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

City of Franklin

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, April 26, 2018 | **5:30 PM** | **City Hall Training Room**

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, April 26, 2018, at 5:30 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. 18-0390 (5:30 - 5:50 pm): Development Plan proposing 11,000 square feet of commercial and office space on 0.78 acres, at the corner of W. Main Street and Downs Boulevard.

Attachments: Bookers Corner Presentation 2018-04-26

2. 18-0391 (5:50 - 6:30 pm): Overview of the format and progress of the Zoning Ordinance Update.

Attachments: JCW April 26 2018 Format and Overview Presentation

OTHER BUSINESS

Bookers Corner

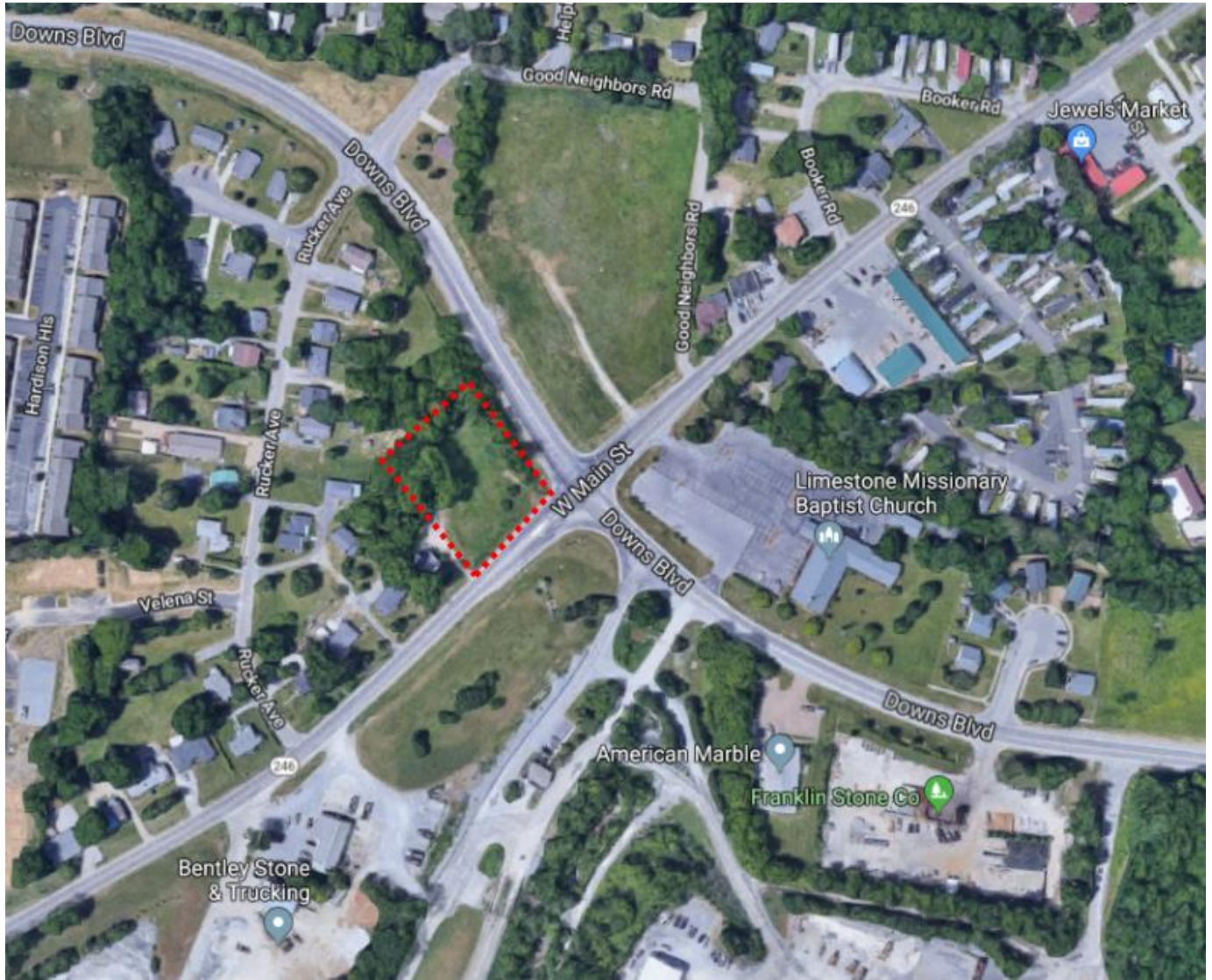
Garner Investment, LLC

Design Studio

Crunk Engineering

906 Studio Architects

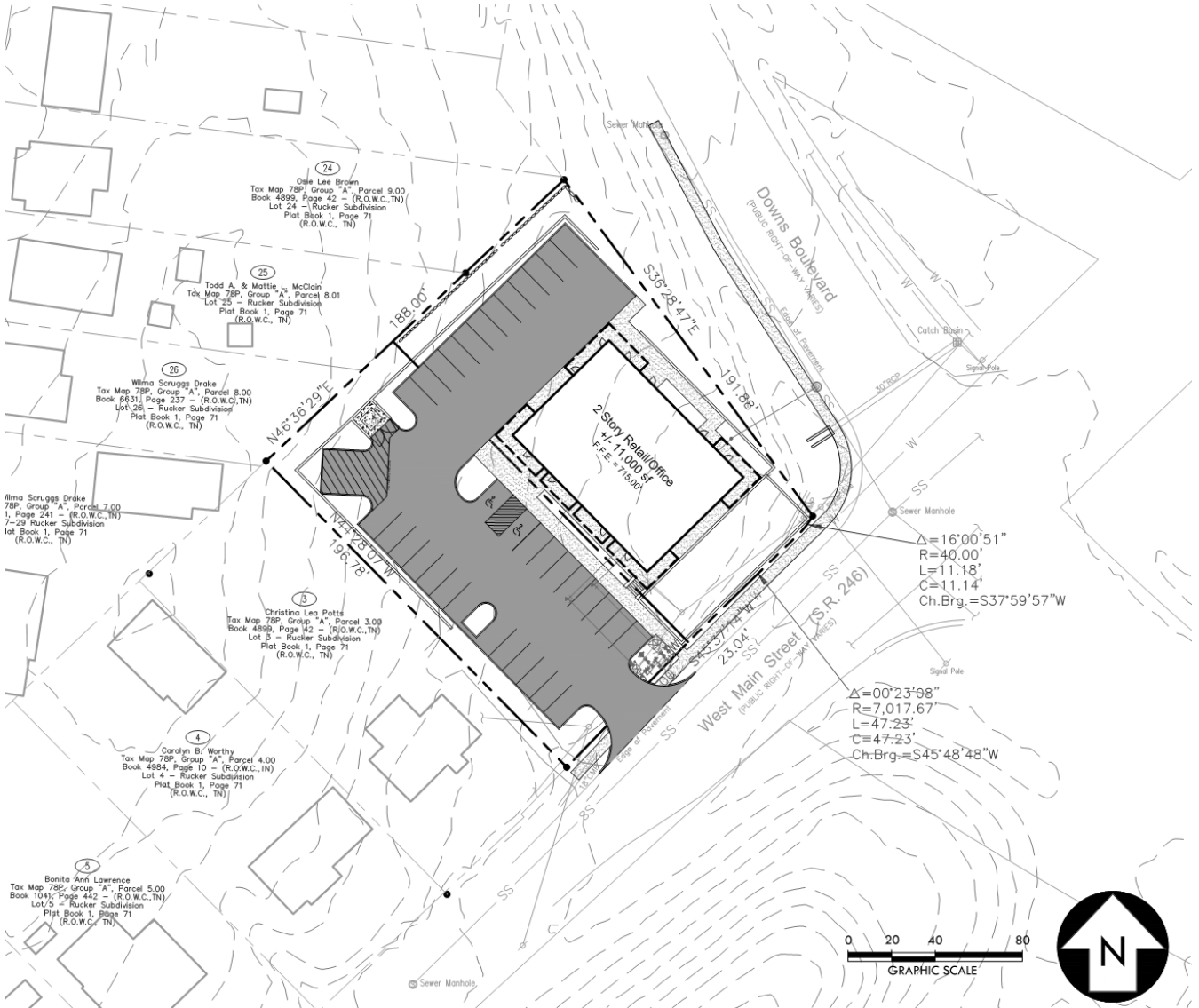
Project Location



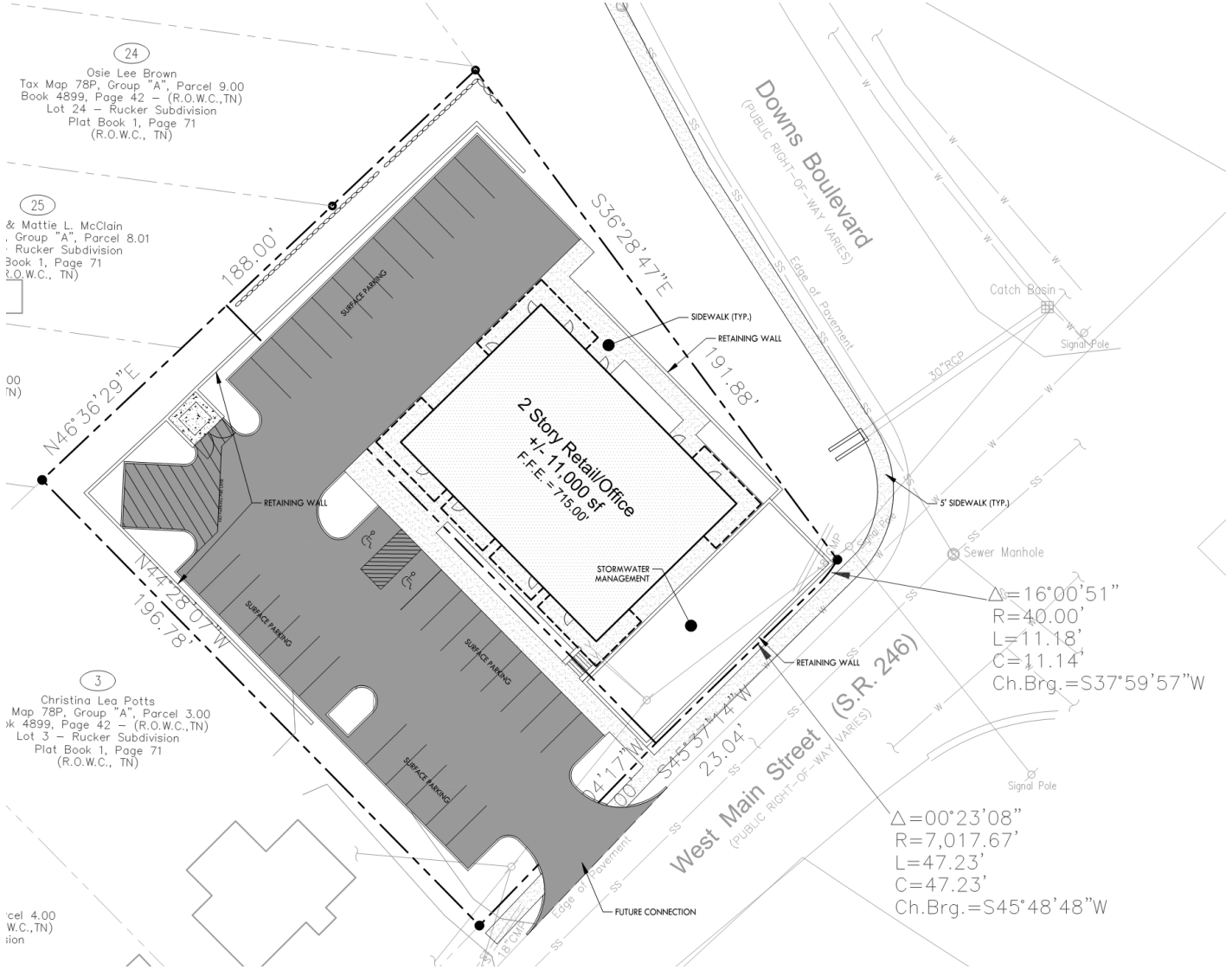
Project Overview

- Currently Zoned R-3 Residential
- Proposed Rezoning to SD-X Specific Development-Variety District
- Proposed 2-story 11,000 sq-ft office/retail building

