



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, July 24, 2025

6:00 PM

Williamson County
Auditorium

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

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. (6:00 - 6:30 PM) Discussion of a Potential Envision Franklin Plan Amendment To Reduce The Conservation Design Concept For The Property Located at 354 Franklin Road (Ropers Knob)

OTHER BUSINESS

ADJOURN



MACK HATCHER PARKWAY

FRANKLIN ROAD

ROPER'S KNOB
STATE OF TENNESSEE

354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | JOINT CONCEPTUAL WORKSHOP

07/24/2025



3. Be constructed and placed on the site to achieve the minimum resistance to the flow of floodwaters;
4. Be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures; and
5. Have utilities and service facilities, such as electrical and heating equipment, elevated or otherwise protected from intrusion of flood waters.

4.3.7 Prohibited Development

- A. For residential uses, other than multifamily residential, any portion of land within the FFO shall be placed in an open space lot and shall be noted on the final plat as non-buildable.
- B. Any portion of land within the FFO on a nonresidential, mixed-use, or multifamily development site shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in an easement where the permitted uses and encroachments are limited to the uses and encroachments in Subsection 4.3.4, Permitted Uses, and Subsection 4.3.5, Permitted Encroachments.

4.4 HHO—Hillside Hillcrest Overlay District

4.4.1 Purpose

The HHO district is intended to protect the City’s hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

4.4.3 Permitted Uses

The following uses are the only uses permitted in the HHO:

- A. Passive parks and natural areas; and
- B. Telecommunication towers and antennas.

4.4.4 Permitted Encroachments

The following encroachments are the only encroachments permitted in the HHO:

- A. Public infrastructure and associated retaining walls.

