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, September 22, 2016 | **5:15 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, September 22, 2016 at 5:15 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

1. 16-0814 (5:15 - 5:35 pm) Revision to the Branch Creek Crossing PUD Subdivision, removing the incompatible land use buffer and enlarging the nonresidential square footage, located along Franklin Road.

Attachments: DRAFT JCW Branch Creek Dev Plan Revision 9 1 2016

2. 16-0815 (5:35 - 5:55 pm) Revision to the Waters Edge PUD Subdivision, redesigning open space and increasing the number of attached residential units, located along Carothers Parkway.

Attachments: DRAFT Waters Edge JCW_9 7 2016

3. 16-0817 (5:55 - 6:00 pm) Update to the new FEMA Flood Insurance Rate maps and amend the Floodway Fringe (FFO) and Floodway (FWO) Overlay Districts accordingly.

Attachments: Ordinance 2016-39_Amend ZO to adopt new FEMA Flood Maps and FWO and
FEMA Final Flood Hazard Determination Letter_6-22-16
Staff Report Exhibit - Item 22 - Ordinance 2016-39

4. 16-0818 (6:00 - 6:30 pm) Envision Franklin: Special Worksession wrap-up, including a discussion of the Regional Commerce design concept.

Attachments: Envision Franklin Height Map

HTO - Cool Springs Topography

HTO - Goose Creek Topography

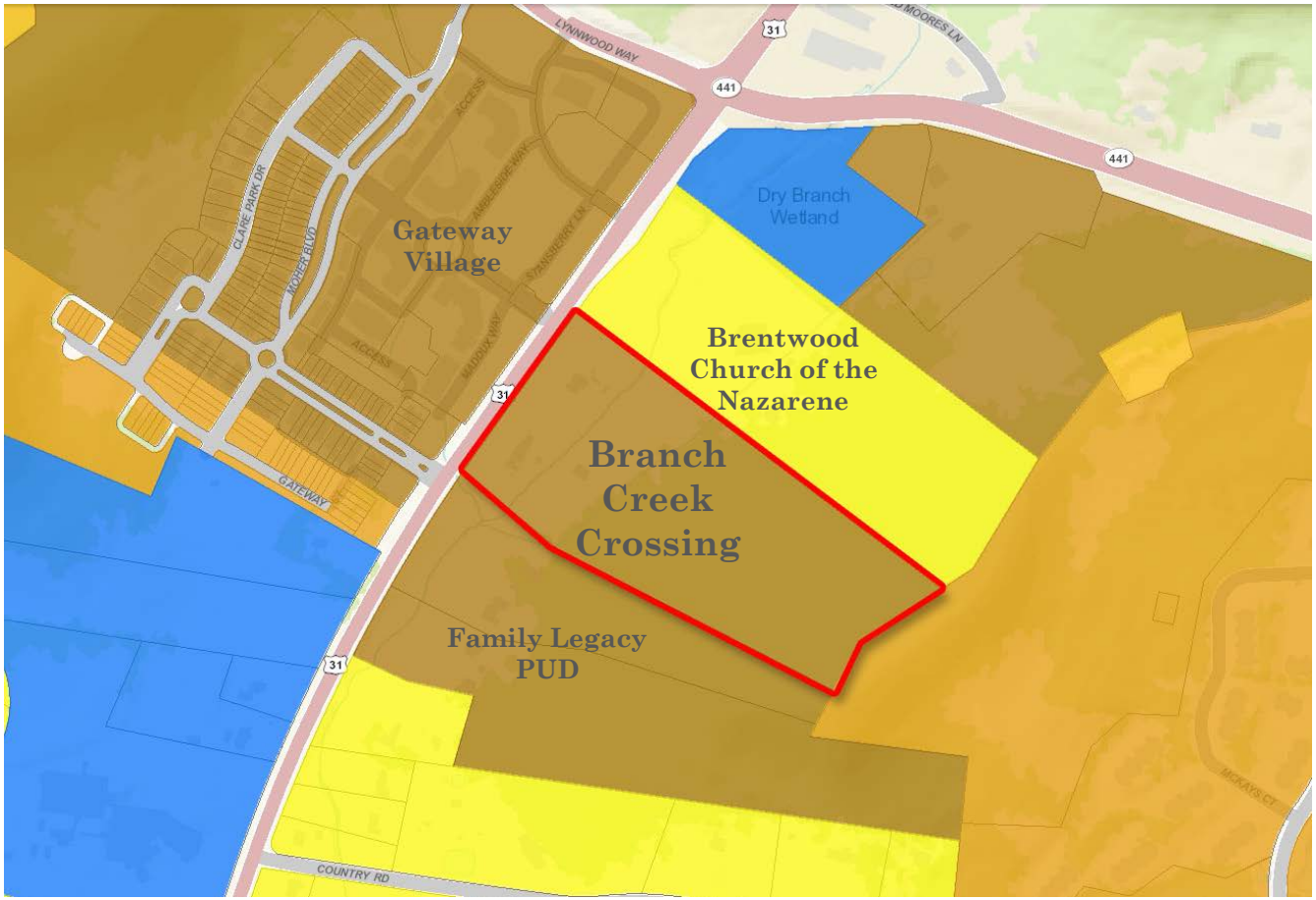
9 22 2016 Envision Franklin Regional Commerce

OTHER BUSINESS

BRANCH CREEK CROSSING

FRANKLIN, TENNESSEE

Development Plan Revision & Rezoning Request
Joint FMPC/BOMA Workshop
September 22, 2016


Gateway Village
Dry Branch Wetland
Brentwood Church of the Nazarene
Branch Creek Crossing
Family Legacy PUD
LYNNWOOD WAY
MOORES LN
CLAIRE PARK DR
NORTH BLVD
ACCESS
AMBLESIDE WAY
STANBERRY LN
MIDDLEWAY
GATEWAY
COUNTRY RD
MCKAYS CT
31
441

Area Map

Current Development Plan:

- Submitted November 2014

- Zoning: SD-X (2.5 / 36,480)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC

Residential Lot (behind Dry Branch Creek)

- Condominium units: 48

Non-Residential Lots (along Franklin Rd)

- Two Office buildings
- Total Office SF: 36,480

Incompatible Use Buffer

- Required along southern property due to adjacent property being zoned R-1 Residential when this original rezoning occurred.

