



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, October 24, 2024

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklin.tn.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 PM.

Commissioners Present: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson

Commissioners Absent: None

Staff Members Present: Bill Squires, Emily Wright, Amy Diaz-Barriga, Joseph Bryan, Tia Holden, Ariella Stanford, Kelly Dannenfelser, William Holcomb, and Jimmy Wiseman

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 26, 2024, FMPC Minutes

Sponsors:

Attachments: 1. DRAFT September 26 2024 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to Approve the Minutes from the September 26, 2024 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-18 And 22-24 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, to approve Items 3-18 and 22-24 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Amelia Park PUD Sub, FP, section 1 - action request for drainage improvement
2. Amelia Park PUD Sub, FP, section 1 - inspection punch list

The item was Approved on Consent Agenda.

5. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Lot 203 (Twice Daily Convenience Store); Release The Maintenance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Berry Farms Town Center PUD Sub, SP, sec 4, lot 203 - inspection punch list

The item was Approved on Consent Agenda.

7. Echelon PUD Subdivision, Site Plan, Sections 1-3; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Sormwater Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2024-91, A Resolution Amending The Shawnee PUD Subdivision To Extend The Vested Rights, For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. RES_2024-91_VestingExtensionShawneePUD_Combined_LawApproved
2. MAP Shawnee PUD vesting extension
3. Shawnee-Vesting Extension Request

Staff: Joey Bryan. The request is to extend the vesting period for two years, February 8, 2025, until February 7, 2027, to allow the applicant to secure any necessary permits and commence site preparation. In describing the reason for the delay in construction, the applicant explained that when the project was bid out. In May 2023, bids came in several million dollars higher than the project's budget, which is largely funded by a 9% Low Income Housing Tax Credit allocation. The project had to be redesigned with a reduction in the number of units as well as site changes to reduce costs. This redesign resulted in a delay in securing an investor and lender. Both have been secured now, and the applicant is working toward closing the financing in October. The development plan for the Shawnee PUD was approved by BOMA on February 8, 2022. The plan includes 26 attached residential units for a site that is composed of 2.24 acres. The plan requested three modifications of standards, all approved by BOMA. They reduced the parking minimum for 2- and 3-bedroom units, removed the 18-inch minimum height for foundations, and permitted an encroachment into the Zone 2 transition area. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 7-1. This plan is within the first three-year period and is vested until February 7, 2025. The applicant has an approved site plan for the property, but it has not yet pulled any permits for the site. If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies with today's Zoning Ordinance. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. The applicant would still need to request three modifications of standards. A new parkland agreement would need to be approved for any new plan. As it stands today, the water capacity is accounted for in the studies that have been completed.

Recommendation: Staff recommends to the Planning Commission that the Board of Mayor and Aldermen approve Resolution 2024-91, if it is determined that it is in the best interest of the community.

Public: None

Applicant: None

Motion

Commissioner McLemore motioned to recommend approval to BOMA of Resolution 2024-91 Amending The Shawnee PUD Subdivision To Extend The Vested Rights, For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive, seconded by Commissioner Allen.

Discussion: None

The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Ordinance 2024-31, An Ordinance To Rezone 2.55 Acres From Residential 2 (R-2) District To Planned (PD 13.73) District For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway (The Lofts At CHP PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP The Lofts at CHP PUD Subdivision, Rezoning and Development Plan
2. ORD_2024-31_LoftsCHPPUDSubRez_Combined_LawApproved02
3. 2024-10-03 The Lofts at CHP - Rezoning Resubmittal

Staff: Ariella Stanford. Ms. Stanford noted that the correct Planned District is 11.76 which is lower in density than the Planned District 13.73, which was noticed to the public. The applicant is requesting to rezone the subject property from Residential 2 (R-2) District to Planned (PD 11.76) District for The Lofts at CHP PUD Subdivision. The Envision Franklin Land Use Plan places this lot in the Mixed Residential (MR) Design Concept. Under the Mixed Residential Design Concept Special Considerations, Envision Franklin specifies that between Interstate 65 and Carothers Parkway and North of Upland Drive "existing assisted living facilities may be converted to multifamily residential units". The proposed rezoning is located between Interstate 65 and Carothers Parkway and North of Upland Drive and plans to utilize the existing structure to create 30 multifamily dwelling units. The proposed rezoning meets the intent of Envision Franklin.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-31.

