher Memorial Parkway Northwest Extension is a new alignment that continues the existing parkway 3.1 miles from east of Hillsboro Road to south of SR 96. It's part of a larger effort to create a complete loop around the City. The extension improves access and connectivity to the existing transportation network and increases capacity for current and future traffic volumes. Access points are also located at Del Rio Pike and Old Charlotte Pike. The project includes curb, gutter, traffic signals, and a multi-use path.

FIRE STATION 7



Fire Station 7 replaced the temporary Franklin Fire Station 7, which was established in 2014 as an emergency measure, after a fatal gasoline tanker explosion destroyed the Goose Creek Bypass-Peytonsville Road bridge and critical access to the east side of I-65. The temporary station consisted of a mobile home for firefighter quarters and a metal

pole barn for the apparatus on the grounds of the Williamson County Ag Expo Center. Station 7 is the first Franklin fire station to include an ambulance wing, which was funded by Williamson County and staffed by Williamson Medical Center EMS personnel.

UNITED STATES COLORED TROOPS SOLDIER



A momentous occasion in Franklin's history took place during the unveiling and dedication of the United States Colored Troops Soldier. The Fuller Story initiative began in August of 2017 after a white nationalist protest rally in Charlottesville, VA erupted into violence over the removal of a Robert E. Lee monument. Rev. Hewitt Sawyers, Rev. Chris Williamson, Rev. Kevin Riggs, and Historian Eric Jacobson decided to work together along with our city's mayor and administrators to provide proactive solutions surrounding the controversy of confederate monuments. A plan arose that focused on education and representation. In 2019, five historic markers were installed around the city square, telling the stories of enslaved Africans and African Americans before, during, and after the Civil War. The final aspect of the plan involved installing a statue of a USCT soldier in a place of prominence and equal nobility on the city's square.

2021 | CITY-AT-A-GLANCE

86,628 Estimated Population

This estimate is based upon existing housing types, average household size, and estimated vacancy rates.

44.23 Square Miles

The City of Franklin encompasses 44.23 square miles, slightly larger than the city limits of Paris, France.

666.45 Acres Annexed in 2021

The City of Franklin annexed 295 acres for the Poplar Farms PUD Development and 244 acres for Southvale PUD.

1,017 Dwelling Units Were Constructed in 2021

Approximately 51% of these units were single-family homes.

13,663 Dwelling Units are Approved and Yet to be Built

49% of these units are apartments, and 22% are townhomes or condos.

3,790 Dwelling Units Approved in 2021

Approvals in the Berry Farms Developments account for approximately 52% of these units.

37,306 Existing Housing Stock

The total number of dwelling units as of December 31, 2021.

364,112 Nonresidential Square Feet Approved by Site Plan

An additional 235,947 square feet of nonresidential development was approved as part of 4 Development Plans. 2 of the 4 approved Development Plans resulted in a reduction in square footage.

2021 | ENVISION FRANKLIN PLAN AMENDMENTS

Resolution No.	Description	Previous Design Concept	New Design Concept	Adoption Date
2021-104	Portion of Property at 1740 New Hwy 96 W (Short Farm) Plan amendment for a portion of the property located at 1740 New Highway 96W (Short Farm) to amend the southeast portion of the property from the conservation subdivision design concept to the neighborhood mixed-use design concept and create new special considerations.	Conservation Subdivision	Neighborhood Mixed-Use	6/24/2021

2021 | ZONING CHANGES

Properties Zoned (Due to Annexation)

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
Tuck Away PUD		PD 0.73, HHO	52.00	4/13/2021
Southvale PUD		PD 2.09	244.08	6/22/2021
4325 Long Ln		ER	7.01	9/28/2021
4432 Pratt Ln		ER	5.00	9/28/2021
4416 Peytons ville Rd		CI	2.86	11/9/2021
Hamilton PUD		PD 1.0, FFO, SCO	58.64	11/9/2021
N of Henpeck Ln, W of Lewisburg Pike		NC	1.58	11/9/2021
Poplar Farms PUD		PD 1.84, HHO, SCO	295.28	11/23/2021
TOTAL			666.45	

Properties Rezoned

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
Cherokee Place PUD	PD 4.75	PD 12.27	8.15	1/12/2021
Chickasaw Place PUD	PD 4.75	PD 12.6	3.81	1/12/2021
Berry Farms Chadwell PUD	PD 0.7/1,563,000	PD 11.72/1,573,500/450	140.81	4/27/2021
Goose Creek property south of Goose Creek Bypass	AG	NC	28.91	7/13/2021
532 Franklin Rd	R-1	OR	0.89	8/24/2021
West Franklin Park PUD	RC12	PD 17.11/320,116	32.43	9/28/2021
Gateway Village PUD	PD 6.45/155,679	PD 6.75/144,258	60.50	11/9/2021
3104 Horton Ln	R1	R2	0.86	11/9/2021
Berry Farms Town Center (Revision)	PD 2.99/1,134,625	PD 5.44/1,050,926/345	197.82	11/23/2021
S of Old Peytons ville Rd, W of I-65	PD	RC6	25.18	11/23/2021
TOTAL			499.36	

2021 | RESIDENTIAL APPROVALS

Residential Development	Units Approved	Dwelling Units by Housing Type					Total Acreage	Open Space
		House	Duplex	Townhome	Apartment	Condo		
Avalon PUD (Consolidation)	-1	-1					0.90	
Berry Farms, Chadwell Tract (Revision)	1550				900	650	144.00	7.04
Berry Farms, Town Center (Revision)	406				*	*	197.82	9.67
Cadet Homes (Division)	1	1					0.68	
Cherokee Place PUD	100				100		8.15	0.41
Everbright Subdivision (Consolidation)	-1	-1					0.36	
207 Fairground St- Morton Subdivision	4		4				0.39	0.03
Gateway Village PUD (Revision)	6				6		60.50	3.96
Hamilton PUD	58	58					59.00	30.00
Poplar Farms	546	546					295.00	32.00
Silver Grace PUD, Section 3	10	4	6				14.88	.05
Southvale PUD	512	196	34	42		240	244.80	12.18
Tavistock	7	7					7.43	1.12
Tuckaway PUD	37	37					52.00	1.84
West Franklin Park PUD	555				555		32.43	4.35
TOTAL	3,790	847	44	42	1,561*	890*	1,118.34	102.65

* Note: The Berry Farms Town Center revision creates entitlements for 406 new multifamily dwelling units, however at this time it is unknown if these units will be rental apartments, for-sale condos, or a combination of both.

2021 | NONRESIDENTIAL APPROVALS

Nonresidential Site Plan	Square Footage	Total Acreage	Development Type
143 Southeast Pkwy	33,500	4.57	Institutional
1820 Downs Blvd (New Hope Academy Addition)	6,630	19.56	Institutional
4309 S. Carothers	19,388	5.35	Retail, Office, Commercial
Berry Farms Reams-Fleming Tract, Lot 8 (Ramsey Solutions Event Center)	57,033	22.70	Commercial
Berry Farms Town Center Section 4, Lot 202 (501 Sallie Lane)	4,255	1.12	Commercial
Cameron Subdivision, Lot 1 (Wash N' Roll)	4,500	1.01	Commercial
Downs Boulevard Properties PUD Subdivision Lot 1 (Twice Daily Convenience Store)	4,800	2.68	Commercial
Franklin Commons South, Section 4, Lot 8 (building addition)	1,012	1.23	
Green Acres Subdivision, Block C, Lot 5 (1411 W. Main St)	1,639	0.22	Commercial
Parish Presbyterian Church	9,910	13.86	Institutional
Vintage at Watson Glen	4,420	21.24	Office
Waterford Crest Subdivision, Lot 2, Revision 2 (CSCC Arts & Technology Building)	41,750	36.00	Institutional
Williamson County Archives	20,000	17.54	Institutional
Williamson County Medical Center (expansion and new tower)	155,275	39.82	Institutional
TOTAL	364,112.00	186.90	

SP=Site Plan

Development Plan	Approved Non Residential Square Footage
Berry Farms, Chadwell Tract (Revision)	10,500
Berry Farms, Town Center (Revision)	-83,669
Gateway Village PUD (Revision)	-11,000
West Franklin Park PUD	320,116
TOTAL	235,947

2021 RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Amelia Park	2014	149	141	8	-	-	-	-	8
Arlington at West Main Rev 1	2018	10	0	-	-	10	-	-	10
Apex Village	2017	345	0	-	-	15	330	-	345
Aureum PUD	2019	480	0	-	-	-	480	-	480
Avalon	2002	445	413	2	-	30	-	-	32
Avalon Square	2019	614	0	-	-	122	492	-	614
Avondale Cottages	2016	40	14	1	24	1	-	-	26
Berry Farms Chadwell Tract Rev 1	2021	1,650	0	-	-	750	900	-	1,650
Berry Farms Reams-Flemming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center Rev 1	2021	1,052	263	3	-	*	*	-	789
Bushnell Farms	2017	20	13	1	-	6	-	-	7
Cardel Village	2016	20	18	2	-	-	-	-	2
Carothers Crossing West	2018	330	0	-	-	-	330	-	330
Carothers Stacked Flats	2020	7	0			7			7
Colleta Park	2017	199	0	199	-	-	-	-	199
Cherokee Place PUD	2021	100	3	-	-	-	97	-	97
Echelon	2013	168	150	17	-	1	-	-	18
East Works PUD	2020	1,624	0	-	-	9	1,615	-	1,624
Fair Park Cottages	2016	6	2	4	-	-	-	-	4
The Fields at Reese Farm	2019	132	0	64	-	68	-	-	132
Franklin Housing Authority (Chickasaw)	2017	48	0	-	-	-	48	-	48

