



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, November 17, 2016

5:30 PM

City Hall Training 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 Thursday, November 17, 2016 at 5:30pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources 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.*

CALL TO ORDER

NEW BUSINESS

1. [16-1003](#) (5:30 - 6:00 pm) Zoning Ordinance Text Amendment to permit self storage uses in GC and SD-X Base Zoning Districts (Continued from August 25, 2016).

Attachments:

[GCzoneSelfStorage](#)

[EH Edits Ordinance 2016-XX Self Storage](#)

[Revised SelfStorage2](#)

2. [16-1002](#) (6:00 - 6:30 pm) Zoning Ordinance Text Amendment to allow elevated parking structures within the Floodway Fringe Overlay (FFO) Zoning District (Continued from October 27, 2016).

Attachments:

[Elevated Parking Structures in FFO](#)

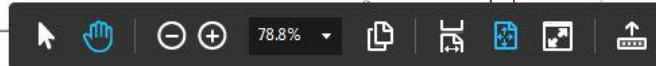
OTHER BUSINESS

Self Storage in Commercial Zones

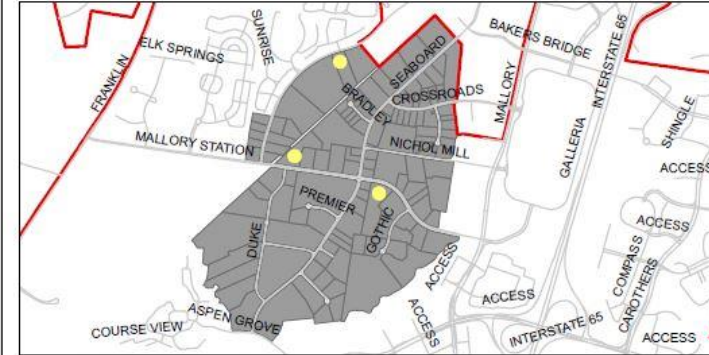
Josh King
City of Franklin
Planning and Sustainability

INDUSTRIAL ZONED LAND
CITY OF FRANKLIN

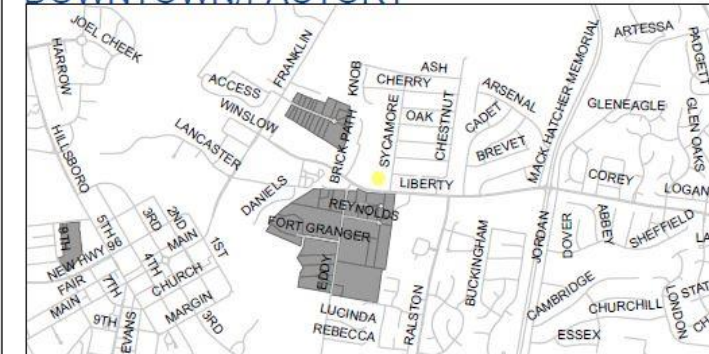
Not shown:
Storplace Murfreesboro Road/Southwinds Ct.
Storplace Murfreesboro Road near Arbys
Lakeview Drive/N. Royal Oaks Blvd.



