



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, January 28, 2016

6:00 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, January 28, 2016, at 6:00 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

1. [16-0098](#) (6:00 - 6:30 PM): Review and discuss the proposed revisions to the Columbia Avenue Overlay Zoning District.

Attachments:

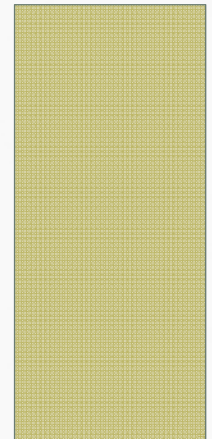
[Columbia Ave JCWS 1.19 Slides](#)

[Ordinance 2015-80 CAO District Text Amendment DRAFT](#)

OTHER BUSINESS

COLUMBIA AVENUE OVERLAY

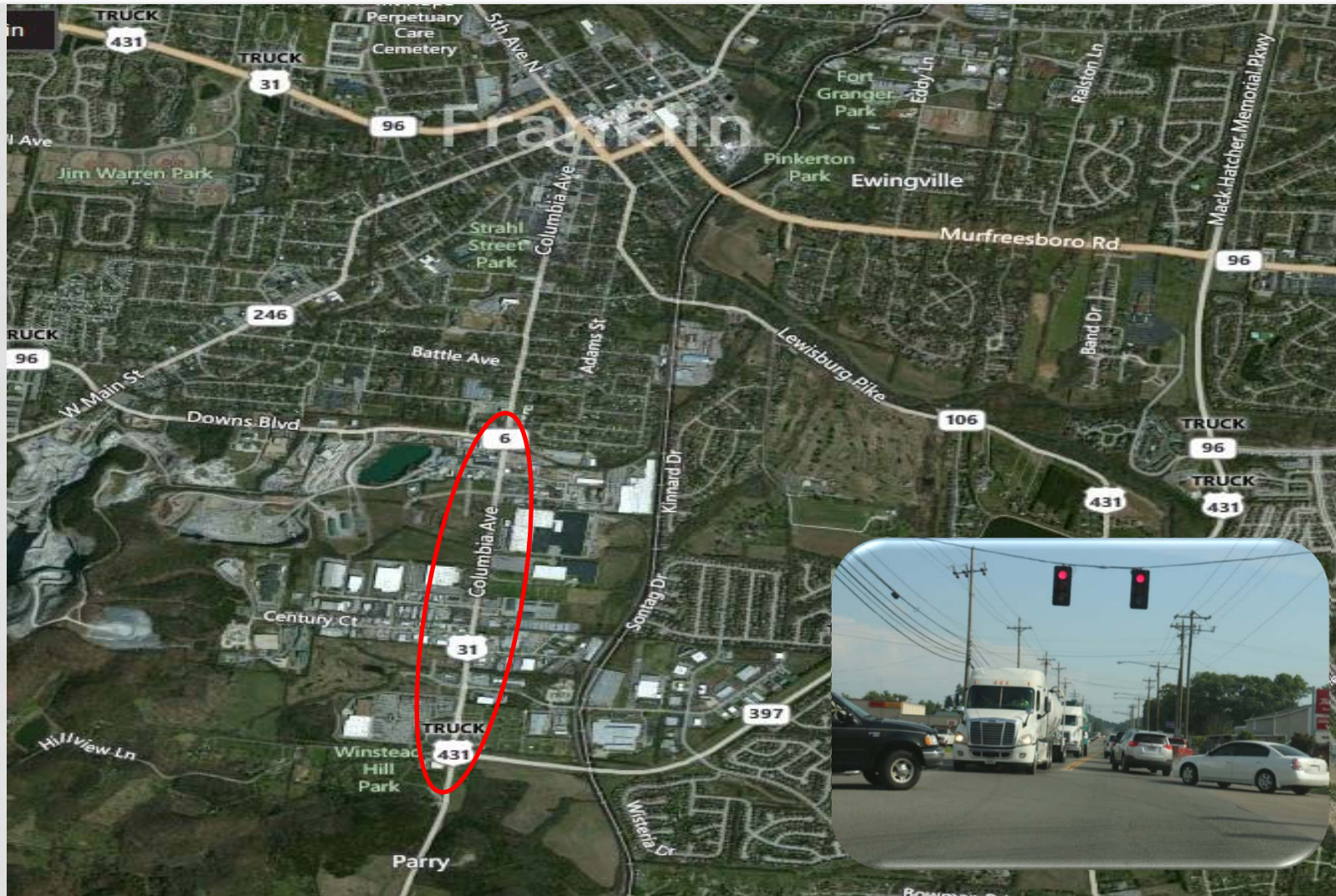
JANUARY 2016
JOINT CONCEPTUAL WORKSHOP



PROJECT GOALS

- Eliminate verbiage found in other sections of the Zoning Ordinance;
- Re-evaluate specific standards related to architecture and site layout;
- Update maps;
- Standards were last updated in 2008; not an overhaul;
- Received significant input from Battlefield Preservation Commission;

COLUMBIA AVENUE ROADWAY IMPROVEMENTS