Overall Site Plan



Site Plan


24
Osie Lee Brown
Tax Map 78P, Group "A", Parcel 9.00
Book 4899, Page 42 – (R.O.W.C.,TN)
Lot 24 – Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)
25
& Mattie L. McClain
, Group "A", Parcel 8.01
Rucker Subdivision
Book 1, Page 71
R.O.W.C., TN)
3
Christina Lea Potts
Map 78P, Group "A", Parcel 3.00
ok 4899, Page 42 – (R.O.W.C.,TN)
Lot 3 – Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)
188.00'
S36°28'47"E
191.88'
N46°36'29"E
N44°28'07"W
196.78'
S45°37'14"W
23.04'
2 Story Retail/Office
+/- 11,000 sf
F.F.E. = 715.00'
SURFACE PARKING
RETAINING WALL
SIDEWALK (TYP.)
STORMWATER MANAGEMENT
FUTURE CONNECTION
5' SIDEWALK (TYP.)
Downs Boulevard
(PUBLIC RIGHT-OF-WAY VARIES)
West Main Street (S.R. 246)
(PUBLIC RIGHT-OF-WAY VARIES)
Edge of Pavement
Catch Basin
Signal Pole
30"RCP
Sewer Manhole
Δ=16°00'51"
R=40.00'
L=11.18'
C=11.14'
Ch.Brg.=S37°59'57"W
Δ=00°23'08"
R=7,017.67'
L=47.23'
C=47.23'
Ch.Brg.=S45°48'48"W

Elevation Facing West Main Street

WEST MAIN ELEVATION
1/8" = 1' - 0"

Elevation Facing Parking Lot

LEFT ELEVATION
1/8" = 1' - 0"

Elevation Facing Rear Parking

REAR ELEVATION
1/8" = 1' - 0"

Elevation Facing Downs Blvd.

DOWNS BLVD ELEVATION
1/8" = 1' - 0"

ZONING ORDINANCE REVAMP

April 26, 2018 JCW Meeting

ENVISION FRANKLIN

MAJOR OBJECTIVES

- Create exceptional places for people through design of new development, building form, uses, setbacks, activated streets, and pedestrian focus.
- Direct higher intensity and taller buildings toward I-65 where infrastructure can support a thriving regional economy comprised of a balanced mix of regional office, commercial, and multifamily residential uses.
- While intensity is promoted in areas with supportive infrastructure, the emphasis in historic areas is to preserve the established character and ensure contextually compatible infill development.
- Strategically locate neighborhood commercial and mixed use nodes to serve surrounding residential neighborhoods and help reduce traffic and trip length.
- Emphasize active transportation for both destinations and recreation by connecting land uses through multi-use paths, sidewalks, and trails.
- Protect Franklin's natural beauty along its edges by preserving scenic corridors and viewsheds.