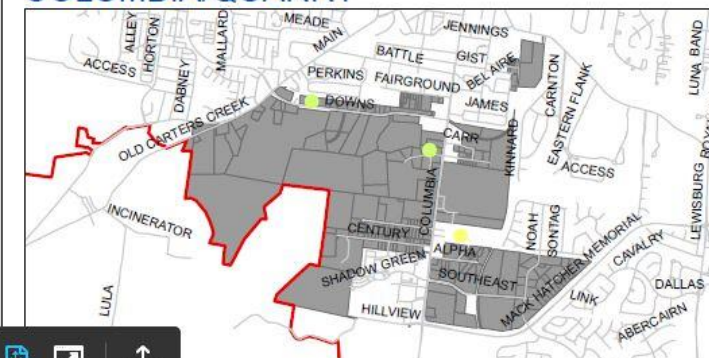
MALLORY STATION AREA



DOWNTOWN/FACTORY



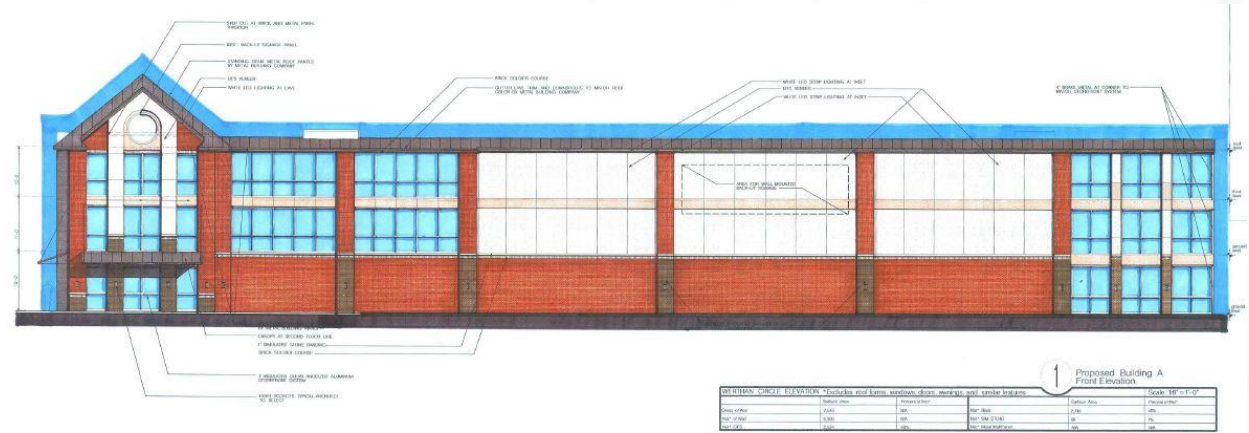
COLUMBIA/QUARRY



SELF STORAGE AS A USE

Only Allowed in:

- Light Industrial
- Heavy Industrial zoned districts

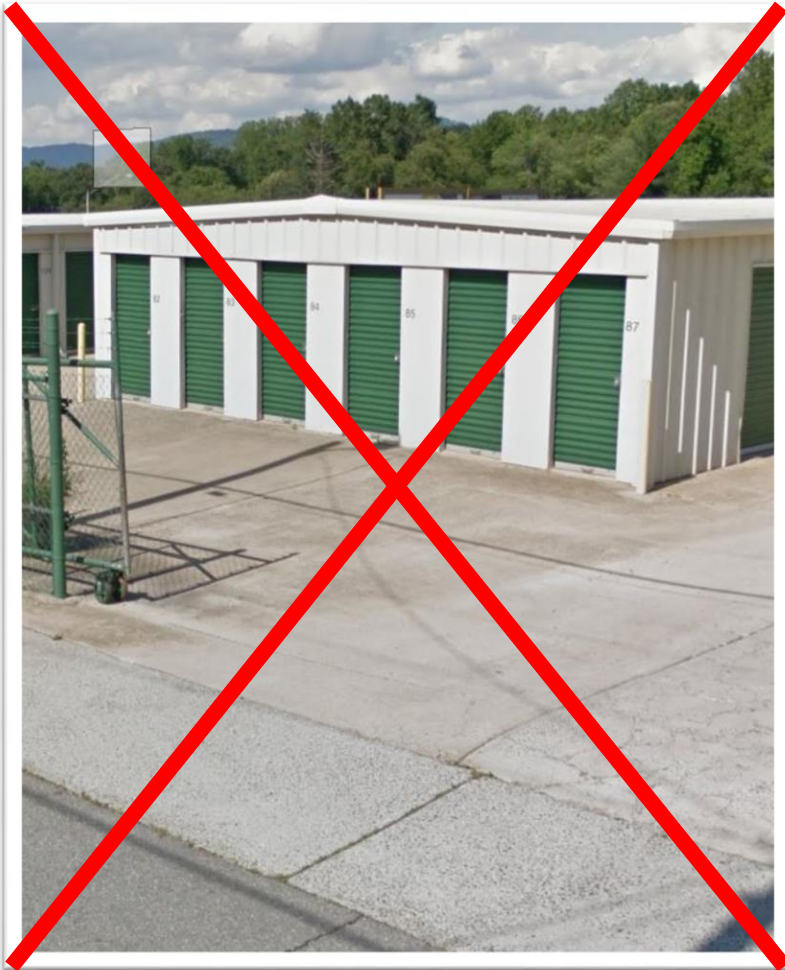


ZONING ORDINANCE LANGUAGE

- 3.2.8(3)(a) One on-site apartment, not to exceed 1,500 square feet, shall be permitted for security personnel and shall be attached to, and incorporated into, the self-storage facility.