Citizen Comments: Evonne Sanchez, 101 Fulwood Drive. Ms. Sanchez noted her concerns about the details of the development and potential increase in traffic.

Applicant: Greg Gamble, representing Community Housing Partnership (CHP). CHP purchased Southern Living Care with the intent to repurpose the building for senior independent living and for adult special needs independent living. The master plan is for 30 apartment-style units with a request for one modification of standards to reduce the number of parking spaces from 1.5 to 1.1. This modification of standards for parking is in alignment with parking allowances for Reddick Senior Living residences. It is anticipated that the residents will have fewer cars and will use more public transportation. CHP will manage and maintain the property.

Motion: Commissioner Franks motioned to recommend approval to BOMA - Ordinance 2024-31, An Ordinance To Rezone 2.55 Acres From Residential 2 (R-2) District To Planned (PD 11.76) District For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway (The Lofts At CHP PUD Subdivision), seconded by Commissioner McLemore.

Discussion: Commissioner Mann stated that this is a great project and thanked CHP for bringing the project forward to the Planning Commission.

The motion carried 9-0.

21. Consideration Of Resolution 2024-83, A Resolution Approving A Development Plan For The Lofts At CHP PUD Subdivision With One Modification Of Development Standards (Minimum Parking), For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP The Lofts at CHP PUD Subdivision, Rezoning and Development Plan
2. RES_2024-83_LoфтCHPPUDSubDevPlan_Combined_LawApproved02
3. Conditions of Approval

4. Development Plan Sheet
5. Elevations Sheet
6. Resubmittal Plan Set
7. Franklin Housing Authority's Reddick Senior Community - Parking Letter

Staff: Ariella Stanford. Envision Franklin places this property in the Mixed Residential Design Concept. Under the Mixed Residential Design Concept Special Considerations, Envision Franklin specifies that between Interstate 65 and Carothers Parkway and North of Upland Drive "existing assisted living facilities may be converted to multifamily residential units". The proposed development plan meets the goals of the Envision Franklin Design Concept and Special Consideration by re-purposing the existing building to create 30 multifamily dwelling units. The applicant is proposing minimal disturbance to the site with minor changes proposed. The minor changes include the addition of 9 parking spaces, the addition of safety features on the site (meeting the auto-turn requirements for Fire), and providing the required open space and natural area per the Zoning Ordinance.

Modification of Standards: There is one Modification of Standards request for this plan.

1. MOS #1: Request to reduce the required parking from 1.5 to 1.1 parking spaces per dwelling unit for a one-bedroom and/or studio for multifamily parking. Staff can support the reduction of multifamily parking minimums based on the data provided by the applicant. The Franklin Housing Authority's Reddick Senior Community has 48 units with 55 parking spaces, which accounts for 1.15 parking spaces per dwelling unit. The applicant has also noted that adults with special needs are an intended demographic to occupy the dwelling units, and they believe that demographic will require reduced parking as well. They have not provided data specific to this demographic, but the parking request is consistent with the Reddick Senior Community parking numbers, as well as recently approved parking requests. Recently, reductions for multifamily parking have been discussed, prompting the approval of at least Modifications of Standards on two separate projects, as well as a Zoning Ordinance update to minimum parking numbers for multifamily units. These projects include a request for a reduction to 1.02 parking spaces per unit (Middle Eight PUD Subdivision), and 1.4 spaces per unit (Wood Duck Court) for a studio and/or a 1-bedroom dwelling unit. To support their requests, both projects based their data on ITE's Parking Generation Manual parking demand. As mentioned above, Staff recently recommended a reduction of the minimum parking requirement within the City of Franklin's Zoning Ordinance from 1.5 to 1.25 parking spaces per dwelling unit for studio and 1-bedroom multifamily units. While the MOS requested for this project is lower than the reduction recommended by Staff, it is comparable to the other parking reductions that were recently approved, and they provided parking data from a similar project (Reddick Senior Community) which has similar parking numbers. Staff can support the request.

Staff recommends approval of MOS #1.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve RES 2024-83, with conditions.