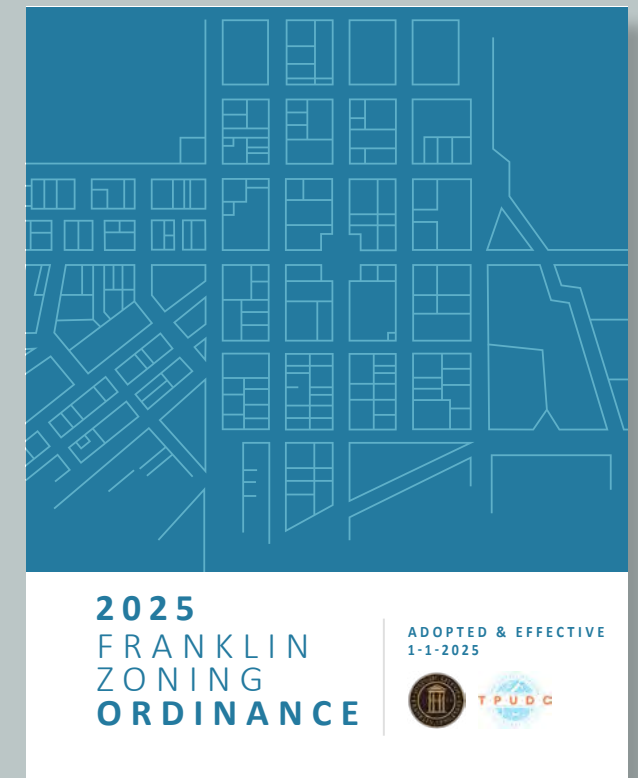
4.4.5 Prohibited Development

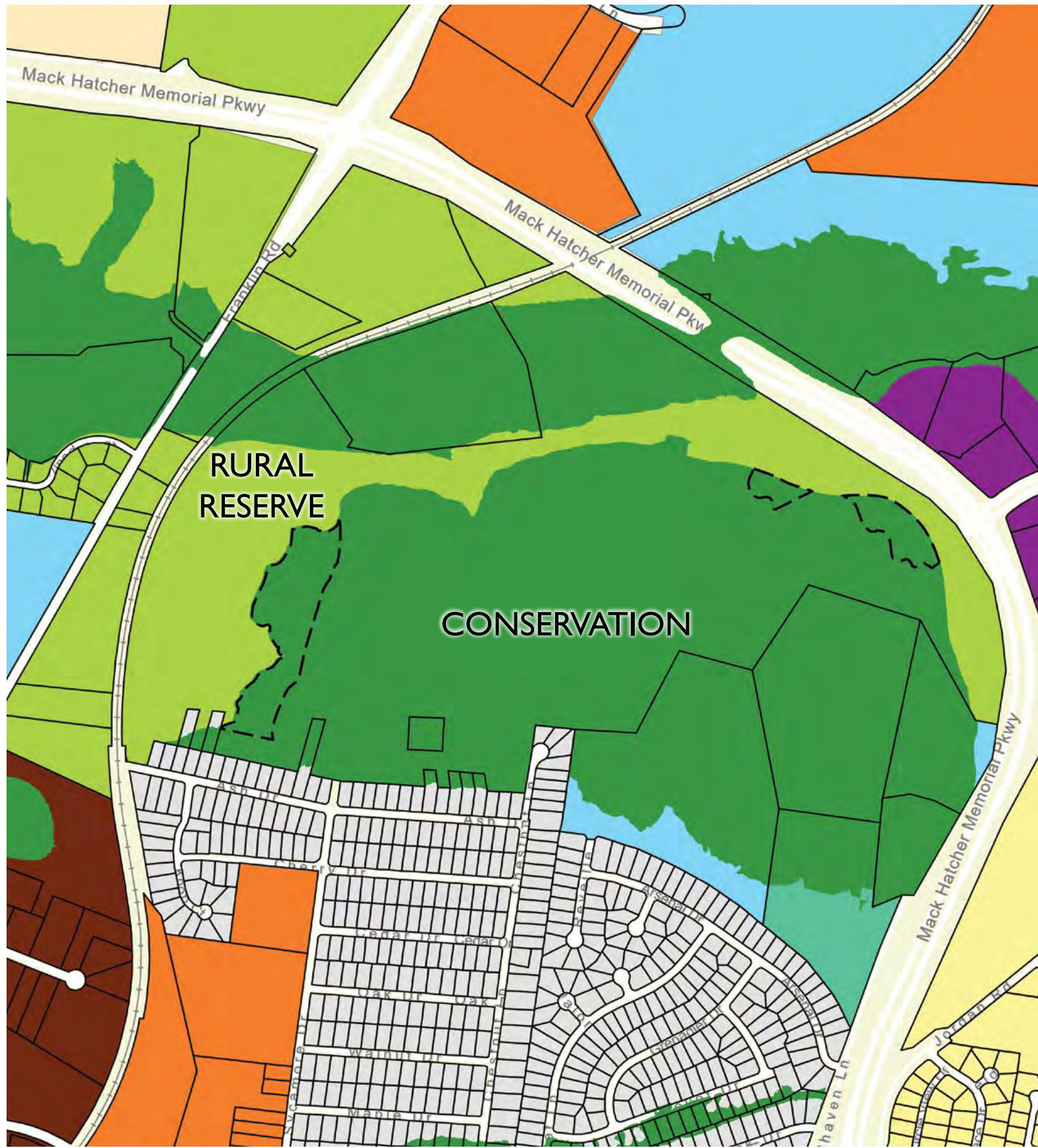
- A. Any portion of land within the HHO shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in a conservation easement within a lot where the buildable portion is outside of the HHO.
- B. Tree removal shall be prohibited, unless

HILLSIDE HILLCREST OVERLAY (HHO):

