



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, October 26, 2017

5:00 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, October 26, 2017, at 5:00 PM 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

- [17-0909](#) (5:00 - 5:30 pm): Development Plan Revision 3 for the Branch Creek Crossing PUD Subdivision, removing the multi-family units and including additional office square footage, located at 574 and 580 Franklin Road.

Attachments: [Branch Creek Crossing Dev Rev 3 JCW](#)
- [17-0908](#) (5:30 - 6:00 pm): Development Plan for a residential development creating 199 lots on 199.04 acres, located at 1101 Ridgeway Drive, 4344 and 4350 South Carothers Road, and Murfreesboro Road (Coletta Park PUD Subdivision).

Attachments: [COLLETTA PARK 10.26.2017](#)
- [17-0907](#) (6:00 - 6:30 pm): Continued discussion of an update to the Transitional Features section of the Zoning Ordinance, specifically related to infill development.

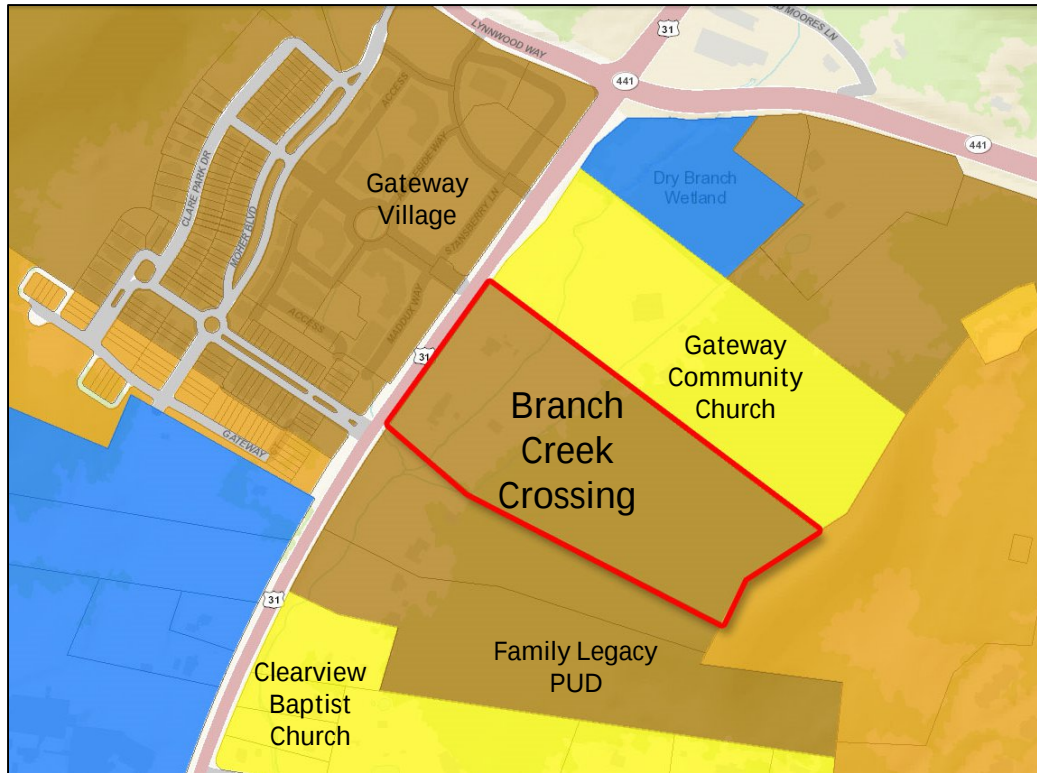
Attachments: [2017-48 Txt Amend Transitional Features](#)
[JCW Transitional Features 10 26 2017](#)

OTHER BUSINESS

Branch Creek Crossing

Franklin, Tennessee

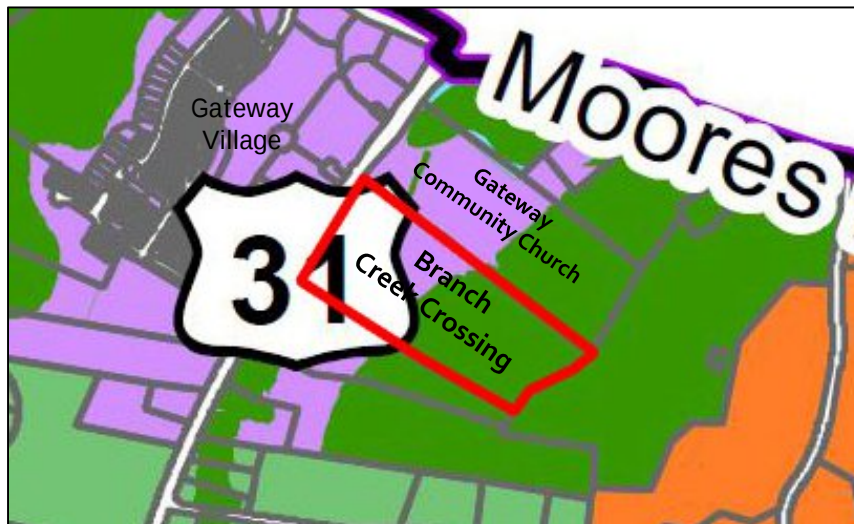
Development Plan and Rezoning Request, Revision 3
Joint Conceptual Workshop
October 26, 2017



Branch Creek PUD

Current Zoning: SD-X (2.5/40,536)

Envision Franklin Design Concept:
Neighborhood Mixed Use & Conservation



Area Map

CURRENT PUD SITE DATA:

- Approved November 2016
- Zoning: SD-X (2.5 / 40,536)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC
- Overlays: FFO, HHO & HHO Buffer

Non-Residential Lots (along Franklin Rd)

Lot 1 & Lot 2

- Two office buildings
- Site Plans Approved and in construction

Residential Lot 3 (behind Dry Branch Creek)

- Condominium units: 48
- Parking lot in front of buildings
- First floor parking garage

Development Plan Revision 2:

- Application withdrawn at request of applicant, May 2017
- Plan sought the redesign of Lot 3 to accommodate 54 active adult condominium units.



