



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 14, 2016

6:00 PM

City Hall Training Room

Special Meeting

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 14, 2016 at 6:00pm 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

1. [16-0066](#) (6:00pm 6:30pm) Staff presentation of the Height Overlay District (HTO)

Attachments: [Height Overlay Study Slides Jan14 2016](#)
[Current Height Maximums Map](#)
[HTO Parcels and Buildings](#)
[Building Height Map](#)
[HTO Existing Topography+Buildings](#)
[McEwen Area Zoning Map with HTO](#)
[Goose Creek Zoning Map](#)
[Berry Farms and Stream Valley Masterplans](#)
[McEwen Area Proposed HTO Map](#)
[Goose Creek Proposed HTO Map](#)

2. [16-0068](#) (6:30pm 7:00pm) Small-group discussions of proposed building heights and HTO locations

Sponsors: Planning and Sustainability Dept and Emily Hunter

3. [16-0069](#) (7:00 pm-7:15pm) Summary and next steps

Sponsors: Planning and Sustainability Dept and Emily Hunter

Height Overlay Study



Provide Overview and Recommended Changes

BOMA/FMPC Special Work Session

1/14/2016

TOPICS

- SUMMARY OF HEIGHT OVERLAY DISTRICT (HTO)
- PURPOSE OF THE STUDY
- BUILDING HEIGHT MAXIMUMS
- HEIGHT MAXIMUMS IN OTHER CITIES
- PLANNING STAFF RECOMMENDATIONS
- DISCUSSION



Height Overlay

Allows a building to reach 12 stories



Purpose of HTO Study



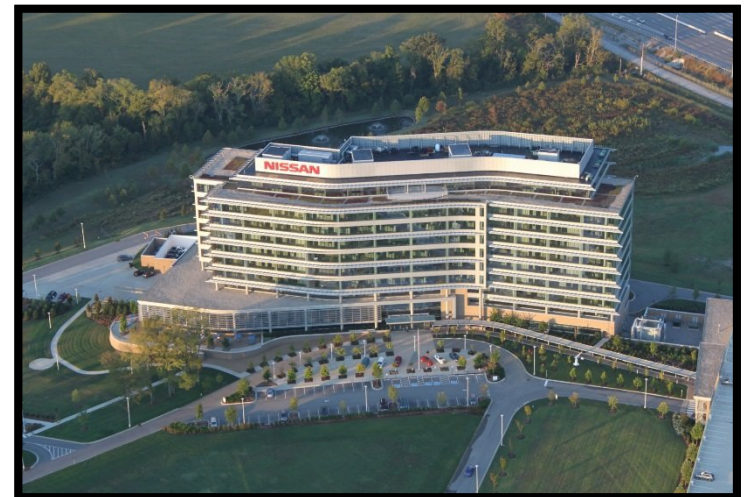
- PRO-ACTIVE PLANNING
- FULFILL DESIRED VISION OF I-65 CORRIDOR
- ECONOMIC DEVELOPMENT
- PREEMPT FRAGMENTED HTO REQUESTS
- STREAMLINE APPROVAL PROCESS
- JUNE 25, 2015 FMPC MEETING

Marriott Hotel 1997



Importance of HTO

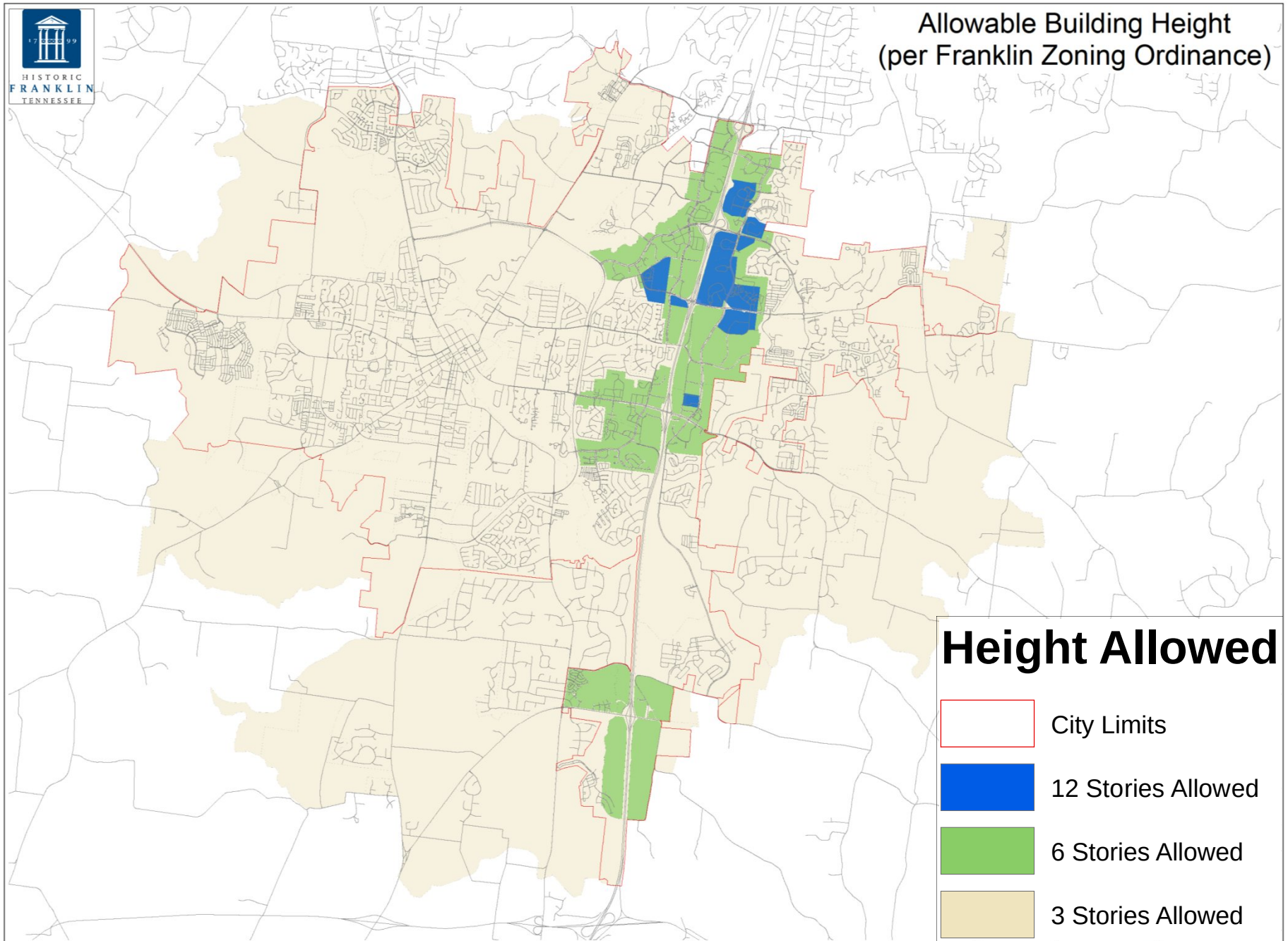
- ECONOMIC DEVELOPMENT
- EFFICIENT USE OF VALUABLE LAND
- COMPETITIVE ADVANTAGE
- CONSISTENT URBAN FORM

