



City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, October 2, 2025

6:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklinton.gov/planning. 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the meeting or wait in the lobby.

CALL TO ORDER

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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.)

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 7, 2025, BZA Minutes.

ANNOUNCEMENTS

APPLICATIONS

2. A **Variance Request** To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street (F.Z.O. 3.7.5.).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

3. A **Variance Request** To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive (F.Z.O.7.4.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

4. A **Variance Request** To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street (F.Z.O. 2.3.3.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS**ADJOURN**

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



Meeting Minutes

Board of Zoning Appeals

Thursday, August 7, 2025

6:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklintn.gov/planning. 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the meeting or wait in the lobby.

CALL TO ORDER

Chair Langley called the meeting to order at 06:01 PM

Board Members Present: Jonathan Langley (Chair), Jeff Fleishour, William Scales, Dorinda Smith, John Boehms

Board Members Absent: none

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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 Langley asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

1. **Consideration Of Approval Of The July 3, 2025, BZA Minutes.**

Sponsors:

A motion was made by Board Member Smith, seconded by Board Member Scales to approve the Minutes from the July 3, 2025 meeting. The motion carried 5-0.

ANNOUNCEMENTS

Amy Diaz-Barriga reminded the BZA members about the 4 hours of required training for the year. Ms. Diaz-Barriga will be looking into options for training and will be contacting the members about possible opportunities.

APPLICATIONS

2. **A Variance Request To Allow A Portion Of A Fence Serving A Nonresidential Use To Be Constructed Without Masonry Columns For The Property Located At 1005 Merylinger Court (F.Z.O. 13.1.3.G.)**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that the subject property is located at 1005 Merylinger Court and is zoned Regional Commerce 4. The property currently has one existing principal building that is located 165 feet from the front lot line and the owner is proposing a gym facility behind the existing building. This property received approval from the Board of Zoning Appeals (BZA) in September 2023 for the proposed principal building to be located 225 feet from the front lot line, and then they received approval from the BZA in April 2025 to allow 7-foot fencing in the front yard area. Fences serving nonresidential uses are required by the Zoning Ordinance to have masonry columns every 50 feet or less, so the applicant then submitted a permit for the masonry columns every 50 feet for the entirety of the fence line. The permit received a comment from the Water and Sewer Department that no masonry columns would be allowed within 5 feet of the sanitary sewer easement located on the west side of the property, and that only wooden posts would be allowed within the easement area. Staff was also informed by the Engineering department that masonry columns are not typically permitted within a public utility easement, such as the utility and drainage easement that runs along the southeast (rear) property line. For these reasons, the applicant is requesting a variance to allow the fence to be constructed without masonry columns for the portions of the fence that are within the sanitary sewer easement and the utility and drainage easement.

Staff Analysis: The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Criteria #1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The orientation of this lot with the surrounding neighbors and the easements existing on the lot make this property unique. With the existing building being located far from the front lot line due to the uniquely narrow front end of the lot, the existing building is facing the rear and side of most of its neighboring properties. To have privacy from the rear and sides of neighboring properties that most other properties can have, this property received a variance to have a fence along the side and rear lot lines. To construct this fence for nonresidential use, masonry columns every 50 feet are required. With the sanitary sewer easement and the utility and drainage easement along the south and southeast lot lines, the applicant cannot construct the privacy fence along these property lines and comply with the requirement to construct masonry columns every 50 feet. Staff finds that this criteria is met.

Criteria #2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

If the applicant were to comply with the requirement to have masonry columns every 50 feet, the fence would need to be constructed at least 5 feet outside the easements. This would result in the loss of usable space on the lot. Considering that fences are permitted to be and often are constructed on property lines, it is a peculiar practical difficulty to create unusable space on the lot to locate the fence outside the easements. Staff finds this criteria is met.

Criteria #3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that the portion of the fence without masonry columns is not a detriment to the public good and meets the intent of the Zoning Ordinance. Given the unique shape and the recessed location of the existing and proposed buildings, the fence would be minimally visible. Most of the fence would be screened by trees, and much of the back of the lot is not visible from

the street due to the slope of the lot. Additionally, the applicant is proposing to have the masonry columns every 50 feet where there are no sanitary sewer and utility and drainage easements on the lot, to comply with the Zoning Ordinance as much as possible. This shows that the applicant is making effort to meet the intent of the Zoning Ordinance. Staff finds this criteria is met.

