



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, October 24, 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.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*

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:30 PM) Discussion of a development plan proposing 1,250 multifamily units and 240,000 square feet of assisted living, with 6 Modification of Standard requests (Loading Areas, Connectivity, Block Perimeter, Retaining Walls, Foundation Height, Parking Minimums) on approximately 68.83 acres, located near the intersection of Goose Creek Bypass and Peytonsville Road, at 4424, 4428, 4430, and 4440 Peytonsville Road (Erickson Senior Living PUD)
2. (5:30 - 6:30 PM) Overview of Five-Year Zoning Ordinance Update

OTHER BUSINESS

ADJOURN



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Joint Conceptual Workshop

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The Erickson Way Culture

Our Mission is to help people live better lives. Our Vision is to be the most trusted and respected leader in senior living. Our Values guide how we operate and interact with residents, teammates, and guests.

We aim to be a great neighbor, a good corporate citizen, and a steward of the environment.

- Giving back—Each managed community supports causes and organizations that are important to employees and residents.
- Corporate citizenship—We're proud of our reputation for being a good neighbor and making a positive impact on the local community.
- Sustainability—We're committed to being good stewards of the environment by reducing, reusing, and recycling energy, waste, and water.

Erickson Communities Include:

- Homes include Independent living, assisted living, memory care, and skilled nursing.
- Typical age of inhabitants 75+
- Healthcare provided on campus
- Amenities - 5 restaurants, movie theater, fitness club, garden club, salon, day spa, dry cleaning, laundry, housekeeping, and numerous organized social activities.
- Can offer affordability that others can't
- Can offer amenities and facilities that others can't afford due to the large scale of the community.

Who is Erickson Senior Living?

“Leading the Way in Senior Living”

“At an Erickson Senior Living-managed community, you gain more than a rewarding lifestyle—you gain the strength and experience of a national leader in senior living and health care.”

“Since 1983, the Erickson Senior Living network has been committed to one mission—helping people live better lives.”

22 Communities Nationwide

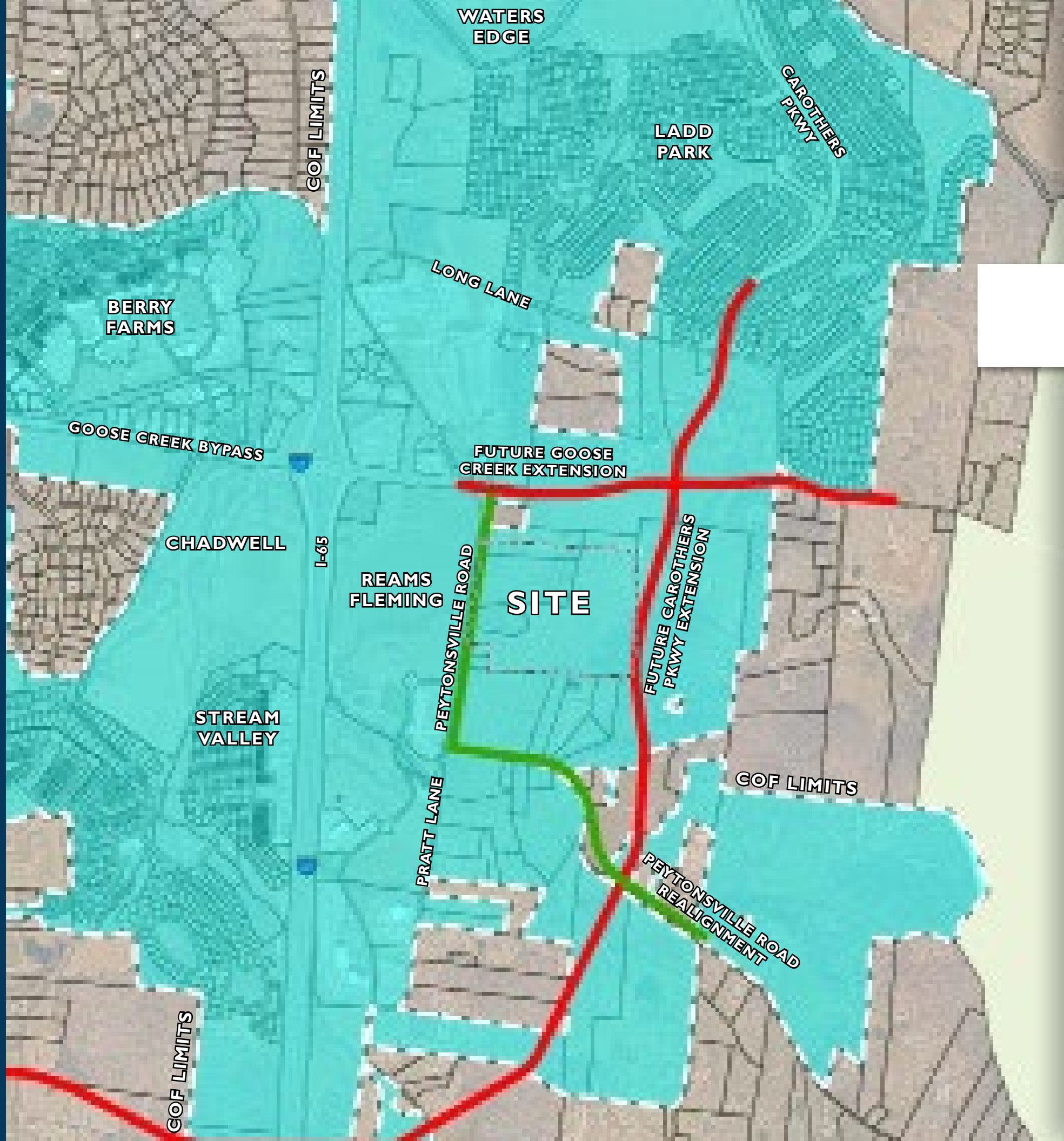




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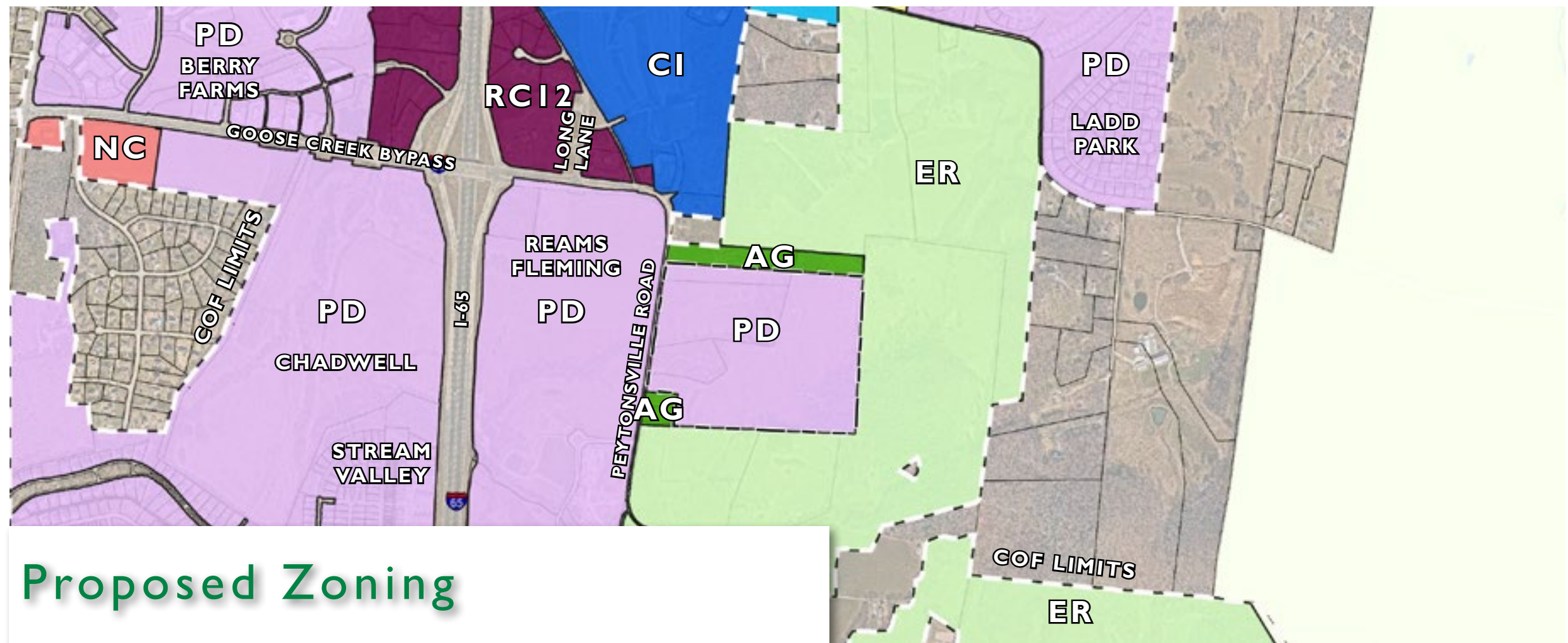
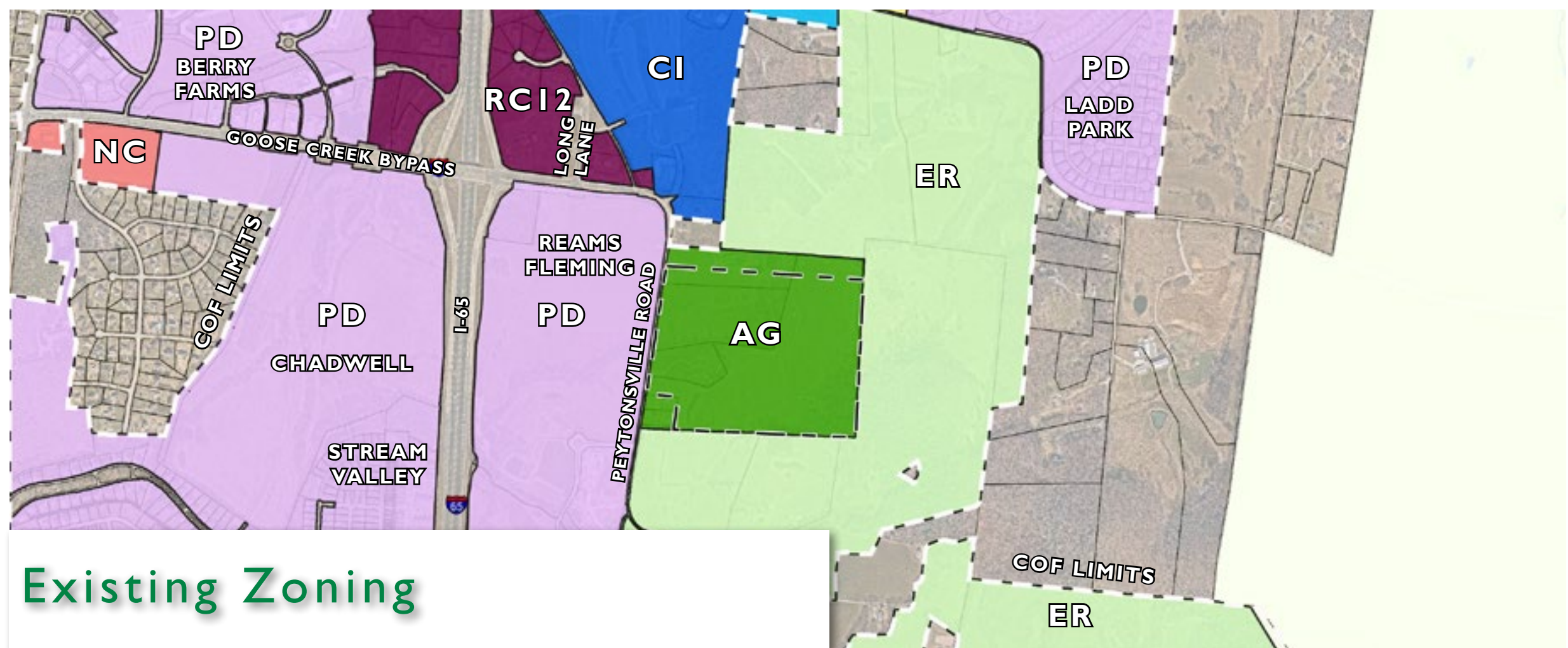


