



Meeting Agenda

Board of Mayor & Alderman and Franklin Municipal Planning Commission

Thursday, July 23, 2020

4:30 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Alderman and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource 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*

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Pursuant to the bylaws, this meeting does not provide for public comment therefore viewing only options will be provided. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways:

- **Watch the meeting on FranklinTV or the City of Franklin website.**
- **Watch the live stream through the City of Franklin Facebook and YouTube accounts.**
- **Limited viewing will be available in the lobby of City Hall to watch the live video. Masks are required in City Hall.**

CALL TO ORDER

1. Consideration Of Resolution 2020-127, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On July 23, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Emily Hunter, Amy Diaz-Barriga

NEW BUSINESS

2. (4:30 - 5:30 pm) Discussion of the Franklin Zoning Ordinance Six-Month Check-In and Cleanup.

3. (5:30 - 6:15 pm) Discussion of an Envision Franklin Amendment, requesting a change from Conservation Subdivision Design Concept to a combination of Conservation Subdivision, Multifamily Residential, and Neighborhood Mixed-Use Design Concepts, for properties located at 1155 Hillsboro Road (Brownland Farm) and a portion of 1215 Hillsboro Road (a portion of Christ Community Church).

OTHER BUSINESS**ADJOURN**

RESOLUTION 2020-127

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON JULY 23, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34 and Executive Order No. 51, allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the July 23, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for July 23, 2020, at 4:30 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklinton.gov/Home/Components/Calendar/Event/10399/1092>

IT IS SO RESOLVED AND DONE on this 23rd day of July, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Sauna R. Billingsley, City Attorney



Zoning Ordinance Cleanup 6 Month Check-In

July 25 2020
Joint Conceptual Workshop



Robust Drafting and Public Process

8 PLANAPALOOZA™ MEETINGS

336 UNIQUE PARTICIPANTS



2

Rounds of
BOMA/FMPC
Interviews

1

Departmental
Review Team
Input Session

1

Design Professionals/
Developers Input
Session

15 THINK TANK MEETINGS
15 TOTAL PARTICIPANTS

PUBLIC
DRAFT
OPEN
HOUSE

AUGUST 15TH

81

Participants

6 OUTREACH
PRESENTATIONS

1 Downtown
Neighborhood
Association

July 14th

2 Franklin
Tomorrow
Breakfast with
the Mayors

July 30th

3 Design
Professionals /
Developers
Meeting

August 7th

4 Williamson County
Association of
Realtors

August 15th

5 Historic Zoning
Commission Design
Review Committee

August 19th

6 Sustainability
Commission

September 6th

625
ATTENDEES

2 DAYS OF DROP-IN
OFFICE HOURS

AUGUST 16TH AND SEPTEMBER 20TH

40
CITIZENS



7 Joint BOMA/
FMPC workshop
discussions

24,361



property
owner
notices
mailed

50

Signs posted
around the city

420



Internal staff meetings
over two years



130
ACTIVATED
PARTICIPANTS

7,245
VISITS

138
REGISTERED

8 e-blast notifications to
an average of

963

PEOPLE EACH TIME



5,315

Views on the
Interactive Zoning Maps



849

DOWNLOADS

OF THE DRAFT
ZONING
DISTRICT MAP



568

DOWNLOADS

OF THE DRAFT OF ORDINANCE

533

DOWNLOADS



OVERLAY DISTRICT MAP

ADOPTED AND
EFFECTIVE
SINCE
DECEMBER 31,
2019



Source: WVIR

Six-Month Check-In and Cleanup

Status of Follow-Up Items From 2019 Adoption

Text Amendment Cleanup

Zoning Map Cleanup

Municipal Code Amendment

Follow-Up Items From Last Fall



Multifamily Residential in RC6 and RC12 (40% of Proposed Development)

- Development community supports additional percentage and allowing multifamily infill in existing developments
- No projects proposed to date
- Staff had recommended revisiting this after the Cool Springs Infrastructure Study is completed
- Study is still underway

Follow-Up Items From Last Fall



Floodplain Regulations

- Held one of two public meetings on Monday, March 2, 2020, prior to COVID
- 1st meeting primarily focused on whether there should be a change from a 3-foot to 1-foot freeboard
- Mixed public opinions:
 - Most that have experienced flooding in their home want to keep the 3-foot freeboard.
 - Citizens that experienced substantial flooding within their home explained the cost of the extra 2 feet is negligible compared to the sense of security and peace of mind it provides.
- Others who haven't experienced flooding within their home would like a reduction.
 - Those in favor of the reduction stated that the homeowner could choose to go higher if they wanted to.



Follow-Up Items From Last Fall

Floodplain Regulations (continued)

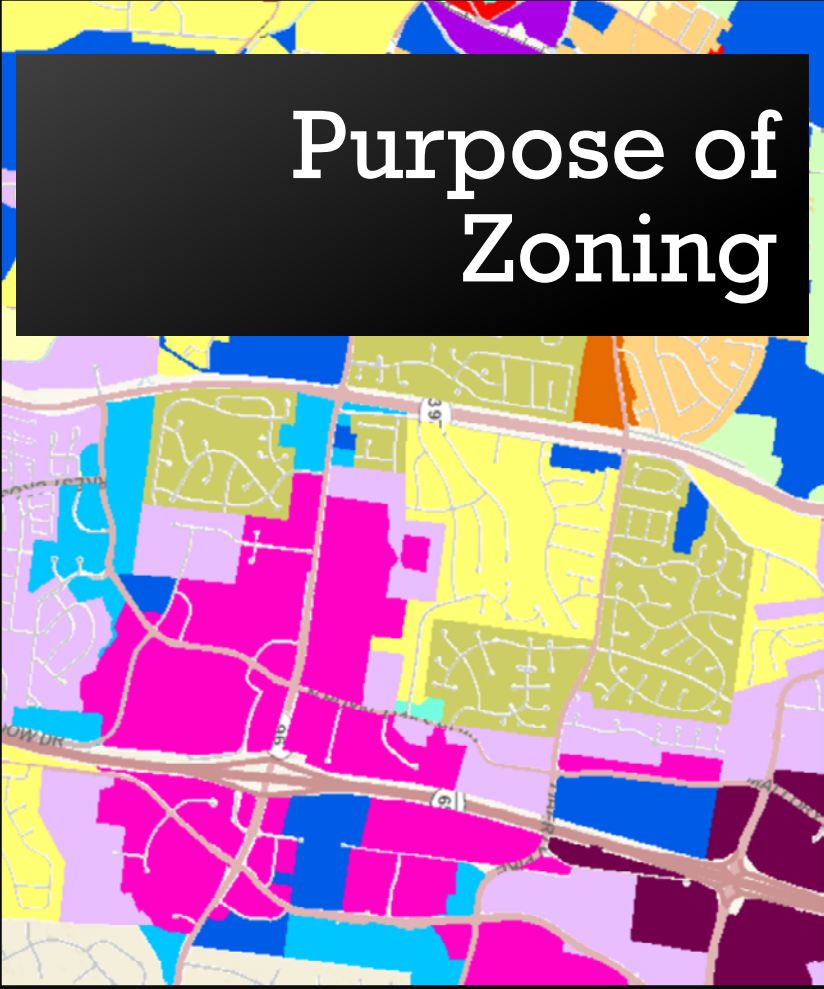
There was also discussion on substantial damage/improvement and how to determine a structures value.

- Roger Lindsey, TNAFPM President and Metro's Floodplain Manager stated that Metro used the Property Assessor's valuation after the 2010 flood as it was widely available and consistent, but will accept independent appraisals.
- The second meeting will focus on CRS rating opportunities. After feedback from citizens and Aldermen, this meeting will take place after the City is able to host face to face public meetings.

Text Amendment Cleanup

- Clerical errors
- Minor text clarifications and cleanups
- Definitions added or deleted
- Modification of Standard approvals since adoption
- BOMA/FMPC guidance on topics





Purpose of Zoning

- Promotes public safety, health, and general welfare
- Segregates incompatible land uses and activities
- Protects property values
- Regulates property use in accordance with community standards and values
- Creates uniform land use regulations
- Establishes ground rules for development through a public process
- Prevents or reduces nuisances

BOMA/FMPC Guidance on Topics

10 Minutes Each



Home Occupation-Swimming Lessons



Trailers in Residential Areas



Commercial Vehicles in Recreational Areas



Fence Permits



Parking near I-65 and Murfreesboro Road interchange



Home Occupation- Swim Lessons?

- Architects, planners, data entry, insurance agent, small-scale childcare for up to 4 children, tutor, counseling services to no more than 2 pupils or clients
- Not just a home office—Business license is associated with the address
- Zoning meant to protect all property owners, so the following major rules apply:
 - Permitted inside the dwelling only, up to 25% of the total square footage
 - Owned and operated by the person residing there
 - Employ no more than 1 person who does not reside on the premises
 - Not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises
 - No personal services and retail sales from on-site inventory
 - No signage or advertising

Home Occupation-Swim Lessons?

- Swim lessons are not permitted today because they would operate outside of the house
- Individual lessons may not be noticeable off-premises, but group lessons have potential for increased traffic and trips, and noise for adjacent residents
- Would BOMA/FMPC like staff to look at adding swim lessons? If yes, what extra considerations—limit on number of students? parking in driveway? Hours of operation?



Trailers in Residential Areas?

- Municipal Code: No...trailers attached or attachable to any commercial vehicle shall be parked in any residential zone at any time
- Any trailer may be attachable to a commercial vehicle, so they are completely prohibited anywhere on a residential lot
- Is this the BOMA intent? Or should small trailers be allowed? e.g. Lawnmower utility trailers? Box trailers? Should they be limited to being stored in backyards?



Commercial Vehicles in Residential Areas?

- Municipal Code: Commercial vehicles can be parking on a driveway or on the street for 15 days at a time
- As long as they move it (very temporarily), that timeframe keeps moving.
- Would BOMA/FMPC like staff to look at further limiting the frequency of commercial vehicles being parked/stored in residential areas? Or maintain status quo?



Fence Permit?

- Fence permit is not currently required
- Complaints from neighbors and violations—location, placed over easements, height, etc.
- Property owners have a higher cost when modifying a fence that was already installed/paid for
- Would BOMA/FMPC like staff to propose a fence permit for the Zoning Ordinance?