ZONING ORDINANCE LANGUAGE

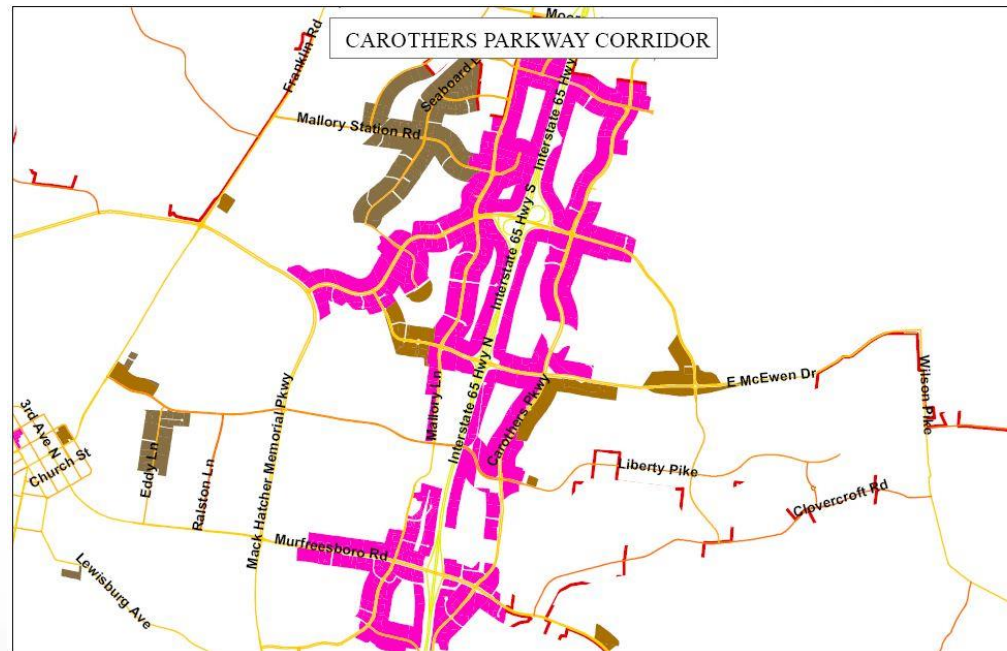


- 3.2.8(3)(b)-
- Outdoor storage facilities shall not be located within required setbacks; and all storage doors shall not front public rights-of-way.