RECOMMENDATION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request to allow A Portion Of A Fence Serving A Nonresidential Use To Be Constructed Without Masonry Columns For The Property Located At 1005 Merylinger Court, because the criteria for granting a variance have been met.

Applicant Presentation: Andy Dennis. Mr. Dennis did not have anything to add to staff's presentation other than the elimination of the column requirement altogether.

Citizen Comments: None

Board Member Fleishour motioned to close the citizen comment portion of the item, seconded by Board Member Dorinda Smith. The motion carried by a vote of 5-0.

Chair Langley asked for any discussion and a motion. No discussion was held.

MOTION

Board member Scales motioned to approve the variance request to allow a portion of a fence serving a nonresidential use to be constructed without masonry columns for the property located at 1005 Merylinger Court, because the criteria for granting a variance have been met, seconded by Board Member Boehms. The motion carried by a vote of 5-0.

3. A Variance Request To Allow 108 Parking Spaces Within The Acton Street Frontage Area For A Principal Building For The Property Located At 926 Columbia Avenue (F.Z.O.7.6.)

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that This 5.7 acre property located at 926 Columbia Avenue is zoned CC Central Commercial, and is within the CAO-1 Columbia Avenue Overlay. The property is currently vacant, and the applicant is proposing development with a mix of commercial and residential uses on the site. The property is surrounded on all 4 sides by Columbia Avenue, Plaza Street, Acton Street, and Fowlkes Street. The only permitted frontage type in the Columbia Avenue Overlay is Urban Frontage, so this development must have Urban Frontage along all 4 sides of the property to front each street. Urban Frontage requires parking to be located behind the building. The proposed layout for the development of this site complies with the Urban Frontage Zoning Ordinance requirements along Fowlkes Street, Columbia Avenue, and Plaza Street. However, the proposed hotel does not comply with Urban Frontage requirements along Acton Street. The applicant is proposing to add 108 parking spaces within the Urban Frontage area of the hotel facing Acton Street.

Staff Analysis : The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Criteria #1. While it is unique that this property has frontage on all 4 sides, and there is some grade change on the lot, Staff does not see how these factors prevent development as required under the frontage standards along Acton Street. Neither of these factors seem to prevent the hotel building from being located closer to Acton Street and having the parking located behind. The grade change is located along the south side of the lot (along Fowlkes Street), and from the existing conditions exhibit, it seems that the slopes on the lot are flattest along Acton Street and Plaza Street. The topography of the lot seems conducive to development closer to Acton Street. Staff finds this criteria is not met.

Criteria #2. Staff finds that the strict application of the Zoning Ordinance would not result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property. The variance request is unique to the applicant's proposed plan and not generally to all potential designs for the site. It appears to Staff that the applicant could design a plan for the site that meets the requirements of the Zoning Ordinance. It is the expectation of the City that an applicant designs their site in a way that meets the requirements of the Zoning Ordinance and not use the variance process

to avoid inconvenience or financial hardship. Staff finds that the proposed plan introduces a self-imposed hardship, one that could likely be resolved by redesigning to meet the zoning ordinance. Staff finds this criteria is not met.

Criteria #3. The design of this site would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The Zoning Ordinance introduced the requirements for Frontage starting with the 2019 Zoning Ordinance update, as a direct response to the adoption of Envision Franklin in 2017. Two of the core Guiding Principles are Exceptional Design and Vibrant Neighborhoods. One characteristic of Exceptional Design as outlined in Envision Franklin is that parking should be secondary to the building and its relationship to the street, and that views from the street should not be of parking lots. One characteristic of Vibrant Neighborhoods as outlined in Envision Franklin includes pedestrian-friendly neighborhoods that make walking and biking more enjoyable along streets. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping parking to the side or behind principal buildings. The Zoning Ordinance also addresses appropriate means of transitioning between new development and established areas expected to remain. Chapter 8, Transitional Features, provides appropriate ways to achieve compatibility, and placing parking between new and existing uses is not one of the means listed. This site is not designed in a way that meets the intent of this ordinance from Acton Street. Staff finds this criteria is not met.