Location Map

Site: 68.63 acres

Located in southern end of Franklin
along Peytonville Road

Surrounding developments include
Reams Fleming, Stream Valley, Ladd
Park, Berry Farms, Chadwell, and
Waters Edge.

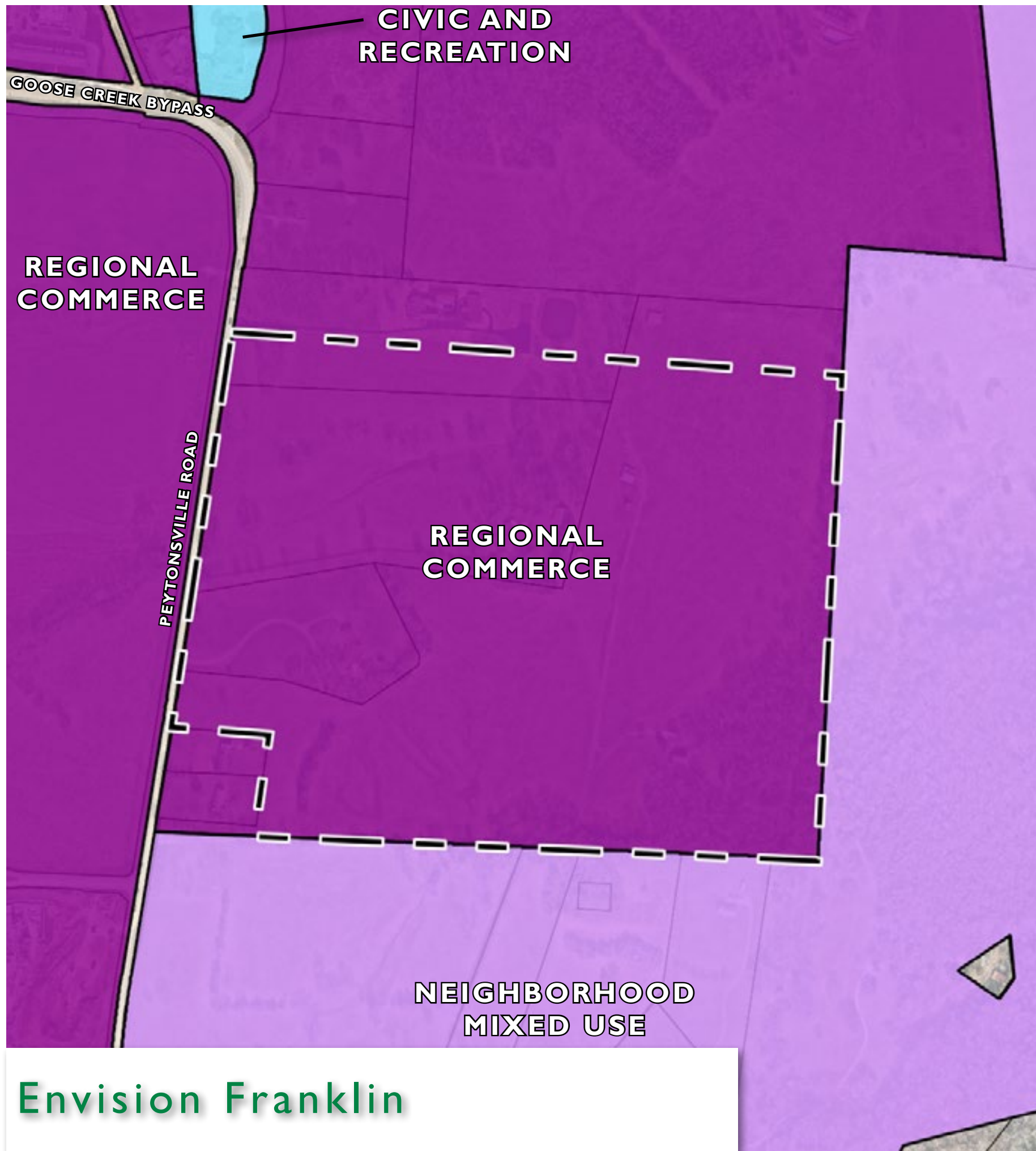




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Special Consideration

East of I-65 and south of the Reams Fleming Tract of Berry Farms

- New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytons ville Road intersection improvement, as well as the timing of the proposed I-65 flyover and east-west connector road. Limited development potential exists until such improvements are completed.

East of Peytons ville Road and south of the Goose Creek Bypass Extension

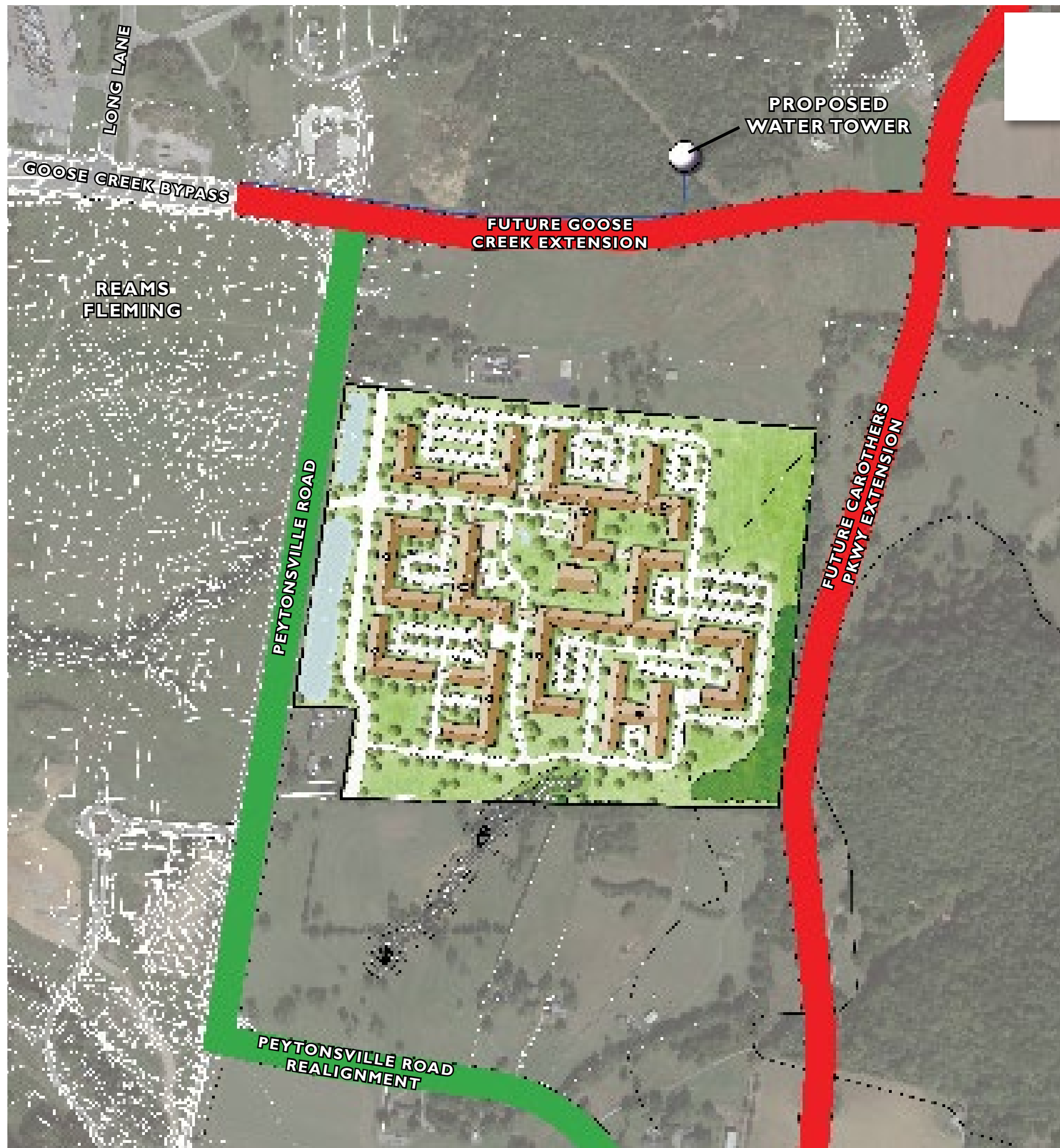
- The intersection of Goose Creek Bypass and Peytons ville Road will be a highly traveled area. Future transportation modeling show concerning delays and failures at the Goose Creek Bypass and I-65 interchange based upon the buildout of approved developments. Any additional large-scale nonresidential uses could have significant negative impacts on the projected delays near the I-65 interchange. Uses with non-peak trip generation patterns are encouraged as well as the following uses that may have a reduced demand on the transportation network: small-scale offices; local commercial uses; institutional uses; and other residential uses not listed in the Uses Section if the proper integration can be achieved.



