



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, August 27, 2020

5:00 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 the date, time and in the location stated above. Additional information can be found at www.franklinton.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. • City YouTube:

<https://www.youtube.com/user/CityOfFranklin> • City Facebook Live:

<https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklinton>

CALL TO ORDER

1. Consideration Of Resolution 2020-149, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On August 27, 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: Amy Diaz-Barriga, Emily Wright

NEW BUSINESS

2. (5:00 - 5:40 pm): Continued discussion of the Franklin Zoning Ordinance Six-Month Check-In and Cleanup.
3. (5:40 - 6:10 pm): Discussion of a Development Plan Revision of the Berry Farms Chadwell PUD Subdivision, proposing an increase of 1430 dwelling units, near the southwest corner of the Goose

Creek Bypass/I-65 interchange.

4. (6:10 - 6:30 pm) Discussion of a Development Plan Revision of the Chicasaw PUD Subdivision and a new Development Plan (Cherokee Place PUD Subdivision), removing land from the Chicasaw PUD to include into a new PUD proposing 100 multifamily and townhome units, at the intersection of Cherokee Place and Shawnee Drive.

OTHER BUSINESS

ADJOURN

RESOLUTION 2020-149

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON AUGUST 27, 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 August 27, 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 August 27, 2020, at 5:00 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/10398/1092>

IT IS SO RESOLVED AND DONE on this 27th day of August, 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



City of Franklin

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

File #: 20-01060

DATE: August 16, 2020

TO: Board of Mayor and Alderman and Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Wright, Planning Director

SUBJECT:

(5:00 - 5:40 pm): Continued discussion of the Franklin Zoning Ordinance Six-Month Check-In and Cleanup.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual cleanup of the Franklin Zoning Ordinance

BACKGROUND/STAFF COMMENTS:

The attached presentation will be updated prior to the meeting to incorporate public input currently underway at the time of this packet.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



2020-21 Zoning Ordinance Cleanup

JCW August 27 2020

Text Amendment Cleanup

- Corrections, clarifications and refinements



Home Occupations

- Reorganized these standards

Home Occupation- Swim Lessons?

- Swim lessons are not permitted today by the Zoning Ordinance because they would operate outside of the house
- Public Input: Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?



Home Occupation- Pet Sitting/ Grooming?

- Pet sitting and pet grooming are not permitted by the Zoning Ordinance today
- Public Input: Should residents in neighborhoods be allowed to operate pet grooming and pet sitting businesses in their homes?



Trailers in Residential Areas?

- Municipal Code does not allow trailers to be parked or stored in residential areas
- Public Input: Should the City continue to prohibit parking and storage of trailers in neighborhoods?



Fences

- JCW discussion about idea of permits last month
- Points about education and awareness
- Proposed:
 - Fence pamphlet
 - Information online and provided to HOAs
 - Small text amendment to address fences in drainage easements to allow water flow



Transitional Features

- Currently 6 Sections, but not clear on which applies
- Reorganized Transitional Features
 - In the Central Franklin Overlay District
 - Outside of the Central Franklin Overlay District

Large-Scale Office Building

- Addressed Class A Corporate Office building type



Modifications of Standards Approvals

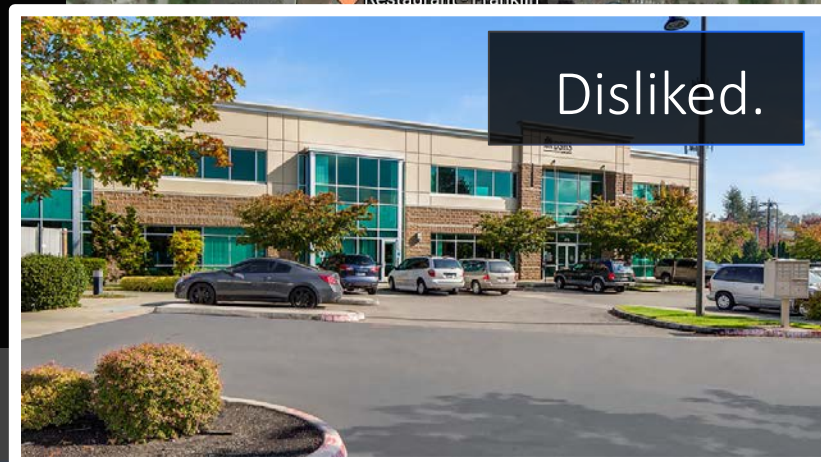
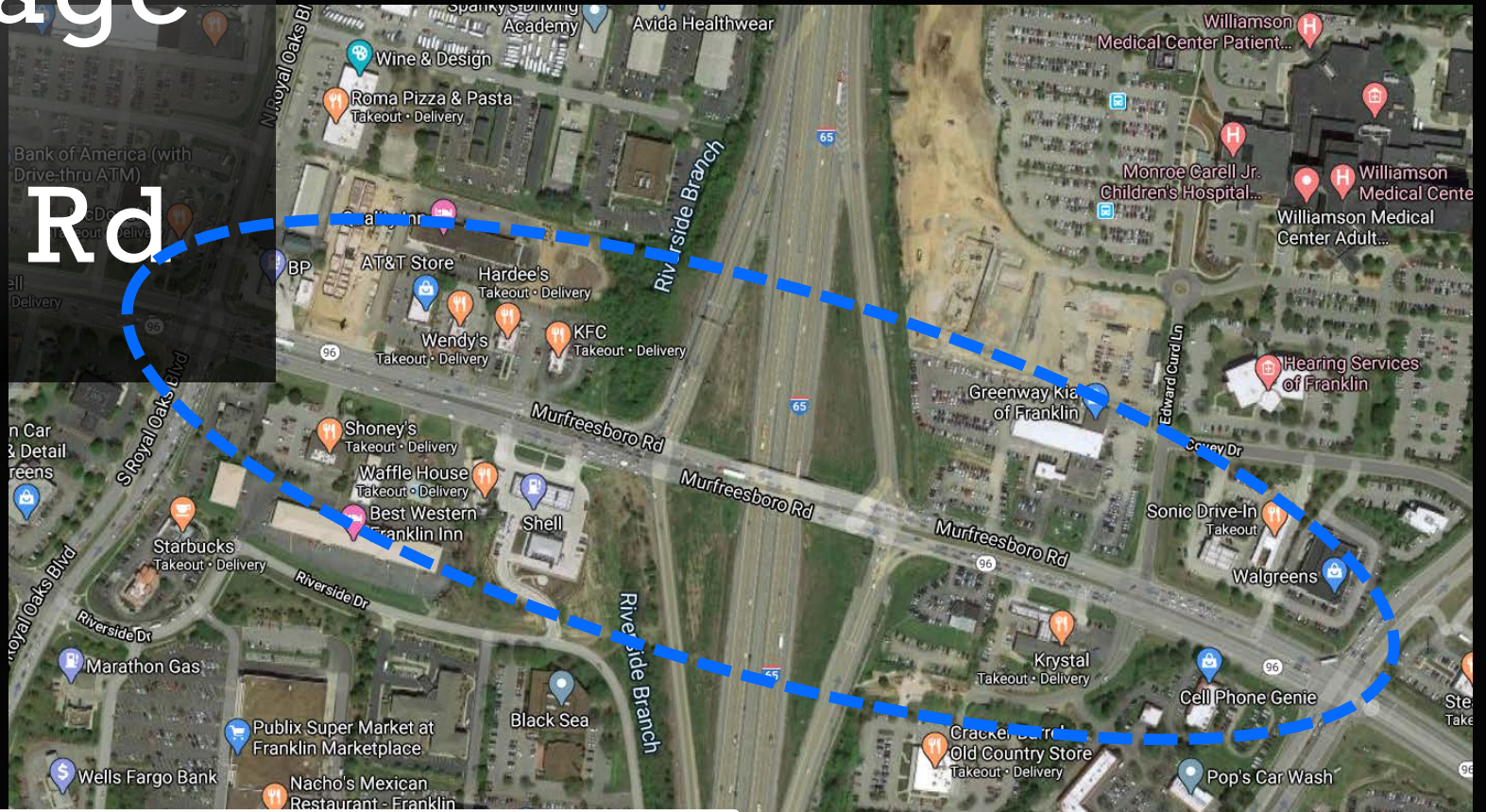
- Multifamily entrances
- Signage

Frontages

- Moved driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance
- Added Applicability Section to address existing buildings and parking
- Added more flexibility for parking on smaller commercial lots

Parking Frontage at I-65/ Murfreesboro Rd Interchange

- Zoning Ordinance has requirements for parking that align with community input on design
- This area has had some recent reinvestment under the previous Ordinance
- This topic will be discussed at the August 27 BOMA/FMPC Joint Conceptual Workshop



Disliked.



Liked.

Tentative Timeline

Joint Conceptual Workshop

July 25

Public Meeting

August 13 6:00 p.m.

Joint Conceptual Workshop

August 27

FMPC Public Hearing

September 24

BOMA 1st Reading

October 13

BOMA 2nd Reading/Public Hearing

November 10

BOMA 3rd Reading

December 8

Effective Date

December 31, 2020

Discussion



Zoning Ordinance Cleanup

JCW August 27 2020

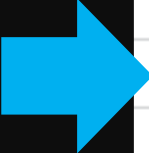
Text Amendment Cleanup

- Corrections, Clarifications and Refinements
- Topical Updates



Home Occupation-Swim Lessons?

- The Zoning Ordinance does not currently permit residents in neighborhoods to operate swim lessons as a business in their backyard pools. Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?



ANSWER CHOICES	RESPONSES	
Should not be allowed.	17.76%	114
Should be allowed for individual lessons to limit potential noise and traffic.	39.41%	253
Should be allowed for group lessons up to a certain maximum at a time	24.30%	156
Should be allowed for group lessons without limitations on a maximum size at a time.	7.17%	46
No Preference	8.88%	57
Other (please specify)	2.49%	16
TOTAL		642

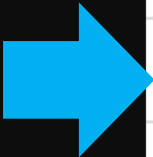
Proposed

Swim Lessons

- No more than one student at a time or the total number of students from a single family at a time, whichever is greater
- Lots of one acre or more may have group swim lessons with up to four students

Home Occupation-Pet Sitting/Grooming?

- The Zoning Ordinance does not currently permit residents in neighborhoods to operate pet grooming and pet sitting businesses in their homes. Should residents in neighborhoods be allowed to operate pet grooming and pet sitting businesses in their homes?



ANSWER CHOICES	RESPONSES	
Should not be allowed.	27.46%	176
Should be allowed with limits on the maximum number at a time to limit potential noise and traffic.	56.32%	361
Should be allowed without limitations on the maximum number at a time.	9.05%	58
No Preference	5.30%	34
Other (please specify)	1.87%	12
TOTAL		641

Proposed

Pet Sitting/Grooming

- Pet sitting that provides at-home services or overnight boarding to no more than two pets at a time and keep pets mostly indoors
- Pet grooming that provides services to no more than one pet at a time

Trailers in Residential Areas?

Trailers that attach to vehicles are prohibited in residential neighborhoods by the Municipal Code. Should the City continue to prohibit parking and storage of trailers in neighborhoods?



ANSWER CHOICES	RESPONSES	
Continue to prohibit trailers in neighborhoods.	49.69%	319
Allow trailers in certain locations on residential lots, such as behind the house.	34.42%	221
Do not regulate trailers in neighborhoods.	10.75%	69
No Preference	2.96%	19
Other (please specify)	2.18%	14
TOTAL		642

Proposed

Trailers

- Citizen comment: No change
- If BOMA/FMPC considers change:
 - Prohibited in front yards of residential areas
 - Permitted behind the front façade of the dwelling on a parking pad
 - Building and Neighborhood Services would have the discretion to approve alternative locations if adequate space is not available behind the front façade of the dwelling.

Fences

- Fence permits/education and awareness
- Information in BNS Dept, online, and provided to HOAs and fence contractors
- Minor text amendment to address fences in drainage easements to allow water flow through



Other Updates

- Reorganize Transitional Features Chapter
- Address Class A Corporate Office building type
- Address Modification of Standard approvals for multifamily entrances and signage

Proposed MR District Update

- FMPC recently approved a plan amendment for Mixed Residential design concept to reduce the minimum lot dimensions and allow up to 15% be smaller than the new minimums
- Update the MR zoning district with the new minimum numbers from Envision Franklin (40 feet width and 4,000 lot size)
- Continue to require lots smaller than the minimum to go through development plan approval process with opportunity to review context and location and have public input

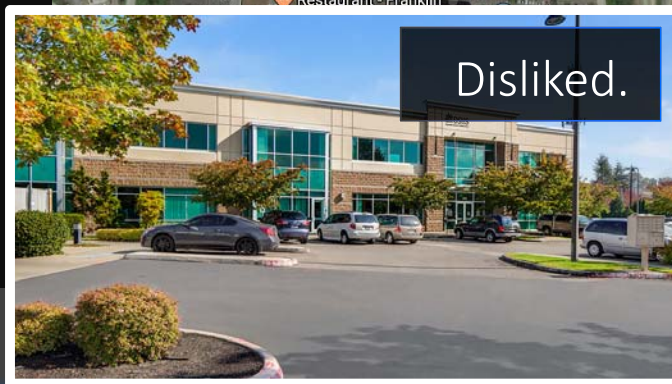
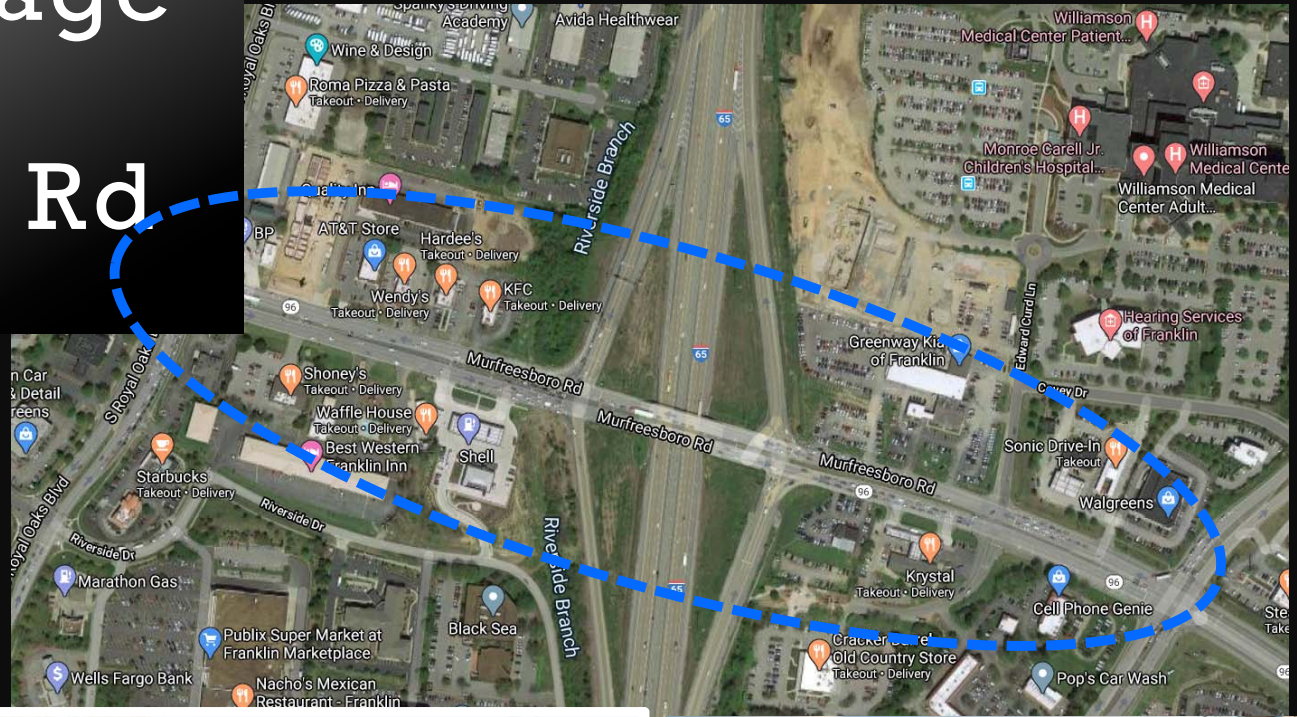
Proposed

Frontages

- Move driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance Yard Frontage
- Add more flexibility to address existing buildings and small commercial lots

Parking Frontage at I-65/ Murfreesboro Rd Interchange

- Zoning Ordinance has requirements for parking that align with community input on design
- This area has had some recent reinvestment under the previous Ordinance
- Should parking frontage be permitted in this area?