PROPOSED GOALS

- Implement Envision Franklin
- Focus on community character
- Be clear, simple, and easy to use
- Reduce conflicts and overlapping provisions

DEVELOPERS AND DESIGN PROFESSIONALS

February 7, 2018

- Parking standards
- Future market trends
- Redevelopment incentives
- Make it easier
- Form based zoning
- Simplify the process (reduce dependence on PUDs)
- Integrate disciplines

DEPARTMENTAL REVIEW TEAM

Feb 21, 2018

- Lots and lots of technical details
  - Conflicts between Street Specs and ZO
  - Parking/Streets/Mobility
  - Sidewalks
  - Fences/Walls
  - Buffers/Easements/Setbacks
  - Landscape/Grading
  - Garages
  - Process
  - Other stuff

BOMA/FMPC INTERVIEWS

10 Year Check-In
10 Questions

February-April

BOMA AND FMPC INTERVIEWS

1. Do you like the level of oversight the BOMA and FMPC have on development approvals? Larger projects through PUDs…

- Yes, almost unanimously

- A few mentioned wanting to focus on bigger picture, less details
- Most liked the administrative site plan review (competent staff and alleviates pressure on FMPC meetings)
- Streamline the process and make it as predictable as we can. Empower staff

BOMA AND FMPC INTERVIEWS

2. If you could change anything else about the development review/approval process, what would it be?

- Fewer public meetings
  - A few said eliminate the JCW or use it for bigger picture/conceptual ideas
  - Less neighborhood meetings

- Willing to regulate if orderly results
- Look at repeat modifications of standards
- Process efficiency/completeness of plans

BOMA AND FMPC INTERVIEWS

3. What development standards, if any, do you think should be strengthened?

- Majority like the standards we have now
  - Same if not more/Franklin character
  - Not much to change

- Affordable housing sprinkled into developments
- PUDs-look at higher LSR
- More protection between commercial and residential (buffering)
- Encourage connectivity and hold to it
- Open space needs to be productive
- Topography should be considered in building height from the street
- Colors of buildings
- Build in flexibility into standards

BOMA AND FMPC INTERVIEWS

"One of the reasons for our success is the great design standards, and we enforce them, and it holds up property values for the people investing in our community."

4. What development standards, if any, do you think should be relaxed?

- Most said none
- Standards protect the character, citizens expect it

- Individual comments:
- Write in flexibility, but do not lower standards
- Focus on safety, transition, building code. Local businesses need to afford to stay
- Remove character area overlays, garage requirements for architecture, alleys, raised foundations/ADA accessibility
- Landscape standards too picky

BOMA AND FMPC INTERVIEWS

5. Would you like staff to compare parking requirements in other communities and study this for the new Ordinance?

- Yes, we can compare, but need to have plenty of parking

- People still like their cars
- Proximity to the actual use
- Shared parking is beneficial that has different peak demands
- It is the risk a developer takes

BOMA AND FMPC INTERVIEWS

6. Are you pleased with the amount of cut-and-fill within the 100-year floodplain allowed in the City?

- Most said okay as long as designed right, okay with what we have now
- Some said no, prefer to see floodplain preserved as open space
- Think about downstream, not go below certain depths
- Make sure open space provides recreation opportunities and trails
- Should maintain similar level of open space

BOMA AND FMPC INTERVIEWS

7. Do you think there should be more flexibility for existing nonresidential properties in the floodplain? Or keep the same amount of flexibility?

- No, should not be a more intense use
- Not sure, concerns about scale
- Maybe, be fair through city
- Yes, but CRS rating could impact answer
- Yes across city
- Yes
- Not supportive of this
- Lean toward property owner flexibility
- Open to it, but should be plan/area specific
- No, err on side of keeping what is now
- Need to be same for all nonresidential
- Ok with already developed nonresidential property
- Open to looking, not going to commit to it
- Open to additional evaluation, but need to be careful
- We are rightfully conservative. Shouldn't get too much more aggressive. Floods are devastating
- Nonresidential goes better with floodplain than residential
- Middle ground is good

BOMA AND FMPC INTERVIEWS

8. Would you like to see an applicant request a rezoning without going through the Plan amendment process?

- Most said no. Talk about big-picture policy first, then zoning request
- Most ok with applicant going to JCW first, as an option, for earlier feedback
- Should be a high threshold for plan amendments: Plan should mean something

BOMA AND FMPC INTERVIEWS

9. Would you favor continuing the direction of Franklin to have more attached residential and less single-family homes?

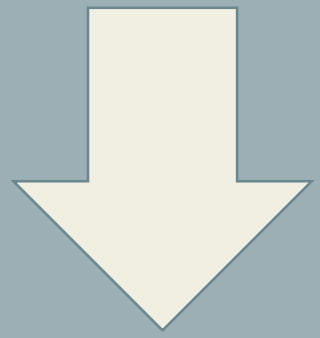
- A mix of answers:
- 50% is enough attached
- Preserve and promote quality of life without a number
- Favor townhomes, condos, big houses, duplexes, but overbuilt in apartments
- Less apartments, limit townhomes in PUDs
- If the location for attached made sense and was affordable/workforce, then favorable
- Like breakdown of housing types and what is coming
- The way we have handled neighborhoods, with a mix of housing types, is a good way to continue.
- Thriving community with variety is supported by Envision Franklin.
- Affordable housing is the key to the workforce
- Would not like to see Franklin go below 50% single family
- Do not want a policy to limit if it does not address the needs of the people

BOMA AND FMPC INTERVIEWS

10. Any other suggestions not covered already?

- Many said none
- Thankful for Envision Franklin
- Staff is doing a great job
- Greater cooperation between schools, County, and City
- Buffering in traditional areas
- Preserve historic, established neighborhoods like Hard Bargain, Natchez, Battle Avenue
- Plan and stick to our Plan. Protect the greenway, protect the character, build at the quality we expect
- Affordable homes. Sometimes need exceptions to rules that are costly
- Clarity of our road network. Emphasize grid or modified grid. Preserve scenic corridors
- Will the edge of the UGB be the edge forever or is it a moving target?

ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE



FRANKLIN ZONING ORDINANCE

PEER ORDINANCE STAFF RESEARCH

- Alpharetta, GA
- Raleigh, NC
- Charleston, SC
- Buffalo, NY
- Mt. Pleasant, MI
- Beaufort, SC
- Naperville, IL
- Cheyenne, WY
- Portsmouth, NH
- Dover, NH
- Richmond, VA
- Greensboro, NC
- Nashville, TN
- Loudon County, VA
- Place Code

PROPOSED STRUCTURAL CHANGES

- Reorganize framework for more chapters but less subheadings
- Reduce the number of overlay zoning districts
- Focus on zoning districts (remove traditional and conventional standards)
- Shape standards around building types and refine site design standards

REORGANIZE FRAMEWORK

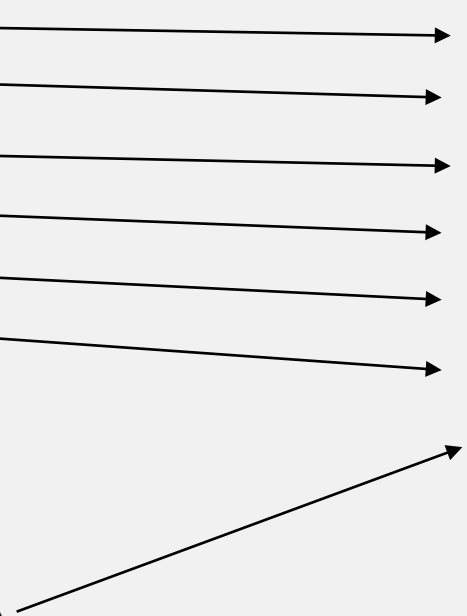
CURRENT FRAMEWORK:

1. GENERAL PROVISIONS
2. DEVELOPMENT APPROVAL AUTHORITY AND PROCEDURES
3. ZONE DISTRICTS, USE TABLES, & DIMENSIONAL STANDARDS
4. USE REGULATIONS
5. DEVELOPMENT STANDARDS
6. PERFORMANCE AGREEMENTS
7. ENFORCEMENT
8. RULES OF CONSTRUCTION & DEFINITIONS

1. INTRODUCTORY PROVISIONS
2. ZONING DISTRICTS
3. OVERLAY ZONING DISTRICTS
4. USE REGULATIONS
5. NONCONFORMITIES
6. BUILDING TYPES
7. SITE DESIGN
8. NATURAL RESOURCE PROTECTION
9. HISTORIC RESOURCE PROTECTION
10. REVIEW BODIES
11. PROCEDURES AND PERMITS
12. PERFORMANCE AGREEMENTS
13. ENFORCEMENT
14. DEFINITIONS AND INTERPRETATION
15. HISTORY TABLE

FEWER OVERLAY DISTRICTS

- Historic Preservation
- Neighborhood Conservation
- Floodway
- Floodway Fringe
- Hillside/Hillcrest
- Columbia Avenue
- Height Overlay
- Scientific Research
- Berrys Chapel (8 Special Areas)
- Carnton (4 Special Areas)
- Central Franklin (10 Special Areas)
- Goose Creek (9 Special Areas)
- McEwen (10 Special Areas)
- McLemore (2 Special Areas)
- Seward Hall (7 Special Areas)
- Southall (6 Special Areas)
- West Harpeth (3 Special Areas)



- Historic Preservation
- Neighborhood Conservation
- Floodway
- Floodway Fringe
- Hillside/Hillcrest
- Columbia Avenue
- Central Franklin (possibly, but re-worked)
- **Scenic Corridors**

To accomplish these purposes, th
in the AG District.

(2) ER—E
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(b)

(c)

(3) R-1—I
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(4) R-2—I
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(c)

(5) R-3—I
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(a)

(b)

(c)

(d)

(6) R-6—I
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(a)

(b)

(c)

(d)

3.3.2 Base District Density and Site Development Stand

Table 3-5 est

Use Types "P" = Permitted	AG
AGRICULTURAL USES	
Agricultural Uses	P
RESIDENTIAL USES	
Attached Dwellings	
Detached Dwellings	P
Group Homes	
CIVIC AND INSTITUTIONAL U	
Active Park Facilities	
Assisted Living Facility	
Cemeteries	
Charitable, Fraternal, or Social Organizations	
Clinics	
Correctional Facilities	
Day Care Centers	
Educational Facilities	
Essential Services	P
Hospitals	
Nursing/Convalescent Home	
Passive Parks and Open Space	P
Public Buildings or Uses	
Rehabilitation Centers	
Place of Public Assembly	
OFFICE USES	
Offices	
COMMERCIAL USES	
Adult-Oriented Establishments	
Automotive Body Shops	

TABLE 3-5:

Standard	AG	ER	R-1
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0
Building Height in Stories (Max.) [4]	3	3	3
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50

NOTES:
[1] For lots in recorded subdiv shall not apply, and the rec
[2] Shaded cells indicate that
[3] In a TOD, the total quantity and 5.3.10.
[4] A maximum height of four design comply with Sectior 3, GCCO-4a, GCCO-4b, G not exceed six (6) stories provisions of Section 3.4.6
[5] Developments using Tradit Conventional Area standar
[6] Approved entitlements sha
[7] SD district LSR requiremer
[8] Development within CFCO
[9] Building height shall be in