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Master Plan

- Future Goose Creek Bypass to extend to the east
- Future Carothers Parkway to extend to the south
- Peytonsville Road to be widened to a 4-lane boulevard
- Proposed water tower north of Goose Creek Bypass extension
- Estimated capacity of 200,000 gallons



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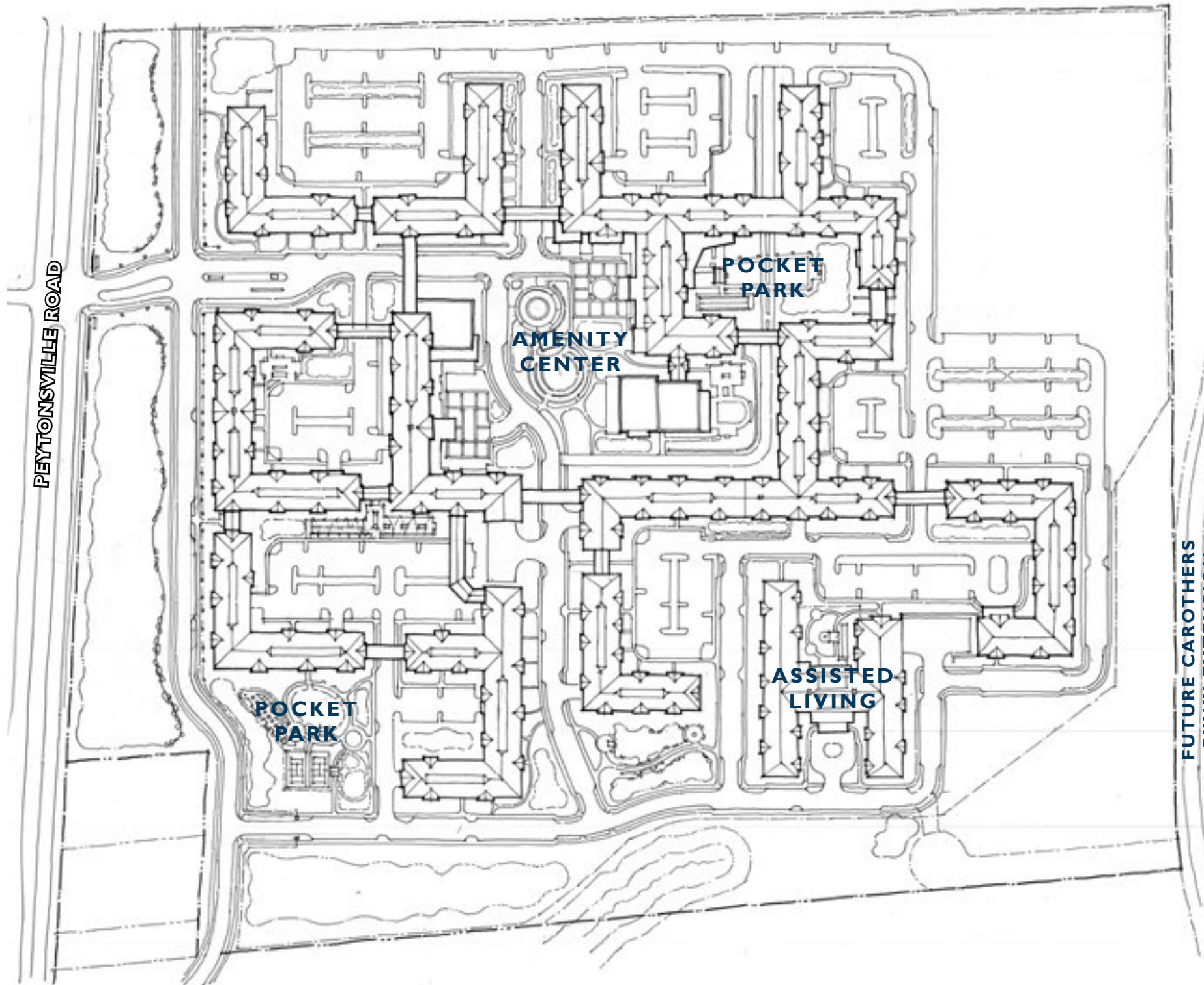


Master Plan

- Site: 68.63 acres
- Multifamily - 1,232 Units
- Assisted Living Facility
- Building Height 3-6 Stories

Site Amenities

- ☐ 5 Restaurants
- ☐ Movie Theater
- ☐ Fitness Club
- ☐ Day Spa
- ☐ Salon
- ☐ Dry Cleaning
- ☐ Housekeeping
- ☐ Garden Club
- ☐ Pickleball
- ☐ Putting Greens

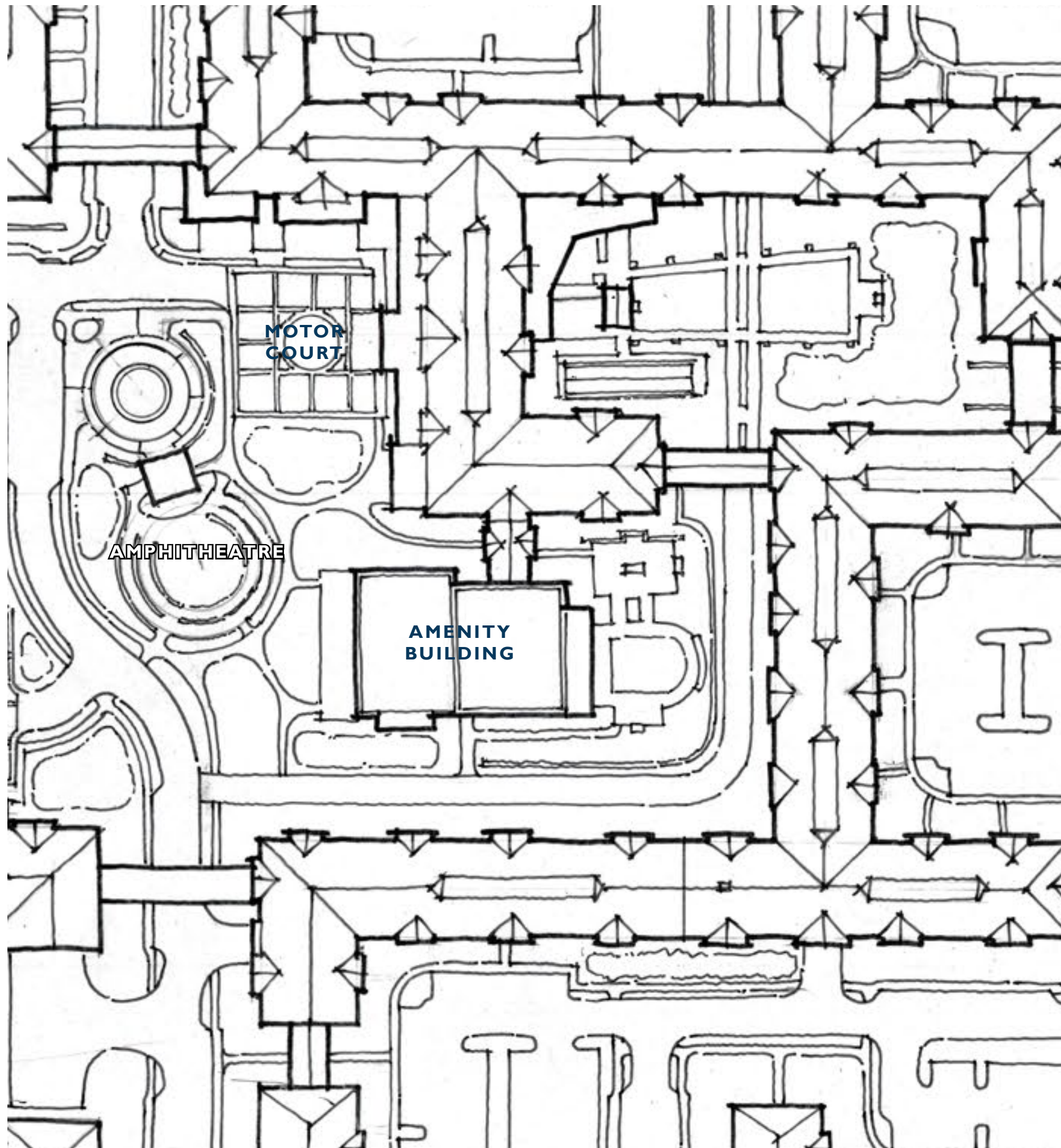




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Amenity Center and Pocket Park

- Amenity Building
- Motor Court
- Amphitheatre
- Porch
- Walking Paths
- Formal Plantings
- Seating Elements