Current Entitlement - Development Plan, Revision 1

Proposed Development Plan Revision 3:

- Initial Submittal: November 2017
- Zoning: SD-X (2.5 / 40,536)
- **Proposed Zoning: SD-X (96,536)**
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC
- Overlays: FFO, HHO & HHO Buffer

Non-Residential Lots (along Franklin Rd)

Lot 1 & Lot 2 (No Change)

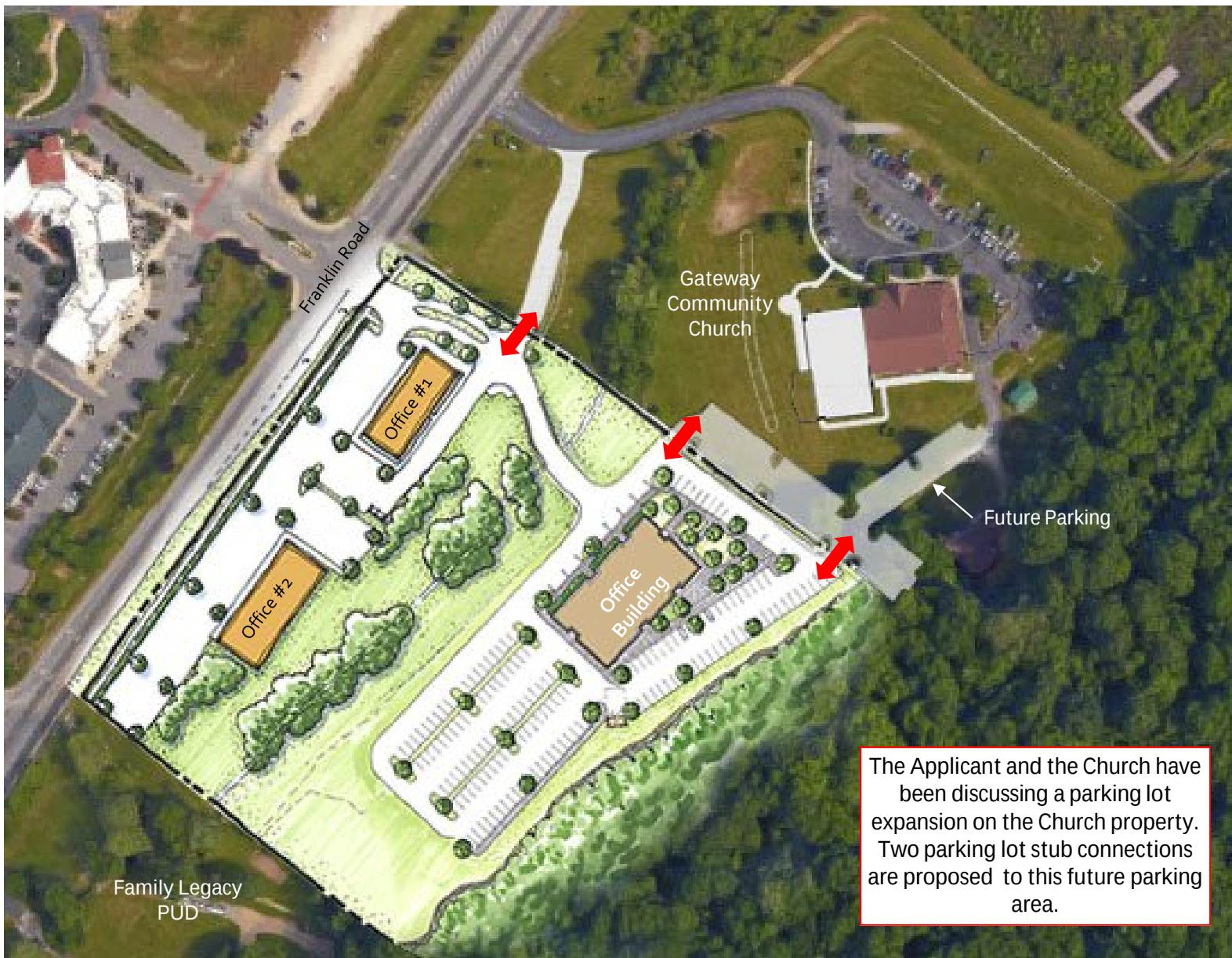
- Two office buildings
- Site Plans Approved and in construction

Lot 3 (behind Dry Branch Creek)

- **Remove Condominium units: 48**
- **Add 1 Office Building (56,000 sf)**
- **Building oriented to road (parking to rear and side of building)**
- **Formal open space plaza around building**
- **Two parking lot connections to future parking proposed on the Gateway Community Church Property.**



Proposed- Development Plan, Revision 3



Future Connections



Approved Architecture – Office Buildings Lot 1 & 2

(No Change Proposed)