3.3.3 Site De

(1) Tables 3-6 developme Traditional

(2) All applica subsection required b

TABLE 3-6: SITE DEVELOPM
CONV

Standard			AG	ER
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4]	Local	100	75
		Collector	150	100
		Arterial/ Mack Hatcher	225	150
	Side Yard Setback (feet) [6] [10]		50	35
	Rear Yard Setback (feet)[5]		100	65
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
	Minimum Lot Width (feet) [4]		200	150
	Minimum Lot Frontage (feet) [11]		160	120
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4]	Local	100	75
		Collector	150	100
		Arterial/ Mack Hatcher	225	150
	Side Yard Setback (feet) [5]		50	35
	Rear Yard Setback (feet) [5]		100	65
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
	Minimum Lot Width (feet) [4]		200	150
	Minimum Lot Frontage (feet) [11]		160	120
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local		
		Collector		
		Arterial/ Mack Hatcher		
	Side Yard Setback (feet)			
	Rear Yard/Alley Setback (feet)			30 [

TABLE 3-6: SITE DEVELOPMENT STANDARDS FO
CONVENTIONAL AREAS [1],

Standard	AG

NOTES:
[1] For lots in recorded subdivision apply, and the requirements sh
[2] Unified developments may est boundaries of the development
[3] Shaded cells indicate that no re
[4] The minimum setback, minimu Features.
[5] Where an immediately adjacen or rear yard requirement shall Buildings shall maintain a minir
[6] Minimum of eight feet each sid
[7] Minimum of five feet each side,
[8] Larger or smaller setbacks, lot where topographical or natural Subsection 2.4.2, Planned Unit
[9] Appurtenances may encroach ten feet from principal structure
[10] For unified developments, inter City of Franklin.
[11] The minimum lot frontage width width shall apply. However, the sac.

TABLE 3-7:

Standard		AG
Front Yard and Side Street Setback (feet) [3]	Local	100
	Collector	150
	Arterial/ Mack Hatcher	225
Side Yard Setback (feet) [4] [7]		50
Rear Yard Setback (feet) [4]		100

NOTES:
[1] For lots in recorded subdivi shall not apply, and the req
[2] Unified developments may boundaries along the devel
[3] The minimum setback shall
[4] Where an immediately adja minimum side or rear yard
[5] Minimum of eight feet each
[6] Minimum of five feet each s
[7] Appurtenances are permitte to five feet from the propert

3.3.4 Site Dev

(1) Table 3-8 es developmen and Conven 6, OR, and

(2) All applicabl subsection required by

TABLE 3-8 SITE DEVE

Standard	
Front Yard and Side Street Setback [4] [5] [6] [7]	
Side Yard Setback [8] [12]	
Rear Yard Setback [8]	
Main Body/Primary Facade Width (Maximum) [10]	
Minimum Lot Size [6]	
Minimum Lot Width [5] [6] [11]	
Minimum Lot Frontage [5] [14]	

NOTES:
[1] For lots in recorded subdivisio widths shown in this table sha existing lots shall govern.
[2] Numbers shown as a range in exists.
[3] Unified developments may es of the development shall be re
[4] For mixed-use and single-use setback shall be measured fro
[5] Larger or smaller setbacks, lo cases where topographical or subject to Subsection 2.4.2, P
[6] The minimum setback, minimu Features.
[7] The minimum setback from M feet.
[8] Where an immediately adjace side or rear yard requirement feet. Buildings shall maintain
[9] Minimum of zero feet each sid
[10] Side or rear wings designed ir
[11] Corner lots may be up to 15 fe maximum lot size shall not ap
[12] Appurtenances are permitted five feet from the property line
[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.

3.5.4 BCCO—Berrys Chapel Character Area Overlay District

(1) Purpose and Vision

The Berrys Chapel Character Area Overlay District, hereinafter referred to as the "BCCO District", is the northern gateway into the City of Franklin and will establish a precedent for quality design. It will include high quality suburban uses along Franklin and Hillsboro Roads, although design along Franklin Road will insure the preservation of a rural character through substantial setbacks. The northern gateway at Franklin Road will be maintained with a semi-rural character. This will be an area where preservation and protection of the natural scenic beauty created by hillsides, hillcrests, view sheds, and watersheds is integrated with high quality land planning and architectural design for development to enhance the community character.

(2) Special Areas

(a) Establishment of Special Areas

The BCCO District is hereby divided into eight special areas as illustrated on the zoning map.

(b) BCCO-1 Standards

(i) At the option of the applicant, development may comply with Subsection 5.3.8, Conservation Subdivision.

(ii) Development shall be restricted to detached residential dwellings and agricultural uses or limited civic and institutional uses along Ernest Rice Lane.

(iii) Development with lot frontage on Berrys Chapel Road shall have a lot area equal to the average lot size of properties with lot frontage on Berrys Chapel Road within 500 feet of the subject lot.

(iv) The informal open space requirements of Chapter 5: Development Standards, shall be met through the preservation of the hillsides and hillcrests.

(v) The maximum gross density of new development shall be one unit per acre.

(c) BCCO-2 Standards

(i) At the option of the applicant, development may comply with Subsection 5.3.8, Conservation Subdivision.

(ii) Development shall be restricted to detached residential dwellings.

