



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, February 25, 2016

5:30 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, February 25, 2016 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. [16-0183](#) (5:30-5:40 pm): Continued discussion on the proposed changes to the Columbia Avenue Overlay.
2. [16-0184](#) (5:40-6:00 pm): presentation of floodway and discussion of the proposal 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.

Attachments: [Rezoning CFCO-9 and -10](#)
[Letter Gerald Bucy 2 2 2016](#)

3. [16-0185](#) (6:00-6:15 pm) Review and discuss a development plan, for 4 single family detached residential lots on equally sized lots and shared driveways, on 1.1 acres, at 405 Eddy Lane.

Attachments: [Eddy Lane Presentation UDPATED](#)

4. [16-0186](#) (6:15-6:30 pm) Review and discuss a development plan, for 355 attached residential units on 30.4 acres, at 840 and 880 Oak Meadow Drive.

Attachments: [Oak Meadow Epoch Presentation REVISED](#)

OTHER BUSINESS

Rezoning Ordinance 2015-46

ECO-9 and -10

DMA/FMPC Joint Workshop – February 25, 2016

Summary of Rezoning 2015-46

Legend

Central Franklin Character Area Overlay District

Special Areas

CFCO-1

CFCO-2

CFCO-3

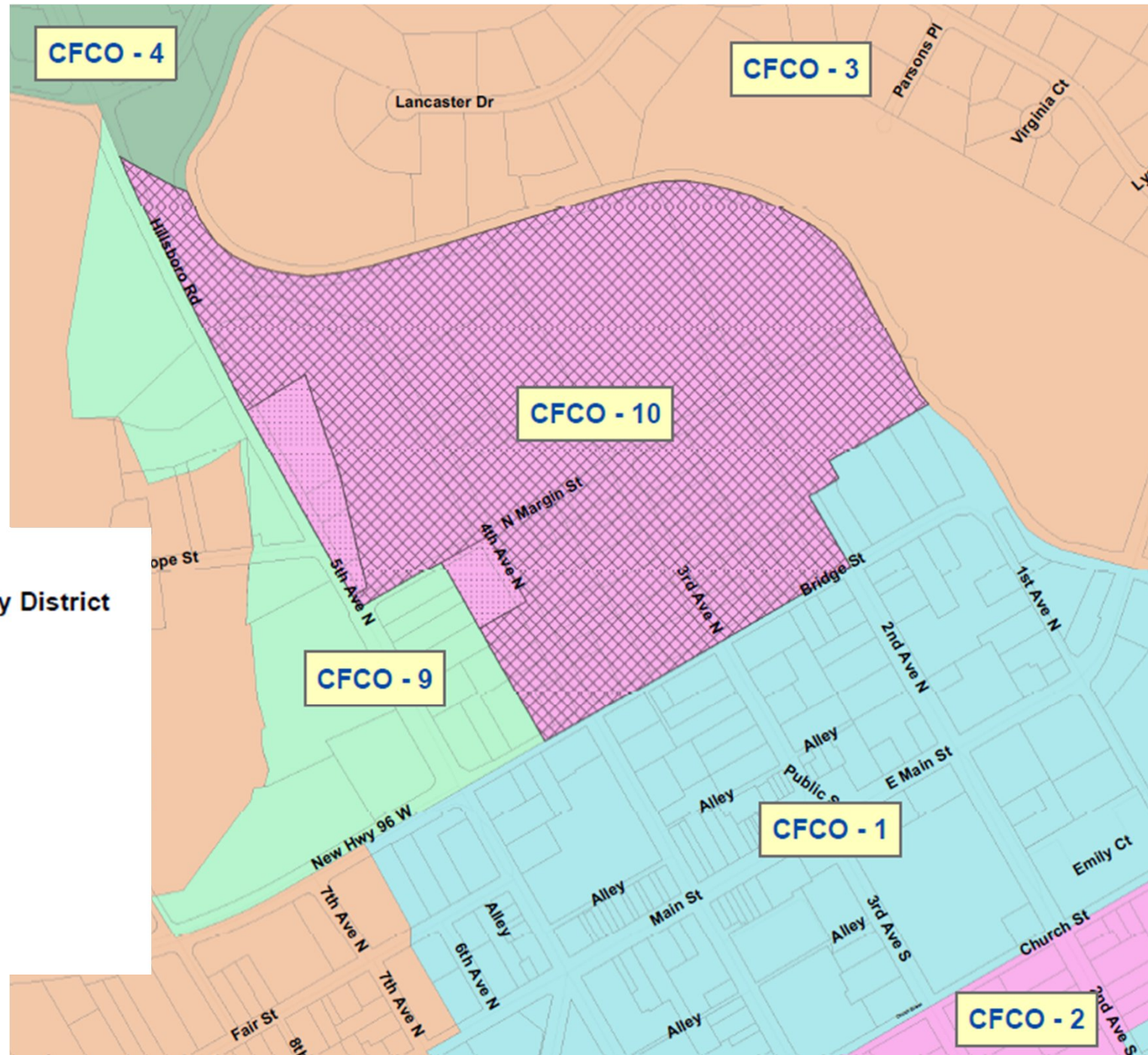
CFCO-4

CFCO-7

CFCO-9

Rezone to Special Area 9

Rezone to Special Area 10



Summary of Text Amendment 2015-45

Special Area 9

allows redevelopment and base district nonresidential uses along 5th Avenue North corridor
over the APA CPAT study in the shallower floodplain

Special Area 10

implements the APA CPAT recommendations to:

- (1) allow parking lots for vacant parcels along N. Margin Street
- (2) continue previous floodplain standards for properties in the floodplain