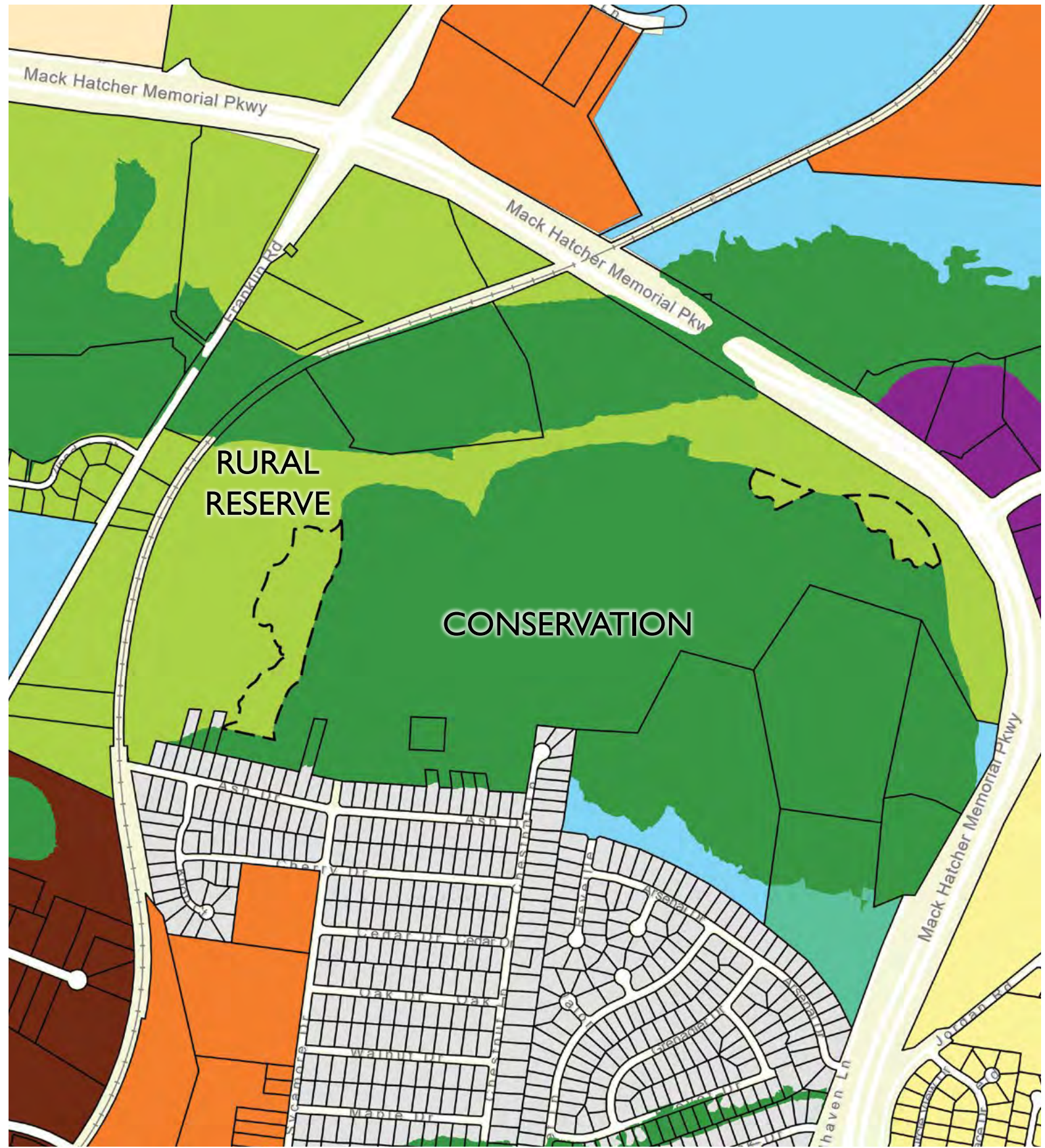
Criteria for establishment of line:

1. Elevation contours of hillsides and hillcrests
2. Steep Slopes
3. Viewshed Analysis for major thoroughfares





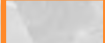

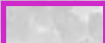


EXISTING CONSERVATION



PROPOSED CONSERVATION



SITE DATA KEY

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

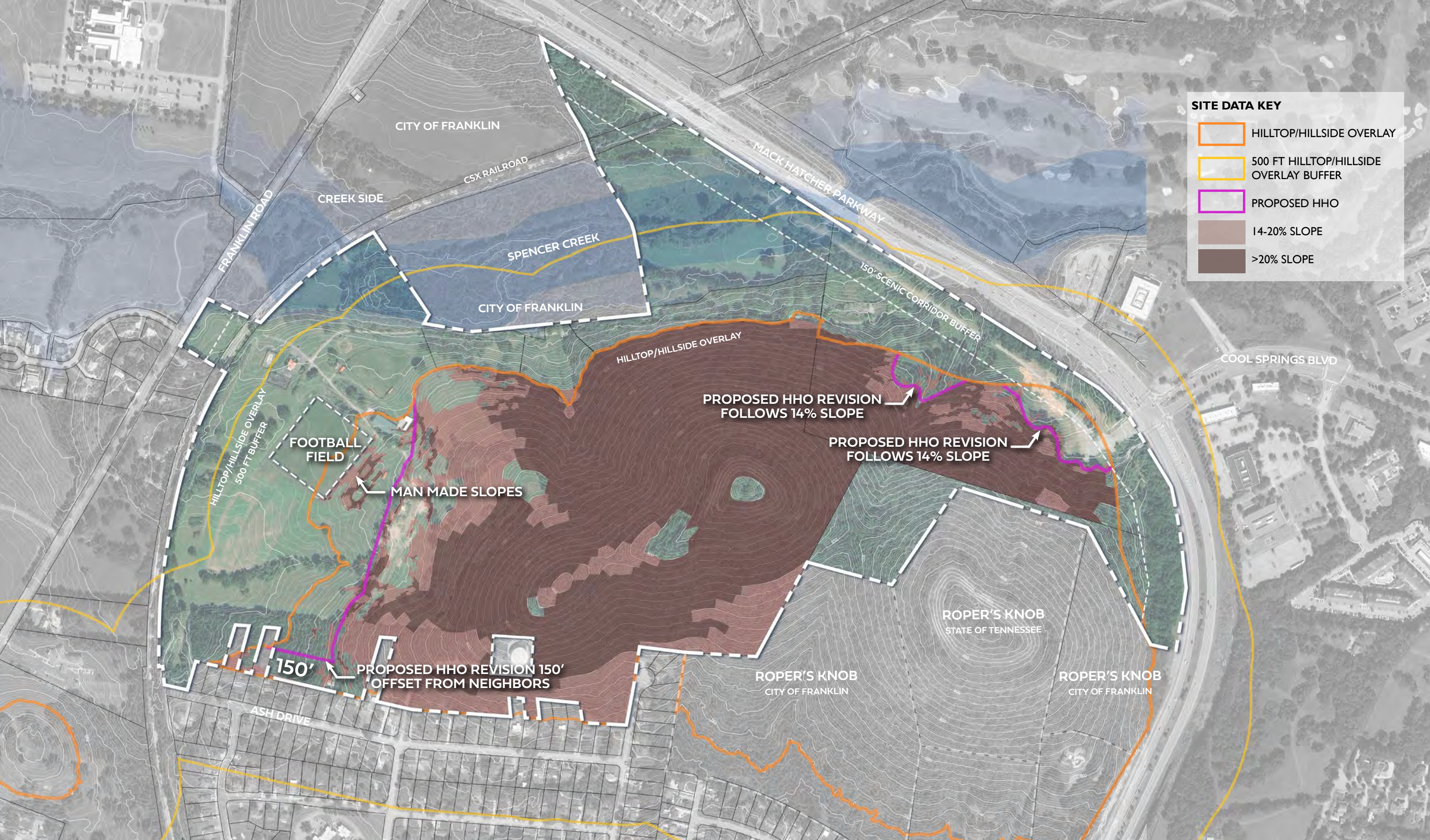