(iii) The informal open space requirements of Chapter 5: Development Standards, shall be met through the preservation of the hillsides and hillcrests.

(iv) Smaller lots shall not be located on the exterior of a new development adjacent to, or across the street from, larger lots of an existing development. However, smaller lots may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided. Such alternatives shall require approval during the Development Plan approval process.

ZONING DISTRICT

DRAFT

2.3 ER—Estate Residential District

2.3.1 Purpose

The ER District is intended to provide for single-family residential on estate-sized lots and for preservation of rural character.

2.3.2 Permitted Uses

The following uses are permitted. Uses with asterisks indicate additional use regulations listed in Table XX.

A. Agricultural Uses
B. Community Gardens
C. Single-Family Dwellings
D. Neighborhood Amenities
E. Open Space
F. Passive Recreation Facilities
G. Essential Services
H. Bed and Breakfast Establishments
I. Short-Term Vacation Rentals
J. Telecommunication Towers and Antennas

2.3.3 Permitted Building Types

The following building types are permitted and shall adhere to the requirements in Chapter X, Development Standards.

A. Single Family Building

2.3.4 Dimensional Standards

Lot Standards (Minimum)	
Lot Size	2 acres
Lot Width	150 feet
Lot Frontage	120 feet
Building Setbacks (Minimum)	
Front Yard	
Local Street	75 feet
Collector Street	100 feet
Arterial Street	150 feet
Mack Hatcher Pkwy	100 feet
Scenic Corridors	See SCO
Side Yard	35 feet
Rear Yard	65 feet
Building Height (Maximum)	
Stories	2 ½ stories
Landscape (Minimum)	
Landscape Surface Area	60%
Other Requirements	

For lots in recorded subdivisions, if there are differing standards on the Final Plat, then the dimensional standards in this table shall not apply and the Final Plat shall govern.

REVIEW BODIES

CHAPTER 2: DEVELOPMENT APPROVAL AUTHORITY AND PROCEDURES

2.1 Purpose

The purpose of this chapter is to identify the authority of the review and decision-making bodies in the development review procedures. This chapter also defines the development review procedures used in the enforcement of this ordinance.

2.2.2 Board of Mayor and Aldermen (BOMA)

(1) Powers and Duties

In addition to any other authority granted to the BOMA by charter, ordinance, or state law, the BOMA shall have the following powers and duties related to this ordinance:

(a) Zoning Ordinance Text and Zoning Map Amendments

To enact amendments to the zoning ordinance text and zoning map.

(b) Planned Unit Developments

To hear, review, and make decisions on applications for Planned Unit Development (PUD) Development Plans pursuant to Subsection 2.4.2, Planned Unit Developments.

2.2.3 Planning Commission (FMPC)

(1) Powers and Duties

The FMPC shall have the following powers and duties under this ordinance:

(a) Zoning Ordinance Text and Zoning Map Amendments

(i) To initiate amendments to the text of this ordinance or the Official Franklin Zoning Map (rezoning).

(ii) To hear, review, and make recommendations to the BOMA on applications for amendments to the text of this ordinance or zoning map amendments pursuant to Subsection 2.4.1, Zoning Ordinance Text and Zoning Map Amendments.

(b) Planned Unit Developments

(i) To hear, review, and make recommendations to the BOMA on applications for Planned Unit Development (PUD) Development Plans pursuant to Subsection 2.4.2, Planned Unit Developments.

(c) Site Plan Review

To hear, review, and decide certain applications for a Site Plan pursuant to Subsection 2.4.3, Site Plan Review.

(d) Land Use Plan Amendments

To hear, review, and decide applications to amend the land use plan or related land use plans pursuant to Subsection 2.4.4, Land Use Plan Amendments.

(e) Performance Agreements

(i) To hear, review, and decide appeals of administrative decisions regarding extension, reduction, or release of a Performance Agreement pursuant to Subsection 2.4.7, Performance Agreements, and Chapter 6: Performance Agreements.

(ii) To review Performance Agreements that have been in place for a certain duration in accordance with Subsection 2.4.7, Performance Agreements, and Chapter 6: Performance Agreements.

(g) Other

To exercise such other powers, and perform such other duties, as are provided by law.

(2) Bylaws

The FMPC shall, by a majority vote of its entire membership, adopt bylaws governing its procedures on such matters as officers, agendas, voting, order of business, and related matters as it may consider necessary or advisable, provided such bylaws are consistent with the provisions of this ordinance.

2.2.4 Board of Zoning Appeals (BZA)

(1) Membership, Powers, and Duties

Pursuant to the provisions of the Tennessee Code Annotated, Sections 13-7-205 through 13-7-207, there is hereby created the Franklin Board of Zoning Appeals, hereinafter referred to as the BZA. The Board shall consist of five (5) members and shall be appointed by the Mayor and confirmed by a majority vote of the Board of Mayor and Aldermen. The terms of membership shall be five (5) years. Terms shall be arranged so that the term of one (1) member shall expire each year. Vacancies shall be filled for an unexpired term in the same manner as the original appointment.

The BZA shall have the following powers and duties under this ordinance:

(a) Appeal of Administrative Decisions

To hear and decide appeals of administrative decisions where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Department of Building and Neighborhood Services or other administrative official in carrying out or enforcing any provision of this ordinance, and for interpretation of the zoning map pursuant to Subsection 2.4.6, Appeal of Administrative Decisions.