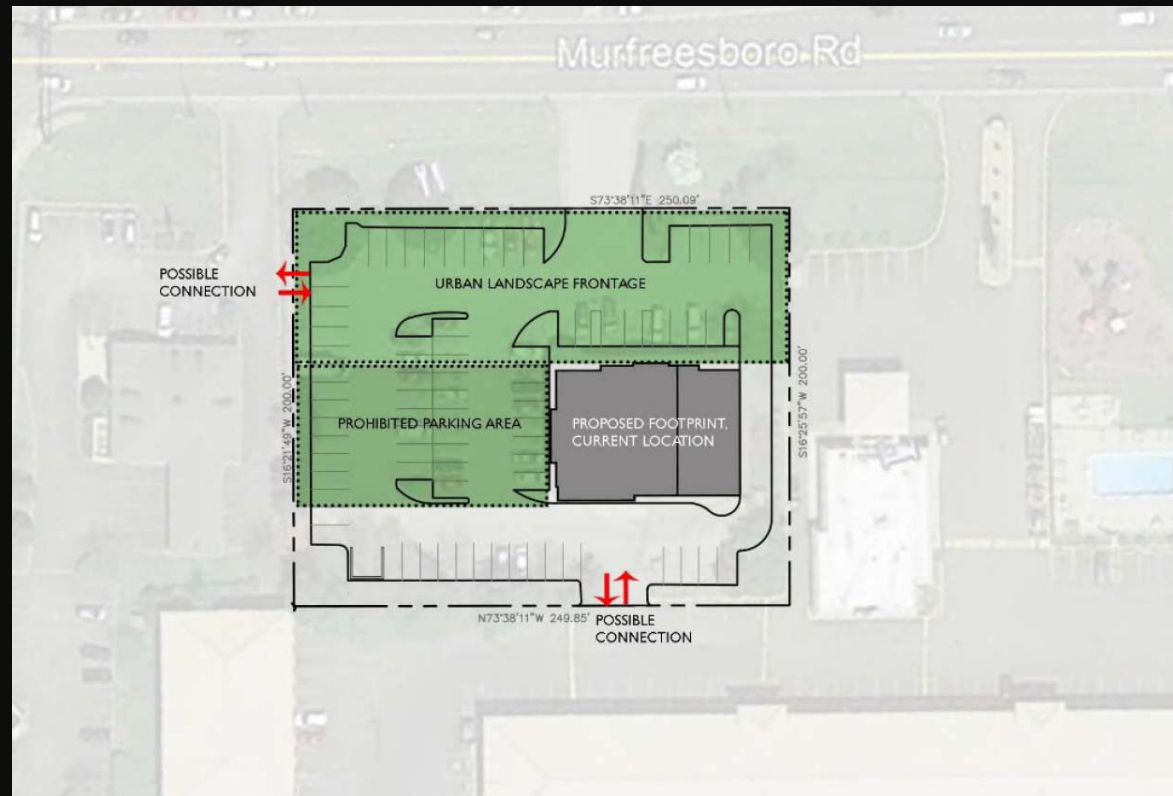




Parking Frontage
at I-65/
Murfreesboro Rd
Interchange?

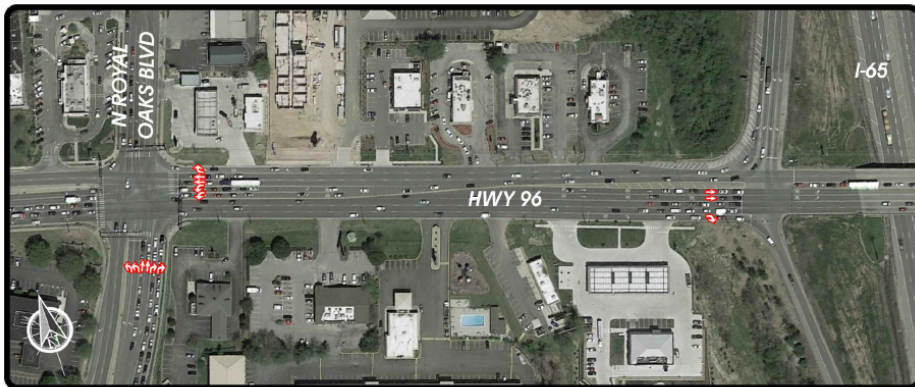
Shoney's Variance Request

- Proposed a new building in same location, while keeping parking in front of the building

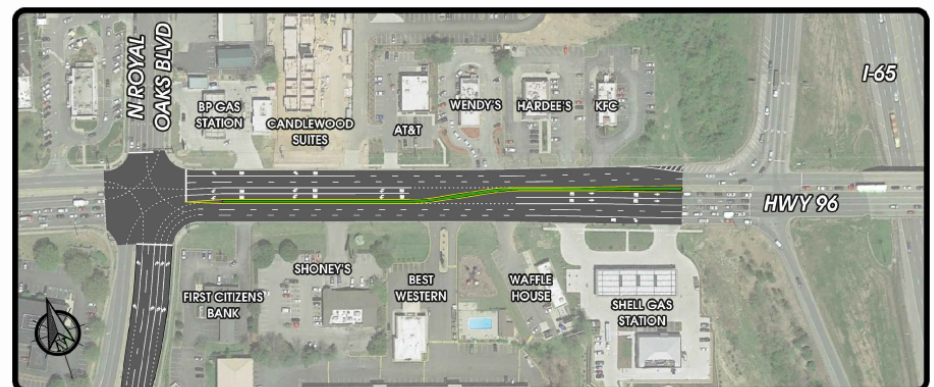


Road Improvements Presented w/ Vintage at Watson Glen

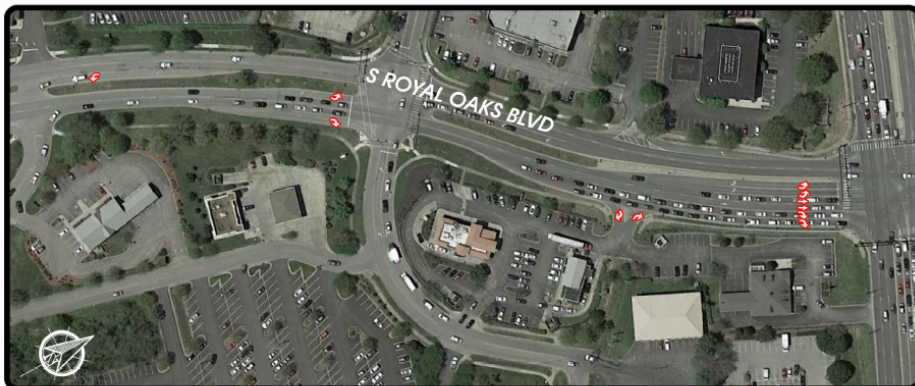
- Traffic and Access Improvements to Murfreesboro Road proposed
- Address safety issues



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - EXISTING



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - PROPOSED



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - EXISTING



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - PROPOSED

A photograph of a public input event at the Firehall Art Gallery. Several people are gathered around a wall displaying large-scale maps and informational posters. The gallery's name is visible on a sign above the entrance. The scene is indoors with a polished floor and modern lighting.

Public Input on Desired Development

Regional Commerce Results

Liked.

Regional Commerce Results

Liked.



Regional Commerce Results

Liked.

Regional Commerce Results

Liked.

Disliked.

Regional Commerce Results



Disliked.

Regional Commerce Results



Disliked.

Regional Commerce Results



Disliked.

Regional Commerce Results



Disliked.

Regional Commerce Results



Disliked.