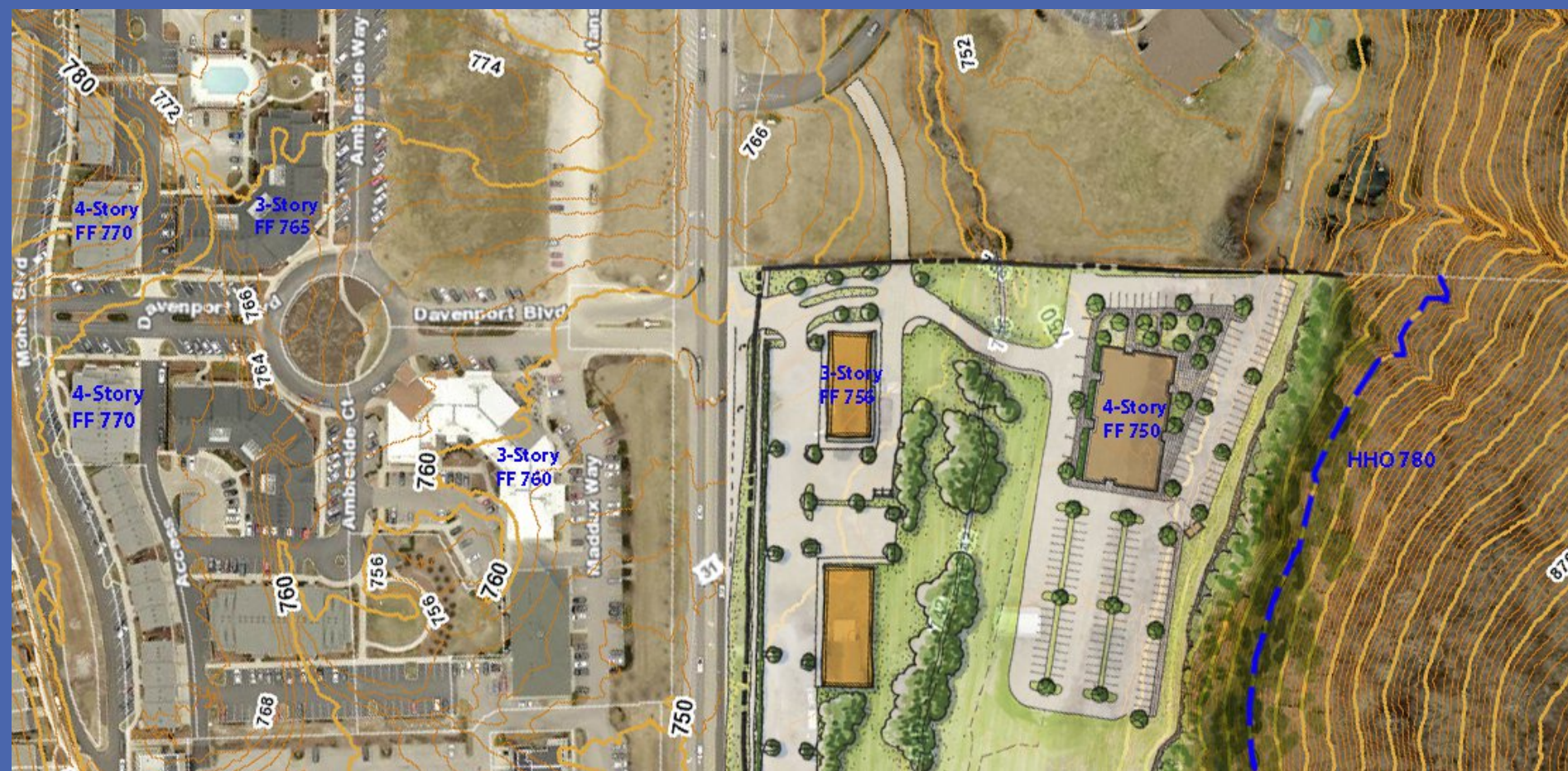


Front Elevation



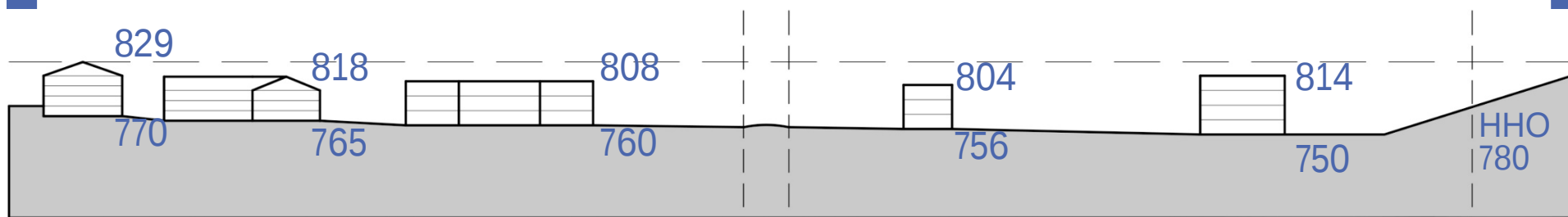
Building Front

Current Lot 3 Condominium Architecture



Gateway Village

Branch Creek



Height Study

Proposed Development Plan Revision 3:

- Neighborhood Meeting TBD
- Pre-Application Meeting TBD
- Initial Submittal: November 6, 2017
- Anticipated FMPC: December 14, 2017