Zoning Map Cleanup

Address	Map-Parcel	Acres	Existing Zoning	Proposed Zoning
846 Lewisburg Ave	078-10100	4.2	R2	CI
1115 Carriage Park Dr	078-09903	N/A	R2	CI
1140 Thompson Alley	078K-01000	N/A	R2	CI
204 Old Liberty Pk	063M-01101	N/A	R4	CI
134 2 nd Ave N	078C-01600	0.29	PD	DD
1106-A Hooper Lane	063L-00600	N/A	PD	R4
Rucker Park PUD Subdivision including:				
118 Rucker Ave	078P-03100	N/A	R4	PD
117 Rucker Ave	078P-03700	N/A	R4	PD
155 Velena Ct	078P-03200	N/A	R4/PD	PD
157 Velena Ct	078P-03300	N/A	R4/PD	PD
159 Velena Ct	078P-03400	N/A	R4/PD	PD
161 Velena Ct	078P-03500	N/A	R4/PD	PD
163 Velena Ct	078P-03600	N/A	R4/PD	PD

Recap of Zoning Text Changes

- Swimming Lessons
- Pet Sitting
- Pet Grooming
- Large-Scale Office Building Type
- Frontage Standards
- Lot Dimensions in MR
- Trailers in Residential Areas/Municipal Code
- Parking Frontage at Murfreesboro Rd/I-65 Interchange

Timeline

Joint Conceptual Workshop

July 25

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December 8

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December 31, 2020

Zoning Ordinance Cleanup Amendment

Wednesday, August 26, 2020

Powered by  SurveyMonkey®

642

Total Responses

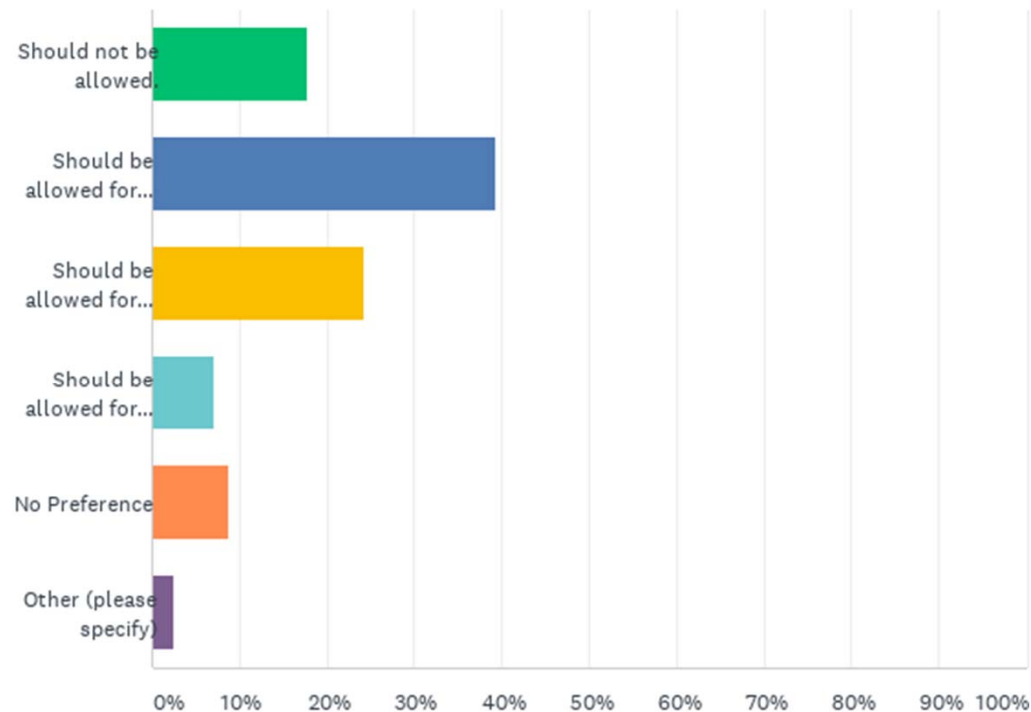
Date Created: Monday, August 10, 2020

Complete Responses: 642

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Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?

Answered: 642 Skipped: 0



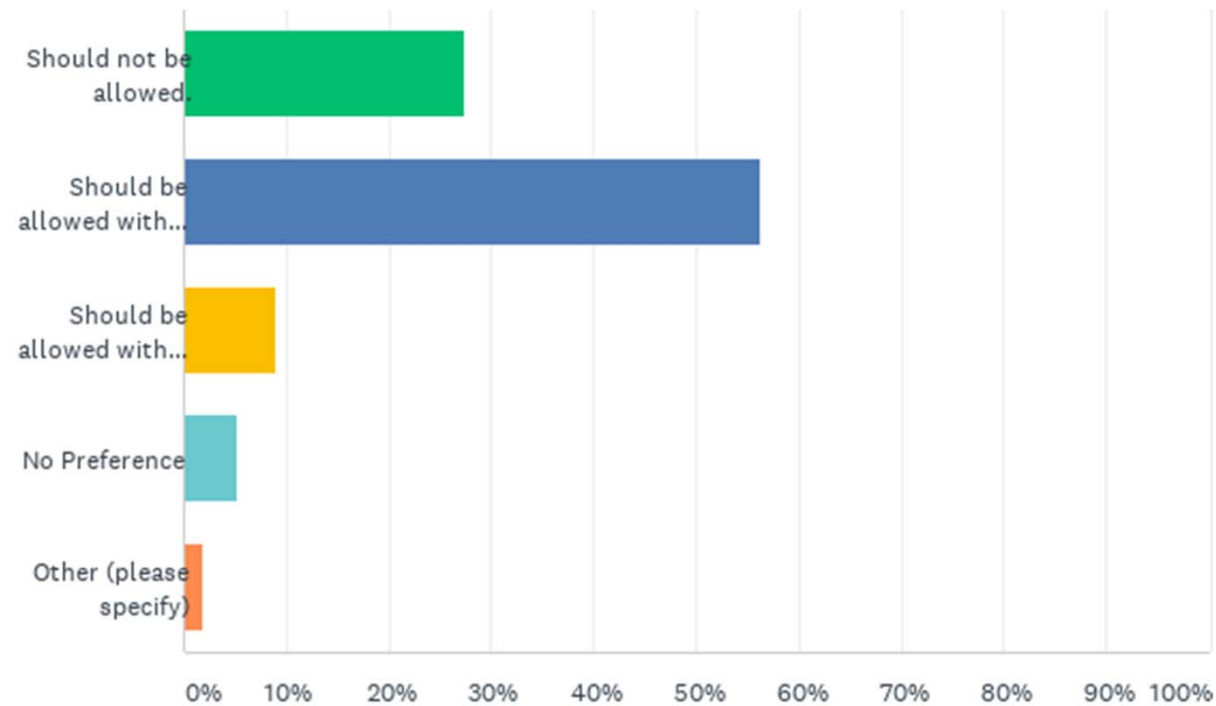
backyard pools. Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?

Answered: 642 Skipped: 0

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allowed to operate pet grooming and pet sitting businesses in their homes?

Answered: 641 Skipped: 1



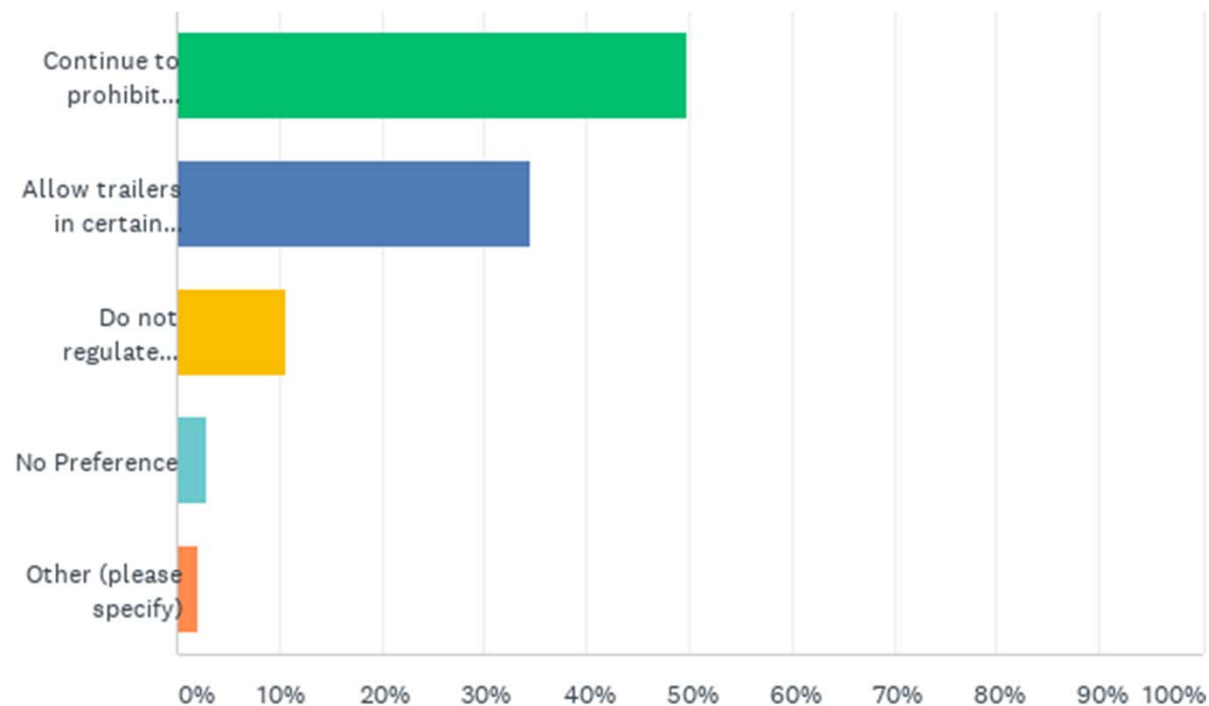
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Answered: 641 Skipped: 1

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TOTAL		641

Get trailers that clutter or otherwise are prohibited in residential neighborhoods by the Municipal Code. Should the City continue to prohibit parking and storage of trailers in neighborhoods?

Answered: 642 Skipped: 0



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Answered: 642 Skipped: 0

ANSWER CHOICES	RESPONSES	
Continue to prohibit trailers in neighborhoods.	49.69%	319
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Q4 Please list any other zoning ordinance related concerns you think should be evaluated as part of this clean up amendment.

Answered: 100 Skipped: 542

Zoning Ordinance Cleanup Amendment

#	RESPONSES	DATE
1	Envision Franklin 'zoning' being changed due to potential tax revenue increase greed by City of Franklin.	8/26/2020 8:23 AM
2	Limit number of vehicles that can be parked on a driveway of single family homes	8/26/2020 7:19 AM
3	Please fine any dog owner who bags his/her dog's "business" but then throws the bags on the ground for someone else to remove. This is a growing problem in our neighborhood. Lots of bright blue and orange plastic bags full of dog poo laying on the sidewalk or grass.	8/26/2020 7:18 AM
4	The power lines should be buried in an effort to enhance the aesthetic of the county. IE: the visual noise along I65/Hwy 96 is appalling.	8/26/2020 1:07 AM
5	Vacation rentals are available in neighborhoods where prohibited. Stricter enforcement of ordinances should occur to stop these rentals or ordinances created to ban these rentals. They are disruptive to neighborhoods and prevent the quiet home enjoyment of property owners. In my opinion, no rental properties should be allowed in subdivisions in Franklin.	8/26/2020 12:29 AM
6	Limit #if vehicles on property. My subdivision fairly certain auto shop operating out of house	8/25/2020 10:53 PM
7	STOP changing what is already zoned as residential to commercial just bc someone bought residential land in hopes to get it changed bc they didn't want to pay commercial land costs.	8/25/2020 9:24 PM
8	Please stop allowing changes to the envision Franklin plan. We do not want continued zoning changes in residential and farm areas. The area in Ladd Park by the Agricultural center should remain residential. The Ice arena and sports complex would be horrible for our home values and cause noise, light and traffic issues for over 1000 homes. Developers could easily choose an area in Berry Farms for this. And the area by the farm on the West side of Franklin needs to be left alone as it would cause a negative effect on a flood plain. We need leaders who are considerate of our community and committed us, not the big developers.	8/25/2020 7:57 PM
9	Increase enforcement of NO golf carts/mopeds/motorized razor scooters on neighborhood streets	8/25/2020 7:49 PM
10	Cluster mailbox design should enforce safe vehicular access to pedestrians and surrounding neighbors. Cars should be forced to pull in forward and pull out forward without the need to backing up.	8/25/2020 7:38 PM
11	Please address the overgrowth life the area. It is too much, too fast and short sighted for our future.	8/25/2020 3:02 PM
12	Neighborhoods should remain residential with no businesses allowed that distract from the peace and tranquility of people living in their homes. Residents depend on the security of the neighborhood and don't need people in and out of their neighborhoods all hours of the day and night	8/24/2020 11:47 PM
13	Limitation of overdevelopment of the Franklin area.	8/24/2020 11:21 PM
14	Let The HOA decide if campers can be stored on residential lots. This isn't a job for the city to worry about.	8/24/2020 11:05 PM
15	Commercial vehicles parked at residences? Just a question.	8/24/2020 10:37 PM
16	I'd like less chemicals dumped in the Harpeth River. I'd like more sidewalks and bike lanes, and some low income or affordable housing built close to good schools. I'm fine with denser housing units, as long as it's not ridiculously expensive apartments with poor infrastructure. I'd like more people who drive to work in this county be able to live here too. I don't like how Nashville just keeps packing in expensive housing that teachers and working people can't afford. Families shouldn't have to come from money to live here.	8/24/2020 10:11 PM
17	Do not allow parking on street in neighborhoods.	8/24/2020 9:55 PM
18	Street parking on both sides of residential streets should be limited.	8/24/2020 9:55 PM
19	Cars parked on neighborhood streets	8/24/2020 9:46 PM
20	Please quit allowing apartments to be built along Royal Oaks, the traffic is already overwhelming the road system.	8/24/2020 8:52 PM
21	RVs/ boats also should not be allowed to park in driveways.	8/24/2020 8:05 PM