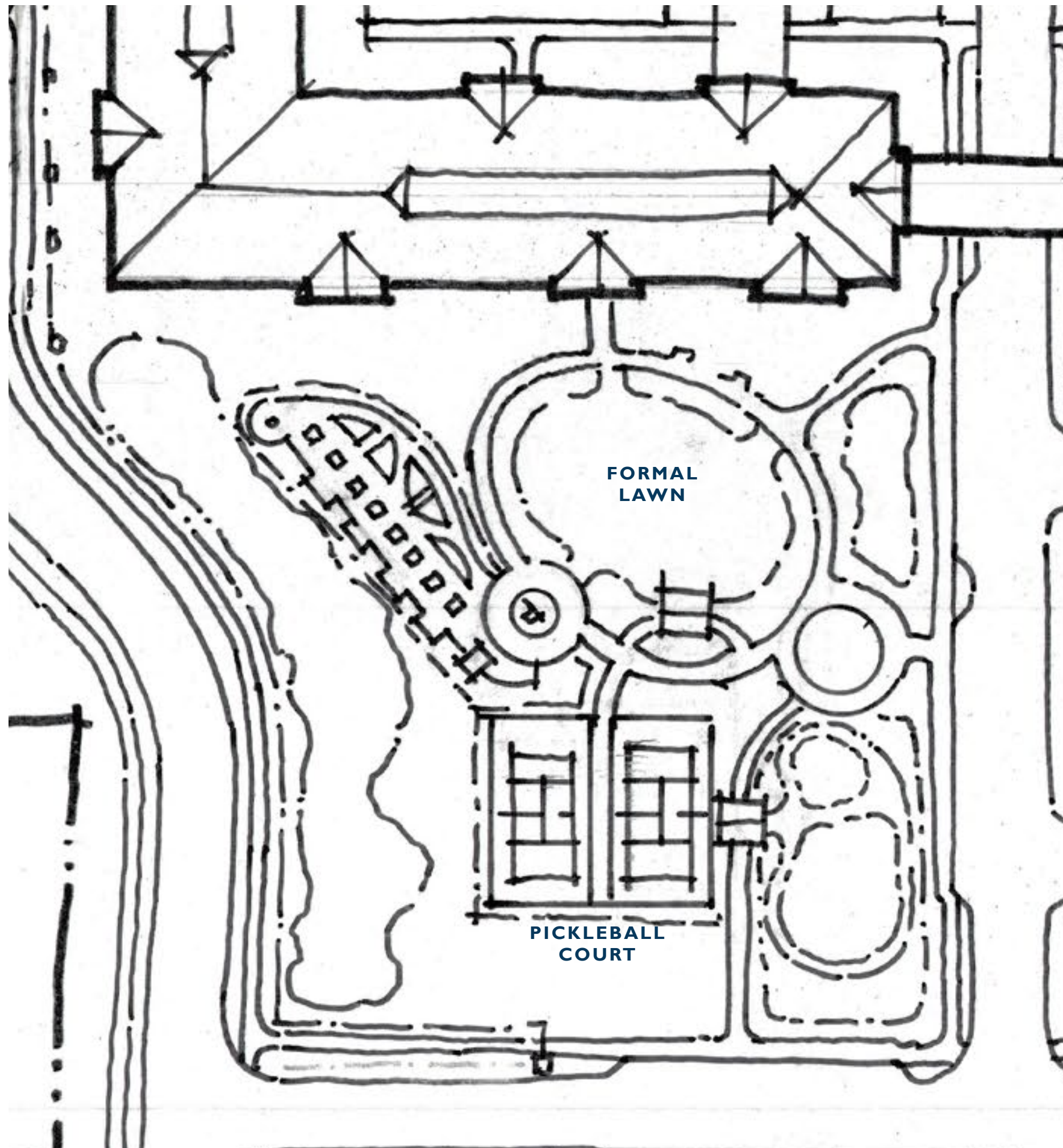
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Pocket Park

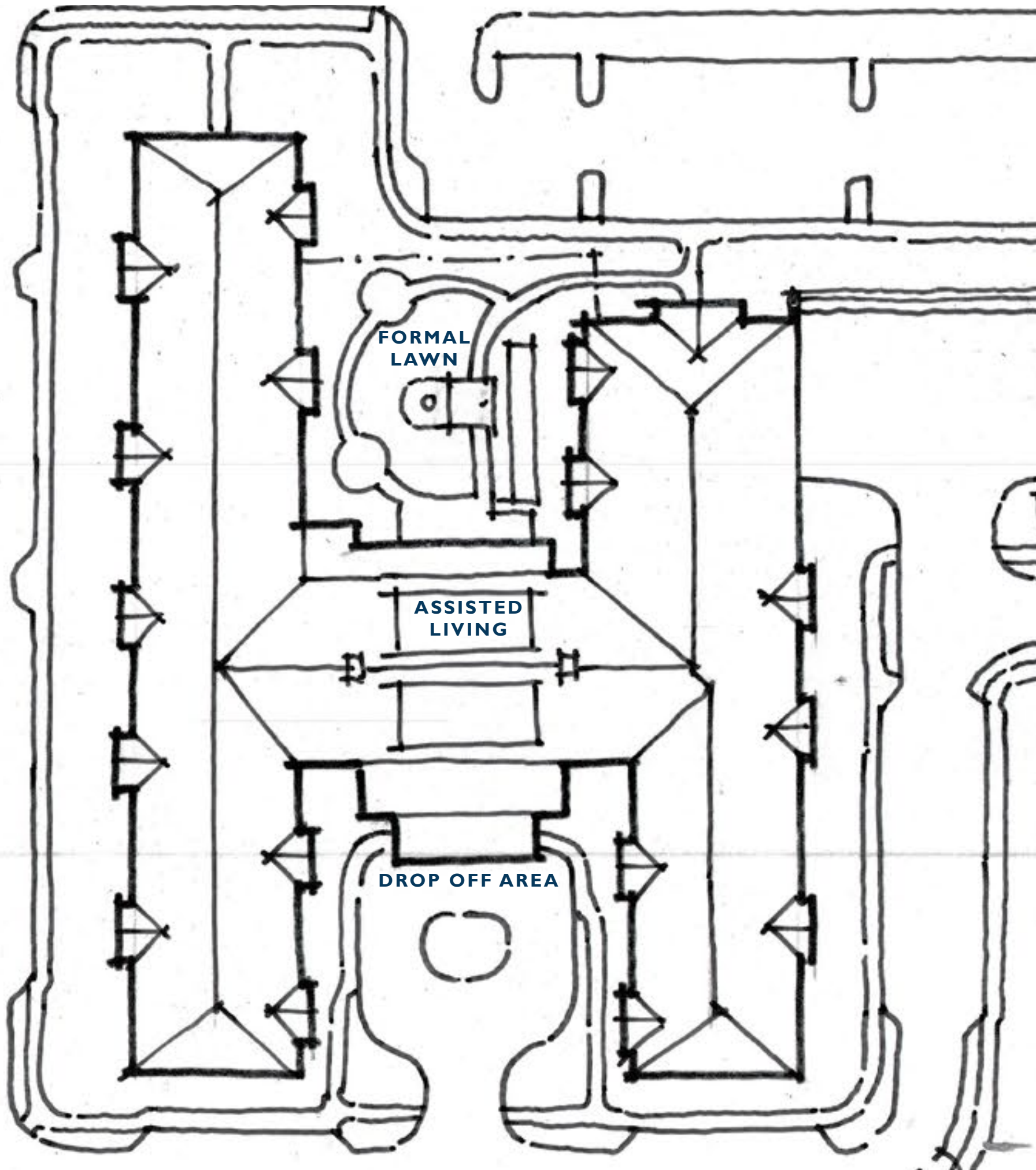
- Walking Paths
- Formal Plantings
- Seating Elements
- Canopy/Gazebo
- Sculpture
- Site Furnishings