Change to Floodway Fringe Overlay for Special Area 10:

new permitted uses limited to open space, recreation, temporary uses, infrastructure, and
previous parking lots

residential uses may continue with all of their rights to use, repair, rebuild, or expand (with
Historic Zoning Commission approval)

historic structures may enlarge, expand, etc. and use the property according to permitted
uses in the base zoning district, which follows the intent of National Flood Insurance Program
(additions must meet construction standards)

status

The text amendment passed 3rd and final reading in January 2016

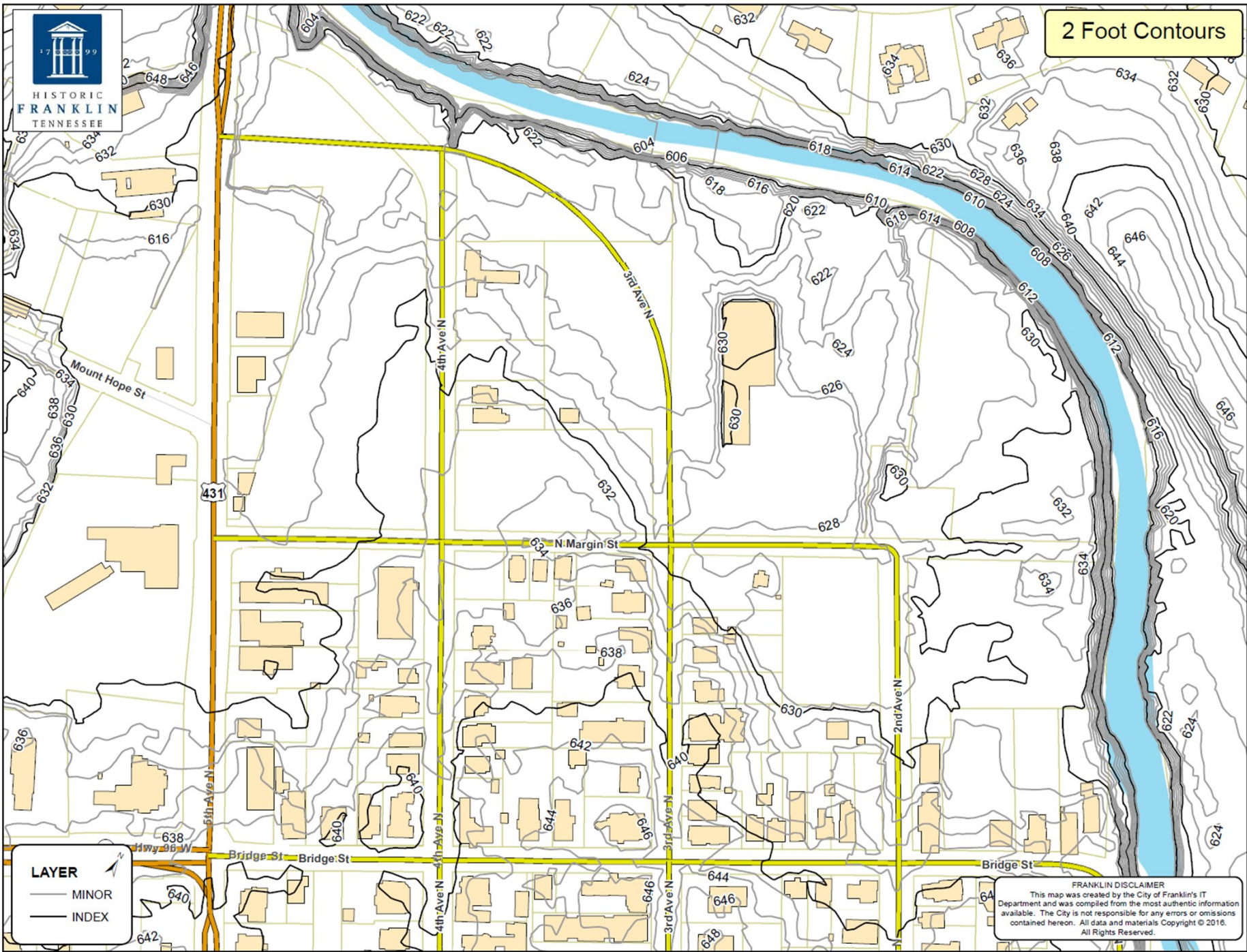
The rezoning ordinance was deferred from the 11/2015 FMPC meeting to discuss the FEMA map update and to hear from property owners at 2/2016 meeting

Staff has been in contact with property owners in SA 9 who are supportive of the Rezoning Ordinance amendments