Zoning Ordinance Cleanup Amendment

22	Size of lots should not be reduced and instead kept as initially listed in Envision Franklin. Respect the current residents; not the land developers.	8/24/2020 8:02 PM
23	mixed use areas, arbnb, apartments	8/24/2020 7:19 PM
24	HOA's have lots of rules for people who want rules. The city government should back of as much as possible.	8/24/2020 6:15 PM
25	The laws to own chickens should be lessened	8/24/2020 6:04 PM
26	No semis should be allowed to park in neighborhoods	8/24/2020 6:01 PM
27	Too many "temporary" signs are always there! Thst mattress place near Sams Club is a bad offender. Looks trashy. Also/ businesses hiring people to stand by signs. Abolish thus!	8/24/2020 5:13 PM
28	Parking in front yards should be an absolute NO.	8/24/2020 4:52 PM
29	Allow tree houses and less strict remodeling codes for those of us who want to fix our homes. These rules should be in H.O.A. neighborhoods only!!!!	8/24/2020 4:31 PM
30	Prohibit building near crest of hills and ridges. Make a greenway out of the land under the power transmission lines running from Liberty Hills CHS area to Pinkerton Park.	8/24/2020 4:29 PM
31	I doubt this is related but I'd sure like the noise ordinance/regulation for the Vulcan plant another look given the number of residential neighborhoods that are now close and being disturbed and probably damaged, as well.	8/24/2020 4:14 PM
32	No open burning should be allowed in the city or the county unless the property is in a completely rural area.	8/24/2020 4:00 PM
33	Enforce Parking on the wrong side of the road. Drivers must park with their car following the direction of traffic. A lot of people face the wrong way, and in the dark dark areas, since headlights aren't reflective like tail lights are, it can be difficult to see/navigate - especially tight streets!	8/24/2020 3:48 PM
34	Zero lot line plans should be rejected out of hand. Dense population, low income housing and lack of space between houses is not the quaint look and feel we opted for in choosing Franklin as our home. It sends a message of greed and disrespect for a high quality standard of living, breeds crime and leads to transients passing through who don't care about preserving our small town way of life.	8/24/2020 3:41 PM
35	Stop allowing apartments and condos to be built	8/24/2020 3:36 PM
36	People should not be able to leave appliances, furniture, or other large debris on the curb. It makes our streets look like a landfill and the perceived value of the homes go down. People should only be able to leave tree/leaves debris up to 1-2 days before the truck comes to pick it up. Sometimes it sits out for weeks, sometimes blocking the road.	8/24/2020 2:40 PM
37	Stop ruining the city with building	8/24/2020 2:34 PM
38	Individual swimming lessons and parked trailers are quiet activities that don't seem to have the possibility of creating a nuisance for neighbors. Pet sitting and grooming however seems like something that would easily be noticed by neighbors. It'd be great for zoning ordinances to be consistent regardless of HOA rules. The neighborhood immediately behind my house is in a different HOA which has a very different set of rules, so just standing in my yard I see inconsistencies, which defeats the supposed benefit of having an HOA when both sets of houses are in the same city! E.g. my HOA says "no sheds" but theirs says "sheds are allowed"	8/24/2020 2:01 PM
39	Cars parked on grass should be enforced.	8/24/2020 1:53 PM
40	Please, PLEASE--- get rid of the stupid signs for open houses and new homes for sale that the developers and home builders put up EVERY WEEKEND BY THE HUNDREDS ALL AROUND FRANKLIN. THEY ARE ILLEGAL! ENFORCE IT!!!!	8/24/2020 1:51 PM
41	There are many houses in my neighborhood that look like a used car lot with 5+ vehicles. Many are parked on the street and there is very little room to drive through. Overnight street parking should not be allowed in the city limits.	8/24/2020 1:50 PM
42	I think the city should be required to maintain their property. I live in Buckingham and since the	8/24/2020 1:48 PM

Zoning Ordinance Cleanup Amendment

city expanded Mack Hatcher, the hill behind my house is a jungle. They have never did any weedeating or cleaning. The hill is steep so they are just letting it grow wild. Before the city imposed sanctions on others. How about tending to their land?

43	There should be a noise ordinance for cars and trucks that have modified their mufflers. We do not need load cars or trucks on our streets. Lived with 4:30 am load cars leaving for work. I really feel bad for the moms with babies and small kids getting woken up at that time. Franklin Green	8/24/2020 1:46 PM
44	Please, please, please slow the growth in our great city. More and more people are talking about moving to Maury County. Our roads and schools are too crowded. We are becoming like every other city that didn't control it's growth and gave in to greedy developers.☺ We need to preserve the beauty of the area. These other things listed in the survey are trivial in comparison... Thank you for listening.	8/24/2020 1:46 PM
45	Reduce density of new developments.	8/24/2020 1:45 PM
46	Not sure if this applies, but several times now, we have been UNABLE TO ENTER OUR NEIGHBORHOOD STREET due to the several huge Lawn Service vehicles that completely obstruct access. When the folks involved are asked to move a truck so the line of cars can get down the street, they are rude and uncooperative.	8/24/2020 1:43 PM
47	You should not allow the proposed building behind the church on Hillsboro that will alter the flood plain. Besides the environmental damage this will also bring substantial traffic issues. Given Iron Horse was just completed this building makes little to no sense for the community.	8/24/2020 1:43 PM
48	Cannot operate landscaping business before 8am, cannot store RV unless lot is 1 acre or larger, can have 4 chickens if lot is greater than 100k and private coop	8/24/2020 1:41 PM
49	Employees parking on street.	8/23/2020 4:44 PM
50	I don't really want backyard zoning restrictions but feel like I'm suffering because we don't have any restrictions on cars parked in back yards. One of my next-door neighbors has four vintage cars covered in tarps, in addition to the car they drive regularly, parked on the grass in their back yard. The neighbor on the other side of them just put in a gravel parking lot in their far back yard, about 300 feet from the street, where they park four cars/trucks, some under tarps. They have at least one other car parked in the drive close to the house. They also have a detached garage. The neighbor across the street, now moving, fixed a grassy parking area along the street (Lewisburg Ave.) for additional parking. They have a gate across their driveway prohibiting more than four cars to be parked packed closely together in their driveway by the side front of their house. The neighbor on the other side often has additional cars parked on the grass by their driveway. Fortunately this isn't on my side of their yard. I have a beautiful yard, really the main attraction of my house, which is very small. I often feel like I live in the middle of a parking lot. I am considering a tall wooden fence but really don't think this would be attractive and would look boxed-in and restrictive, besides being expensive. Plant screenings would be preferable but take a good while to grow, and are also expensive. I am actually embarrassed when a new friend, someone that doesn't know me well as being a conscientious person, comes to my house because of the unsightly mess in my next door neighbor's yard. In addition to the cars under tarps, there is a bright, blue tarp covering a pile of something up against the house and old rusting and broken yard furniture. These are all very visible from the parking area and front walk of my house. It is beginning to make me feel like I live in a crummy neighborhood, not the way I have felt in the past about Lewisburg Avenue. I don't know the answer to problems such as these but I think it is definitely a deterioration from the way things were in the past. I have owned this property for forty years and have always loved it.	8/22/2020 12:58 PM
51	In a residential area, I believe construction workers should not be allowed to use loud equipment (it seems like all their equipment is loud) before 7:30AM. I really think 8:00, but I understand it's hot and everyone wants to meet or exceed deadlines.	8/19/2020 9:53 AM
52	Music venues. There should be some restrictions related to how close they can be to personal residences. I don't know what restrictions could be placed on venues like Kimbros, but there are nights when the music is very loud and the crowds of people are very loud. I don't live next door to it but I can't imagine what it must be like to live right next door to Kimbros.	8/18/2020 7:54 PM
53	Extended parking of RV's should be prohibited or perhaps done as a permit for certain period of time.	8/18/2020 1:52 PM

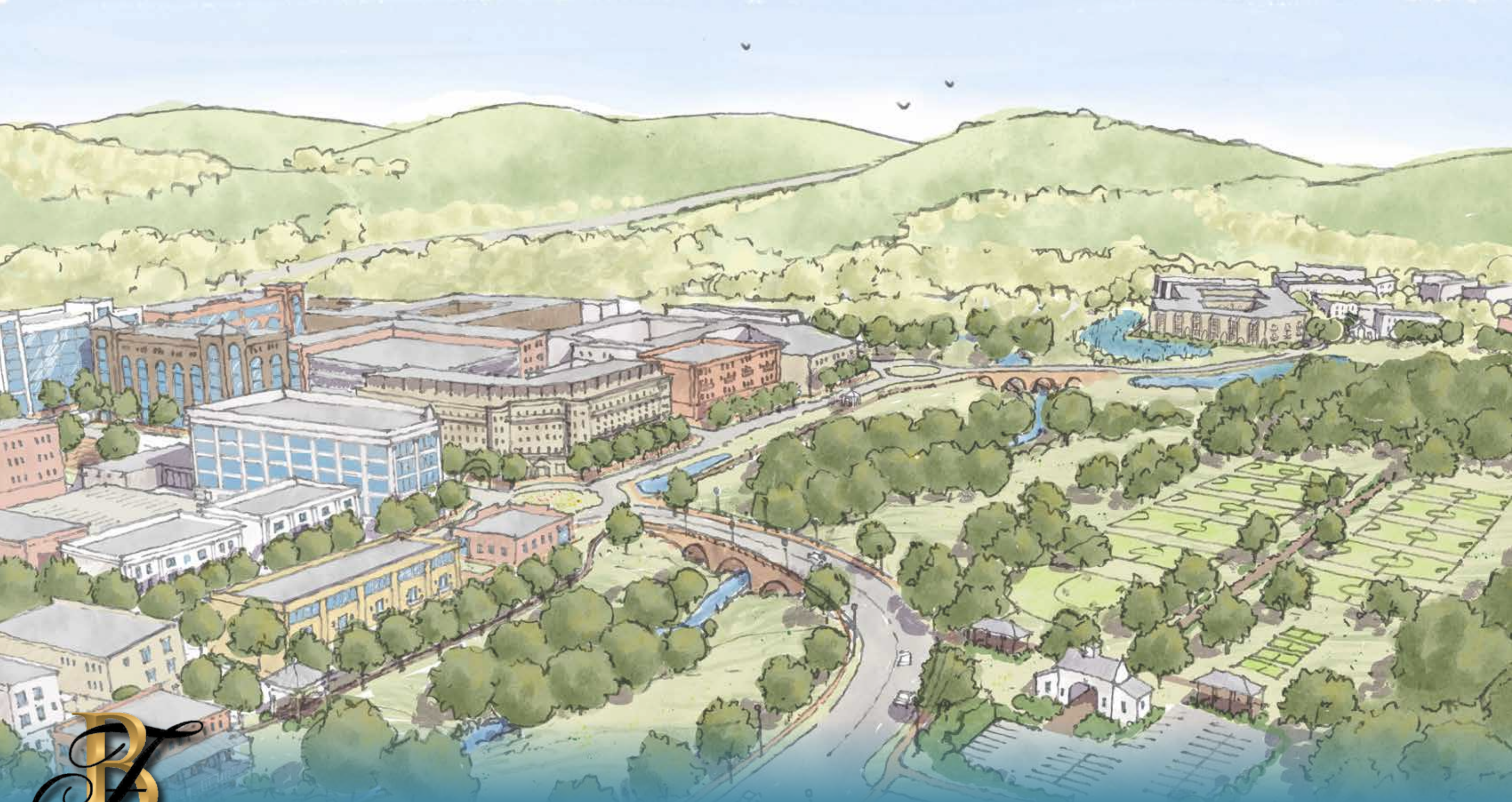
Zoning Ordinance Cleanup Amendment

54	Street parking is out of control ! Cars park on both sides of the narrow streets making passing very difficult.	8/18/2020 9:06 AM
55	Parking on the streets for long periods of time. I there is an ordinance for this, but it is rarely enforced. Some of the older neighborhoods streets are not wide enough to accommodate parking, walking, etc.	8/18/2020 6:54 AM
56	Noise pollution. Way to much noise from noisy mufflers, motorcycles, and yard mowing equipment.	8/18/2020 6:39 AM
57	Political, missing animals and yard sale signs should be removed promptly or pay a penalty	8/17/2020 10:25 PM
58	Designate certain streets as residential only- no mixed use	8/17/2020 8:35 PM
59	Noise ordinance to protect residential properties that are in close proximity to commercial properties from loud noises.	8/17/2020 7:51 PM
60	Any business having residential customer traffic should be extremely limited and only permitted with appropriate certifications and business licenses.	8/17/2020 7:35 PM
61	On street parking should not interfere with garbage, recycle, and yard trash pickup.	8/17/2020 6:35 PM
62	Parking lots should be allowed to the sides of buildings, and sometime in front of a building with proper landscaping and buffers, and should not be limited to just the rear of a building.	8/17/2020 5:54 PM
63	Prohibit short term rentals, such as AirNb	8/17/2020 4:08 PM
64	Cars that are not running (Ie, old, junk cars) need to be removed from a residential property. There is one house on our street that has at least 4 or more beat up cars that are old and junky. I live on Battlefield Drive. It is obvious on our short street which cars/house I am talking about.	8/17/2020 4:05 PM
65	Something has to be done about cars and trucks that are equipped with special loud mufflers.	8/17/2020 3:52 PM
66	RV's should be allowed on properties preferably behind homes.	8/17/2020 3:47 PM
67	Limit density of development	8/15/2020 2:41 PM
68	Maybe small fishing boats might be allowed if they can be screened from the street. For those who want to fish after work, they would be able to do this without having to go far from home just to reach their boat. It must be SMALL AND BE HIDDEN IN THE REAR YARD- or out of sight from the street.	8/14/2020 10:16 AM
69	Grass clippings left in the street after mowing	8/14/2020 7:08 AM
70	None	8/13/2020 6:35 PM
71	Please stop making so many exceptions to the Envision Franklin plan that allow for higher density residential buildings and neighborhoods to be built in areas that are currently zoned for less dense buildings and neighborhoods.	8/13/2020 12:30 PM
72	Residents should be able to own and keep certain hoofed animals (such as a horse) on their property within city limits, even if lots are less than 1 acre.	8/13/2020 9:43 AM
73	Commercial vehicles parked on the street in residential areas should be restricted and enforced by ticketing by the city.	8/13/2020 9:42 AM
74	RVs should be allowed to park on city streets with resident consent We have family who travel in their RV and would like to visit the grandkids while parked in front of our house.	8/13/2020 9:17 AM
75	Parking RVs or motor homes on the street for days	8/13/2020 9:03 AM
76	Due to Covid 19, many people have purchased RVs to give them an outlet for recreation. The restrictions on RV's, even small ones or those that are built on standard chassis that do not look like an RV should be lifted. Even when one brings one home to pack for a trip, the days allowed is way to tight. Many people now make their living using their truck and a small trailer. Why restrict them and make it harder to do their job?	8/13/2020 8:34 AM
77	The use of dirt bikes and ATV's in neighborhoods should be prohibited within the city limits.	8/13/2020 8:29 AM
78	STVRs have been made effectively prohibited for most residents but you're talking about swimming pools, which is a single resident issue because you're doing the bidding of a small	8/13/2020 7:41 AM