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Assisted Living Facility

- XXXX SF
- 250 Beds
- Patient Drop-off
- Formal Lawn



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Site Amenities



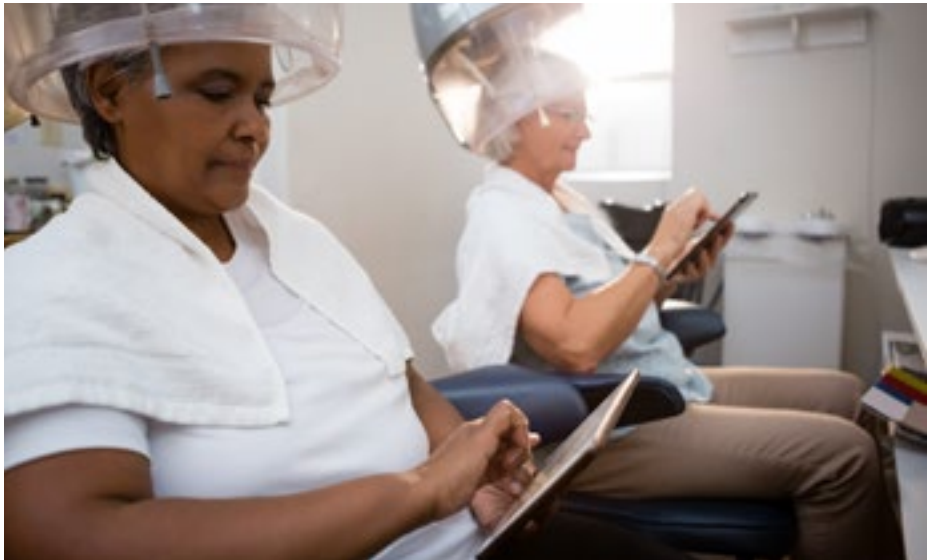
Fitness Center



Garden Club



Restaurants



Salon



Putting Green



Day Spa



Movie Theater



Pickle Ball



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Architecture





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Architecture





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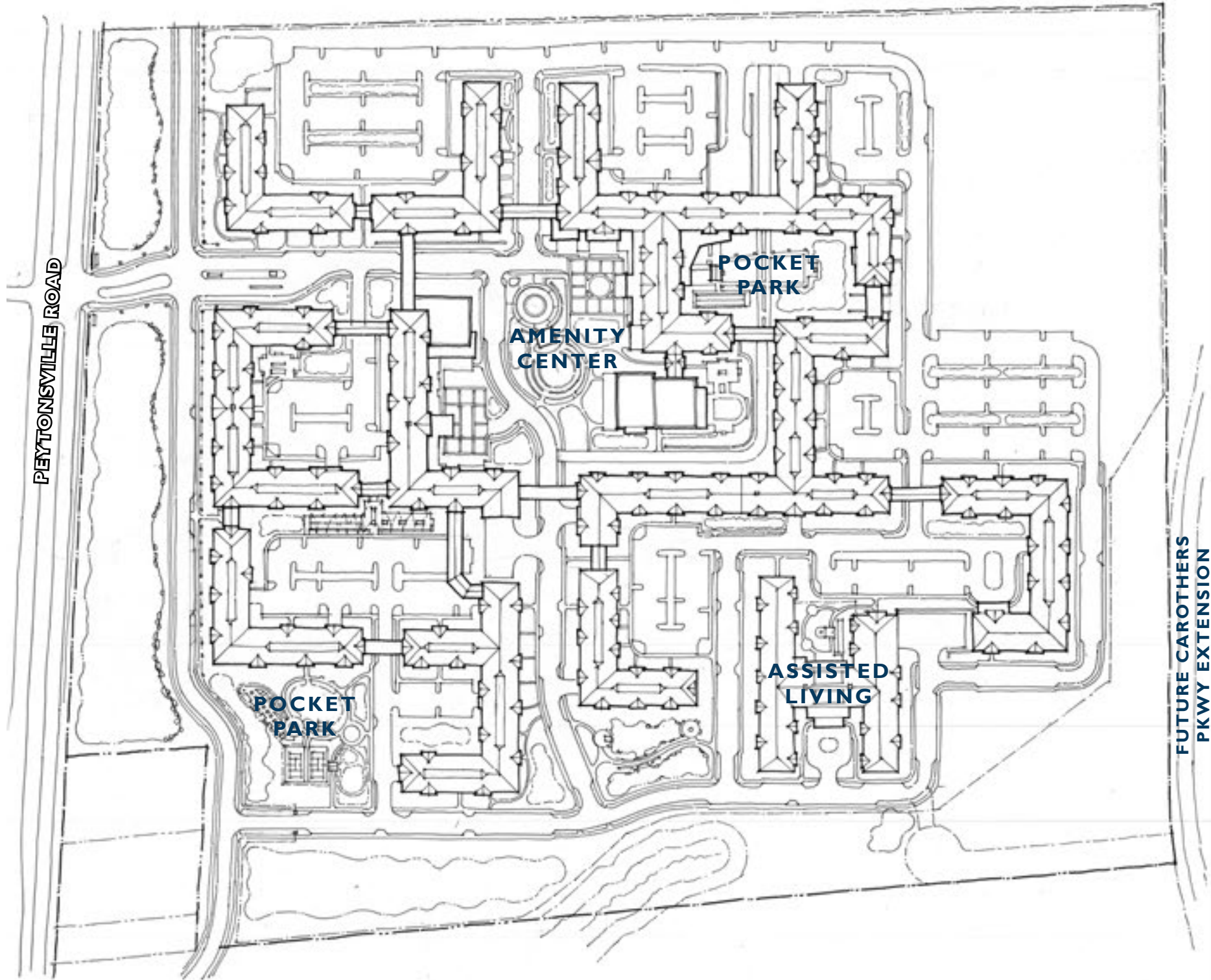
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Master Plan

Questions?



10.1.23 Parking: Loading Areas

Zoning Ordinance

- An on-site loading area shall be:
1. Located to the rear of the building adjacent to the loading doors; and
 2. Arranged to have safe and convenient access to a street, but in no case shall the loading area extend into the required drive aisle of a parking area.

Request

A modification of standard 10.1.23 Loading Areas, is requested to allow the loading area to be located to the side of the building and screened using a combination of masonry walls and landscape.

9.5.2 Vehicular Circulation: Internal Connectivity

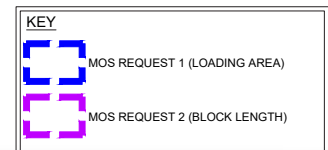
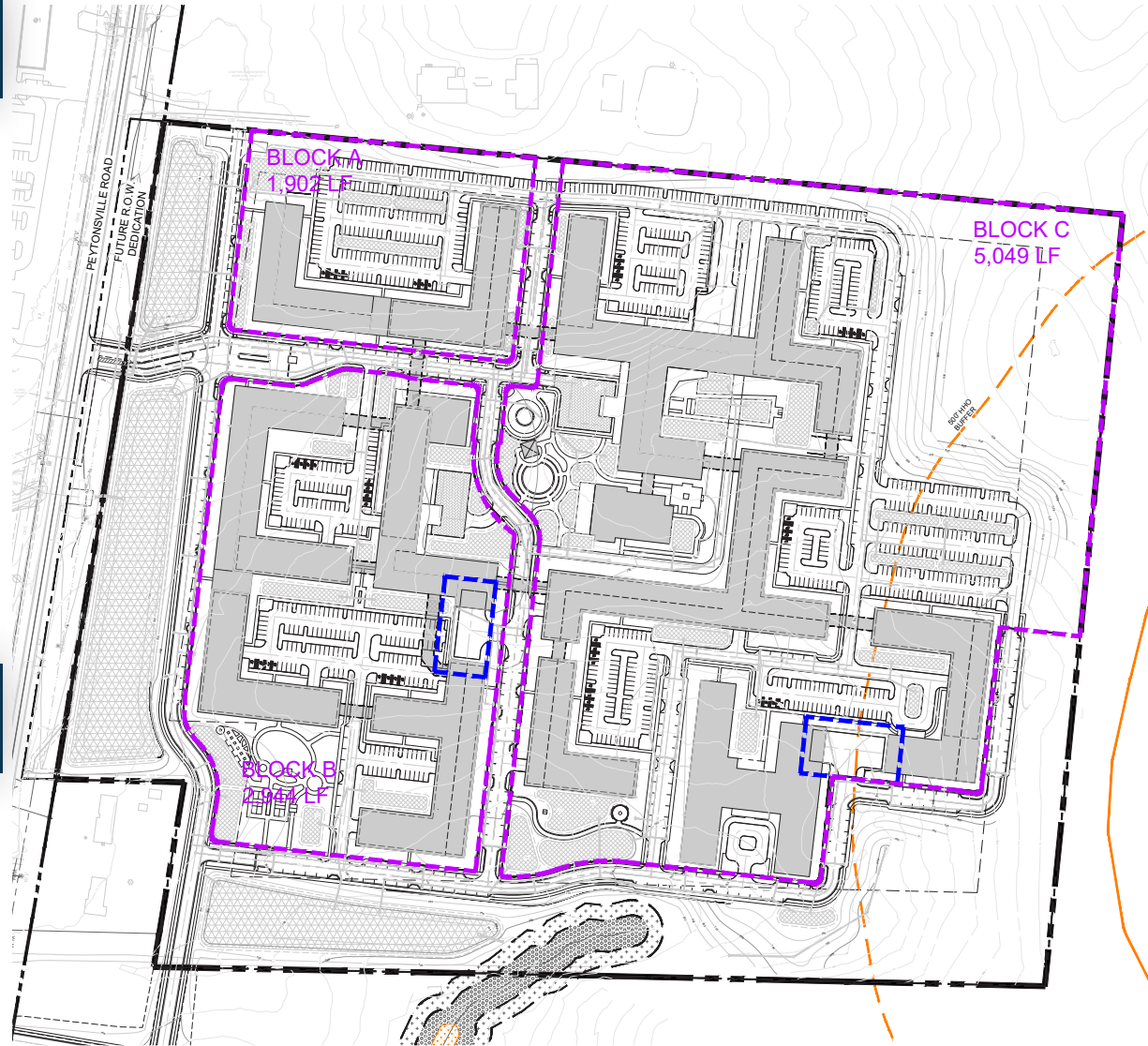
Zoning Ordinance

Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure.

Request

A modification of standard 9.5.2, Internal Connectivity, is requested to not apply the maximum block length requirement for the Erickson Senior Living Development Plan.



13.2.5 Retaining Walls: Retaining Walls for Multifamily, Nonresidential, and Mixed Uses

Zoning Ordinance

Retaining walls for multifamily, nonresidential, and mixed uses shall comply with the following:

1. Retaining Wall Height (Single Wall):
 - 10 feet max
2. Retaining Wall Height (pair of walls):
 - 8 feet max per wall, with an overall max grade change of 16 feet
 - 6-foot min horizontal separation between the walls to allow for plantings

Request

A modification of standard 13.2.5, Retaining Walls for Multifamily, Nonresidential, and Mixed Uses is requested to allow for a 20-foot retaining wall at the rear of the site.

6.7 Building Types: Multifamily

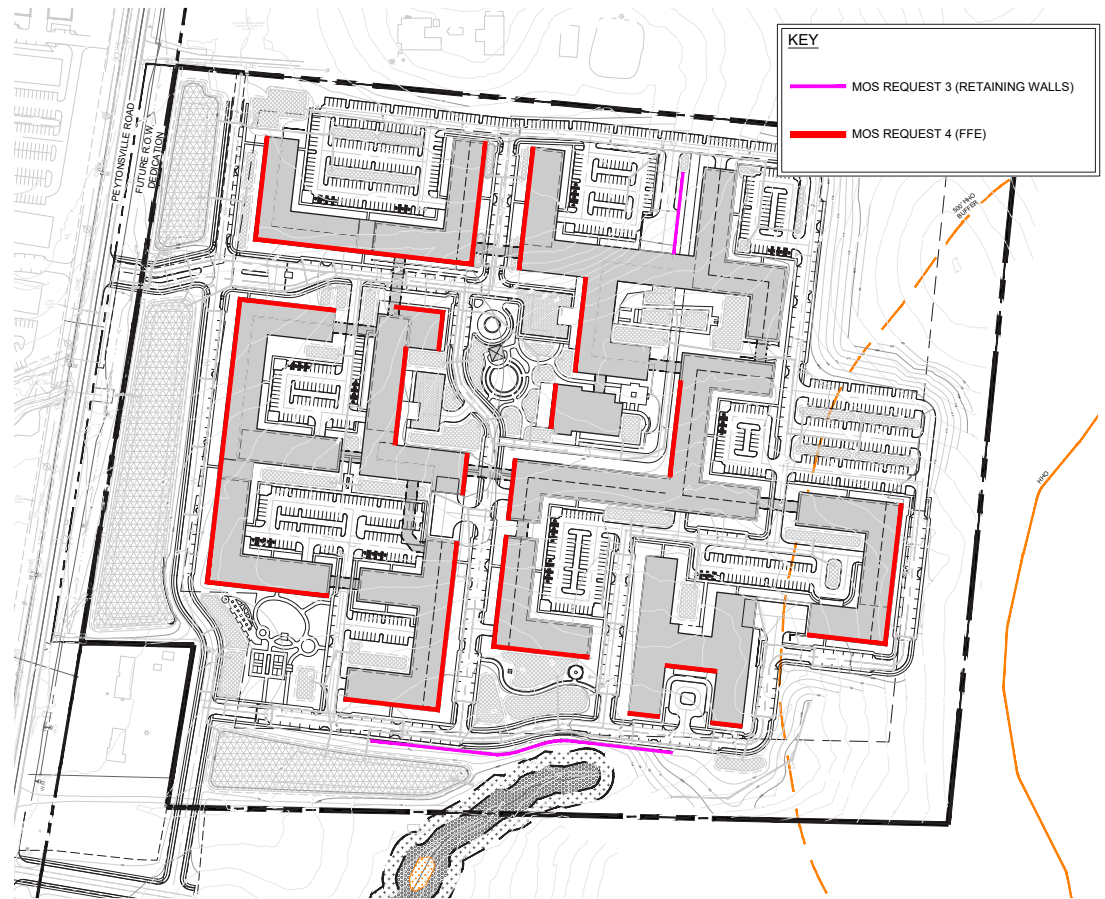
Zoning Ordinance

Foundations, Porches, and Stoops

1. Finished Floor Elevation:
 - Minimum 18 inches above grade at front facade
2. Porch Depth:
 - Minimum 6 feet clear space, exclusive of railings, pillars, columns, or other porch features
3. Stoop Depth:
 - 3 to 6 feet deep

Request

A modification of standard 6.7, Multifamily is requested to allow for a finished floor elevation even with grade at the front facade.