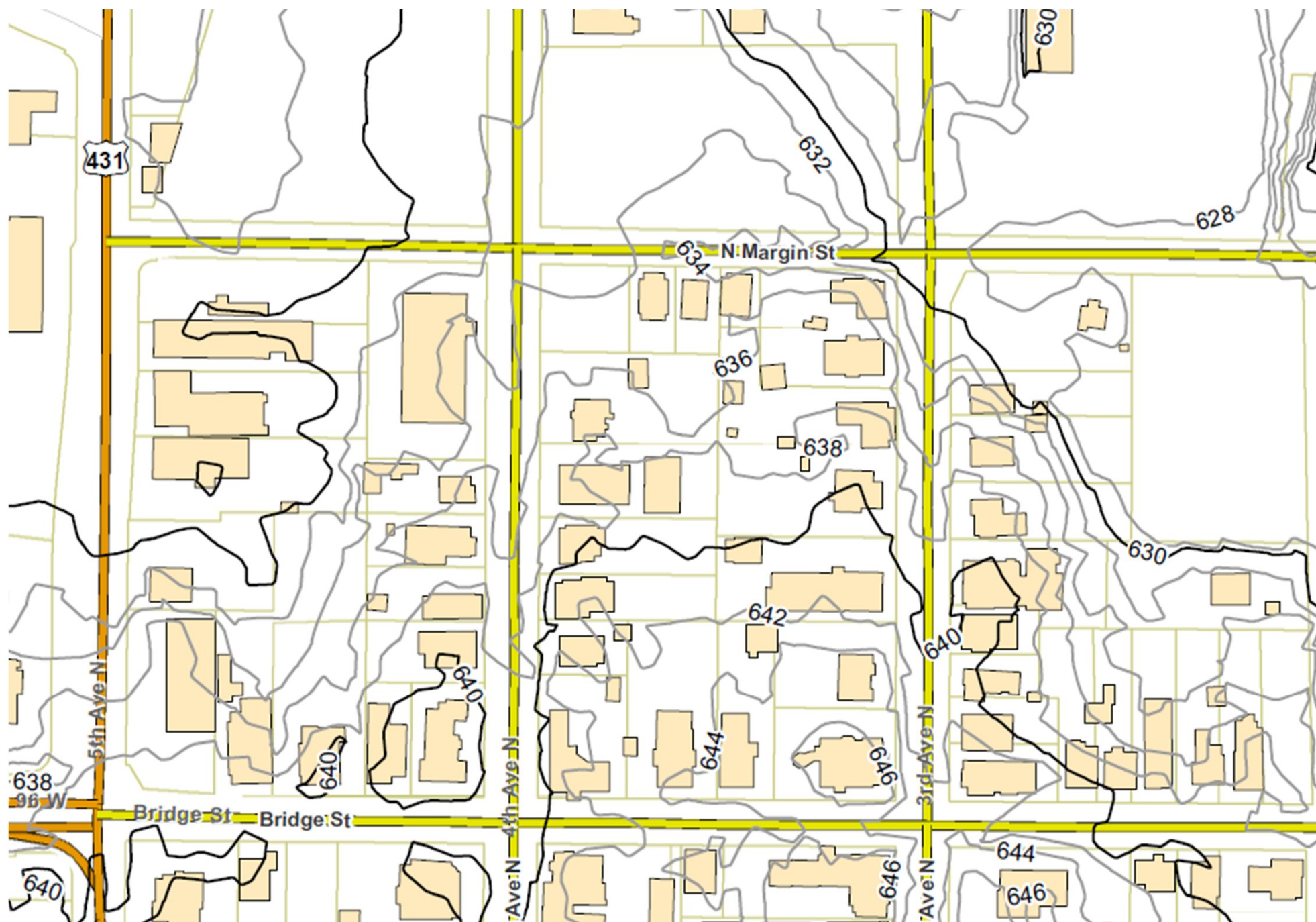
A property owner at 329 N. Margin Street has requested to be moved from the proposed SA 10 to SA 9

The appeal period for the FEMA map update closed in mid-2015 and maps will be finalized pending one contest for the vacant lot near Monticello