Citizen Comments: None

Applicant: Greg Gamble, representing Community Housing Partnership (CHP). Mr. Gamble did not have anything else to add but would be happy to answer any questions.

Main Motion

Commissioner Harrison motioned to recommend approval to BOMA with conditions, Resolution 2024-83, A Resolution Approving A Development Plan For The Lofts At CHP PUD Subdivision With One Modification Of Development Standards (Minimum Parking), For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway, seconded by Commissioner Allen.

Modification Of Standards Motion

MOS #1: Request to reduce the required parking from 1.5 to 1.1 parking spaces per dwelling unit for a one-bedroom and/or studio for multifamily parking.

Commissioner Orr recommended approval of MOS #1, a request to reduce the required parking from 1.5 to 1.1 parking spaces per dwelling unit for a one-bedroom and/or studio for multifamily parking, seconded by Commissioner McLemore.

Discussion: None

The modification of standards #1 carried 9-0.

Main Motion (including MOS #1)

The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Williamson County Innovation Hub Subdivision, Site Plan, Developing 24,327 Square Feet Of Institutional Space, On 25.99 Acres, Located At 106 Claude Yates Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Williamson County Innovation Hub Subdivision, Site Plan
2. 8583 WCS Innovations Sub SP_Conditions of Approval_01
3. 1-5 Pages from Franklin Innovations Hub 9-5-24
4. 6-10 Pages from Franklin Innovations Hub 9-5-24-2
5. 11-15 Pages from Franklin Innovations Hub 9-5-24-3
6. 16-21 Pages from Franklin Innovations Hub 9-5-24-4

The item was Approved on Consent Agenda.

23. Poplar Farms PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 13.02 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 3
2. FINAL PLAT Poplar Farms PUD Subdivision, Final Plat, Section 3
3. COF 8550 Poplar Farms PUD Subdivision, Final Plat, Section 3 Conditions of Approval_01

The item was Approved on Consent Agenda.

24. Middle Eight PUD Subdivision, Final Plat, Creating 21 Residential Lots, 2 Open Space Lots, And Establishing Easements, On 9.0 Acres, Located At 228 Franklin Road And 209 Old Liberty Pike. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Middle Eight PUD Subdivision, Final Plat
2. 8602 Middle Eight PUD Sub FP_Conditions of Approval_01
3. 1032801_McKeehan Property Revision 1 Final Plat_2024-10-03

The item was Approved on Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

25. Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency

Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelter

Attachments: 1. ORD_2024-34_AmendZO_Combined_LawApproved

Staff: Kelly Dannenfelter. The Franklin Zoning Ordinance regulates uses and sets community development standards for development. It is periodically updated to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin. Envision Franklin recently underwent a five-year comprehensive update, and this zoning update follows suit. This zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and preferences of the community. Additionally, the Federal Emergency Management Agency (FEMA) has finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin, and the City of Franklin is required to adopt the updated FIRMS within 180 days of receipt. This is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FEMA boundaries.

Citizen Comments: Dewayne Brown, 818 Victoria Drive. Mr. Brown asked to see a map and requested more information regarding development projections relating to Brownland Farm and the land across Hillsboro Road, considering the FEMA flood map updates (residential or commercial development).

Ms. Dannenfelter explained that there are 12 map panels that detail the Floodway Overlay and the Floodway Fringe Overlay. The Floodway increase is noted by the yellow hatch areas on the map. The Floodway decrease is noted by the purple area on the map. The Floodway Overlay is the most dangerous and hazardous areas of moving water during a rain event. The Floodway Fringe Overlay is the area where water backs up during a rain event. The Floodway Fringe increase is noted with a solid yellow area and the Floodway Fringe decrease is noted with a solid purple color.

Mr. Wiseman stated that there would be very little change in developable land regarding the FEMA map updates. An extensive hydrologic and hydraulic study would be required before any development plans could be considered for any floodplain. Basically, for development of land in a floodplain, manipulation of the land grade is required so that the land is moved out of the flood plain. A requirement of the study is to show that manipulation of the land does not create a negative impact on the land upstream or downstream from the area of study.

Chair Lindsey stated that there is a slight widening of the floodway area around Brownland Farms.

Ms. Wright also noted that Envision Franklin places this area in the conservation design concept, which states development of land should be very limited with little alterations of the land recommended.