Regional Commerce Results



Murfreesboro Road Corridor



Murfreesboro Road

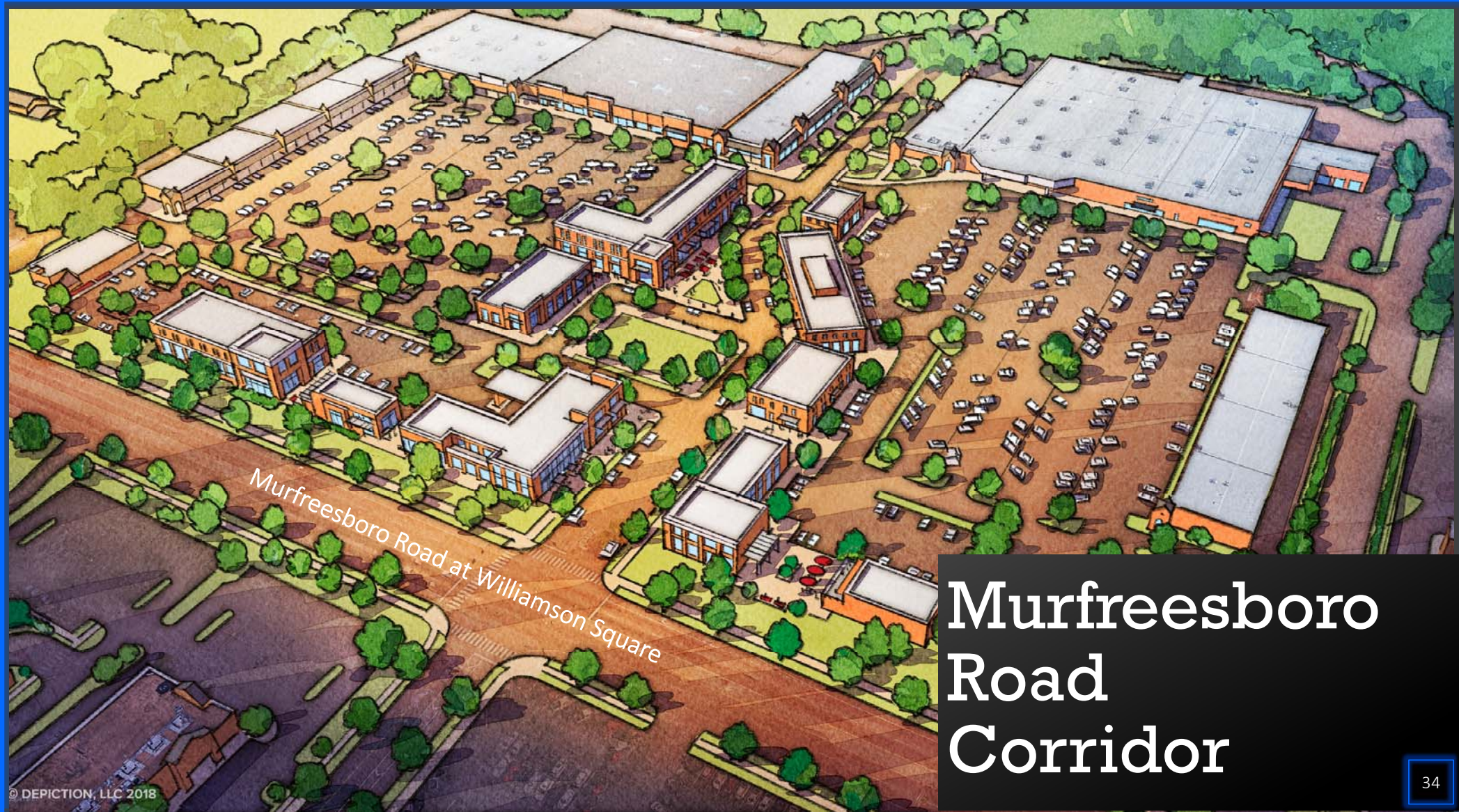
Murfreesboro Road Corridor



Murfreesboro Road at Williamson Square



Murfreesboro Road Corridor

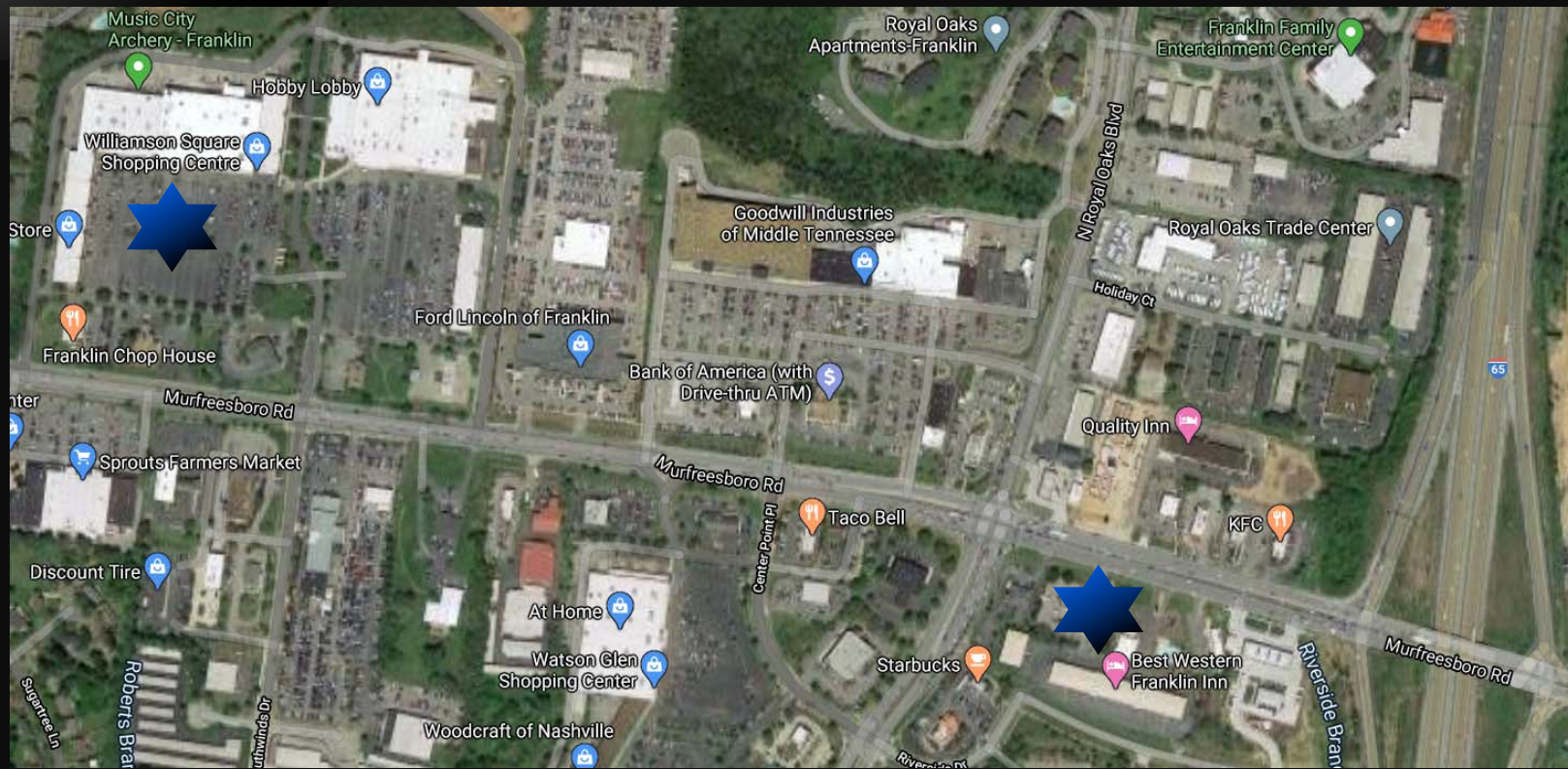


Murfreesboro Road Corridor

34

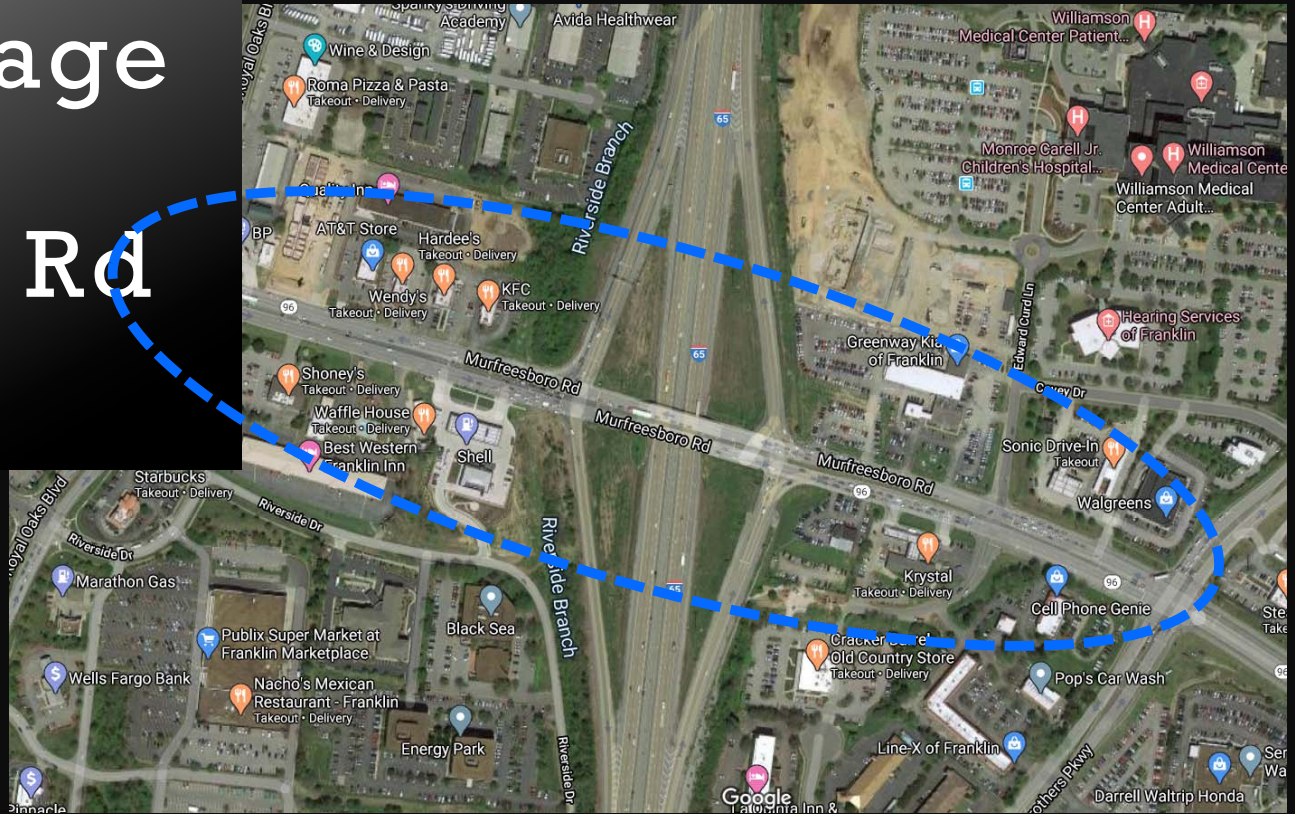
RC6 District

- Permitted Frontages
 - Urban
 - Urban Landscape



Parking Frontage at I-65/ Murfreesboro Rd Interchange

- This area has had some recent reinvestment under the previous Ordinance with parking in front
- Staff has recommended study of this corridor
- Would BOMA/FMPC like staff to look at allowing the parking frontage in this area?





Zoning Map Cleanup

Layer List



0.4mi
-86.906 35.902 Degrees

City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EP...



Municipal Code Cleanup

- Update references from previous zoning districts to new districts
- Address a few areas in the Municipal Code and the Zoning Ordinance
 - Parking pads/driveway locations
 - Commercial vehicles in residential areas?
 - Trailers in residential areas?

Timeline

JCW

Public Meeting

JCW

FMPC Public Hearing

BOMA 1st Reading

BOMA 2nd Reading/Public Hearing

BOMA 3rd Reading

Effective Date

July 25

August 13 6:00 p.m.

August 27

September 24

October 13

November 10

December 8

December 31, 2020



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

JULY 23, 2020

COF # 7267



Development team: Miles River Partners
Mike Bradley and Kevin Estes

Consulting team: Gamble Design Collaborative
Land Solutions
Barge Design
Fischbach Transportation