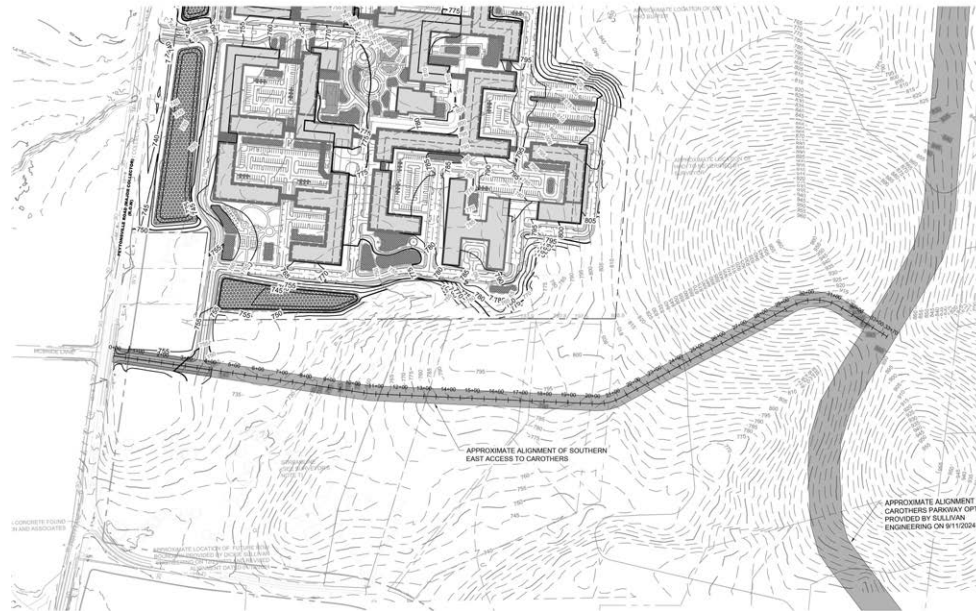
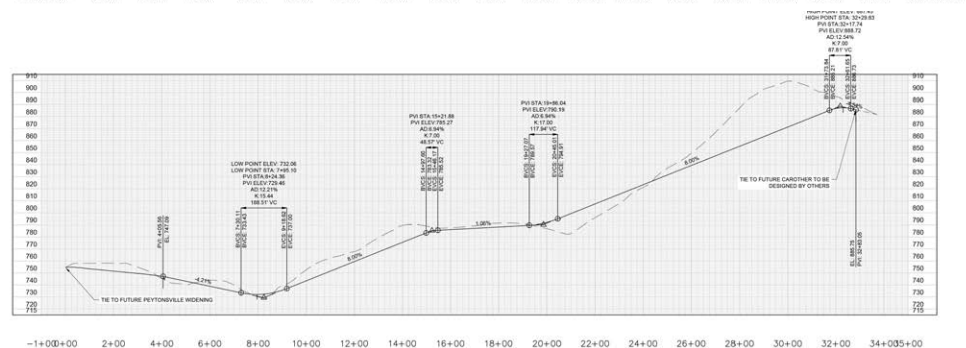
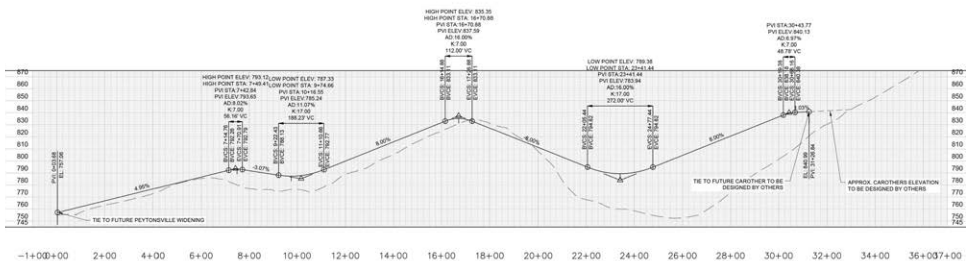


MODIFICATION OF STANDARDS 3 & 4

9.5.1 Vehicular Circulation: External Connectivity

1. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.
2. The DRT may determine that a street stub or internal drive connection or alignment shall not be required due to the classification of a street or when adjacent to floodplain, wetlands, riparian buffers, tree save areas, naturally-occurring slopes exceeding 14 percent, or other unique site conditions preventing a street or internal drive connection.

A modification of standard 9.5.1 External Connectivity, is requested to remove the requirement for connectivity to the east of the property due to significant topographical challenges that render compliance impractical under the city of Franklin's steep slope regulations.



10.1.5 Calculation of Minimum Parking

Zoning Ordinance

1. Parking spaces shall be required per the table in Subsection 10.1.6, Minimum Parking.
2. For combinations of uses, the minimum shall be the sum of the requirement for each use. No parking space for one use can be included in the calculation of a parking requirement for any other use, except as permitted by Paragraph, 10.1.10.A, Shared Parking.
3. When the minimum is listed as variable or if a use is not covered under Subsection 10.1.6, Minimum Parking, then the applicable City department may:
 - Determine the minimum based on the closest comparable use; or
 - Approve an alternate standard based on a parking study that provides justification using:
 - A nationally-accepted standard parking resource or comparable uses and cities, as approved by the Department of Planning and Sustainability;
 - The size and type of the proposed development and the composition of uses;
 - Anticipated rate of parking turnover; and
 - Anticipated peak parking and traffic loads for all uses.

Request

A modification of standard 10.1.5 Calculation of Minimum Parking, is requested in order to utilize the Institute of Transportation Engineers' nationally recognized parking standard of 0.85 spaces per unit as the base requirement for the Erickson Senior Living development.

Joint Conceptual Workshop October 24, 2024

5-Year Zoning Ordinance Update Overview

Zoning Update Areas

Topics from
BOMA/FMPC
Members

Envision
Franklin

Modification of
Standards

Variances

State Law
Changes/
Best Practices

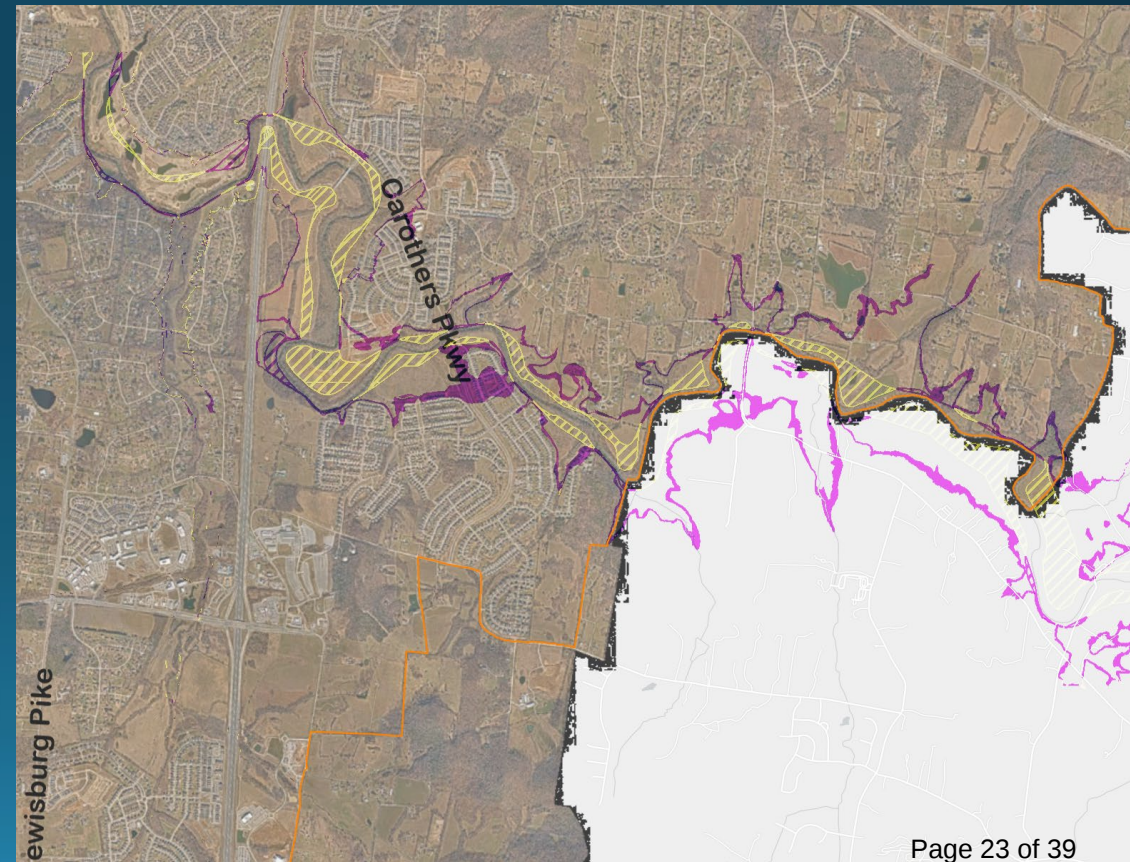
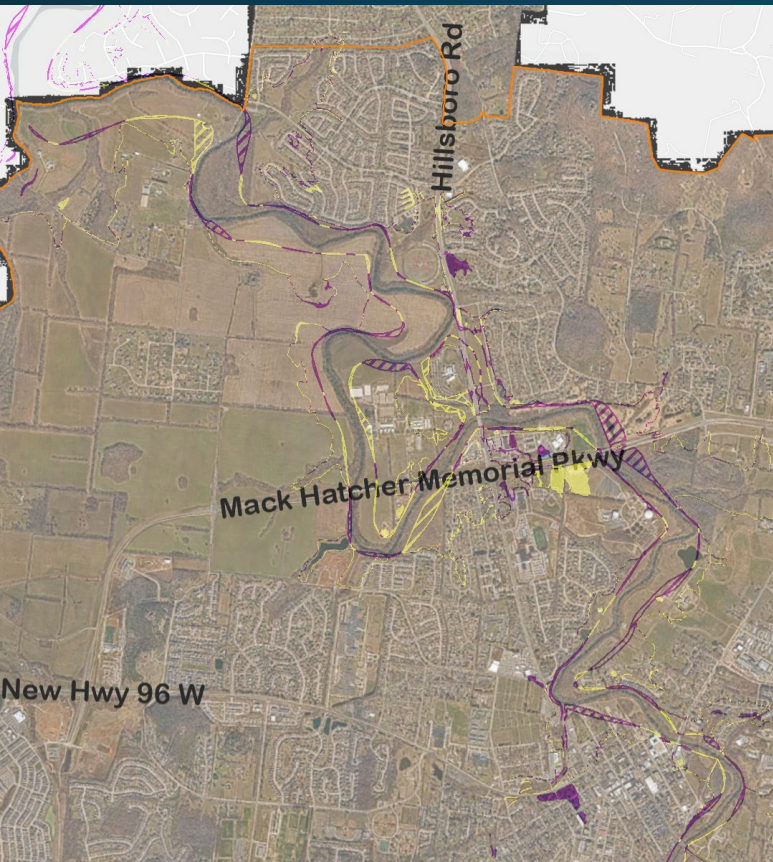
FEMA
Floodplain Map
Updates