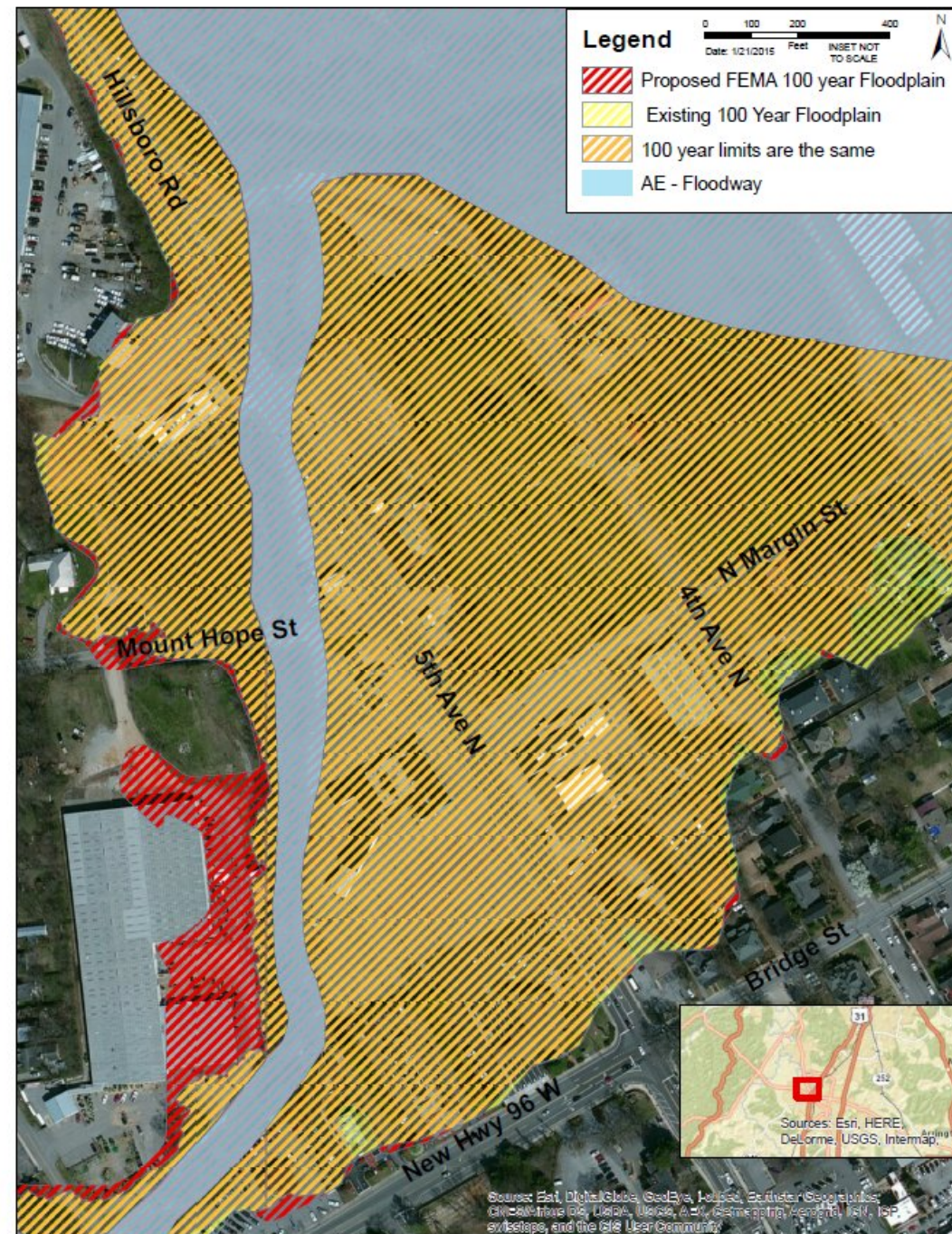
2 Foot Contours



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT 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.



MA Map Changes



GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. Box 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Ms. Kelly Dannenfelser
Sent via Email - kellyd@franklintn.gov

February 2, 2016

Re: 329 N. Margin St.
Special Area Assignment Request

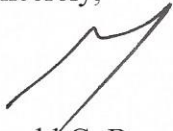
Kelly:

I have been asked by the owners of the vacant lot at 329 N. Margin St. to request that this parcel be reassigned to Special Area 9 rather than to the proposed Special Area 10 as was shown in the proposed Ordinance 2015-46 map.

Also please be aware that the owners are opposed to proposed Ordinance 2015-46 and to the establishment of Special Area 10. They are also opposed to the purpose for which this ordinance proposed.

Should you have questions or comments regarding this request, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald G. Bucy', with a stylized flourish at the end.

Gerald G. Bucy, P.E.

