



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, August 28, 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 an Envision Franklin Plan Amendment proposing an amendment to the "Columbia Avenue between Five Points to Fowlkes Street" Special Consideration, to allow additional height for a future development located at 926 Columbia Avenue.

OTHER BUSINESS

ADJOURN

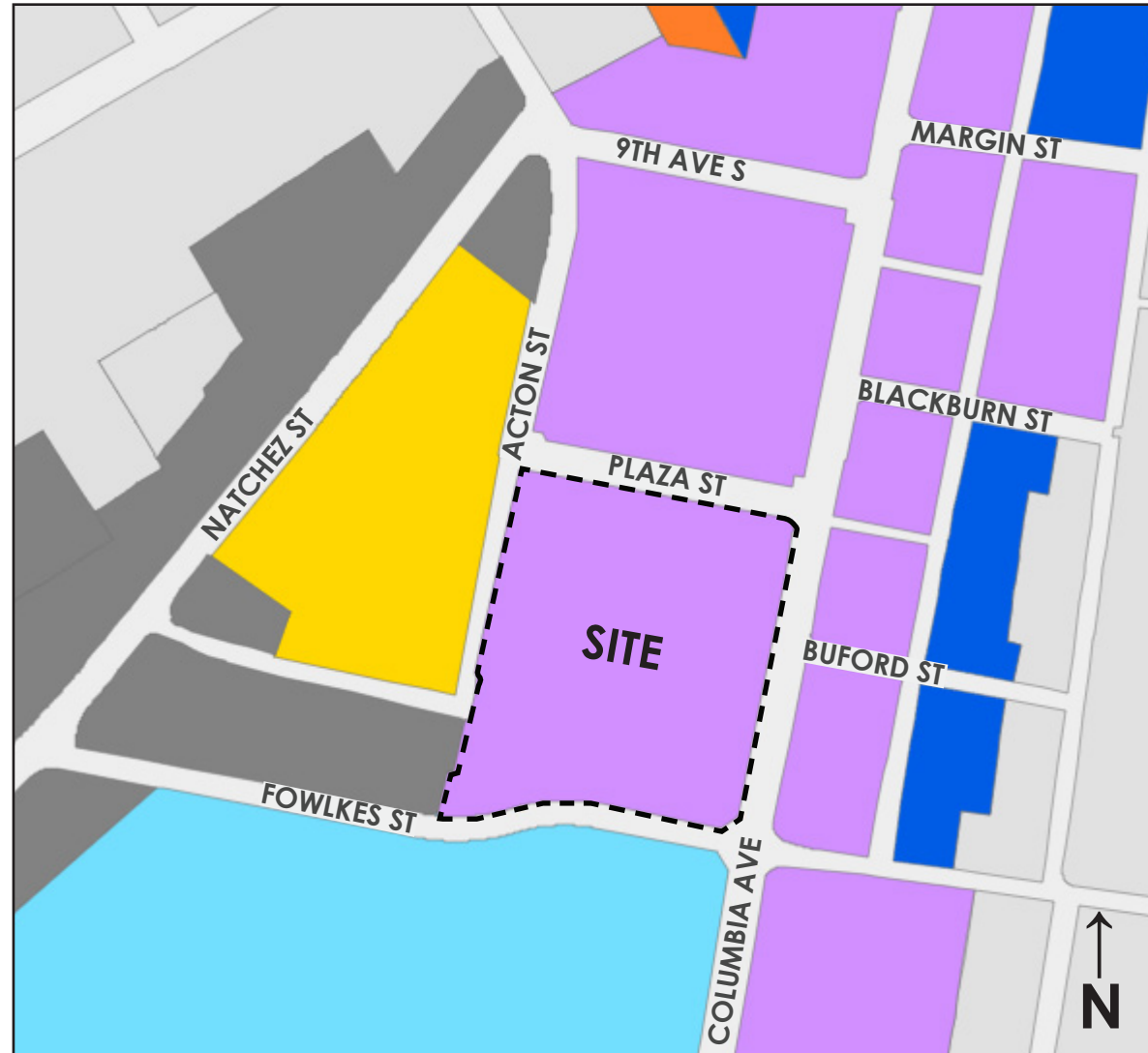


ENVISION FRANKLIN TEXT AMENDMENT — HILL CENTER FRANKLIN

926 Columbia Ave
Franklin, Tennessee
July 28th, 2025

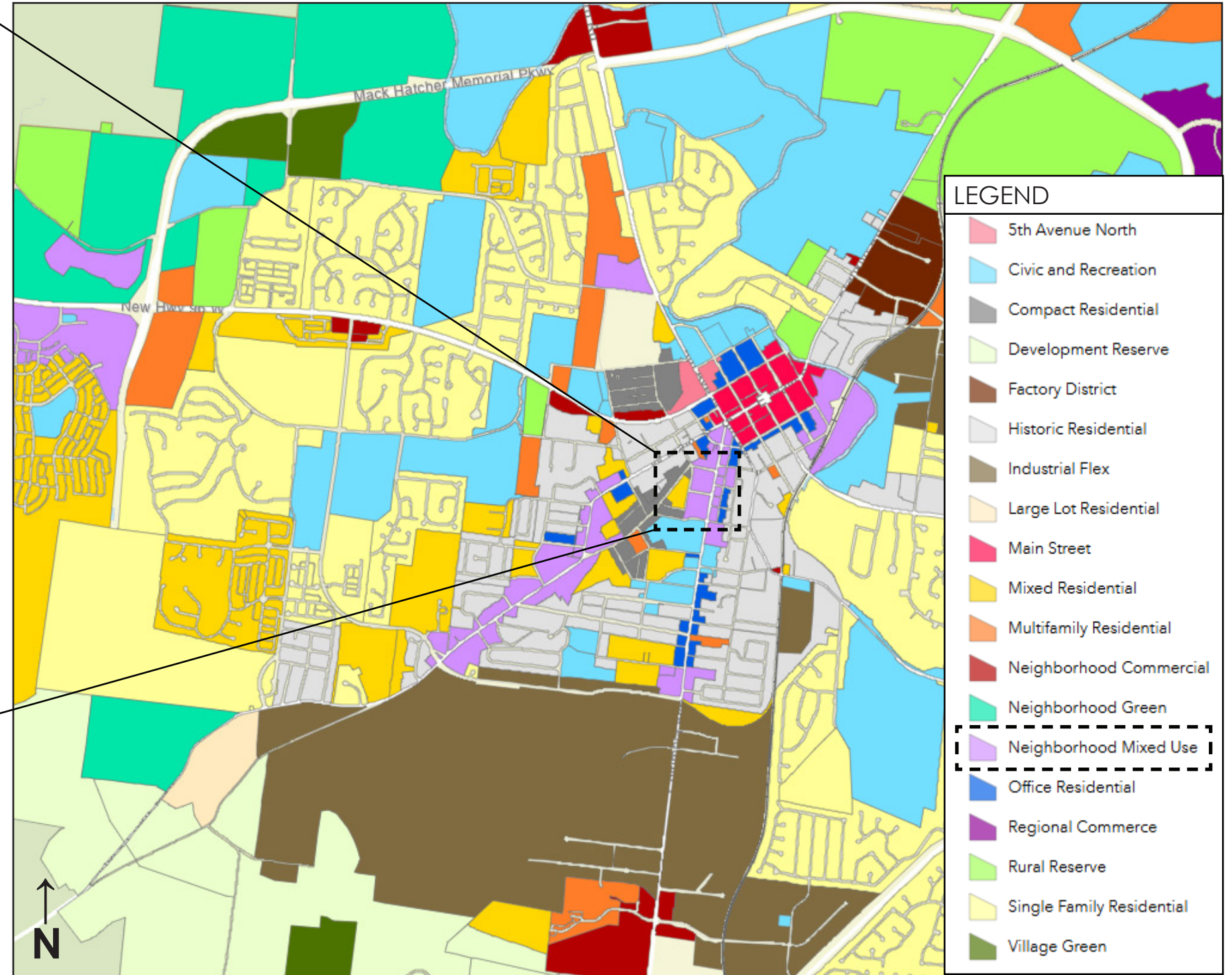


ENVISION FRANKLIN



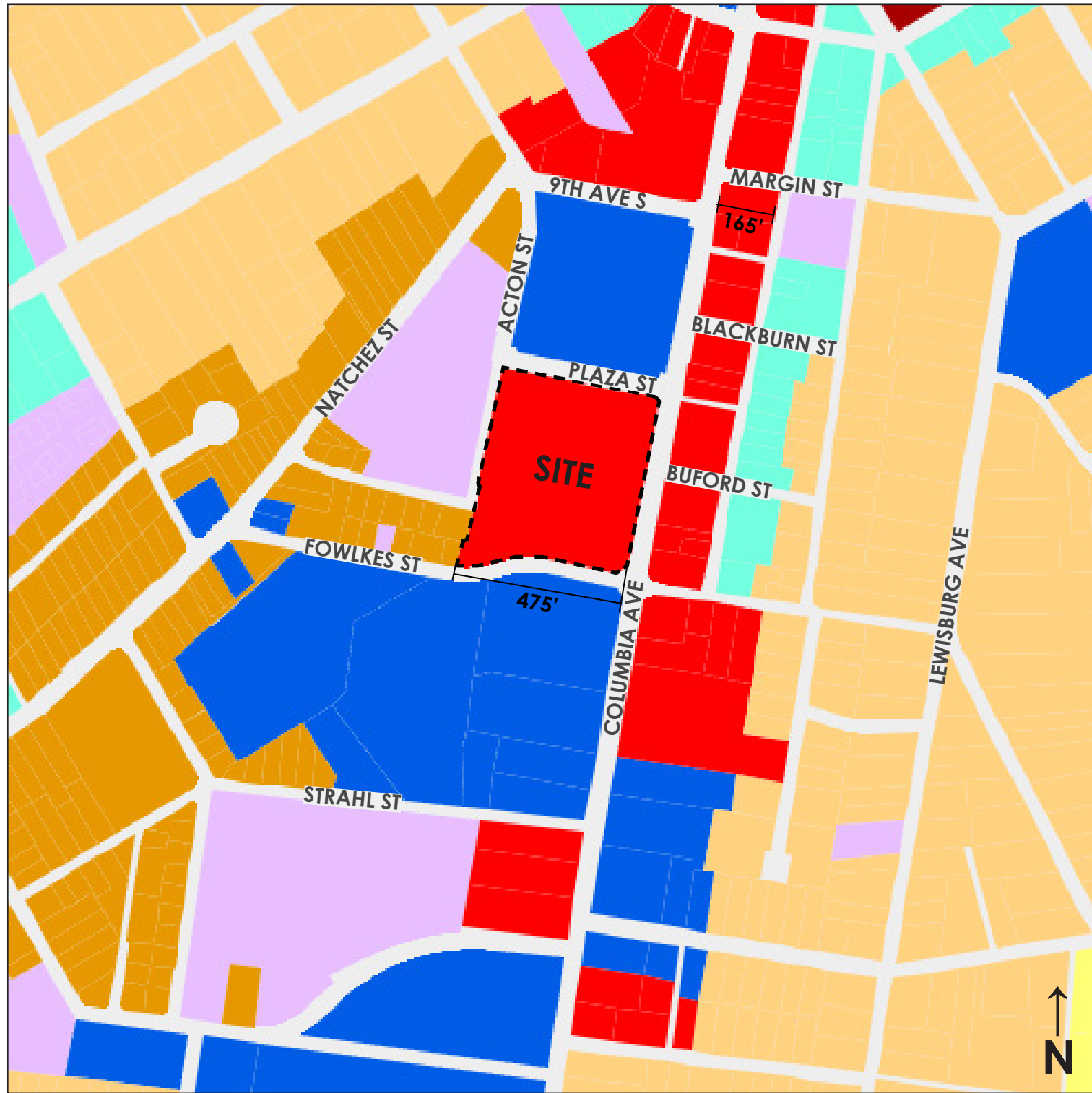
Columbia Avenue Neighborhood Mixed Use Design Concept Area

The proposed text amendment would affect only this property, specifically between Plaza Street and Fowlkes Street to the North and South and Acton Street and Columbia Avenue on the West and East. The applicant is currently seeking to propose a development including a hotel, mixed-use building with condos and commercial, and townhomes.