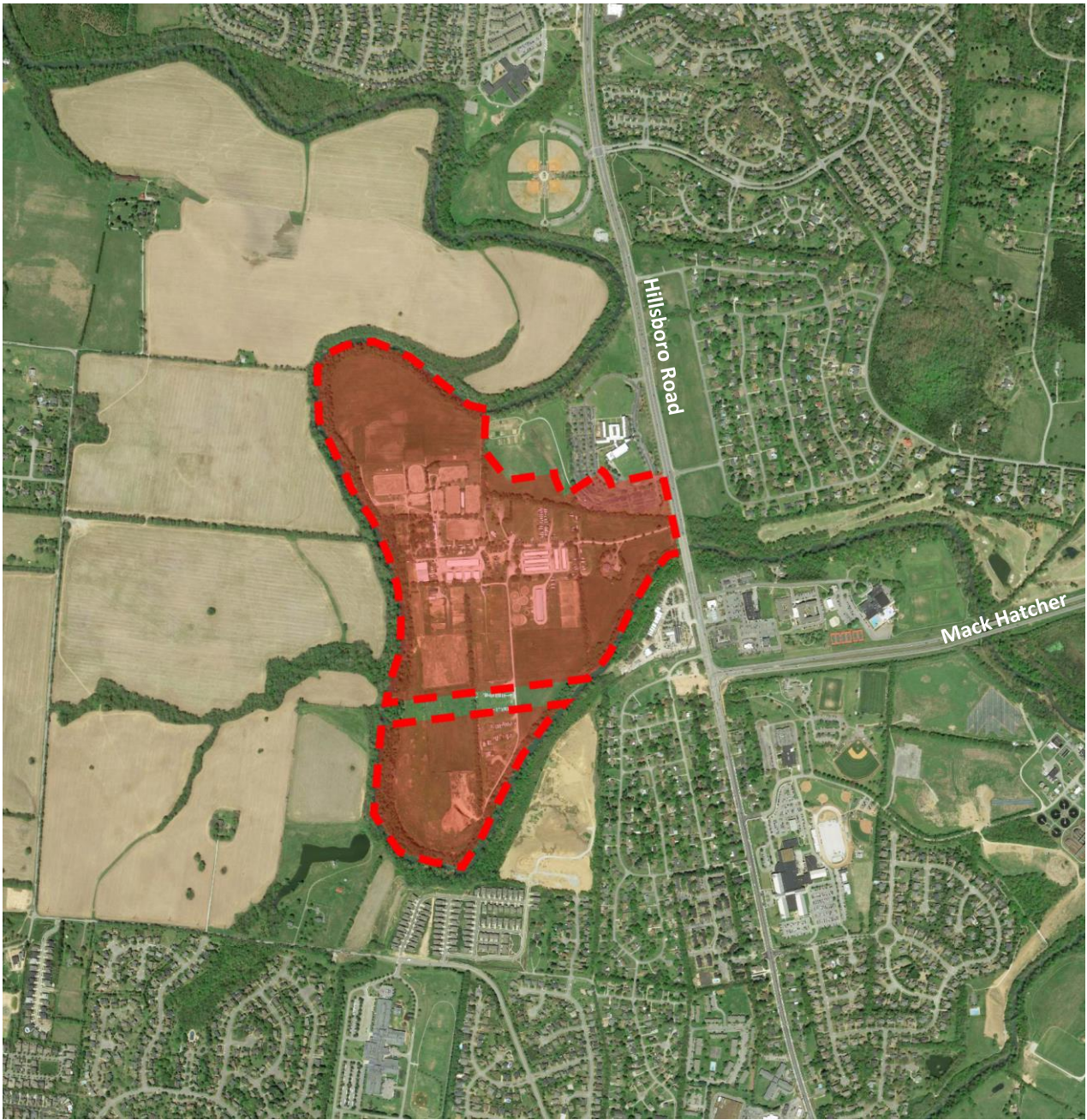
LOCATION MAP AND SITE DATA

MAP AND PARCEL: MAP 063, PARCELS 00200, 00201,
ADDRESS: 00202
COUNTY: 1155 HILLSBORO ROAD
STATE: WILLIAMSON
TENNESSEE

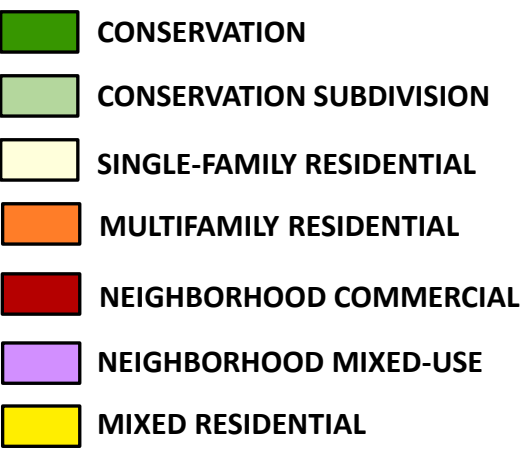
EXISTING ZONING AGRICULTURE
OTHER APPLICABLE FLOODWAY, FLOODWAY FRINGE
OVERLAYS:
EXISTING DESIGN CONCEPT: SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT: CONSERVATION SUBDIVISION

ACREAGE OF SITE: +/-189.17 ACRES

OWNER ADERTON FAMILY PARTNERSHIP



EXISTING DESIGN CONCEPTS



EXISTING DESIGN CONCEPTS

Conservation, Conservation Subdivision

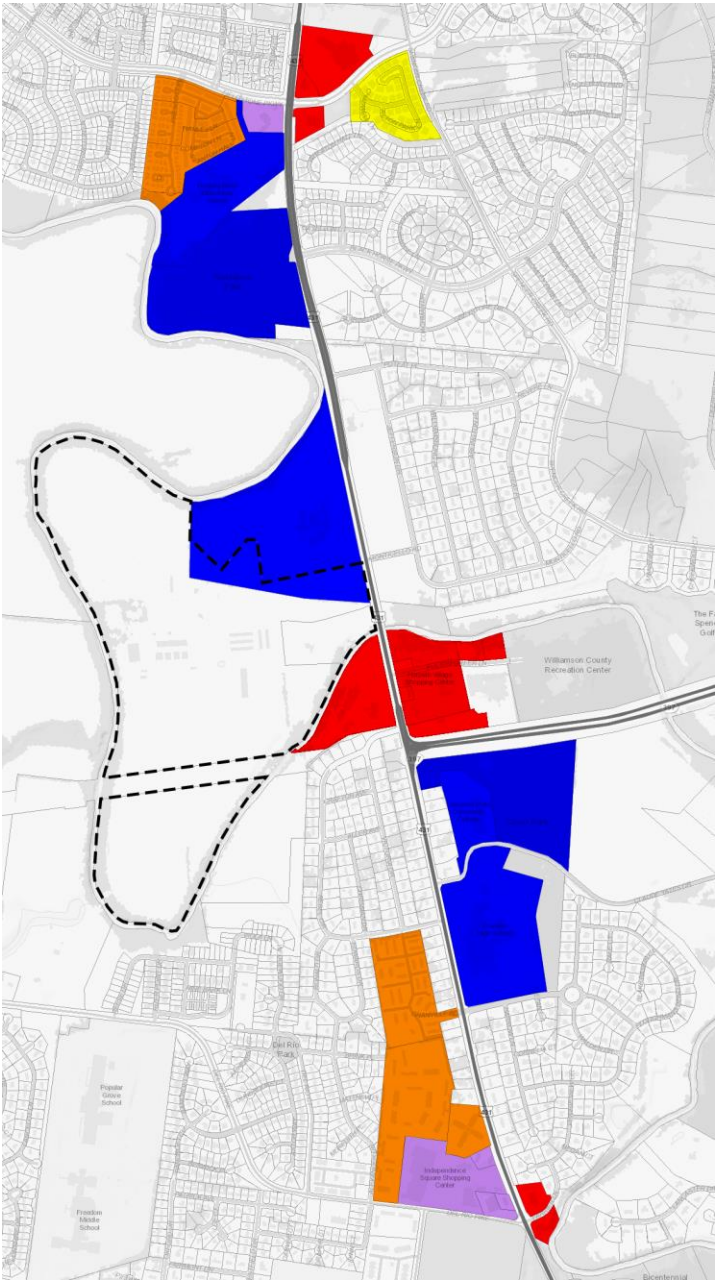
Conservation Subdivision Design Concept

50% Open Space

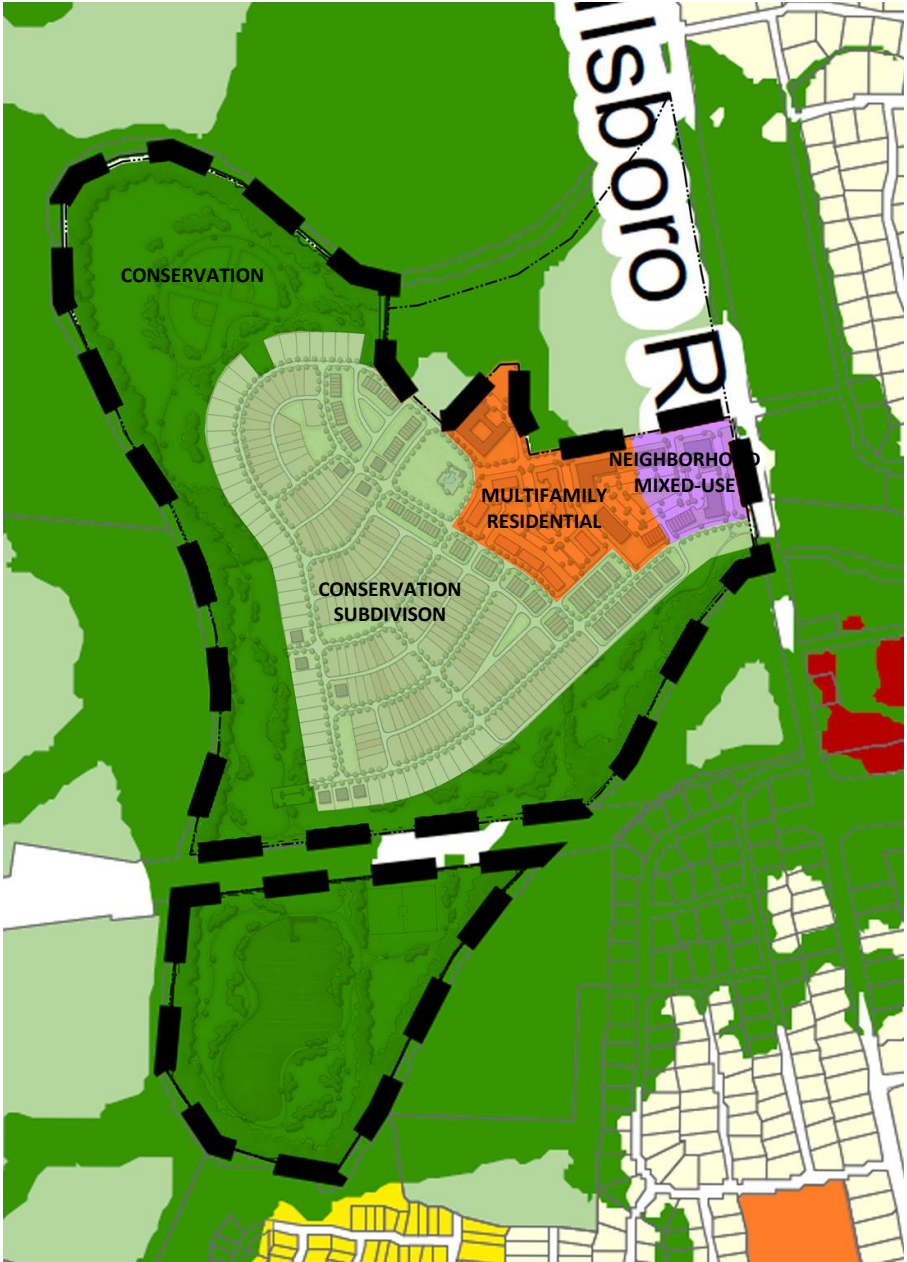
Single Family Homes
Duplex Homes
Big House Homes

EXISTING HILLSBORO ROAD CORRIDOR

- DUPLEX
- MULTIFAMILY
- MIXED USE
- COMMERCIAL
- CIVIC - INSTITUTIONAL



PROPOSED
DESIGN CONCEPTS



-  CONSERVATION
-  CONSERVATION SUBDIVISION
-  SINGLE-FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  NEIGHBORHOOD MIXED-USE
-  MIXED RESIDENTIAL

PROPOSED LAND USE PLAN AMENDMENT

Conservation
Conservation Subdivision
Multifamily Residential
Neighborhood Mixed Use

Maintains over 60% open space.