Columbia Avenue Overlay

- CAO 1
- CAO 2
- CAO 3
- CAO 4
- CAO 5
- Building Footprint
- Parcels

0 1,375 2,750 5,500
Feet Date: 1/11/2016

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 herein. All data and materials Copyright © 2015. All Rights Reserved.

CAO 1 STANDARDS

POST OFFICE TO FOWLKES ST

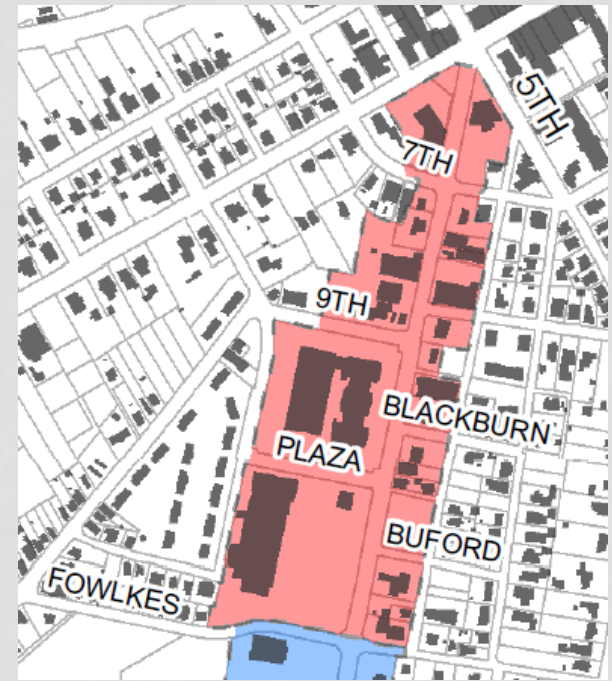
Vision: walkable, mixed-use, low scale district with a mix of new and old buildings

Current Requirements:

- 0 ft setbacks;
- Minimum 65 % window coverage on front facade;
- Unclear architectural standards;

Proposed Changes:

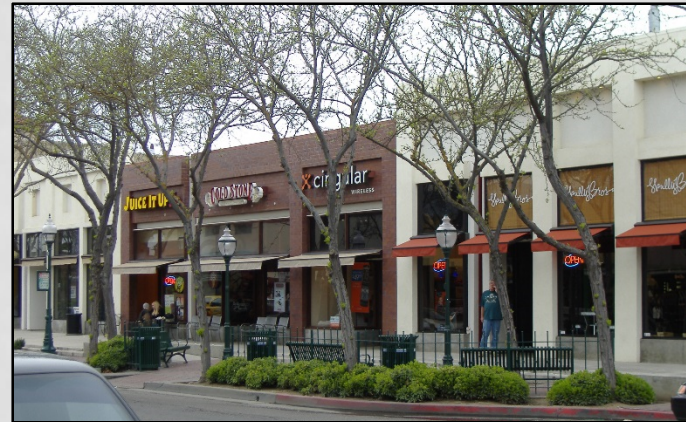
- 5 -15 ft setbacks from sidewalk
- Privacy wall to buffer residential areas
- Preserve 2 story max fronting Columbia Avenue
- New façade treatment every 50 ft for 1-story buildings
- New façade treatment every 100 ft (or less) for 2-story
- Reduce minimum window coverage to 60% of front façade
- Buffer along W Fowlkes St