Proposed- Development Plan, Revision 3

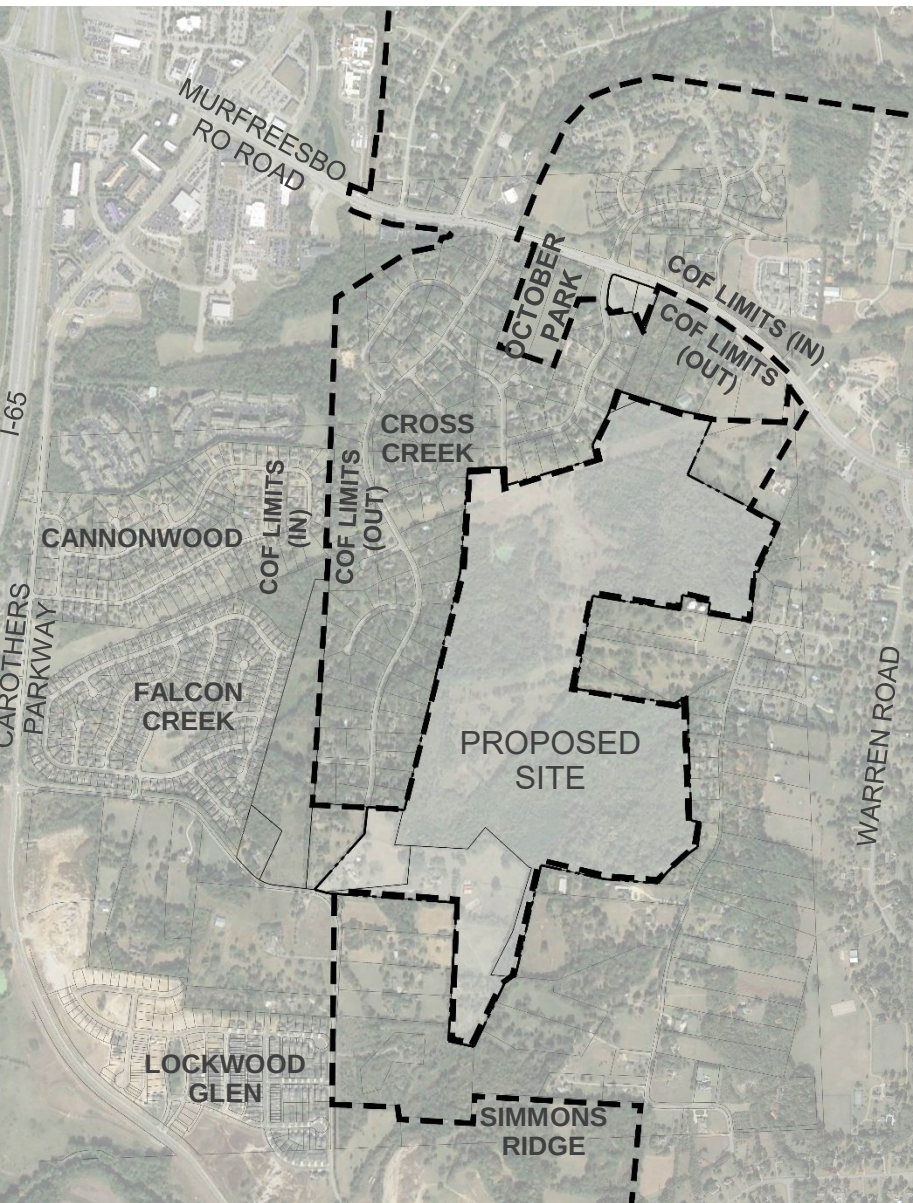
COLLETTA PARK

Franklin, Tennessee

Joint Conceptual Workshop

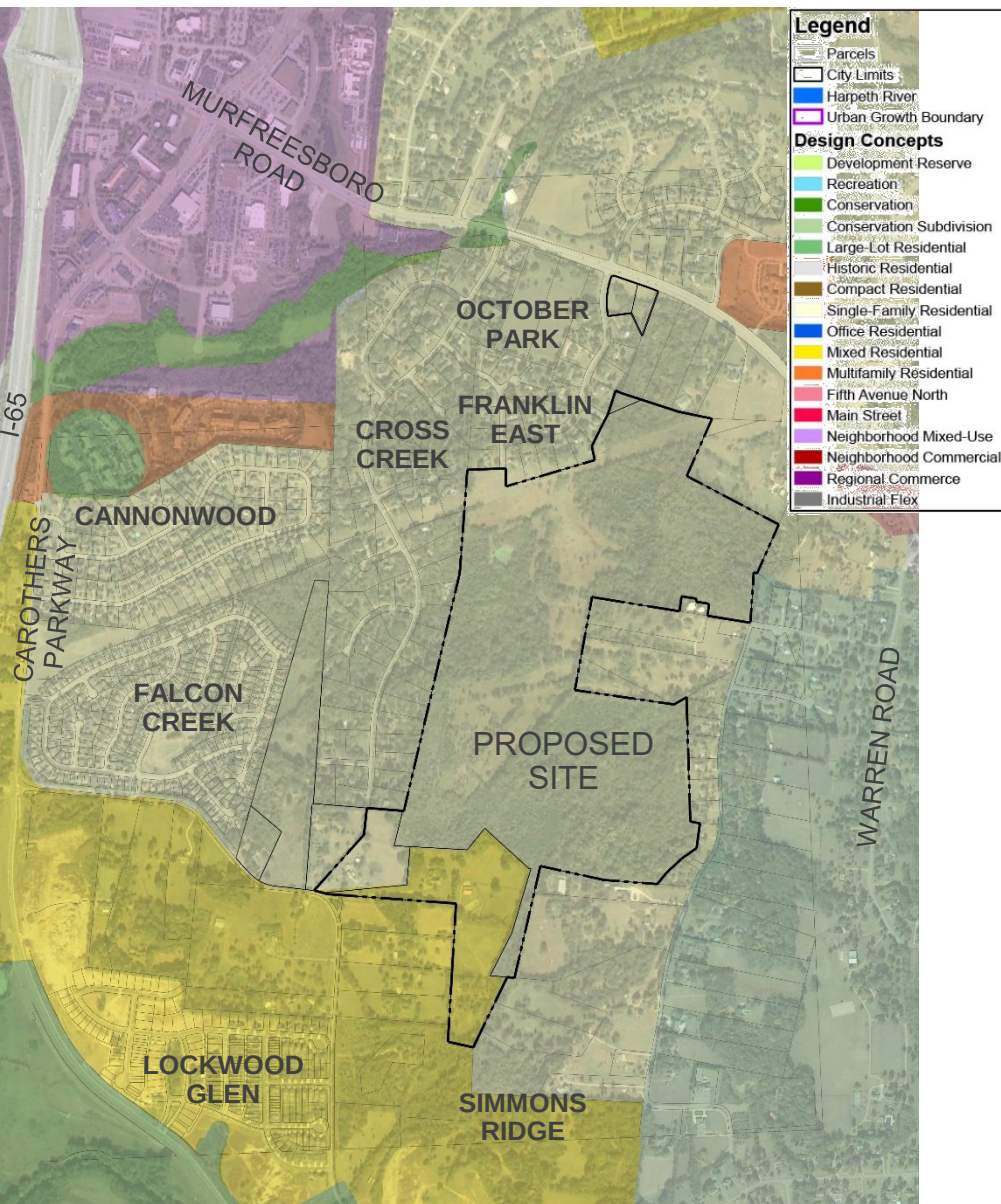
October 26, 2017
Land Solutions





Location

- 5 Parcels
 - 1 – Map 79M B, Parcel 28.00 – 1.51 AC
 - 2 – Map 79 M B, Parcel 29.00 – 1.19 AC
 - 3 – Map 089, Parcel 55.00 – 167.19 AC
 - 4 – Map 089, Parcel 43.03 – 7.04 AC
 - 5 – Map 89, Parcel 43.04 – 22.11 AC
- 199.04 AC Total



Envision Franklin

Mixed Residential

- Contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses.
- New development should transition from existing development patterns in adjacent neighborhoods.

Single Family Residential

- Consists of single-family residential neighborhoods, which provide a range of single-family dwelling and sizes.
- New developments should transition from the existing developments patterns in adjacent neighborhoods.



Master Plan

- 199 Units
- 1.00 Overall D.U.A.
- Emergency connection to Stanford Drive
- 12' path (Emergency connection) to Beacon Hill Drive
- No connection to Cross Creek Drive
- Limit development to 138 lots until second connection to Carothers Road is provided.