Cc: Mr. Keith Perryman, Managing Partner

COTTAGES AT EDDY LANE

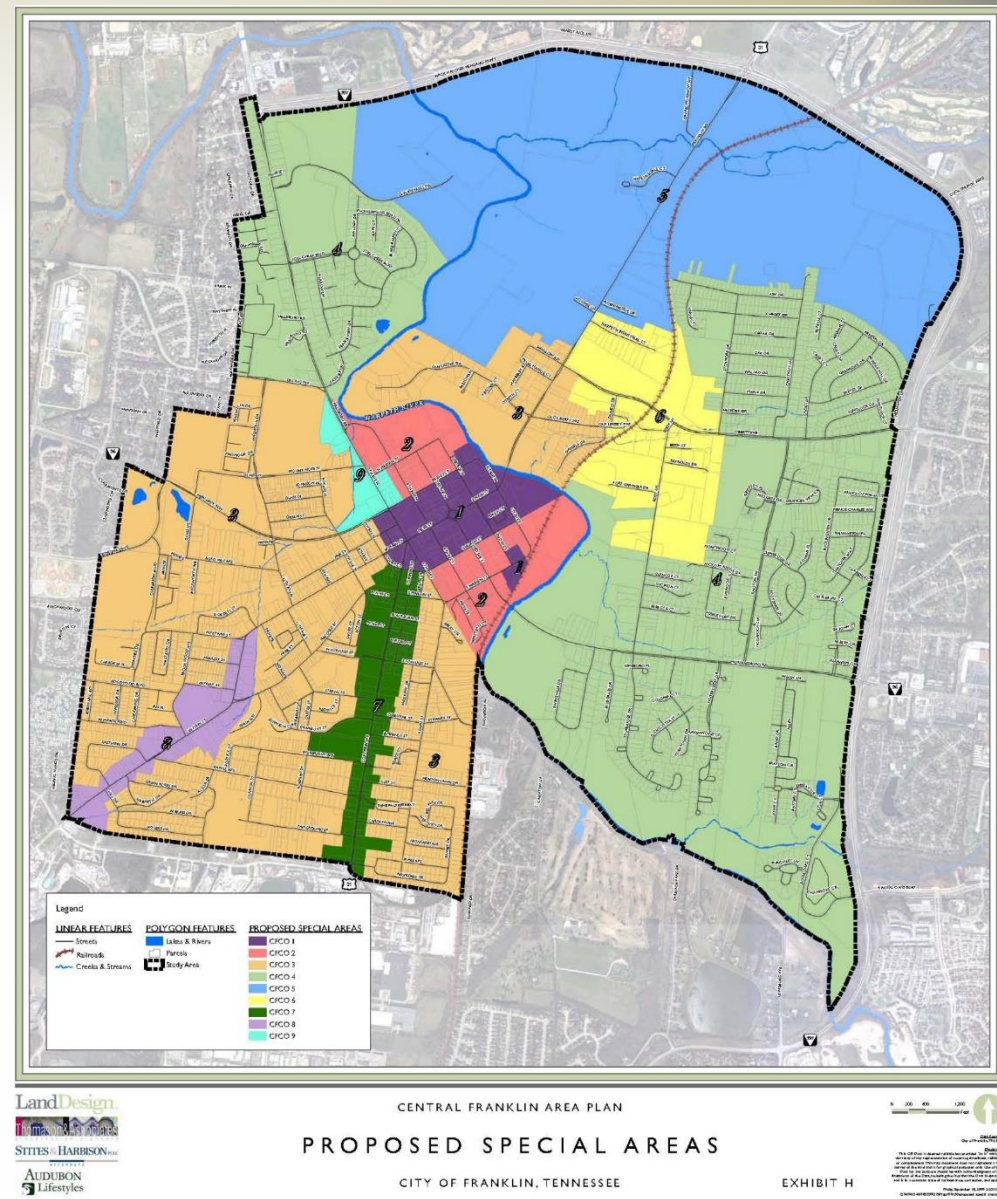
FRANKLIN, TENNESSEE

Planning Commission and
BOMA Workshop
February 25, 2015

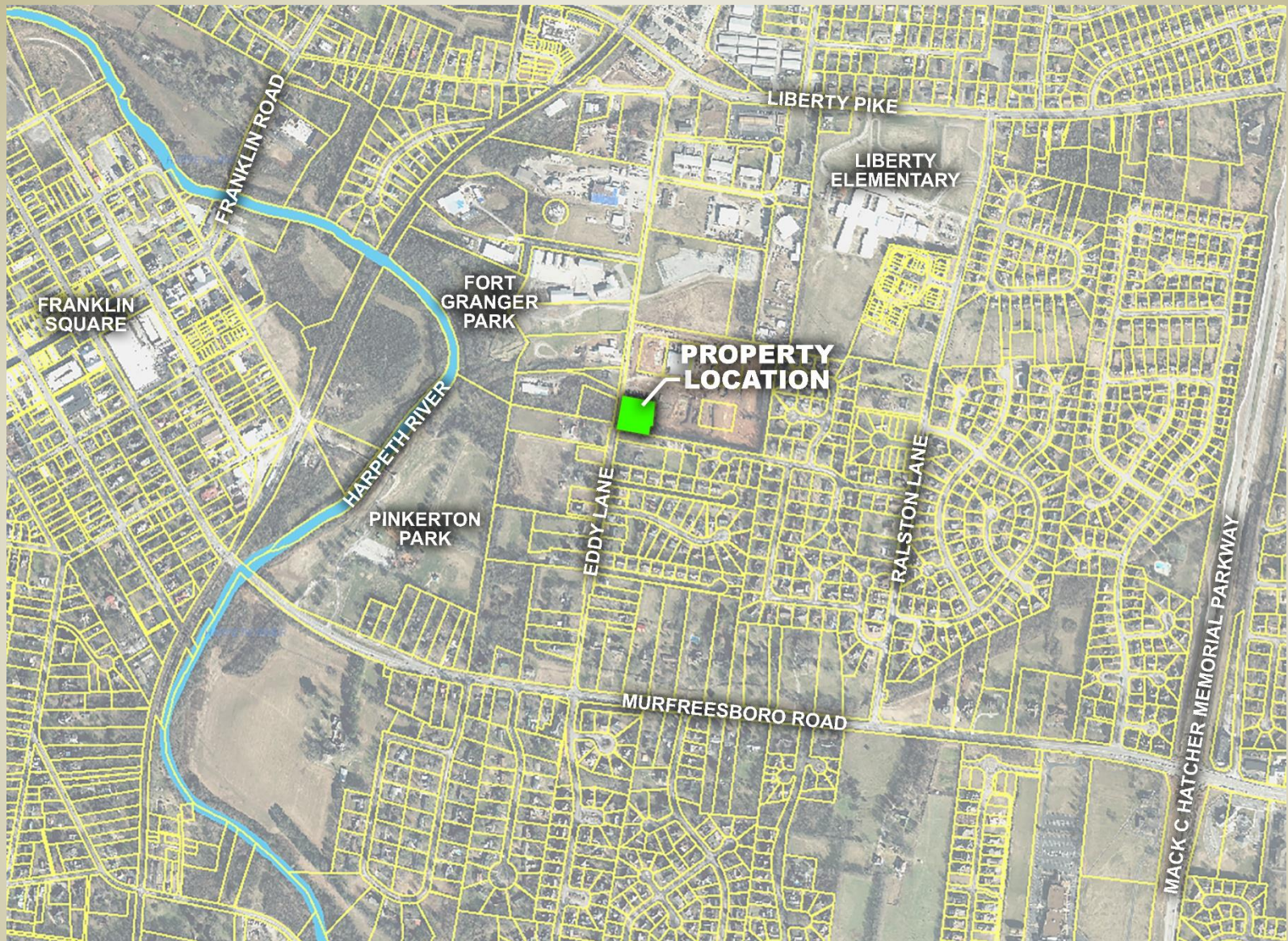
- Character Area:
Central Franklin
- Current Zoning:
Light Industrial
- Design Standard:
Conventional

Special Area 4

- Attached and detached residential units are appropriate



Landuse Plan



Location



4 total units existing
on site

Existing Conditions

Development Standards

- Requesting SD-R Zoning with a Maximum Density of 3.64
- Conventional
- 35' Front Setback off of proposed ROW

Program

- 4 residential lots
- Property is 48,156 square feet or 1.1 acres



Master Plan



Building Setback Context



Homes

- 2 Stories
- Typical size: 2,800 to 3,200 sf
- 4 BR / 3.5 BA
- Concrete board with stone and brick accents
- 2 car garage in rear



Architecture

MAIN COMMENTS

- Address Bio-retention maintenance
 - HOA vs Lot 4 Property Owner
 - Potential Lot #5 (open space lot)
 - Long term maintenance plan
- Bio-retention access easement with further language on both Development Plan and Plat
- Shared access easement for shared driveways in order to minimize conflict
- No reclaimed water
- Architecture needs further refinement