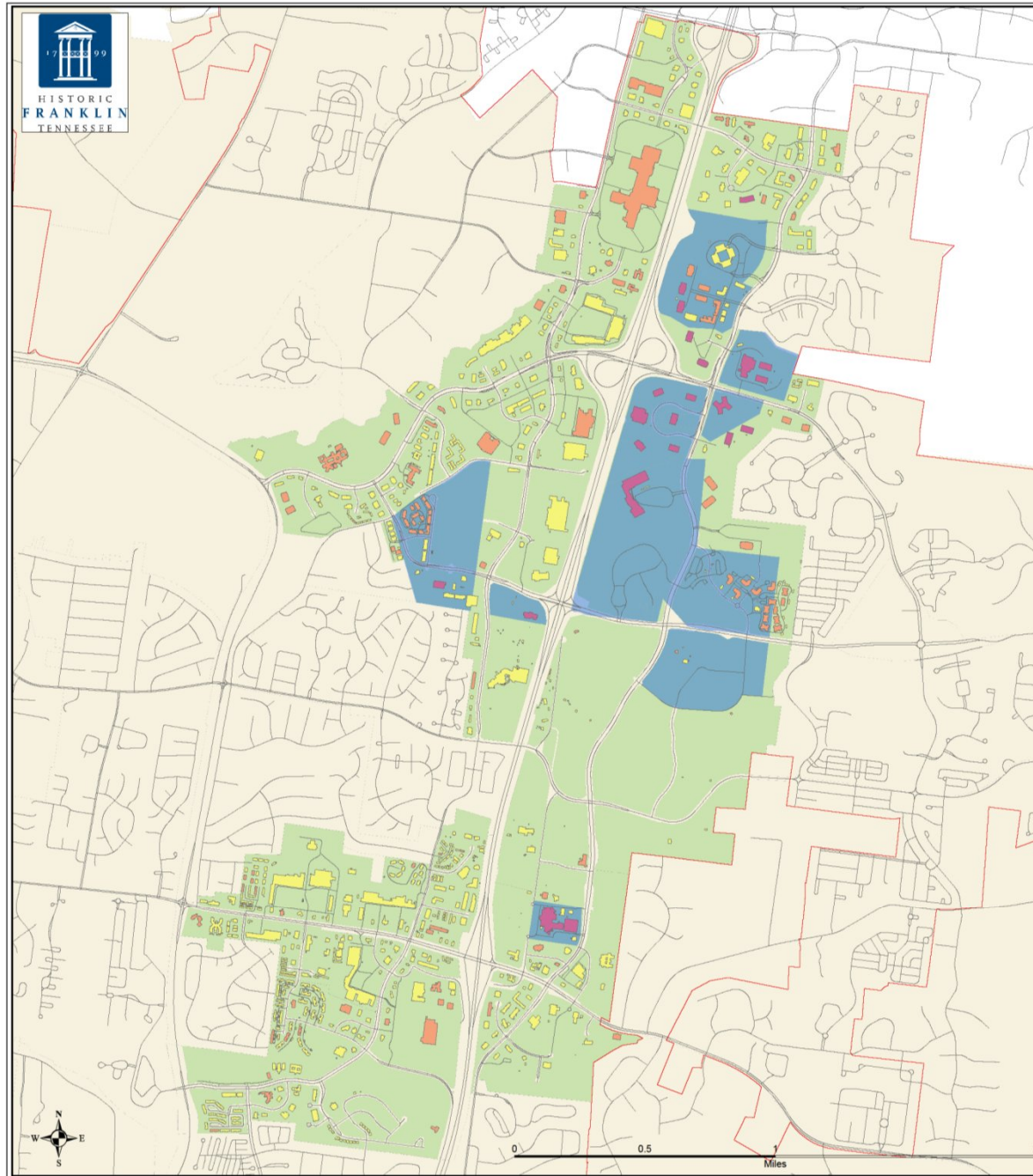




Allowable Building Height (per Franklin Zoning Ordinance)

Height Allowed

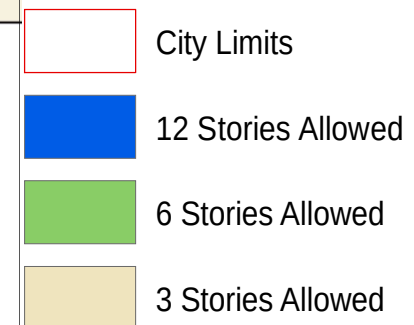




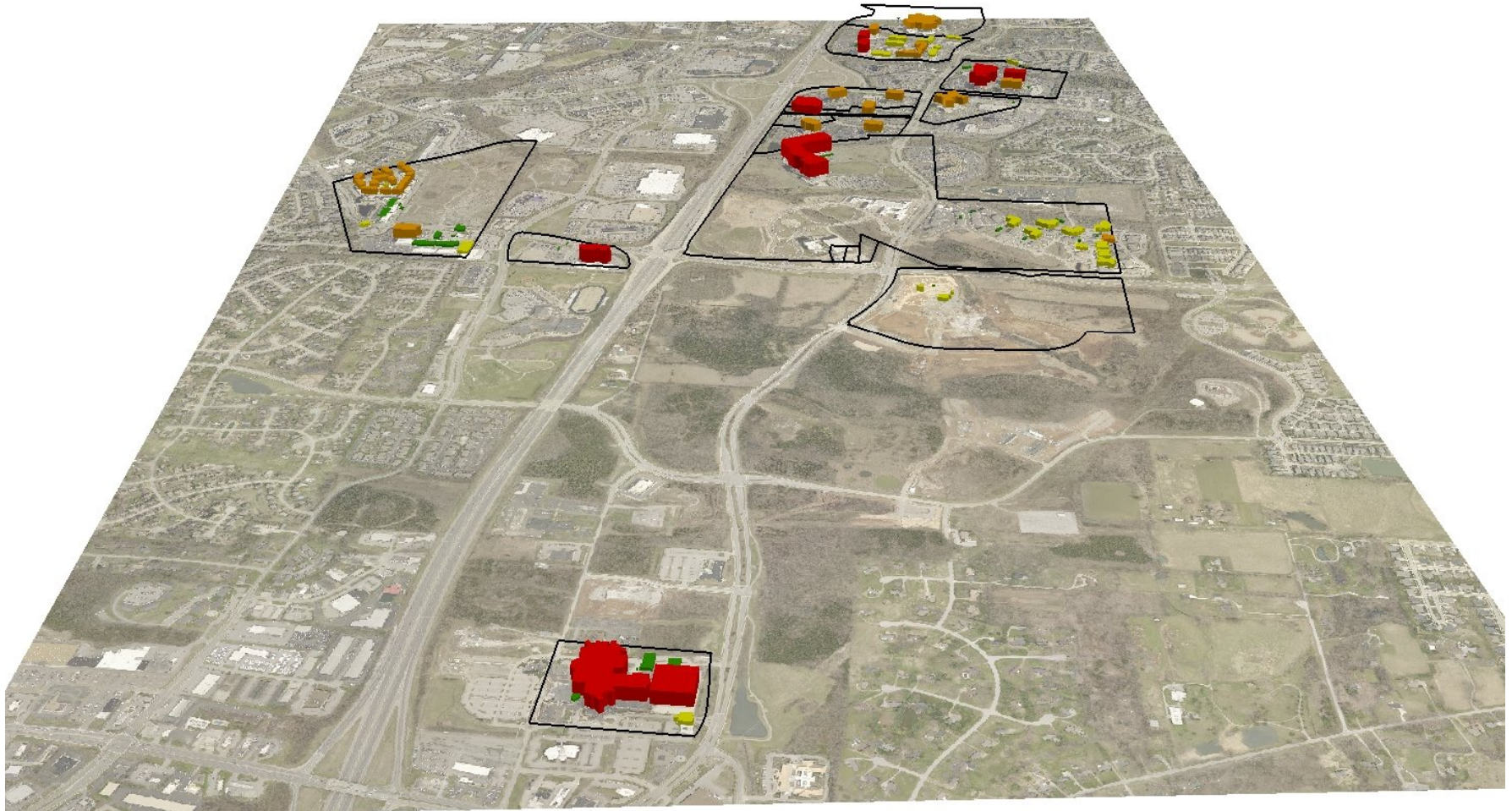
Building Heights (McEwen and Goose Creek Areas)



Height Allowed

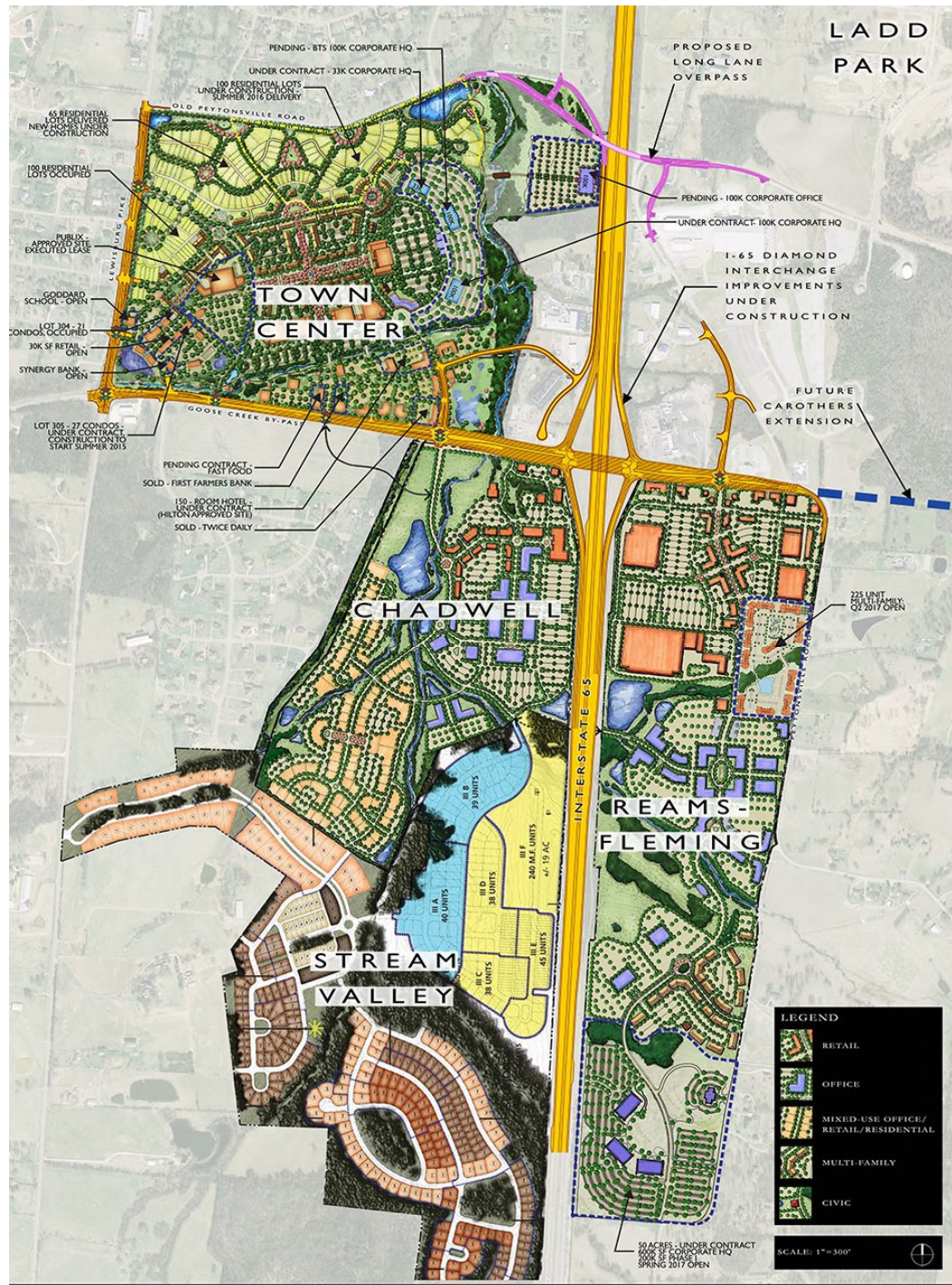


Existing HTO



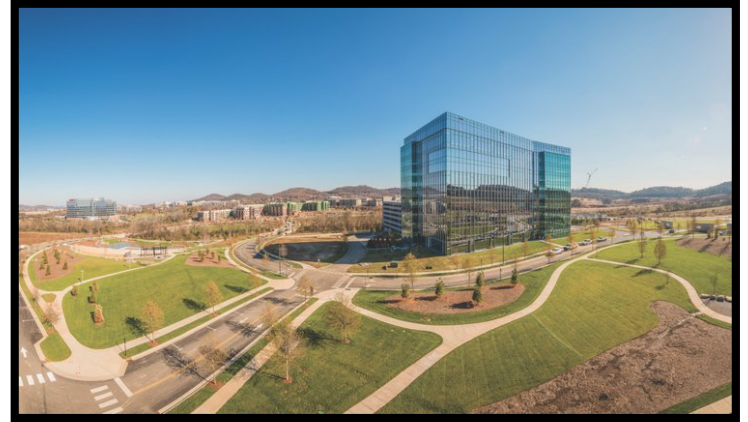
Reams-Fleming Tract





WHY CHANGE HTO STANDARDS?