Character Areas



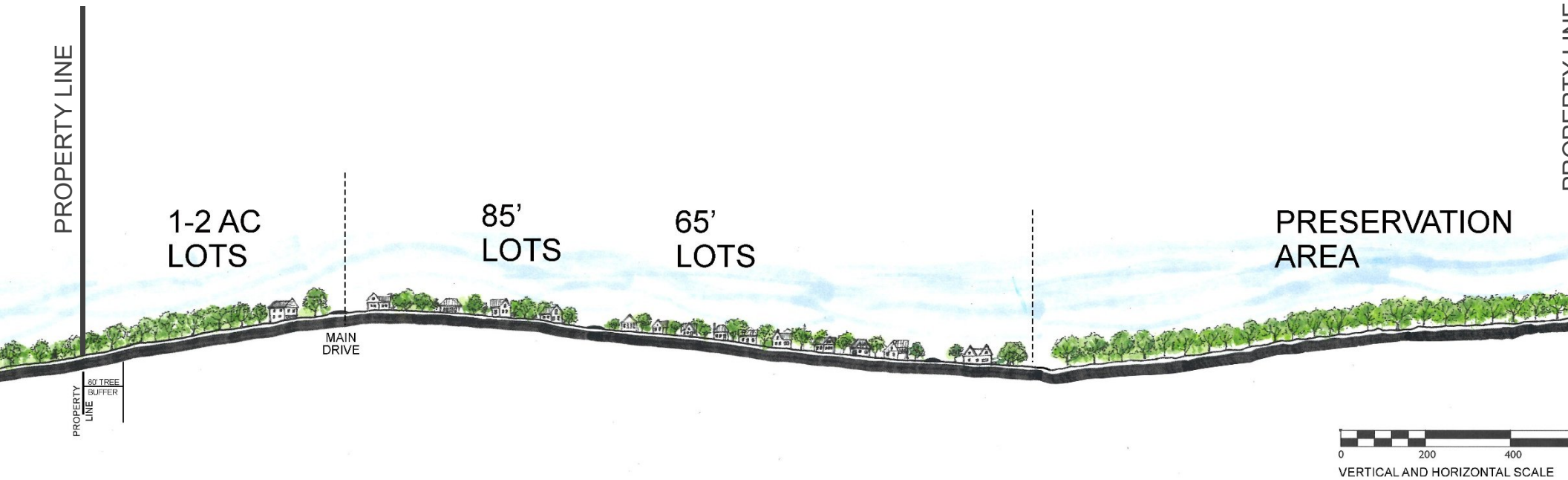
- Seward Hall Character Area (SWCO-6)
 - May comply with Subsection 5.3.85, Conservation Subdivision
 - New development shall reflect lot area, setbacks, and scale of surrounding developments
 - Development shall be restricted to detached residential dwellings on lots with a minimum area of 1 to 5 acres
 - Well integrated network of connected open space and parks
 - Smaller lots may be allowed pursuant to PUD development plan approval process
- McEwen (MECO-6)
 - Development shall reflect lot area, setbacks, and scale of existing developments

Estate Lots



- Lots are between 1-2 AC in size
- Side-load garages
- 80' tree preservation along Cross Creek Subdivision

Ridge Cross-Section





85' Lots



- Side-loaded Garages
- Amenity Area
- Trail Heads at entrances to Preservation Area
- Adjoins Preservation Area to east



65' Lots



- Front Facing, recessed Garages
- Trail Heads at entrances to Preservation Area
- Adjoins Preservation Area to east

Open Space

- Amenity Area
- Nature trails
- Walkability
- Environmental Preservation



Nature Trails





** Maximum 134 lots may be platted with only one access to Carothers Road.

Remaining lots may not may not be platted until a second access is obtained off of Carothers Road.

Two Properties requested for Annexation.
Process for Plan of Services Request has started





Next Steps

- Neighborhood Meeting
 - November 1, 2017. 6pm
- Planning Commission
 - November 16, 2017
- BOMA Work Session
 - November 28, 2017
- BOMA Public Hearing
 - December 12, 2017

ORDINANCE 2017-48

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT."

WHEREAS, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

WHEREAS, Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

WHEREAS, the City's long range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character; and

WHEREAS, this text amendment ensures that character defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established context; and

WHEREAS, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 5, Subsection 5.3.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Subsections and Figures accordingly, and is approved to read as follows:

5.3.4 Transitional Features

(1) Purpose and Intent

Transitional features are architectural elements or site aspects used to provide a transition between land uses, subdivisions, ~~and sites,~~ **and lots throughout the city** in an effort to mitigate conflicts and to provide design compatibility. It is the intent of these standards to:

- (a) Blend new development with existing development form and pattern **where the existing development is established and expected to remain, pursuant to *Envision Franklin***;
- (b) Reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture;
- (c) Limit the excessive consumption of available land though the utilization of large vegetated buffers;
- (d) Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; ~~and~~
- (e) Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in proximity to one another; ~~and~~;
- (f) **Regulate infill development to ensure that neighborhood character defining features, such as building height, building setbacks, lot sizes, and lot widths are compatible and strengthen the established context of Central Franklin and the overall City.**

(2) Applicability

(a) Transitional features shall be required:

- (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility between new and existing land uses, lots, or structures where the existing development is established and expected to remain, pursuant to *Envision Franklin*; or**
- (ii) ~~Between lots or uses within a single mixed-use development located in either traditional or conventional areas; or:~~
- (iii) **For residential development within CFCO Districts, or development within the OR District;**

(b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;

(c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.