Zoning Ordinance Cleanup Amendment

group of connected people. The real Franklin community will see this corruption to the door soon enough

79	Have people quit parking on neighborhood streets. Park in your driveway.	8/13/2020 7:16 AM
80	Hair salons should be allowed in homes or garages, with limits on how many at a time. For example not more than two at a time.	8/13/2020 6:52 AM
81	Allow affordable housing whenever possible	8/13/2020 1:31 AM
82	Non-working cars parked behind a residence should not be ticked or fined.	8/13/2020 1:22 AM
83	Chickens Lawn services in town with high powered mowers mowing too fast and throwing stones into next door people and cars	8/12/2020 10:41 PM
84	Allow fireworks on July 4th, December 31st, and January 1st within the city.	8/12/2020 9:31 PM
85	Street parking should not be allowed for homeowners. Park in driveway or garage. Only Homeowners' guests & hired workers allowed to park on street.	8/12/2020 9:23 PM
86	Need more enforcement. Please protect our neighborhoods. If people don't want regulations, they can live outside the city. I am also concerned over large trucks that I see in residential areas.	8/12/2020 8:43 PM
87	Parking on residential streets while driveway space is unused for vehicles.	8/12/2020 8:37 PM
88	No boats or campers either. I also think parking on the streets should be better patrolled. We have trucks in neighborhoods in the street which blocks two way traffic and emergency vehicles from coming in faster.	8/12/2020 8:27 PM
89	Please protect property values for homeowners. Not only trailers but commercial trucks should be prohibited.	8/12/2020 8:18 PM
90	Change height restrictions on fences to 10 feet.	8/12/2020 7:26 PM
91	Not sure what the law is but residents should not be allowed to park their motor vehicles on the front lawn.	8/12/2020 5:14 PM
92	Can we please stop blocking roads and sidewalks with boats?	8/12/2020 4:46 PM
93	Stop growing. Stop tearing down trees. I payed big money for my home in a city with small town feel. The small town feel is going away fast.	8/12/2020 4:43 PM
94	Abandoned or inoperable vehicles should not be left on the property or on the street	8/12/2020 4:18 PM
95	Planning Commission should not revise Envision Franklin by rezoning areas away from single family dwellings	8/12/2020 4:16 PM
96	Blue Lives Matter Flags should be banned	8/12/2020 4:12 PM
97	I believe with all this land We have as home owners we should be allowed to have at least one hooved animal if we are permitted to do so, and if we don't have an HOA	8/12/2020 4:11 PM
98	I wish they would get rid of parking on the streets in neighborhoods. People play chicken trying to rush past parked cars. Throw in people walking, running or bike riding and we are going to have some bad accidents.	8/12/2020 4:06 PM
99	Some people are not home from work by 7 pm to be able to bring in their garbage cans on trash day, and cannot easily arrange for someone else to do it.	8/12/2020 4:05 PM
100	I don't believe the rezoning near Ladd Park is a good idea.	8/12/2020 4:01 PM



BERRY FARMS
CHADWELL

JOINT CONCEPTUAL WORKSHOP
AUGUST 27, 2020

Kimley»Horn

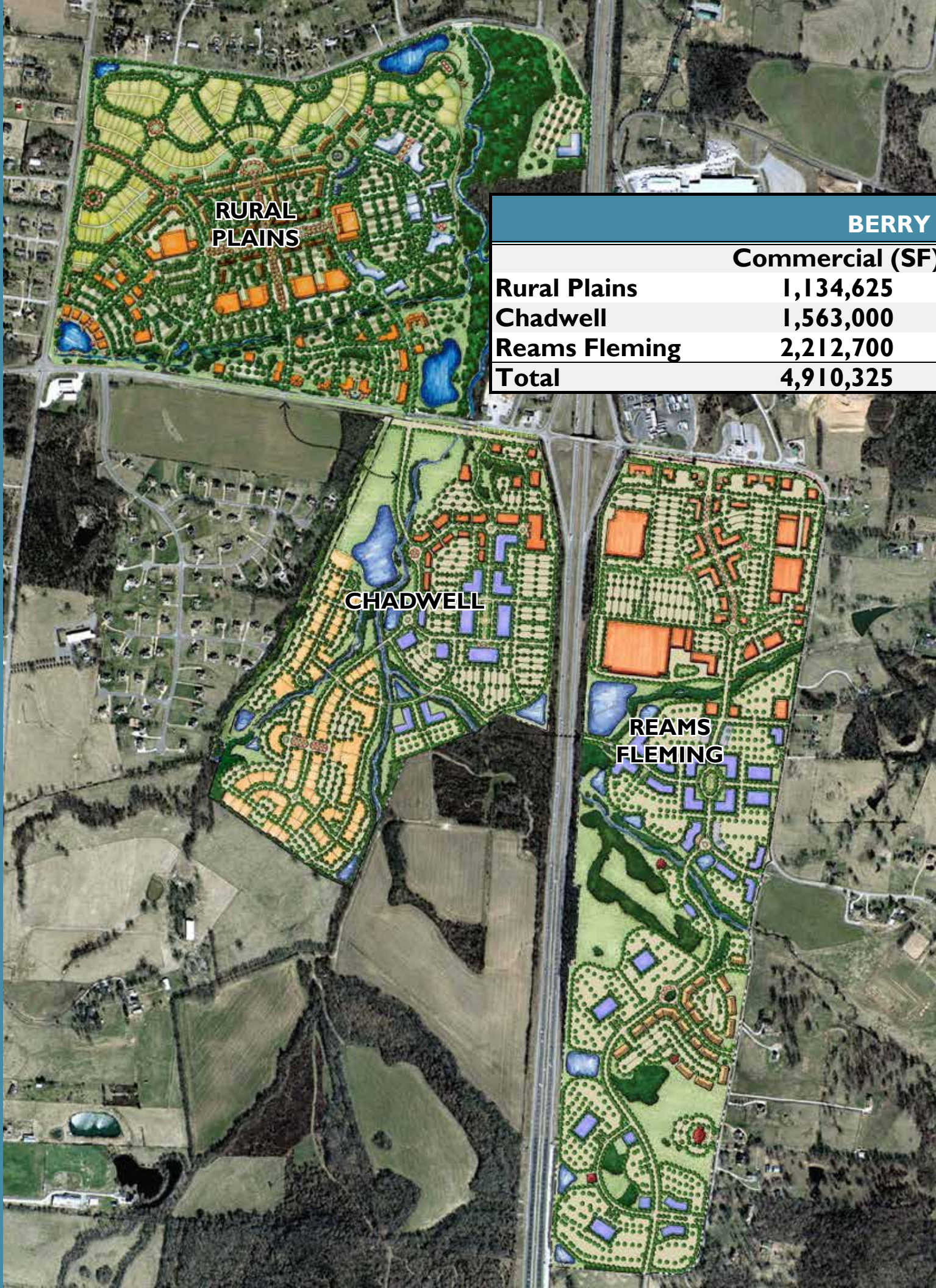
HISTORICAL
· CONCEPTS ·
ARCHITECTURE & PLANNING

GDC
gamble design collaborative

BOYLE



BERRY FARMS
CHADWELL

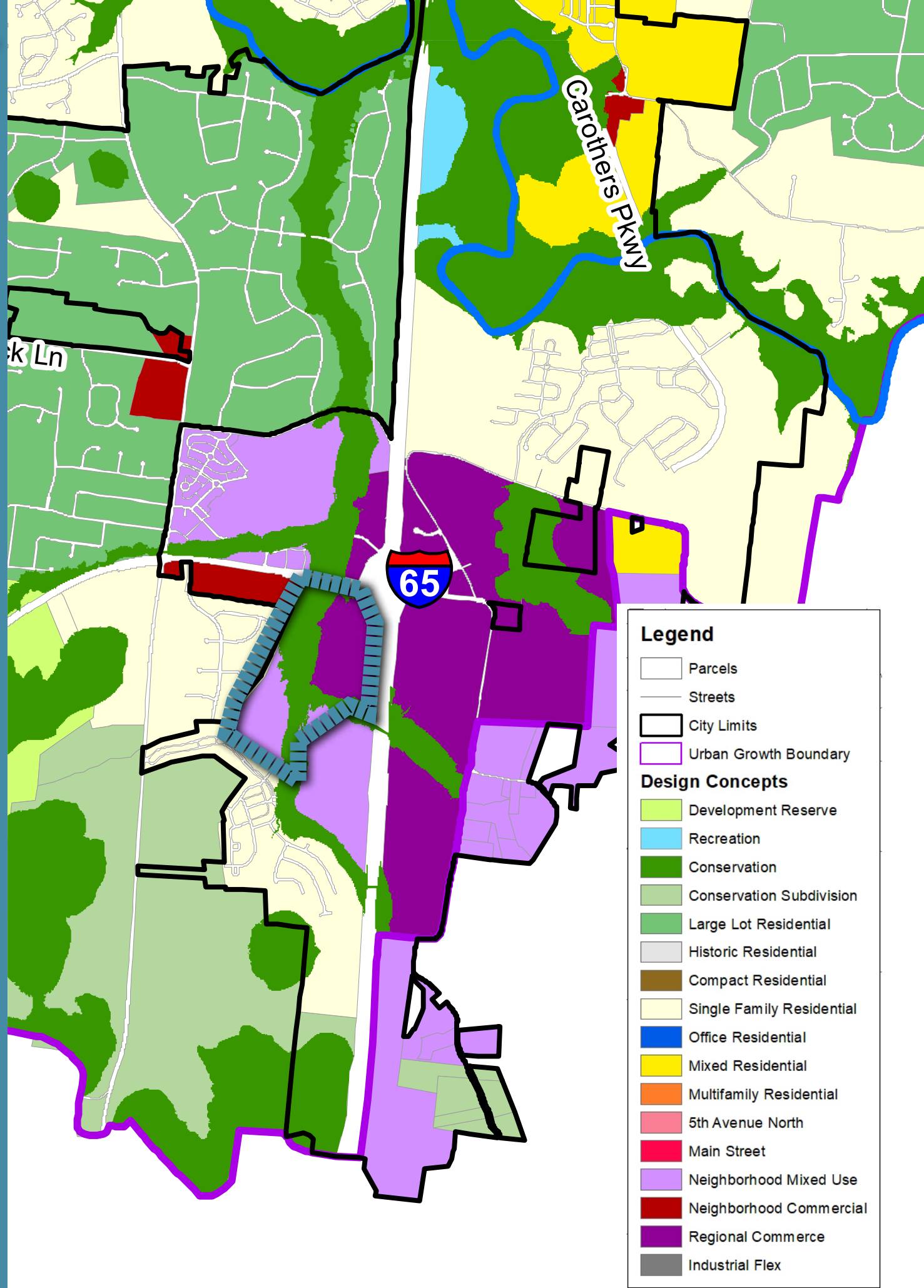


BERRY FARMS CURRENTLY APPROVED					
	Commercial (SF)	Dwelling Units	Civic	Hotel	Assisted Living
Rural Plains	1,134,625	1,174	6,880		
Chadwell	1,563,000	100			
Reams Fleming	2,212,700	400			
Total	4,910,325	1,674	6,880	0	0

- BERRY FARMS
RURAL PLAINS (PARTIALLY CONSTRUCTED)
- CHADWELL (CURRENTLY VACANT)
- REAMS FLEMING (PARTIALLY CONSTRUCTED)