- PROMOTE ECONOMIC DEVELOPMENT
- EFFICIENT USE OF VALUABLE LAND
- 2% OFFICE VACANCY RATES IN COOL SPRINGS
- CONSISTENT URBAN FORM
- SUPPORT REDEVELOPMENT/INFILL EFFORTS
- SAVES TIME FOR STAFF AND APPLICANT
- PROACTIVE PLANNING



Franklin is 14th fastest-growing city in US



Kevin Walters, kewalters@tennessean.com

9:57 a.m. CDT May 23, 2014



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(Photo: The Tennessean / File)

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FRANKLIN – Franklin's breakneck pace of adding new residents made it one of the fastest-growing cities in the U.S. last year.

Census figures released Thursday rank Franklin as the 14th fastest-growing American city with a population of 50,000 or more, notching a 3.9 percent

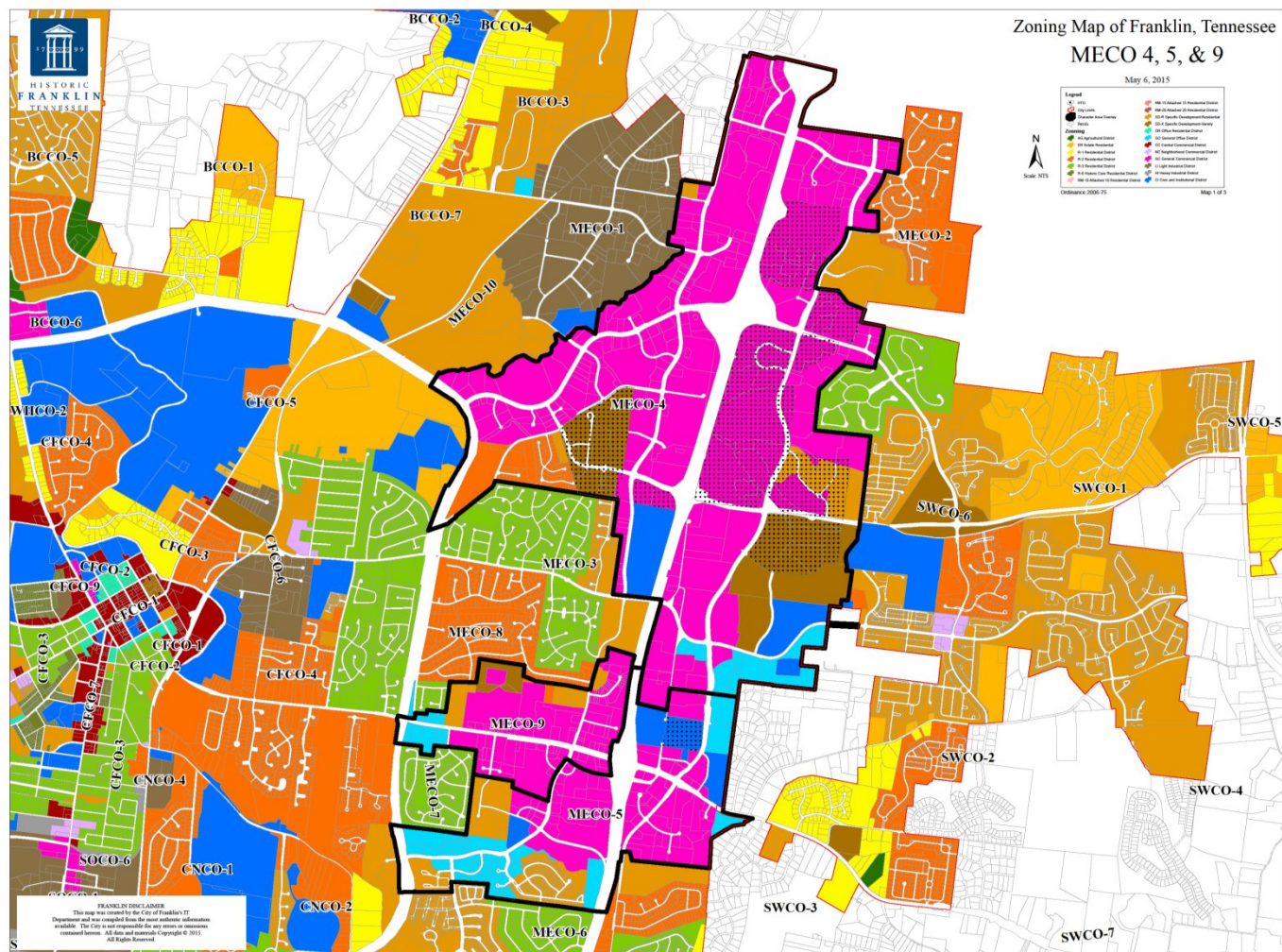
increase as its population grew to 68,886 people. Census figures were compiled from July 1, 2012, through July 1, 2013.

By comparison, the fastest-growing U.S. city was San Marcos, Texas, which had an 8 percent increase and a population of 54,076 people.

The new figures solidify Franklin's years-long status as a hotbed for transplants and throws new importance on the road and infrastructure projects that Franklin leaders want to start soon.

"In Franklin, the issues that we face are byproducts of our success through growth," said Matt Largen, president of Williamson Inc., the county's chamber of commerce. "They're very real problems like traffic and congestion."

YEAR	POP	% INC
1970	9,400	---
1980	12,400	32
1990	20,100	38
2000	41,840	108
2010	62,500	49
2014	70,700	--
2020	85,000	35



Height Maximums in other Cities

- Murfreesboro: City Center is 15 stories
- Round Rock, TX: 12 stories for lots with interstate frontage;
- Hoover, AL: 17 story office tower at Galleria
- Sandy Springs GA: Concourse Landmark Center is 34 stories
- Madison, WI: No higher than capitol building
- Washington DC: Equal to width of adjacent street plus 20 feet
- Philadelphia, PA: 1901-1987 not to exceed William Penn Statue atop City Hall
- Bali, Indonesia: cannot be higher than a palm tree (roughly 45 feet)
- Vancouver, BC: “view corridors” to protect views of nearby mountains
- *Bellevue, WA: Building height to not exceed 324 feet above sea level in mixed-use district