~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

(3) Standards

~~In areas where a transition between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture is needed, the~~ **The following approaches shall be used, subject to the approval of the DRT, or the Department of Building and Neighborhood Services, and Department of Planning & Sustainability, to establish a transition between uses, lots, and structures:**

(a) **Building Setbacks**

- i. **The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right of way than the closest existing principal structure**
- ii. **Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum planned setbacks.**
- iii. **The use of a Class C landscape buffer and/or a fence or wall may be required where necessary to reduce potential adverse impacts of new uses or new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.**

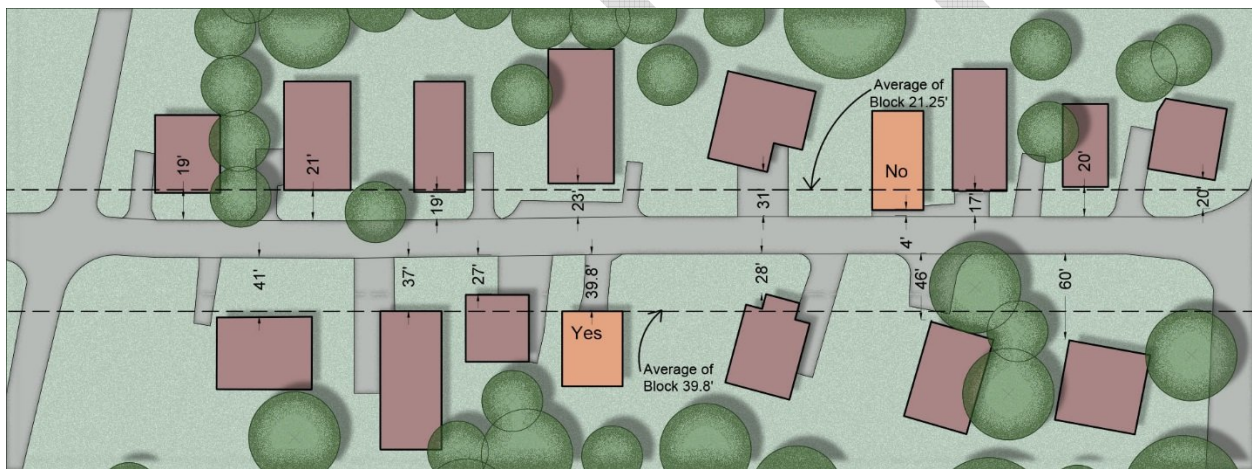
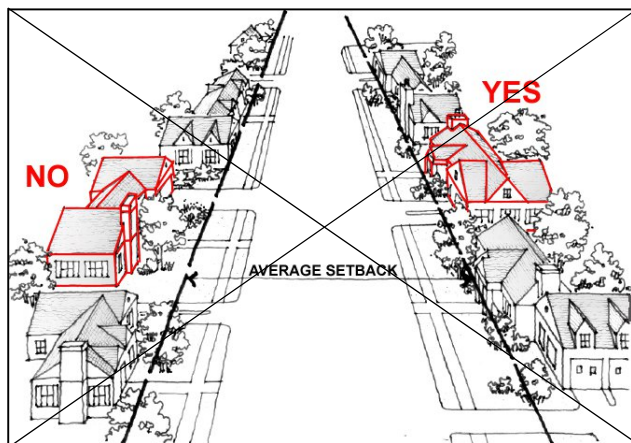


Figure 5-4: The new construction (in tan outlined in red) on the right with a “Yes” demonstrates an appropriate average setback for its block face. The dwelling outlined in red on the left New construction (in tan) with a “No” has a front setback that is too shallow for its block face deep.

(b) Lot Sizes

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) Lot Widths

Use lot widths that are 40 The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block face, or on the nearest adjacent block face where applicable.

(d) Building Height

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:

A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



Figure 5-5: These examples depict whole and half-stories for the purposes of determining building height.

C. Façade width shall be within 25 percent of the average of immediately adjacent building façade widths;

D. Foundation height shall be a minimum of 12 inches and maximum of 18 inches, unless topographical constraints necessitate additional foundation height;

E. Buildings shall blend with existing buildings along the block face through use of:

- a. Similar roof shapes;
- b. Dormers set back a minimum of one foot from the exterior wall of a front or side elevation;
- c. Massing that divides the building into smaller parts;
- d. Materials that do not accentuate verticality;
- e. One-story front porch or entry element;
- f. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).

F. Garages shall have traditional placement and orientation, and be subordinate in height to the rest of the principal structure.



Figure 5-6: These examples show how attached garages are traditionally placed and subordinate to the rest of the principal structure.

ii. Nonresidential and Mixed-Use Standards

A. Ensure the perceived façade width and height on facades of adjacent structures and structures on opposing sides of a street are shall be consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. **Topography, viewshed analysis, and methods outlined in Subsec? on 5.3.4(3)(e) may be included in this assessment;**

B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsec? on 3.4.6, HTO, where applicable;

C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsec? on 5.3.4(3)(e).

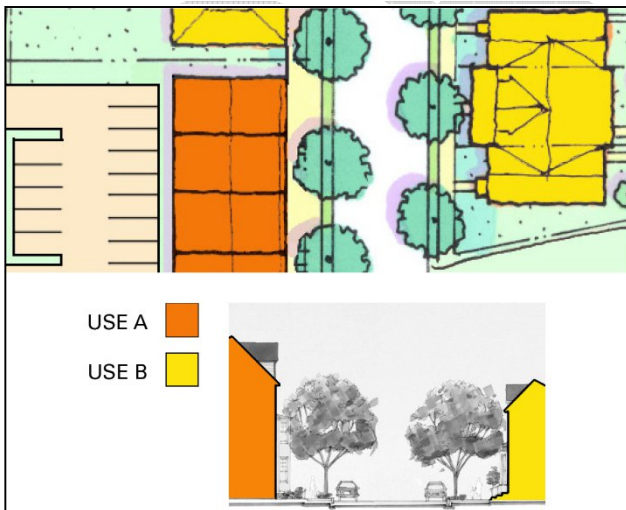


Figure 5-75: Ensuring similar façade height and width dimensions of opposing façades can be an effective means of establishing a transition between uses.

(e) Transition Methods

Graduate building height, scale, and mass through utilization of any of the following methods:

- (i) Building step-backs to reduce the bulk of a building's upper floors;

- (ii) Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- (iii) Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- (iv) Other techniques to break up the scale of a building to complement existing development patterns, as approved by the ~~DRT~~, or the Department of **Building and Neighborhood Services and Department of Planning and Sustainability**.

...

SECTION II. That Chapter 5, Subsection 5.3.5, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.3.5 Residential Development

Attached and detached residential structures shall comply with the following basic residential design standards.