CONTINUED ON NEXT TWO PAGES

2021 | RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Gateway Village Rev 1	2021	408	386	-	-	-	22	-	22
Hamilton PUD	2021	58	0	58	-	-	-	-	58
Harlinsdale Manor	2006	15	13	2	-	-	-	-	2
Harpeth Square Rev 1	2016	160	150	-	-	-	10	-	10
Henley	2005	87	84	3	-	-	-	-	3
Highlands at Ladd Park Rev 7	2005	1,217	1,190	27	-	-	-	-	27
Huffines Ridge	2019	426	0	-	-	-	426	-	426
Jordan Road PUD (Firestone)	2018	10	9	1	-	-	-	-	1
Lockwood Glen Rev 5 (Nichols Bend)	2008	638	545	86	-	7	-	-	93
Madison PUD Rev 1	2020	72	0	-	-	-	72	-	72
McEwen Town Center Rev 3	2020	1,191	711	-	-	-	480	-	480
Meadows & Villages at Southbrooke	2020	205	0	158	6	41	-	-	205
Natures Landing Rev 1	2017	32	20	12	-	-	-	-	12
Oakbrook PUD	2019	89	0	-	-	89	-	-	89
October Park	2015	19	8	11	-	-	-	-	11
Ovation	2014	950	0	40	-	910	-	-	950
Poplar Farms	2021	546	0	546	-	-	-	-	546
Preserve at Echo Estates	2013	43	32	11	-	-	-	-	11
Ralston Row	2013	14	13	1	-	-	-	-	1
Richland Close	2016	4	1	3	-	-	-	-	3
Riverbluff Rev 2	2017	81	63	18	-	-	-	-	18
Selah Subdivision	2015	12	0	12	-	-	-	-	12
Shadow Green	2017	182	45	-	-	10	127	-	137
Silver Grace (Fountains of Franklin)	2009	123	87	4	6	-	-	26	36

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2021 | RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Simmons Ridge Rev 4	2016	408	171	32	-	205	-	-	237
Southvale PUD	2021	512	0	196	34	282	-	-	512
Southwinds (Woodlands) Rev 4	2020	68	9	-	-	59		-	59
Splendor Ridge	2017	19	3	16	-	-	-	-	16
The Standard At Cool Springs Rev 1	2019	359	328	-	-	31	-	-	31
Stream Valley Rev 1	2017	824	652	141	-	13	18	-	172
Tap Root Hills	2014	139	129	10	-	-	-	-	10
Tavistock	2021	7	0	7	-	-	-	-	7
Through the Green Rev 2	2014	492	452	-	-	-	40	-	40
Township PUD Rev 1	2020	35	12	-	-	23	-	-	23
Treemont Estates	2005	13	11	2	-	-	-	-	2
Tuckaway PUD	2021	37	0	37	-	-	-	-	37
Vintage at Watson Glen	2020	241	0	-	-	-	241	-	241
Wards Mill	2018	18	15	3	-	-	-	-	3
Water's Edge	2013	395	230	95	-	70	-	-	165
Westhaven* Rev 5	2020	3,444	2,179	*	*	*	*	250	1,265
West Franklin Park PUD	2021	555	0	-	-	-	555	-	555
Wood Duck Ct.	2019	237	0	-	-	237	-	-	237
Wynfield Village	2016	13	9	4	-	-	-	-	4
TOTAL		22,237	8,574	1,837	70	2,996	6,683	276	13,663

Notes: This chart indicates residential developments that are under construction or building permits have been issued.

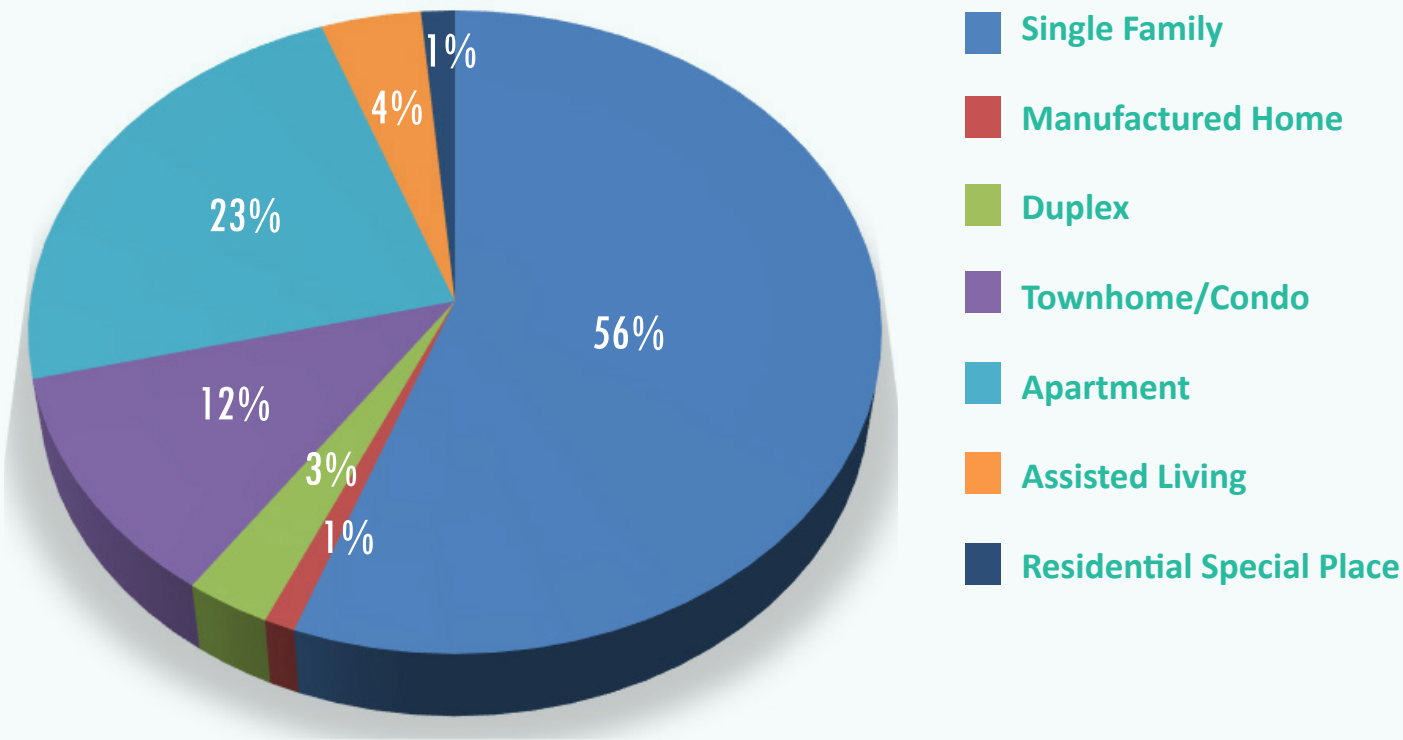
*Total number of units for Westhaven Subdivision does not include accessory units.

*Breakdown by dwelling-unit type for remaining units in Westhaven and Berry Farms Town Center is unavailable.

EXISTING HOUSING

Type of Housing	# of Dwelling Units	% of Existing Dwelling Units
Single Family	20,741	56%
Manufactured Home	407	1%
Duplex	1,105	3%
Townhouse/Condo	4,298	12%
Apartment	8,677	23%
Assisted Living	1,554	4%
Residential Special Place	524	1%
TOTAL	37,306	100%

Existing Housing by Type



37,306

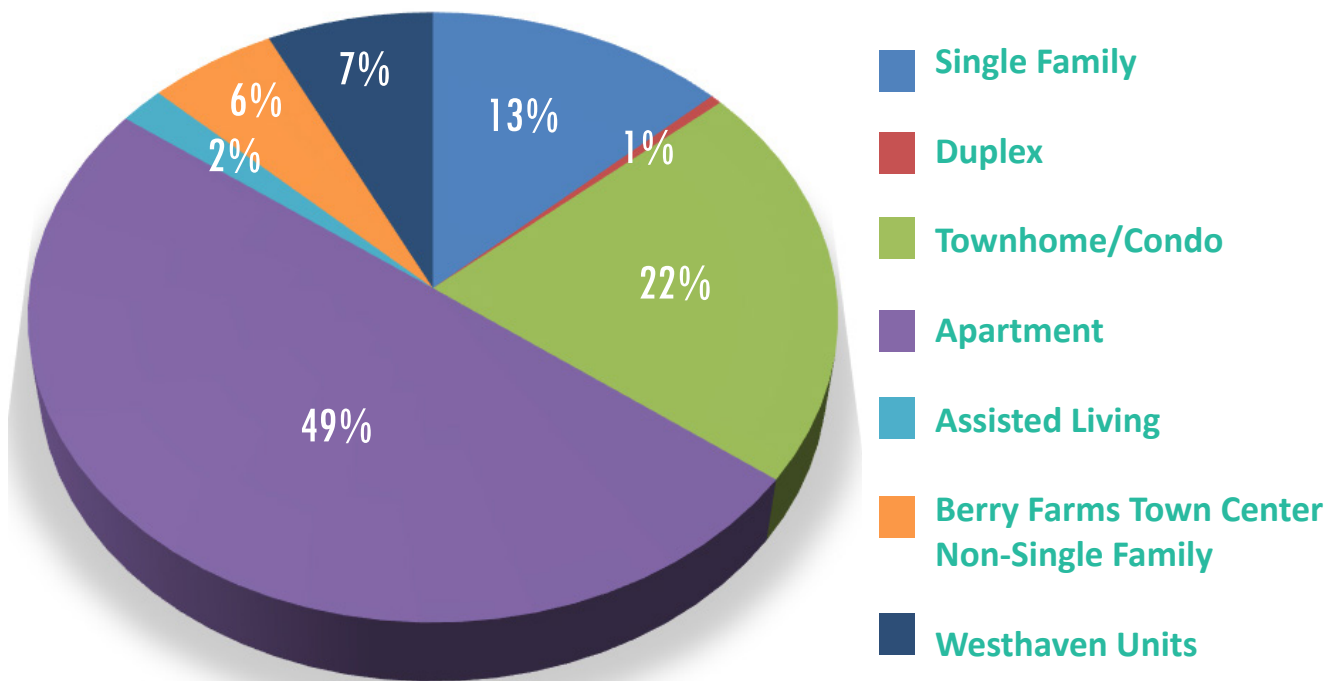
DWELLING UNITS

Single Family comprises 56% of all existing housing units.