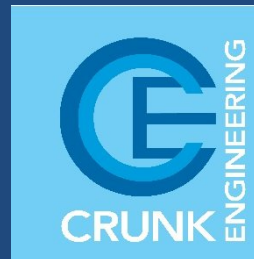
PRE-APPLICATION MEETING

THE EPOCH DEVELOPMENT

BOMA WORKSESSION AND
NEIGHBORHOOD PRESENTATION

FEBRUARY 25, 2016
MARCH 2, 2016

EPOCH RESIDENTIAL



EPOCH RESIDENTIAL

Building Trust Every Day

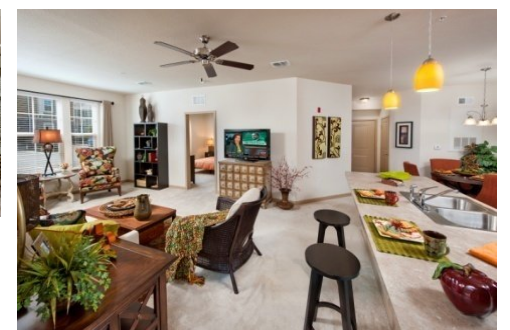
- Founded in 1970
- Headquartered in Winter Park, Florida
- Full Service Apartment Firm: Developer, General Contractor and Property Manager
- Has Developed 150 Properties in 56 Cities Throughout the United States; Primarily in the Southeast and Southwest
- Specialize in Class A, Institutional Quality Apartments