Current Development Plan

Proposed Revision:

- Zoning: SD-X (2.5 / 40,000-44,000)
- Character: BCCO-4
- Standard: Traditional
- Site Acreage: 19.11 AC

Residential Lot:

- No Change Requested

Non-Residential Lots (along Franklin Rd)

- Request increase in square footage from 36,480 sf to 40,000 – 44,000 sf.
- Additional allowable uses:
  - Retail & Commercial
  - Restaurant
  - Personal Services

Incompatible Use Buffer

- Remove buffer due to the rezoning of adjacent property from R-1 to SD-X.
- Allows parking to be extended and connect to proposed road network on Family Legacy Site.

Proposed Development Plan

Branch Creek Architecture

WATER'S EDGE

FRANKLIN, TENNESSEE

Development Plan Revision & Rezoning Request
Joint FMPC/BOMA Workshop
September 22, 2016

Lockwood Glen
Simmons Ridge
I-65
Neighborhood Commercial
Echelon
City Of Franklin
Water's Edge
Carothers Parkway
Echelon
Ladd Park

Area Map

Approved Water's Edge Development Plan:

- Approved January 15, 2015
- Total Homes: 367
  - Single Family Detached Homes: 235
  - Cottage Homes, Attached: 137
- Zoning: SD-R (1.91)
- Open Space: 59% of total site

Currently Approved Development Plan

Proposed Revisions:

- Road Network – change in southwest of site, creating a large park and a pedestrian connection to the greenway trail to the West & South
- Addition of new single family alley loaded detached home type
- Addition of 28 homes
- Proposed Zoning: SD-R (2.02)
- Construction limits remain the same as previous plan
- +/- 60% of site remains in Open Space

Proposed Development Plan

Proposed Revisions:

- Road Network – change in southwest of site, creating a large park and a pedestrian connection to the greenway trail to the West & South
- Addition of new single family alley loaded detached home type
- Addition of 28 homes
- Proposed Zoning: SD-R (2.02)
- Construction limits remain the same as previous plan
- +/- 60% of site remains in Open Space

Proposed Development Plan

Existing Front Loaded Single Family Homes

New Single Family Alley Loaded Home

The Homes at Water’s Edge

Two-Story Executive

Proposed Architecture:
The Cottages planned for Water's Edge are planned for residents looking for a maintenance free life-style. This home is designed with Active Adults in mind, and focuses on the first floor as the living level.

Single-Story Cottages

The Cottages at Water's Edge

Next Steps:

- Neighborhood Meeting scheduled for: September 20, 2016
    - Comments: TBD
- Pre-application Meeting with City of Franklin staff: TBD
    - Comments: TBD
- Anticipated Initial Submittal: October 10, 2016

Next Steps

ORDINANCE 2016-39

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3 AND 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO ADOPT THE NEW FEMA FLOOD INSURANCE RATE MAPS, AND AMEND THE CITY OF FRANKLIN ZONING MAP TO UPDATE THE BOUNDARIES OF THE FLOODWAY FRINGE (FFO) AND FLOODWAY (FWO) OVERLAY DISTRICTS ACCORDINGLY."

WHEREAS, the City of Franklin, Tennessee, is a participant in the National Flood Insurance Program (NFIP); and

WHEREAS, the NFIP and Federal Emergency Management Agency (FEMA) requires local communities to maintain certain requirements; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) wishes to maintain eligibility in the NFIP, and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, § 60.3; and

WHEREAS, areas of the City of Franklin are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, flood losses are caused by the cumulative effect of obstructions in floodplains, resulting in increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages; and

WHEREAS, the Legislature of the State of Tennessee has in *Tennessee Code Annotated* (T.C.A.) §§ 13-7-201 through 13-7-210, delegated the responsibility to local government units to adopt municipal zoning regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City of Franklin has previously adopted the FWO – Floodway Overlay District (FWO) and FFO – Floodway Fringe Overlay District (FFO); and

WHEREAS, the BOMA wishes to amend Subsections 3.4.4 and 3.4.5 in order to update the references to the FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) adopted in Subsection 5.8.5 (2) (b) that form the basis for the location of the FWO and FFO Overlay Districts; and

WHEREAS, the City of Franklin has previously adopted Floodplain Protection standards in Chapter 5, Subsection 5.8.5, of the City of Franklin Zoning Ordinance; and

WHEREAS, the BOMA wishes to amend Subsection 5.8.5 (2) (b) of the Franklin Zoning Ordinance in order to update the list of Flood Insurance Rate Map, Community Panel Numbers, in order to include and formally adopt the new Flood Insurance Rate Maps, dated December 22, 2016; and

WHEREAS, FEMA formally notified the City of Franklin and issued a final Flood Hazard Determination (FHD) on June 22, 2016; and

WHEREAS, the City of Franklin is required to adopt the new FIS and FIRMs within six (6) months from the date of the FHD; and

WHEREAS, upon passage of Ordinance 2016-39, the City of Franklin is authorized by the CFR to begin utilizing and enforcing the data contained in the new FIS and FIRMs prior to the December 22, 2016, effective date; and

WHEREAS, the BOMA wishes to amend the City of Franklin Zoning Map, to update the boundaries of the FWO and FFO Overlay Districts to coincide with the new FIS and FIRMs; and

WHEREAS, these amendments are in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 3, Subsection 3.4.4 (4) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

(4) Undesignated Tributaries and Drainage Areas Within or Affecting the City
The FWO District shall coincide with floodways designated in the Flood Insurance Stud**y**~~ies or~~ **and** on the National Flood Insurance Program Flood Insurance Rate Maps, hereinafter referred to as FIRMs, ~~effective September 29, 2006~~ **adopted in Subsection 5.8.5 (2) (b)**, or as subsequently amended by either a Letter of Map Amendment or a Letter of Map Revision. The FWO District width for tributaries and drainage areas within or affecting the city that do not have designated floodways depicted on the zoning map or are not delimited in the Flood Insurance Studies or FIRMs shall be established in accordance with the stormwater management ordinance.

SECTION II. That Chapter 3, Subsection 3.4.5 (5) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

(5) Undesignated Tributaries and Drainage Areas Within or Affecting the City
The FFO District shall coincide with the 100-year floodplain or floodway fringe boundary as designated in the Flood Insurance Stud**y**~~ies~~ or on the FIRMs, ~~effective September 29, 2006~~ **adopted in Subsection 5.8.5 (2) (b)**, or as subsequently amended by either a Letter of Map Amendment or a Letter of Map Revision. The FFO District width for tributaries and drainage areas within or affecting the city that do not have designated floodway fringe areas depicted on the zoning map or are not delimited in the Flood Insurance Studies or FIRMs shall be established in accordance with the stormwater management ordinance.