APPROVED HOUSING (NOT YET BUILT)

Type of Housing	# of Dwelling Units	% of Approved Dwelling Units
Single Family	1,837	13%
Duplex	70	1%
Townhomes/Condos	2,996	22%
Apartment	6,683	49%
Assisted Living	276	2%
Berry Farms Town Center Non-Single-Family Units	786	6%
Westhaven Units	1,015	7%
TOTAL	13,663	100%

Approved Housing by Type



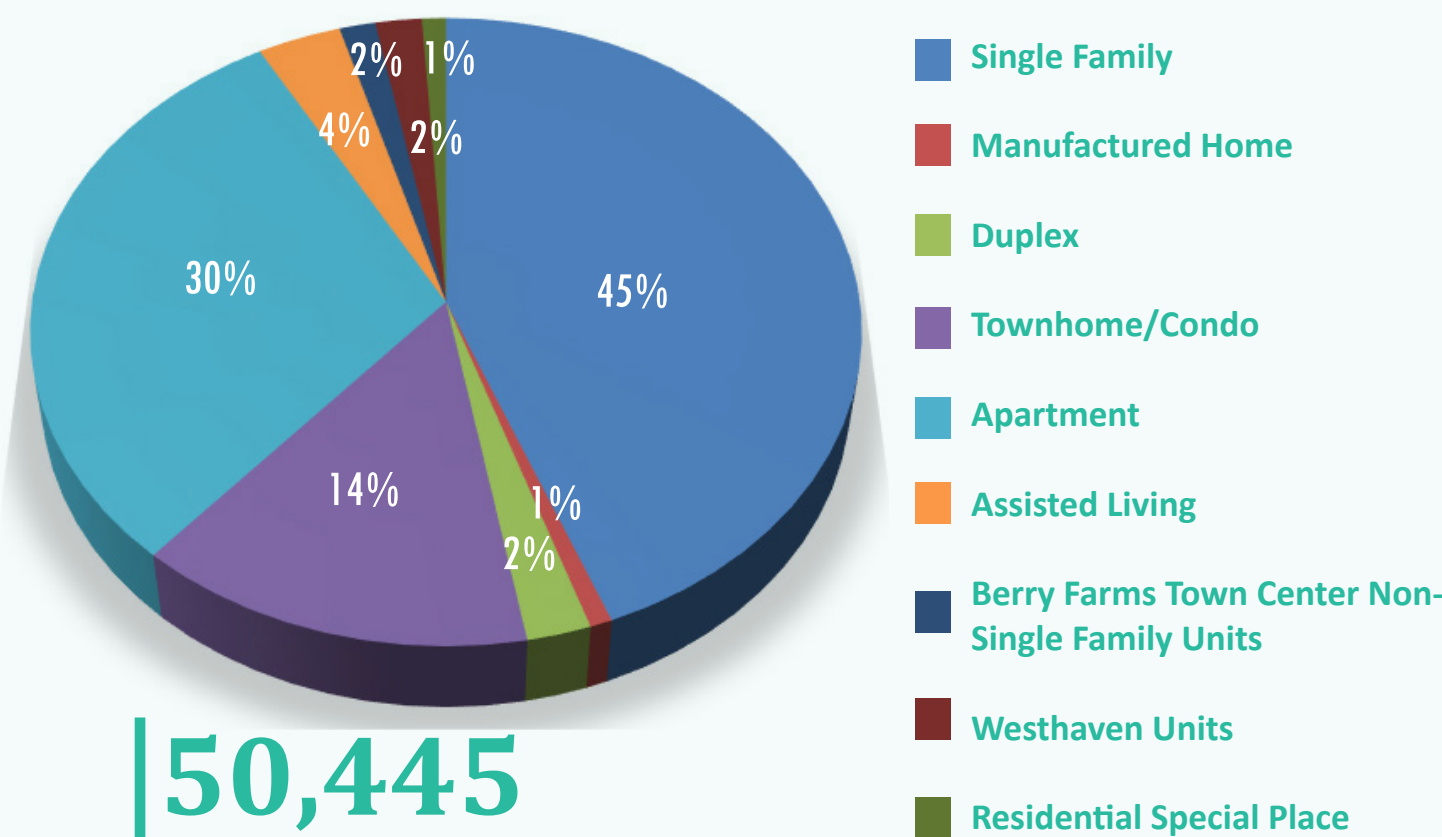
13,663

DWELLING UNITS
Approved Housing (Not Yet Built).

FUTURE BUILD-OUT (EXISTING + APPROVED HOUSING)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	22,578	45%
Manufactured Home	407	1%
Duplex	1,175	2%
Townhome/Condos	7,294	14%
Apartment	15,360	30%
Assisted Living	1,830	4%
Berry Farms Town Center Non-Single-Family Units	786	2%
Westhaven Units	1,015	2%
Residential Special Place	524	1%
TOTAL	50,445	100%

Future Build-Out



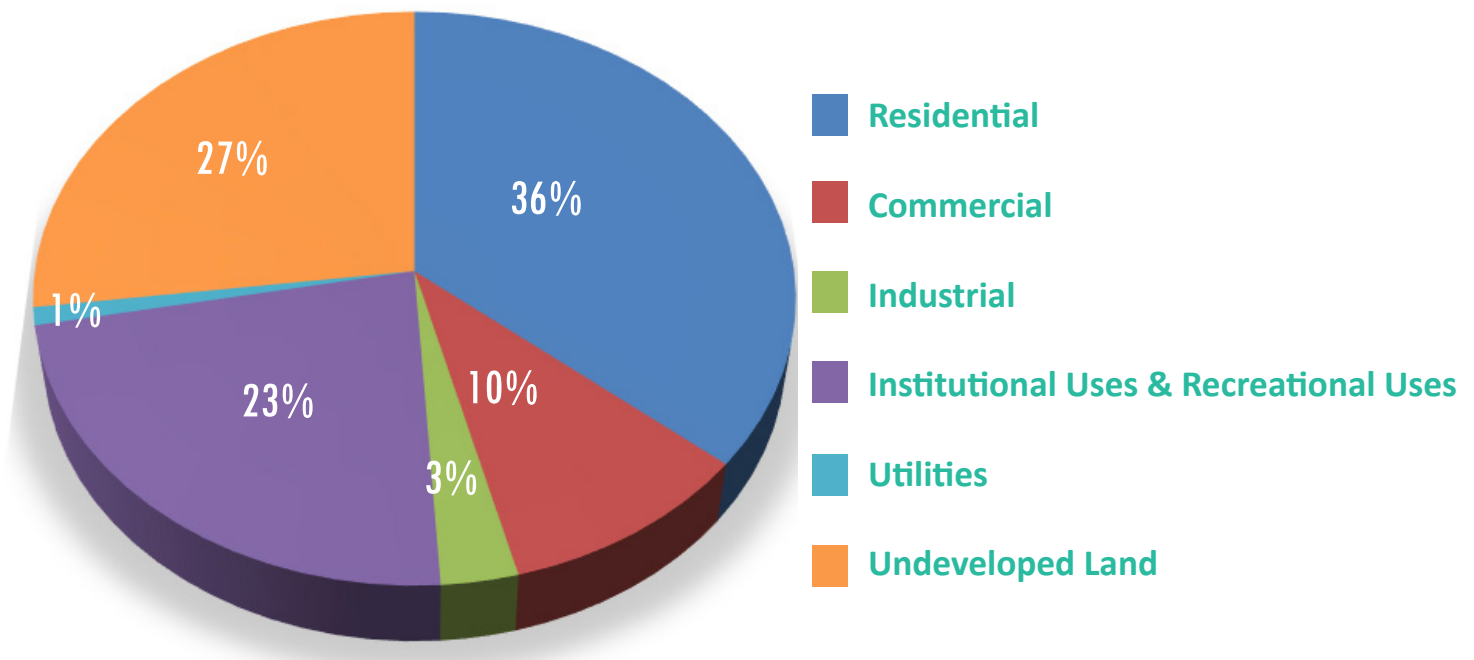
50,445

DWELLING UNITS
(Existing Housing + Approved Housing).