ARCHITECTURE IN CAO 1



ARCHITECTURAL EXAMPLES CAO 1



CAO 2 STANDARDS

FOWLKES ST TO FAIRGROUND ST



Vision: Maintain scenic, low scale residential character

Current Requirements:

- 15-50 ft setbacks; 25% deviation from adjacent structures;
- 2 story max (35 ft); 3 stories with PUD (42 feet);

Proposed Changes:

- Min. 40 ft setback on east side of Columbia Ave;
- Min. 30 ft setback on west side of Columbia Ave;
- 2-story maximum building height;
- Move CAO 2 and CAO 3 Boundary to Fairground St to include old carwash site;
- Allow brick as primary building material

SETBACKS IN CAO 2

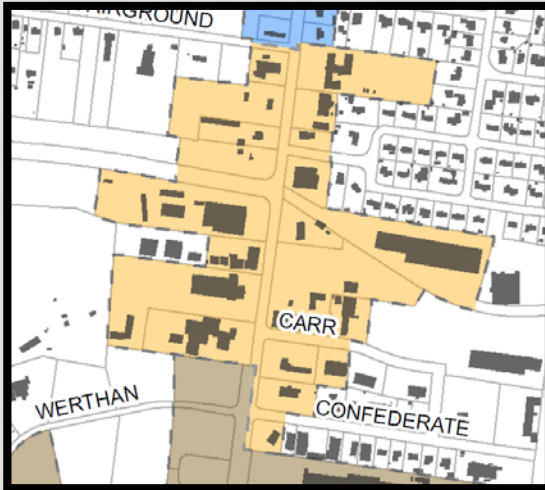


Preserve Established Setbacks



CAO 3 STANDARDS

FAIRGROUND TO CONFEDERATE DR



Vision: Walkable Commercial node that is complimentary to nearby residential neighborhoods and sensitive to nearby residential districts

Current Requirements:

- 0-40 ft setbacks from sidewalk;
- 2 story max by right; 3 story max with PUD;
- Same architectural and glazing standards as CAO1;
- Rear and side parking;

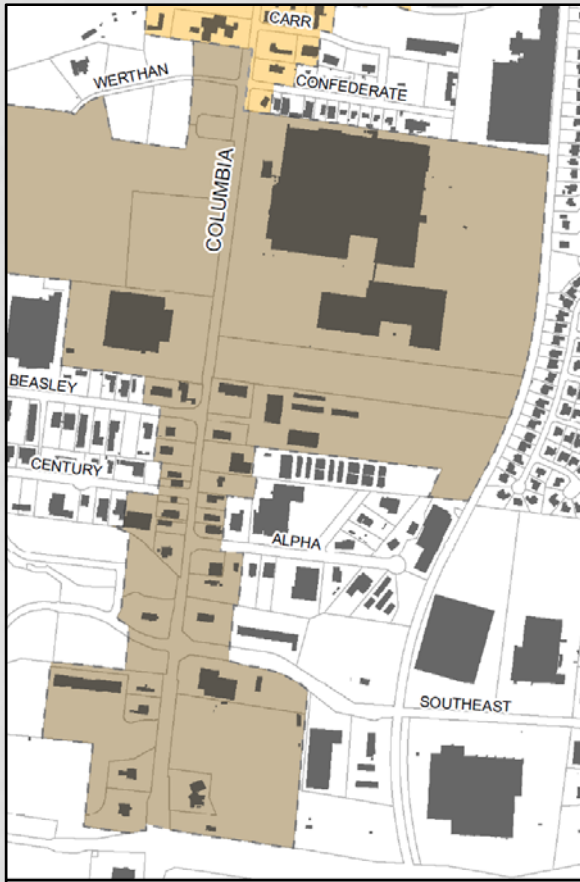
Proposed Changes:

- 15 ft minimum front setback
- Limit building height to 2 story maximum
- Use architectural standards in chapter 5
- 60% minimum window coverage
- No front drive lanes or drive-through uses



CAO 4 STANDARDS

CONFEDERATE DR TO MACK HATCHER



Vision: Improve the overall look, feel, and function of corridor.