Mike Nixon, 1015 Reece Drive. Mr. Nixon noted his concerns about changes to the FEMA Floodway maps over the years. What can Rizer Point residents expect to see regarding long term development plans upstream? Will the subdivision continue to move into the floodway and is the floodway increasing due to the amount of development in the area?

Chair Lindsey noted that with respect to the map and Rebel Meadows, there is not an extension of the Flood plain into Rebel Meadows. Although there is a floodway increase.

JC Connelly, 5014 Rizer Point Drive. Mr. Connelly stated his concerns about how the increase in floodway was determined for Rizer Point. According to the new maps, six homes may be required to purchase flood insurance. Upstream, new developments don't appear to be affected by the new FEMA maps. What developments are expected in the future that may increase the need for flood insurance in Rizer point?

Mr. Wiseman explained that the recent FEMA update is a broad study/update to the Flood Maps. Additionally, other developments upstream from Rizer Point may have a CLOMR and/or a LOMR approved by FEMA that would have manipulated the land by moving it out of the Floodplain. Mr. Wiseman suggested Mr. Connelly go by the city engineering department so that staff could review the specifics considering the CLOMR/LOMR of his property and Rizer Point. Mr.

Wiseman noted that the Lancaster development did have a CLOMR/LOMR approved by FEMA. Those maps would not be approved if the study showed negative affects upstream or downstream. The current updated FEMA maps are a result of a study for the entire drainage basin.

Williams Morgan, 3110 Del Rio Pike. Mr. Morgan stated that the FEMA website is unavailable and asked where the best place to view the updated FEMA maps.

Ms. Dannenfelser stated that the maps are available through the COF website through the October FMPC meeting documents.

Chair Lindsey. Once the FEMA website is up and running again, the maps will be available, also. The maps will show up as pending as it has passed into the 180 period. The maps will become effective maps after the date of passage.

Mr. Wiseman noted that the city of Franklin was required to adopt the maps during the 180-day period.

Ms. Dannenfelser stated that she would be happy to answer any questions.

Motion

Commissioner Mann motioned to recommend approval to BOMA - Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO), seconded by Commissioner Orr.

Discussion: Alderman Petersen noted that the changes to R2 and R3 dwelling units, the lots are small enough that if one chose to build an accessory building, it would be extremely close to the neighbor.

Commissioner Mann stated that one of the most important issues for the city of Franklin is flooding and the FMPC takes all flooding discussions very seriously. Citizens concerned about flooding on their property are considered significant to FMPC.

Commissioner Allen agreed with Commissioner Mann about FMPC's careful consideration of flooding questions and discussions. The FMPC has an asset in Chair Lindsey as he is very knowledgeable about floodplains as part of his profession. Commissioner Allen also noted her concerns about reduction of parking spaces in certain situations.

The motion carried 9-0.

26. Ordinance 2024-36, An Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

Attachments: 1. ORD_2024-36_AmendZOMaterials_LawApproved

Staff: Kelly Dannenfelser. The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance to regulate materials for the farmstead residential building type and wire fencing. The intent of the design concept is to have more limited farm or agriculture styled buildings of 5-8 units of multifamily associated with the Village Green Design type. This ordinance is a component of Ordinance 2024-34, which is a five-year Zoning Ordinance update. Tennessee Code Annotated, Section 68-120-101(b)(7) requires a local government to adopt a regulation or code pertaining to construction materials by ordinance and they must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: "THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS." This ordinance establishes permitted and prohibited materials for farmstead residential buildings, which will be on the listed of potential permitted

building types within the Planned District (PD) and approved through the development plan review and approval process. It also amends the Zoning Ordinance to allow wire fencing to be placed behind permitted fencing per the Ordinance. Ms. Dannenfelser added that the city has received a few requests to add wire fencing behind the four-board horse fencing.

Citizen Comments: None

Ms. Dannenfelser stated that she would be happy to answer any questions.

Motion

Commissioner Mann motioned to recommend approval of an Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing, seconded by Commissioner Harrison.

Discussion: None

The motion carried 9-0.

ANY OTHER BUSINESS

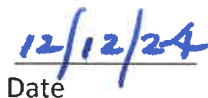
Chair Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 7:52 PM.


Chair


Date