SECTION III. That Chapter 5, Subsection 5.8.5 (2) (b) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

(b) Basis for Establishing the Areas of Special Flood Hazard

~~The Areas of Special Flood Hazard identified in the City of Franklin, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47187C0180F; 47187C0182F; 47187CO184F; 47187C0190F; 47187C0192F; 47187C0195F; 47187C0203F; 47187C0204F; 47187C0205F; 47187C0208F; 47187C0209F; 47187C0211F; 47187C0212F; 47187C0213F; 47187C0214F; 47187C0220F; 47187C0230F; 47187C0335F; 47187CO355F; 47187CO360F; dated, September 29, 2006, along with all supporting technical data, are adopted by reference and declared to be a part of Section 5.8.5.~~

(i) The Areas of Special Flood Hazard in the City of Franklin, Tennessee, are identified by FEMA in its Flood Insurance Study (FIS) dated December 22, 2016, and on the Flood Insurance Rate Map (FIRM), Community 470206, as follows:

A.) Panel Numbers: 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0209F, 47187C0212F, 47187C0220F, 47187C0230F, 47187C0335F, 47187CO355F, 47187CO360F, dated September 29, 2006; and

B.) Panel Numbers: 47187C0180G, 47187C0182G, 47187C0183G, 47187C0184G, 47187C0192G, 47187C0203G, 47187C0211G, 47187C0213G, 47187C0214G, dated December 22, 2016.

(ii) The FIS and FIRMs, along with all supporting technical data, are hereby adopted by reference and declared to be a part of Subsection 5.8.5.

SECTION IV. That the Franklin Zoning Map shall be, and is hereby, amended to revise the boundaries of the FWO – Floodway Overlay District (FWO) and FFO – Floodway Fringe Overlay District (FFO) to coincide with the Flood Insurance Study (FIS) and Flood Insurance Rate Maps as specified in the Franklin Zoning Ordinance, Chapter 3, Subsections 3.4.4 (4), 3.4.5 (5), and as adopted and further described in Chapter 5, Subsection 5.8.5 (2) (b).

SECTION V. 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:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Kristen L. Corn
Assistant City Attorney

Law Dept. approved 09.14.16

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

June 22, 2016

The Honorable Ken Moore
Mayor, City of Franklin
109 3rd Avenue South, Suite 103
Franklin, TN 37064

Community: City of Franklin,
Williamson County, Tennessee
Community No.: 470206
Map Panels Affected: See FIRM Index

Dear Mayor Moore:

On February 11, 2015, you were notified of proposed modified flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Franklin, Williamson County, Tennessee. The statutory 90-day appeal period that was initiated on February 25, 2015, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations (FHDs) for your community in *The Tennessean,* has elapsed.

FEMA received no valid requests for changes in the FHDs. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, will be effective as of December 22, 2016, and revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to December 22, 2016, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM [, FBFM,] and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);

2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Mr. Jesse Munoz
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region IV
3003 Chamblee Tucker Road
Atlanta, Georgia 30341
(770) 220-5200

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Williamson County, Tennessee has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Atlanta, Georgia, at (770) 220-5200 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at http://www.floodmaps.fema.gov/lfd. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Ms. Shanna McCoy, Codes Administrator

FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN, CITY OF Community No: 470206

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on December 22, 2016.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR	12-04-6046P[1]	02/04/2013	Lynnwood Branch Restudy	47187C0182F	47187C0182G

[1]LOMR only incorporated on panel 47187C0182G. The portion of the LOMR located on panel 47187C0205F will be reflected in a reissued version of the LOMR following publication of the revised FIRM.

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	951-064	11/09/1994	Lot 10, Section 1, Sturbridge Pointe Subdivision – 300 Richmond Place	4702060007D	47187C0211G
LOMA	951-115	12/13/1994	Units 7 and 8, West Pointe Place Condominiums, Phase 2 – 1129 West Main Street	4702060004D	47187C0211G
LOMA	951-176	01/26/1995	Unit 1, West Pointe Place Condominiums, Phase 1 - 1129 West Main Street	4702060004D	47187C0192G
LOMA	953-091	05/23/1995	Units 29 and 30, West Pointe Place Condominiums, Phase 2 – 1129 West Main Street	4702060004D	47187C0192G
LOMA	R4-981-219	01/20/1998	Lot 11, Section 1, Sturbridge Pointe Subdivision – 304 Richmond Place	4702060007D	47187C0211G
LOMA	R4-981-249	01/21/1998	Units 23 through 26, West Pointe Place Condominiums, Phase 2 – 1129 West Main Street	4702060004D	47187C0192G
LOMA	99-04-1968A	03/25/1999	Lot 2, Section 2, Maplewood – 709 Watson Branch Drive	4702060008D	47187C0211G
LOMA	02-04-5742A	07/24/2002	Unit 3, West Point Place Condominiums – 1129 West Main Street	4702060004D	47187C0192G

will DFIRM reflect this.

FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN, CITY OF

Community No: 470206

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	03-04-5744A	06/05/2003	Building L, Prescott Place at Fieldstone Farms -- Compton Lane	47187C0074E	47187C0184G
LOMA	03-04-7194A	06/16/2003	BLDG. F, SEC. 1, PRESCOTT PLACE AT FIELDSTONE FARMS CONDOMINIUMS, PHASE 2	47187C0074E	47187C0184G
LOMA	03-04-7196A	06/16/2003	BUILDING M, PRESCOTT PLACE AT FIELDSTONE FARMS CONDOMINIUMS	47187C0074E	47187C0184G
LOMA	03-04-8490A	07/29/2003	BUILDINGS B, D, G, H, N, & O, PRESCOTT PLACE AT FIELDSTONE FARMS CONDOMINIUMS	47187C0074E	47187C0184G
LOMA	04-04-A360A	08/05/2004	CARRIAGE PARK CONDOMINIUM, LOT 11-B -- 1261 CARRIAGE PARK DRIVE	47187C0133E	47187C0213G
LOMA	05-04-1022A	01/21/2005	CARRIAGE PARK CONDOMINIUM, LOT 11-A -- 1263 CARRIAGE PARK DRIVE	47187C0133E	47187C0213G
LOMA	05-04-0729A	01/27/2005	1129 WEST MAIN STREET, UNIT 6, WEST POINTE PLACE CONDOMINIUMS	47187C0127E	47187C0192G
LOMA	06-04-BA59A	03/21/2006	CARRIAGE PARK CONDOMINIUM, LOT 19, Units A & B -- 1229 & 1231 CARRIAGE PARK DRIVE	47187C0133E	47187C0213G
LOMA	07-04-1413A	01/30/2007	WILLIAMSON FARMERS CO-OP, BUILDINGS A-F -- 200 EDDY LANE (PN: 063-063-049.00-000)	47187C0211F	47187C0211G
LOMA	08-04-6351A	10/09/2008	HARPETH MEADOWS, LOT 12 -- 135 LANCASTER DRIVE	47187C0211F	47187C0211G
LOMA	09-04-8124A	11/12/2009	PN: 09-063M-A-063L-03800-000 -- 497 LIBERTY PIKE, UNITS A,B,D,F,J,K	47187C0211F	47187C0211G
LOMR-F	11-04-2345A	01/27/2011	PN: 063G-E-29.00 -- 907 HILLSBORO ROAD	47187C0184F	47187C0184G
LOMA	13-04-2242A	02/05/2013	BUCKINGHAM PARK SUBDIVISION, SECTION TWO, LOT 183 --- 611 CLARIDGE COURT	47187C0211F	47187C0211G
LOMA	13-04-4201A	05/13/2013	RALSTON GLEN, SECTION ONE, LOT 9 --- 1119 GLENBROOK DRIVE	47187C0211F	47187C0211G
LOMR-F	14-04-1192A	02/18/2014	WILLOW PLUNGE SUBDIVISION, LOT 5 --- 1130 CARNTON LANE	47187C0211F	47187C0211G
LOMR-F	15-04-5807A	05/22/2015	BENELLI PARK SUBDIVISION, SECTION 2, LOT 6 -- 1023 BENELLI PARK COURT	47187C0192F	47187C0192G
LOMA	15-04-6216A	06/02/2015	BENELLI PARK, SECTION 2, LOTS 10 & 11 -- 1034 & 1035 BENELLI PARK COURT	47187C0192F	47187C0192G
LOMA	15-04-6537A	06/22/2015	REBEL MEADOWS SUBDIVISION, SECTION 4, LOT 91 -- 813 RONALD DRIVE	47187C0184F	47187C0184G

FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN, CITY OF Community No: 470206

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	15-04-9146A	09/21/2015	CAROTHERS PARKWAY	47187C0214F 47187C0220F 47187C0360F	47187C0214G 47187C0220F 47187C0360F
LOMR-F	15-04-A429A	12/02/2015	LOCKWOOD GLEN PUD SUBDIVISION-SECTION 5, LOT 222 – 504 LOCKWOOD LANE	47187C0214F	47187C0214G
LOMA	08-04-5187A	07/11/2008	815 Boyd Mill Avenue	47187C0192F	47187C0192G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	961-078	11/27/1995	Lot 5, Section 1, Heath Place, Phase 2 – 1316 Kinnard Drive	2
LOMA	97-04-936A	05/14/1997	Lot 1362, Section G1, Fieldstone Farms	2
LOMA	00-04-1500A	02/18/2000	Lot 2, Willow Plunge Subdivision – 1132 Carnton Lane	2
LOMA	00-04-2618A	06/06/2000	340 9TH AVENUE NORTH	2
LOMA	03-04-4678A	04/03/2003	Parcel A, Tract I of the R. L. Eatherly Property	3
LOMA	05-04-0927A	01/19/2005	FIELDSTONE FARMS PUD, SECTION G-1, LOT 1307 – 418 ESSEX PARK CIRCLE	2
LOMA	05-04-1903A	03/23/2005	FIELDSTONE FARMS P.U.D., SECTION G-1, LOT 1302 – 428 ESSEX PARK CIRCLE	2
LOMA	05-04-2106A	04/06/2005	FIELDSTONE FARMS, SECTION G1, LOT 1298 – 436 ESSEX PARK CIRCLE	2
LOMA	06-04-C625A	12/19/2006	LOT 3, RESUBDIVISION OF LOT 2, WILLOW PLUNGE SUBDIV, REVISION 1, – 1136 CARNTON LANE	2
LOMR-F	07-04-0225A	12/19/2006	HENLEY, SECTION 1, PORTION OF LOTS 24, 28-31, 43, OPEN SPACES 301 AND 308	3
LOMA	07-04-2910A	05/08/2007	FIELDSTONE FARMS, SECTION G1, LOT 1299 – 434 ESSEX PARK CIRCLE	2

FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN, CITY OF Community No: 470206

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	12-04-0507A	11/17/2011	JAMISON STATION, SECTION 1, LOT 14 --- 18 DANIELS DRIVE	3
LOMA	12-04-4064A	05/01/2012	CHARLTON GREEN, SECTION 3, LOT 29 – 436 WATERCRESS DRIVE	2
LOMR-F	12-04-5050A	07/17/2012	PN: 078-06701-00109078 --- 412 EDDY LANE	3
LOMA	13-04-5849A	07/30/2013	PN:-078L-B-078L-01300-000 — 504 FAIRFAX PLACE	2
LOMA	16-04-3702A	04/20/2016	FIELDSTONE FARMS, SECTION H1, LOT 996 -- 4011 LINDEN COURT	2
LOMA	12-04-0327A		Lot 15, Block -/1, Jamison Station Subdivision - 120 Jamison Station Lane	3

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

STAFF REPORT EXHIBIT – 9/22/16 FMPC MEETING
LOCATION MAP – ITEM 22 – ORDINANCE 2016-39 (FILE# 16-0811)
NEW FFO AND FWO OVERLAY DISTRICTS INSIDE CITY LIMITS AND
FEMA 100-YEAR FLOODPLAIN AND FLOODWAYS INSIDE FRANKLIN UGB