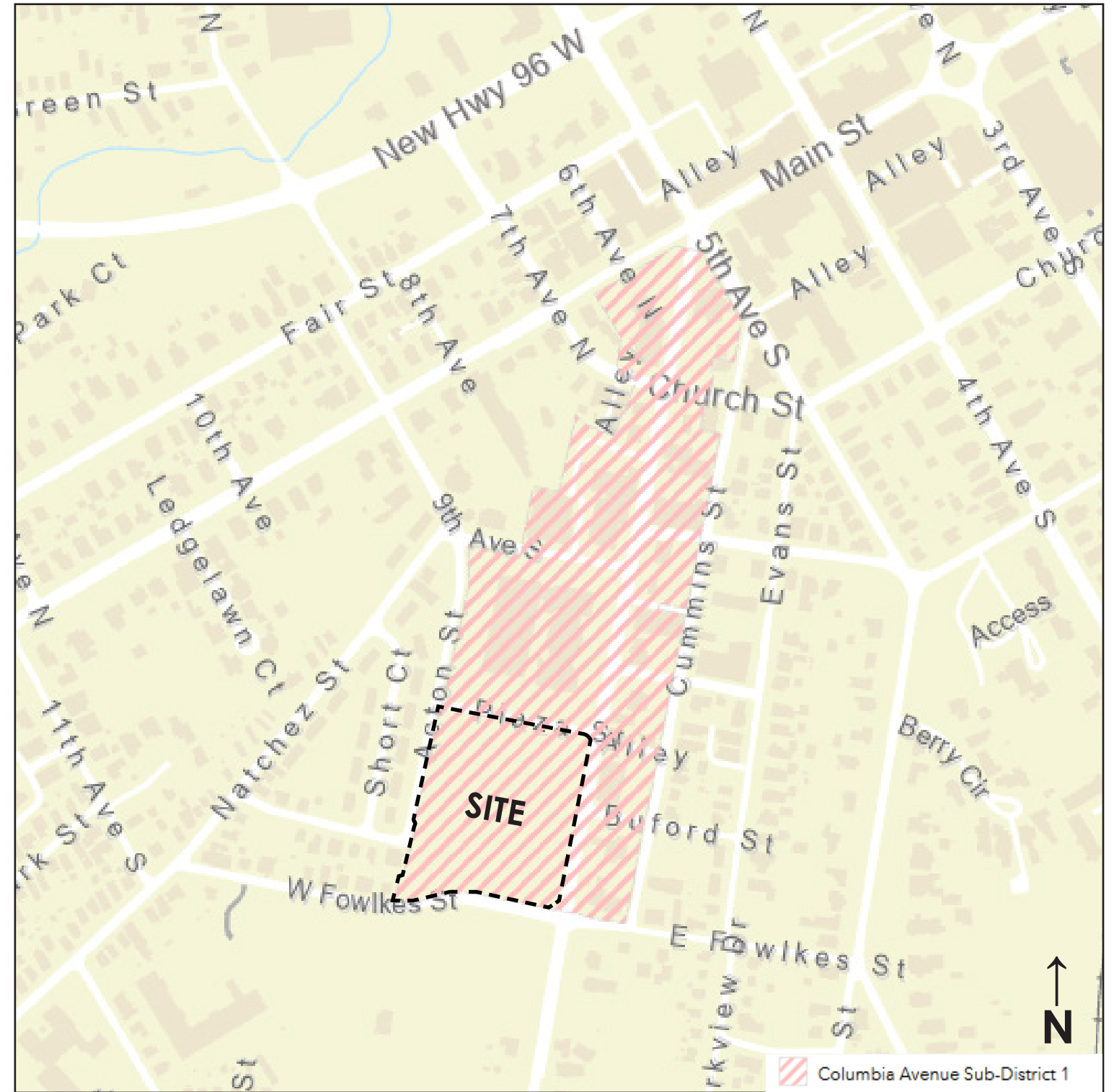


Columbia Avenue Neighborhood Mixed Use Design Concept Area

ZONING AND ZONING OVERLAYS

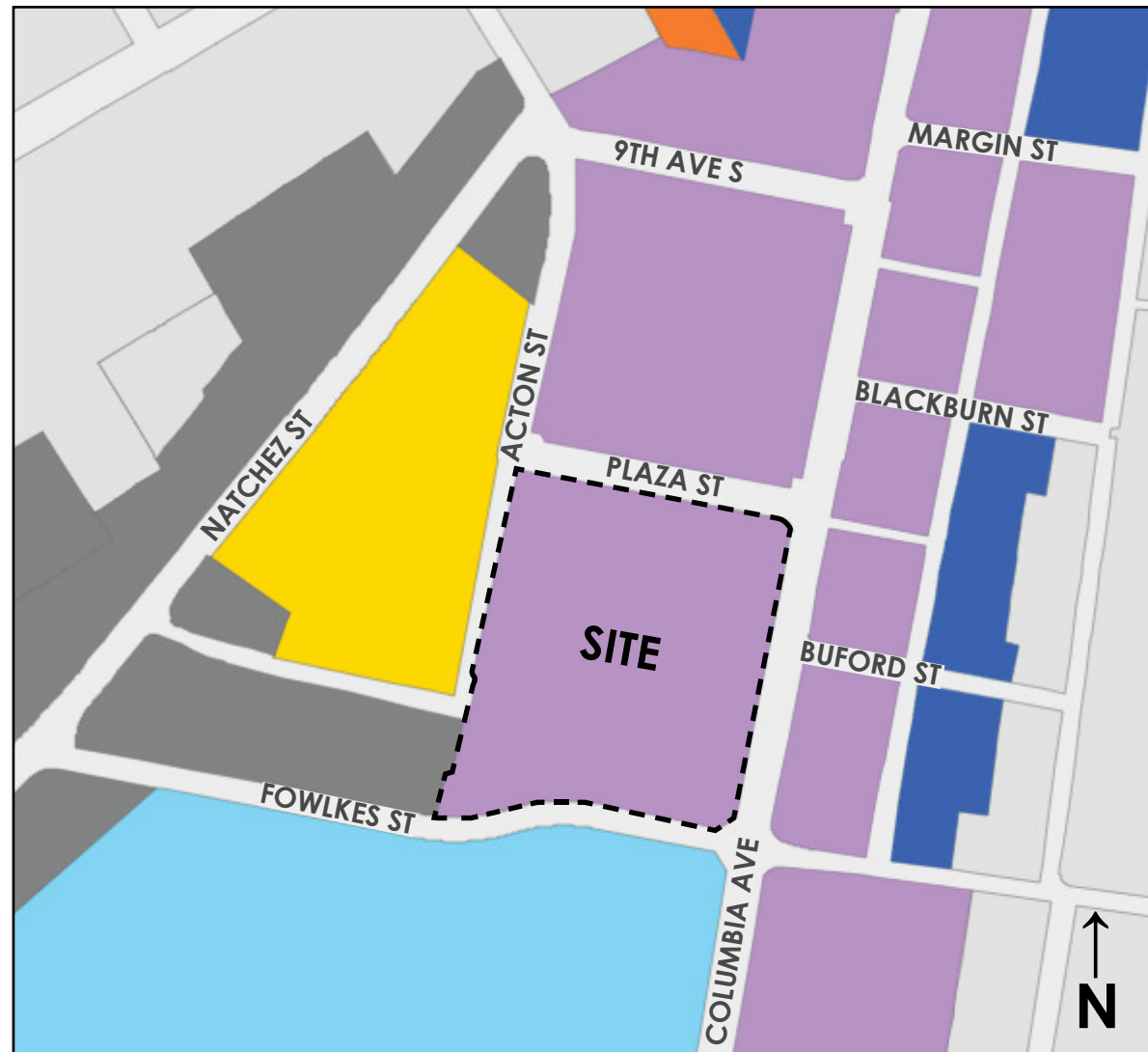


The site, shown outlined and in red, is currently zoned CC Central Commercial District.



The site is within the Columbia Avenue Subdistrict 1 Overlay.

ENVISION FRANKLIN TEXT AMENDMENT



The vision and guiding principles found in Envision Franklin are consistent with the proposed project. With a mixed-use building program including retail and restaurant as well as residential and hotel components, the project not only adds to economic vitality but also responds to connected community and context-responsive infill.

We are seeking a text amendment to add one story in height to the centrally located hotel, townhomes along Plaza Street, and mixed use building along Columbia Avenue.

Original Text:

Our team is requesting the following text amendments to Envision Franklin. The Envision Franklin Neighborhood Mixed Use language on Building Height is as follows:

“Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility.”

Additionally, the development is within the Special Consideration Area on Columbia Avenue between Five Points to Fowlkes Street. The Envision Franklin language on the Special Consideration Area is as follows:

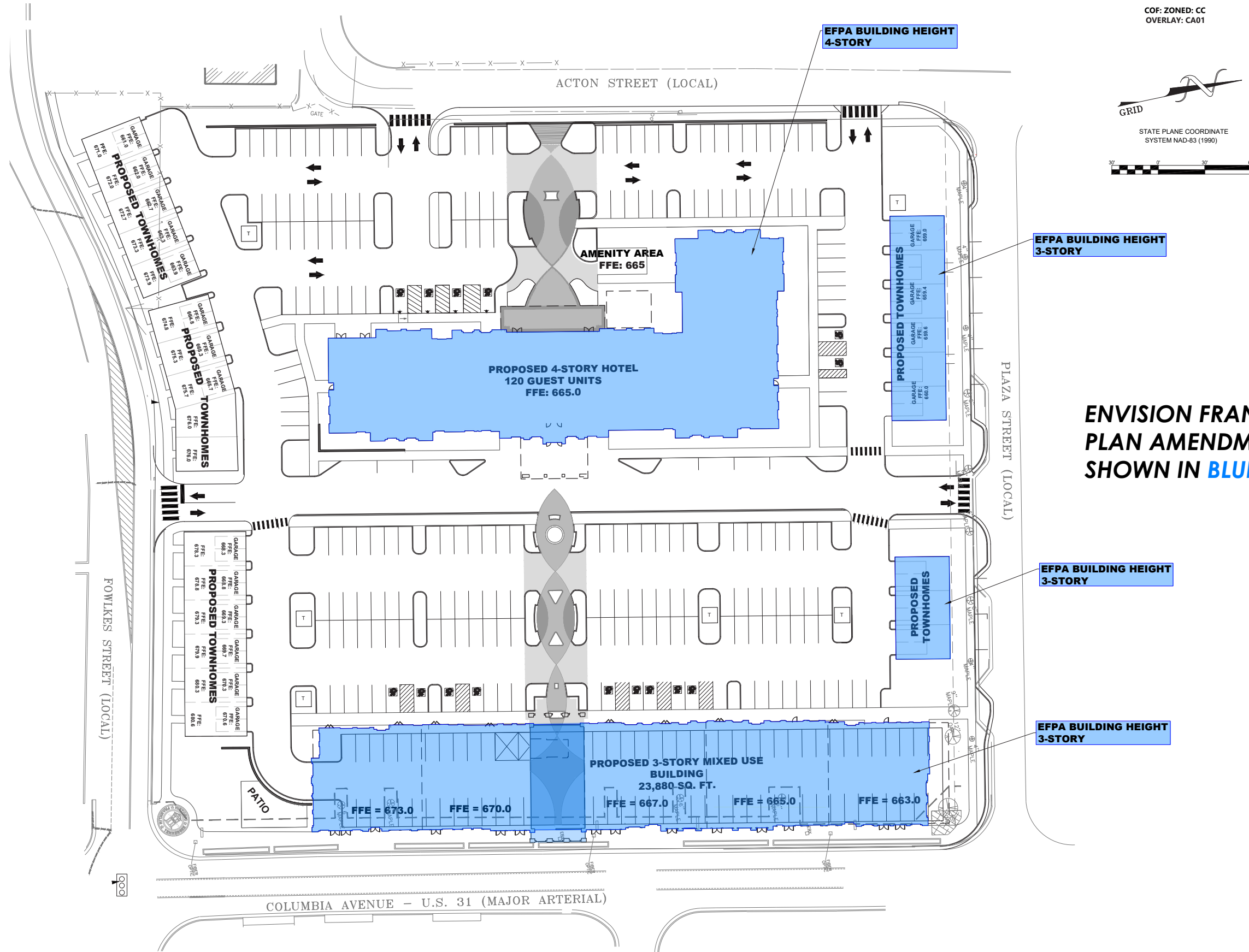
“New development of the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along Columbia Avenue and West Fowlkes Street, but three stories in height is appropriate internal to the site. Between Columbia Avenue and Cummins Street, and south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-a-half stories when the third story is stepped back at least ten feet from lower stories. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.”

Proposed Text:

We propose to amend the first sentence as follows:

“New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along West Fowlkes Street, and can be three stories in height along Columbia Avenue and Plaza Street, but four stories in height is appropriate internal to the site.”

SITE PLAN



**ENVISION FRANKLIN
PLAN AMENDMENTS
SHOWN IN BLUE**

RENDERED SITE PLAN



Hill Center Franklin Site Features:

- The site is 5.7 acres total, and measures 475 linear feet from East to West.
- The site has significant topography sloping 22 feet from the southeast corner to northwest corner.
- The site proposes 25 townhomes, a 120 key hotel, 42 condos, and 22,970 sf of retail space.
- The hotel includes a pool and outdoor amenity area.
- The southeast corner proposes plans to recognize the cultural and historic connection of the area.
- There is a central pedestrian walkway connecting the hotel to the retail building and to Acton Street.

PROJECT RENDERING



926 Columbia Ave
Franklin, Tennessee

SITE CONTEXT



* The width of the Hill Center Franklin site is 475'-0" wide compared to the width of The Margin District and other Columbia Avenue properties which are 165'-0" wide.

HEIGHT ANALYSIS

FIRSTBANK: ± 36' -
FIRSTBANK MORTGAGE: ± 44'

TOWNHOMES: ± 30' - 44'

HOTEL: ± 47' - 53'

TOWNHOMES: 39'

CARTER HOUSE: ± 30'

REDDICK SR. RESIDENCE: ± 40'

POLICE DEPARTMENT: ± 38' - 46'

MIXED-USE: ± 43' - 53'

LOTZ HOUSE: ± 32'

PUBLIC LIBRARY: ± 58'



HEIGHT ANALYSIS



The mixed-use building steps back 10' at Columbia Avenue and Fowlkes Street. The one story volume is 19'-10" in height.



The mixed-use building steps back 10' at Columbia Avenue and Plaza Street. The one story volume is 29'-10" in height.