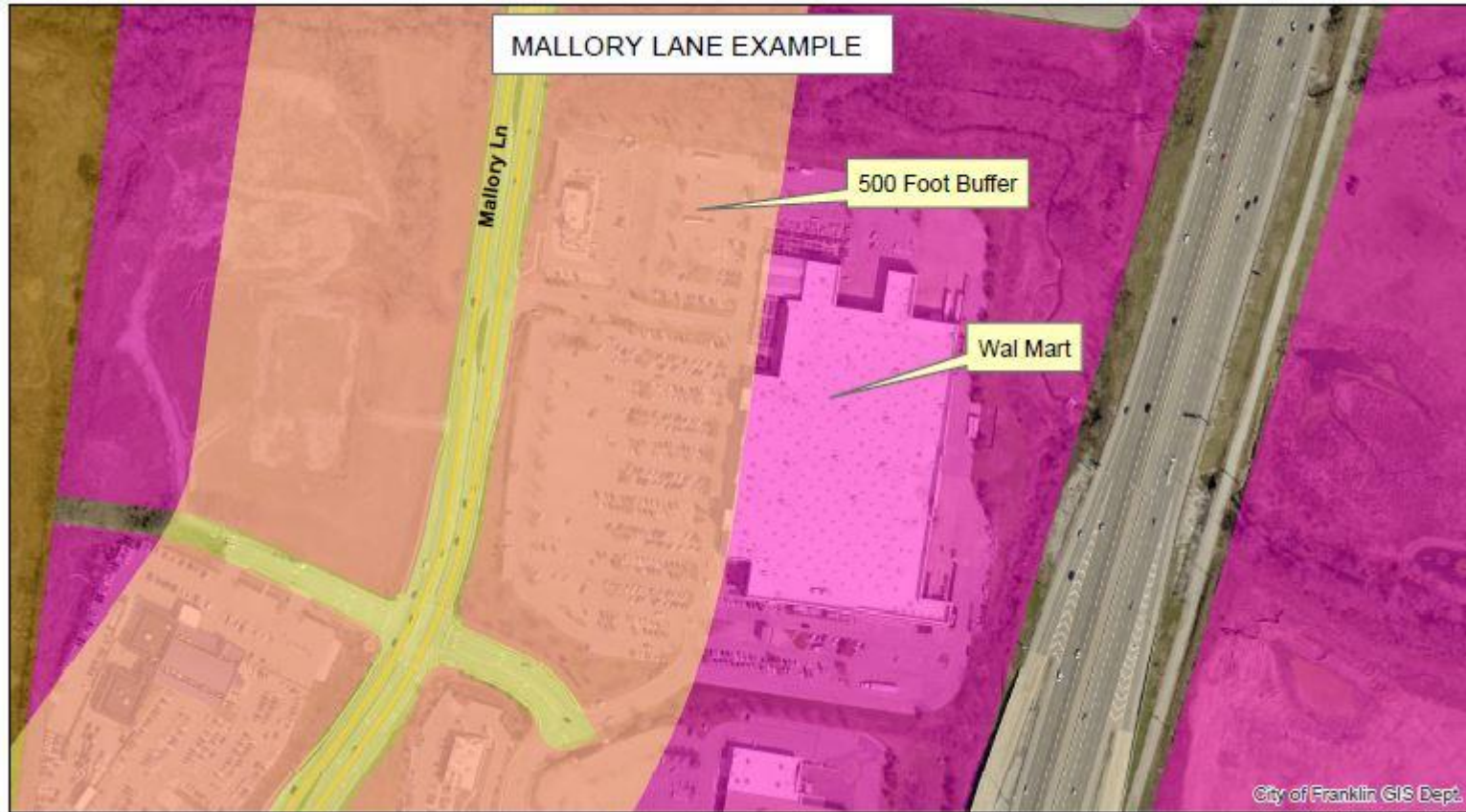
ZONING ORDINANCE LANGUAGE

3.2.8(3)(c)-

- For GC and SD-X zoned properties, self-storage facilities are prohibited from locating within 500 feet of an arterial or collector street right-of-way as shown on the FMTP



EXAMPLE



3.2.8(C) CONTINUED

- unless the structure contains active ground floor uses (civic, institutional, commercial, and/or office) for a minimum of 50% of the gross ground floor area (including the leasing center office).