Recommended Changes to the HTO



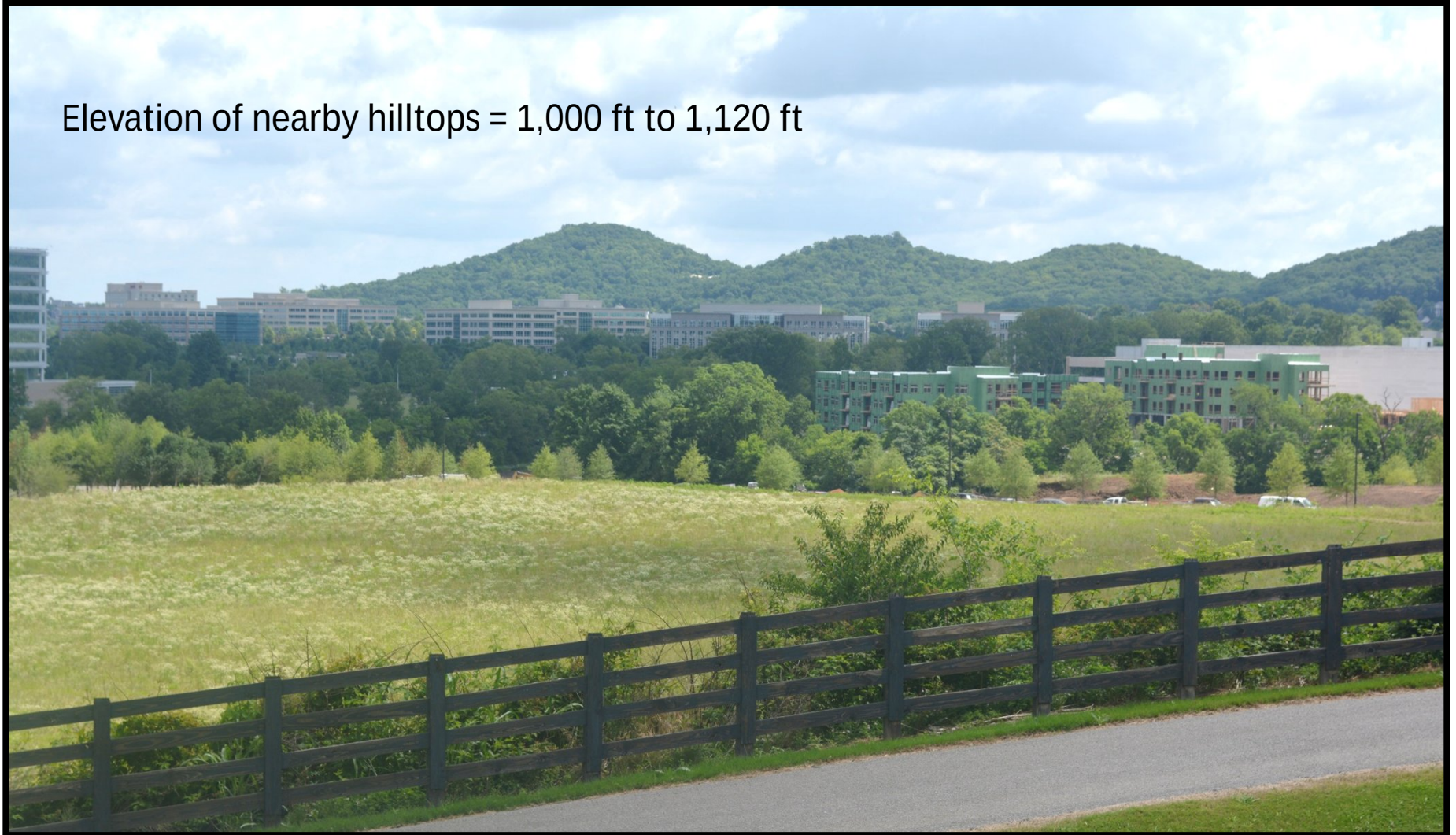
URBAN PLANNING PRINCIPLES

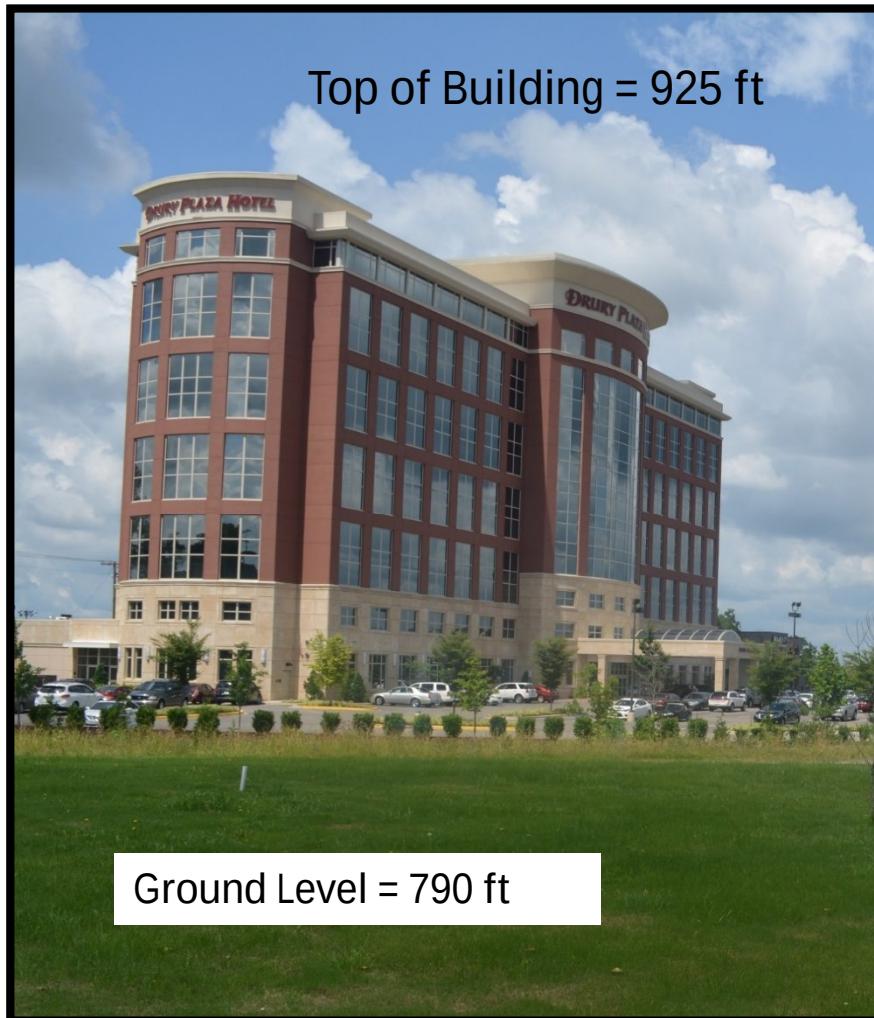
- MAXIMIZE ECONOMIC DEVELOPMENT ALONG I-65
- ENCOURAGE TALLEST BUILDINGS CLOSEST TO I-65
- TRANSITION DOWN IN HEIGHT AWAY FROM I-65
- CREATE ATTRACTIVE URBAN VIEWSHED
- PRESERVE SCENIC BEAUTY OF HILLTOPS/HILLCRESTS

Hilltops/Hillcrests Overlay (HHO)

Buildings should be subordinate to nearby hillsides and hillcrests.

Elevation of nearby hilltops = 1,000 ft to 1,120 ft





Drury Hotel = 135 ft



Franklin Park = 156 ft

Recommendations:

1. CREATE THREE TIERS ALONG I-65 CORRIDOR:

- a) HTO 3 (YELLOW): UP TO 6 STORIES
- b) HTO 2 (GREEN): UP TO 12 STORIES
- c) HTO 1 (BLUE): UP TO 18 STORIES (220 FT)

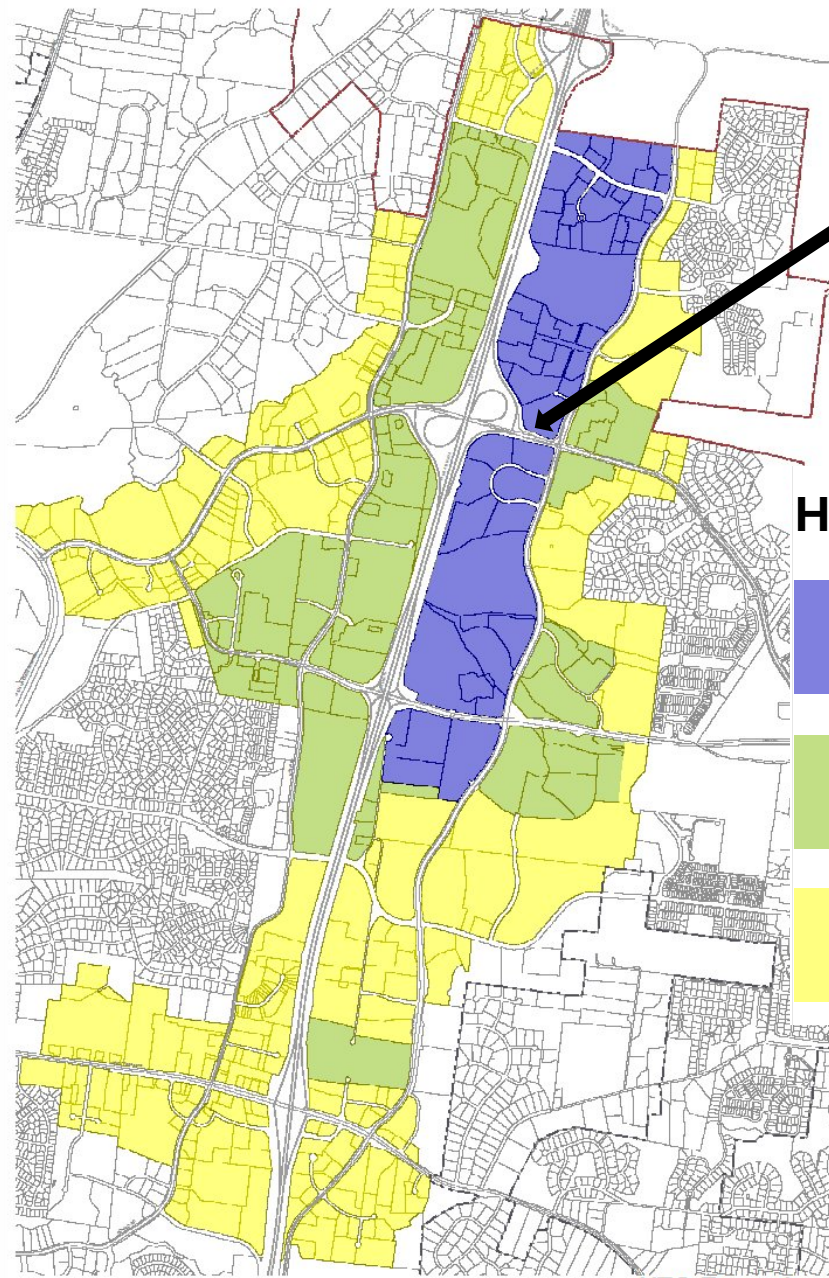
*SHOULD THERE BE HEIGHT MINIMUMS?

2. BUILDINGS SHOULD BE SUBORDINATE TO NEARBY HILLSIDES AND HILLCRESTS

- A) TOTAL BUILDING HEIGHT AND ELEVATION TO NOT EXCEED 950 FT.