HISTORIC FRANKLIN TENNESSEE

New FFO and FWO Overlay Districts

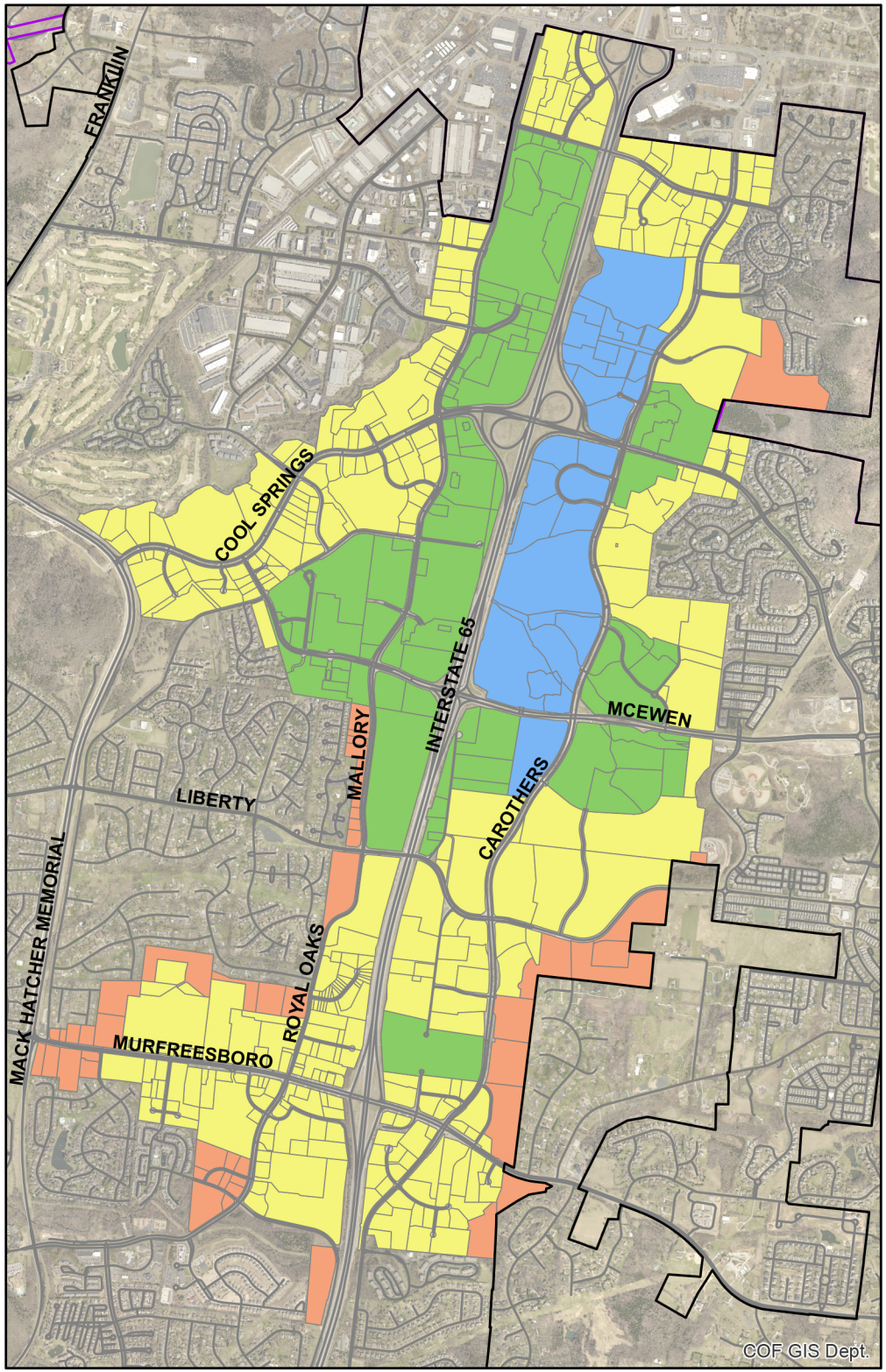
- City Limits
- Franklin UGB
- Flood Fringe Overlay (FFO)
- Floodway Overlay (FWO)
- FEMA 100 Year Flood Zone
- FEMA Floodway

N

0 1.25 2.5 5
Miles

This map was created by the City of Franklin's MIT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2016. All Rights Reserved.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