(1) Basic Standards

...

(e) Foundations

(i) The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:

A.) For setbacks of ten feet or more, the finished floor elevation of the front facade shall be a minimum of 18 inches above grade; and

B.) For setbacks of less than ten feet, the finished floor elevation of the front facade shall be a minimum of 24 inches above grade;

C.) Within CFCO Districts, foundation height along the front building facade shall be a minimum of 12 inches, but not exceed 18 inches, unless topographical constraints necessitate additional foundation height.

...

SECTION III. That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features.**

...

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [409]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial/Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65] [4110]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet)[65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[98]	5,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	50[98]	50[98]			
	Minimum Lot Frontage (feet) [4211]		160	120	80	60	48	40	40[98]	40[98]			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [409]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial/Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65]		50	35	25	[76]	[87]	[87]	[8][98]	[8][98]			
	Rear Yard Setback (feet) [65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	4,000[98]	4,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	40[98]	40[98]			
	Minimum Lot Frontage (feet) [4][11]		160	120	80	60	48	40	40[98]	40[98]			
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local							30[98]	30[98]	30	30	30
		Collector							40[98]	40[98]	40	40	40
		Arterial/Mack Hatcher							50[98]	50[98]	50	50	50
	Side Yard Setback (feet)								15 [98][110]	15 [98][110]	15 [110]	15 [110]	15 [110]
	Rear Yard/Alley Setback (feet)								30 [98]	30 [98]	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.~~
- [54] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [65] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [76] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [87] Minimum of five feet each side, minimum 12 feet between dwellings.
- [98] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
[109] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots. [110] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin. [1211] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.											

...

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard		Base Zoning Districts													
		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
Front Yard and Side Street Setback (feet) [3] [4]	Local	100	75	60	40	25	25	30	30	50	20	30	75	30	20
	Collector	150	100	90	75	60	55	40	40						
	Arterial/Mack Hatcher	225	150	125	100	80	75	50	50						
Side Yard Setback (feet) [54] [87]		50	35	35	[65]	[76]	[76]	[76]	[76]	25	10	15	25	15	10
Rear Yard Setback (feet) [54]		100	65	50	40	30	30	30	30	40	25	25	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the final plat and/or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries along the development shall be retained as specified in this table.
- [3] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yards, the minimum front yard shall instead be within 25 percent of the average setbacks for existing buildings on the same block face.~~
- [43] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [54] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building.
- [65] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [76] Minimum of five feet each side, minimum 12 feet between dwellings.
- [87] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.

...

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size [6]	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.
- [6] ~~In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4 Transitional Features.**
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

...

SECTION IV. That Chapter 3, Subsection 3.3.1 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.3 Site Development Standards

3.3.1 Measurements, Computations, and Exceptions

...

(4) Setbacks, Yards, and Height

...

(h) Height Measurement

(i) Building height shall be measured in the number of complete stories above the finished grade for any building, including habitable attics, half-stories, mezzanines, and at-grade structured parking, but excluding:

A.) Spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and underground parking structures; and

B.) Features that are more than one-half story below the finished grade.

(ii) **For the purposes of measuring maximum building height for Subsection 5.3.4, Transitional Features:**

A.) **To calculate the average height, story and half-story heights along the same block face shall be summed, then divided by the total number of principal structures; and.**

B.) **To calculate one half-story above the average height, one-half (0.5) shall be added to the average height (calculated above), then rounded to the nearest half or whole story.**

SECTION V. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

...

Story

The portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the floor next above or the roof.

Story, Half

An uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.

...

SECTION VI. 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: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

10/23/2017 11:25 AM

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

DRAFT

Zoning Ordinance Text
Amendment
JCW 10/26/2017

Subsection 5.3.4 Transitional Features #3

Summary of Text Amendment

01

Refers to *Envision Franklin* to determine when to apply Transitional Features

02

Adds Planning & Sustainability Department to the formal review process

03

New lot sizes, lot widths, and setbacks on established streets will be more compatible

04

Refines height limits requirements for applicants and interpretation purposes

05

Provides assurance that redevelopment in OR District will be residential in form and in scale

Lot Size

Lot Width

Setbacks

Height

August and
September
JCW Discussion





Building Height for CFCO Residential and Office Residential

A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face.