State Law Changes

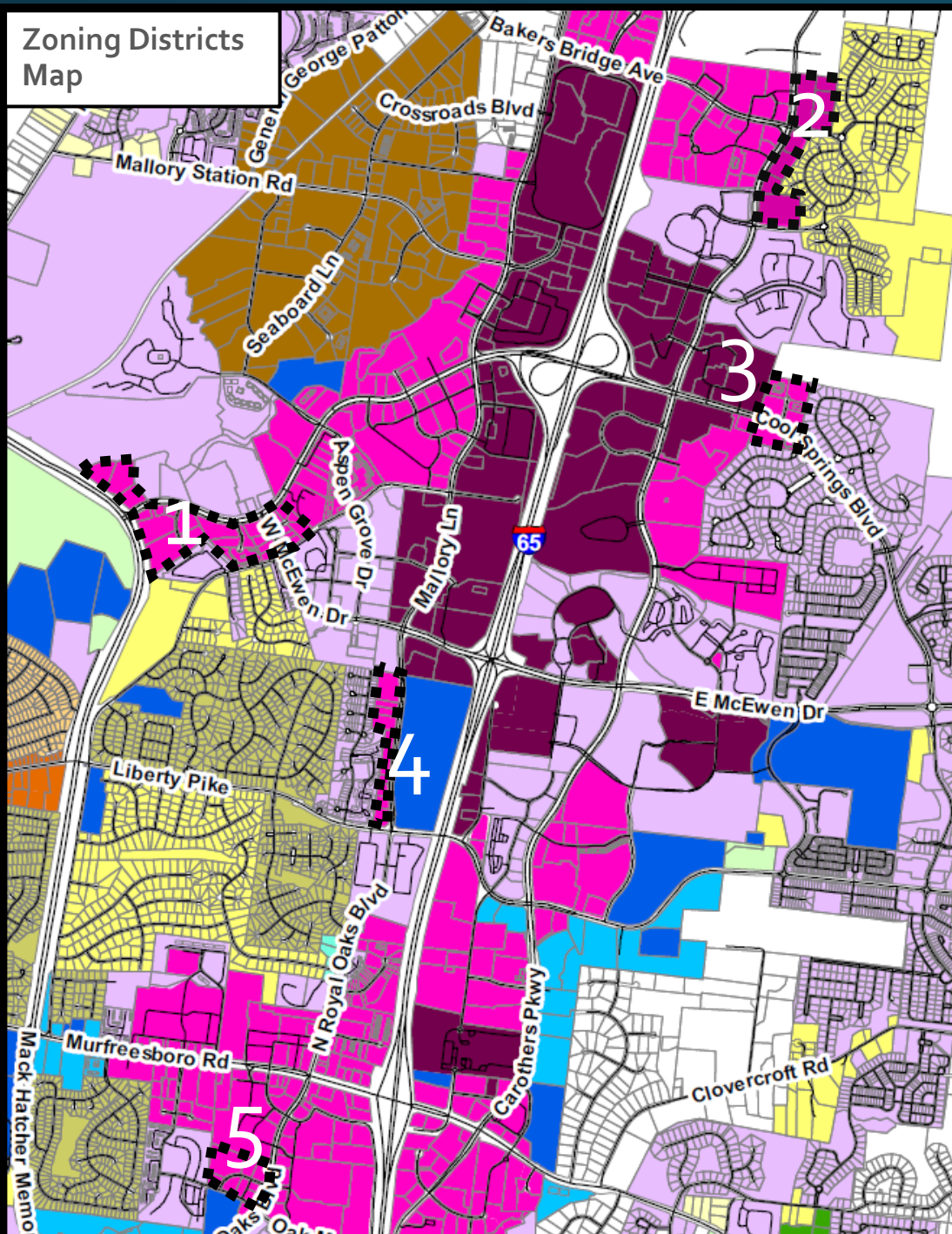
- Maximum review/approval timeframes for telecommunication towers shall not exceed 90 days for collocation facilities and 150 days for all other applications.
- Annexation and rezoning changes related to timing of public notification in the paper.
- Privately owned-landfills or solid waste facilities 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.

Floodplain Map Updates

- Floodplain Insurance Rate Map updates have been finalized by the Federal Emergency Management Agency and provided to the City, which are required to be adopted before the end of the calendar year.
- The Floodway Overlay District (FWO) and Floodway Fringe Overlay District (FFO) boundaries will be amended to match the new FIRM boundaries.



Zoning Districts Map



New RC4 District

- Envision Franklin designated a maximum building height of four stories for specific areas of Cool Springs to help transition down in intensity from I-65 or to help balance building heights at intersections.
- Dashed areas proposed for RC4:

Legend

Parcels

Zoning Districts

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

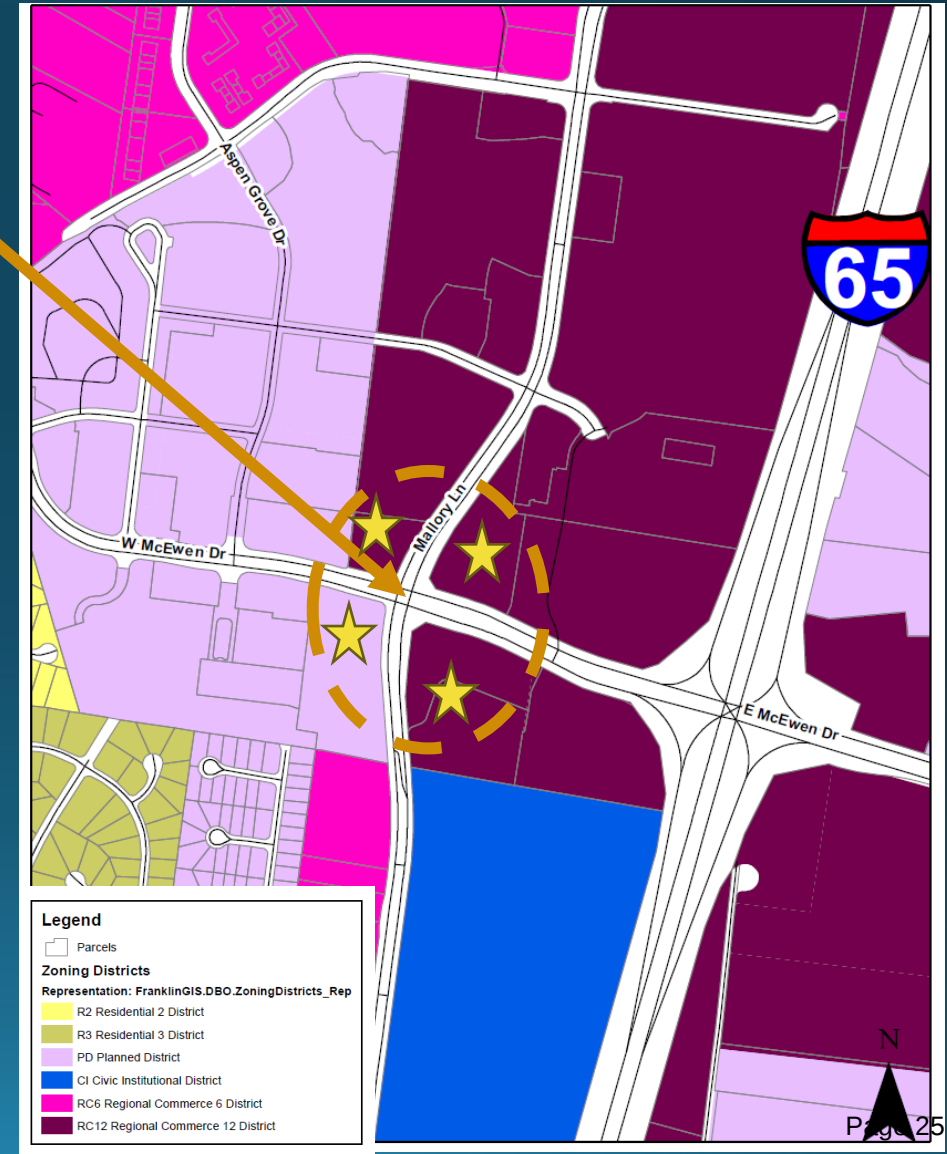
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

1. Cool Springs BLVD near Mack Hatcher Parkway (24 parcels)
2. East of Carothers Parkway near Bakers Bridge (10 parcels)
3. Cool Springs BLVD and Billingsley Court (7 parcels)
4. Mallory Lane across from Centennial High School (9 parcels)
5. Rand Place (8 parcels)

McEwen and Mallory Lane Intersection

Add Envision Franklin language to the Transitional Features Chapter:

Building heights may be up to eight stories on sites around the intersection (of Mallory Lane and McEwen Drive) if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The vacant parcel located between Centennial High School and McEwen Drive shall also not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site.