CITY LAND USES

Use	Acreage	Percentage	General Information
Residential	8994	36%	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2510	10%	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	810	3%	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5798	23%	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	1%	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6788	27%	Includes Vacant Properties and Agricultural Uses

Land Use



POPULATION

POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2010	April	Federal Census	62,487	-	-
2013	July	Special Census	66,370	-	-
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2017	March	Special Census	71,374	-	-
2018	Dec	Estimate	79,608	2,244	2.9%
2019	Dec	Estimate	82,029	2,421	3.0%
2020	April	Federal Census	83,454	-	-
2020	Dec	Estimate	83,852	1,823	2.0%
2021	Dec	Estimate	86,628*	2,196*	2.9%*

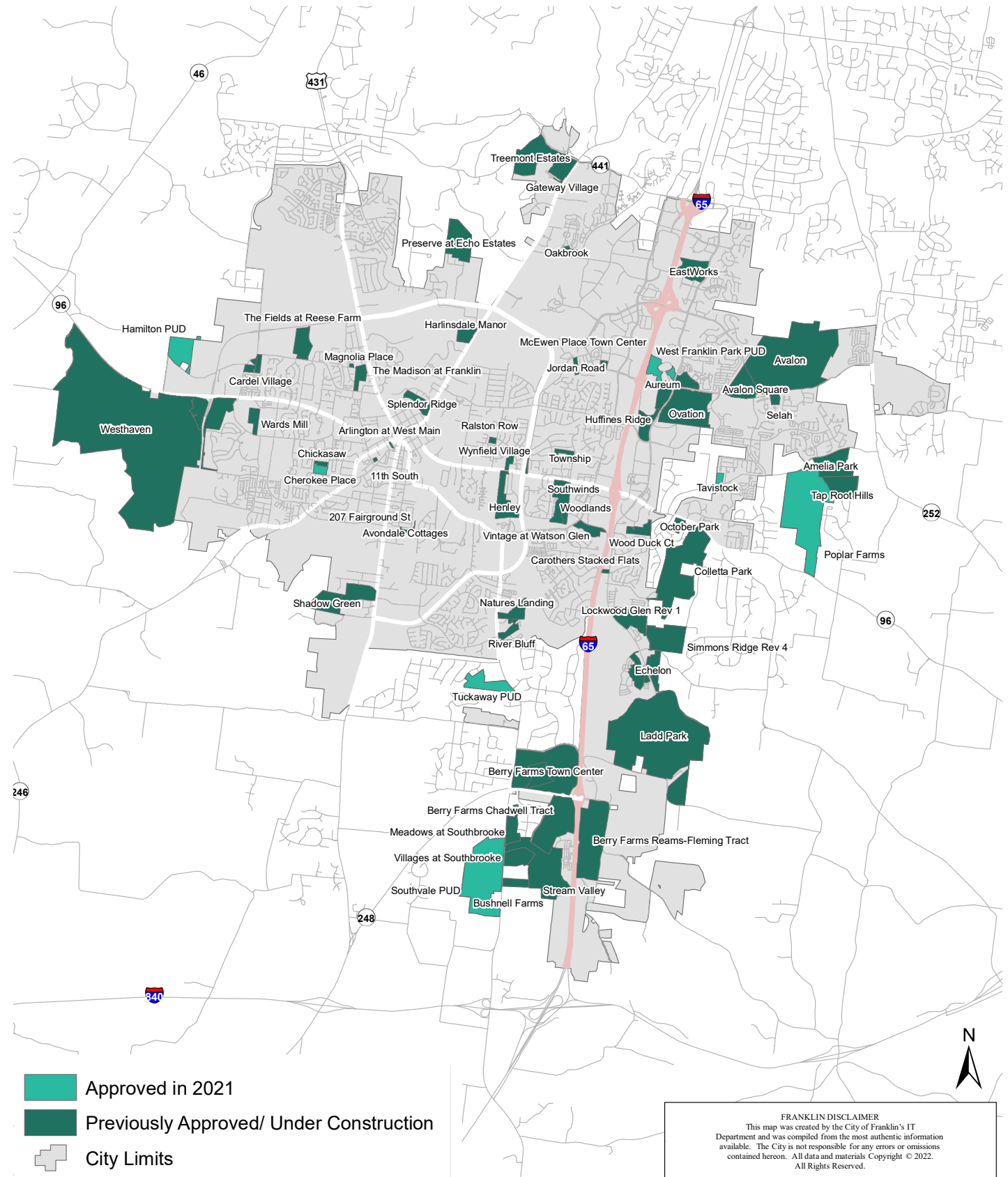
*During preparation of the 2021 Development Report, 217 units were discovered that had previously gone unreported. The 2021 population estimate has been calculated to include these units; however, the growth rate and number change did not factor in the change in total population.

POPULATION PROJECTIONS

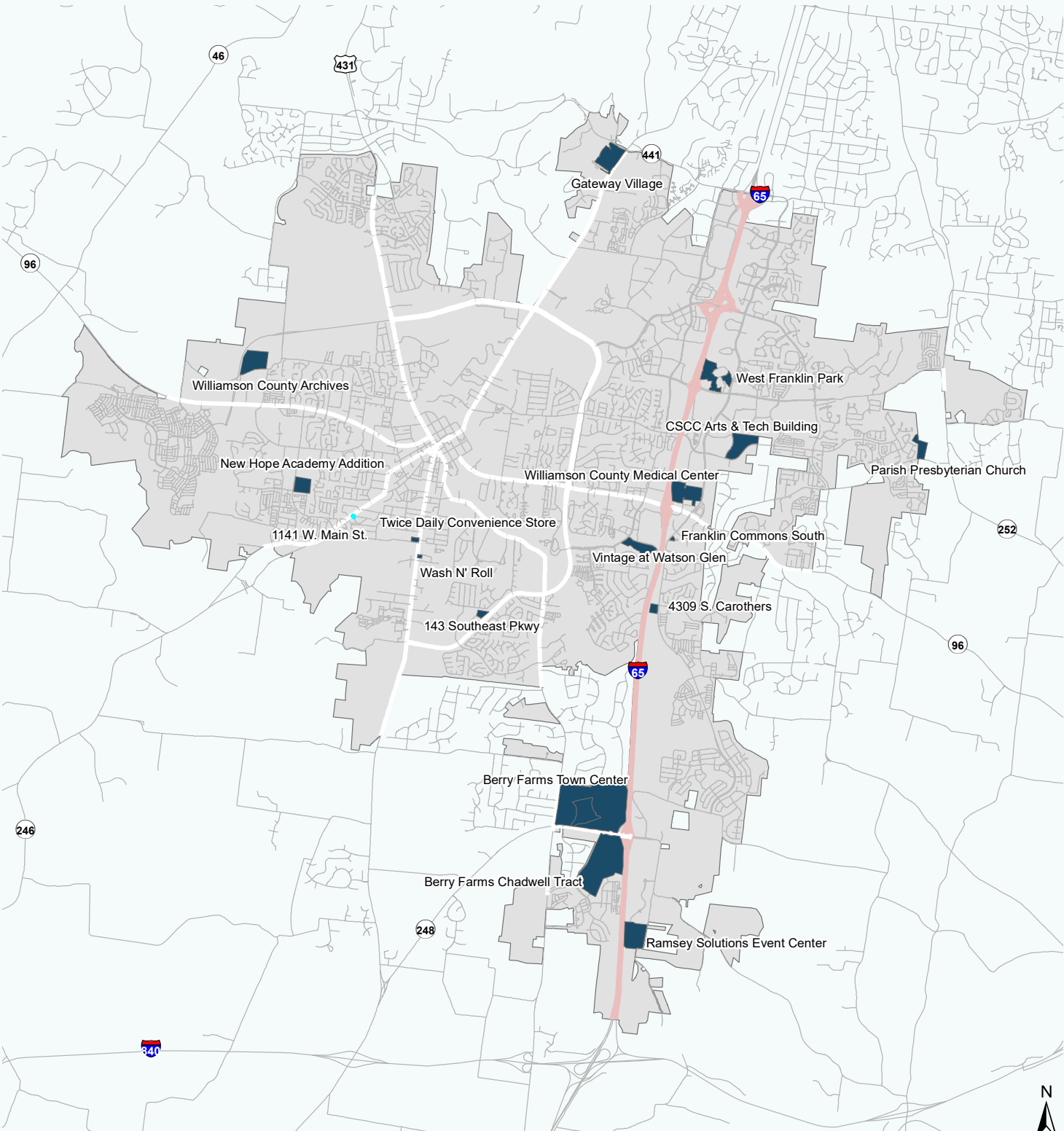
This chart projects growth by using historical averaging in population change by decade. This chart shows population projections based on historical data. However, as with any projection, using past data does not necessarily indicate future growth.

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Federal Census	83,454	-	-
2020	Estimate	83,852	21,365	25%
2030	Projection	105,955	21,250	26%
2040	Projection	127,205	21,250	20%