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



1

1.5

1

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



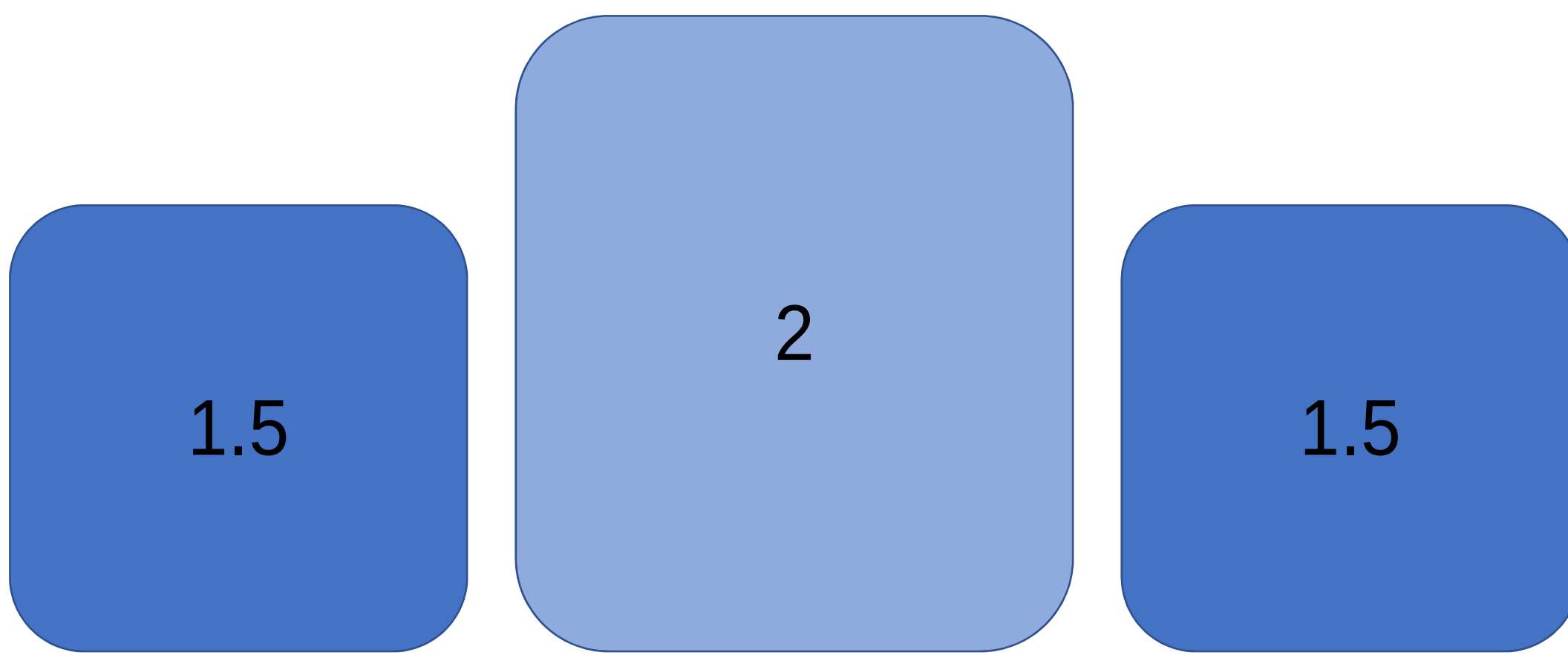
1.5

The diagram illustrates three building footprints represented as rounded rectangles. The first two are tall and labeled '1.5', while the third is shorter and labeled '1'. The first two are a dark blue color, and the third is a lighter blue color. They are arranged horizontally to show relative heights.

1.5

1

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



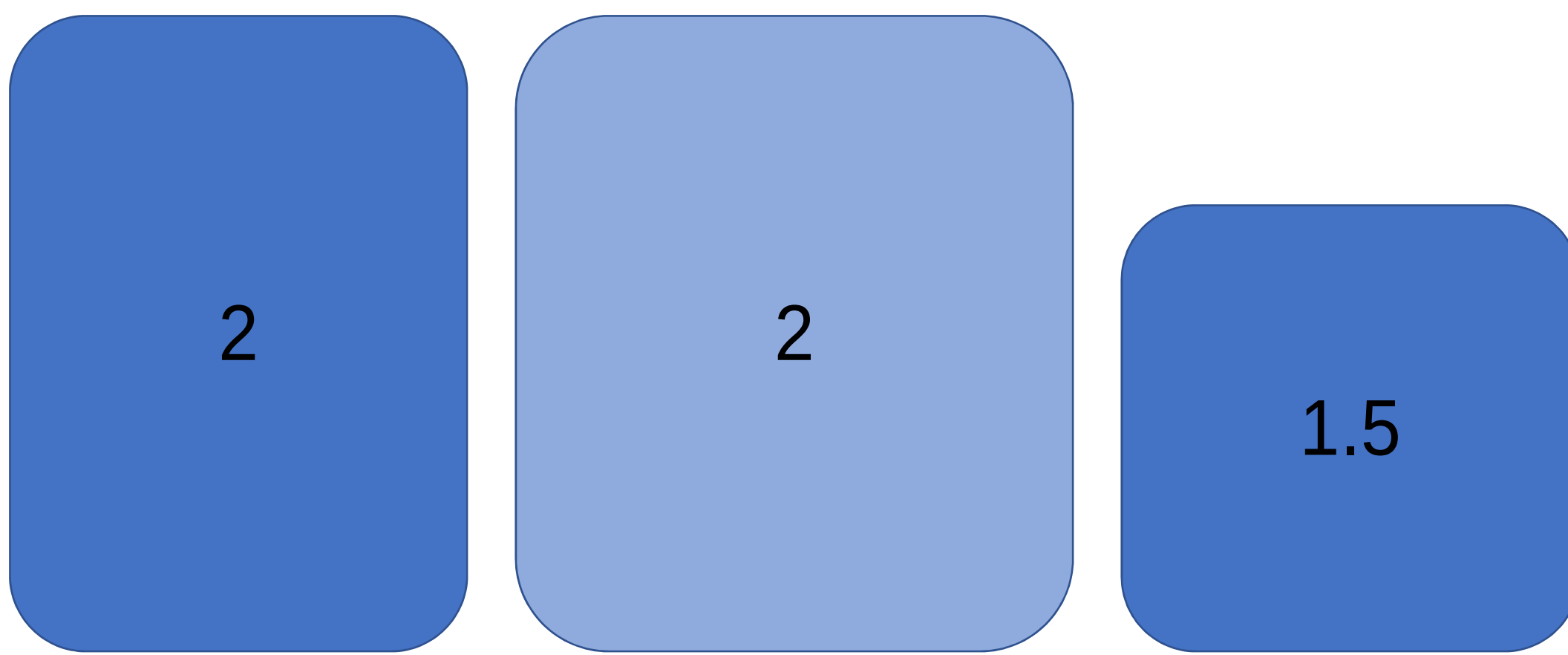
1.5

The diagram illustrates three building footprints represented as rounded rectangles. The leftmost footprint is dark blue and contains the number '1.5'. The middle footprint is light blue and contains the number '2'. The rightmost footprint is dark blue and contains the number '1.5'. The middle footprint is taller than the two flanking it, visually demonstrating the height restriction rule stated in the text above.

2

1.5

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.



2

2

1.5

A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;

B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.













BOMA/FMPC Direction

Do you like how A + B work to address building height?

- A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;
- B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.

Defining a half story

an uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.















Maximum Height?



BOMA/FMPC Direction

Do you like how A + B work to address building height?

- A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face;
- B. Building height shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.

Should a 1.5 story be allowed to have 2 stories on the back?

Should 1.5 stories have a maximum building height?

Historic District Design Guidelines

The height of new construction should be compatible with the existing buildings on the same block face....Compatibility is generally achieved by building within 10 percent above or below the average height of the buildings on the same block face.



This line of houses demonstrate uniform height.



Nonresidential and Mixed-Use Development

- A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are~~ shall be consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;
- B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;
- C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).