HEIGHT ANALYSIS



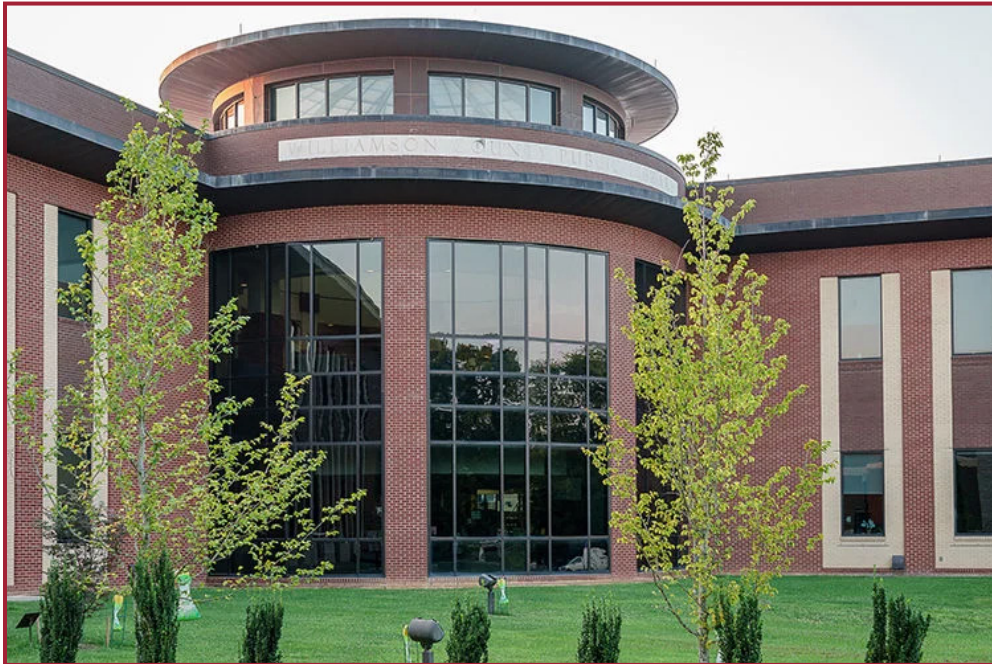
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PUBLIC LIBRARY: ± 58'

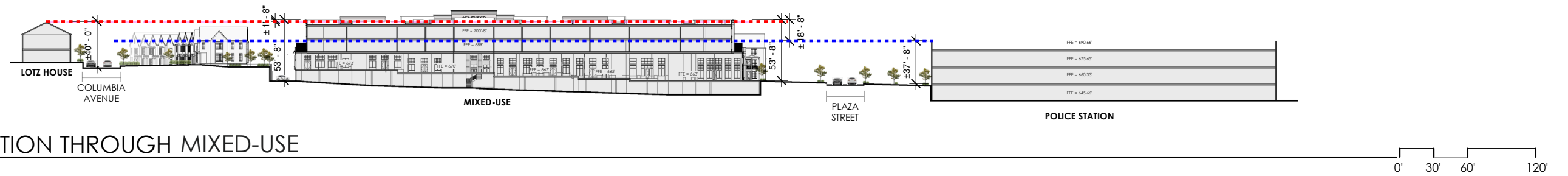
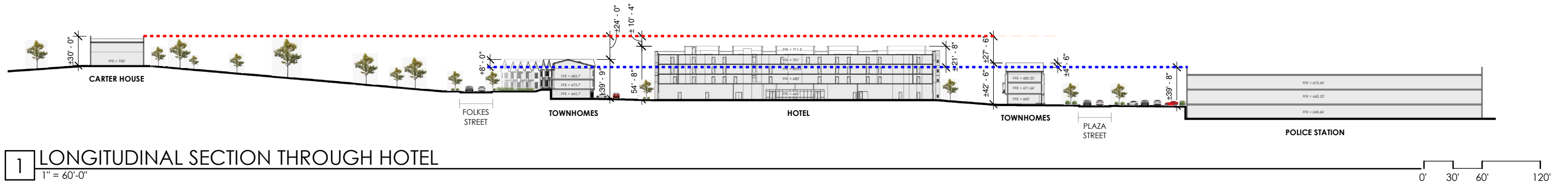


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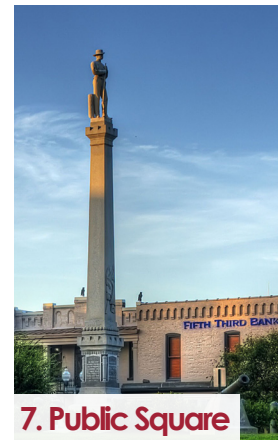


REDDICK SR. RESIDENCE: ± 40'

SITE SECTIONS



PEDESTRIAN CONNECTIVITY



This map shows walking routes that connect pedestrians from the site to other desirable Franklin locations within the Columbia Avenue corridor and through Main Street.