APPROVED RESIDENTIAL DEVELOPMENTS LOCATION MAP



APPROVED NONRESIDENTIAL DEVELOPMENTS LOCATION MAP



Approved in 2021

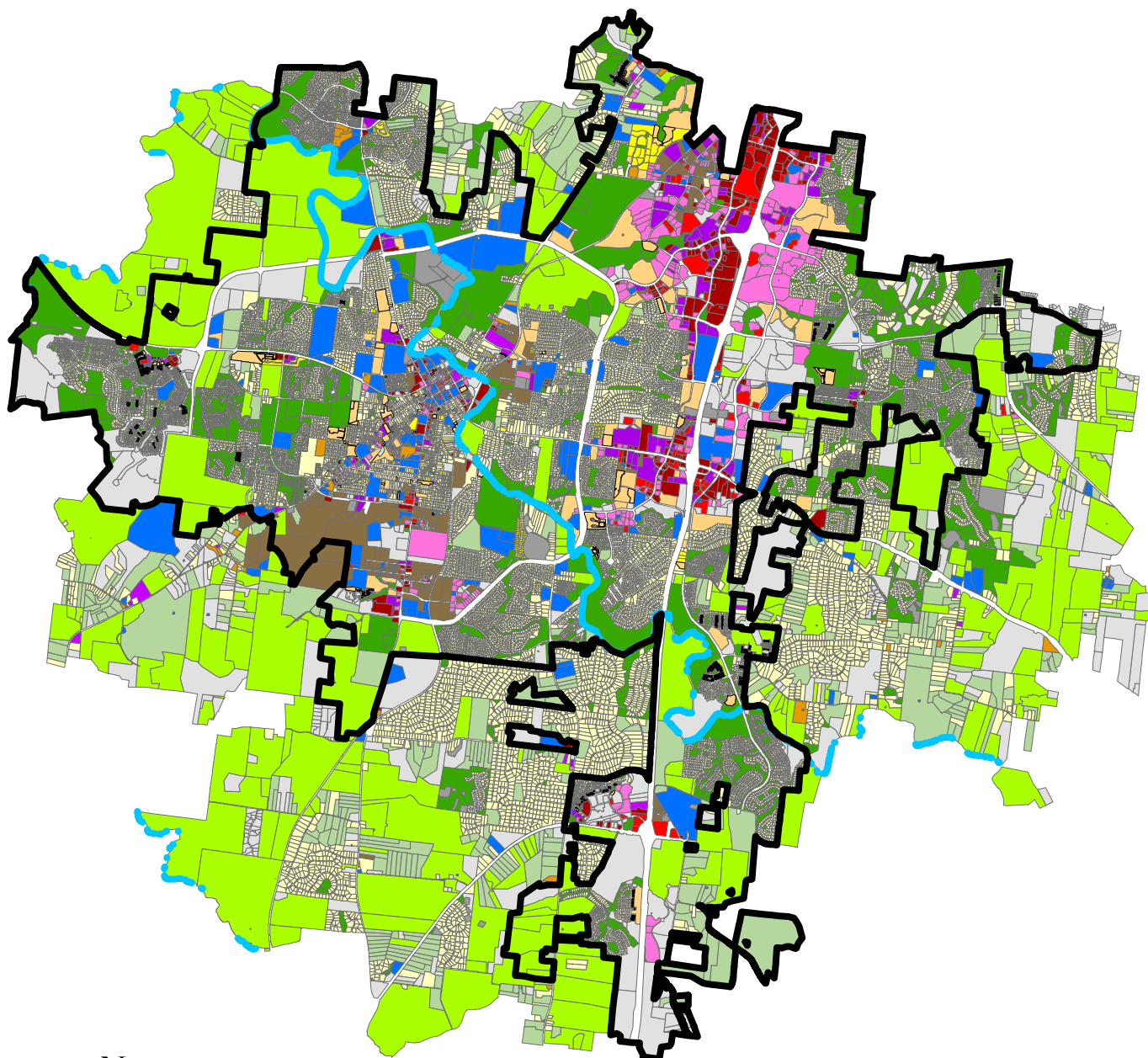


City Limits

***Note:** The developments on this map are based on approved site and development plans

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 hereon. All data and materials Copyright © 2022. All Rights Reserved.

LAND USE MAP



Legend

	City Limits		Civic/ Institutional		Recreation/ Open Space
	Harpeth River		Mixed Nonresidential		Retail
	Agriculture		Mixed Residential		Residential Multifamily
	Commercial		Mixed Use		Residential Single Family
	Residential Estate		Office		Utilities
	Industrial		Residential Duplex		Vacant

CONTRIBUTIONS

The Planning & Sustainability Department

Eric Conner, Principal Planner, Project Manager

Annette Dalrymple, Land Planner, Designer

Andrew Orr, Long Range Planning Supervisor

Amy Diaz-Barriga, Current Planning Supervisor

Kelly Dannenfelser, Assistant Planning Director

Emily Wright, Planning Director

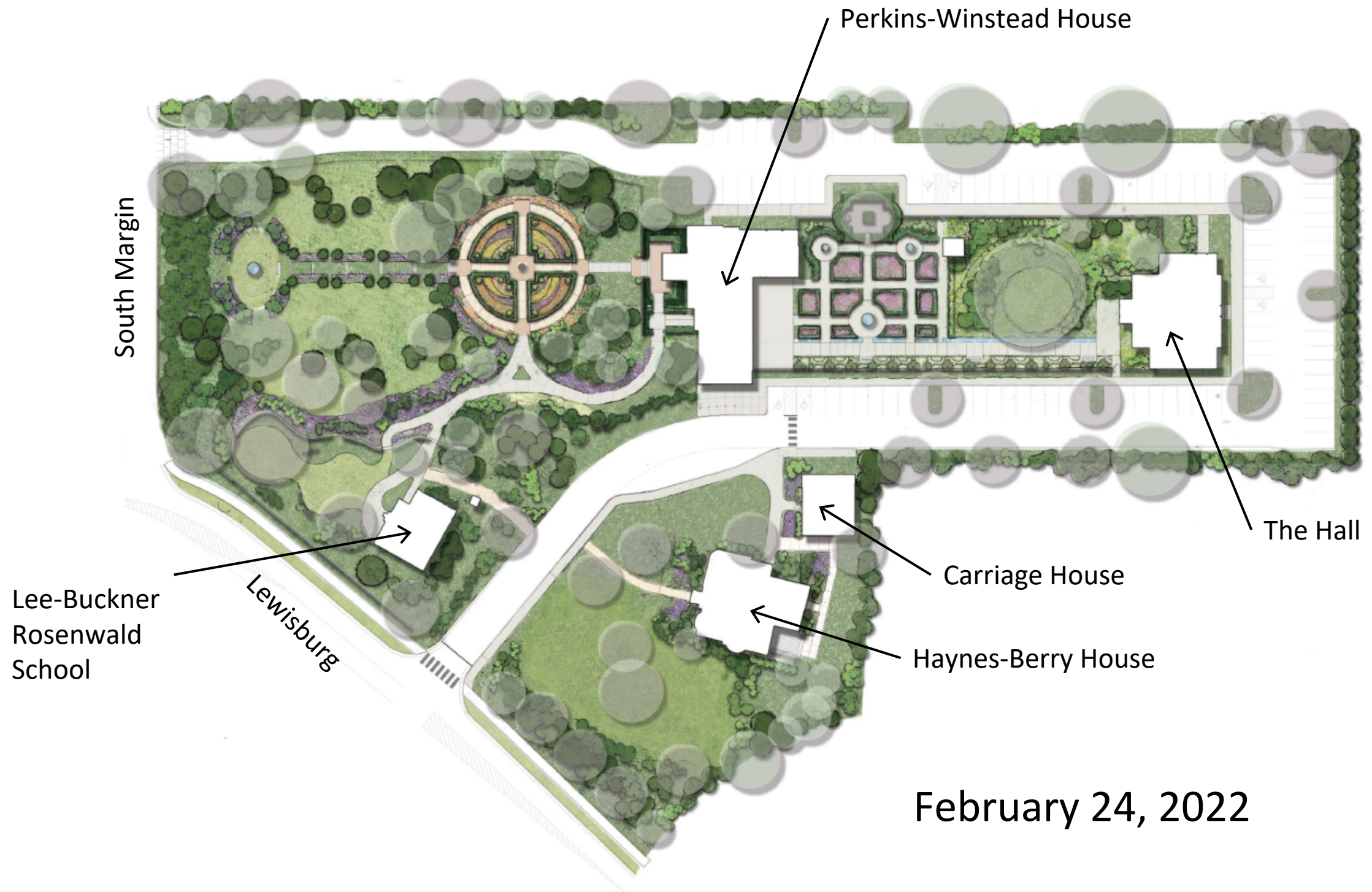
With Assistance From:

Jake Harvey

Andrew Southern

Planning Commission-BOMA Joint Workshop

Franklin Grove Estate & Gardens

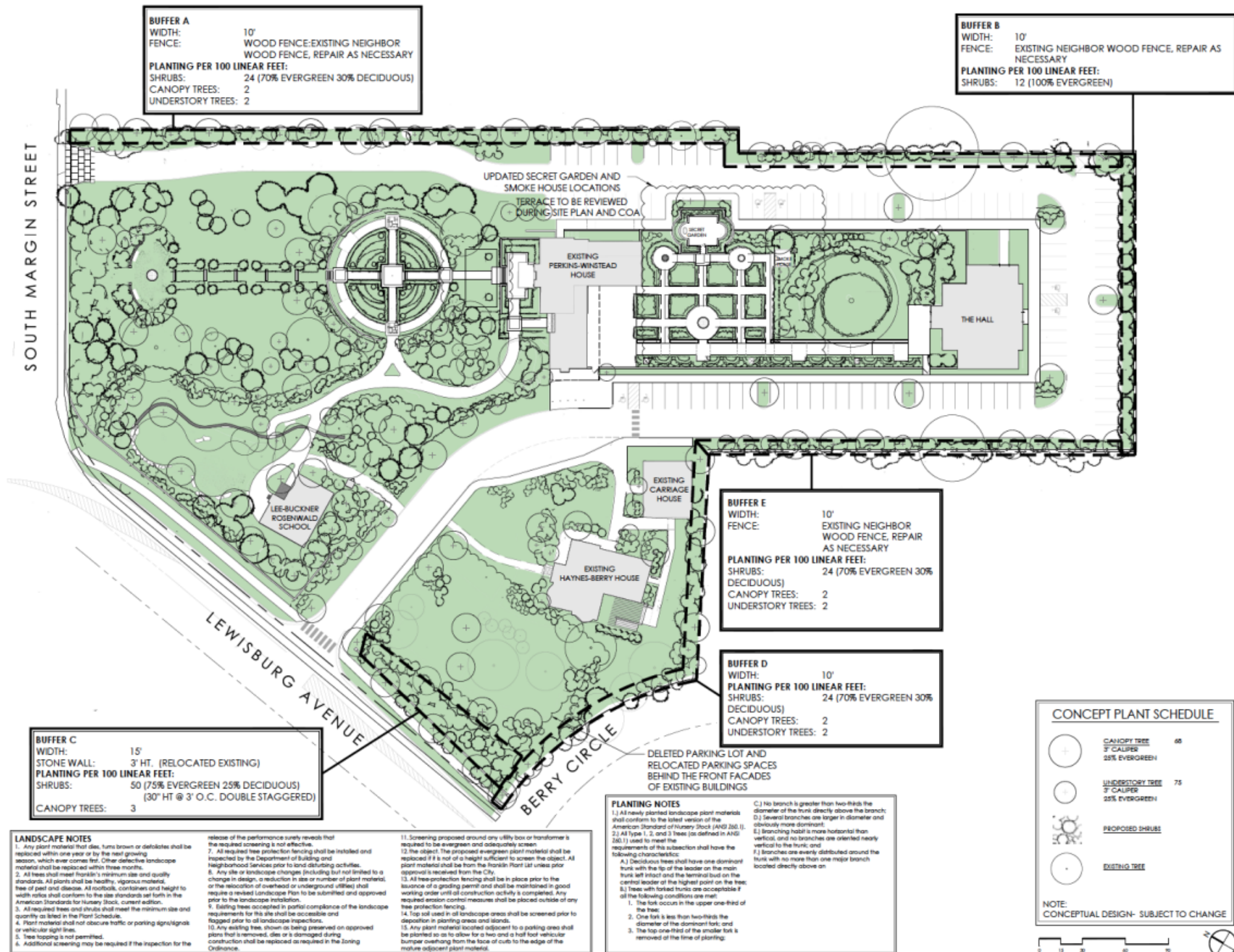


February 24, 2022

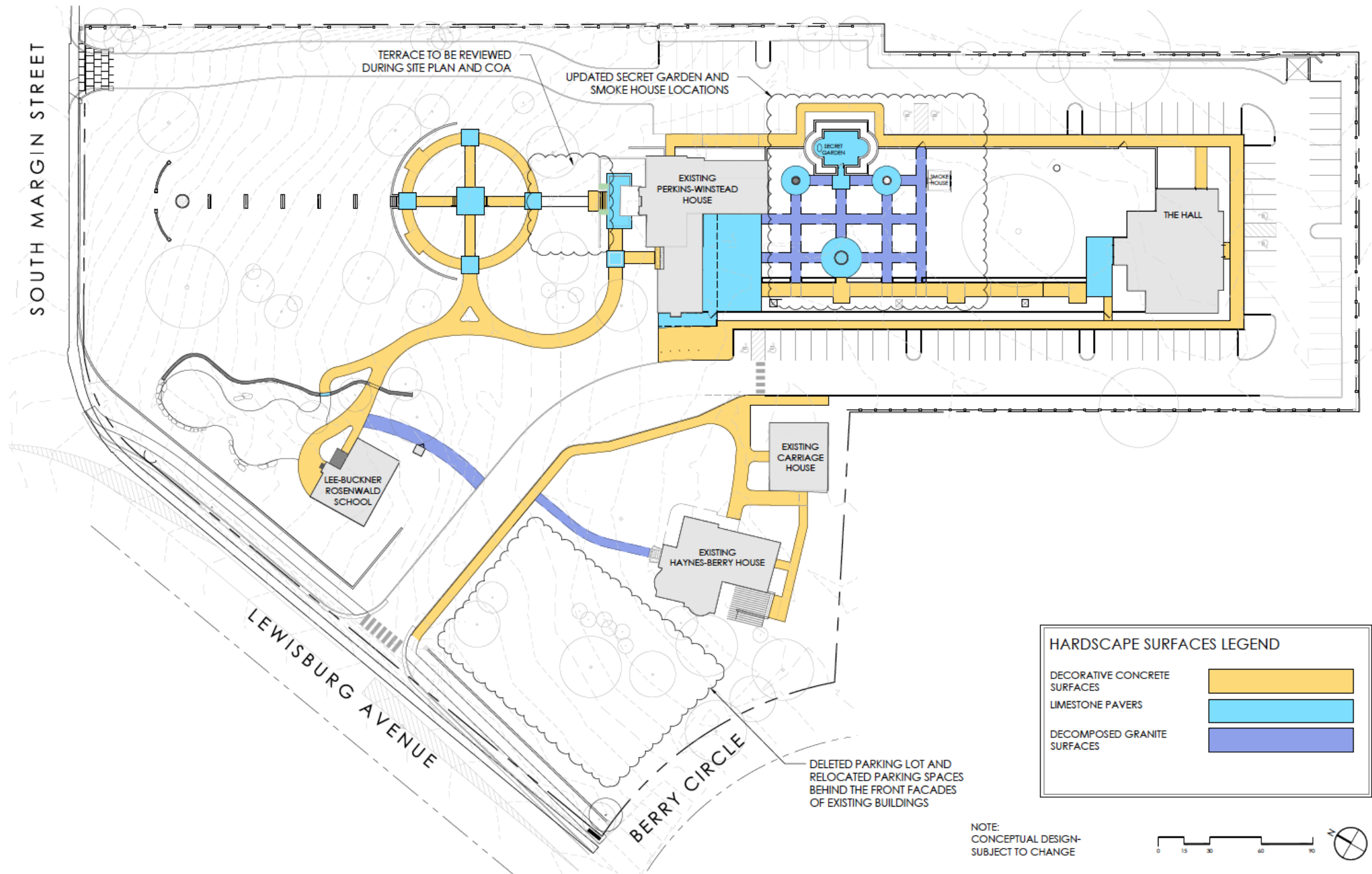
Project Status

- Requesting zoning change from CI to PD
- PreApp meetings held in September and December 2021
- Variance for building orientation approved unanimously by BZA on February 3rd
- Requesting Modification of Standards to NOT connect to Berry Circle
- Lewisburg entrance and drive configurations approved by City Engineering Department conditional on final Traffic Impact Analysis and detailed engineering drawings.
- Recommendation of denial from FHZC on February 14th. Staff recommended approval. Chair stated that entire site is “perfect” with exception of the Hall and perimeter wall on the sides and back.

3 1/2 Acres of Gardens



Garden Paths and Sidewalks



Lee-Buckner Rosenwald School



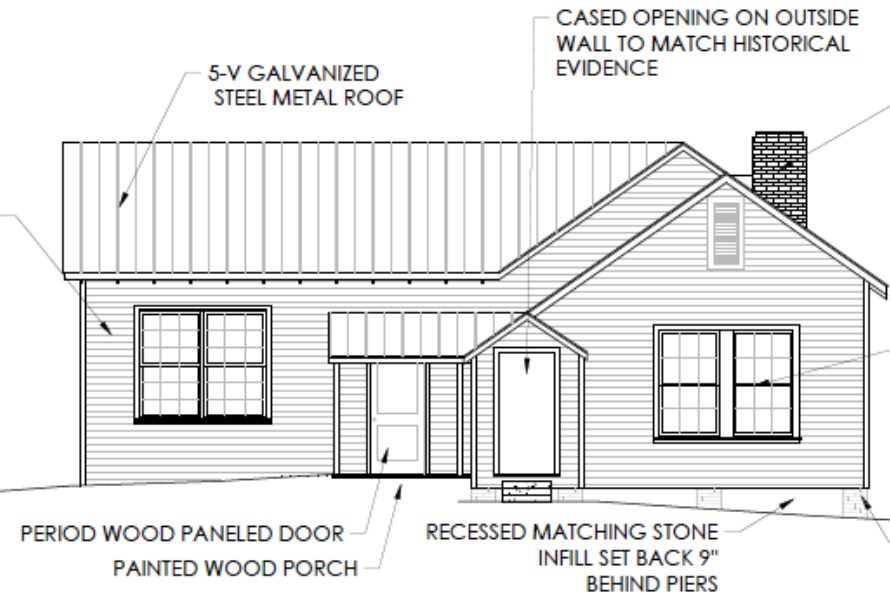
HISTORIC PHOTO

RESTORE EXISTING WOOD SIDING AND SUPPLEMENT WHERE REQUIRED WITH MATCHING SPECIES, SHAPE, AND DIMENSION WOOD

8'-0"

0'-0"