CURRENT ORDINANCE

Liberty Pike- ATT Parking Lot



Liberty Pike

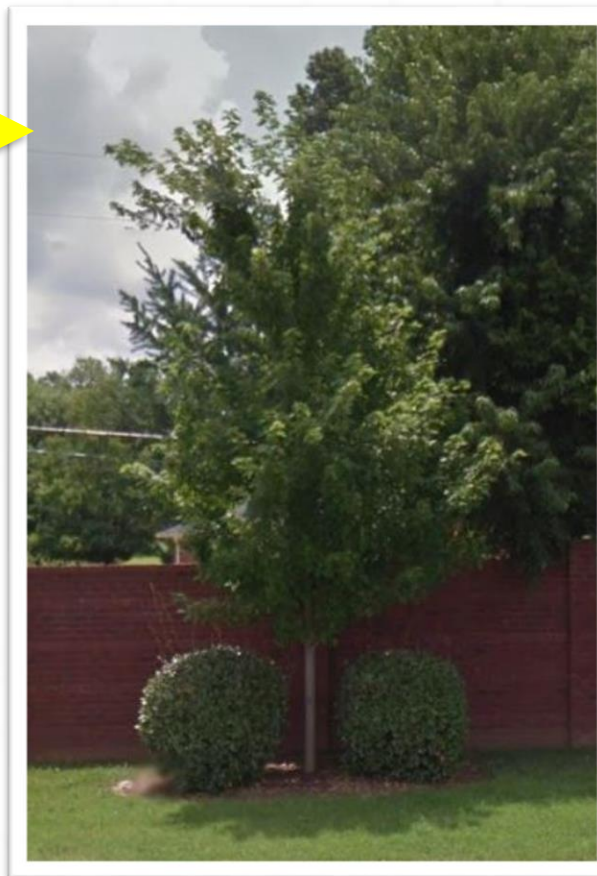


CURRENT ORDINANCE

Liberty Pike- ATT Parking Lot



Liberty Pike



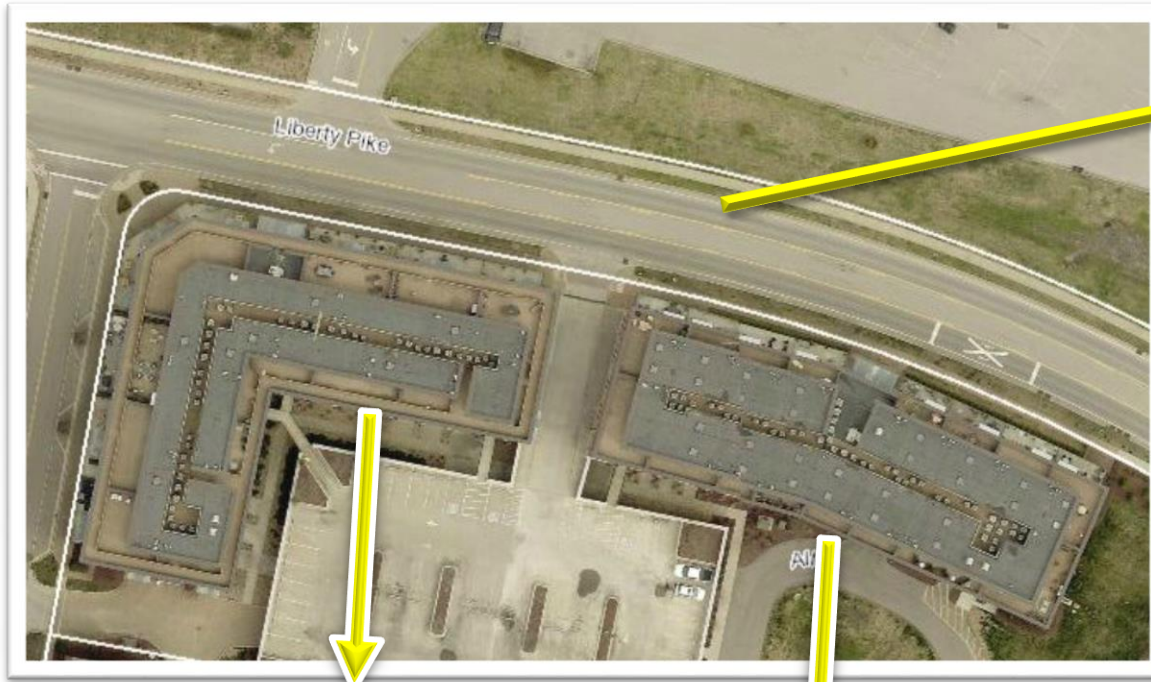
CURRENT ORDINANCE

Liberty Pike- ATT Parking Lot

380 feet on Liberty Pike

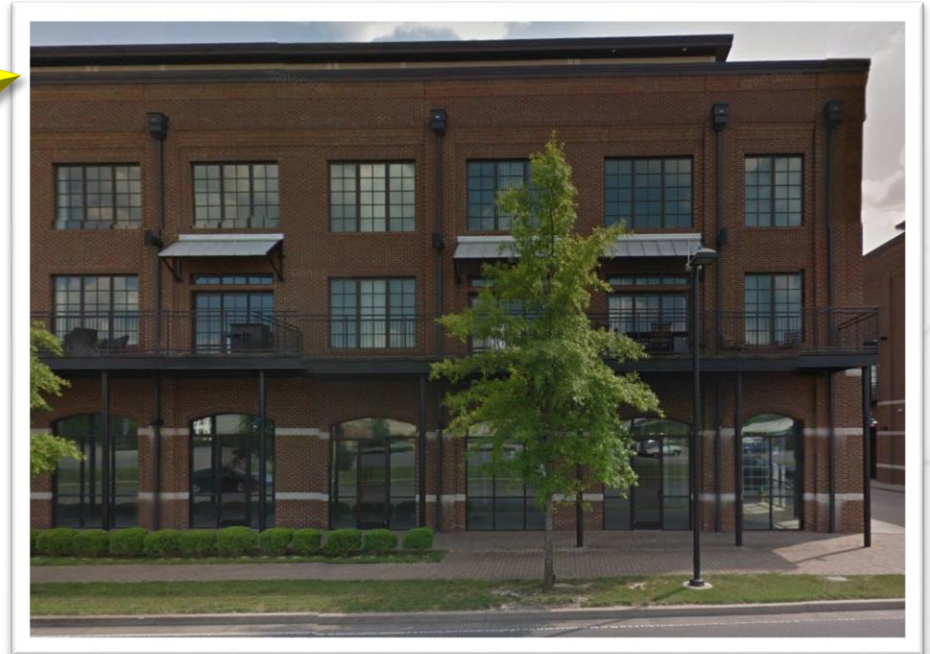


POSSIBILITIES - JAMISON STATION



Building 1 – 181 Feet

Building 2 – 254 Feet



Total Frontage – 572 feet

INDUSTRIAL USES AND DISTRICTS

5.3.6(g)(iii)-

- Façades fronting arterial or collector streets shall comply with the materials standards for commercial, office, institutional, and mixed-use structures;



INDUSTRIAL USES AND DISTRICTS

SOUTH ELEVATION MATERIAL		
	SURFACE AREA	PERCENT OF NET
GROSS WALL	10,131	N/A
NET WALL	8,983	N/A
NET EIFS	3,123	34%
NET BRICK	5,860	66%



COMMERCIAL CONTEXT



PARTING THOUGHTS

- 5.3.4 Transitional features in effect
 - *Building Massing*
- 5.3.6 Building and site design standards still in effect
 - *Façade variations*
 - *Materials*
 - *Window Placement*
 - *Use of EIFS*

ORDINANCE 2016-XX

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, RELATING TO SELF STORAGE USES."

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance also contains specific requirements in Chapter 3, Section 3.2, Subsection 3.2.3 and Chapter 3, Section 3.2, Subsection 3.2.8(3) that regulate the location and appearance of self-storage uses; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Subsection 3.2.3 and Chapter 3, Section 3.2, Subsection 3.2.8(3) and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance provide the necessary site development standards needed to ensure that self-storage uses can be appropriately developed with restrictions in certain commercial districts within the City of Franklin.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.3 of the Franklin Zoning Ordinance shall be, and is hereby, amended to delete the following text noted with a ~~striketrough~~, to add the following text noted in **bold**, and is approved to read as follows:

3.2.3 Use Table

Add **"P"** to Self-Storage use under SD-X and GC Zoning Districts

SECTION II. That Chapter 3, Section 3.2, Subsection 3.2.8(b and c) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**, and is approved to read as follows:

(3) Self-Storage Facilities

(a) One on-site apartment, not to exceed 1,500 square feet, shall be permitted for security personnel and shall be attached to, and incorporated into, the self-storage facility.