3. EXTEND THE HTO ALONG I-65 TO CREATE BETTER UNIFORMITY, PREDICTABILITY, AND EFFICIENCY.

McEwen Proposed HTO Districts



Cool Springs Blvd

Height Overlay Districts



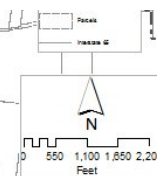
HTO 1 18 Stories



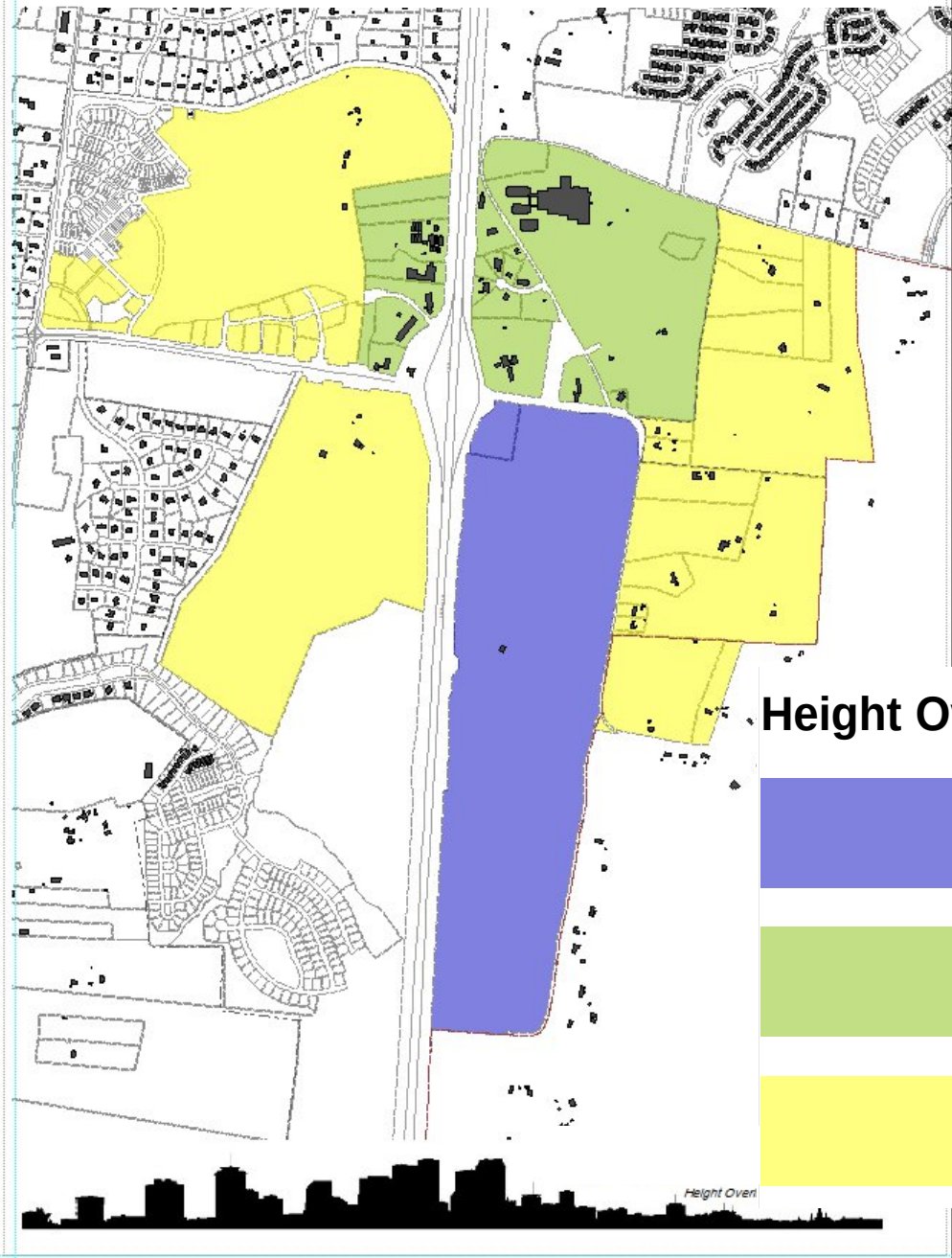
HTO 2 12 Stories



HTO 3 6 Stories



Goose Creek Proposed HTO Districts



Purpose of HTO Study



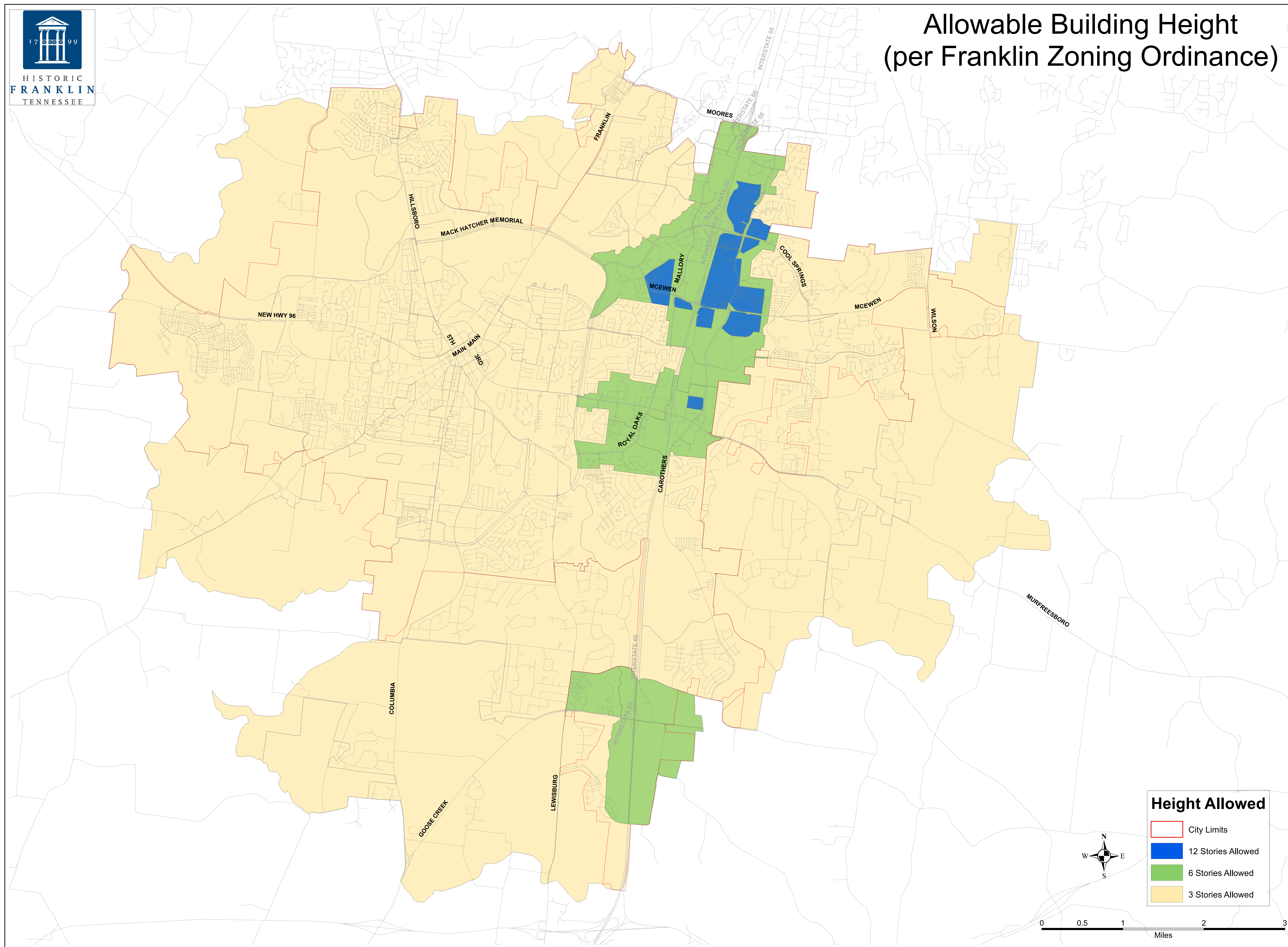
- Pro-active planning
- Economic Development
- Preempt fragmented HTO requests
- Topographical considerations
- Streamline approval process