Current Requirements:

- 20% glazing;
- Few additional standards so deferral to Chapter 5 of Zoning Ordinance.
- 3 story max (4 with PUD)

Proposed Changes:

- Preserve existing stonewalls
- Eliminate repetitive standards

CAO 5 STANDARDS

MACK HATCHER TO UGB

CAO 5- Rural Gateway South of Mack Hatcher

Vision: Maintain rural residential and agrarian character

Current Requirements:

- Canopy Trees in 20 ft buffer;
- 250 ft setback;
- Fences and walls;
- Rear and side parking encouraged;
- 2 story max; 3 story max with PUD;



WRAP UP/NEXT STEPS



- Questions?
- Received Favorable Recommendation at the January 14 BFPC meeting;
- 1/28/2015 Joint Conceptual Workshop
- Additional Review by City Attorney
- 2/25/2016 Planning Commission Meeting
- March-April 2016 BOMA

ORDINANCE 2015-80

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7.”

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee desires compatible and high quality development along this important gateway; and

WHEREAS, the City of Franklin first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 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**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

3.4.7 CAO—Columbia Avenue Overlay District

(1) Purpose

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

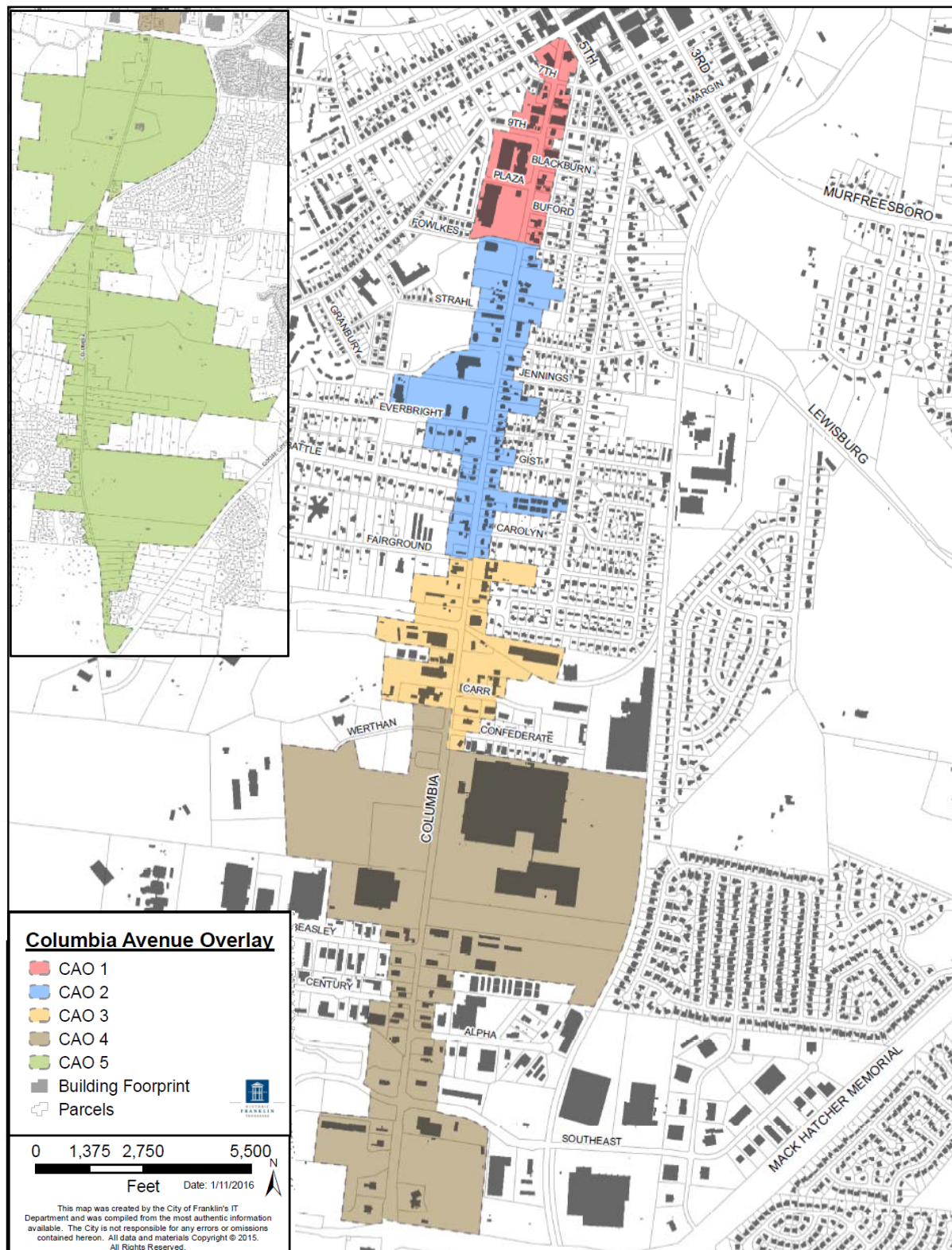
- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;
- (b)** Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;

- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1 Urban Commercial



CAO 3 Commercial Transition



CAO 2 Historic Residential



CAO 4 Suburban Commercial/Industrial

(3) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures.~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping.~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~
- (vi) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (vii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (viii) For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.
- (ix) ~~Street trees should be installed in "plant wells" with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on-center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (x) ~~If existing cobra head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (xi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(b) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
~~Buildings shall be built to the sidewalk.~~ **Buildings shall have front setbacks of 5 to 15 feet from the back of the sidewalk. Buildings along West Fowlkes Street shall have a minimum setback of 25 feet to provide a transition to the less intensive land uses and historic resources directly to the south.** Institutional uses are permitted to have a variable front building setback from ~~zero~~ **5** to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (ii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (iii) The maximum linear length of an uninterrupted facade plane shall be 35 feet. Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.
- (iv) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed ~~to either to~~ **the following standards:**

A.) ~~Differentiate, at a minimum, their Columbia Avenue~~
~~façades every 100 feet or less of linear frontage so as to~~
~~replicate the historic “rhythm” of building front widths along~~
~~the street; or For one-story buildings, a different façade~~
treatment shall be provided every 50 feet or less of
linear frontage along Columbia Avenue.

B.) ~~Have a maximum building width not exceeding 100 feet~~
~~fronting Columbia Avenue. Irrespective of property lines, a~~
~~new building shall be separated at least 15 feet, but no~~
~~greater than 40 feet, from adjacent proposed or existing~~
~~buildings. Between the buildings, pedestrian-scale lighting~~
~~and formal open space shall be provided, as identified in~~
~~Chapter 5: Development Standards. For two story~~
buildings, a different façade treatment shall be
provided every 100 feet or less of linear frontage along
Columbia Avenue.



Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(c) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

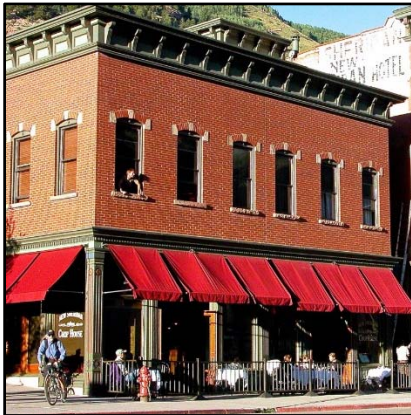


Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.