Farmstead Residential Building Type

- Provide a new building type for Farmstead Residential which would be an agrarian-styled building containing 5-8 units.
 - Provide flexibility for rural architectural character
 - Add to definitions
 - Add to Planned District (PD) Zoning District

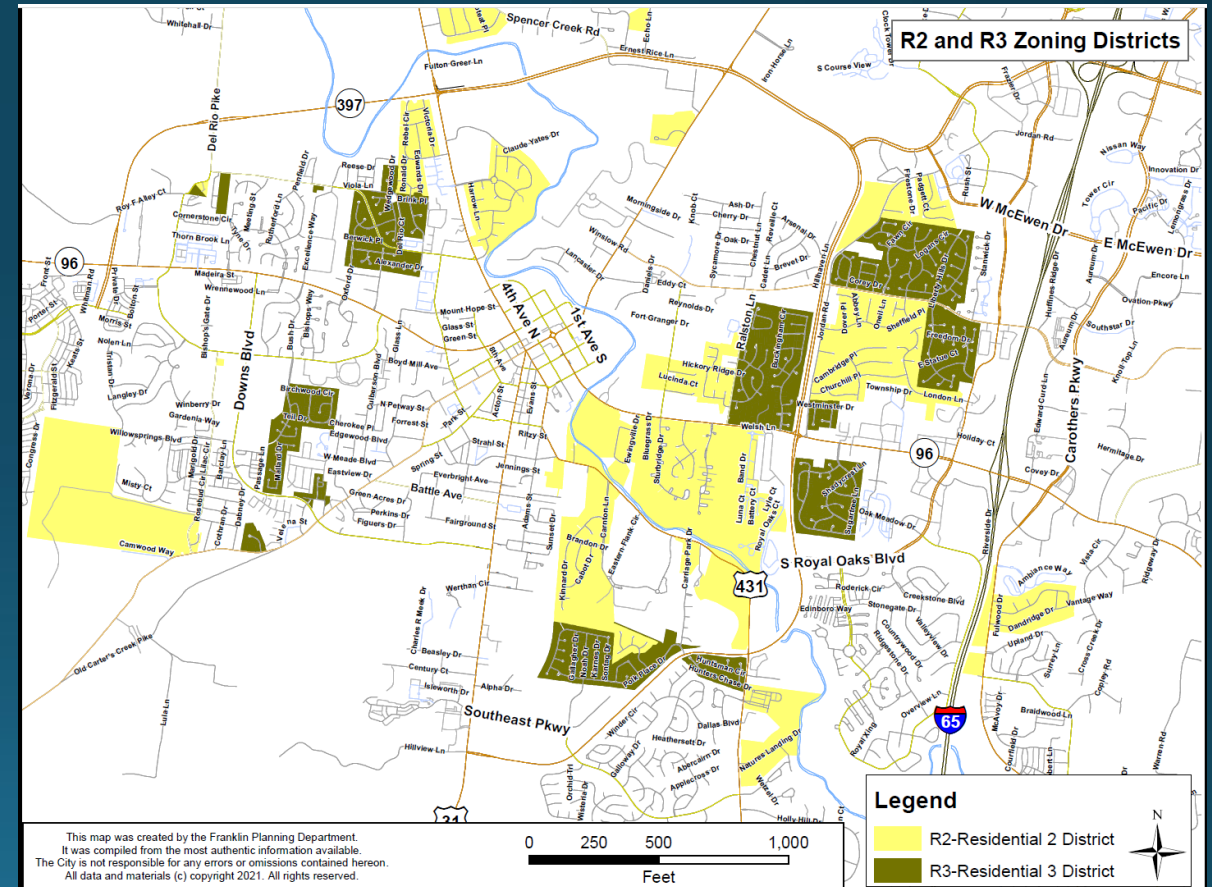


Source: <https://renovated.com/what-is-a-barndominium/>



Accessory Dwellings in Single Family Residential Districts

- Envision Franklin was amended to include accessory dwellings in the Single Family Residential Design Concept.
- All but two residential districts already permit accessory dwellings as an accessory use.
- Amendment will add accessory dwellings in R2 and R3 zoning districts.



Rural Retreats

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



Add a Rural Retreat use to the permitted use table for the Planned District (PD) Zoning District, to be approved by development plan.

Modeled after the Williamson County use and regulations.

- 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.

Add this use to the list of potential permitted uses in the PD district where recommended per Envision Franklin.

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.



Microbreweries/ 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.

Light Industrial/General Warehousing 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.

- 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.

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.

- 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.



Telecommunication Aesthetics

Require all traditional telecommunications towers to be concealed or 'stealth' towers by imitating:

1. An architectural structure (e.g. steeple, belltower, parapet, art); or
2. Nature that is context based found in this geographical area (no palm trees, cacti).



Additional Screening Between New Nonresidential and Existing Residential

- Require the nonresidential development to have a fence, wall, or berm along the edge when next to existing houses, duplexes, multiplexes, or townhouses.
- Shall be sited to maximize the screening from the residential lots.

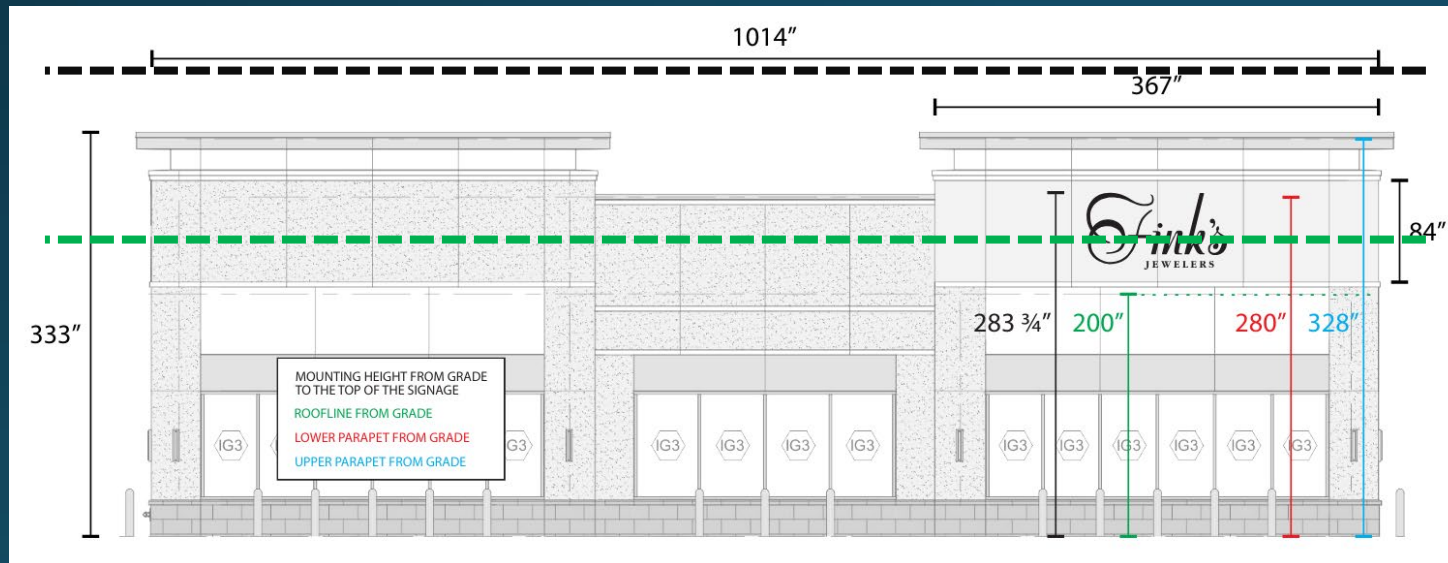


Parking Standards

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO ₁ , CAO ₂ , and CAO ₃
Duplexes	2 spaces per unit	No reduction
Live/Work Units	2 spaces per unit + 1 space per employee	No reduction
Multifamily Residential	Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces	No reduction
Multiplexes	2 spaces per unit	No reduction
Single Family	2 per unit	No reduction
Townhouses	2 spaces per unit	No reduction
...	...	...
Offices	3 ¼ spaces per 1,000 square feet ²	2.85 spaces per 1,000 square feet ²
...	...	...
Rural Retreats	Variable ¹	No reduction
...		

Signage on Parapets

- For one-story buildings with retail storefronts, allow for signage up to five feet above the roofline when the parapet wraps all the way around the building.
- Provides flexibility for low-scale buildings with high glazing needs.



Expiration of a Variance

- Extend the Variance expiration to 2 years; with allowable 6-month extension if requested.
- For plans considered vested, the expiration will coincide with the duration of the vesting period.

20.10.10 Time Limit

- A. Unless otherwise specified in the variance, an application for a building permit shall be applied for and issued within one year of the date of variance approval; otherwise, the variance shall become invalid.
- B. Upon written request, one extension of six months may be granted by the Department of Building and Neighborhood Services if the applicant can show good cause.
- C. The decision of the Department of Building and Neighborhood Services as to what constitutes substantial compliance with the time limit or applicable conditions for a variance shall be final.

Other Minor Changes

- Hierarchy and organizational changes in ordering for enhanced usability for Streets and Circulation, Parking and Transit, and Historic Resources Chapters
- Definition clarifications, reference updates, and other minor wording adjustments and corrections.

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