Provides for a wider range of home types and price points

Provides a more vibrant neighborhood with walkable amenities.

PREVIOUS
DESIGN CONCEPTS



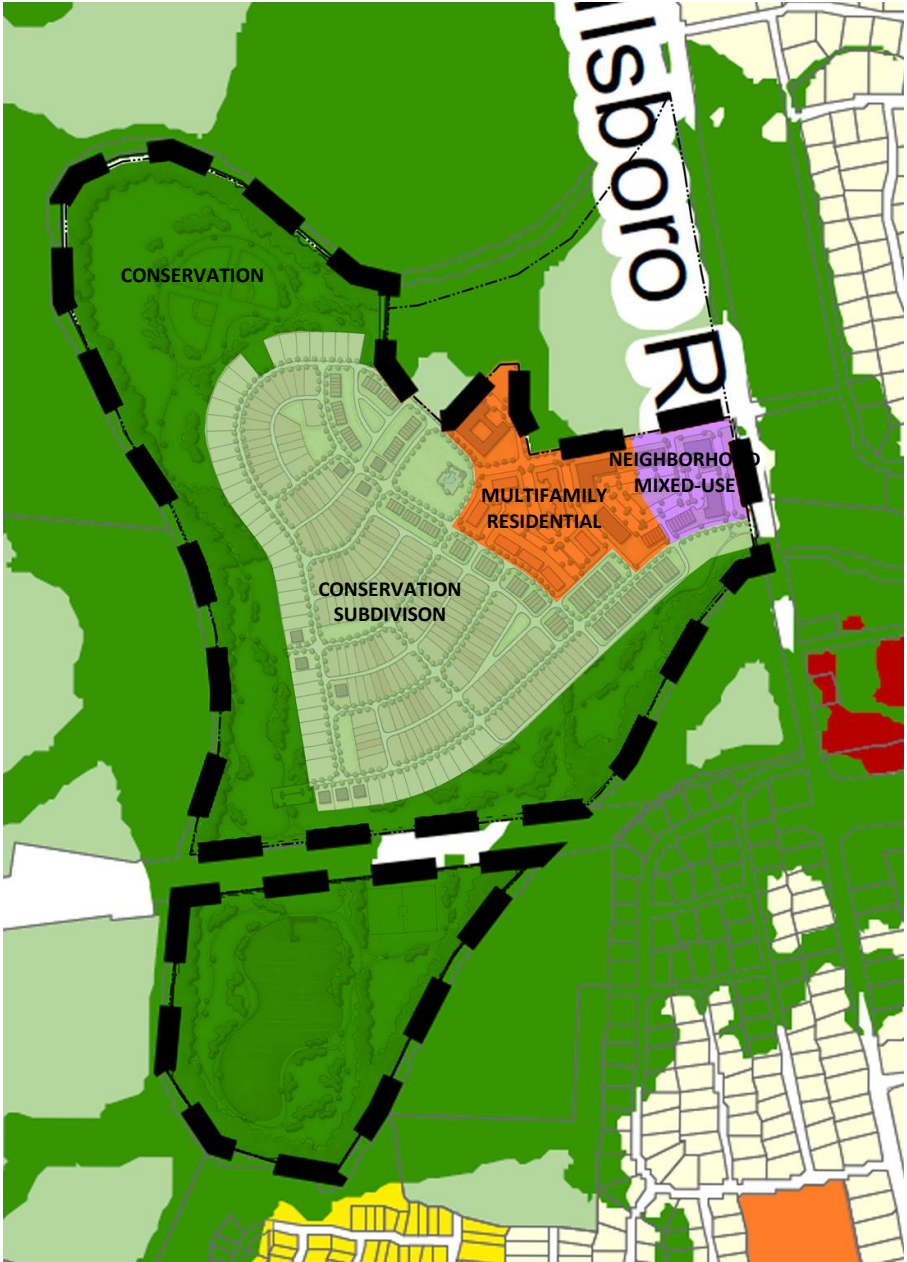
ACRES OF MULTIFAMILY: 27.9

ACRES OF NEIGHBORHOOD MIXED USE: 7.1

ACRES OF CONSERVATION SUBDIVISION: 56.4

- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

PROPOSED
DESIGN CONCEPTS



ACRES OF MULTIFAMILY: 16.1

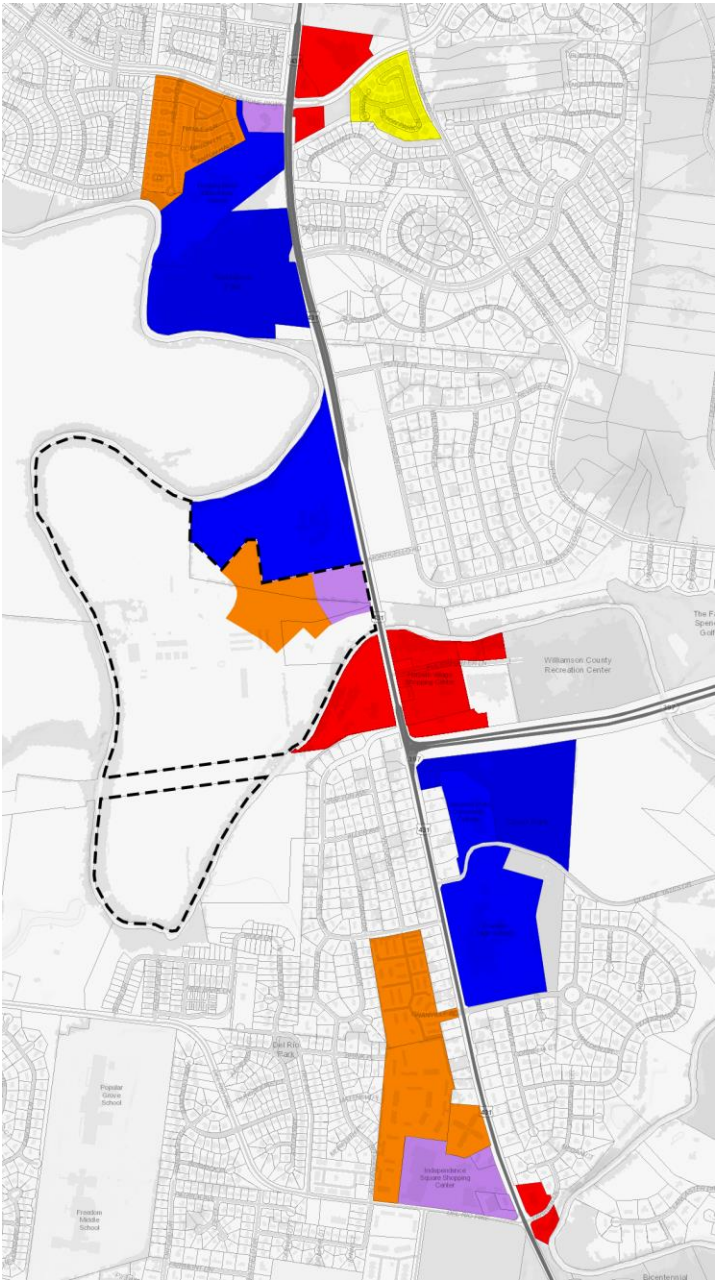
ACRES OF NEIGHBORHOOD MIXED USE: 6.14

ACRES OF CONSERVATION SUBDIVISION: 69.1

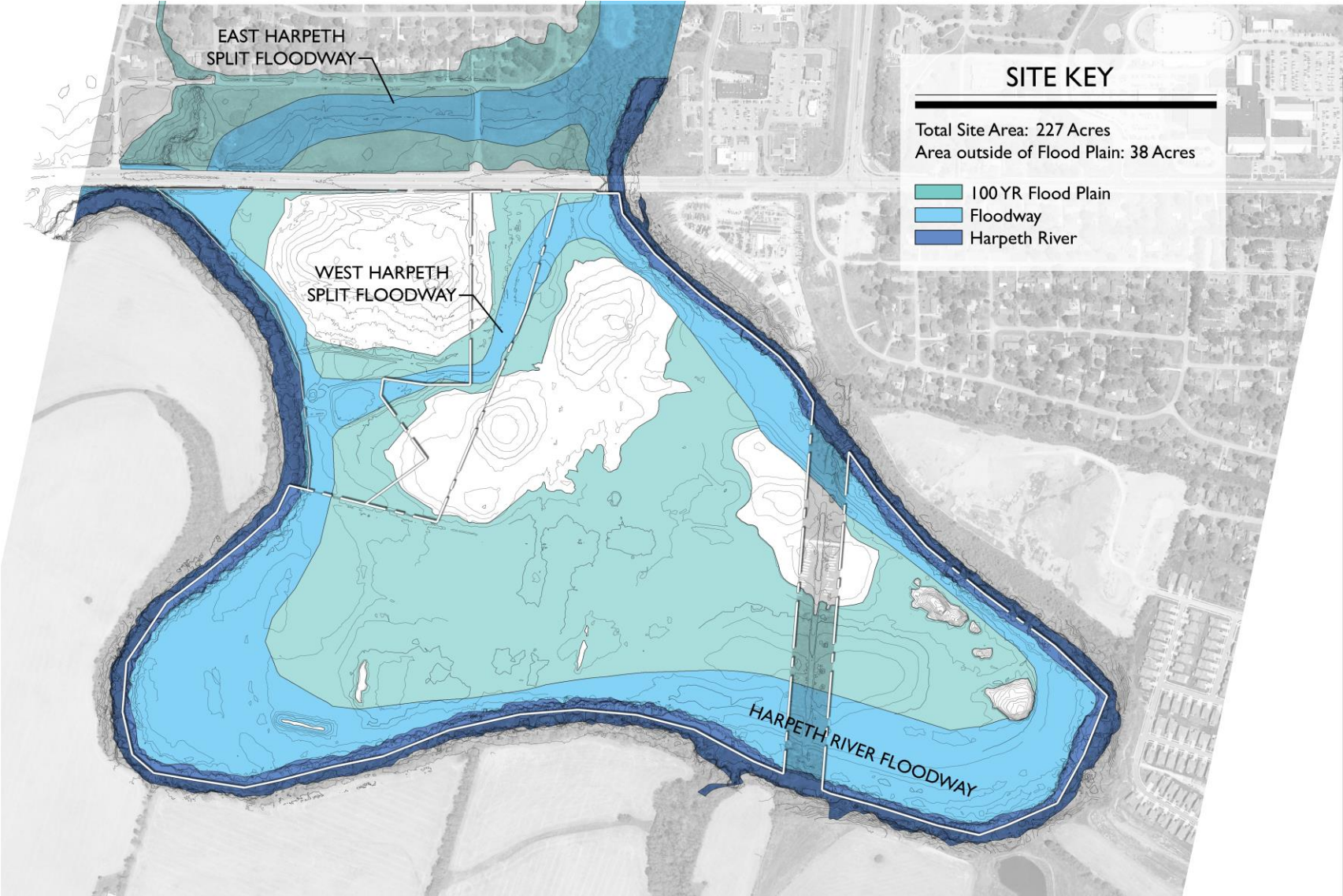
- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