ROUGHSAWN WOOD & TIN ROOF OUTHOUSE



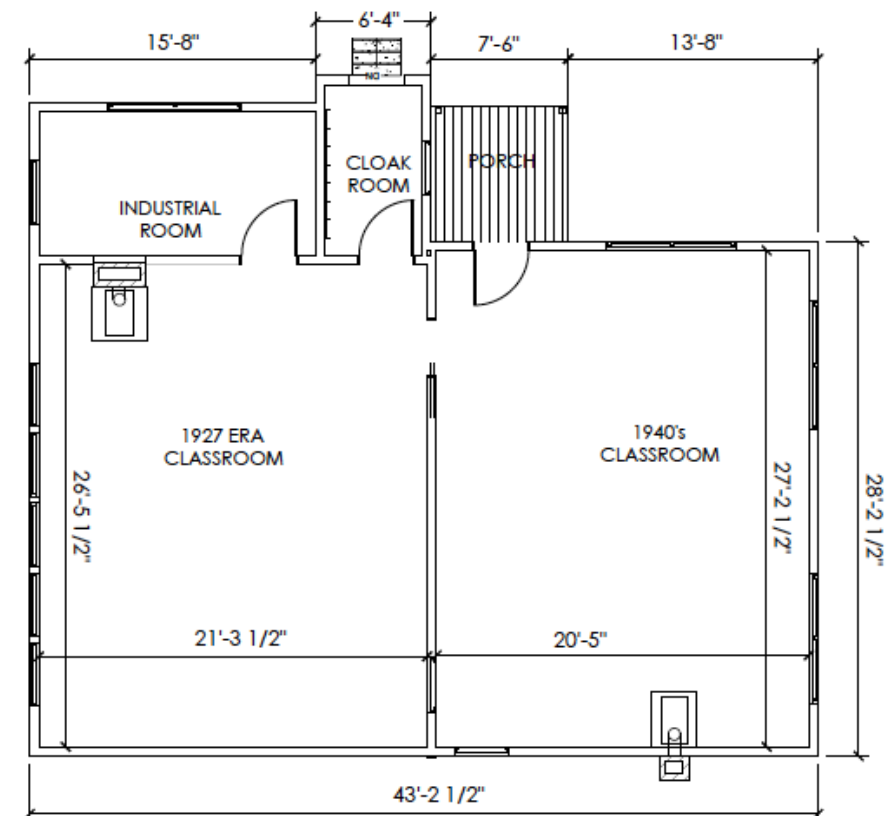
2
A1.1

EAST ELEVATION



4
A1.1

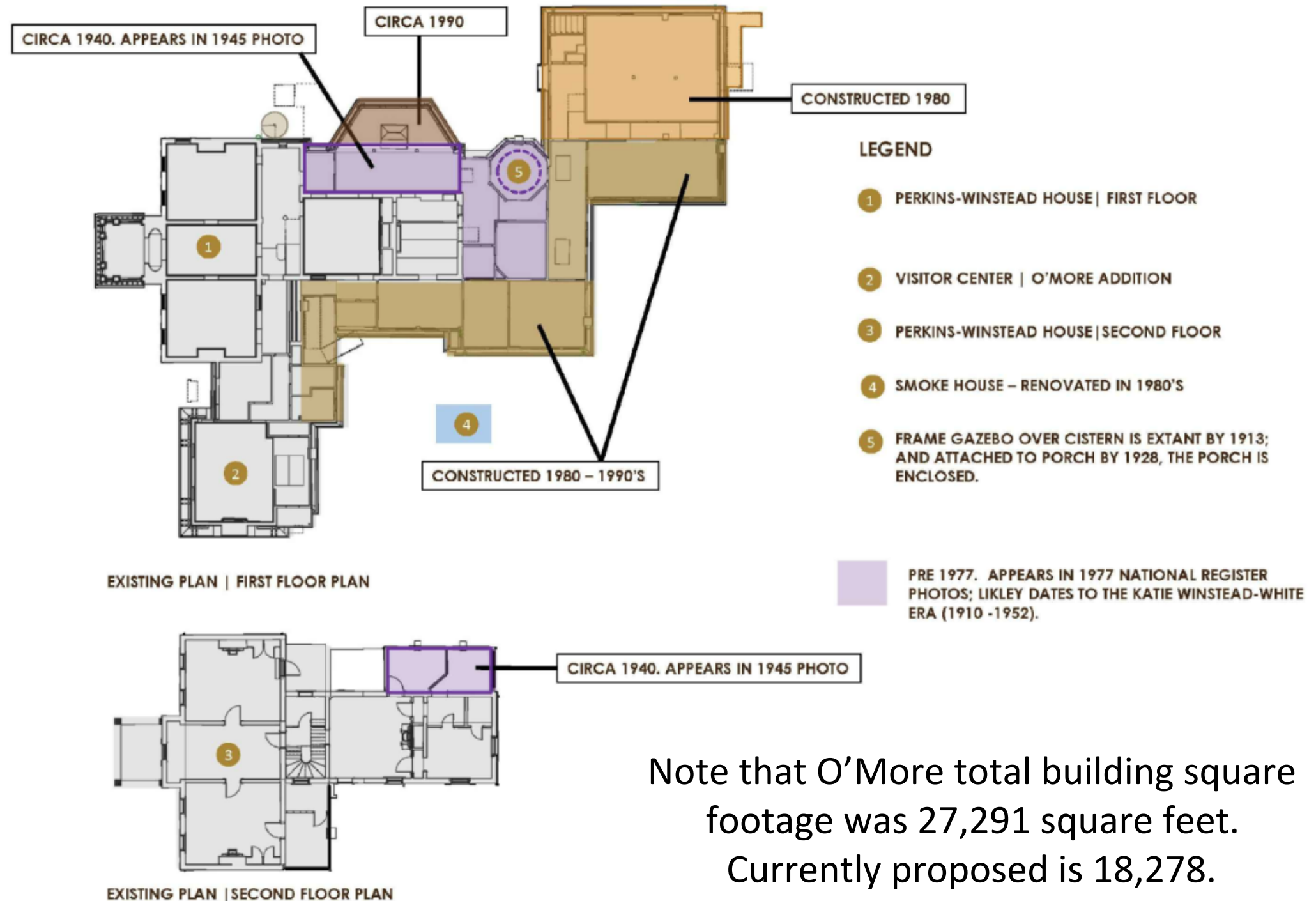
NORTH ELEVATION



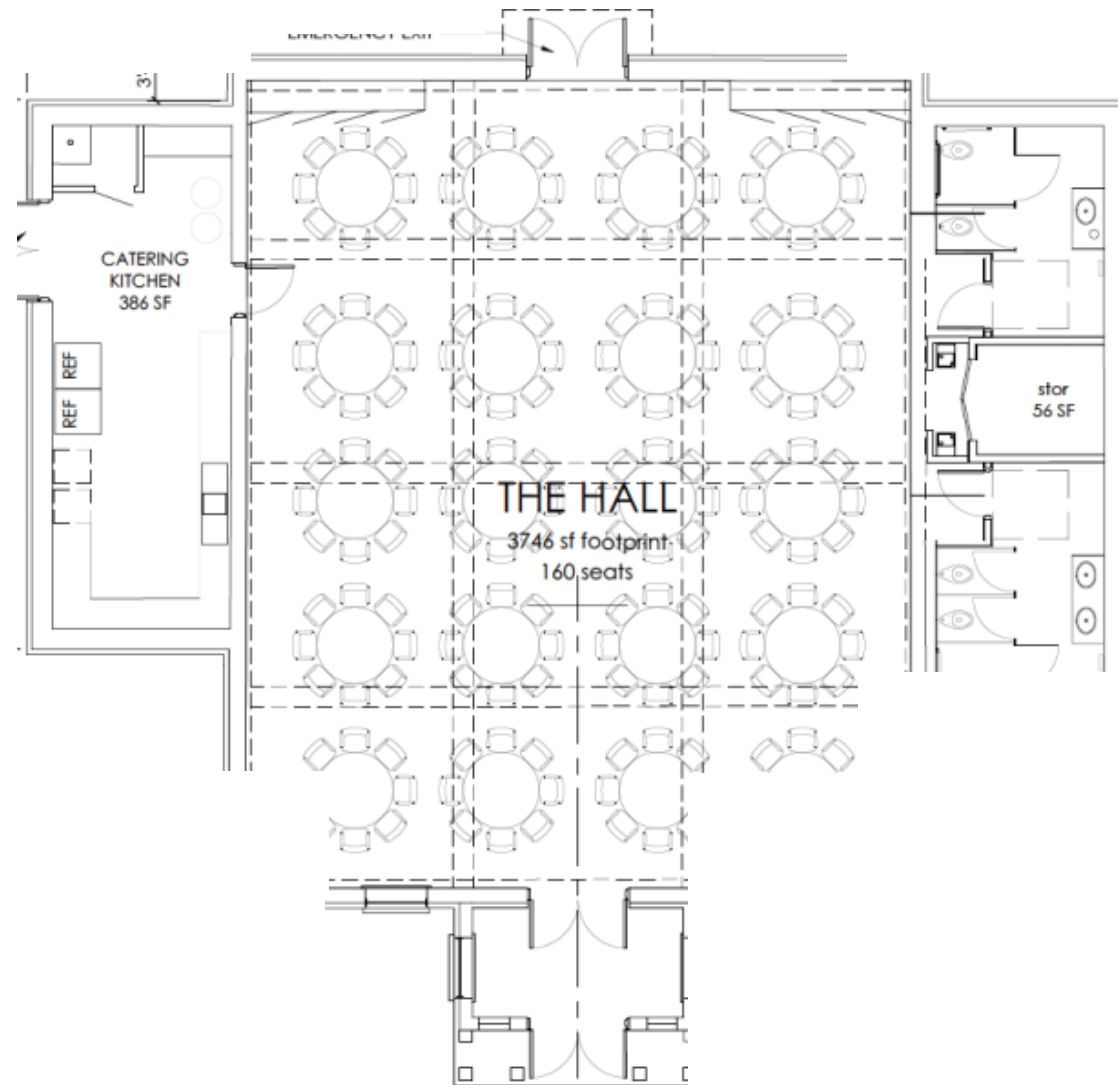
Perkins-Winstead House



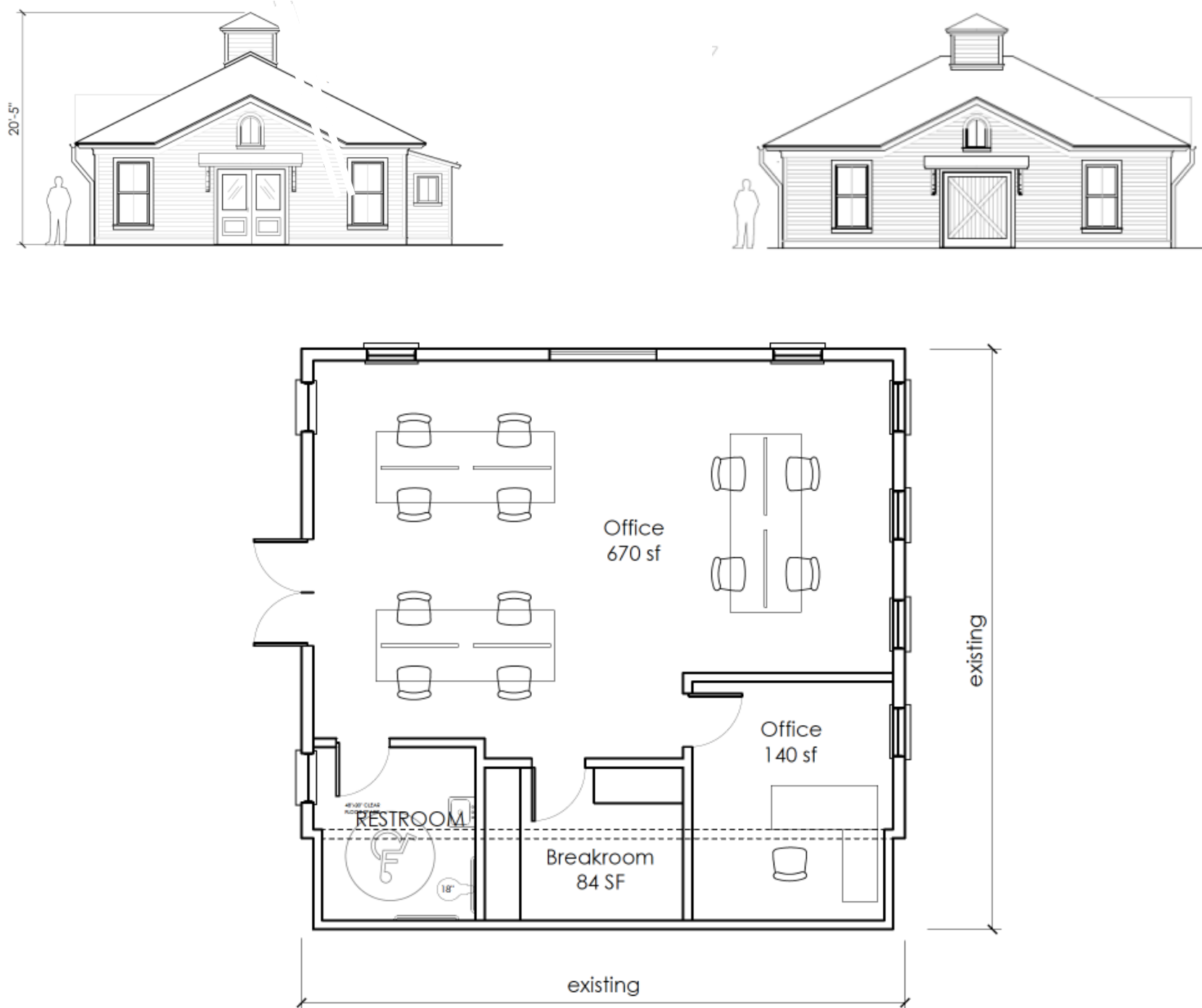
Perkins-Winstead House



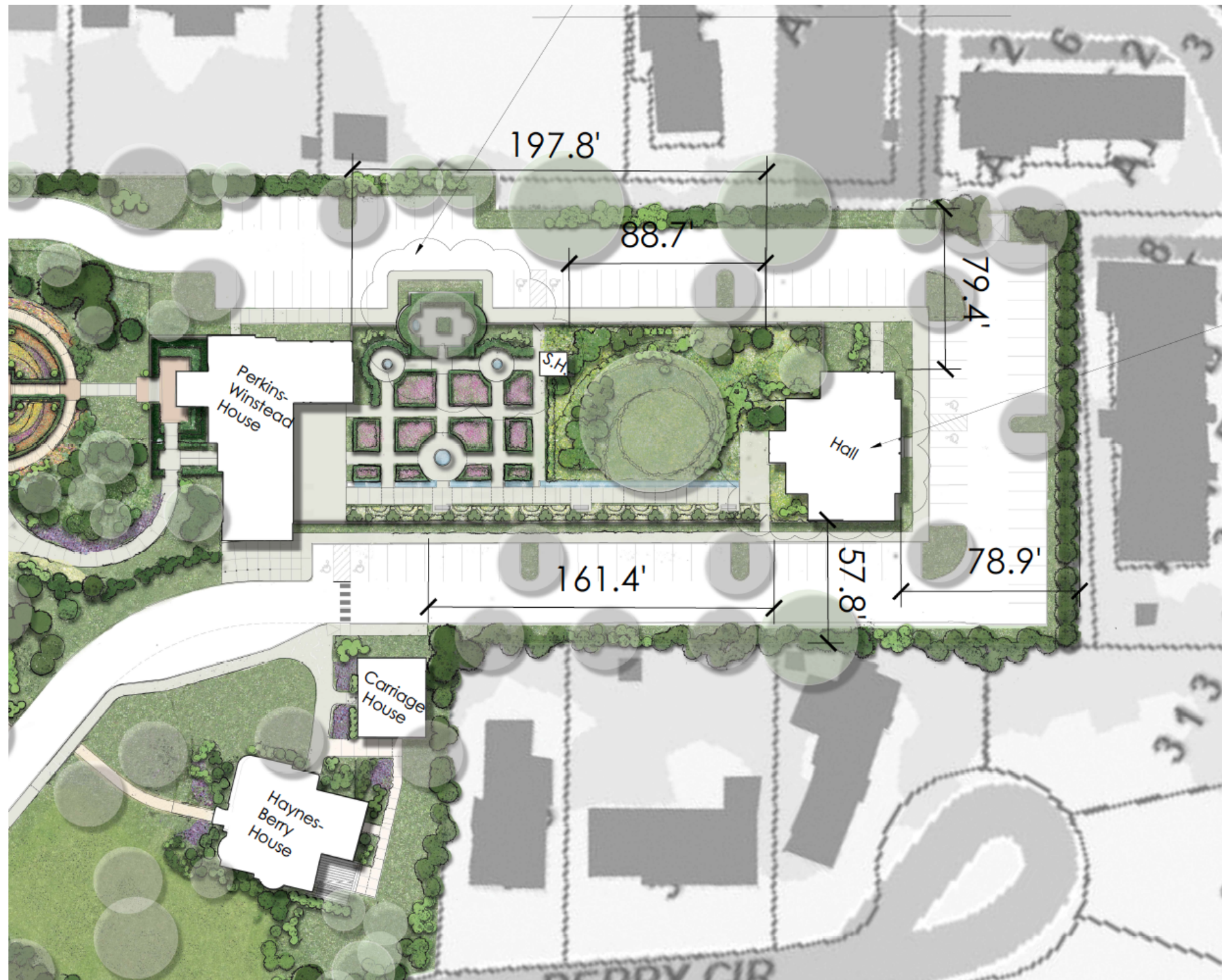
The Hall



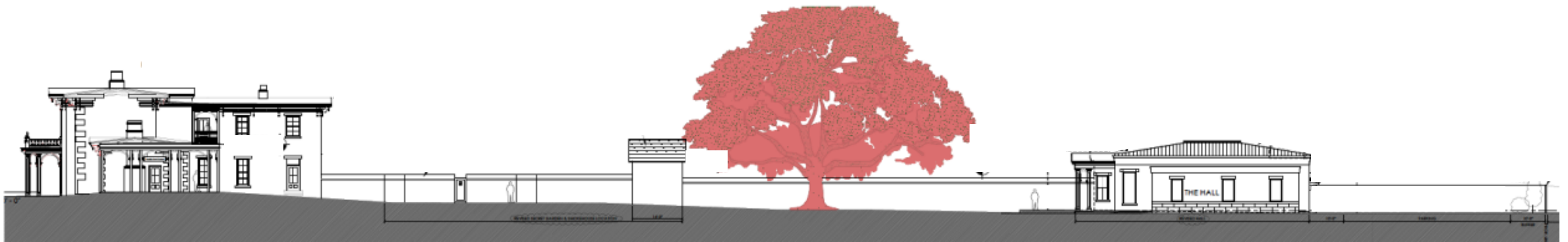
Carriage House



The Oak Garden and Hall



Site Section from Winstead to Property Line



How will the Foundation Protect the Privacy and Peace for Neighbors

CoF Zoning Ordinance provides for conditions of approval for event venues (5.1.4.g). The Foundation proposes the following conditions:

1. No more than 250 people will be allowed on site for all uses at any time
2. No outdoor amplified music will be allowed
3. The City's noise ordinance will be adhered to

Discussion, Questions & Feedback/Recommendations/ Guidance

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?

Development Services Advisory Commission

Planned Development Entitlement Process

Purpose of the Joint Conceptual Workshop (JCW):

As a setting for an applicant to provide an overview of their project, for staff to provide initial comments regarding the projects likelihood to comply with master plans and technical standards, and for aldermen and planning commissioners to ask questions and provide initial feedback on the proposed project.

Challenges:

- Volume of applications fluctuates monthly limiting available time for project(s) to be presented leaving little time for feedback.
- Project size, type, and location may require more time that can be allotted.

Reasons:

- Volume of applications fluctuates month to month.
- Presentation format (time allocated per project) is not sufficient.
Not all projects are equal.

What information do you need from staff during the JCW?

- Traffic, Connectivity, and Storm Water are generally the technical issues of concern.

Potential Solutions:

- Schedule a standing meeting on the 2nd Thursday of the month when the volume of applications requires additional time.
- Create a decision-making matrix that allows the Planning Director to assign time for presentations based on certain factors.
Examples: Number of MOS's, size, type, location, environmental impacts.
- Distinguish which projects should come before JCW.
 - Create a decision-making matrix.
 - When the volume of applications are high, ask the Ward Aldermen if projects in their ward should be presented at JCW, as they have most likely already met with the applicant.