(b) Outdoor storage facilities shall not be located within required setbacks; ~~however, they shall be completely screened from public rights-of-way.~~ **and all storage doors shall not front public rights-of-way.**

(c) ~~Self storage facilities are prohibited from locating within 500 feet of an arterial street right of way as shown on the FMTP. However, a self storage facility may encroach into the 500 foot setback if a buildable lot exists between the proposed self storage facility and the arterial street or the self storage facility site is designed as follows:~~

~~(i) — an eight foot high masonry screen wall shall be constructed around the portion of the self-storage facility site located within 500 feet of the arterial street right-of-way. The wall shall have columns no farther apart than 50 feet on-center;~~

~~(ii) — Within eight feet of the exterior of the masonry screen wall, canopy trees, a minimum of two inches in caliper, shall be planted every 40 to 50 feet on-center. If overhead utility lines exist, then understory trees, a minimum of 1.5 inches in caliper, shall be used with a spacing that shall be 30 to 40 feet on-center; and~~

~~(iii) — Within eight feet of the exterior of the screen wall, evergreen or deciduous shrubs with a height of at least 30 inches at installation shall be planted no farther than five feet on-center.~~

(c) For GC and SD-X zoned properties, self-storage facilities are prohibited from locating within 500 feet of an arterial or collector street right-of-way as shown on the FMTP unless the structure contains active ground floor uses (civic, institutional, commercial, and/or office) for a minimum of 50% of the gross ground floor area (including the leasing center office).

SECTION III.

BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

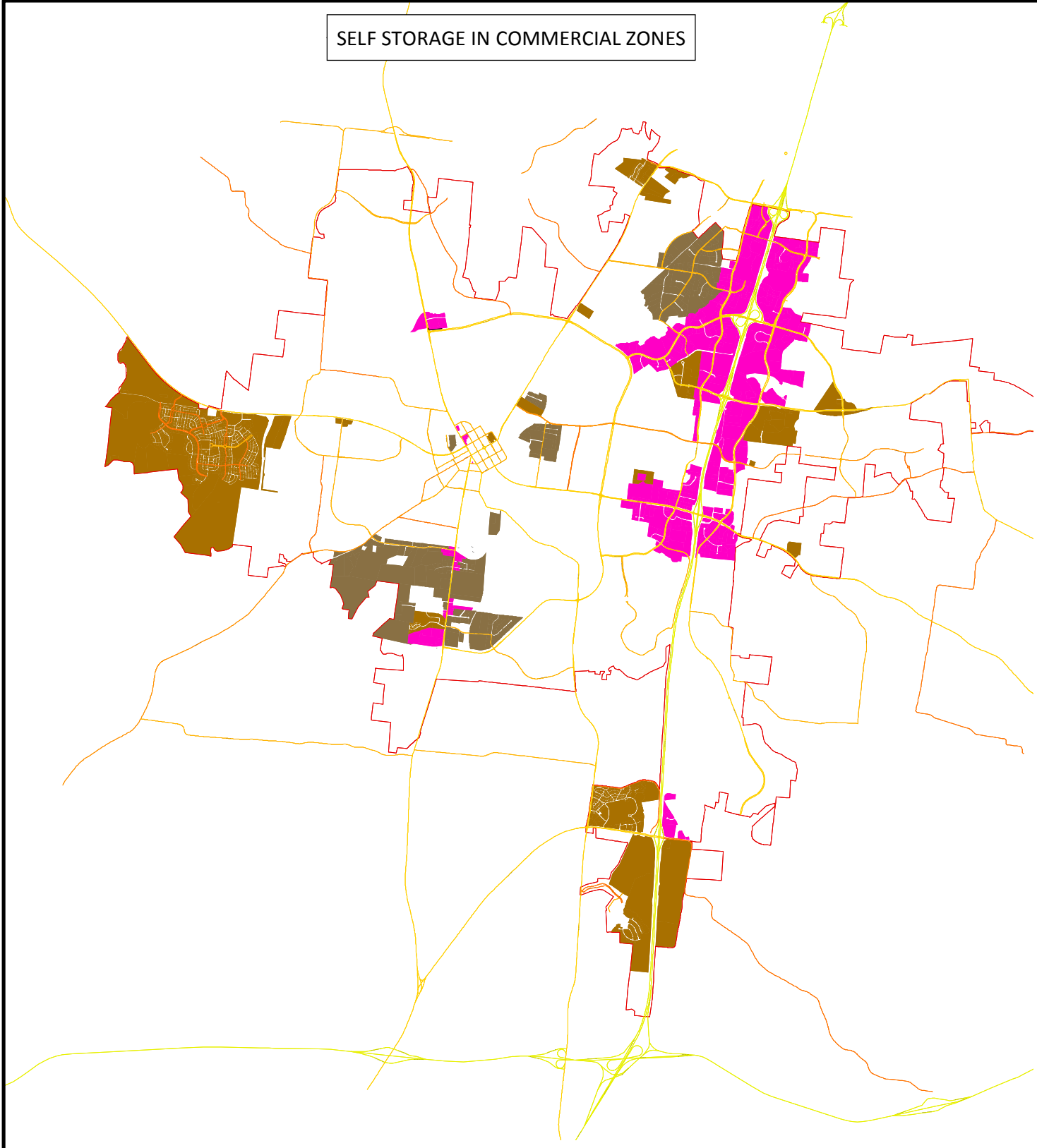
PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