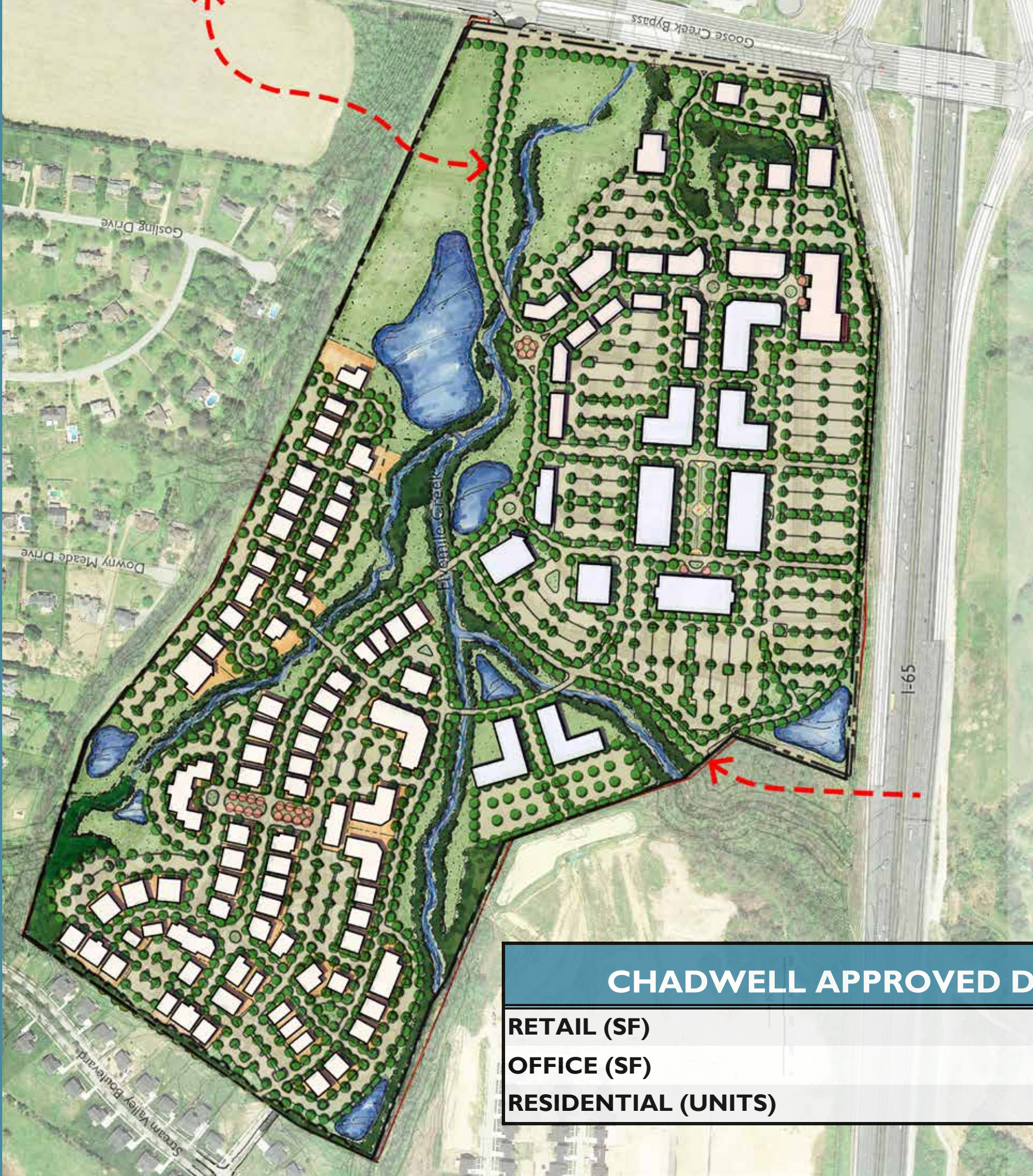


BERRY FARMS
CHADWELL





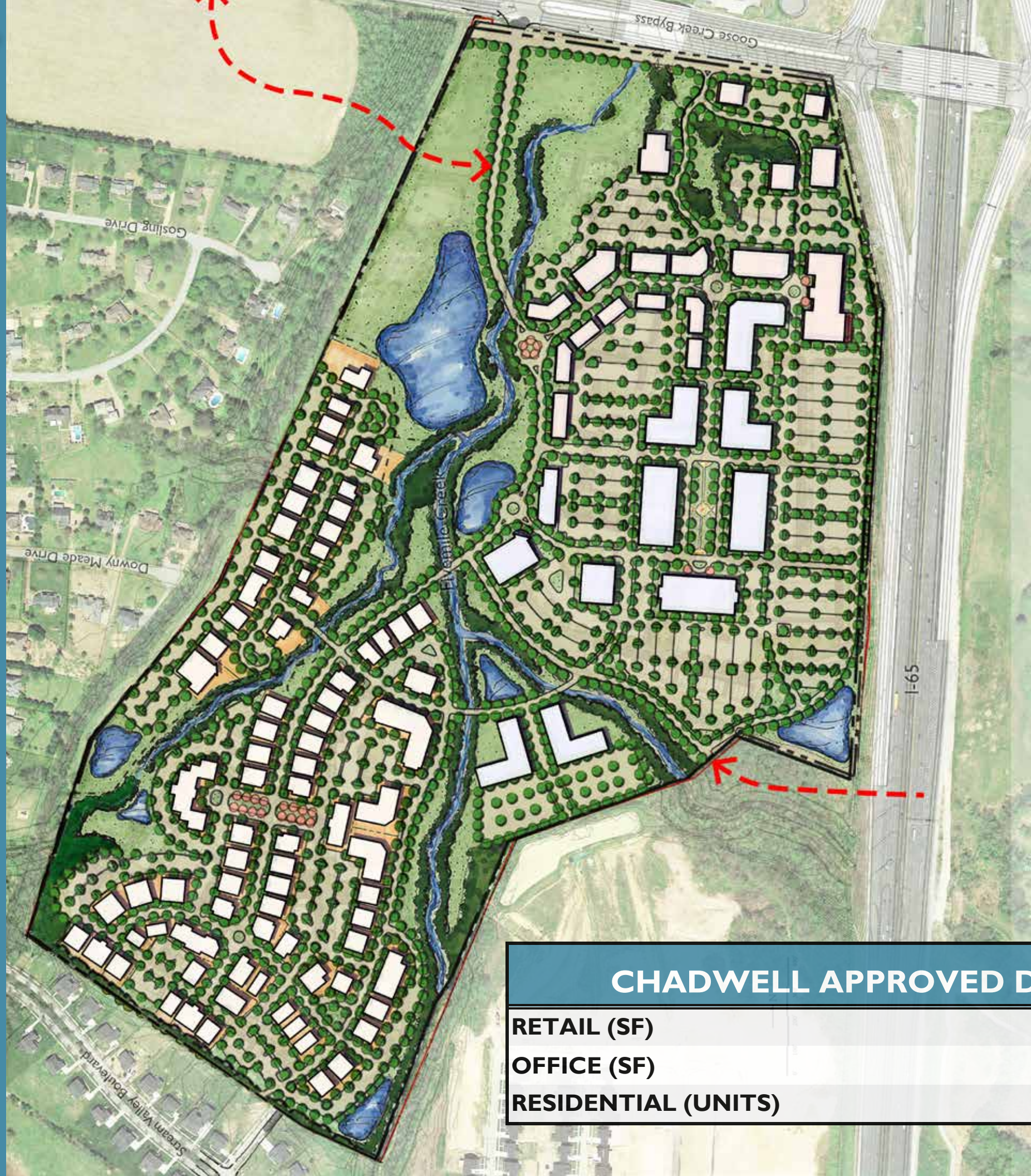
BERRY FARMS CHADWELL



CHADWELL APPROVED DEVELOPMENT PROGRAM	
RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100



BERRY FARMS CHADWELL

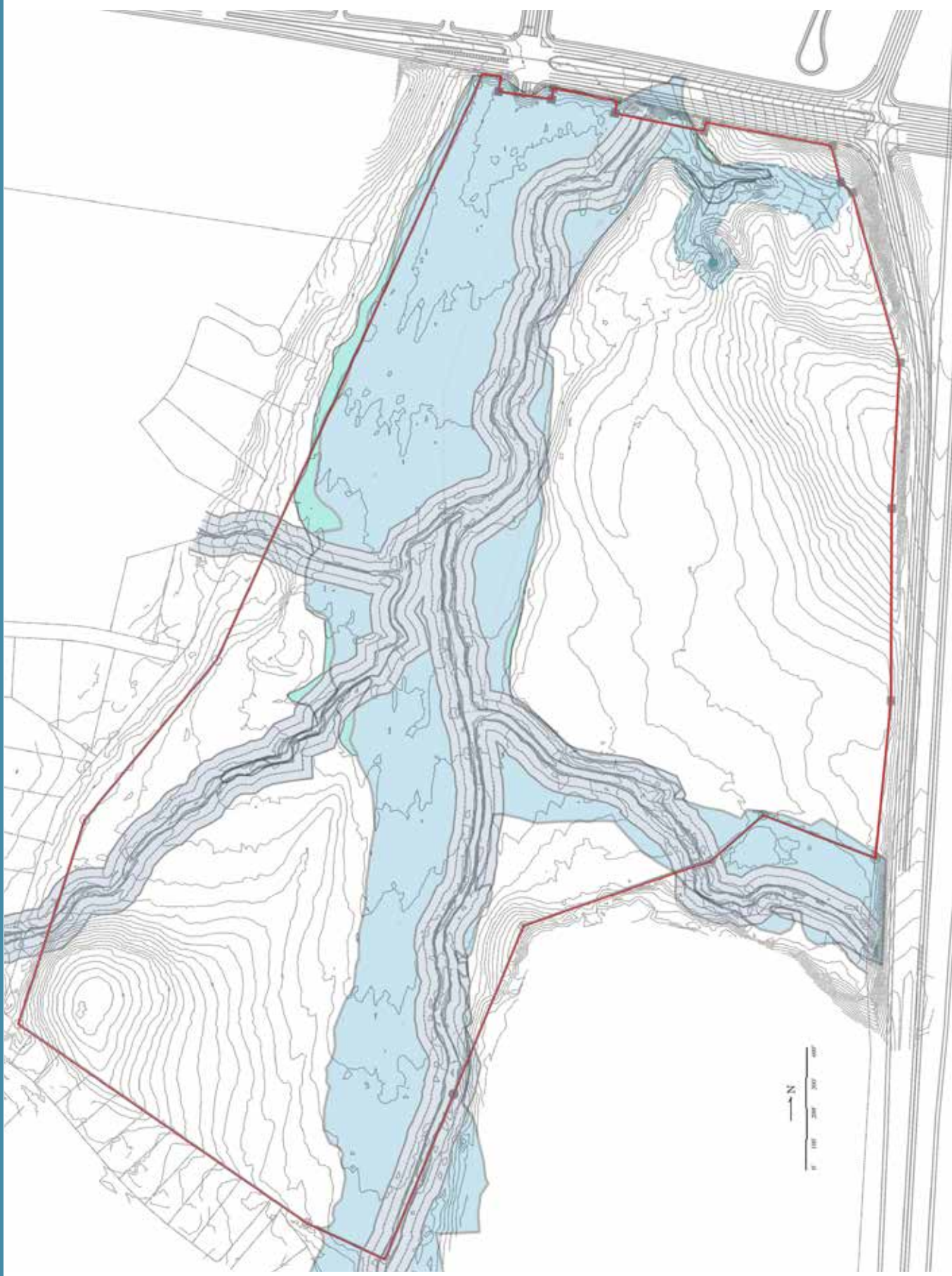


WHAT HAS CHANGED?

1. Changed in the COF Stormwater Ordinance and the FEMA Floodplain.
2. Demand and style of retail has changed.
3. The style of office development has changed.
4. Desire to more heavily integrate residential and mixed-use properties.

CHADWELL APPROVED DEVELOPMENT PROGRAM

RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100



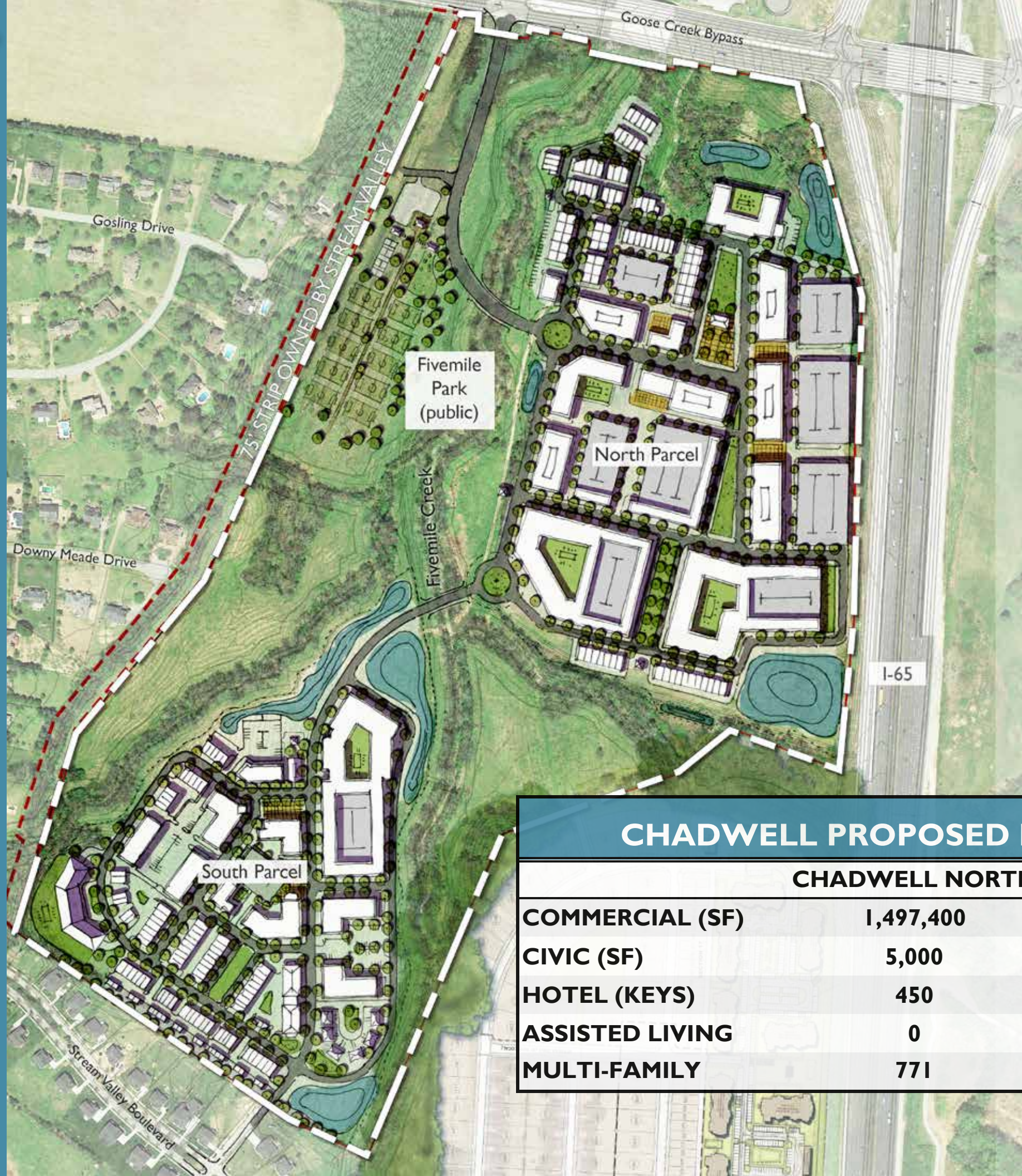
5 MILE CREEK AND FLOOD PLAIN



FLOOD PLAIN AND CONSTRAINTS



BERRY FARMS
CHADWELL



CHADWELL PROPOSED DEVELOPMENT PROGRAM

	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
MULTI-FAMILY	771	759	1,530

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



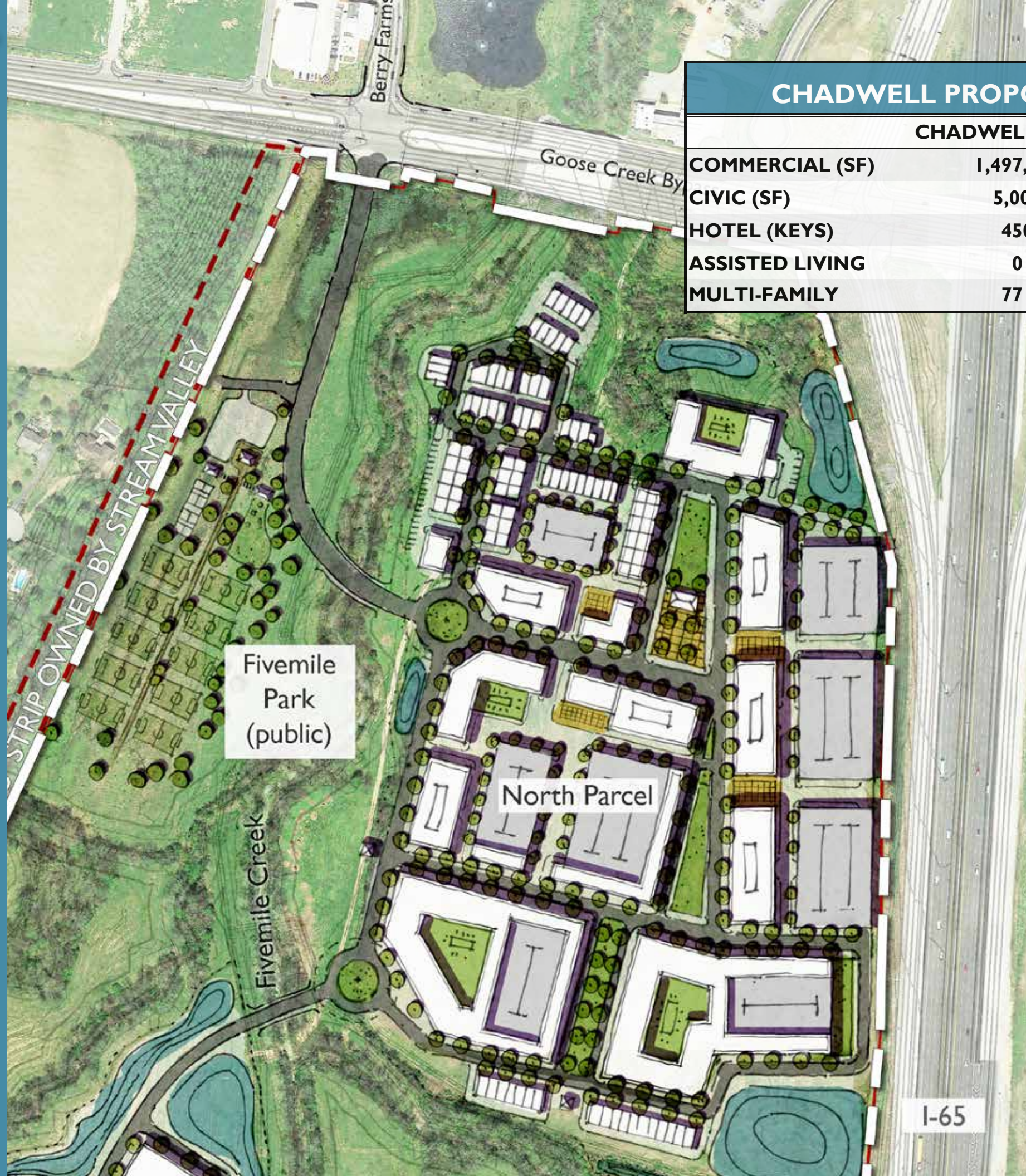
BERRY FARMS
CHADWELL



PERSPECTIVE LOOKING FROM GOOSE CREEK BYPASS



BERRY FARMS CHADWELL



CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
MULTI-FAMILY	771	759	1,530

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



BERRY FARMS
CHADWELL





BERRY FARMS
CHADWELL



CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
MULTI-FAMILY	771	759	1,530

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



BERRY FARMS
CHADWELL





BERRY FARMS CHADWELL



CHADWELL PROPOSED DEVELOPMENT PROGRAM

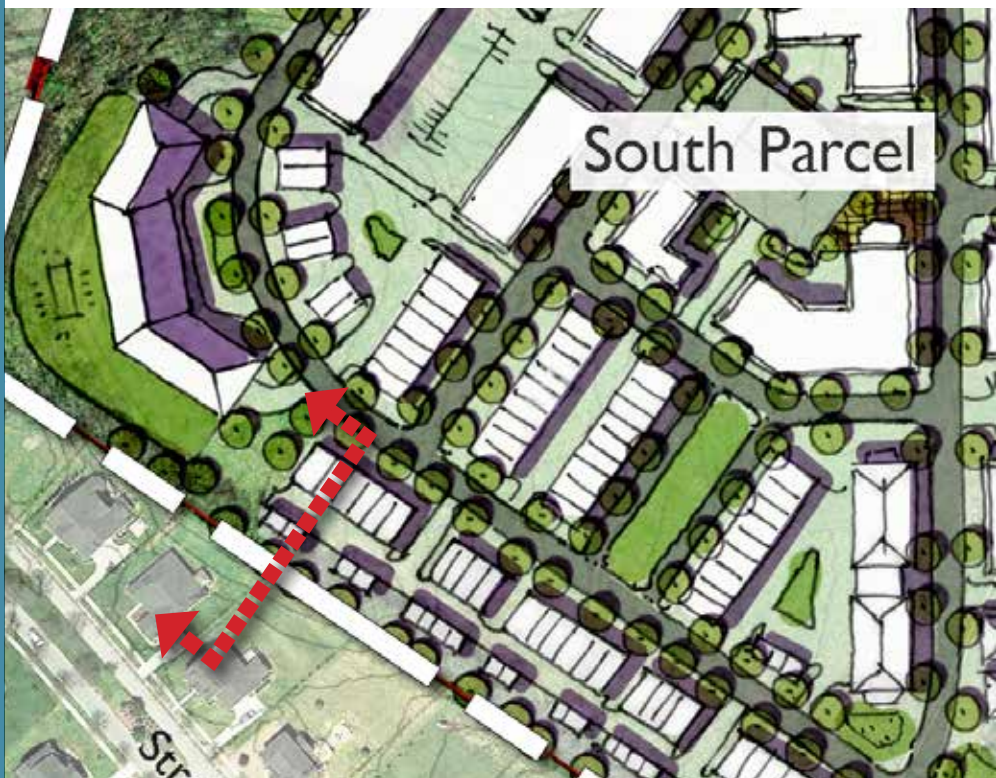
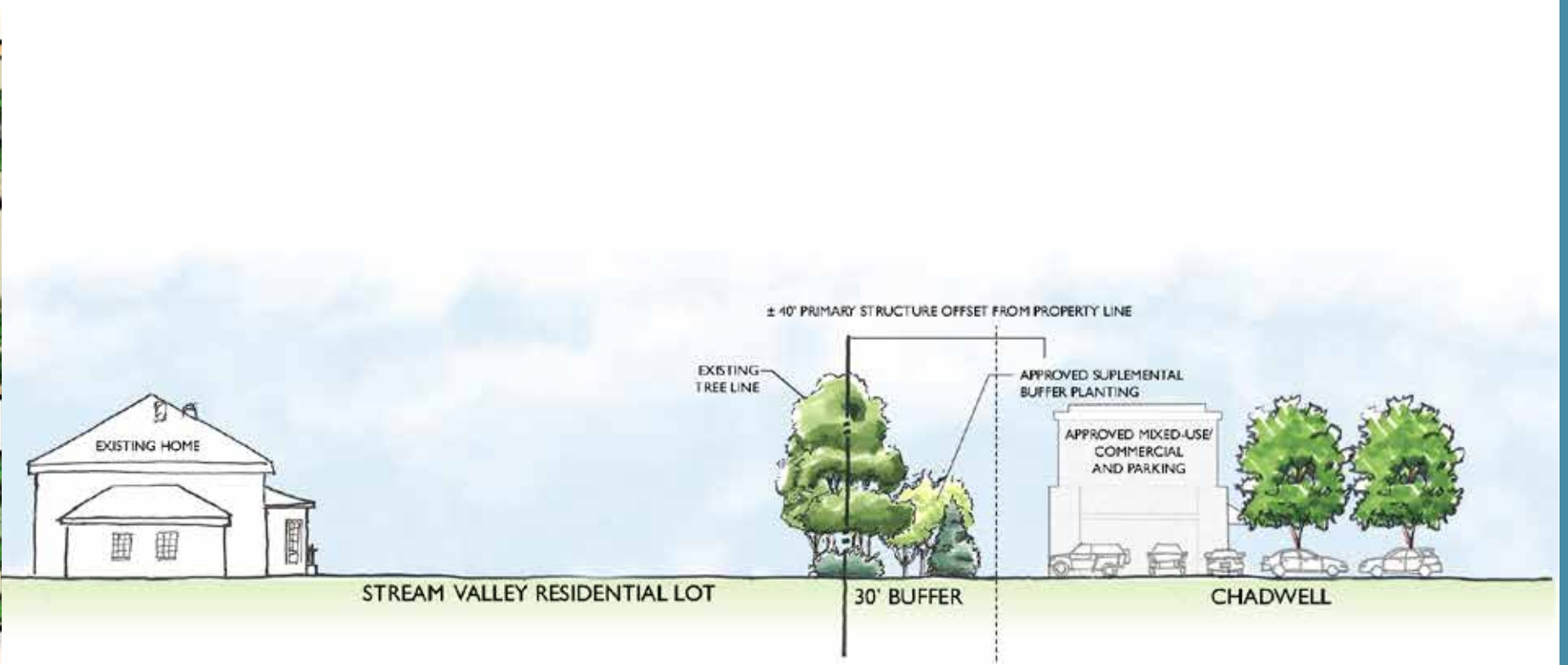
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
MULTI-FAMILY	771	759	1,530



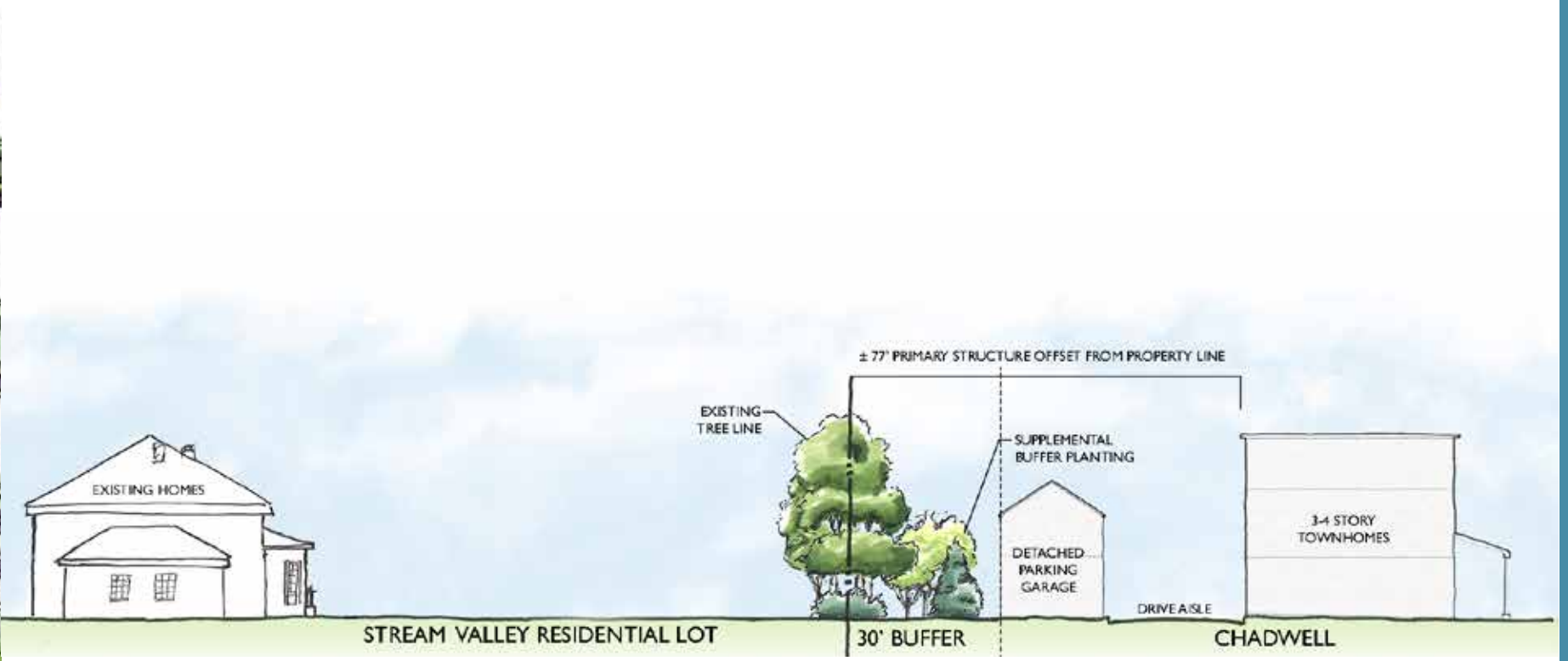
BERRY FARMS
CHADWELL



APPROVED BUFFER SECTION



PROPOSED BUFFER SECTION





BERRY FARMS CHADWELL





BERRY FARMS CHADWELL



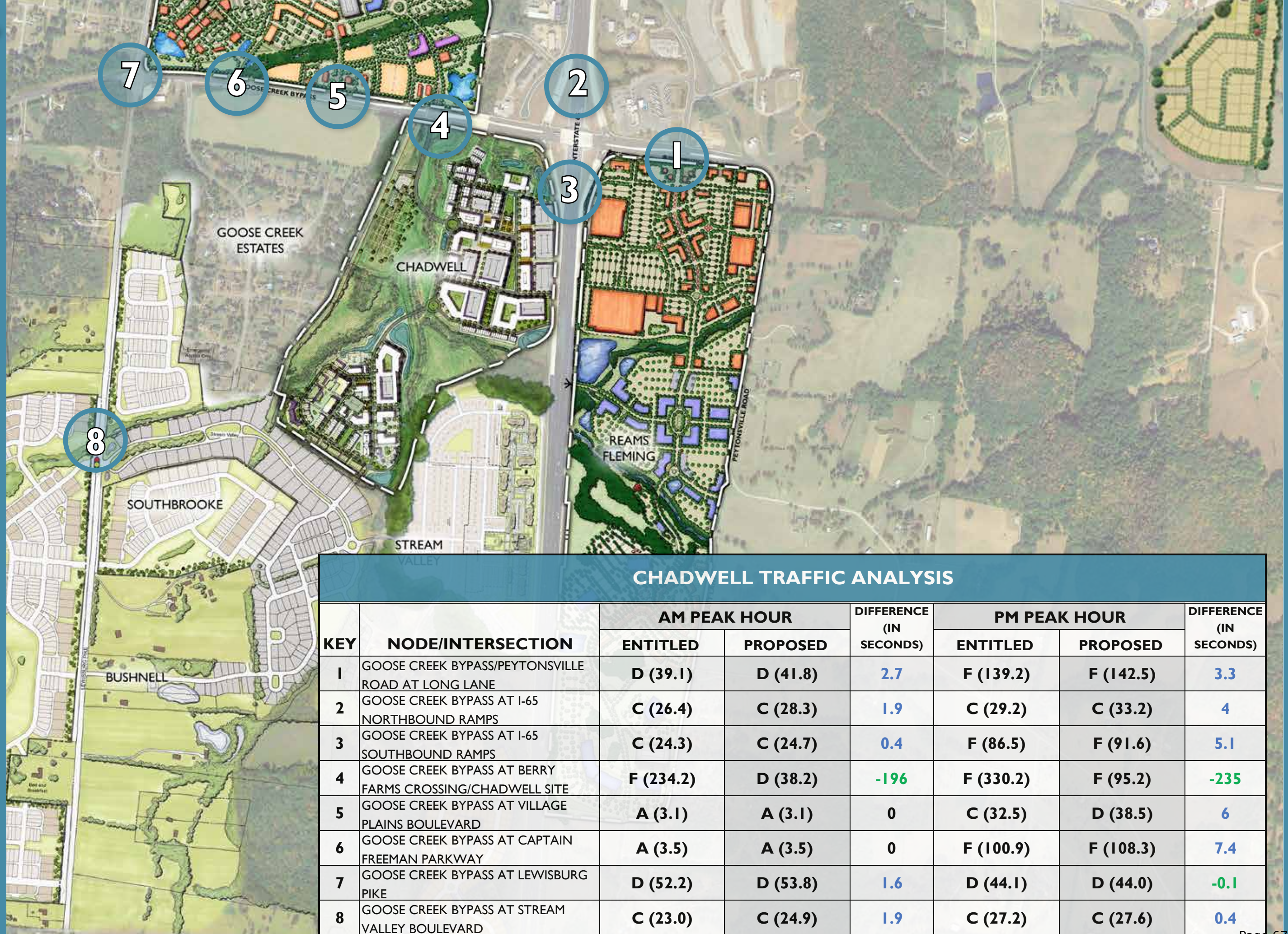


BERRY FARMS CHADWELL





BERRY FARMS CHADWELL





BERRY FARMS CHADWELL



**GOOSE CREEK BYPASS/PEYTONSVILLE
ROAD AT LONG LANE**



BERRY FARMS CHADWELL



**GOOSE CREEK BYPASS AT BERRY FARMS
CROSSING/CHADWELL SITE ACCESS**



BERRY FARMS CHADWELL

7



7

GOOSE CREEK BYPASS AT
LEWISBURG PIKE





BERRY FARMS CHADWELL





MODIFICATION OF STANDARDS:

SECTION 6.7 MULTIFAMILY (ENTRY)

Building Orientation and Entry - Modification of standard to allow for internal access to some ground floor units to respond to topography, stream buffers, plan context, and market demand. In regards to topography, Modification to limit access to ground floor units that have difference of elevation of 4' or more from finish floor elevation to the elevation of the surrounding street.