CHARACTER IMAGES



SITE CONTEXT RENDERING



Rendering along Columbia Avenue facing South

PROJECT RENDERINGS



926 Columbia Ave
Franklin, Tennessee

PROJECT RENDERINGS



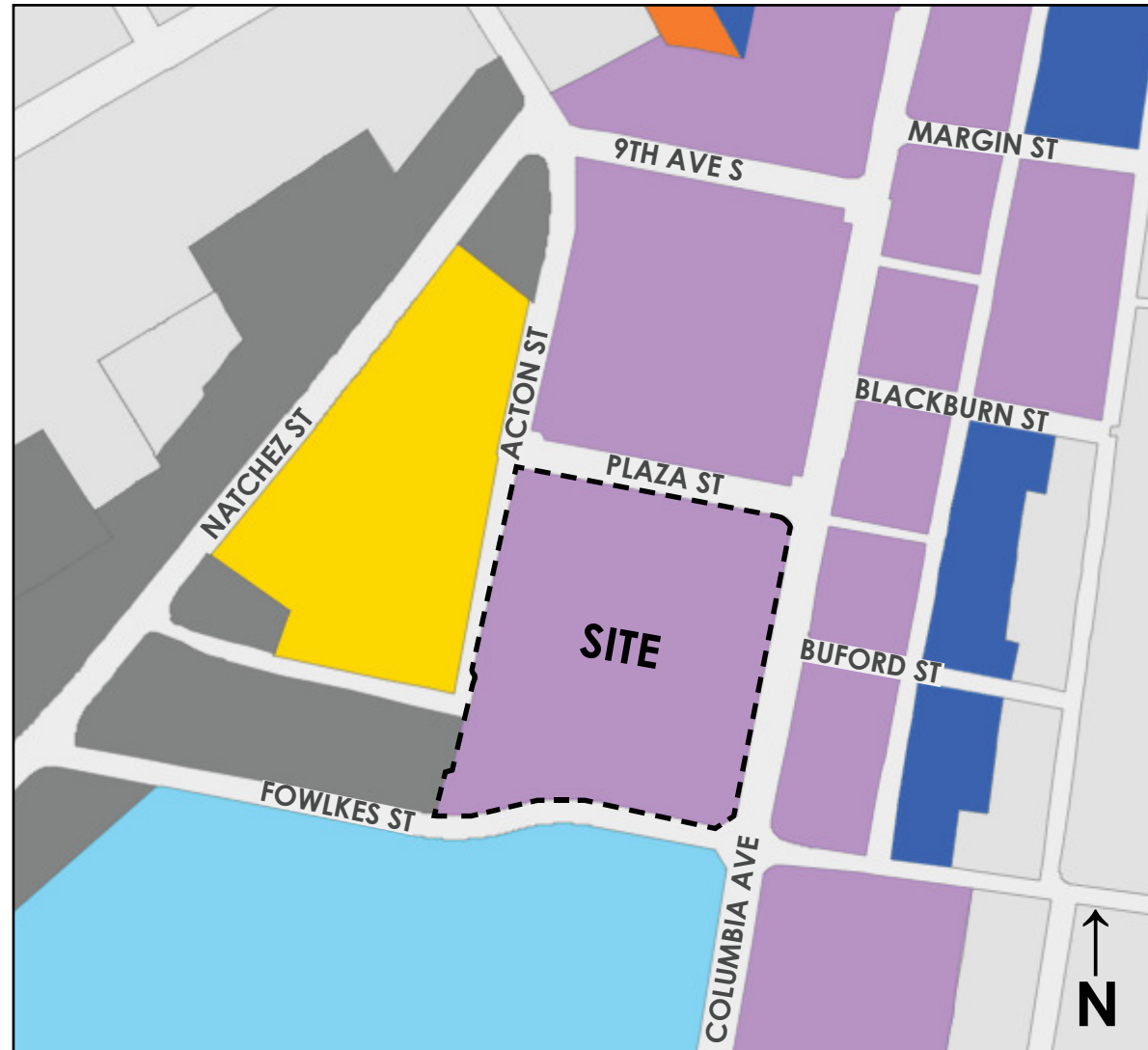
926 Columbia Ave
Franklin, Tennessee

PROJECT RENDERINGS



926 Columbia Ave
Franklin, Tennessee

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