(d) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65~~ to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~
- (vii) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, metal, wood, and split-faced concrete block shall be permitted.~~
- (viii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (ix) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth-face block, and other synthetic materials shall be prohibited.~~

(e) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.
- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.

- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed**
- (ix) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(4) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space are** interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, or a maximum height of 35 feet. ~~A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings on the east side of Columbia Ave shall have a minimum setback of ~~may be set back from between 15 40 to~~ 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure. However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.

- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2. The Cigar Station, shown below, is an example of a small commercial building that would be appropriate in CAO 2.



(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.



Figure 3-810: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall **be comprise at least 50 percent of** the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.
- ~~(iv) Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- ~~(i) Off-street parking areas shall not be located between the building and **Columbia Avenue** any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(5) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- ~~(i) One-story buildings;~~
- ~~(ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;~~
- ~~(iii) Excessive building setbacks with parking in front;~~
- ~~(iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and~~
- ~~(v) Excessive signage that is poorly located and designed.~~

(b) Streetscape

- ~~(i) Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- ~~(ii) Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.

- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two three** and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories or a maximum height of 35 feet. ~~A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building-front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be comprise at least 50 percent** of the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**
- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(6) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~

- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(7) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right-of-way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

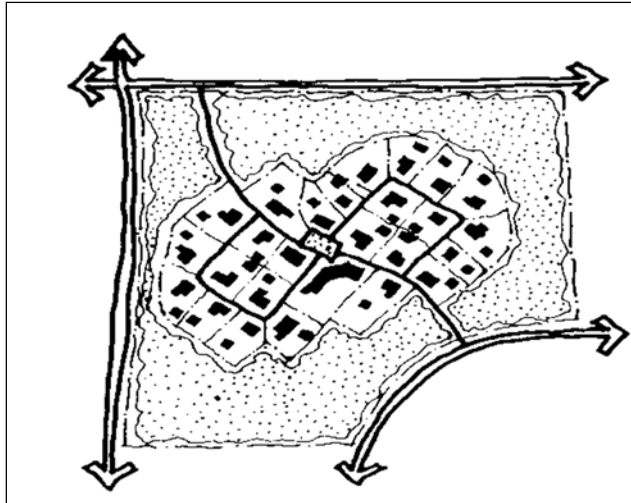


Figure 3-911: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

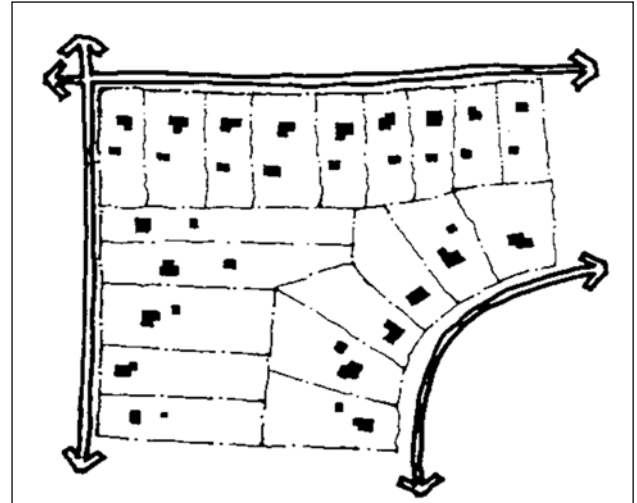


Figure 3-1012: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way unless otherwise exempted or buffered according to the

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

When new buildings will not face Columbia Pike and be set back from the right-of-way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:

- (i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.
- (ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.
- (iii) The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.
- (iv) Tree spacing shall be random and not in uniform rows.

- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - A.) ~~At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - B.) ~~At least 40 percent of the trees shall be canopy trees; and~~
 - C.) ~~At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~

~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm-field boundary.~~



Figure 3-1113: Black four-board horse fences are allowed in CAO 5.



Figure 3-1214: Stone walls are allowed ~~shall be preserved~~ in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~
- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-1315: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~

- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~
- (iii) Parking is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:
