



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, September 26,
2024

5:00 PM

City Hall Board 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.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*

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 6:00 PM) Zoning Ordinance Update: State Law Changes, Best Practices, and Floodplain Map Updates
2. (6:00 - 6:30 PM) Continued Discussion of an Envision Franklin Plan Amendment Request for 354 Franklin Road (Ropers Knob)

OTHER BUSINESS

ADJOURN

Joint Conceptual Workshop September 26, 2024

Five-Year Zoning Ordinance Update Best Practices / Floodplain Updates

Zoning Ordinance Update

Topics from
BOMA/FMPC
Members

Envision
Franklin

Modification of
Standards

Variances

State Law
Changes/
Best Practices

FEMA
Floodplain Map
Updates

State Law Changes

- Maximum review/approval timeframes for telecommunication towers shall not exceed 90 days for collocation facilities and 150 days for all other applications
- Annexation and rezoning changes related to timing of public notification in the paper
- Privately owned-landfills or solid waste facilities require BOMA approval (Resolution 2024-22, the Jackson Law)
- Case Law Change from Knight v. Metro Nashville: Development of six single family lots or less shall be exempt from this Section when the development is located more than 1,320 feet (a five-minute walk) away from an existing or planned sidewalk and the lots front onto an existing street.

Best Practices

- Proposed New Uses
 - Rural retreat/hospitality
 - Live-work unit to match the requirements of the building codes
 - Microbreweries/craft distilleries as part of a restaurant use
 - Add light industrial and general warehousing to the PD district to allow for approval by development plan
- Provide additional flexibility to promote infill in existing commercial shopping centers
- Hierarchy and organizational changes in Section/subsection ordering for enhanced usability
 - Streets and Circulation and Parking and Transit Chapters

Rural Retreats

Guest accommodations, which include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping.



The City has seen recent inquiries about hospitality uses that aren't covered by the 'hotel' definition.

Williamson County has 'rural retreat' zoning rules e.g. Southall Farm & Inn.

- A minimum development size of 20 acres.
- Vehicular access to an adjacent arterial or collector street.
- Maximum size based on amount of acreage and scales up to a maximum of 80 guest accommodations.
- Allows for multiple buildings and different sizes and building orientation on a 'campus' setting.
- Setbacks of a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots.
- Allows for secondary recreational uses such as swimming pools, boating facilities, equestrian facilities, etc.
- Allows for event venues with a minimum of 40 acres for the overall development and requires all events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 9:00 PM and 9:00 AM must take place entirely within a fully enclosed building.

Live/Work Units

A dwelling unit that has both a nonresidential use and a living space where the same person occupies both spaces.

The requirements below provide consistency with building codes requirements:

- Within the townhouse building type.
- Maximum size of 3,000 square feet.
- The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit and limited to the first or main floor only.
- The nonresidential area shall be limited to the office use type with no customers on-site.
- Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.



/

Craft Distilleries

An accessory use that is part of a restaurant principal use, which includes small brewery or distillery production that is limited to artisanal, small-batch, or specialty beer or alcohol. This use is intended primarily for on-site retail sales and consumption.

- Limited to 10 percent of the total square footage of the restaurant principal use.
- Any beer or alcohol production that exceeds these requirements shall be considered under the industrial use classification.

Industrial in Planned District (PD)

Light Industrial Uses

The manufacturing, processing, or assembly of products within a fully enclosed structure where noise, odor, light, or vibrations are not noticeable from the adjacent properties.

General Warehousing

Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse.

- There are some changing trends re: maker spaces, artisanal manufacturing, or microbreweries/craft distilleries
- Use of evolving retail where product is stored on-site but transactions take place elsewhere or on-line or there is a very small retail sales area, so the use falls into warehousing.
- Add light industrial uses and general warehousing to the PD district to allow for approval by development plan where the applicant defines the specific use characteristics for BOMA/FMPC consideration

Infill in Existing Commercial Shopping Centers

Provide additional flexibility to promote infill in existing commercial shopping centers

- Any new infill complies with one of the permitted frontage types.
- Any existing building can continue its nonconforming condition regardless of the placement of the new buildable lot or building site.
- When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided in front of the building and to the public street.



Floodplain Map Updates

- Floodplain map updates have been adopted by FEMA and provided to the City.
- These updates are required to be approved by the end of the calendar year.

Northwest

FEMA Changes



Floodway Increase



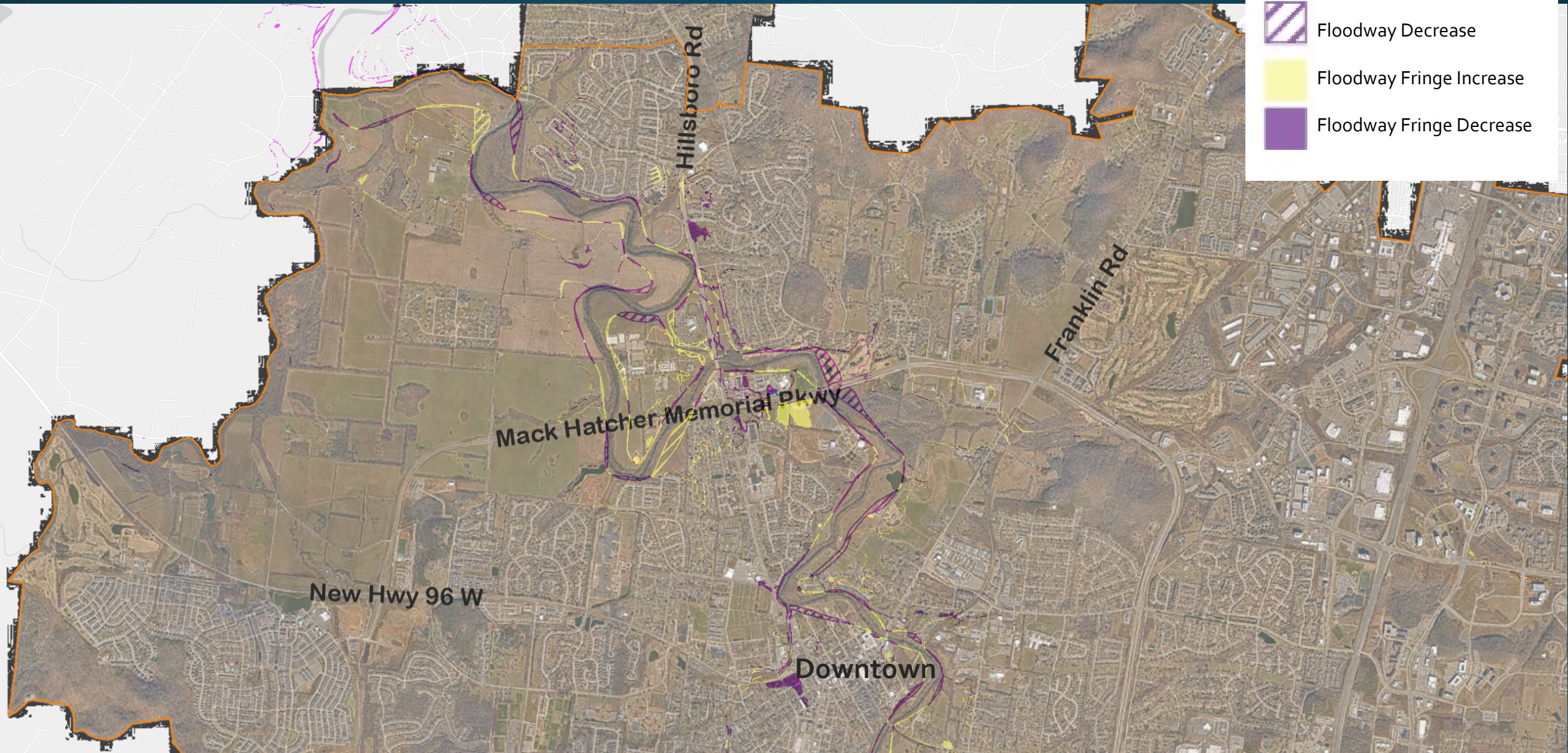
Floodway Decrease



Floodway Fringe Increase



Floodway Fringe Decrease



Central



FEMA Changes



Floodway Increase



Floodway Decrease



Floodway Fringe Increase



Floodway Fringe Decrease

Southeast

FEMA Changes



Floodway Increase



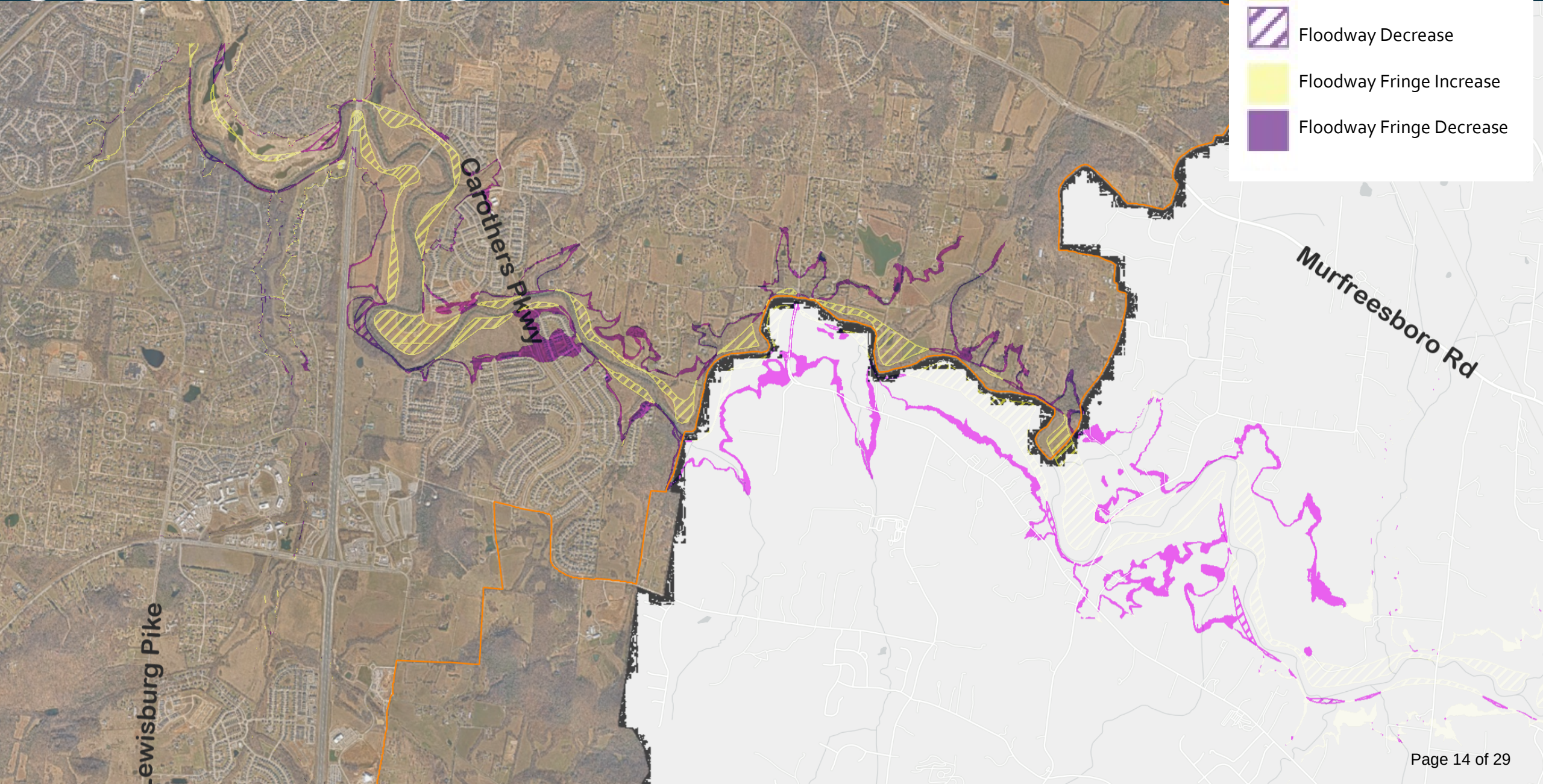
Floodway Decrease



Floodway Fringe Increase



Floodway Fringe Decrease



Timeline

October 24	JCW	Overview of Ordinance Amendment
October 24	FMPC	Ordinance Recommendation
November 12	BOMA	1st Reading
November 26	BOMA	2nd Reading and Public Hearing
December 10	BOMA	3rd and Final Reading
January 1, 2025		Effective Date



FRANKLIN ROAD

MAC HATCHER PARKWAY

ROPER'S KNOB
STATE OF TENNESSEE

354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | NEIGHBORHOOD MEETING

08/8/2024





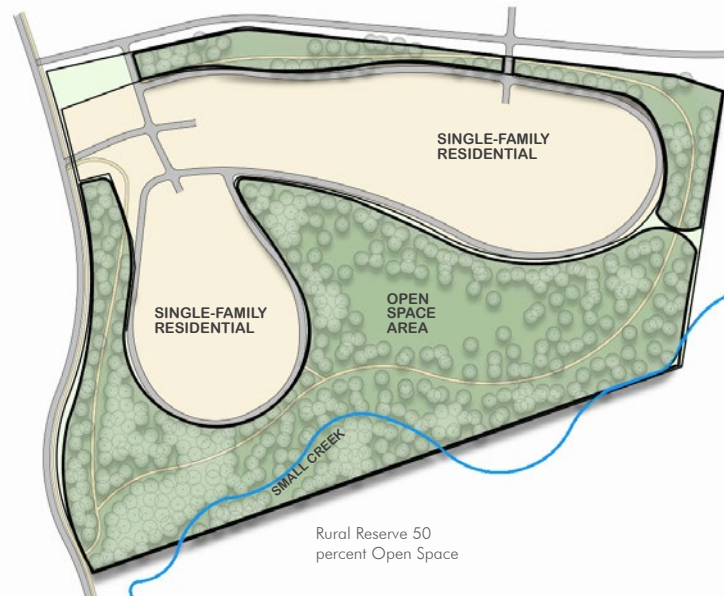
SITE DATA KEY

	500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
	HILLTOP/HILLSIDE OVERLAY
	FLOODPLAIN
	FLOODWAY

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

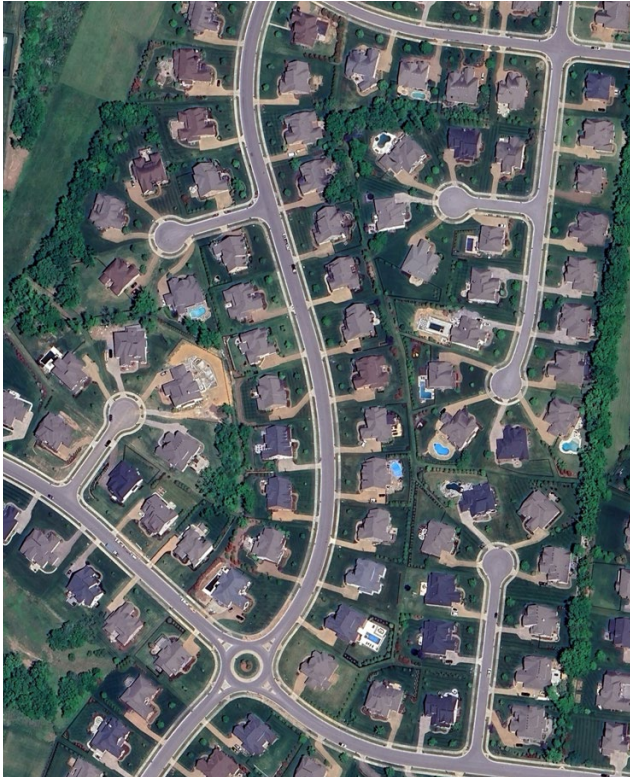


Design Concepts | ENVISION FRANKLIN



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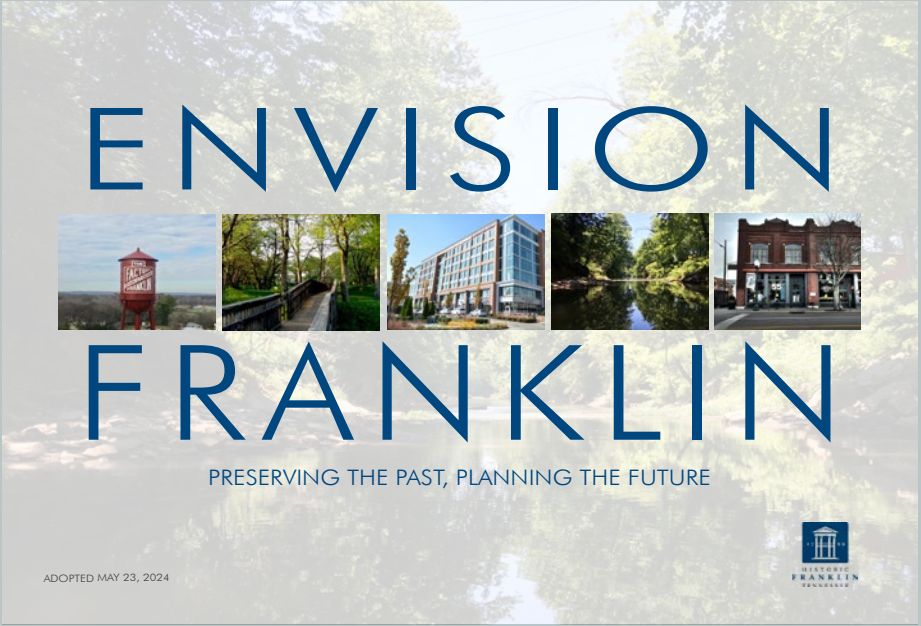
“...DESIGN THAT HELPS CELEBRATE NATURE WHILE TRANSITIONING FROM THE MORE DENSELY POPULATED CITY TO THE RURAL COUNTY.”



EXISTING DESIGN CONCEPT:
RURAL RESERVE

- Transition from densely populated city to the rural county.
- 50% Open Space Preservation
- Lots should be one-half acre minimum.

ENVISION FRANKLIN, PAGE 103





COMMUNITY INPUT: DEVELOPMENT TYPE

No one chose 1/2 acre lots as a preferable lot type.

There is an opportunity to create something special that combines conservation subdivision and neighborhood mixed use.

COMMUNITY PREFERENCES:

CONSISTENT THEMES NEIGHBORHOOD WORKSHOP

1. CONSERVATION OF LAND

2. SMALL DEVELOPMENT FOOTPRINT

3. PRESERVATION OF FRANKLIN ROAD
(PRESERVING THE RURAL GATEWAY)

4. TRAILS

5. ACCESS TO ROPER'S KNOB



MIXED OPINIONS:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

1. MIXED-USE VS NO COMMERCIAL

2. NO DEVELOPMENT VS. CLUSTERED DEVELOPMENT

3. NO DEVELOPMENT VS. MISSING MIDDLE HOUSING



MIXED-USE VS. NO COMMERCIAL:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

Which Architecture Character do you Prefer?

Character Image - 1



VOTE HERE

Character Image - 2



VOTE HERE

Character Image - 3



VOTE HERE

Character Image - 4



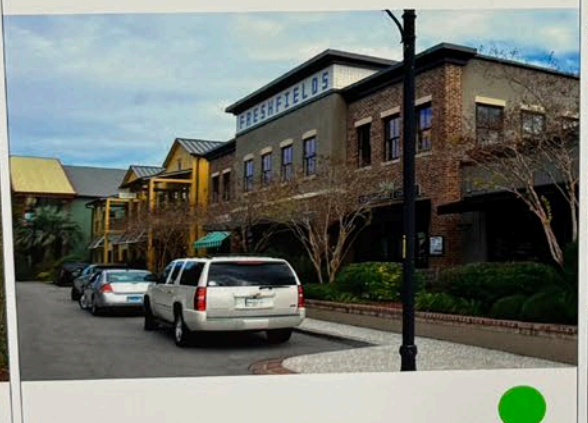
VOTE HERE

Character Image - 5



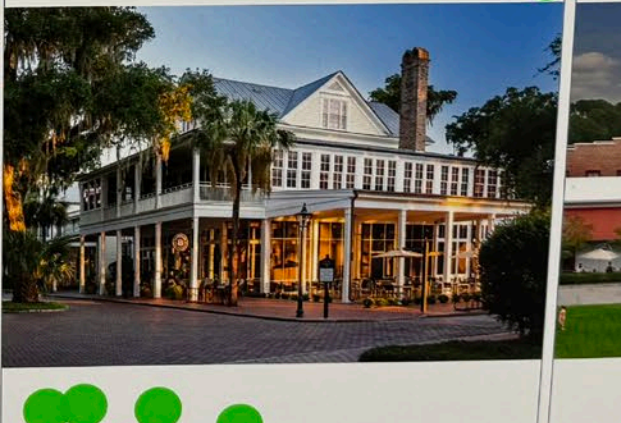
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Character Image - 6



VOTE HERE

Character Image - 7



VOTE HERE

Character Image - 8



VOTE HERE

None of these look like Franklin's character. Try again.

none of those!



NO DEVELOPMENT VS. CONSERVATION DESIGN

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

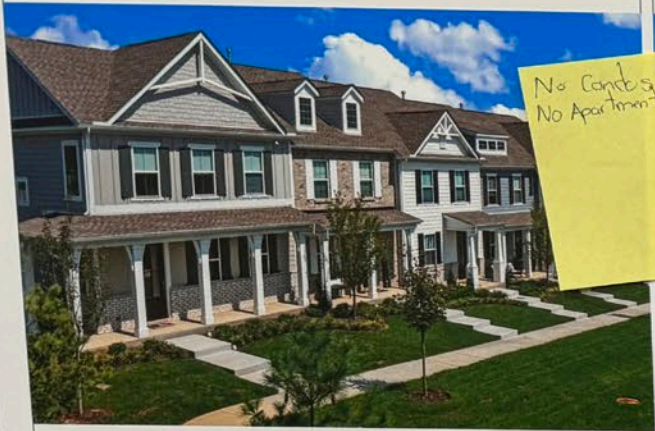


NO DEVELOPMENT VS. MISSING MIDDLE HOUSING

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

Which Architecture Character do you Prefer?

Character Image - 1



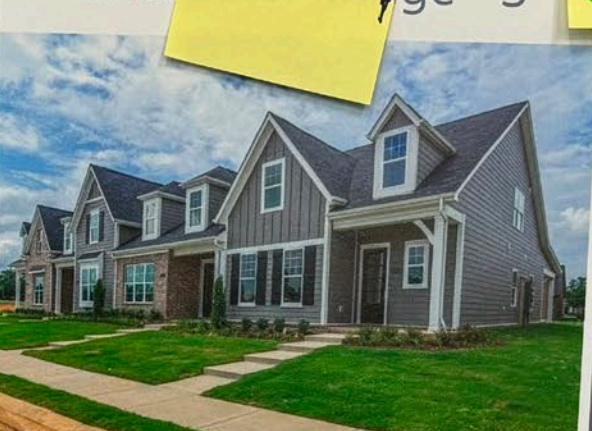
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Character Image - 2



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Character Image - 3



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Character Image - 4



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Character Image - 5



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Character Image - 6



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Character Image - 7



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Character Image - 8



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354 FRANKLIN ROAD
VILLAGE GREEN

ENVISION
FRANKLIN
AMENDMENT

GAMBLE DESIGN
COLLABORATIVE

Page 24 of 29

VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.



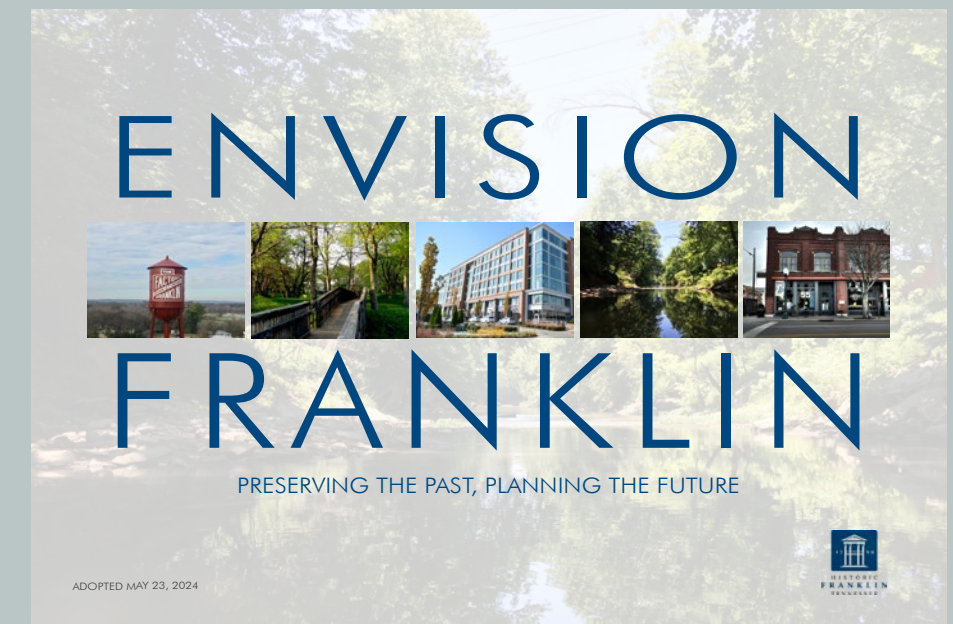
Design Concepts | ENVISION FRANKLIN



WHAT IS VILLAGE GREEN: VILLAGE GREEN

(ENVISION FRANKLIN, PAGE 113)

- The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space.
- Minimum 70% Open Space preservation required
- Preserved Rural Character
- Neighborhood Commercial
- Clustered village with small development footprint



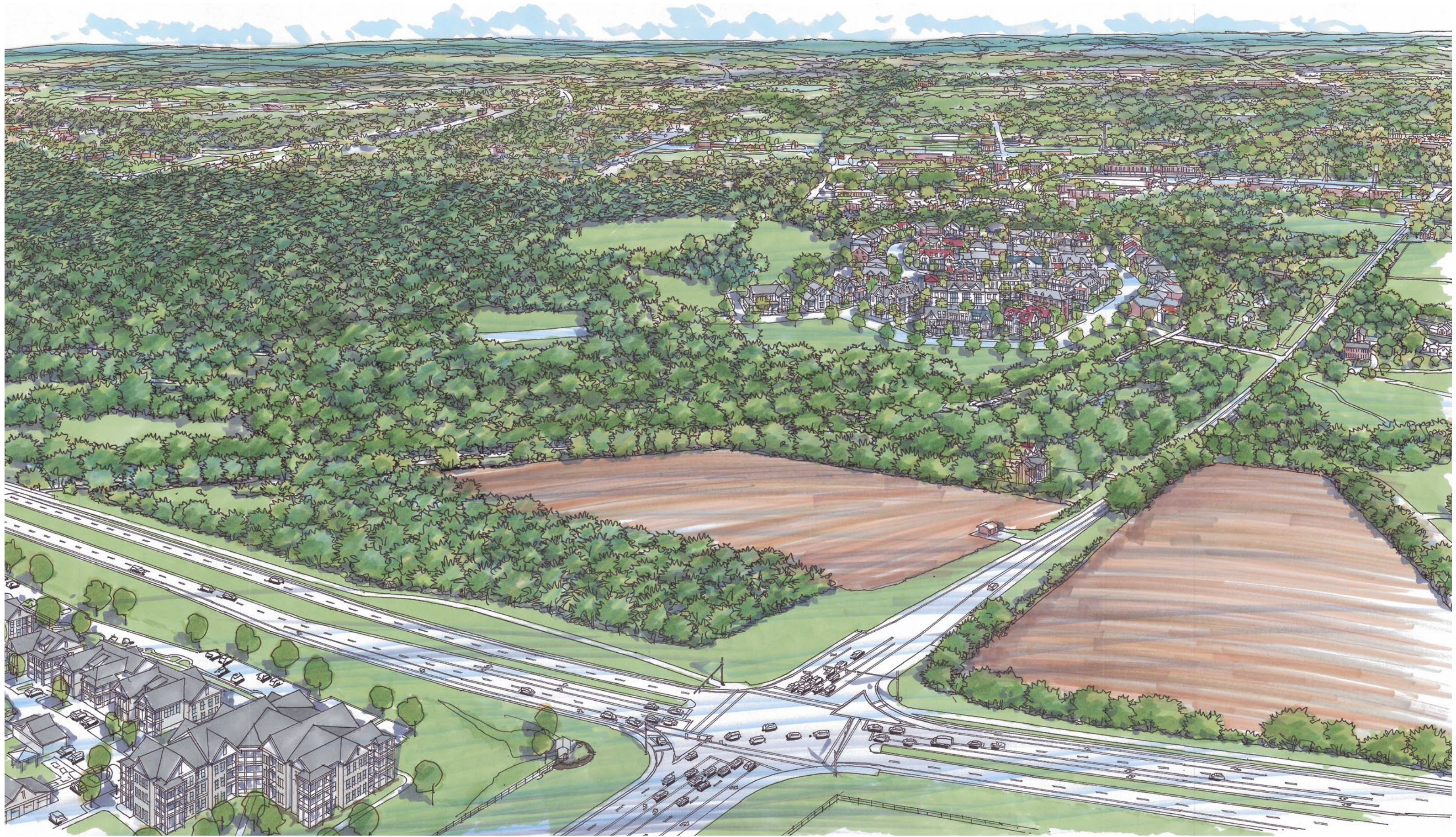


354 FRANKLIN ROAD
CONCEPTUAL MASTER PLAN

ENVISION
FRANKLIN
AMENDMENT



354 FRANKLIN ROAD
VIEW LOOKING EAST IN VILLAGE CORE



354 FRANKLIN ROAD
VIEW LOOKING SOUTH FROM INTERSECTION OF MACK HATCHER AND FRANKLIN ROAD



VILLAGE GREEN:
SPECIAL CONSIDERATION FOR THE PROPERTY LOCATED AT 354 FRANKLIN ROAD

ON THE EAST SIDE OF THE PROPERTY, BETWEEN THE HHO AND FRANKLIN ROAD, THE ESTABLISHMENT OF A "MAIN STREET" FORM MAY BE APPROPRIATE TO CREATE NEIGHBORHOOD SCALE COMMERCIAL USES. THIS NEIGHBORHOOD SCALE COMMERCIAL COULD BE COMPRISED OF MIXED-USE BUILDINGS AND JEWEL BOX TYPE ARCHITECTURE TO SUPPORT AND COMPLEMENT THE NEIGHBORHOOD. NEIGHBORHOOD-SCALE COMMERCIAL IS ENCOURAGED TO UTILIZE RESIDENTIAL ABOVE THE COMMERCIAL TO ACTIVATE AND SUPPORT THE COMMERCIAL ENVIRONMENT. THESE COMMERCIAL BUSINESSES ARE TO BE BOUTIQUE IN NATURE AND COULD INCLUDE RETAIL, RESTAURANT, PERSONAL SERVICES, AND LIVE WORK UNITS. CHAIN RESTAURANTS ARE DISCOURAGED IN THIS AREA.

ON THE WEST SIDE OF THE PROPERTY, BETWEEN THE HHO AND THE MACK HATCHER PARKWAY, HOSPITALITY MAY BE AN APPROPRIATE USE. THIS USE COULD INCLUDE A BOUTIQUE HOTEL UP TO 120 ROOMS AS WELL AS ACCESSORY USES TO SUPPORT THE HOSPITALITY USE. THESE ACCESSORY USES COULD INCLUDE: A CAFÉ/RESTAURANT, FOOD AND BEVERAGE SERVICE, MEETING SPACES, HEALTH/ WELLNESS, AND OTHER ACCESSORY USES. BOUTIQUE OFFICE MAY ALSO BE AN APPROPRIATE USE AND COULD INCLUDE A MIXED-TENET STYLE OFFICE CAMPUS WITH A MAX OF 30,000 SQUARE FEET PER BUILDING THAT KEEPS IN MASS AND SCALE OF A SMALL-SCALE MULTIFAMILY BUILDING.