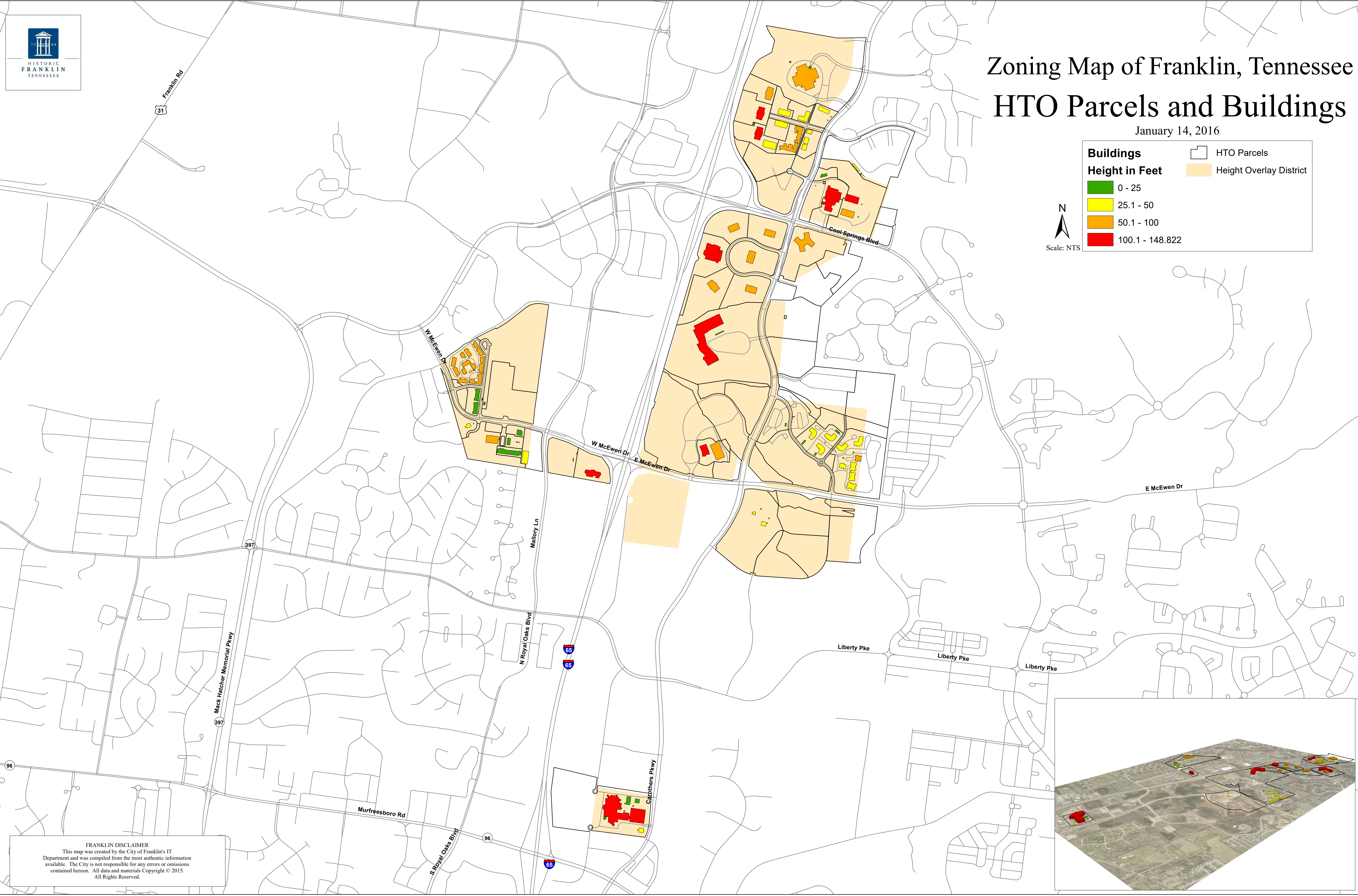
Implementation

- PROVIDE CLEAR GUIDANCE IN LAND USE PLAN
- TRANSLATE TO ZONING ORDINANCE
- UPDATE INFRASTRUCTURE MASTER PLANS

Discussion:

- Should staff proceed with an amendment to the zoning map and text?
- Do you agree with the building heights for each proposed district?
- Do you agree with the location of the proposed HTO Districts?
- Should the City create height minimums and maximums for the HTO?
For example, height minimum of 6 stories in HTO 1?
- Should topography be considered?





Zoning Map of Franklin, Tennessee

HTO Parcels and Buildings

January 14, 2016

Buildings

Height in Feet

- 0 - 25
- 25.1 - 50
- 50.1 - 100
- 100.1 - 148.822

HTO Parcels

Height Overlay District

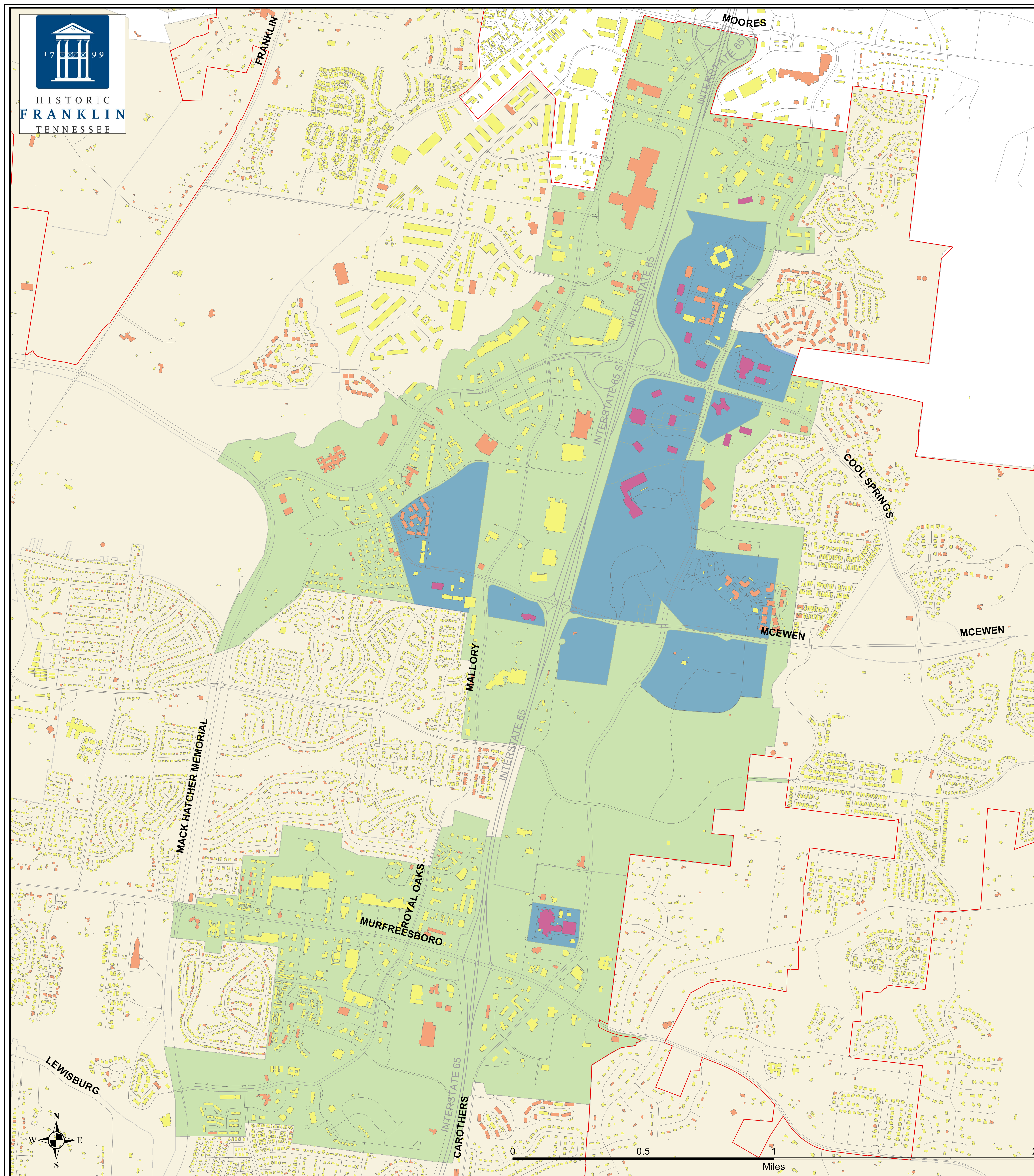
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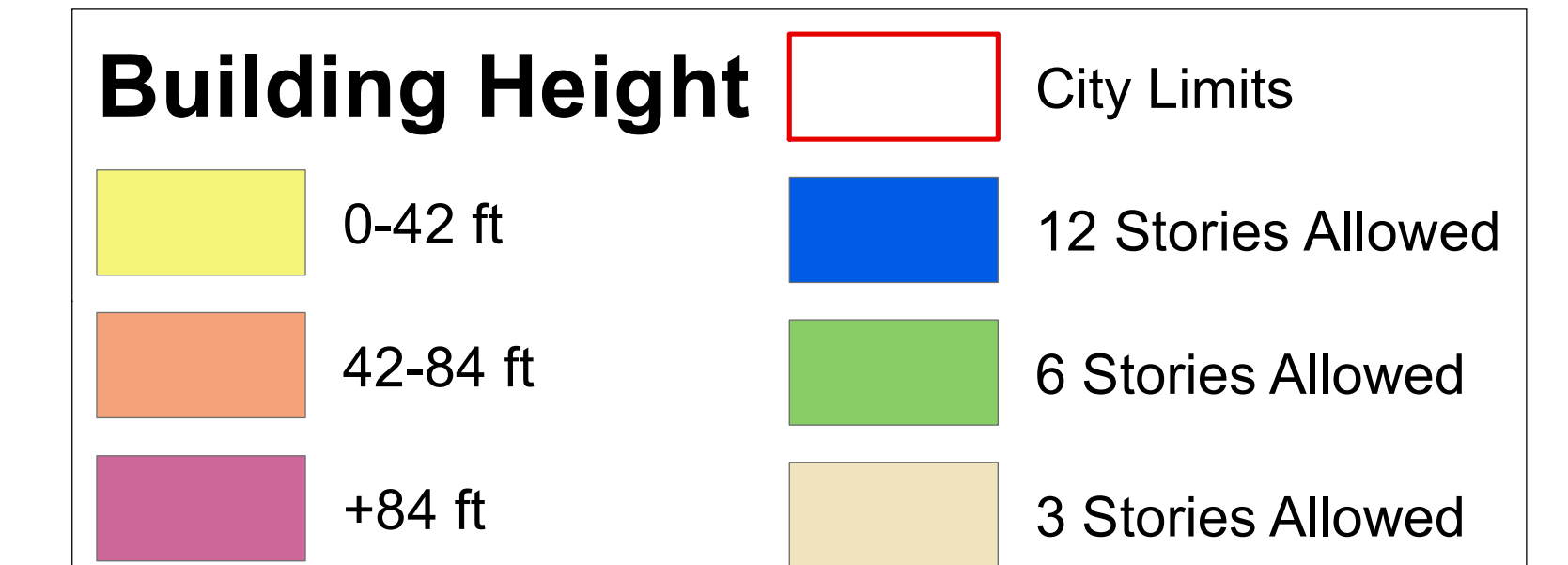
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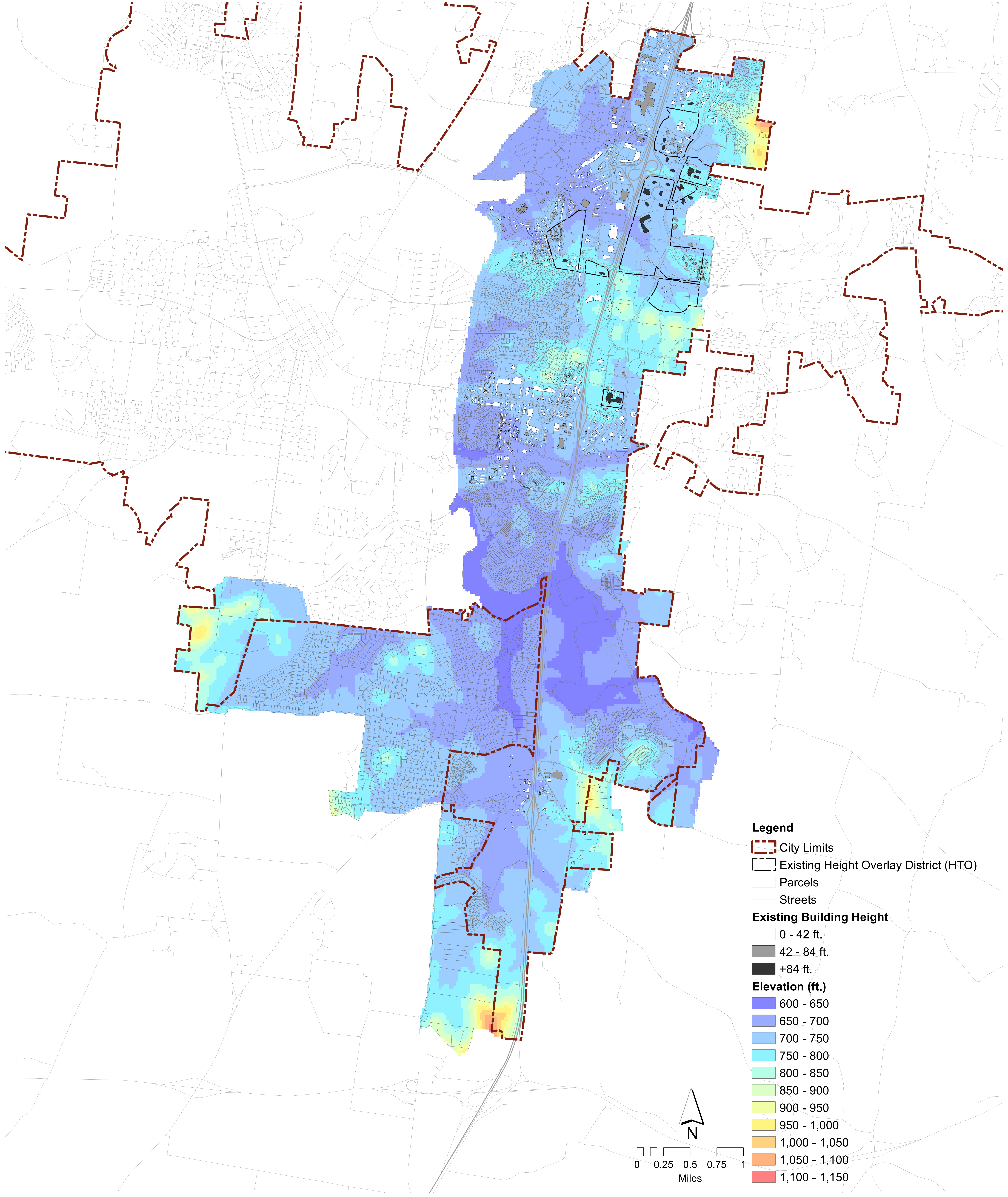


