



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 22, 2015

4:00 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 22, 2015 at 4:00 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

- [15-0941](#) (4:00-4:20 pm) Review and discuss a rezoning and development plan, for two detached dwelling units on 0.51 acres, for the property at 120 Lewisburg Avenue.

Attachments: [RBaker Workshop PP Presentation 10 1 2015](#)
- [15-0942](#) (4:20-4:40 pm) Review and discuss an annexation request, rezoning, and development plan, for a church expansion on 13.6 acres, located at 4150 Clovercroft Road.

Attachments: [Parish Presbyterian Workshop Presentation](#)
- [15-0943](#) (4:40-5:00 pm) Review and discuss a rezoning and development plan revision, to add four dwelling units and one additional parcel to the Harpeth Square PUD, located within the block of 1st Avenue, Main Street, 2nd Avenue, and Bridge Street.

Attachments: [Powerpoint Harpeth Square Joint Workshop 10 22](#)
- [15-0944](#) (5:00-5:20 pm) Review and discuss a development plan, for a 160,000 square-foot commercial building, at 1214 Liberty Pike.

Attachments: [14007 Joint Conceptual Workshop Presentation HD](#)

5. [15-0947](#) (5:20-5:40 pm) Review and discuss a development plan revision, to add daycare use to an existing PUD, for the property at 2100 Oxford Glen Drive.

Attachments: [workshop presentation McKays Mill Daycare](#)

6. [15-0948](#) (5:40-6:00 pm) Review and discuss a proposed Zoning Ordinance Text Amendment regarding reverse frontage lots.

Attachments: [Ordinance 2015-56 - Zoning Amendment Reverse Frontage](#)

7. [15-0949](#) (6:00-6:30 pm) Review and discuss a proposed Zoning Ordinance Text Amendment and associated rezonings regarding Central Franklin Character Areas 9 and 10 (CFCO-9 and CFCO-10).

Attachments: [An Overview](#)
[Ordinance 2015-46 - MAP Rezoning CFCO 9 and 10 Overlay](#)
[Ordinance 2015-47 - MAP Rezoning City Owned Properties Bicentennial 5th Av](#)
[Ordinance 2015-45 - Text Amdt CFCO 9 and 10](#)
[Ordinance 2015-46 - Rezoning CFCO 9 and 10 Overlay](#)
[Ordinance 2015-47 - Rezoning City Owned Properties Bicentennial 5th Ave N](#)

OTHER BUSINESS

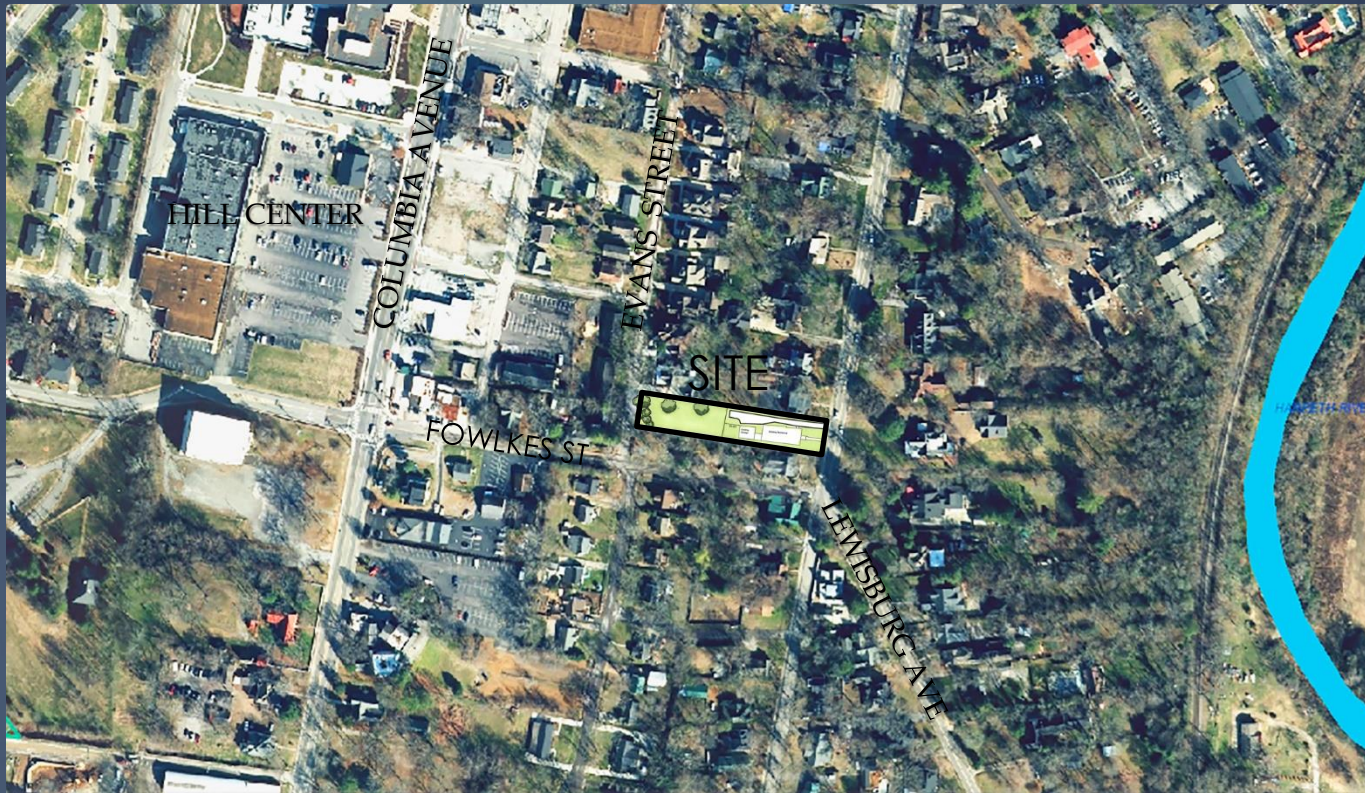
ROBERT BAKER SUBDIVISION

FRANKLIN, TENNESSEE

BOMA & FMPCO Joint Workshop

October 22, 2015

Development Plan



Location



Neighborhood Plan

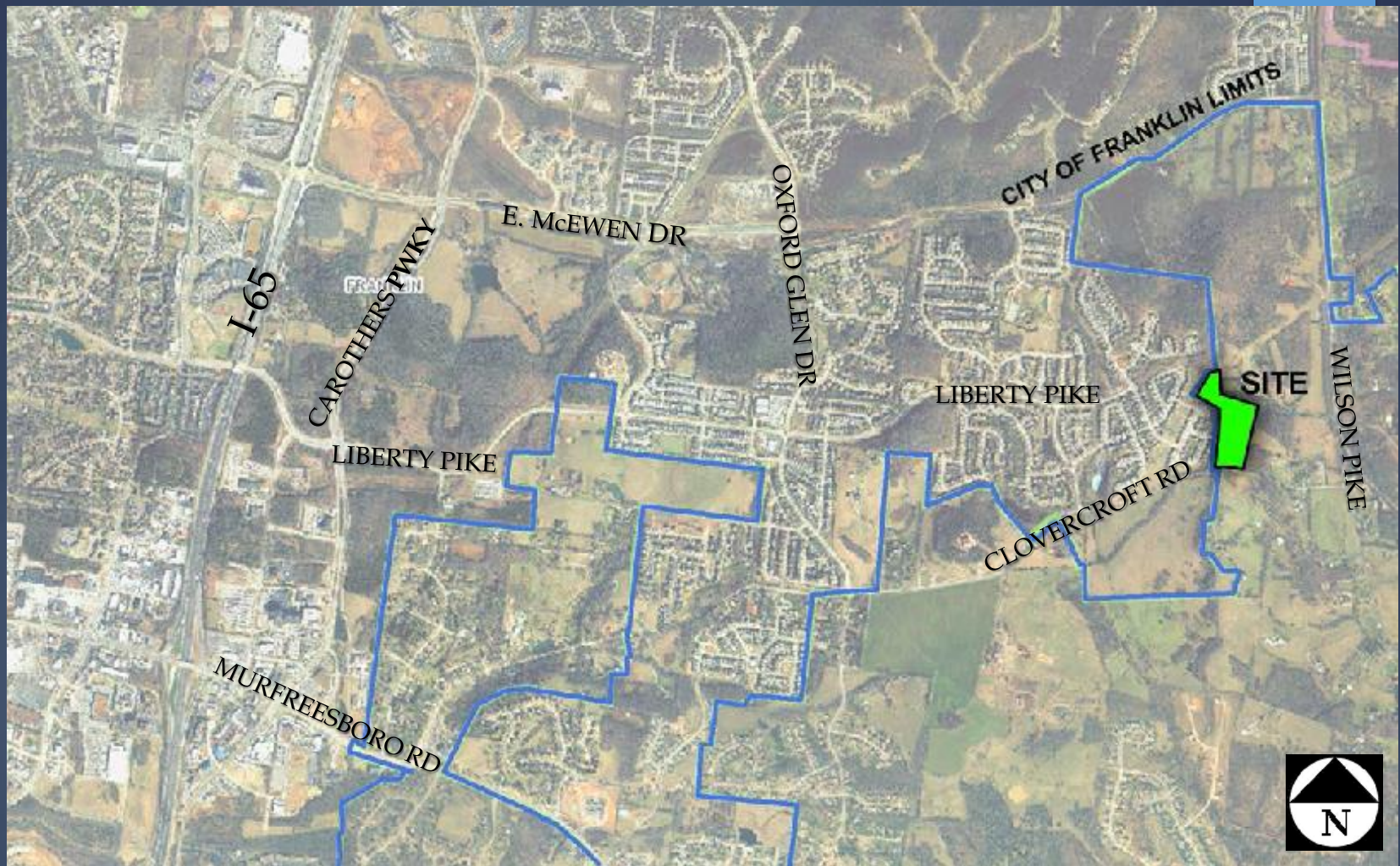
PARISH PRESBYTERIAN

FRANKLIN, TENNESSEE

BOMA & FMPC Joint Workshop

October 22, 2015

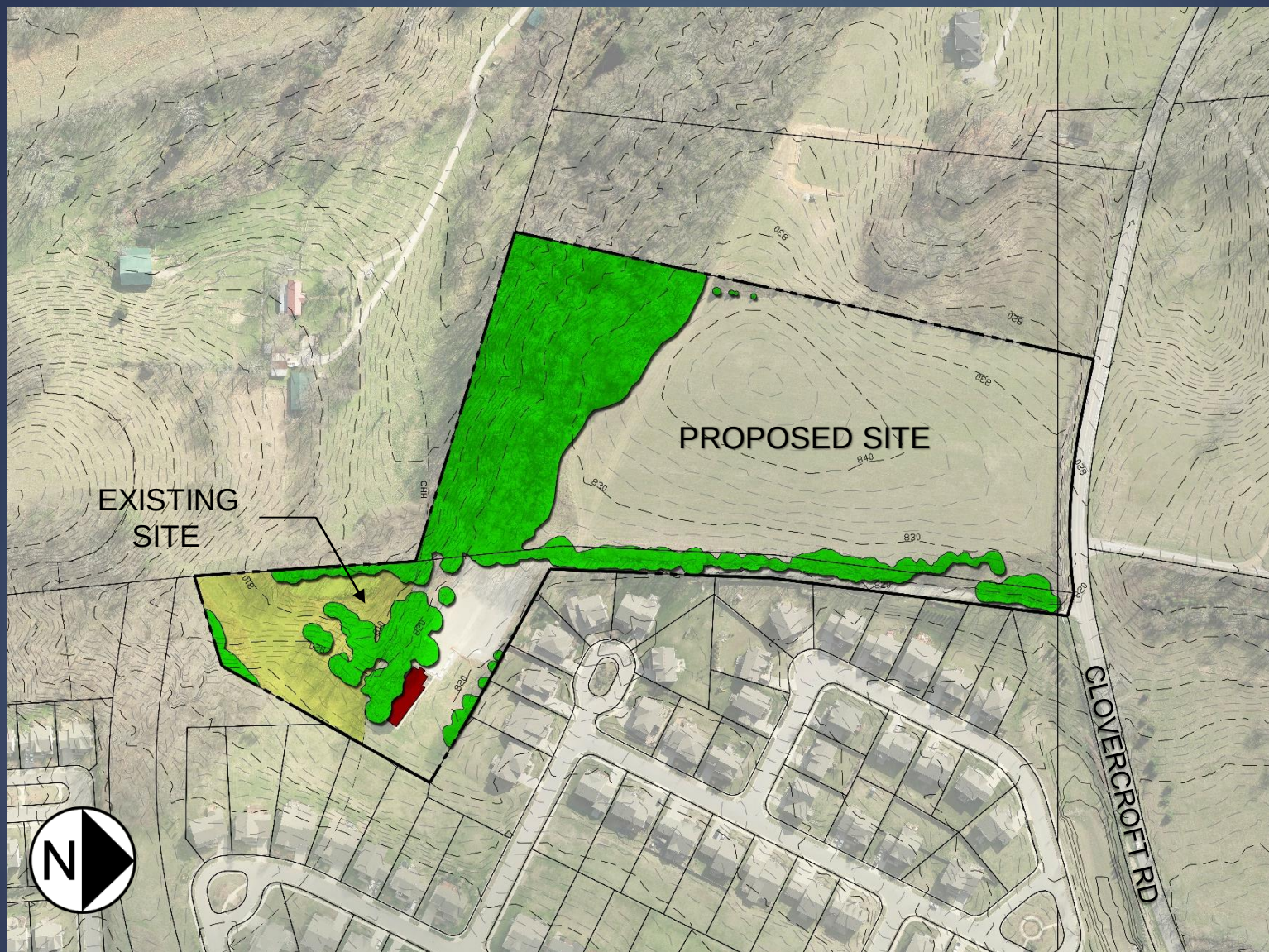
Annexation and
Development Plan



Location



Area of Annexation



- Existing Tree Canopy
- HHO Buffer Area
- Existing Building

- The environmental assessment of the site designates two conveyances that are classified as streams, two perennial springs and a pond. All are buffered with a 60' wide natural buffer.

Existing Conditions



City of Franklin Design Principles

- Seward Hall Character Area, Special Area 4
 - Retain a suburban and rural character
 - Preservation of natural features is critical
- Seward Hall land area is predominately vacant/agricultural or residential
- Conservation Design is a permitted development pattern retaining environmentally sensitive areas as open space
- Existing site to be annexed with new site, and updated according to City of Franklin standards

Land Use Plan



Master Plan Design Principles

- Plan with respect to SWCO-4 standards:
 - Retain existing, mature tree line
 - Retain 8-10 acres of green space per the Conservation Design
 - New development will reflect surrounding area's setbacks and scale
- Complete the master plan in Phase I and renovate existing building in Phase II
- Incorporate walking trails into the planning of Phase I construction

Land Use Plan



Master Plan



FRONT ELEVATION



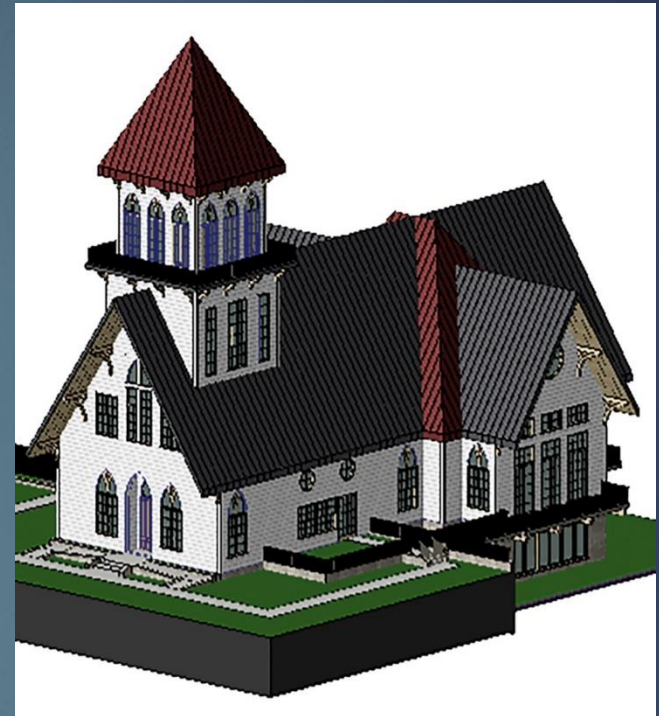
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



Architecture Plans

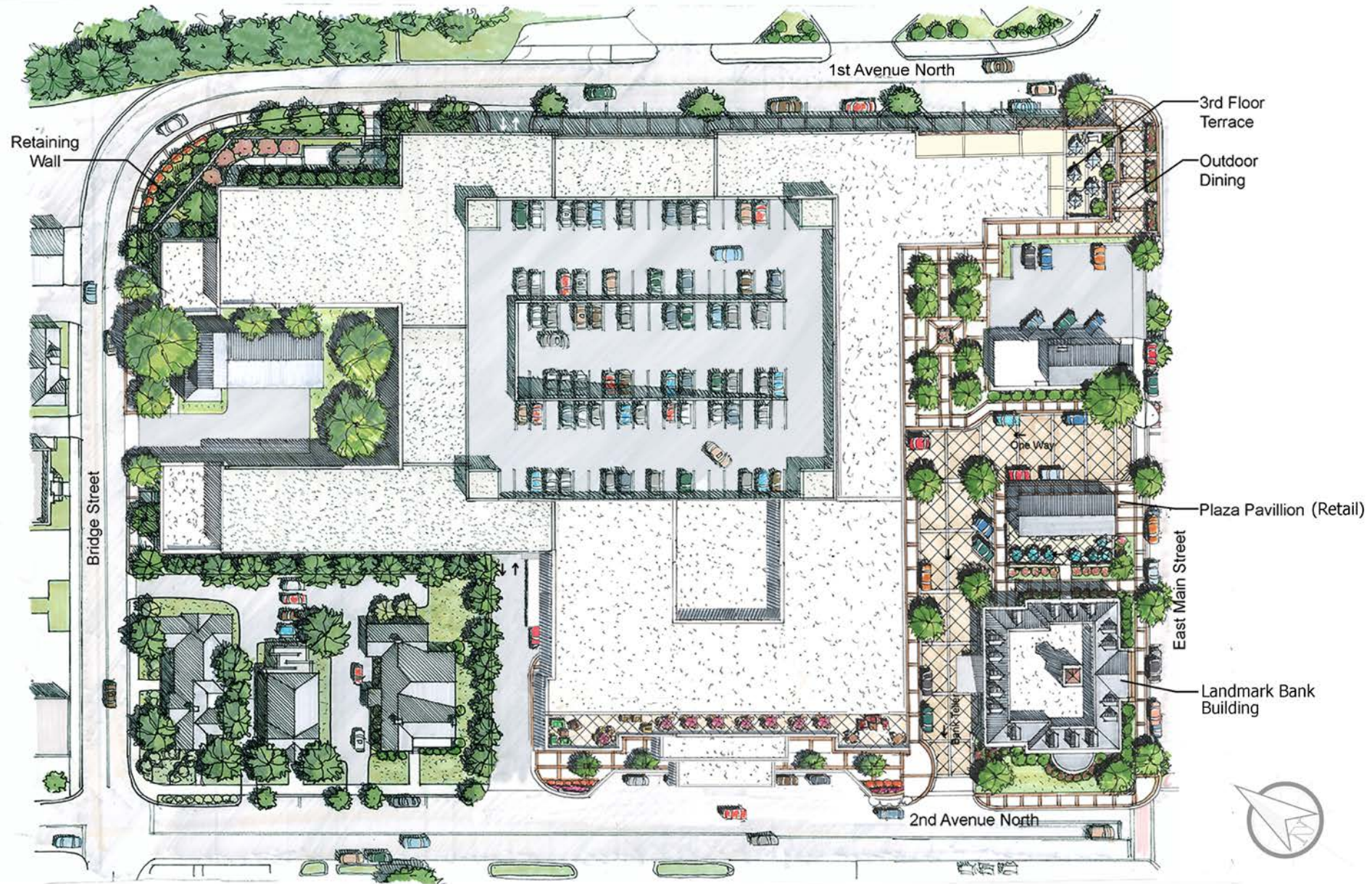
HARPETH SQUARE

HISTORIC DOWNTOWN FRANKLIN, TN



HISTORIC ZONING COMMISSION

JOINT WORKSHOP OCTOBER 22



HARPETH SQUARE MASTER PLAN - 2014



Demolition Request - 111 Bridge St.

078C D 02000

Harpeth Square Property Map

1st Ave

Bridge Street

Main Street

2nd Ave

078C D 02200
122 1st Avenue
Harpeth Associates
10,940.9 sf

078C D 02301
109 1st Avenue
Harpeth Associates
14,905.8 sf

078C D 02301
109 1st Avenue
Ron Shuff
13,876.9 sf

078C D 02400
104 East Main St.
Harpeth Associates
4,344.9 sf

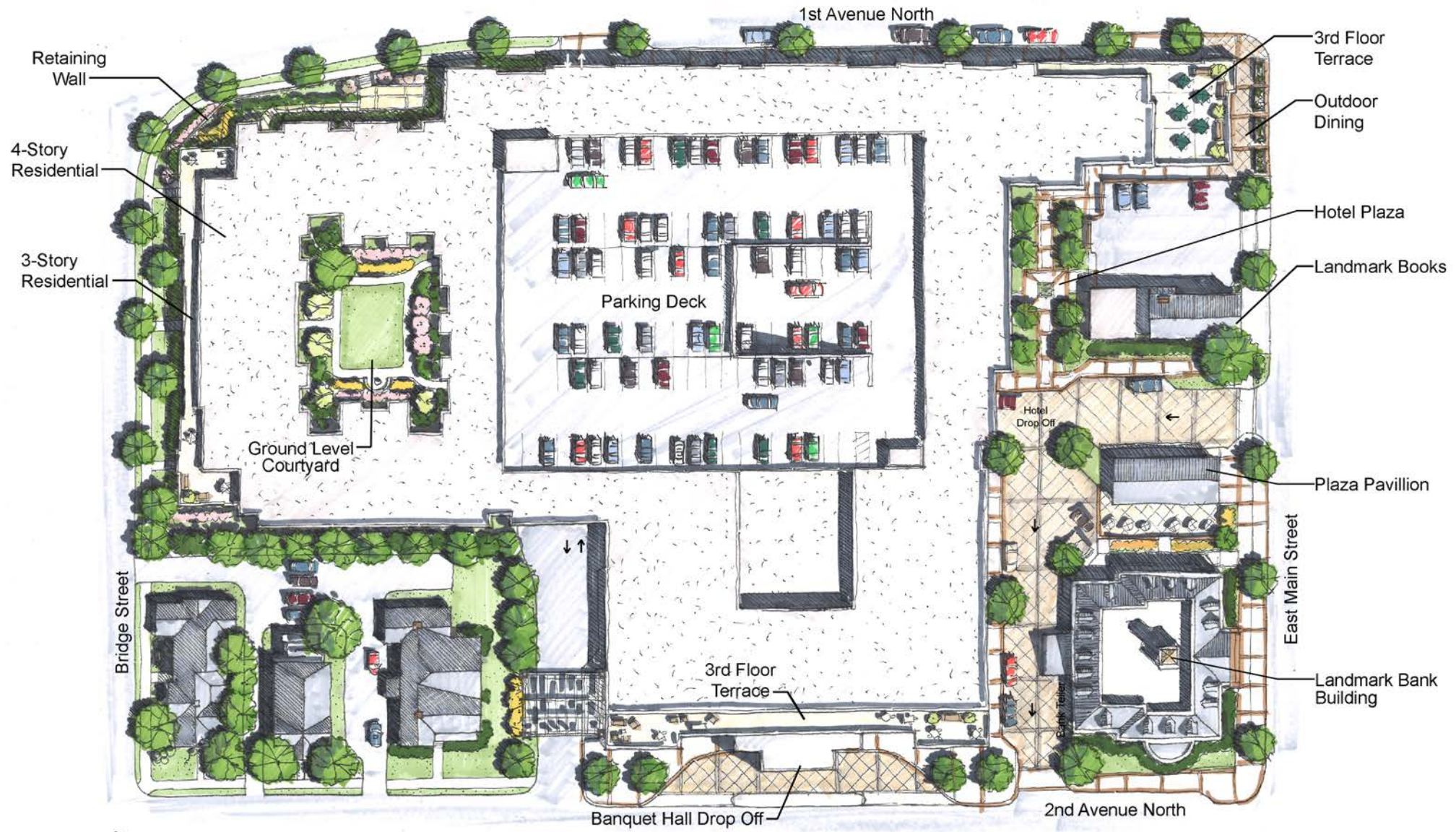
078C D 02000
111 Bridge Street
Sharon Haynes
Dianne Sturdivant
10,010.3 sf

078C D 01600
(portion) 134 2nd Avenue
Danmark Company
18,589.4 sf

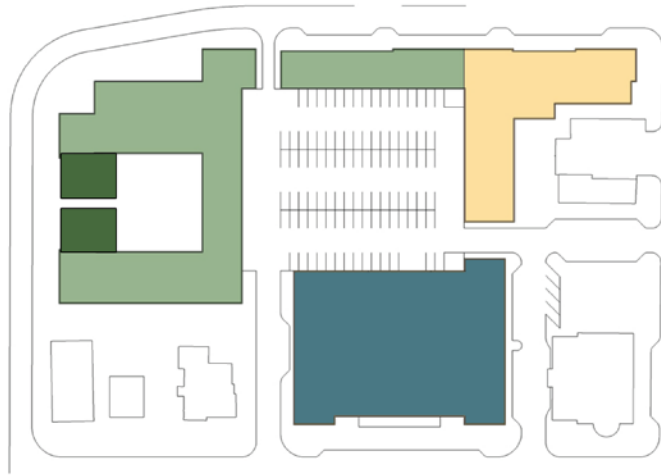
078C D 01500
122 2nd Avenue
Jaymar Development
83,205.3 sf