(b) Variances

To hear and decide applications for variance from the terms of this ordinance where:

(i) By reason of exceptional narrowness, shallowness, or shape of a specific piece of property which, at the time of adoption of this ordinance, was a lot of record, or where, by reason of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property; and

(ii) The strict application of the provisions of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of a piece of property; and

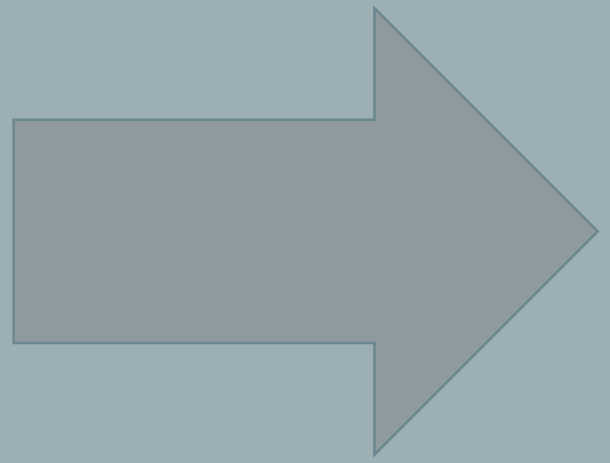
(iii) Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this ordinance.

In granting a Variance, the BZA may attach conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance pursuant to Subsection 2.4.5, Variances.

(2) Bylaws

The BZA shall, by a majority vote of its entire membership, adopt bylaws governing its procedures on such matters as officers, agendas, voting, order of business, and related matters as it may consider necessary or advisable,

REVIEW BODIES



DRAFT

Chapter 10. Review Bodies

10.1 General Authority

The following review bodies may exercise any and all powers and duties prescribed by State law, Charter, Municipal Code, and as described in this Ordinance.

10.2 Board of Mayor and Alderman (BOMA)

10.2.1 Specific Approval Authority

A. The BOMA is responsible for final approval regarding:
   1. Zoning Ordinance Text Amendments;
   2. Rezonings;
   3. Development Plans;
   4. Public Improvements;
   5. Annexations; and
   6. Plans of Services.

10.2.2 Additional Authority

The BOMA may initiate Zoning Ordinance Text Amendments and Rezonings.

10.3 Franklin Municipal Planning Commission (FMPC)

10.3.1 Specific Review Authority

The FMPC is responsible for review and recommendation to the BOMA regarding:

A. Zoning Ordinance Text Amendments;
B. Rezonings;
C. Development Plans;
D. Public Improvements;
E. Annexations; and
F. Plans of Services.

10.3.2 Specific Approval Authority

The FMPC is responsible for review and final approval of the following applications:

A. Site Plans;
B. Preliminary Plats;
C. Final Plats;
D. Plan Amendments; and
E. Performance Agreements.

10.3.3 Additional Authority

The FMPC may initiate Zoning Ordinance Text Amendments, Rezonings, and Plan Amendments. The FMPC may also review Projects of Other Governmental Agencies pursuant to Section X.

10.3.4 Bylaws

The FMPC shall, by a majority vote of its entire membership, adopt bylaws governing its procedures on such matters as officers, agendas, voting, order of business, and related matters as it may consider necessary or advisable, in accordance with State law.

10.4 Board of Zoning Appeals (BZA)

10.4.1 Specific Approval Authority

The BZA is responsible for review and final approval regarding:

A. Variances; and
B. Appeals of Administrative Decisions for:
   1. Appeals alleged by the applicant that there is an error in any order, requirement, permit, decision, or denial by an administrative official carrying out or enforcing any provision of this Ordinance; and
   2. Interpretations of the Zoning Map when there are disputed questions of lot lines or district boundary lines as they arise in the administration of the zoning regulations.

10.4.2 Membership

The BZA shall consist of five members and shall be appointed by the Mayor and confirmed by a majority vote of the BOMA.

BUILDING TYPES

- Simplifies the way we approach development standards related to buildings
- Identifies general building types and crafts standards around them (architecture, materials, front doors, etc)
- Working on these with small think tanks
  - Residential
  - Nonresidential
  - Site design
- Each has a few design professionals, an FMPC member, and a BOMA member, plus staff

THE PROCESS

- Summer 2018
  - Continue drafting
  - Work with Think Tanks
  - Bring topics for JCW discussion
  - Design Professionals feedback
  - Consultant request for outreach/meeting facilitation in the 2019 budget year
- Fall 2018
  - Wrap up the drafting
- Early 2019
  - Begin public meetings
- End 2019 Goal
  - Adoption!

PROGRESS REPORT

GREEN-IN LAW REVIEW

BLUE-WELL UNDERWAY

BLACK-IN PROGRESS

1. INTRODUCTORY PROVISIONS
2. ZONING DISTRICTS
3. OVERLAY ZONING DISTRICTS
4. USE REGULATIONS
5. NONCONFORMITIES
6. BUILDING TYPES
7. SITE DESIGN
8. NATURAL RESOURCE PROTECTION
9. HISTORIC RESOURCE PROTECTION
10. REVIEW BODIES
11. PROCEDURES AND PERMITS
12. PERFORMANCE AGREEMENTS
13. ENFORCEMENT
14. DEFINITIONS AND INTERPRETATION
15. HISTORY TABLE