EPOCH RESIDENTIAL

Recently Completed Communities

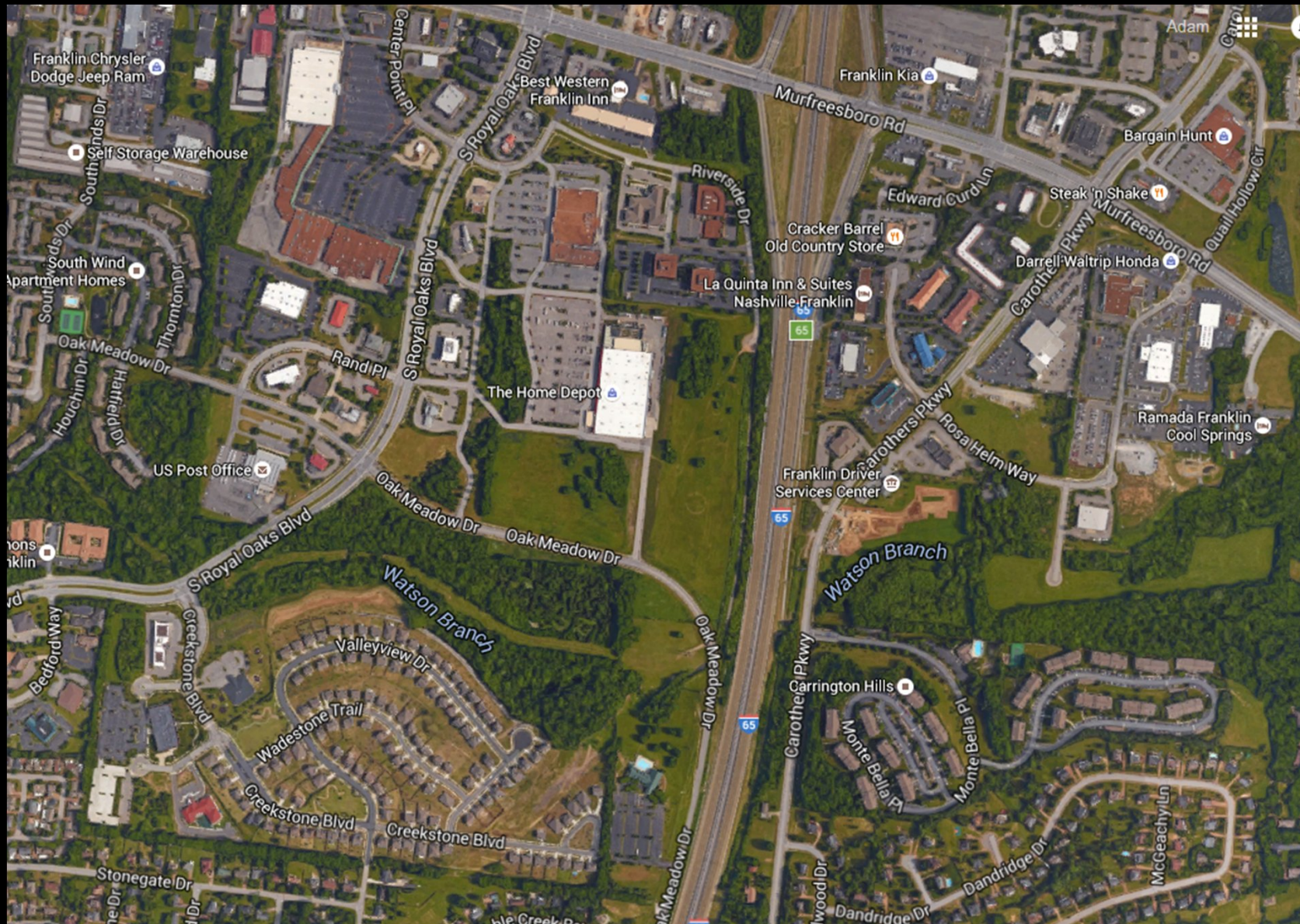




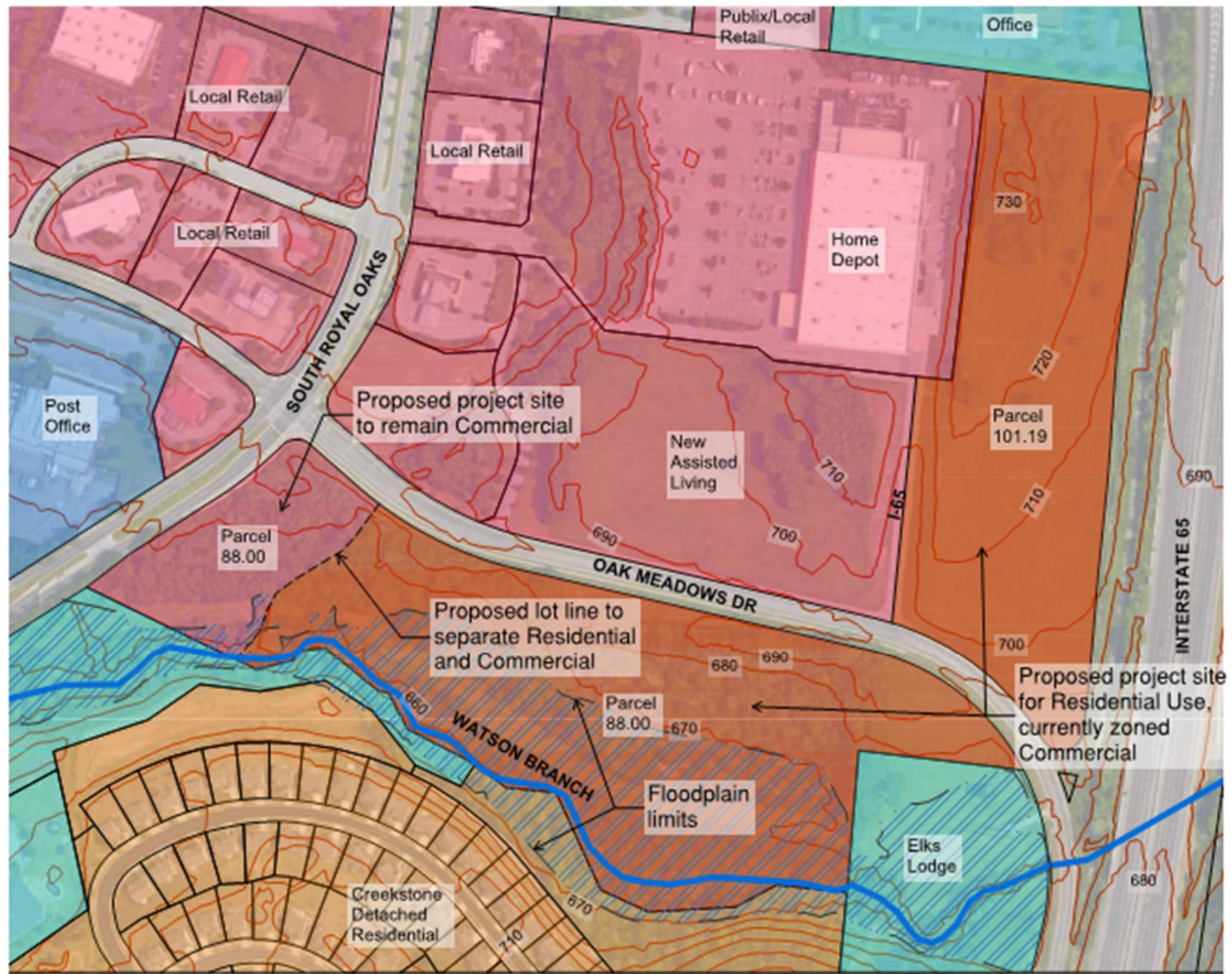


EPOCH RESIDENTIAL

PROJECT LOCATION



SURROUNDING LAND USES



PROPOSED SITE PLAN

- Proposed Zone Change From GC to SD-R with PUD
- 355 Total units on 30.4 acres (11.7 units/acre)
- Designed as single development
- 50% Open Space
- 2 Ac. Parcel at Royal Oaks/Oak Meadow to remain GC
- Site Constraints
 - Watson Branch & Floodplain
 - Interstate Buffer
 - Stream dividing project and 2 Ac. GC Parcel.