078C D 01300
198 East Main St
Harpeth Associates
41,759.1 sf

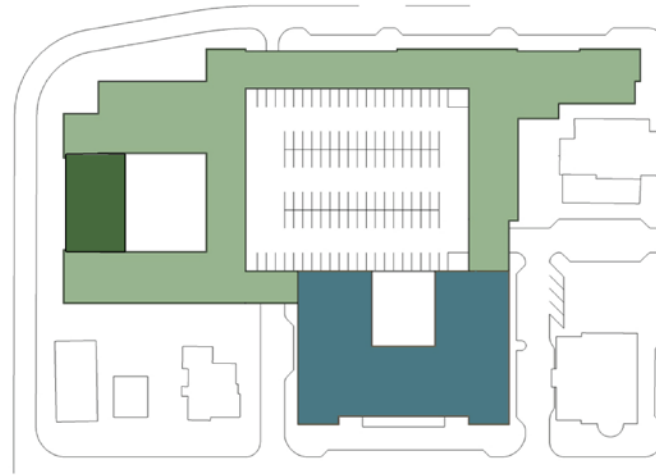
078C D 01400
112 2nd Avenue
Harpeth Associates
5487.7 sf



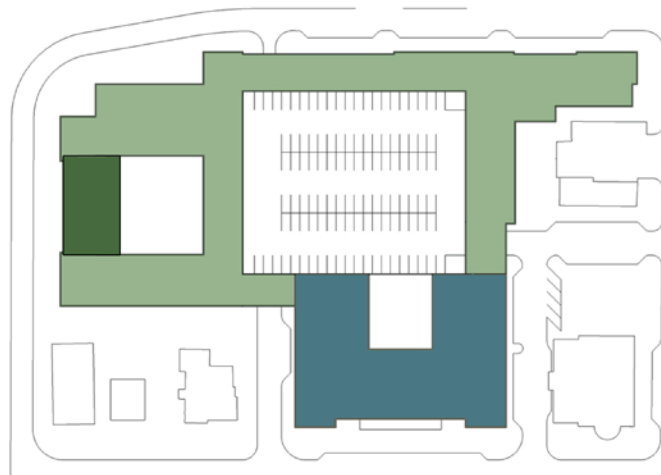
HARPETH SQUARE MASTER PLAN



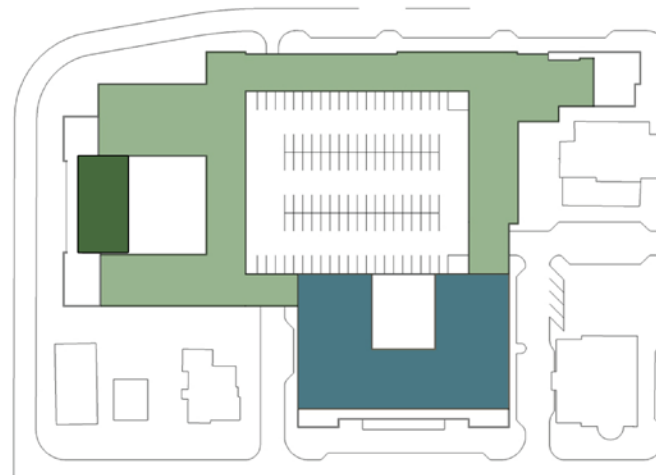
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

HARPETH SQUARE FLOOR DIAGRAMS



HARPETH SQUARE MASTER PLAN



BRIDGE STREET ELEVATION



SECOND AVENUE ELEVATION

PUD DEVELOPMENT PLAN PROCESS

Joint Workshop:	October 22, 2015
Historic Zoning Commission:	November 9, 2015
Planning Commission:	December 17, 2015
BOMA:	January 12, 2015

Increase in Residential Units from 151 to 154.

New Modification of Standards – Parkland Dedication



HARPETH SQUARE
HARPETH ASSOCIATES
FRANKLIN, TENNESSEE

PRELIMINARY
NOT FOR
CONSTRUCTION

2015, 306 Studio Architects, llc. drawings and design concepts shall not be used or reproduced in whole or part in any form without prior written consent of 306 Studio Architects, llc.

No.	Description	Date
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Project Number
14.1004

FIRST FLOOR
PLAN

A031

1 FIRST FLOOR SCHEMATIC PLAN
1" = 20'-0"



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[illegible]

Project Number
14.1004

SECOND FLOOR
PLAN

A032



site vicinity/attributes map



PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015



SITE AREA CALCULATIONS:	
PROPOSED PUD AREA:	+/- 15.76 AC
G.C. OUTPARCEL AREA:	+/- 6.03 AC
TOTAL SITE AREA:	+/- 21.79 AC

project map



existing conditions/physical features map



PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015



circulation

LIBERTY PIKE

CAROTHERS PARKWAY

PEDESTRIAN
VEHICULAR

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

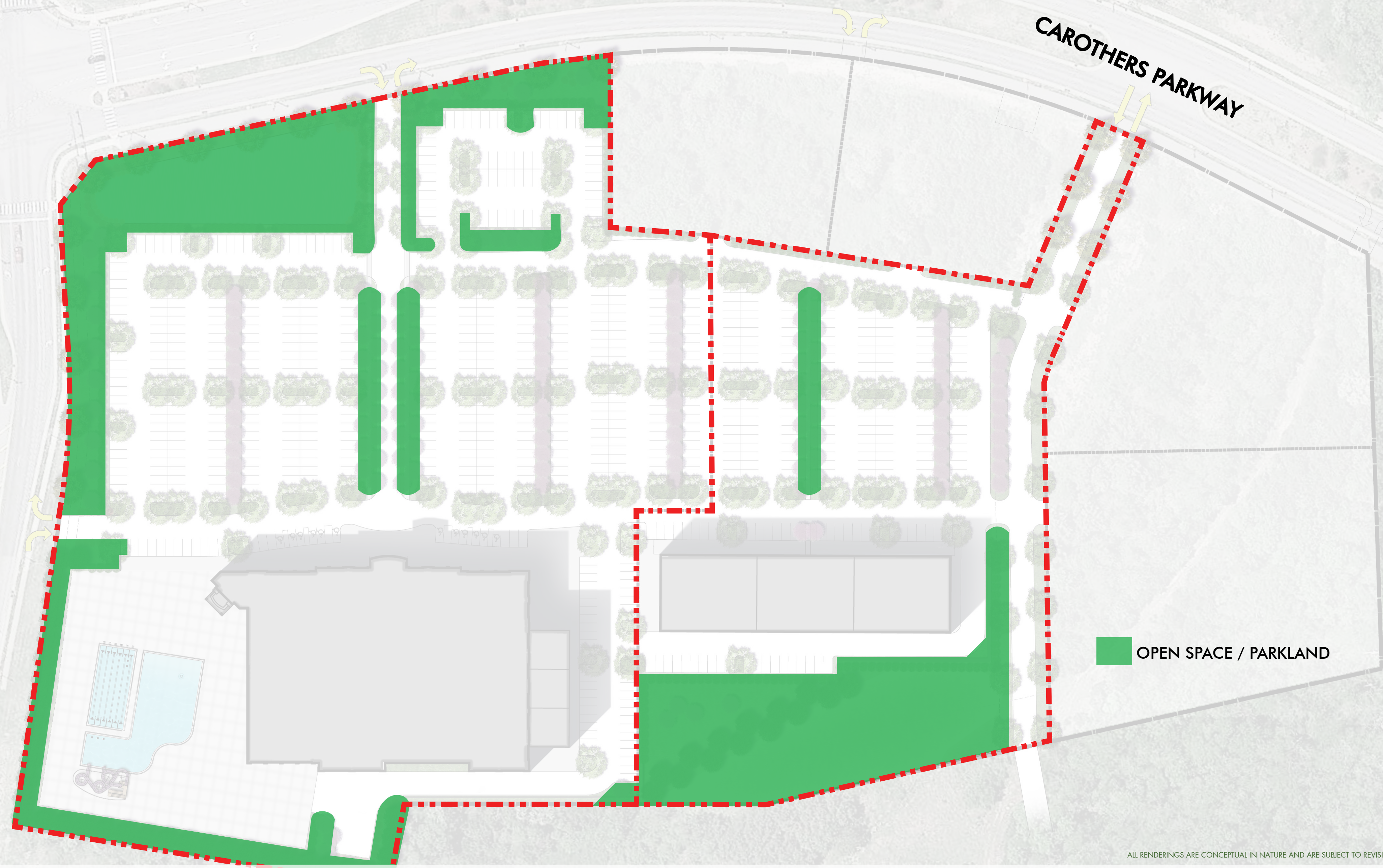
OCTOBER 12, 2015



open space / parkland

LIBERTY PIKE

CAROTHERS PARKWAY



ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015



phasing

LIBERTY PIKE

CAROTHERS PARKWAY

PHASE 1

PHASE 2

PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015



ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION

preapplication meeting notes - held 10.5/2015

Project: Carothers Crossing

Location: Carothers Parkway and Liberty Pike

Attendees:

Matt Taylor Civil - (SEC)

Dwight Kiser - LA (KVD)

Ralph Knauss - Southstar

Josh King - CoF Planning

Dustin Harper - CoF Water / Sewer

Tom Ingram - CoF Engineering

Kevin Long - CoF Engineering

Larry Mizell - CoF Landscape

Dustin Scruggs - CoF Engineering

Kevin Lindsey - CoF Planning

Lori Jarosz - CoF Addressing

Tom Marsh - CoF BNS

Lance Fittro - CoF Engineering

Main Points

- Applicant discussed not being able to accommodate 180' parking requirement to meet tenant's needs. Have broken up parking into pods with landscaping between.
- Dwight highlighted the "pod" approach to break up the parking lot
- Several streets need to show temporary turnarounds
- Dwight-Site consists of 2 buildings, lots, and parking in PUD, 4 Outparcels in GC zone
- Kevin-The trail system need to be a high quality area
- Ralph-Hope to have trail system in HHO (Hillside Overlay) and tie into adjacent properties
- Dustin H.- Sewer lines cannot cut through detention area
- Private mains larger than 6" are acceptable but must be labeled "Private" on the manhole cover
- Carothers Parkway is a dense corridor for the City. Ideally staff would like to see buildings taller than 2 stories through here, please keep this in mind for the potential outparcel developments
- Applicant to follow up with Engineering on:
 - Minimum spacing for the accesses should be 250' measured from radius of return to radius of return on both streets
 - Throat depth for each access is to be based on the stacking distance identified in the required Traffic Impact Study (typically 150' minimum). The throat depth should take into account the future ROW dedication (i.e. measured from the future ROW line, not current conditions).

Engineering has already followed up on:

Kevin Long has e-mailed applicant the file showing the future widening to the engineer on the project, Matt Taylor.

PROPOSED MX/SD-X DISTRICT WITH PUD OVERLAY

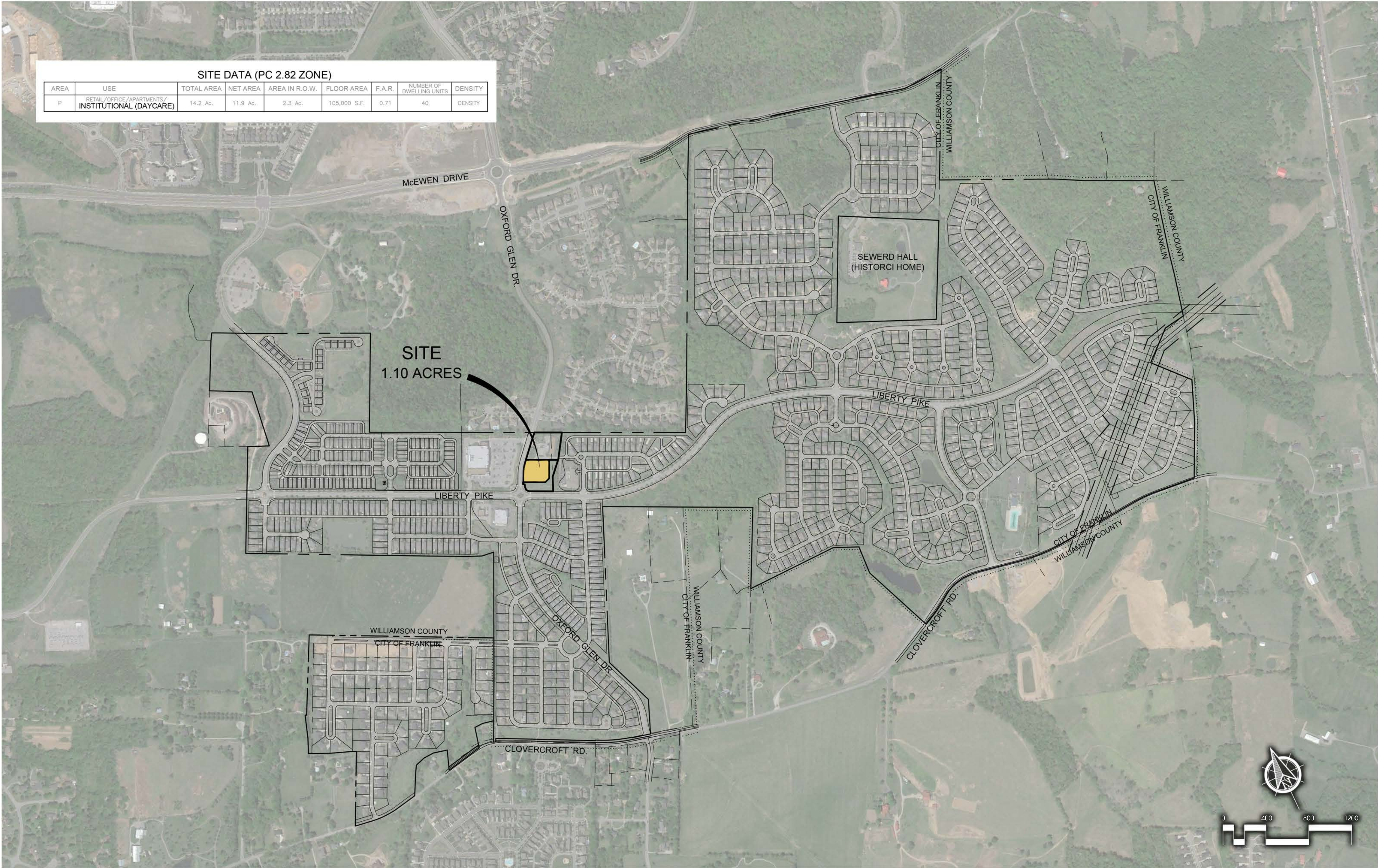
OCTOBER 12, 2015

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee



SITE DATA (PC 2.82 ZONE)								
AREA	USE	TOTAL AREA	NET AREA	AREA IN R.O.W.	FLOOR AREA	F.A.R.	NUMBER OF DWELLING UNITS	DENSITY
P	RETAIL/OFFICE/APARTMENTS/ INSTITUTIONAL (DAYCARE)	14.2 Ac.	11.9 Ac.	2.3 Ac.	105,000 S.F.	0.71	40	DENSITY



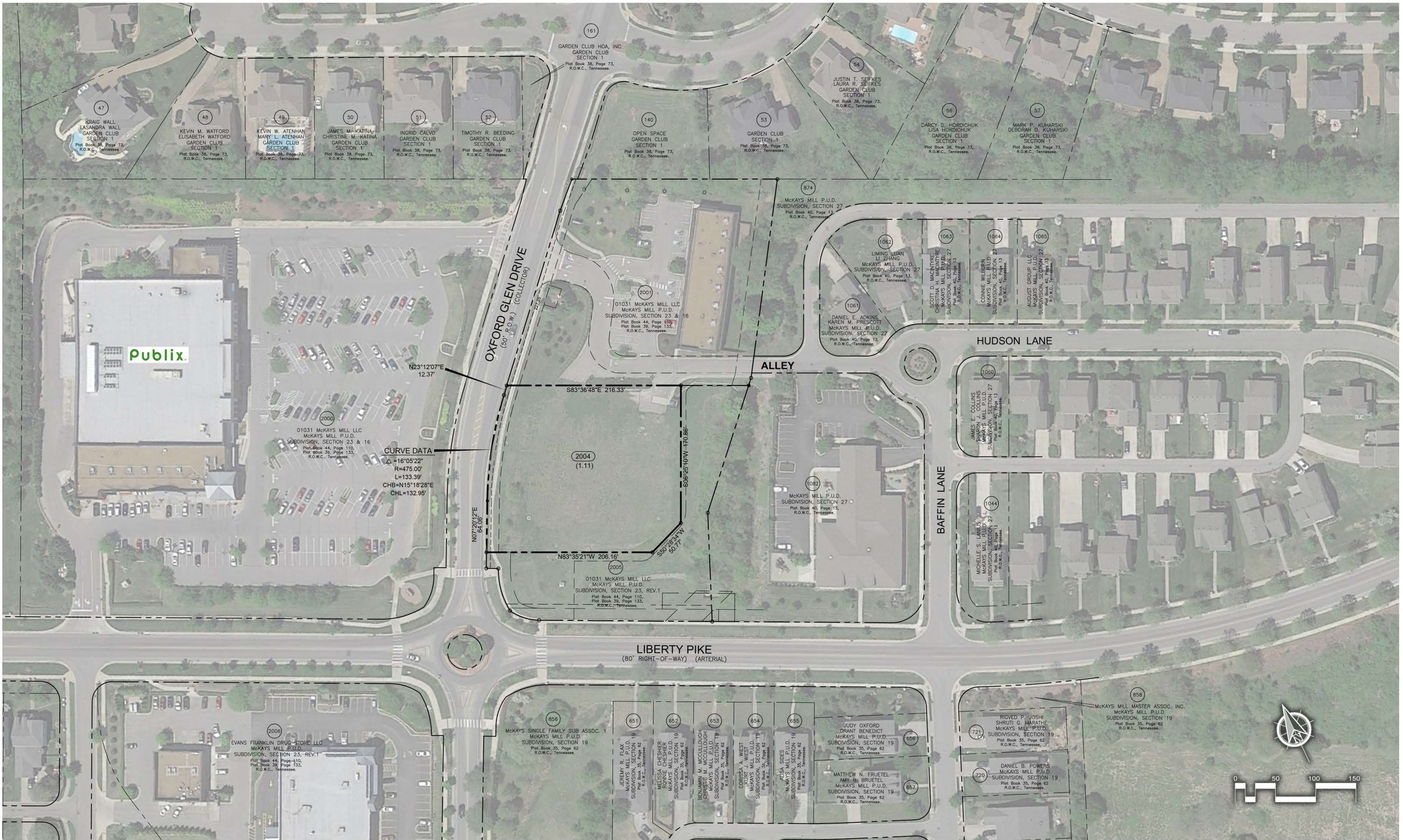
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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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NASHVILLE, TN 37206 PH (615) 244-8881
FAX (615) 244-8739 WWW.RAGANSMITH.COM
JOB NO. 15120-0344
DATE: October 01, 2015



Little Sunshine's Playhouse
McKay's Mill Concept Plan, Revision 5
Vicinity Map





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JOB NO. 15120-0344
DATE: October 01, 2015



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5
Existing Conditions

TFG
THE FERRIS GROUP



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JOB NO: 15120-0344
DATE: October 01, 2015



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Site Layout





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FAX (615) 244-8739 WWW.RAGANSMITH.COM

JOB NO: 08033-8711
DATE: September 26, 2013



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering



- ***Little Sunshine's Playhouse & Preschool:*** LSP is a national operator of childcare facilities. LSP provides Early Care to children aged 6 weeks to 6 years. LSP's position as a leading innovator in childcare is illustrated by the imaginative, child-friendly design of the building. Every facility is professionally designed to maximize each child's personal experience. In conjunction with enhanced interiors, LSP playgrounds feature natural elements, outdoor play, and a variety of age-appropriate playground equipment.
- ***Facility:*** The Project will be developed as a childcare and preschool facility. The proposed single story building will be approximately 8,757 square feet with two exterior enclosed playgrounds totaling approximately 6,600 square feet.
- ***Architecture:*** The building will be developed using several different exterior materials including Cultured Stone, wood trim and EIFS. The gable roof will include an architectural grade shingle and HVAC equipment will be placed in the rear of the building and screened accordingly.
- ***General Information:*** The location will be operated by a local franchisee. Hours of operation are from 6:00 AM to 6:00 PM.

ORDINANCE 2015-56

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.5 (2)(a) PERTAINING TO REVERSE FRONTAGE.”

WHEREAS, the City of Franklin has sound design principles for residential neighborhoods that foster a sense of community; and

WHEREAS, the City’s predominant detached residential character consists of homes that address the street; and

WHEREAS, the view of and from the public right-of-way creates the “curb appeal” of the community; and

WHEREAS, this text amendment prohibits reverse frontage of detached residential lots and structures and is in the best interest of the citizens 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 5, Section 5.3, Subsection 5.3.5 (2) (a) 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

...

(2) Detached Residential Structures

In addition to the basic standards for all residential development, detached residential structures shall comply with the following:

(a) Reverse Frontage ~~Discouraged~~

(i) ~~Generally~~ Standards

- A.) Except for circumstances listed in Subsection 5.3.5(2)(a)(ii), Acceptable Situations, **detached** residential lots with a reverse frontage are **prohibited** ~~generally discouraged, particularly in Traditional Areas.~~
- B.) Lots **located** along the perimeter of a subdivision **shall** ~~should~~ **generally** be oriented so that dwellings front perimeter streets or open space instead of backing up to streets around the outside of the subdivision. ~~This is particularly important for lots fronting local streets internal to a development.~~
- C.) **Lots located along streets internal to a development shall be oriented so that the dwellings front streets or open space instead of backing up to streets in the development.**
- D.) **Detached residential subdivisions shall not be designed to circumvent the intent of this subsection through the use of open space or other lands between perimeter lot lines and adjacent streets.**

(ii) **Acceptable Situations**

Reverse frontage is acceptable for **detached residential lots and** structures ~~on lots~~ in the following locations, provided the rear of the dwelling is properly screened **according to Subsection 5.3.5(2)(a)(iii)**:

- A.) Lots or sites adjacent to the Interstate 65 and Mack Hatcher Memorial Parkway rights-of-way;
- ~~B.) Lots or sites fronting collector or arterial streets in Conventional Areas; and~~
- ~~C.~~**B.)** Existing platted lots in residential subdivisions or Planned Unit Developments approved prior to the effective date of this ordinance.

(iii) **Screening for Reverse Frontage**

Residential developments with reverse frontage lots shall provide a Class A Perimeter Buffer between the lots and the public street, meeting the minimum planting standards associated with a site ten acres in size. (See Table 5-5, Minimum Buffer Standards.)



Figure 5-17: The image on the left demonstrates appropriate screening for reverse frontage lots. Fences or walls without landscape are inappropriate.

(iv) **Alternatives to Reverse Frontage**

~~The use of a parallel access drive is an alternative to reversed frontage. Where curb cuts for driveways are not an option along the associated street, access by rear alleys is another alternative in Traditional Areas~~ **The use of parallel access drives or access to lots by rear alleys are considered acceptable alternatives to reverse frontage when curb cuts for driveways are not an option along the associated street.**

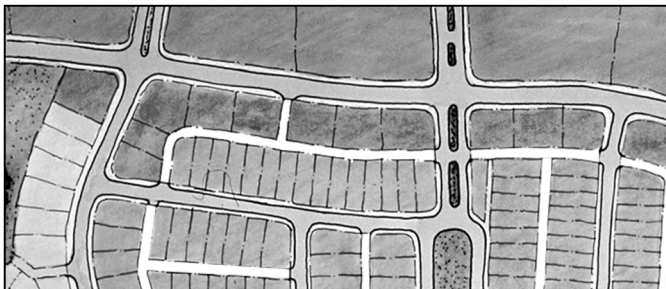


Figure 5-18: Rear alleys can be used as an alternative to reverse frontage lots.

SECTION II. 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 Stuckey

City Administrator/Recorder

By: _____

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:

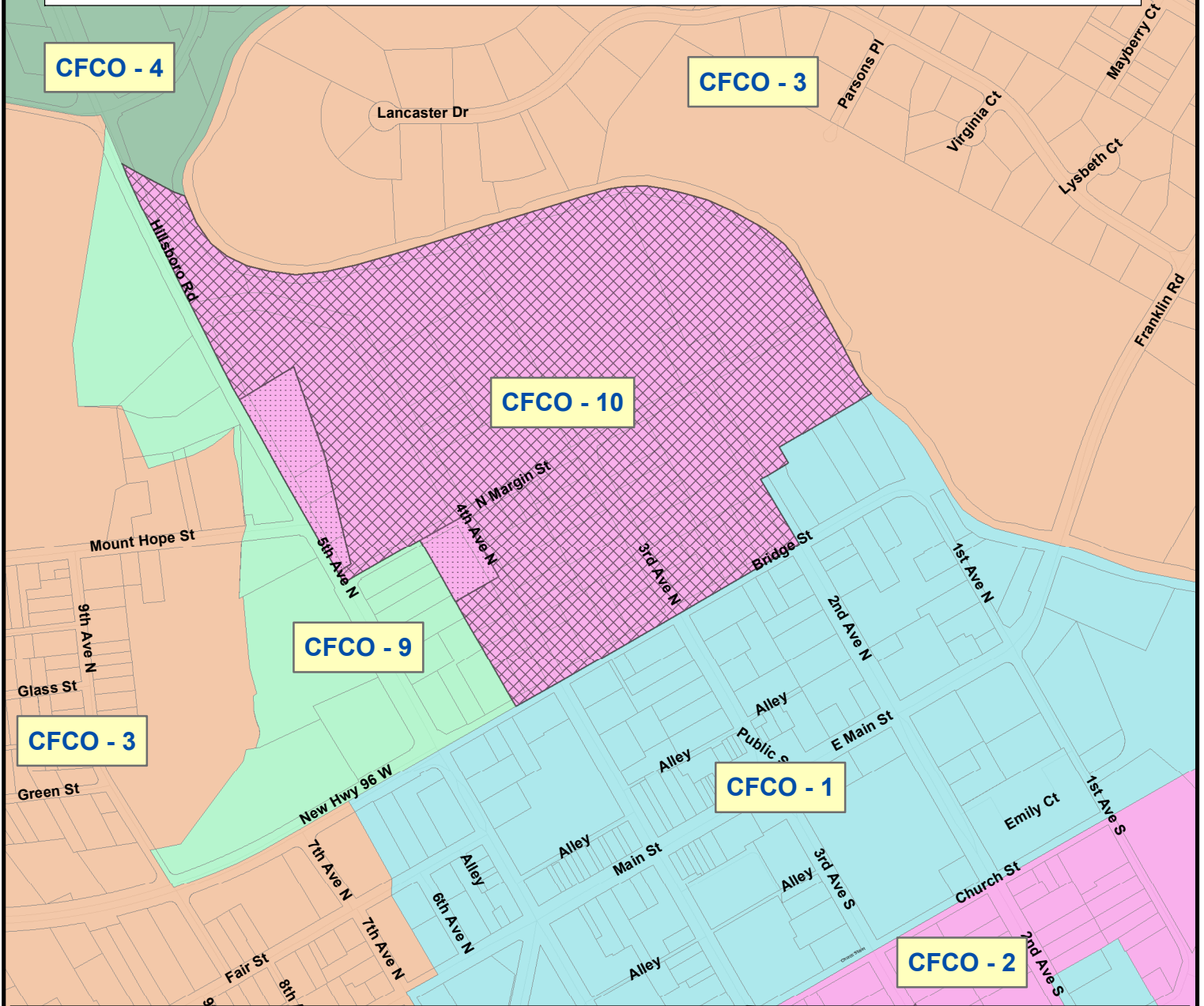
PASSED THIRD READING:

AVENUE NORTH AREA REVIEW OF CHANGES



- Amend the Zoning Ordinance text for the Character Area Overlay Districts to reflect the Land Use Plan
- Rezone the Character Area Overlay District boundaries to match the Land Use Plan
- Clean up the Base District Zoning for City-owned properties
- Work with Engineering to update the right-of-way mapping

ORDINANCE 2015-46
 REZONING +/-3.07 ACRES FROM CFCO - CHARACTER AREA OVERLAY DISTRICT, SPECIAL
 AREA 2 TO SPECIAL AREA 9 AND +/-52.13 ACRES FROM CENTRAL FRANKLIN CHARACTER
 AREA OVERLAY, SPECIAL AREA 2 TO SPECIAL AREA 10
 BICENTENNIAL PARK/5TH AVE NORTH AREA
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/2015



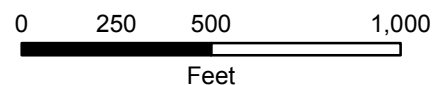
Legend

Central Franklin Character Area Overlay District

Special Areas

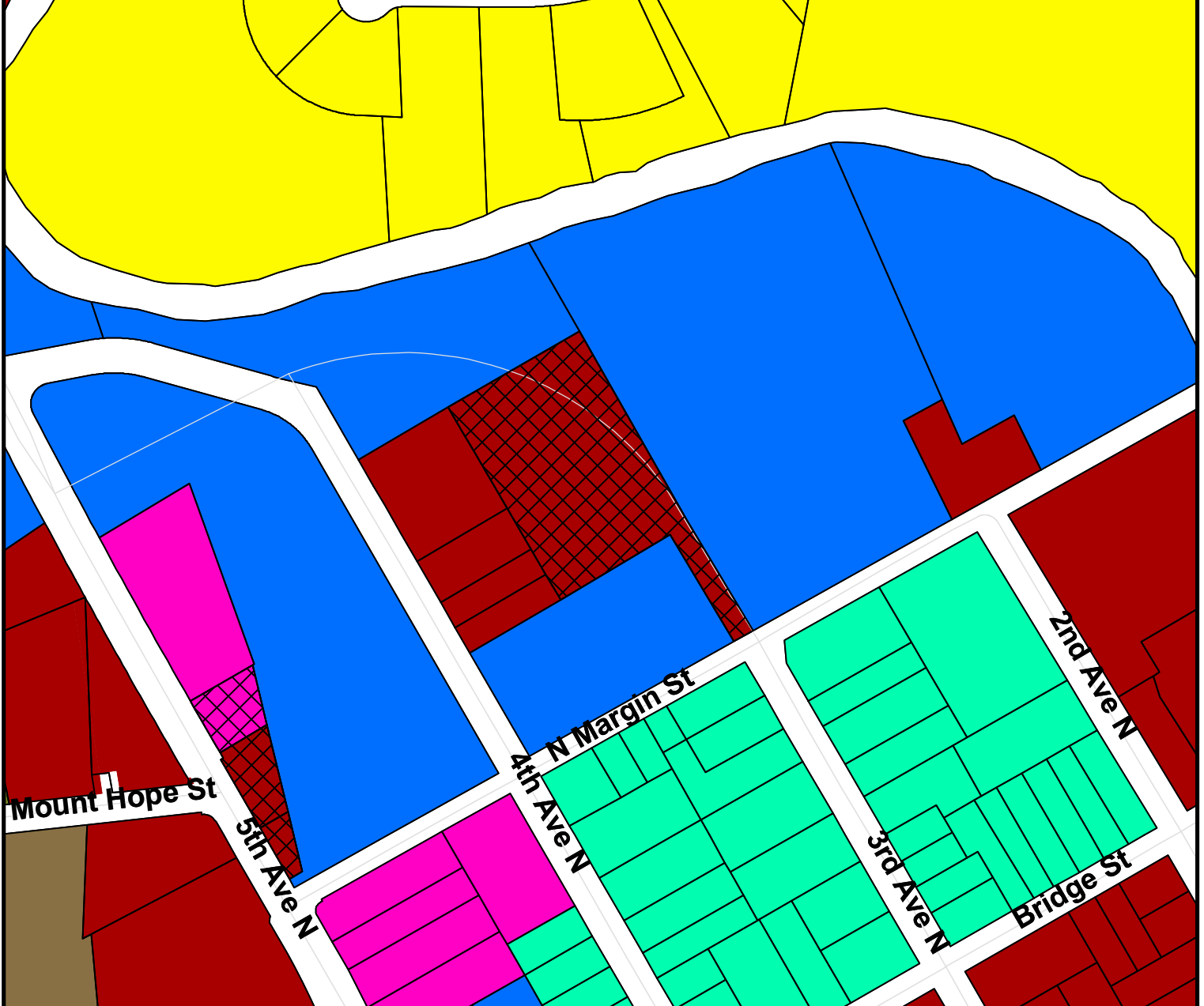
- CFCO-1
- CFCO-2
- CFCO-3
- CFCO-4
- CFCO-7
- CFCO-9
- Rezone to Special Area 9
- Rezone to Special Area 10

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ORDINANCE 2015-47
 REZONING CITY OWNED PROPERTY FROM GC TO CI (0.25 AC)
 AND FROM CC TO CI (2.75 AC)
 BICENTENNIAL PARK AREA
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/2015

Lancaster Dr



Legend

City-Owned Properties

Base District Zoning

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core 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

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0 125 250 500
 Feet

ORDINANCE 2015-45

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.5, SUBSECTION 3.5.6, THE CFCO, CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, OF THE FRANKLIN ZONING ORDINANCE."

WHEREAS, the City requested and received assistance from the American Planning Association Community Planning Assistance Team (CPAT) initiative to perform an intensive study of the floodplain-constrained 5th Avenue North corridor into downtown Franklin; and

WHEREAS, the CPAT report provided a series of recommended policies that address an area developed with nonresidential uses prior to federal and local floodplain regulations; and

WHEREAS, the Franklin Land Use Plan was amended to include the policy recommendations that allow redevelopment in the shallower part of the floodway fringe because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this text amendment modifies Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) and establishes standards for a new Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10);

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

SECTION I. That Chapter 3, Section 3.5, Subsection 3.5.6, Central Franklin Character Area Overlay District, 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 to renumber the subsequent figures accordingly, and is approved to read as follows:

3.5.6 CFCO—Central Franklin Character Area Overlay District

(1) Purpose and Vision

...

(2) Special Areas

(a) Establishment of Special Areas

The CFCO District is hereby divided into ~~nine~~ ten special areas as illustrated on the zoning map.

...

(j) CFCO-9 Standards:

~~(i) Buildings shall not exceed 2 stories in height. However, a maximum height limit of four stories, or a total of 56 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

(i) Applicability

To better address context and the emphasis on design, Special Area 9 is defined as the 5th Avenue North corridor and adjacent properties leading into the downtown core. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict between this subsection and Section 3.4.5, Floodway Fringe Overlay District, or Chapter 5, Development Standards, the regulations of this subsection shall apply.

(ii) 5th Avenue North between North Margin Street and Del Rio Pike and between Mt Hope Street and Del Rio Pike

A.) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, whichever is applicable.

(iii) 5th Avenue North between New Highway 96 West and Mt. Hope Street and between Bridge Street and North Margin Street

A.) Uses

1. Use types in the applicable base zoning district shall be permitted, except the following prohibited uses: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential



uses.

Figure 3-14. Conceptual redevelopment illustrating traditional development standards, mid-block vehicular access, and shared parking.

B.) Building Form

1. Redevelopment in accordance with traditional development standards shall be permitted that meets Section 5.8.5, Floodplain Protection.
2. Flat roofs with parapet walls to deemphasize overall building height shall be required.
3. Arcades to span a mid-block driveway entrances shall be permitted.

C.) Northern Half of Block, along 5th Avenue North within +/- 300 feet of North Margin Street and within 500 feet of +/- Mt. Hope Street

1. Building height shall not exceed three stories, except for the corner of Mt. Hope Street and 5th Avenue North, which shall not exceed two stories.
2. The first story may be used only for structured parking, itinerate merchants, or temporary uses below the Base Flood Elevation. The first story shall appear as a building façade using architectural features and landscaping. An internal vestibule is permitted for the staircase/elevator in accordance with Section 5.8.5, Floodplain Protection.
3. The second story shall be located above the Base Flood Elevation, in accordance with Section 5.8.5 (4)(b)(2).
4. The third story, if applicable, shall be recessed back 20 feet from the second story front building façade.
5. Development shall not be required to meet Formal Open space or LSR requirements.



Figure 3-15. Conceptual model of low-rise nonresidential for the northern half of the block illustrating first floor parking, vestibule, and recessed third story. This sketch, from Mt. Hope Street, looks southward down 5th Avenue North toward Bridge Street.

D.) Southern Half of Block, along 5th Avenue North within +/- 300 feet of Bridge Street and New Highway 96 West

1. Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.
2. New development or redevelopment at the intersection of Bridge Street/New Hwy 96 W shall provide an architectural feature at the corner facing the intersection.
3. Development or redevelopment shall not be required to meet Formal Open space or LSR requirements.



Figure 3-16. Conceptual model of low-rise nonresidential building above the Base Flood Elevation, along the southern half of the block.

E.) Southwest corner of 4th Avenue North and North Margin Street

1. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures.
2. Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.
3. Off-street parking shall be located behind the buildings.

(k) CFCO-10 Standards

(i) Applicability

To better address context and emphasize design, Special Area 10 is defined as the area adjacent to (north of) the downtown core consisting mostly of established, historic residential structures with a traditional development pattern. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict, the regulations of this subsection shall apply.

- (ii) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, if applicable.
- (iii) Building height shall not exceed two stories above the Base Flood Elevation. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures. Park facilities are excluded from this requirement.
- (iv) Buildings shall front the street. Surface or structured parking shall be located to the side of rear of buildings. Parking lots shall be permitted as primary uses within the Floodway Fringe Overlay District.

SECTION II. 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 Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

ORDINANCE 2015-46

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 3.07 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-9, AND TO REZONE +/-52.13 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-10, FOR PROPERTIES IN AND NEAR BICENTENNIAL PARK, EAST OF 5TH AVENUE NORTH AND NORTH OF BRIDGE STREET.”

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5th Avenue North right-of-way, 41 feet north of the center line of North Margin Street, which is also a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence northerly 662 feet along the centerline of 5th Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the

northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

SECTION II: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
Right-of-Way	±0.23
TOTAL	±0.91

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 167 feet along the center line of North Margin Street to the center point of the intersection of North Margin Street and 4th Avenue North; thence southeast 237 feet along the center right-of-way line of 4th Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00, Map 078C, Group A; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 0.91-acre, more or less.

SECTION III: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18

078C-A-13.00	±0.18
078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29
078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-22.00	±0.22
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.65
TOTAL	±52.13

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5th Avenue North, 354 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2nd Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2nd Avenue North; then southeast 252 feet along the

center line of 2nd Avenue North to the center point of the intersection of Bridge Street and 2nd Avenue North; thence southwest 1,090 feet along the center line of Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4th Avenue North; thence northwest 237 feet along the center line of 4th Avenue North to the center point of the intersection of North Margin Street and 4th Avenue North; thence southwest 459 feet along the center line of North Margin Street to a point along the center line of 5th Avenue North; thence northwest 41 feet along the center line of 5th Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5th Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5th Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5th Avenue North; thence northwest 881 feet along the center line of 5th Avenue North to the point of beginning; and containing approximately 52.13 acres, more or less.

SECTION IV: 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/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

Approved as to form by:

Kristen Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-47

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 0.25-ACRE FROM GENERAL COMMERCIAL (GC) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT AND TO REZONE +/- 2.75 ACRES FROM CENTRAL COMMERCIAL (CC) TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR CITY-OWNED PROPERTIES IN AND NEAR BICENTENNIAL PARK, EAST OF 5TH AVENUE NORTH AND NORTH OF NORTH MARGIN STREET.”

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present zoning classification of General Commercial (GC) to Civic Institutional (CI) District:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
TOTAL	±0.25

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the east right-of-way line of 5th Avenue North, 267 feet north of North Margin Street, which is also the southwest corner of Parcel 17.00, Map 063N, Group D; thence northwest 101 feet along the west line of Parcel 17.00, which is also the east right-of-way line of 5th Avenue North, to the northwest corner of Parcel 17.00; thence northeast 123 feet along the north line of Parcel 17.00 to the northeast corner of Parcel 17.00; thence south 105 feet along the east line of Parcel 17.00 to the southeast corner of Parcel 17.00; thence southwest 93 feet along the south line of Parcel 17.00 to the point of beginning, and containing 0.25-acre, more or less.

SECTION II: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and are hereby, rezoned from its present zoning classification of Central Commercial (CC) to Civic Institutional (CI) District:

Map-Group-Parcel	Acres
063N-D-16.00 (Area 1)	±0.25
063N-D-15.00 (Area 1)	±0.09
063N-D-6.01 (Area 2)	±2.41
TOTAL	±2.75

Area 1

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the east right-of-way line of 5th Avenue North, 16 feet north of North Margin Street, which is also the southwest corner of Parcel 15.00, Map 063N, Group D; thence northwest 251 feet along the east right-of-way line of 5th Avenue North to a point along the east right-of-way line, which is also the northwest corner of Parcel 16.00, Map 063N, Group D; thence northeast 93 feet along the north line of Parcel 16.00 to the northeast corner of Parcel 16.00; thence generally south 257 feet along the east lines of Parcels 16.00 and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the point of beginning, and containing 0.34-acre, more or less.

Area 2

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the north right-of-way line of North Margin Street, which is also the southeast corner of Parcel 6.00, Map 063N, Group D, which is at the west side of the intersection of 3rd Avenue North; thence north 212 feet along the east line of Parcel 6.00 to the northeast corner of Parcel 6.00; thence southwest 217 feet along a north line of Parcel 6.00 to a point along the north line of Parcel 6.00, which is also the southwest corner of Parcel 6.01, Map 063N, Group D; thence northwest 380 feet along the west line of Parcel 6.01 to the northwest corner of Parcel 6.01; thence northeast 258 feet along the north line of Parcel 6.01 to the northeast corner of Parcel 6.01; thence southeast 590 feet along the east line of Parcel 6.01 to the southeast corner of Parcel 6.01, which is also a point along the north right-of-way line of North Margin Street; thence southwest 37 feet along the north right-of-way line of North Margin Street to the point of beginning, and containing 2.41 acres, more or less.

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: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____