354 FRANKLIN ROAD
EXISTING CONDITIONS








SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- PROPOSED HHO

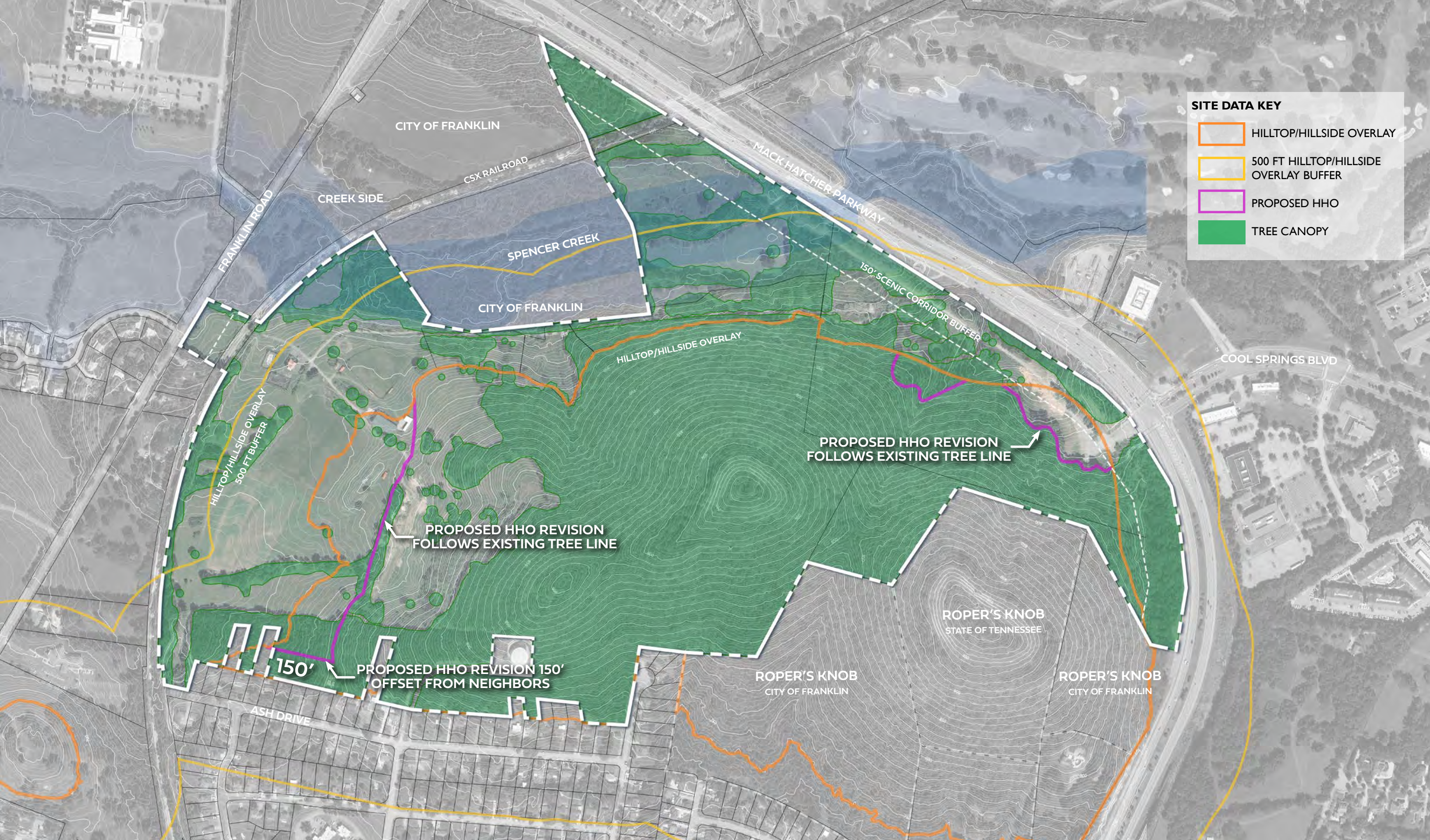
354 FRANKLIN ROAD
 CONTOUR EXHIBIT





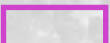

SITE DATA KEY

	HILLTOP/HILLSIDE OVERLAY
	500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
	PROPOSED HHO
	14-20% SLOPE
	>20% SLOPE