DRAFT

SELF STORAGE IN COMMERCIAL ZONES



AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District

N

0 3,750 7,500 15,000

Feet

This map was created by the Franklin Planning Department.

It was compiled from the most authentic information available.

The City is not responsible for any errors or omissions contained hereon.

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CAROTHERS PARKWAY CORRIDOR

MALLORY LANE EXAMPLE

City of Franklin GIS Dept.

Proposed Text Amendment Parking Structures in FFO



November 17, 2016
Joint Conceptual Workshop

Discussion Items

Parking Structures in FFO



- **Quick recap of discussion from October Workshop**
- **Discuss options for adding Parking Structures as a permitted use/encroachment in the FFO**
- **Next steps**

Existing Permitted Uses/Encroachments in FFO



3.4.5 FFO—Floodway Fringe Overlay District

(1) Purpose

The purpose of the Floodway Fringe Overlay District, hereinafter referred to as the “FFO District”, is defined as that which is intended to preserve the holding capacity of the floodplain. Encroachments into the FFO District that would impede the holding capacity of the floodplain shall be strictly limited, as follows.

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

- (i) Passive parks, golf courses, and open space;
- (ii) Active recreation features provided that all fencing, walls, or permanent buildings be located outside the ten-year flood zone;
- (iii) Temporary uses, as regulated by Section 4.2, that do not include permanent structures;
- (iv) Public and private infrastructure, as defined in Chapter 8 of the ordinance and in accordance with the Stormwater Management Ordinance;
- (v) Floodplain alteration conducted in accordance with the city’s Stormwater Management Ordinance; and
- (vi) Parking lots, completely constructed of pervious pavers, pervious asphalt, or pervious concrete

Proposed Text Amendment FFO Permitted Uses

Add Elevated Parking Structures



3.4.5 FFO—Floodway Fringe Overlay District

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

(i) **Elevated Parking Structures, provided that the elevated parking structure shall be constructed on support piers in accordance with the following standards:**

- (a) **No other use(s) shall be permitted to be constructed above, or as part of the elevated parking structure, unless such use(s) is located outside of the FFO, and is constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection Standards; and**
- (b) **Foundation perimeter walls shall not be used to enclose or elevate the parking structure; and**
- (c) **Basement and ground-level parking shall be prohibited below the elevated parking structure; and**
- (d) **The elevated parking structure shall be constructed in accordance with the requirements of Subsection 5.8.5, Floodplain Protection Standards.**

➤ **Must be constructed to Floodplain Protection Standards**

➤ **Only the support piers permitted to encroach into FFO/100-year floodplain**

➤ **The Finished Floor Elevation (FFE) of the entrance to the Elevated Parking Structure and the first level of parking must be constructed to be 1-foot above the Base Flood Elevation (BFE)**

➤ **No other use(s) may be constructed above, or as part of Elevated Parking Structure – unless the use(s) is located outside of the FFO**

➤ **Foundation perimeter walls shall not be used to enclose or elevate the parking structure**

➤ **Basement and ground-level parking is prohibited below the Elevated Parking Structure**