SECTION 6.7 MULTI-FAMILY (ARCHITECTURE + MATERIALS)

Revise to remove the Entrance requirement of all ground floor dwelling units to have individual entrances. Many multifamily developments do not have direct access from ground floor units based on site restrictions, safety, and cost implications.

Revise Window Arrangement requirement to read as such: Windows shall be aligned floor to floor; exceptions made for the ground floor or top floor when strong horizontal facade treatments create separation from the middle floors; in this case, window arrangements should still seek balance on the facade. A balanced facade composition does not require repetition. Variety and local symmetries can create a lot of interest in a facade.

Revise Window Opening recessed from 3 inches to 2 inches. The 3 inch minimum is workable with brick but not necessarily ideal without some jamb return. Standard brick is only 3 5/8" deep, so this is just 5/8" overlap for a window jamb condition. If you have to define a minimum, 2" would be more achievable for both brick (and other masonry) and wood clad buildings.

Revise Vertical Articulation requirement from 160 feet facade width to 250 feet. A wrapped stick framed multifamily block will most likely be affected programmatically by the 160 feet dimension if the change in cornice height, window type, stringcourse, etc. are required to be as drastic as they are diagramed.

Revise Primary Materials limit from 2 to 4. Additional flexibility on materials will be allow for more achievable outcomes. It is difficult to pencil a multifamily building with just brick and one other material comprising at least 75% of the facade.

Revise Colors limit from 3 to 4. Additional flexibility on color will be allow for more achievable outcomes.

SECTION 6.8 COMMERCIAL/MIXED-USE BUILDING (ARCHITECTURE + MATERIALS)

Remove Window Arrangement and Window Opening requirements. Window alignments between floors are very challenging for vertically mixed-use buildings due to the variance in space planning for different uses. Window configurations for commercial and mixed-use buildings should be much more varied than punched openings. More flexibility is desired for ganged windows, spandrel glass, projecting bays, etc.

Revise to increase Glazing percentage requirements. Ground floor glazing max from 85 to 90 percent. Remove the statement of ground floor glazing needing to fit between 2 and 10 feet from the ground. Revise upper floor glazing max from 65 to 85 percent. Change glazing requirement for Other Facades from 20-to-65 to 15-to-80 percent. These changes allow for more flexibility in delivering buildings similar to those recently built in Franklin. Boyle's McEwen building for example, has 90 percent glazing on its storefronts. Knee walls at commercial storefronts should be optional based on glazing type.

Revise Story requirement for glazing from 6 to 5 stories. This change will allow more buildings to have a variety of glazing treatments. Include spandrel glass into the allowed glass types. Remove tinted glass from the Prohibited Glazing Materials. Office buildings almost always have tinted glass. How reflective glass defined? All glass has some reflectivity, even clear. Revise Ground Floor Height requirement of 13 feet by allowing for exceptions to be made for sloping sites. Sloping sites present lots of challenges for access, drainage, etc. and loosening the limitation for a minimum ground floor height is an easy way to provide flexibility to building designers.

Revise Façade Articulation requirement from 200 feet facade width to 250 feet. It is not uncommon for buildings that are office (including mixed-use buildings with office) to be greater than 200 feet in one direction and two entrances do not make sense for an office building. Quite simply, its a waste and it could very well be confusing for a visitor to find the way into the office building. Requiring the change in building height could be detrimental to the functionality (or viability) of the building by truncating a floor or floors. It also can be more challenging to successfully design a building with two facades that balance each other than a single well thought out cohesive facade per building. Additionally, include the allowance that single-use buildings are an exception to this requirement.

Remove from Storefront requirements: transom windows, knee walls of between 18 and 24 inches tall. This will allow for more flexibility in glazing types. Revise Primary Materials limit from 2 to 4. Additional flexibility on materials will be allow for more achievable outcomes.

Revise Accent Material limitation from 25 to 40 percent of net facade. Based on the list of accent materials, it would be prudent to allow for greater use of these for economic and design reasons.

Revise to move split-face concrete block from Prohibited Materials to Accent Materials list.



BERRY FARMS CHADWELL



MODIFICATION OF STANDARDS:

SECTION 15.1 | SIGNS - MONUMENT SIGN

Modification to allow free-standing arches over “Main Street”. Modification to increase Quantity Limitations to allow a series of signs permitted every 150’. Modification to alter Material Limitations so that signs do not require brick, stone, cultured stone, or concrete frame.





BERRY FARMS CHADWELL



NEXT STEPS:

INITIAL SUBMITTAL: AUGUST 10, 2020

RESUBMITTAL: SEPTEMBER 3, 2020

BOMA PRESENTATION TO ADD
COLLECTOR ROAD TO CONNECT
FRANKLIN AND PRESENTATION TO
FMPC



FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing.

Cherokee Place PUD Development Plan

FMPC/BOMA Joint Conceptual Workshop
August 27, 2020



HISTORIC
FRANKLIN
TENNESSEE

Presentation Summary

Cherokee Place PUD Development Plan

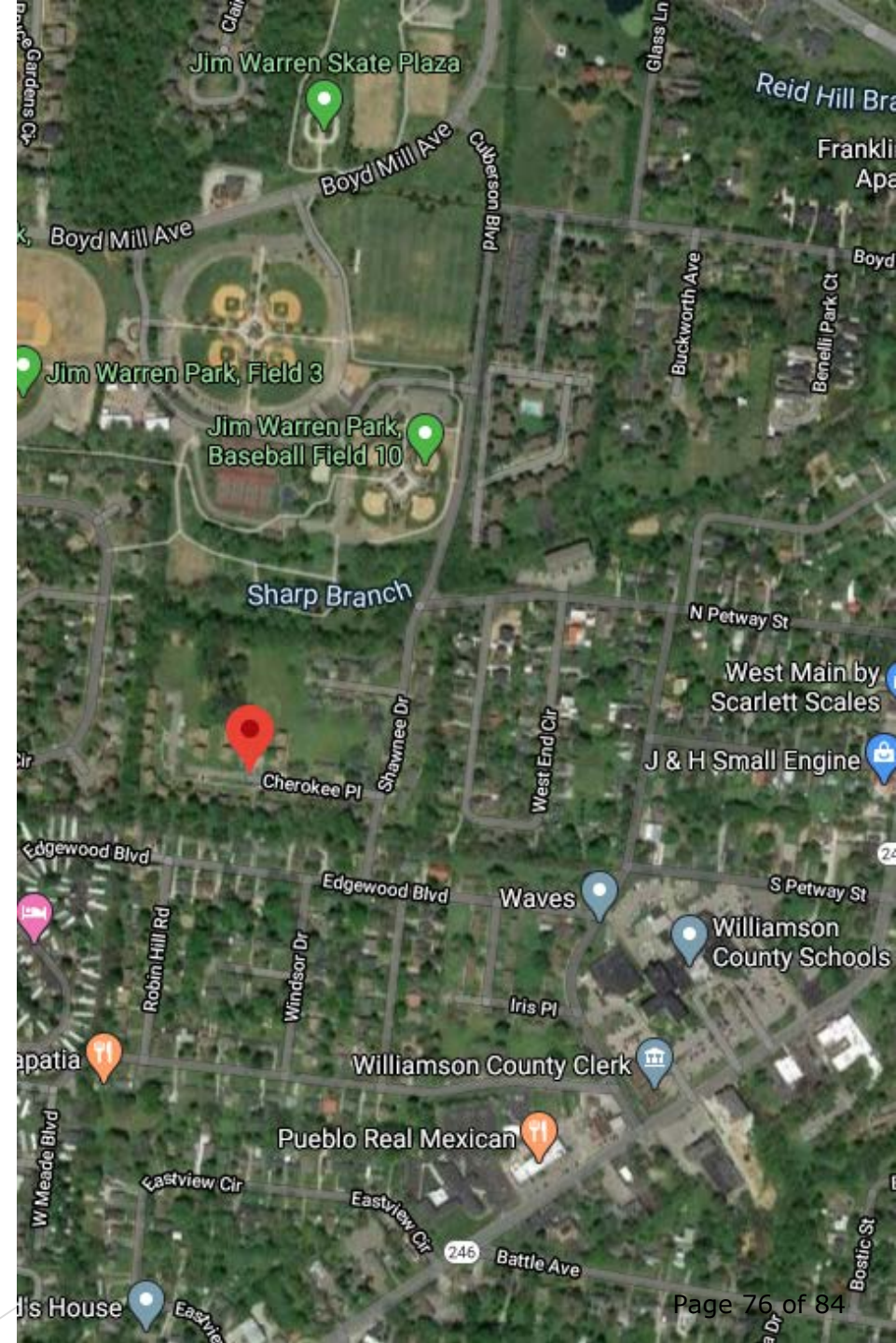
Development Site Location: Cherokee Place and Chickasaw Place at Shawnee Drive

- Immediately south of Jim Warren Park

Owner: Franklin Housing Authority

Presentation topics tonight will include:

- Existing Site Conditions
- Overview of Project Size and Scope
- Modification of Standards Summary
- Summary of Pre-Application Meeting



Overview of the Project Size and Scope: Concept

Proposed Use: Residential

Site Acreage: 8.15 acres

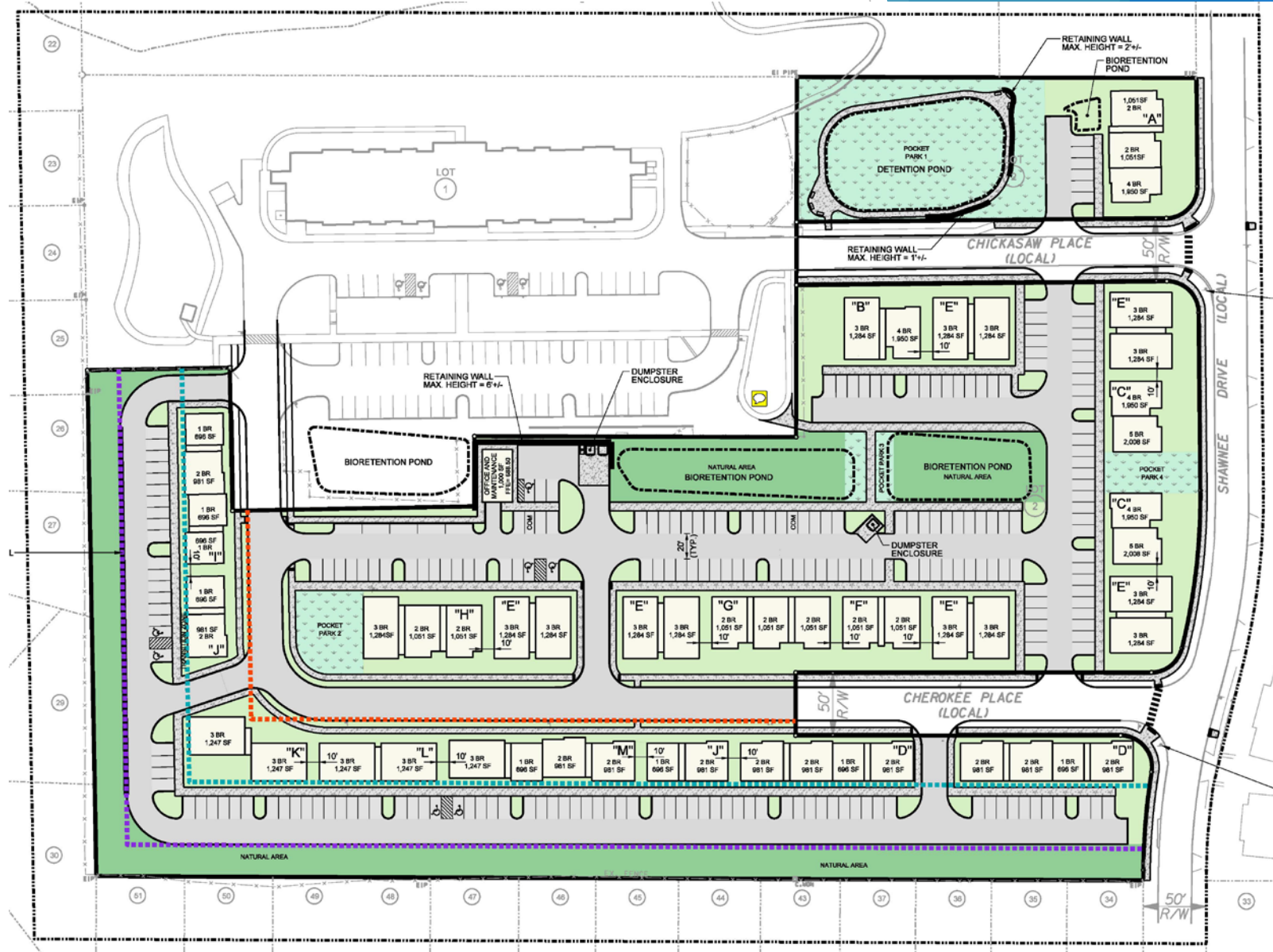
Units: 100 multifamily and
townhouse units