PROPOSED HILLSBORO ROAD CORRIDOR

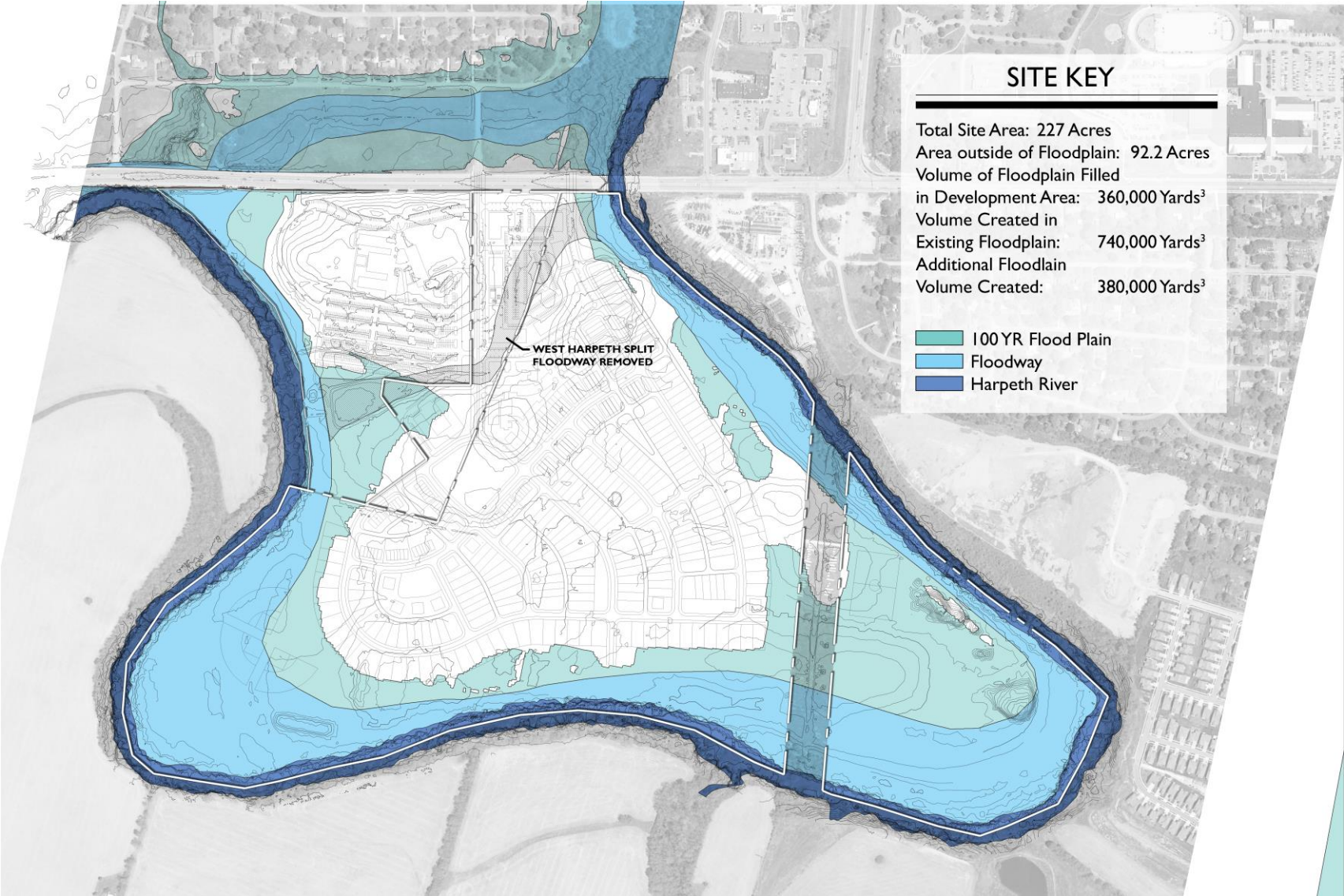
-  DUPLEX
-  MULTIFAMILY
-  MIXED USE
-  COMMERCIAL
-  CIVIC - INSTITUTIONAL



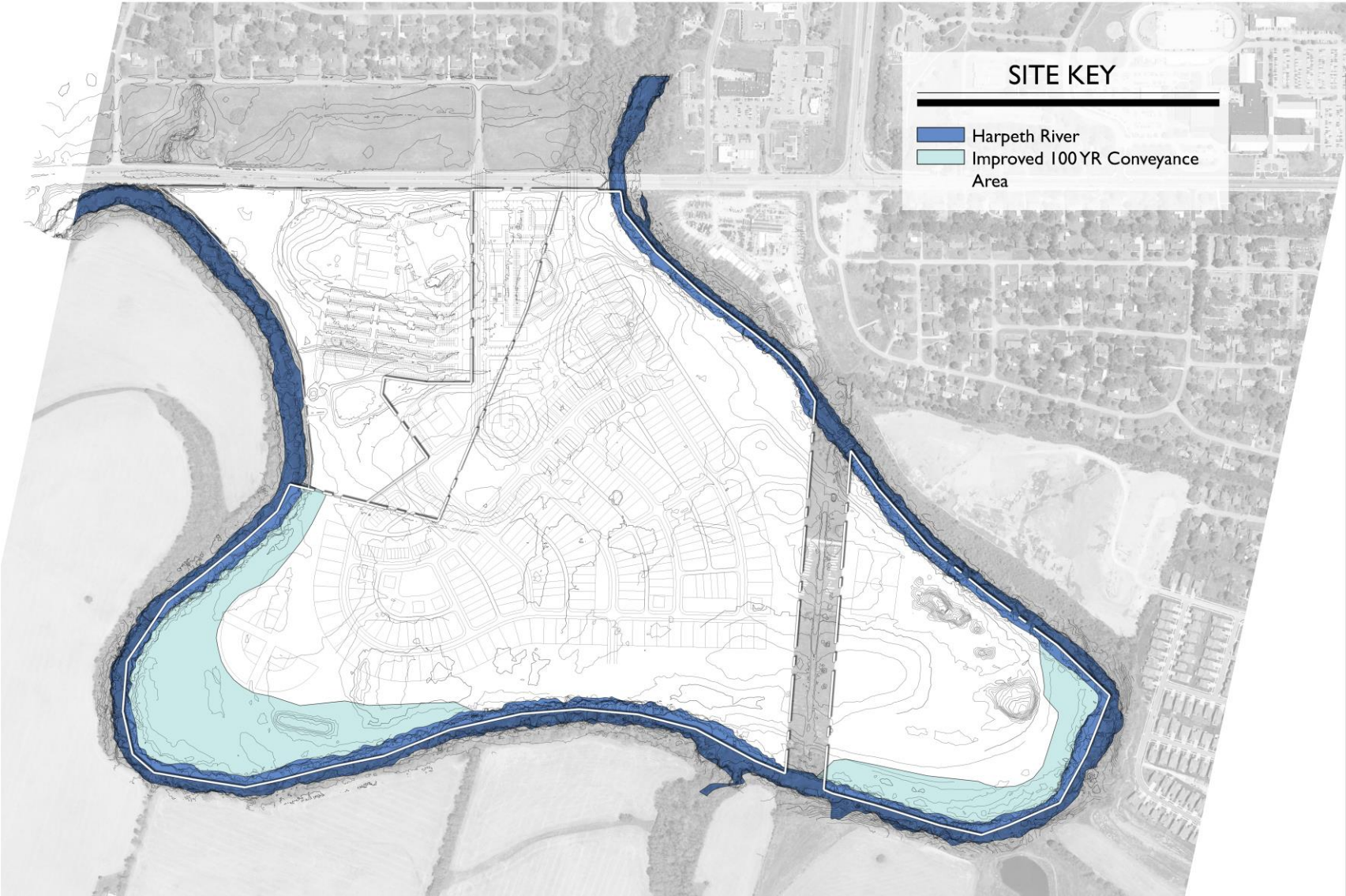
EXISTING FLOODPLAIN



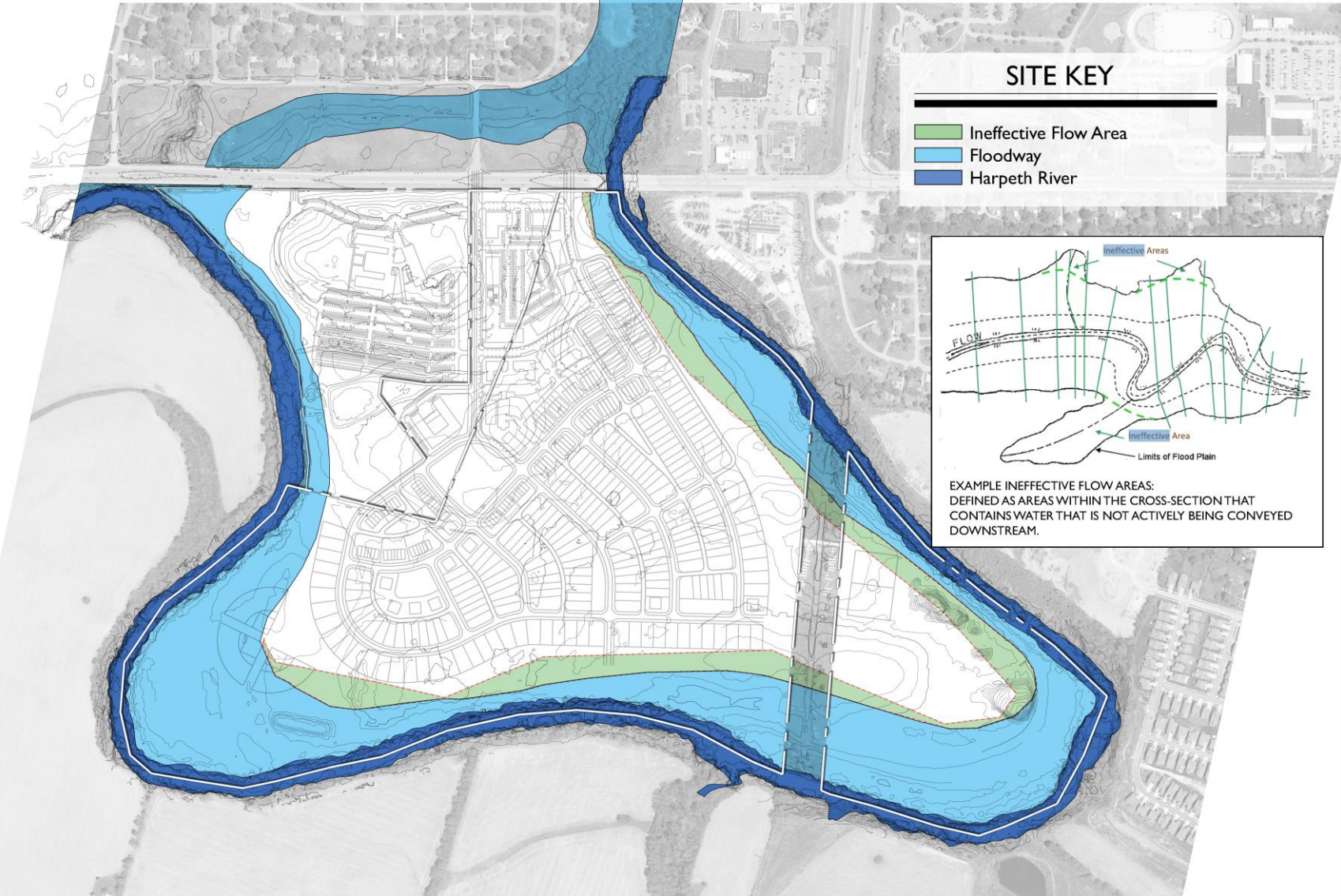
PROPOSED FLOODPLAIN



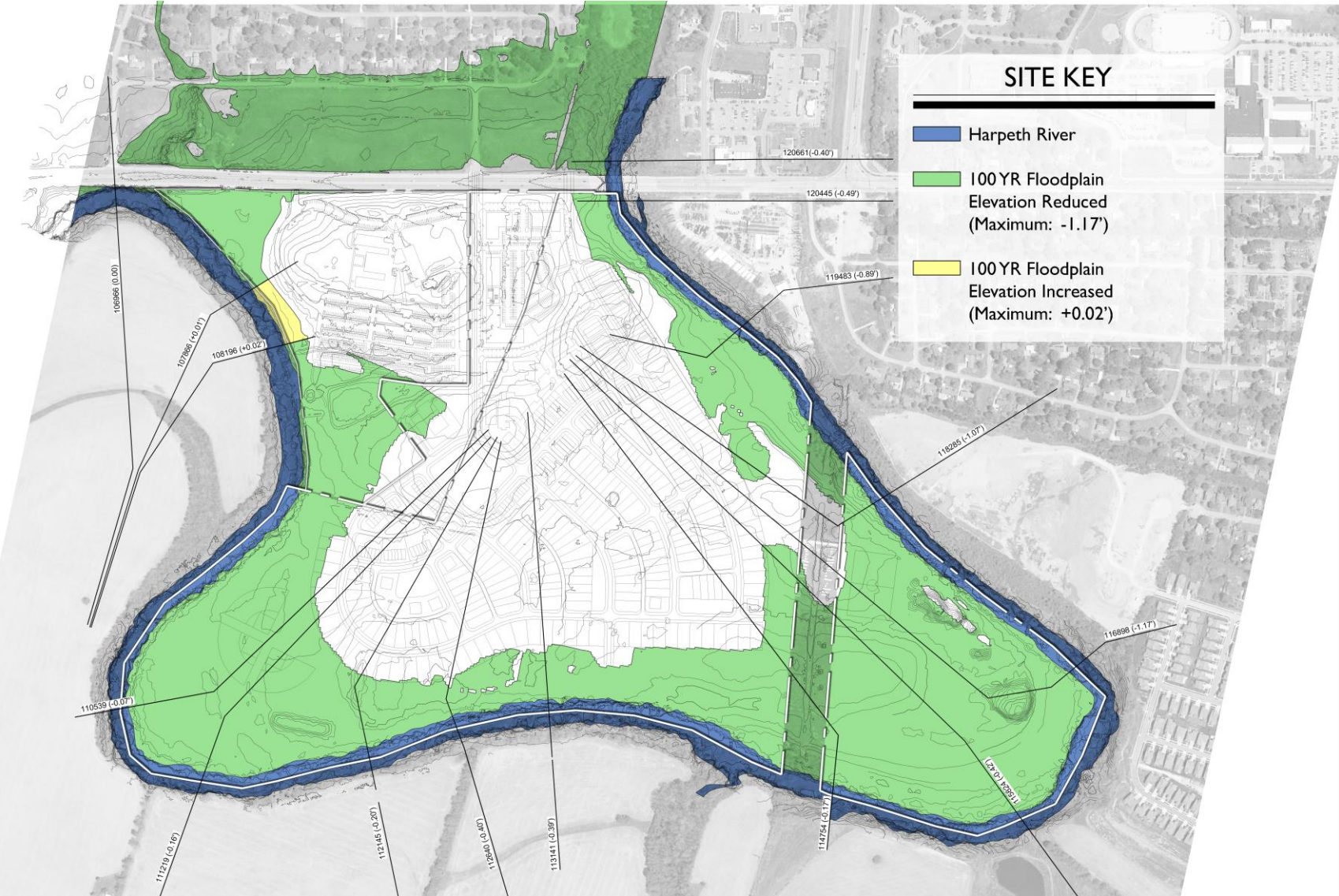
IMPROVED 100 YEAR CONVEYANCE



INEFFECTIVE FLOW AREA



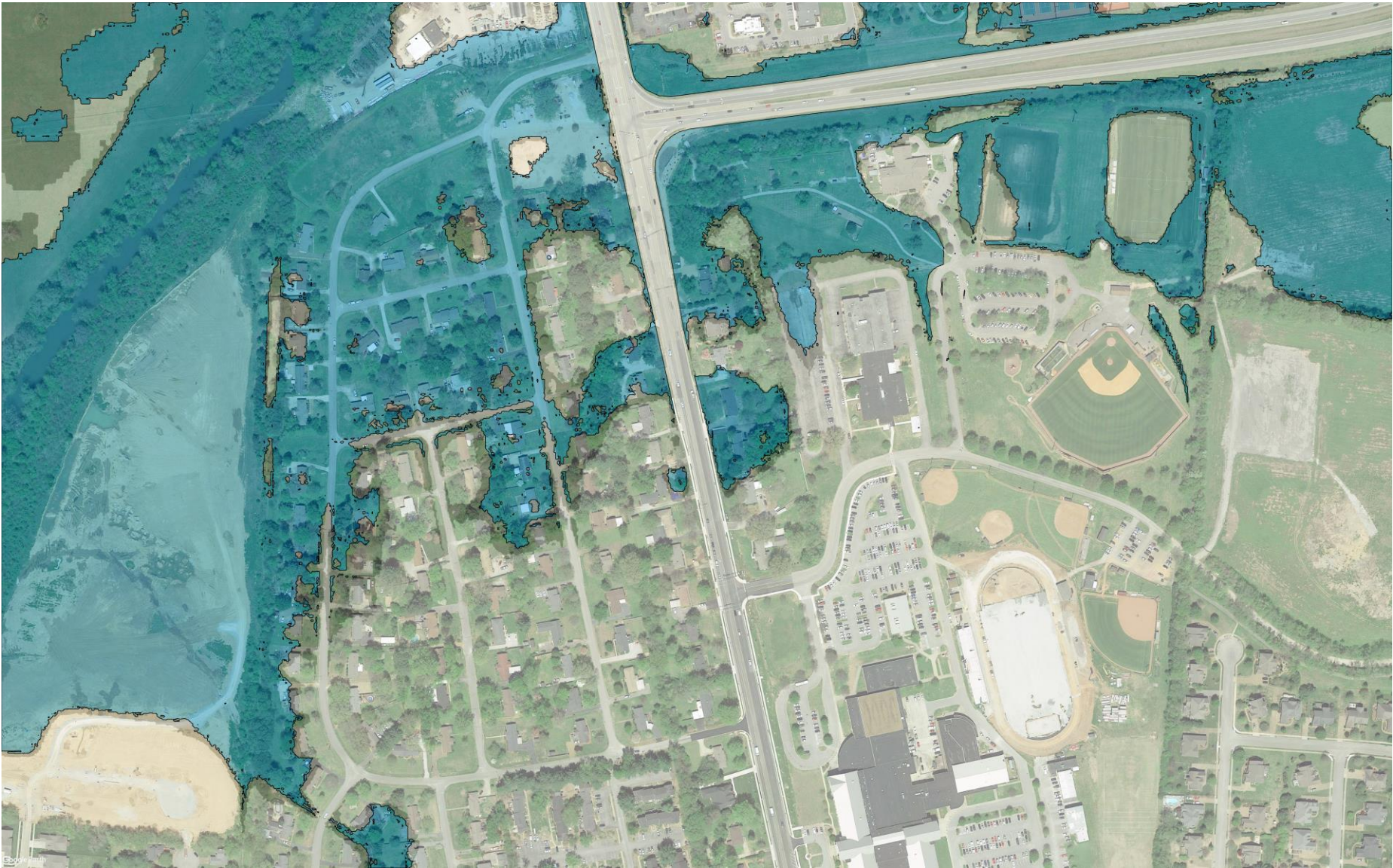
FLOOD STUDY ELEVATIONS



FLOOD PLAIN - BEFORE