Proposed Text Amendment FFO Permitted Uses Add Parking Structures

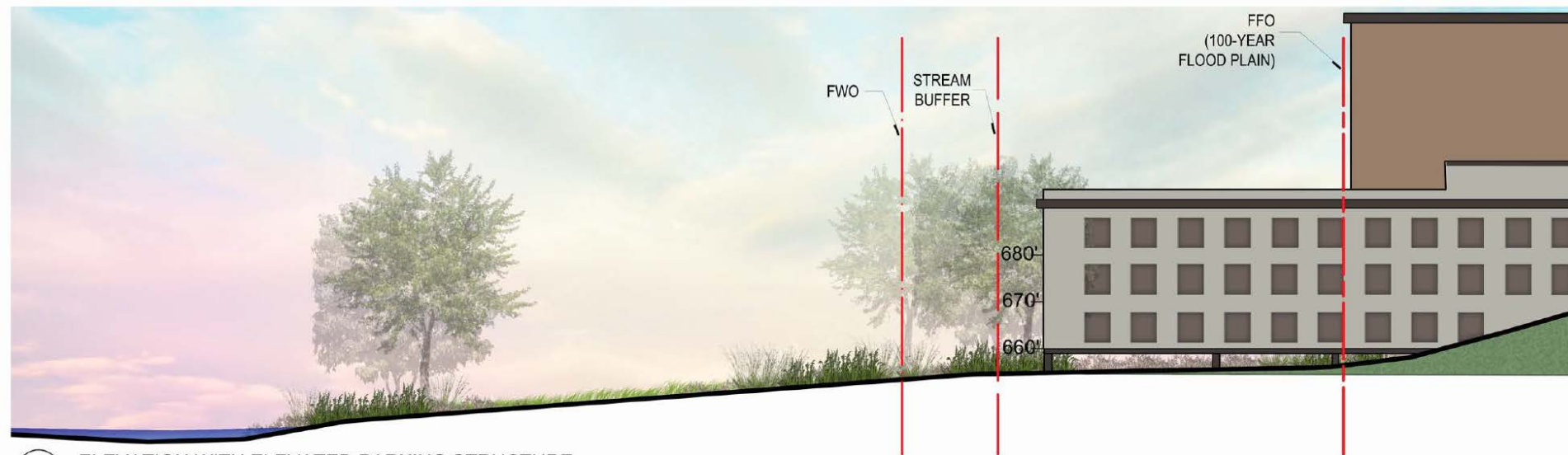


Options discussed at October Meeting

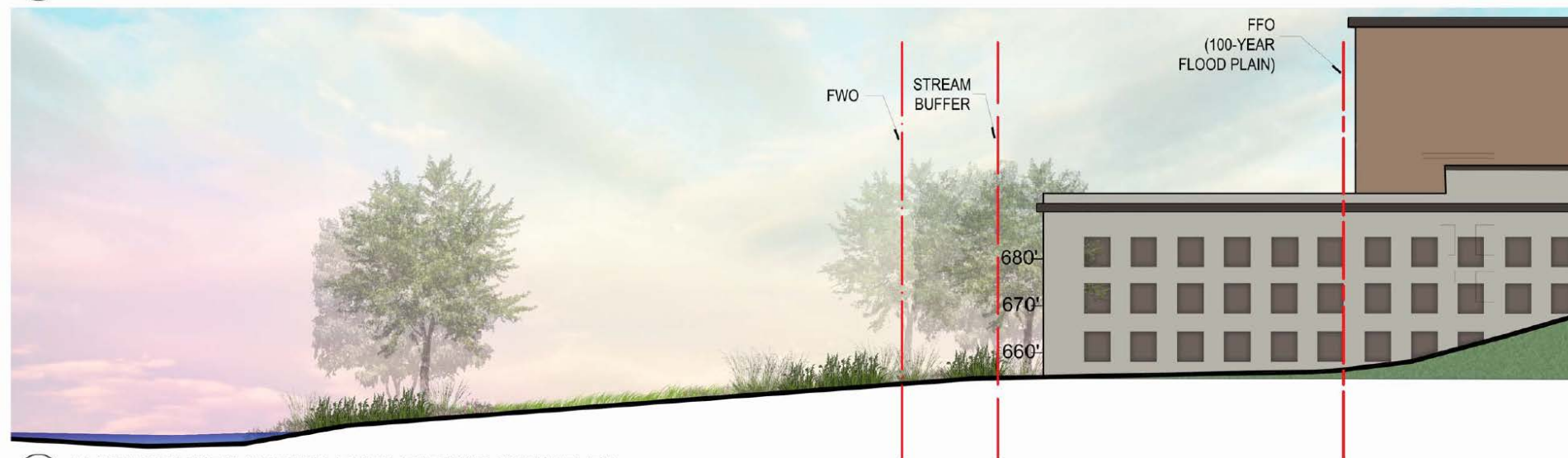
- **Allow Elevated Parking Structures (as just described)**
- **Allow first floor of parking structure to be enclosed and used for parking**
 - Enclosure must meet Floodplain Development Requirement/FEMA Standards
- **Other Considerations**
 - Stormwater Ordinance and Floodplain Developments Requirements/FEMA Standards have to be met.
 - No encroachments permitted into required stream buffer
 - If elevated on piers:
 - Finished flood must be elevated 1-foot above the Base Flood Elevation, **and**
 - Adequate clearance must be provided to permit maintenance below the elevated parking level.
 - Recommend a minimum of 7-feet to allow access for equipment.

Proposed Text Amendment FFO Permitted Uses

Conceptual Examples - Parking Structures in FFO



A ELEVATION WITH ELEVATED PARKING STRUCTURE



B ELEVATION WITH GROUND LEVEL PARKING STRUCTURE

Proposed Text Amendment FFO Permitted Uses Discussion



- **Discuss Other Options/Considerations**