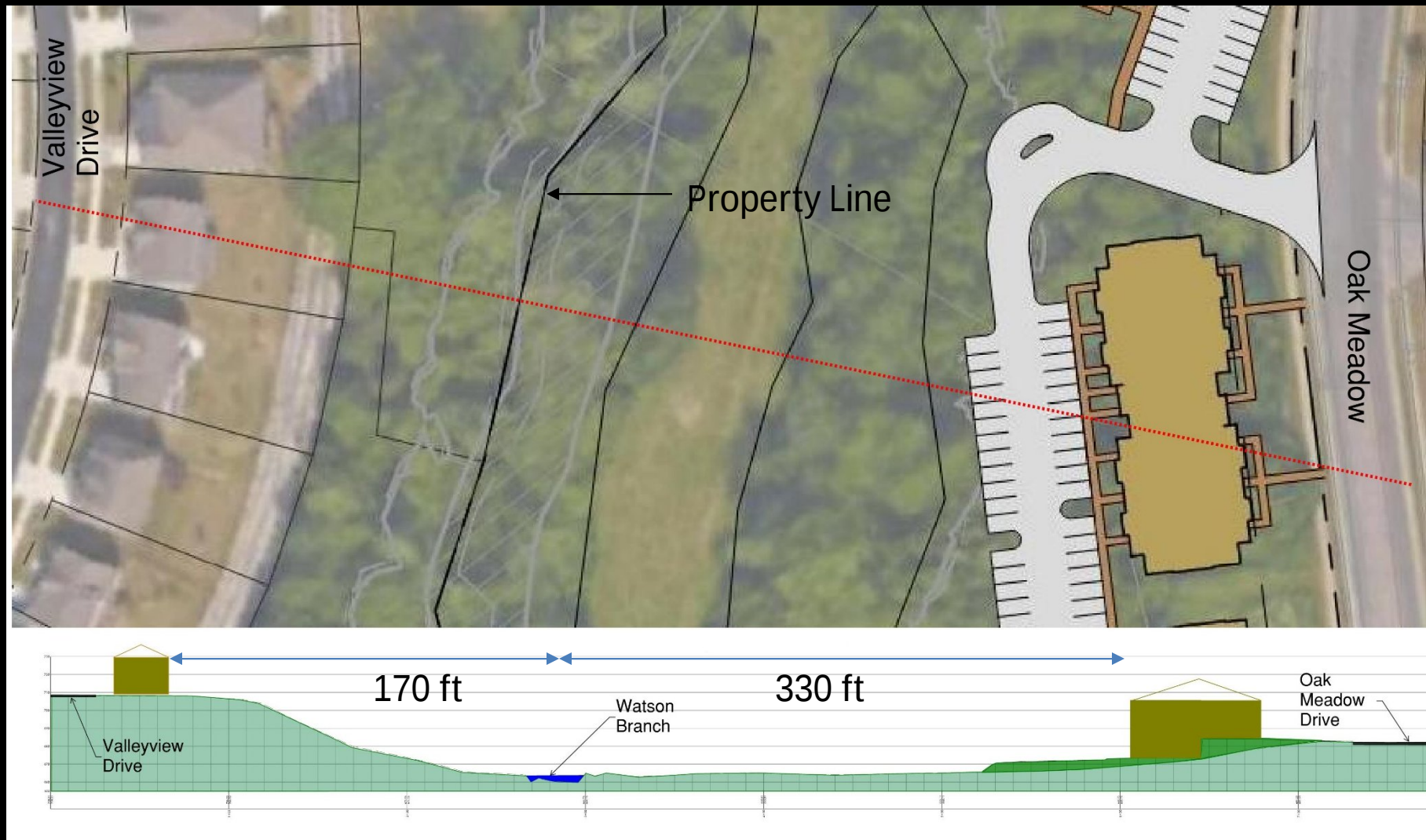
NORTH SITE PLAN



SOUTH SITE PLAN



CREEKSTONE CROSS-SECTION



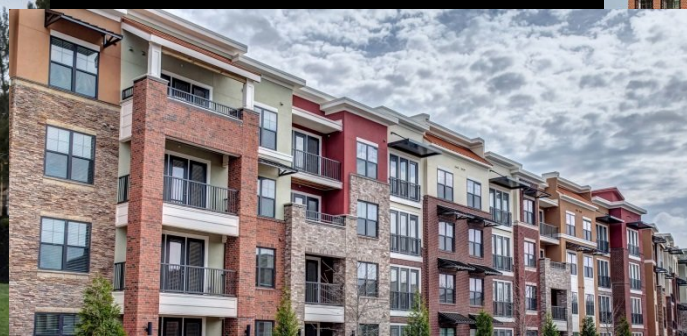
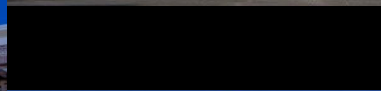
NORTH PARCEL ELEVATIONS



REAR ELEVATION



SIDE ELEVATION



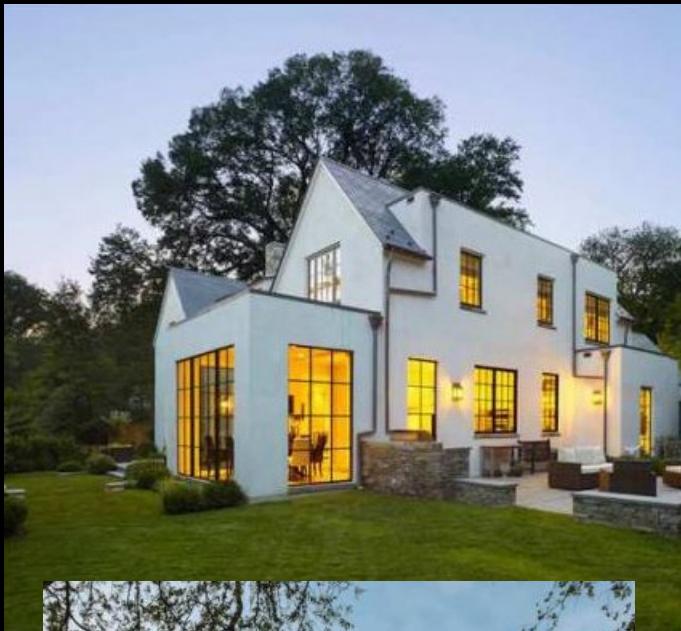
NORTH PARCEL

SOUTH PARCEL ELEVATION





SOUTH PARCEL
INSPIRATION



SOUTH PARCEL
INSPIRATION



SOUTH PARCEL
INSPIRATION

STAFF CONCERNS FROM PRE-APP

- Pitched Roof Required
- Exceed 200 ft building length limit (currently exceed by 14 feet)
- Prefer Connection to Private Drive south of Home Depot
- Possibility of Reduced Parking Requirement with Study
- Lack of Usable Open Space, Pedestrian Connectivity to Open Space
- Traffic Study being conducted with 3rd party review