FLOOD PLAIN - AFTER

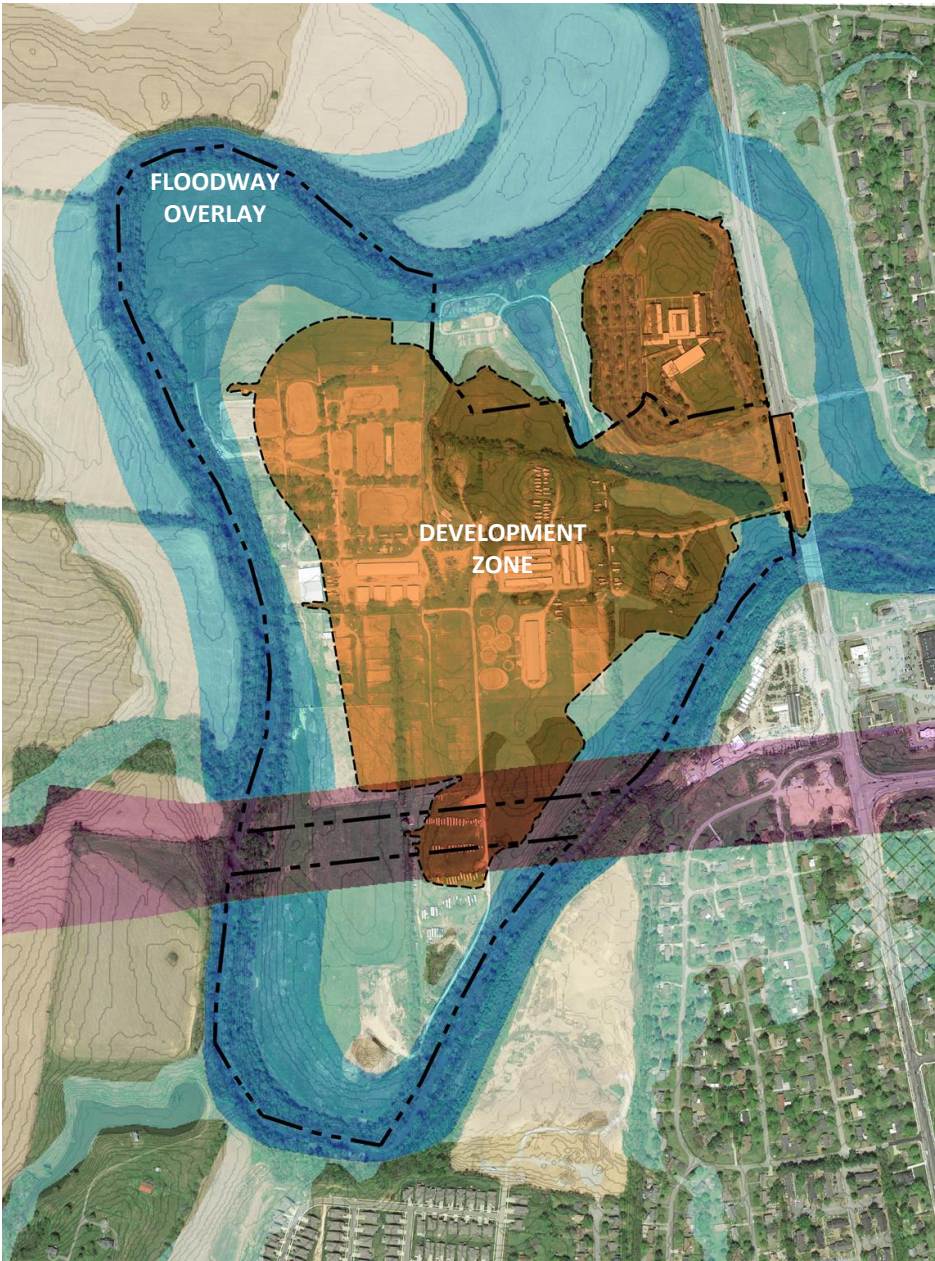


100 YEAR FLOOD PLAIN

The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area: 189.17 acres

Proposed Development Area: 83.29 acres



MASTER PLAN

Brownland Farm - mixed neighborhood

Wide diversity of home sizes and types.

Preservation of the natural beauty

Environmental enhancement

A neighborhood that is vibrant and exceptional.

The Brownland Farm's Master Plan is a neighborhood within a Park.



Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.





ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD





MULTIFAMILY RESIDENTIAL ARCHITECTURE AND STREETScape





TOWNHOME ARCHITECTURE AND AMENITY AREA





SINGLE FAMILY ARCHITECTURE AND PARK AREA



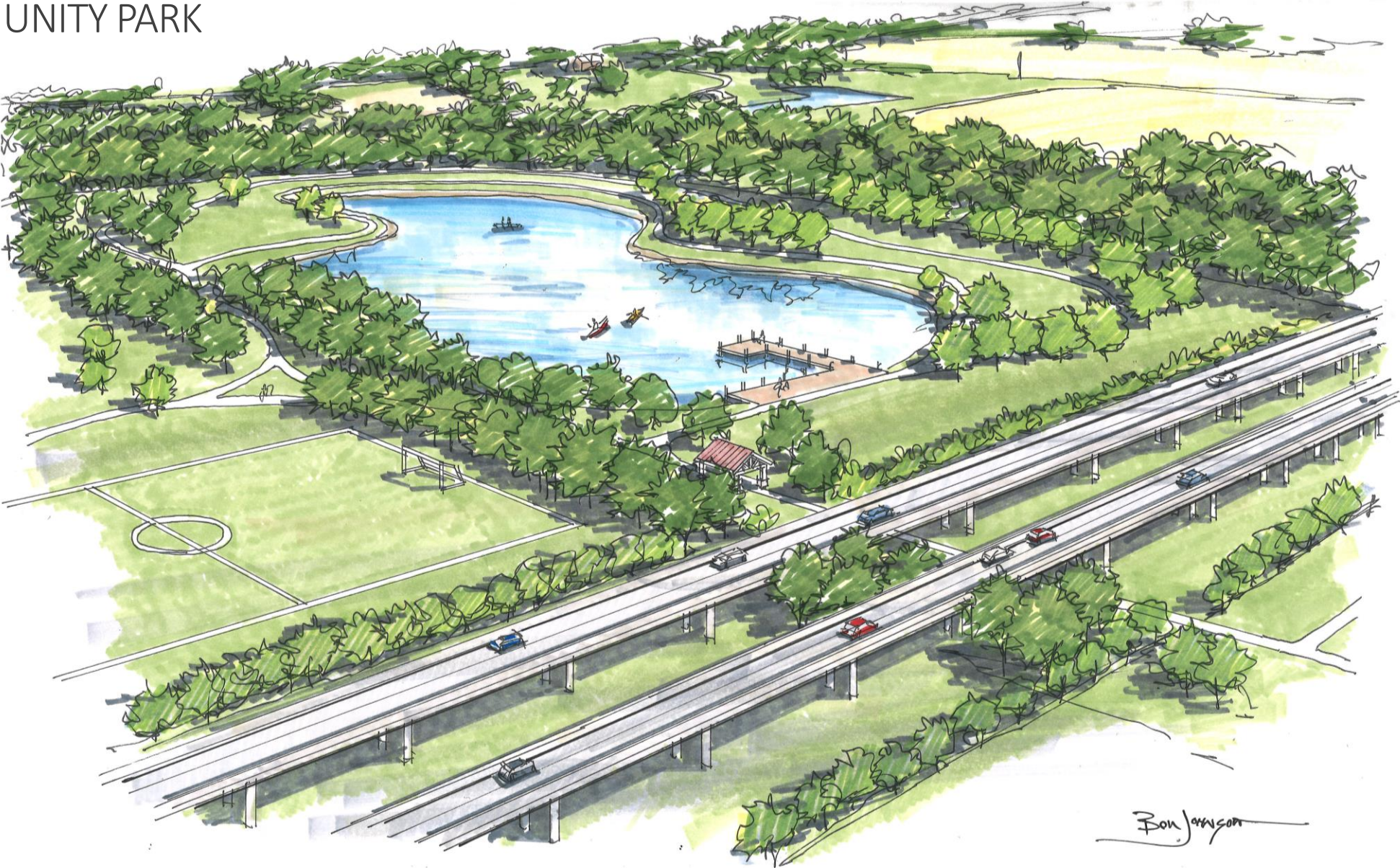




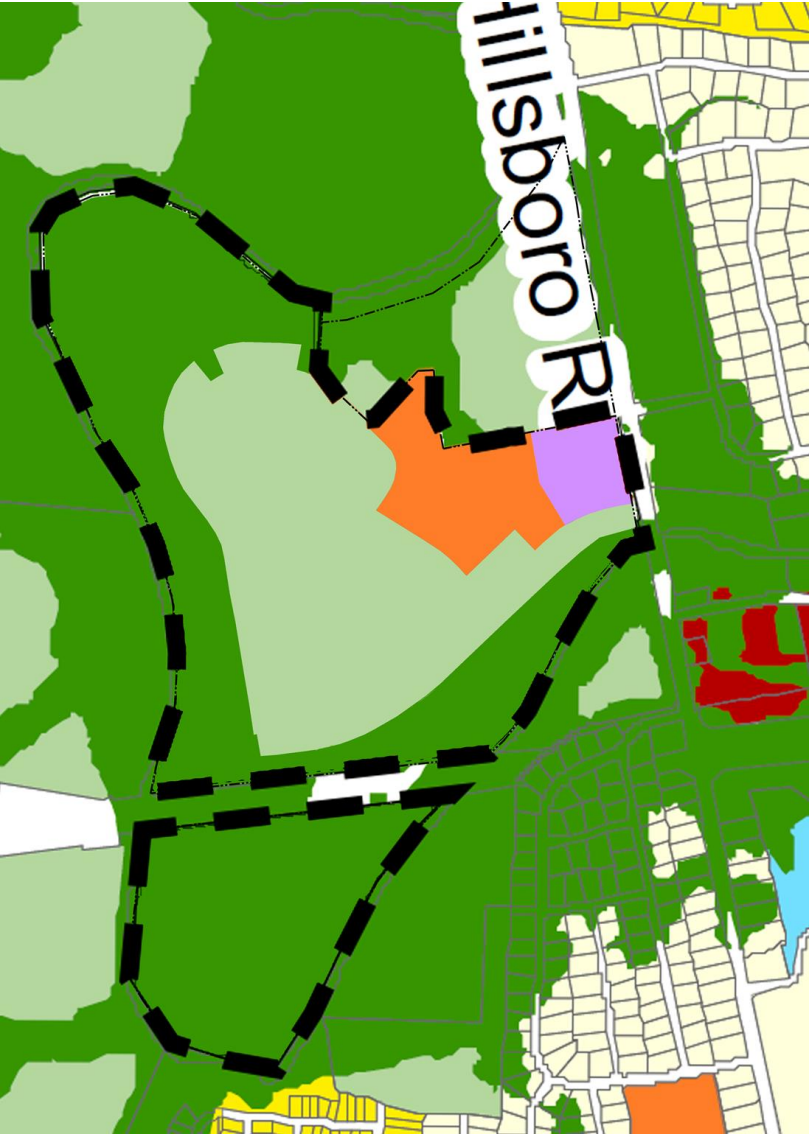
MACK C. HATCHER EXPRESSWAY

PARK

COMMUNITY PARK



PROPOSED DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