1 BR: 16 units
2 BR: 40 units
3 BR: 38 units
4 BR: 4 units
5 BR: 2 units

Maintenance/Office: 1 building

Density: 12.27 units per acre

Open space and natural area
connected to dwelling units via
pedestrian circulation system



Overview of the Project Size and Scope: Architectural Concept



Existing Site Conditions: Aerial

Existing development:

- 72 dwelling units
- Duplex, townhouse
- Constructed about 50 years ago
- In process of being demolished

Chickasaw Place PUD:

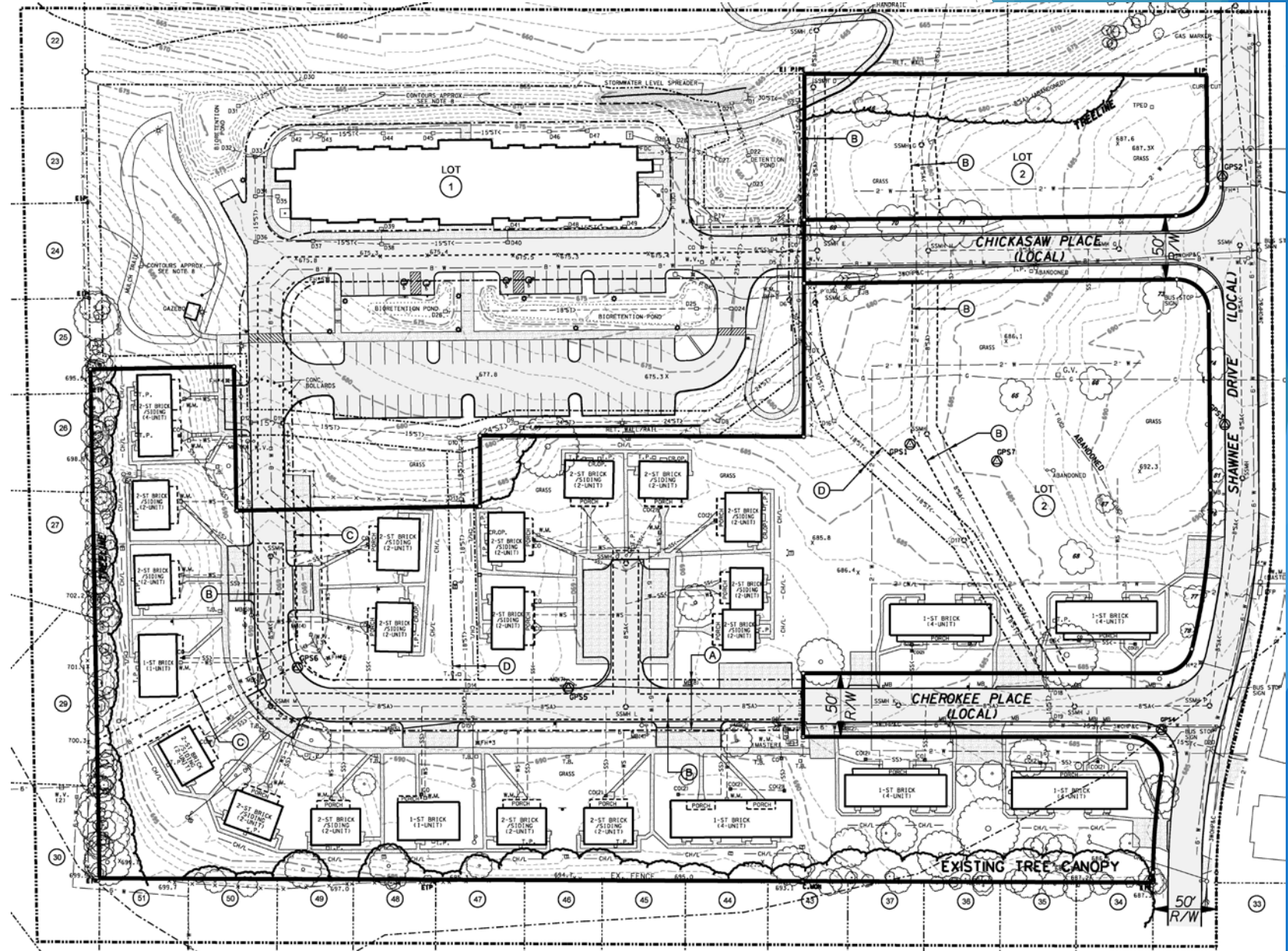
- Recent development
- Located northwest of Cherokee Place PUD site
- Senior Community Building
- 48 units - multifamily



Existing Site Conditions: Drawing

Some buildings have already been demolished in northeast corner of site

Some existing utilities will be abandoned and/or replaced in connection with Cherokee Place PUD construction



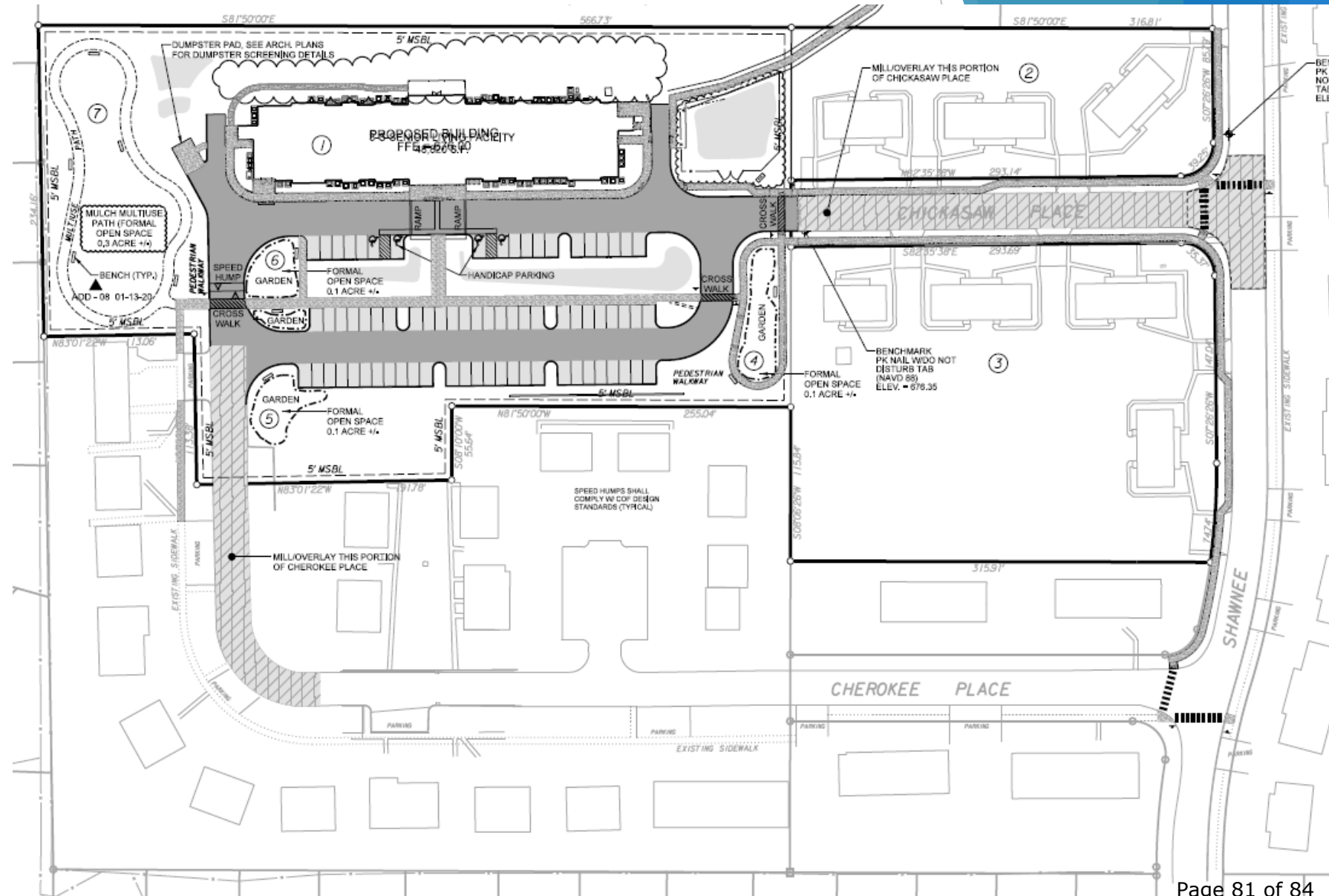
Removing Acreage to make room for Cherokee Place PUD

Before Revision

Chickasaw PUD Development
Plan acreage: 6.38 acres

2.57 acres will be removed
from the Chickasaw PUD
acreage

- Will be used in the Cherokee Place PUD



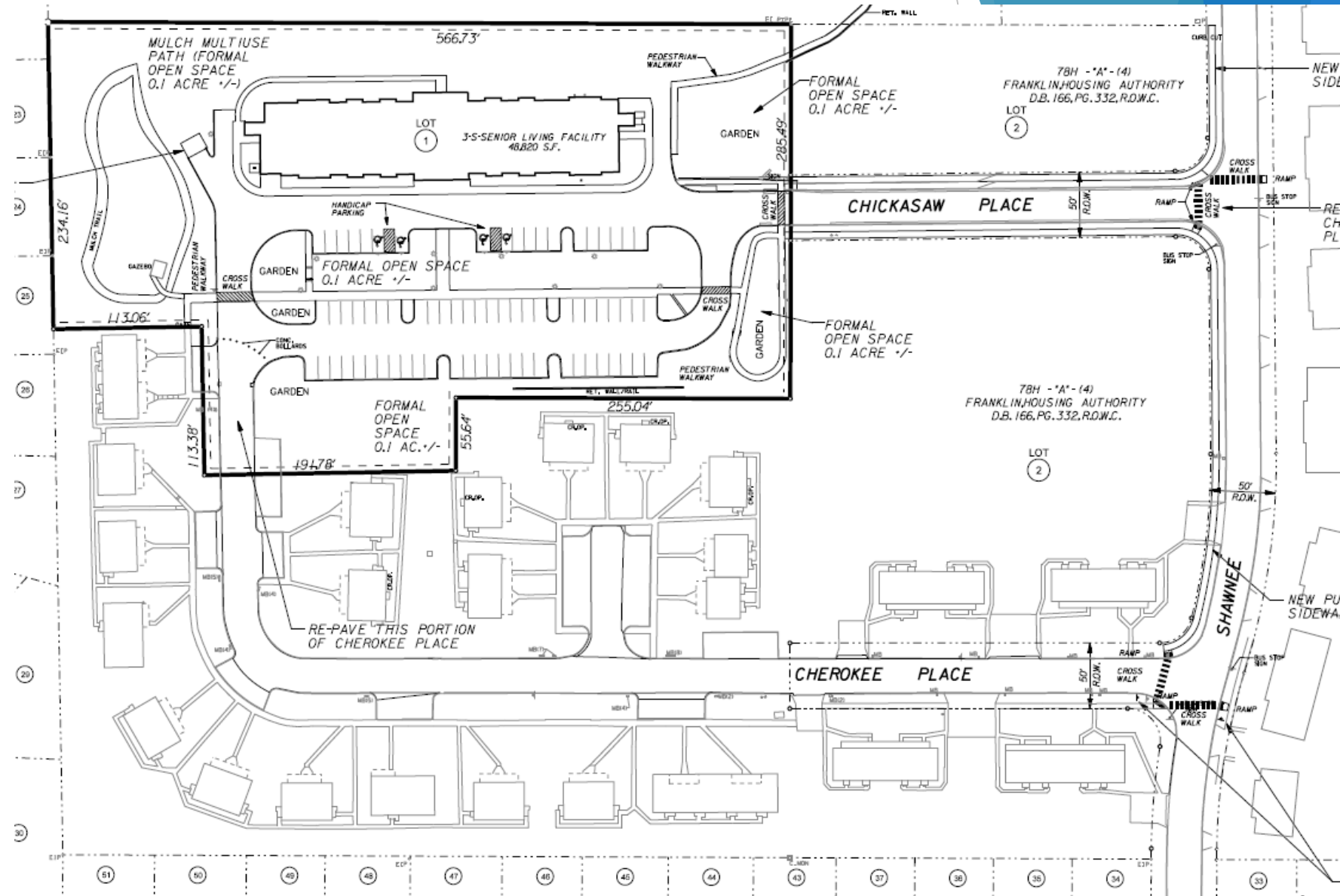
Revision to Chickasaw PUD Development Plan

Removing Acreage

After Revision

Revision to Chickasaw PUD
Development Plan acreage:
3.81 acres

Rezoning Requests for each
PUD have been submitted to
City in order to adjust the
residential density



Modification of Standards Summary

Parking challenges:

- Large area needed for stormwater management
- Insufficient geometry on Cherokee Place to utilize on-street parking

Modification of Standards: For two unit types, reduces the number of parking spaces required per unit:

- 2 BR: From 2.5 to 2.25 [reduction of 0.25 per unit]
- 3 BR: From 3.0 to 2.75 [reduction of 0.25 per unit]

Modification will allow a minimum of 237 spaces, instead of 256

<u>Minimum Parking per Zoning Ordinance (§ 10.1.6)</u>		
1 BR:	16 units @ 1.5 per unit =	24
2 BR:	40 units @ 2.5 per unit =	100
3 BR:	38 units @ 3.0 per unit =	114
4 BR:	4 units @ 3.0 per unit =	12
5 BR:	2 units @ 3.0 per unit =	6
Total:		256

<u>Minimum Parking under Modification of Standards</u>		
1 BR:	16 units @ 1.5 per unit =	24
2 BR:	40 units @ 2.25 per unit =	90
3 BR:	38 units @ 2.75 per unit =	105
4 BR:	4 units @ 3.0 per unit =	12
5 BR:	2 units @ 3.0 per unit =	6
Total:		237

Summary of Pre-Application Meeting

August 4, 2020

- City Planning discussed submittal requirements related to:
 - Revision of Chickasaw PUD Development Plan
 - Cherokee Place PUD Development Plan
 - Rezoning Request for Chickasaw PUD
 - Rezoning Request for Cherokee Place PUD
- City Comments received via IDT were acknowledged.
- Specific questions were asked regarding City Comments, and clarification was received related to:
 - Remove uncontrolled pedestrian crossings from plan; to be determined at later stage
 - Setbacks to be listed on Development Plan; typical lot diagram not required
 - No cross connection points, so written notice not required
 - Discussion of sprinkler requirements and what to show on drawings
 - Architecture: location of entrances
- Discussion of stormwater ponding depth and footprint of bioretention areas
- Parks: Discussion of amenities in onsite parkland and Parkland Impact Fee