354 FRANKLIN ROAD
SLOPE EXHIBIT



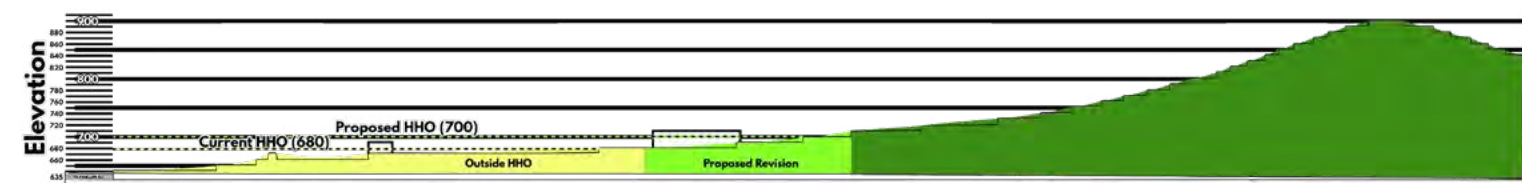
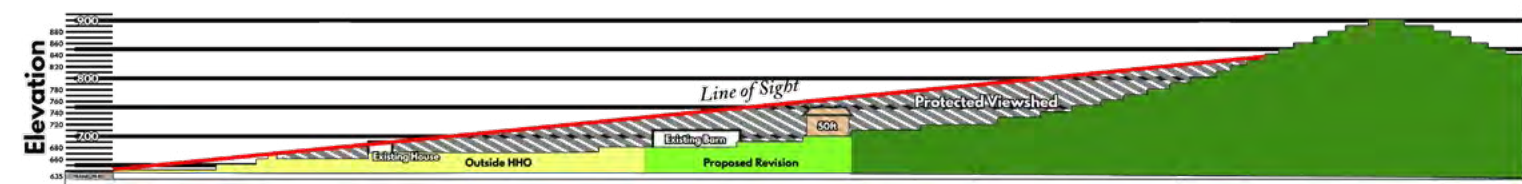
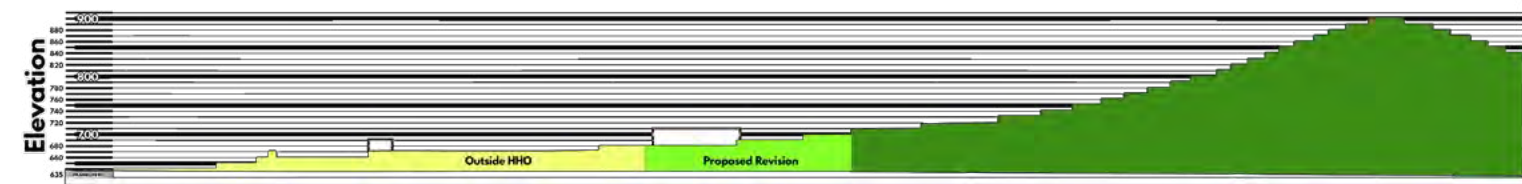
SITE DATA KEY

	HILLTOP/HILLSIDE OVERLAY
	500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
	PROPOSED HHO
	TREE CANOPY

354 FRANKLIN ROAD
TREE CANOPY EXHIBIT



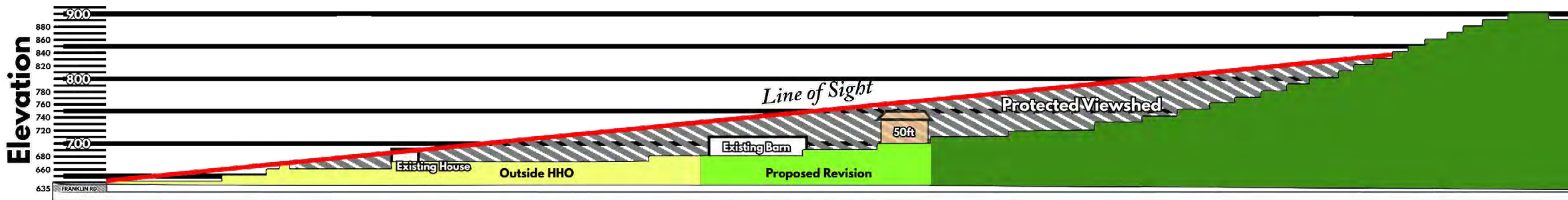
EAST FACING AERIAL



FRANKLIN ROAD VIEWSHED



WEST FACING AERIAL



FRANKLIN ROAD VIEWSHED

VIDEO



SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- PROPOSED HHO

HILLTOP/HILLSIDE OVERLAY
500 FT BUFFER

150'

CITY OF FRANKLIN
CREEK SIDE
SPENCER CREEK
CITY OF FRANKLIN

PROPOSED HHO REVISION
FOLLOWS 682' CONTOUR LINE

PROPOSED HHO REVISION
FOLLOWS 14% Slope

PROPOSED HHO REVISION
FOLLOWS EXISTING TREE LINE

PROPOSED HHO REVISION
FOLLOWS EXISTING TREE LINE

PROPOSED HHO REVISION 150'
OFFSET FROM NEIGHBORS

HILLTOP/HILLSIDE OVERLAY

150' SCENIC CORRIDOR BUFFER

ROPER'S KNOB
CITY OF FRANKLIN

ROPER'S KNOB
STATE OF TENNESSEE

ROPER'S KNOB
CITY OF FRANKLIN