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Building Heights (McEwen and Goose Creek Areas)





Legend

- City Limits
- Existing Height Overlay District (HTO)
- Parcels
- Streets

Existing Building Height

- 0 - 42 ft.
- 42 - 84 ft.
- +84 ft.

Elevation (ft.)

- 600 - 650
- 650 - 700
- 700 - 750
- 750 - 800
- 800 - 850
- 850 - 900
- 900 - 950
- 950 - 1,000
- 1,000 - 1,050
- 1,050 - 1,100
- 1,100 - 1,150

Existing Topography
McEwen - Goose Creek Area
Height Overlay Study



HISTORIC
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TENNESSEE



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Zoning Map of Franklin, Tennessee HTO Parcels with Buildings

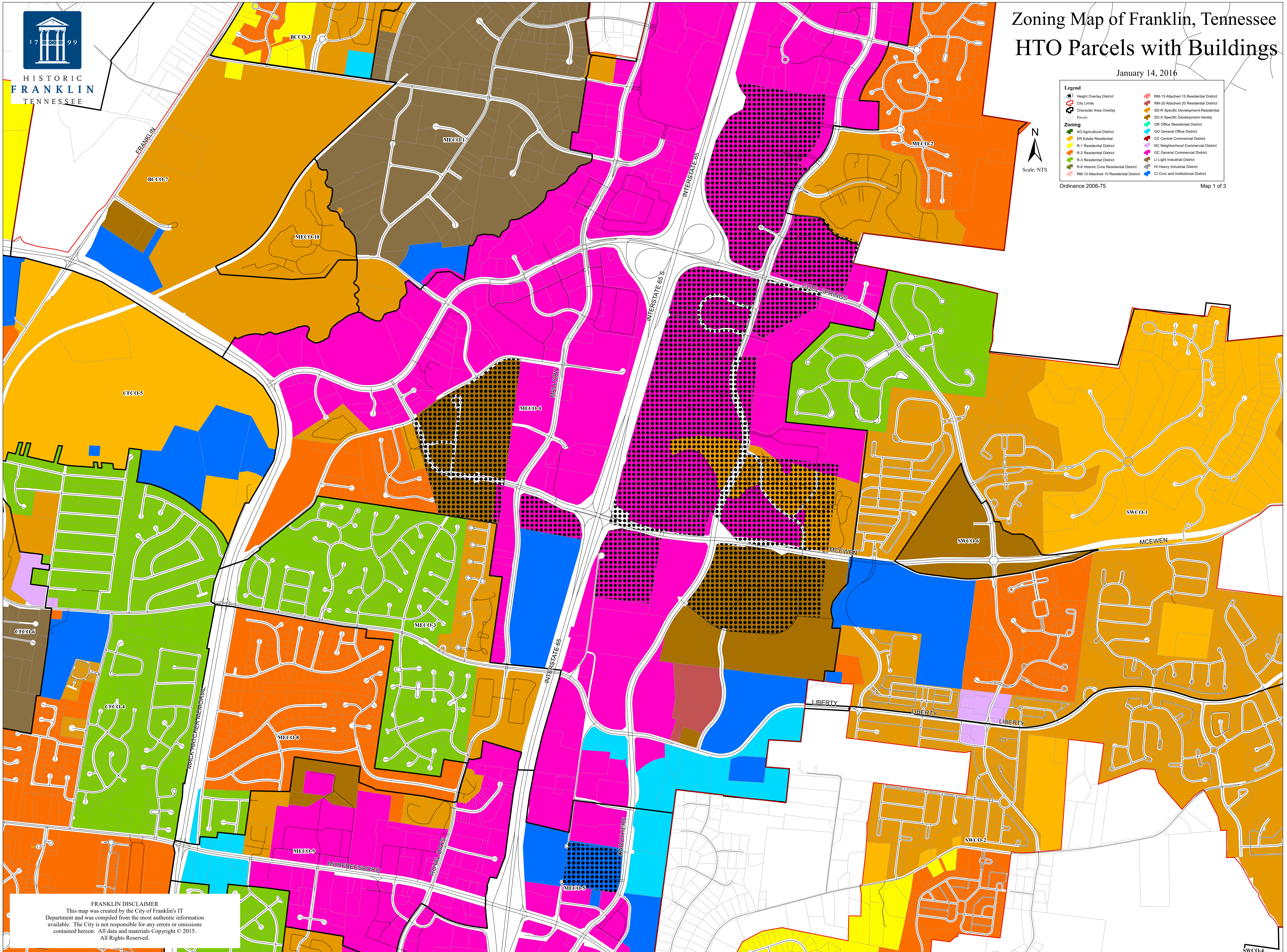
January 14, 2016

Legend	
	Height Overlay District
	City Limits
	Character Area Overlay
	Parcels
Zoning	
	AG Agricultural District
	ER Estate Residential
	R-1 Residential District
	R-2 Residential District
	R-3 Residential District
	R-6 Historic Core Residential District
	RM-10 Attached 10 Residential District
	RM-15 Attached 15 Residential District
	RM-20 Attached 20 Residential District
	SD-X Specific Development-Variety
	OR Office Residential District
	GO General Office District
	CC Central Commercial District
	NC Neighborhood Commercial District
	GC General Commercial District
	LI Light Industrial District
	HI Heavy Industrial District
	CI Civic and Institutional District