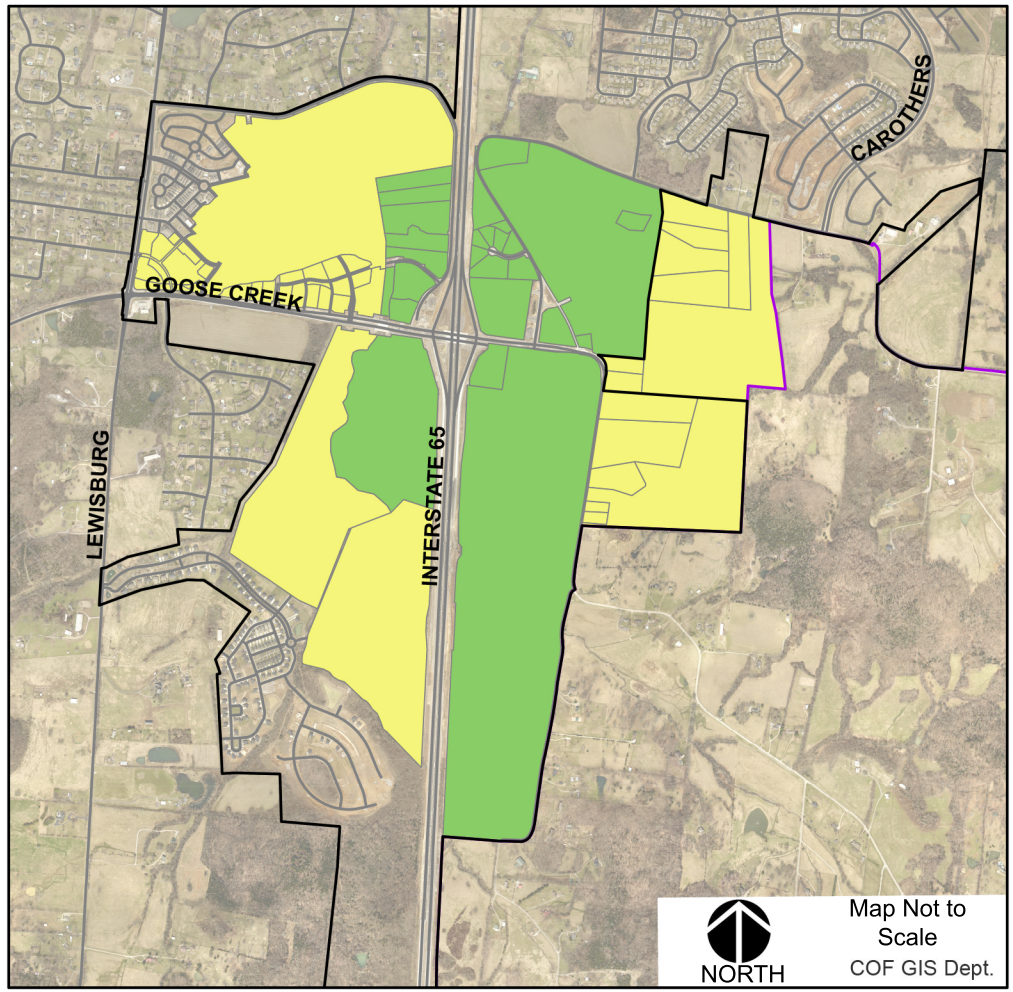


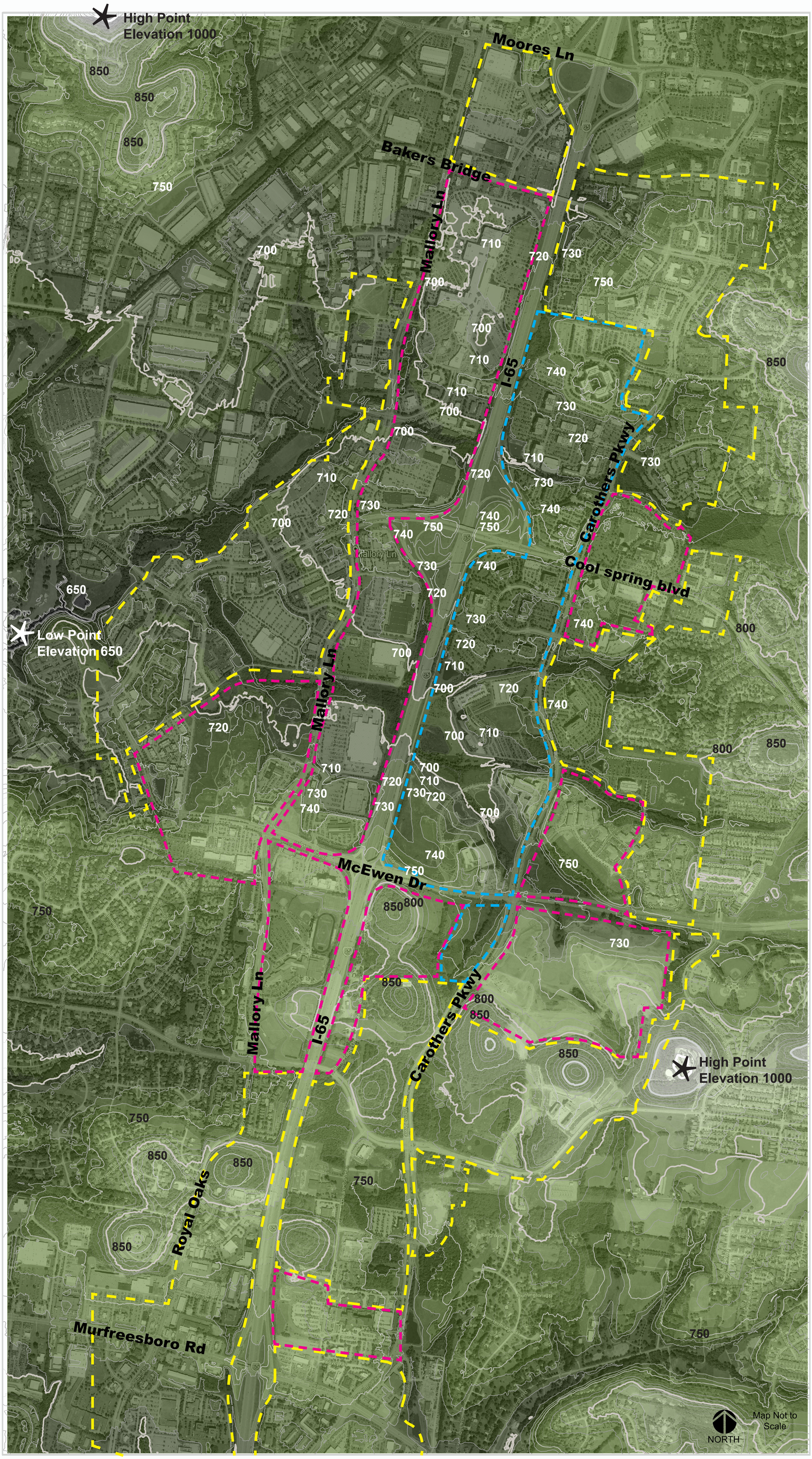
Legend

- City Limits
- Franklin UGB

Maximum Building Height

- 16 Stories
- 12 Stories
- 6 Stories
- 3 Stories

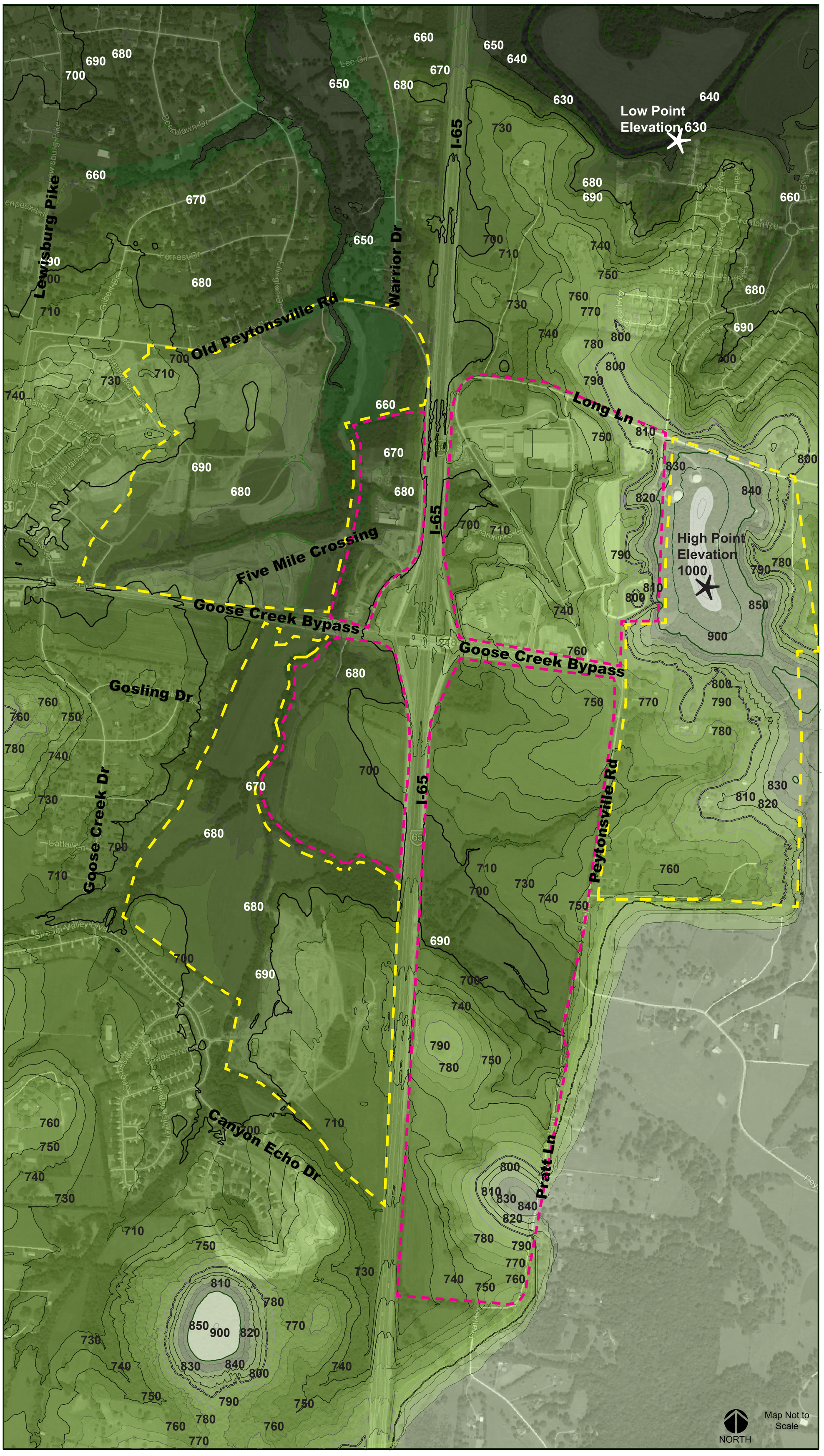




HTO 1 (16 Stories)
HTO 2 (12 Stories)
HTO 3 (6 Stories)

May 25, 2016 G:\HTO\HTO Maps and Images\Graphics

HTO TOPOGRAPHY



HTO 1 (16 Stories)
HTO 2 (12 Stories)
HTO 3 (6 Stories)

HTO TOPOGRAPHY-GOOSE CREEK

July 22, 2016

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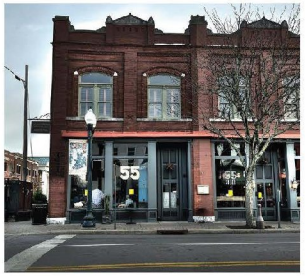
ENVISION FRANKLIN



PRESERVING THE PAST, PLANNING THE FUTURE

JULY 2016 DRAFT

HISTORIC FRANKLIN TENNESSEE

Discussion Schedule

September Joint Conceptual Workshop

- Feedback from Planning Commissioners
- Regional Commerce design concept/Building height recommendations

Envision Franklin Open Houses

- September 26-27/Gather public feedback

October Joint Conceptual Workshop

- Summary of public feedback
- Development Reserve design concept and suitability analysis

November Joint Conceptual Workshop

- Walkability Workshop

December Joint Conceptual Workshop

- Release final draft

January/February Franklin Municipal Planning Commission

- (Goal) Formal vote on Envision Franklin

Overall Comments from FMPC

A lot of thought went into this Plan

Generally agree with the design concepts

Varied comments about building placement in nonresidential design concepts

Strong opinions on lot sizes: there should be a variety (not all be the minimum)

Provide usable and functional open space

Concern about overall impacts of floodplain alteration in the conservation areas

Design flexibility/“where practical”

Overall Comments from FMPC

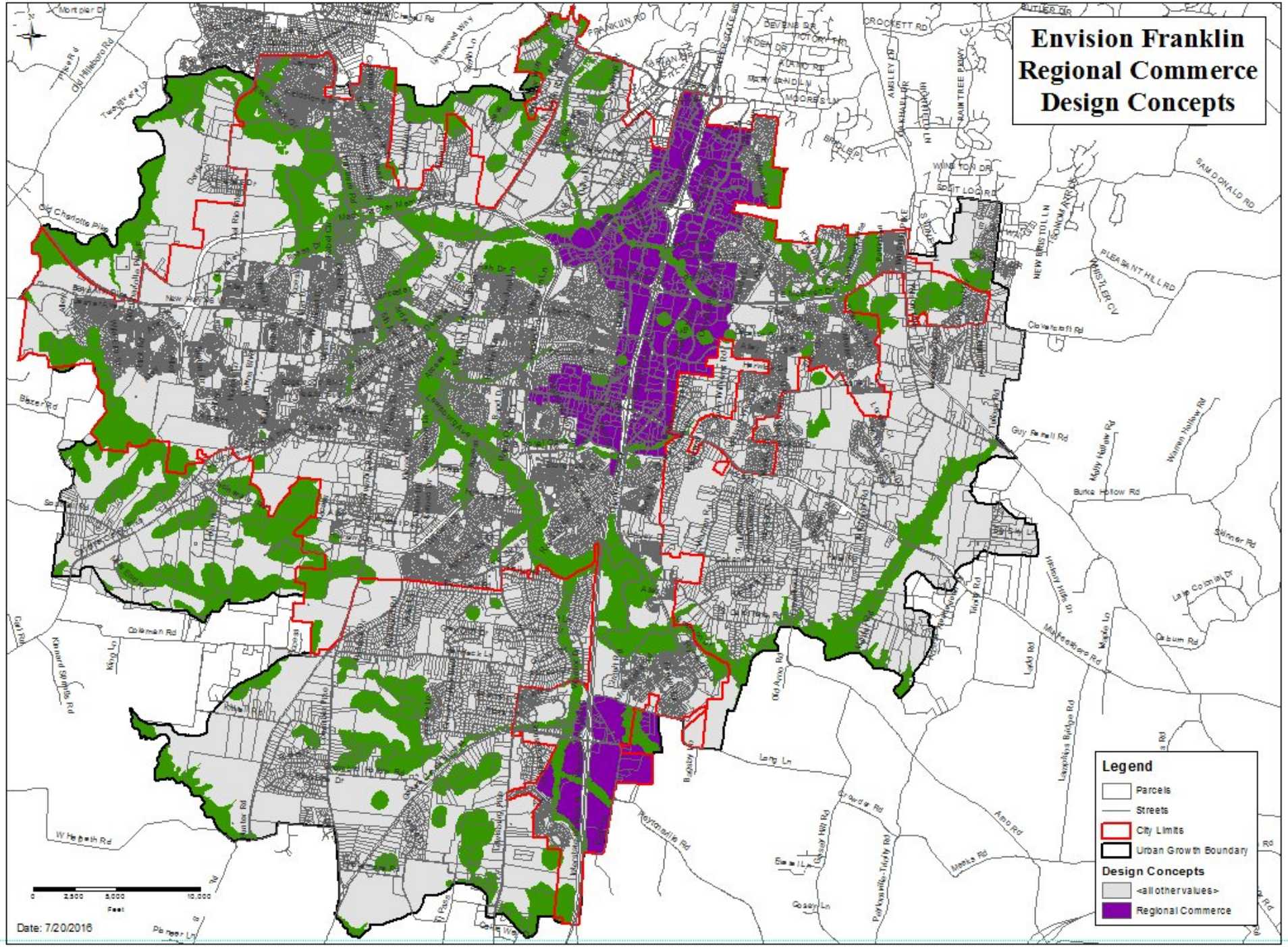
- Some Design Concept Map changes:
  - Reflect the latest FEMA floodplain boundaries for conservation
  - Add a few more areas to Historic Residential
  - Oak Meadow area (south side) to Neighborhood Commercial
  - Reflect existing nonresidential uses across from Factory

Feedback from Public at Work Session

- One citizen attended and comments were provided opposing additional building heights and increased traffic and density

- Comprehensive public comment will be provided at the October JCW

Regional Commerce


Envision Franklin
Regional Commerce
Design Concepts
Legend
Parcels
Streets
City Limits
Urban Growth Boundary
Design Concepts
<all other values>
Regional Commerce
0 2,500 5,000 10,000
Feet
Date: 7/20/2016

Regional Commerce

Primary Uses: Regional Commercial, Regional Office, R&D

Secondary Uses: Assisted Living, Hotels, Institutional, Local Commercial, Multifamily, Professional Office, and Recreation

- Redevelopment and infill of large surface parking lots;
- Encourage shared parking and structured parking;
- Pedestrian friendly;
- Provide usable and accessible formal open spaces;
- Deeper setbacks off arterials, shallow setbacks along internal dr and local streets;
- Multifamily should be part of a mixed-use, master planned site;
- Ensure smooth transition to nearby single family residential;

ON
MADAME SIMOES
OVATION

Dwell

at McEwen

Franklin Park

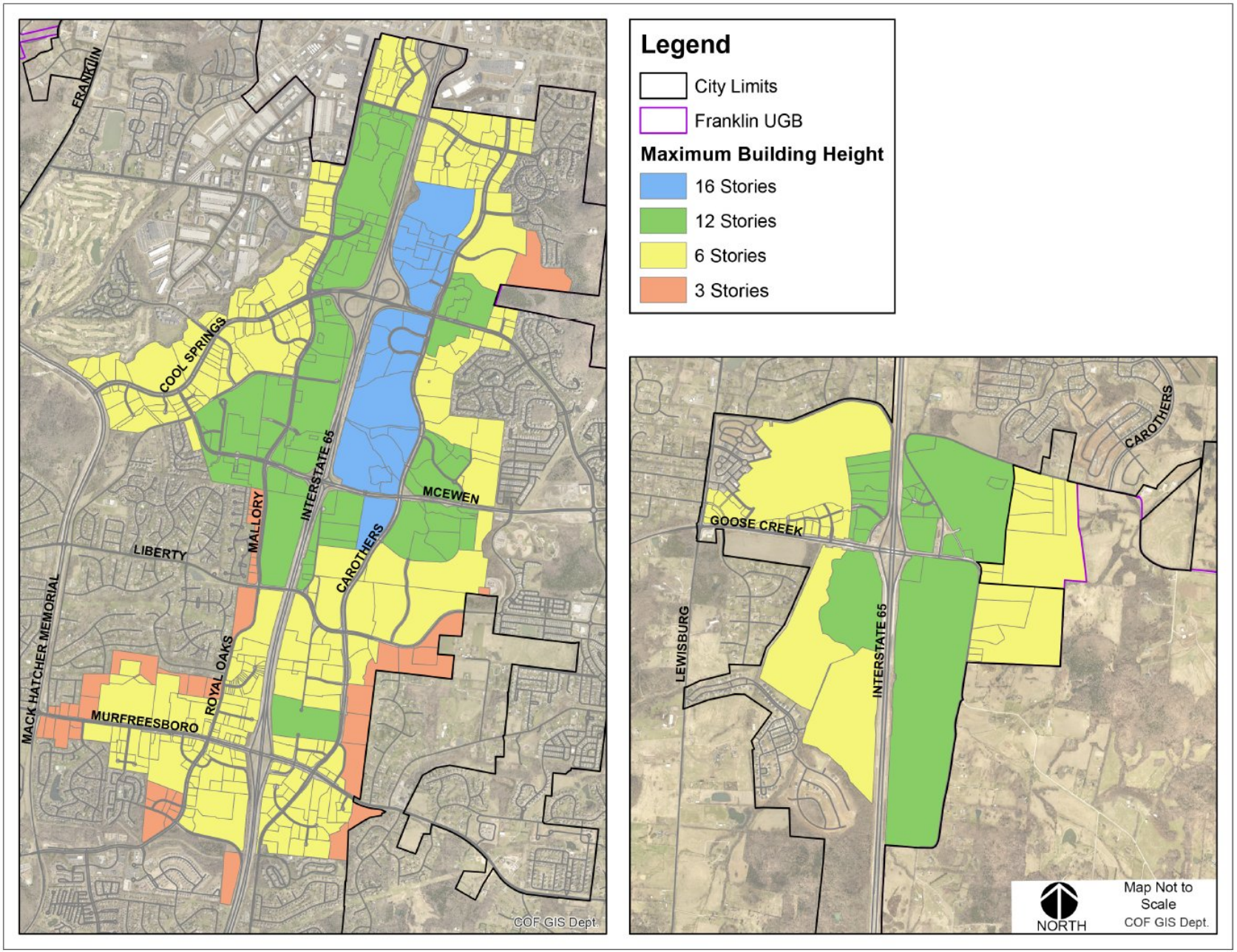
ight Overlay Recommendations

Height Overlay Study: Recap

- Study began over 12 months ago
- Initial recommendation was maximum of 18 stories
- Special meeting held in January of 2016
- Mobile Workshop of I-65 corridor in April 2016
- Due to BOMA/FMPC input, height lowered to 16 stories with a smaller area
- Notices and mailers sent to all property owners along I-65
- Public meeting held in June 2016 to go over recommendations
- Goose Creek lowered to maximum of 12 stories

APPENDIX G

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



Feedback and Input

- Majority of FMPC members seem to support the HTO proposal
- Majority of members seem supportive of removing the 950' max or creating a special consideration for previously entitled properties in the HTO
- Citizen input is mixed. There are some negative comments on FB, but we've also had positive comments
- Property owners are generally supportive
- Franklin Park would consider going above 12 stories

For More Information

-View the plan at www.franklintn.gov/EnvisionFranklin

-Attend an Open House!

Monday, September 26
City Hall
4:30-7:30pm

Tuesday, September 27
Columbia State CC, Williamson Campus
7:30-9:30am