Ordinance 2006-75

Map 1 of 3



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SWCO-4



MLCO-2

GCCO-1

GCCO-3

GCCO-4c

GCCO-4d

MECO-6

GCCO-6

SWCO-3

MLCO-2

GCCO-5

GCCO-4b

GCCO-4a

Zoning Map of Franklin, Tennessee GGCO 3 & GGCO 4 A-D

Legend

Streets	Zoning Base Districts	SD-R Specific Development-Residential
Height Overlay District	AG Agricultural District	SD-X Specific Development-Variety
City Limits	ER Estate Residential	OR Office Residential District
Character Areas	R-1 Residential District	GO General Office District
Parcels	R-2 Residential District	CC Central Commercial District
	R-3 Residential District	NC Neighborhood Commercial District
	R-6 Historic Core Residential District	GC General Commercial District
	RM-10 Attached 10 Residential District	LI Light Industrial District
	RM-15 Attached 15 Residential District	HI Heavy Industrial District
	RM-20 Attached 20 Residential District	CI Civic and Institutional District



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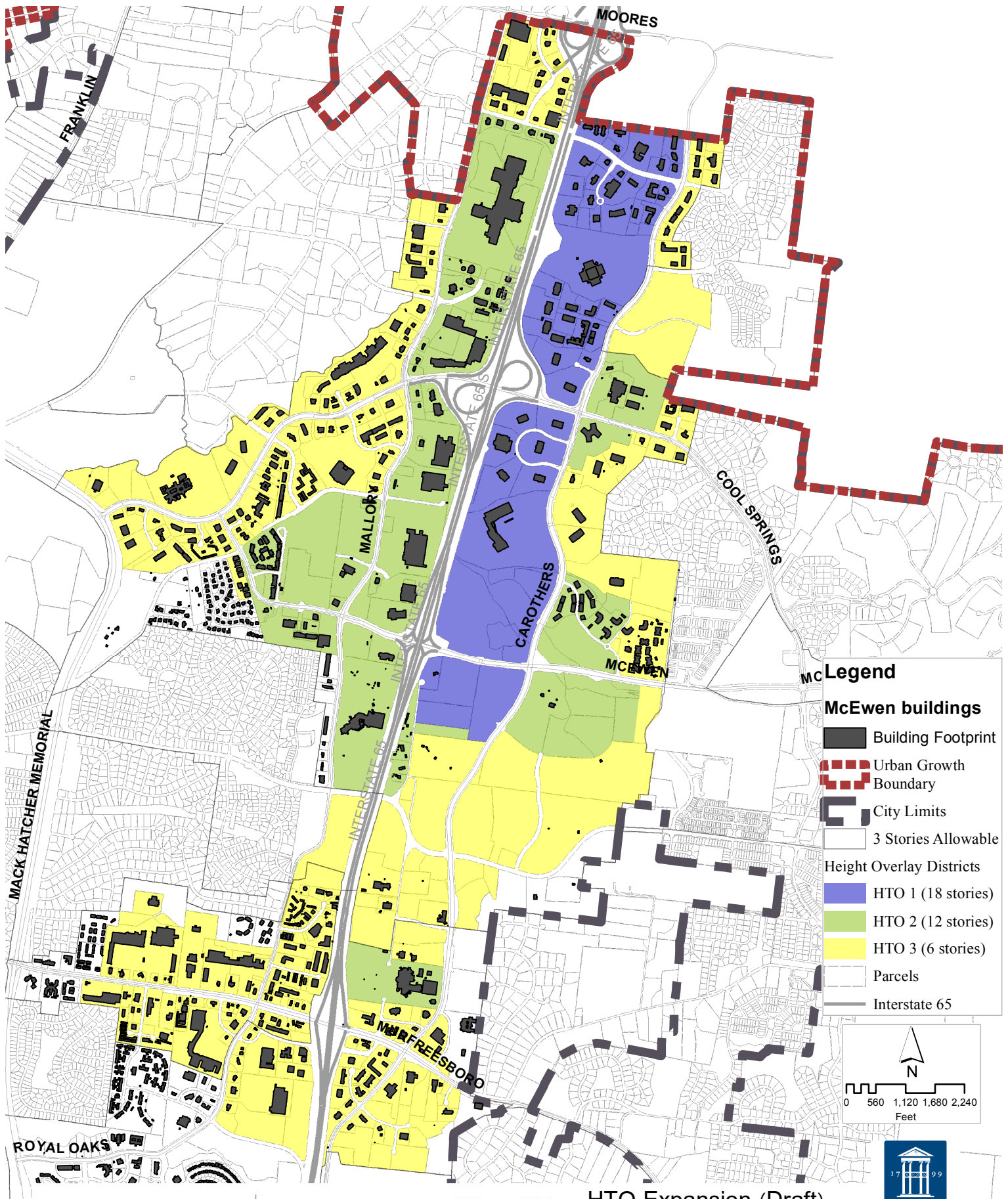
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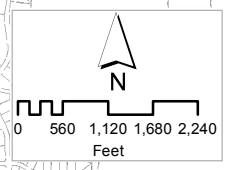
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McEwen Proposed HTO Districts



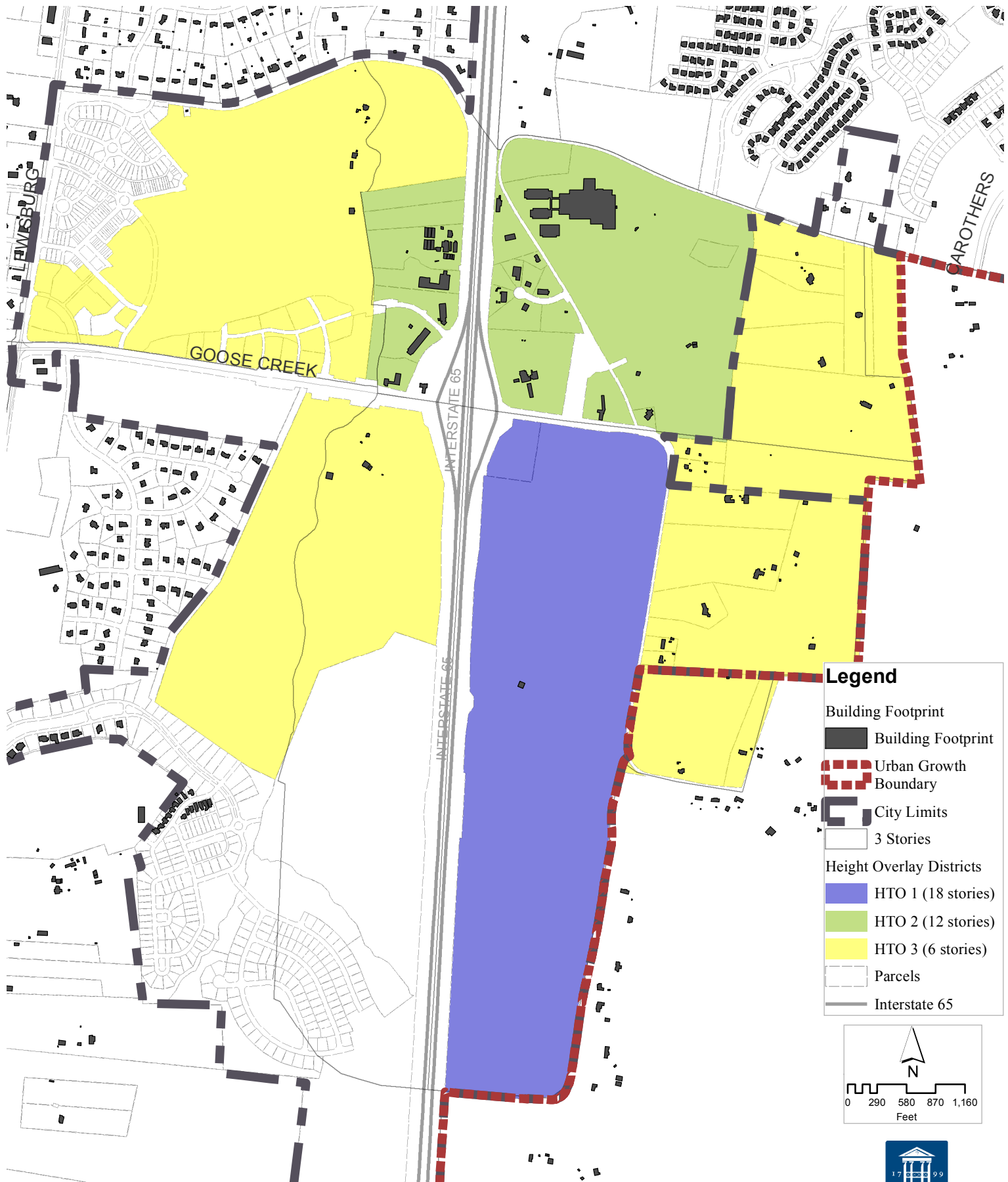
- Legend**
- McEwen buildings**
 - Building Footprint
 - Urban Growth Boundary
 - City Limits
 - 3 Stories Allowable
 - Height Overlay Districts**
 - HTO 1 (18 stories)
 - HTO 2 (12 stories)
 - HTO 3 (6 stories)
 - Parcels
 - Interstate 65



HTO Expansion (Draft)
McEwen - Goose Creek Area
Height Overlay Study

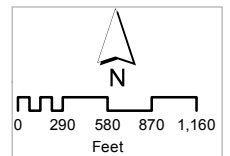


Goose Creek Proposed HTO Districts



Legend

- Building Footprint
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- Urban Growth Boundary
- City Limits
- 3 Stories
- Height Overlay Districts
- HTO 1 (18 stories)
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HTO Expansion (Draft)
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