RECOMMENDATION: Staff recommends the Board of Zoning Appeals move to disapprove the Variance Request to allow 108 Parking Spaces Within The Acton Street Frontage Area For A Principal Building For The Property Located At 926 Columbia Avenue, because the criteria for granting a variance have not been met.

Applicant Presentation: Jimmy Granberry, Chairman and CEO of HG Hill Realty Company. Mr. Granberry stated that he's excited about the project and the assembled team of local architects and design consultants for the project. Mike Hathaway is the architect for the residential and commercial buildings across the front. Mr. Hathaway will talk about the three criteria required for a variance request.

Mike Hathaway, 906 Studio Architects. Mr. Hathaway stated that the team understands the expectations of the city and believes the subject property is unique. Part of developing the property is connecting Columbia Pike to downtown Franklin while being respectful of the historic Natchez Street area. The concern about fronting the hotel on Acton Street is the activity and disruption to an otherwise very quiet street. Across the street, AutoZone and the bank front Columbia Pike with a street separating the block into two smaller blocks where parking faces residential areas similarly to what the team is proposing for the HG Hill property. Mr. Hathaway explained that the team is proposing an internal road through the middle of the property that acts as a connector street between Plaza Street and Fowlkes Street and a way to cross the property internally, alleviating traffic issues. The creation of the internal street will allow the hotel to front the new street and keep the activity interior to the site, away from Acton Street. Parking will serve as a buffer to Acton Street along with fencing as a barrier. The residential portion would be its own separate smaller community where there is less activity. Lastly, Mr. Hathaway asked the BZA to give the team an opportunity to create a beautiful development that fronts three major roads with an interior road that assists in transitioning to the residential areas.

Citizen Comments:

Julian Bibb, 918 Fair Street. Mr. Bibb stated that he is speaking in support of the variance request. Having a development that fronts 4 streets is unique but allows discretion within the zoning ordinance. The proposed development is rare as it will accommodate a hotel, retail, and a residential neighborhood that blends with the surrounding properties while being considerate of the historical areas adjacent to the property. Moving the hotel toward the center of the property will allow Acton Street to maintain a quiet atmosphere respectful of the existing residents. For these reasons, Mr. Bibb stated that he is in total support of the variance request and the proposed development.

Scott Black, 117 Bromley Park Lane. Mr. Black stated that he is the Chairman of the Franklin Housing Authority, which owns the property on the other side of Acton Street and is speaking in support of the proposed project. As an architect and developer, Mr. Black stated that the site is extra wide and if all the buildings were built close to the street on all sides, a vast parking area would be in the middle, which would not be aesthetically pleasing. From the Housing Authority point of view, Mr. Black explained that the FHA believes the proposed design is appropriate for the property located across from Acton Street.

Steve Bacon, 201 Polk Place Drive. Mr. Bacon stated that he is one of the developers of Harpeth Square and he supports the variance request by the applicant. By creating an interior street in the middle of the development, you are essentially

meeting the urban frontage requirements while breaking up the mass of parking. Mr. Bacon agreed with Mr. Black's comments regarding the transition to Acton Street. Considering the comments provided, Mr. Bacon stated that he hopes the BZA will vote in favor of the project and the variance request.

Bob Bass, 107 Everbright Avenue. Mr. Bass stated that he likes the plan laid out by the developer. Acton Street is a very narrow street with a narrow right-of-way with the residents' backyards as close as 60 feet of the proposed hotel if fronted on Acton Street. Mr. Bass supports the new north to south street proposed as it will alleviate potential traffic issues.

There being no other citizen comments, Chair Langley asked for a motion to close the citizen comments.

Board Member Fleishour motioned to close the citizen comments, seconded by Board Member Boehms. The motion carried by a vote of 5-0.

Board Member Smith asked Mr. Black if Franklin Housing Authority owns the property on Short Court that is adjacent to Acton Street.

Mr. Black noted that the purple area on the map, presented by staff, is owned by FHA and includes Short Court.

Chair Langley stated that Acton is a very narrow street and asked staff if Acton Street is a two-way street with parking along the street.

Ms. Stanford stated that Acton is a two-way street from Plaza Street south with no street parking.

Board Member Boehms stated that he likes the plan and agrees that the proposed design is in line with the goals of downtown Franklin and the proposed interior road solves a problem regarding the placement of the hotel. If the hotel was the only building proposed on the property, where would the most appropriate place be for parking? How would frontage be determined considering the property has frontage on four sides? Lastly, Mr. Boehms asked staff if the proposed interior road would be considered a public road.

Ms. Diaz-Barriga stated that the site plan has not been submitted yet, so staff does not know yet. The engineering department would likely need to review the proposed road along with a potential traffic study to determine if the curb cut would be appropriate at that location and whether it could be designated as a public right-of-way or a drive isle. There are several things to consider, once the site plan has been submitted.

Mr. Hathaway stated that the intention of the interior road is to be private with the potential that it could be requested to be public.

Board Member Smith asked Mr. Hathaway where delivery vehicles will deliver items that support the hotel.

Mr. Hathaway explained that the intention would be to deliver items to the hotel via the internal road with limited activity on Acton Street and Fowlkes Street. Furthermore, Mr. Hathaway noted that there would not be an entrance or exit onto Columbia Pike from the property.

Board Member Smith asked Mr. Hathaway for additional information regarding the buffer/barrier wall along Acton Street. The residents of Short Court would likely appreciate the privacy barrier/screening the hotel from view.

Mr. Hathaway stated that the details have not been determined yet, but the intention is a 6-foot wall with attractive landscaping along the edge of the property. Mr. Hathaway noted that there is a substantial hedge along the back that would be maintained.

Chair Langley asked staff, regarding the comments of Board Member Boehms, how staff would address the frontage questions if there was a single building proposed for the property.

Board Member Boehms stated that it was a comment about design solutions not necessarily a question.

MOTION

Board Member Fleishour motioned to approve a variance request to allow 108 parking spaces within the acton street frontage area for a principal building for the property located at 926 Columbia Avenue because the criteria for granting a variance request have been met, seconded by Board Member Boehms.

Board Member Fleishour stated that he liked the design of the site with parking behind the hotel along with the privacy buffer/barrier along the back of the property for residents whose yard back-up to Acton Street. The applicant has done all he can do with the design of the site considering frontage on four sides and the constraints of Acton Street.

Chair Langley stated that given the unique situation with the narrowness of Acton Street, the requirements for granting a variance request have been met.

Board Member Scales stated that he agrees with Chair Langley about the uniqueness of property, and it is an exceptional circumstance. Also, the strict application of the zoning ordinance disregards the efforts made by the applicant to design and accommodate the requirements of this exceptionally large property while being sensitive to the historic surroundings and neighborhoods.

Board Member Smith echoed the comments of Mr. Scales and stated her main concern is the impact the development will have on the residents that back-up to Acton Street. The backyards along Acton Street do not have sidewalks or privacy. This is a unique circumstance that is not addressed by the zoning ordinance, allowing an exception to the rule. The idea of a new road, whether public or private, is interesting as the hotel will face this road with parking behind it. The BZA must consider the new road that doesn't exist today and consider Acton Street that is very narrow without sidewalks also keeping in mind that the area is not the traditional neighborhood defined by the zoning ordinance. Ms. Smith finished by stating that she believes the criteria for granting a variance request have been met.

Board Member Fleishour stated that Ms. Smith's comments are an accurate assessment of the situation.

There being no further discussion, the motion carried by a vote of 5-0.

OTHER BUSINESS

ADJOURN

There being no further business, Board Member Smith moved to adjourn the meeting, seconded by Board Member Fleishour. The motion carried by a vote of 5-0 and the meeting adjourned at 06:37 p.m.

Chair

Date



File #: 21-01148

DATE: September 12, 2025
TO: Board of Zoning Appeals
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street (F.Z.O. 3.7.5.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8924
Applicant: Brian Biglin
Owner: Brian Biglin

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: R-4 Residential / Residential Single Family
North: R-4 Residential / Residential Single Family
South: Office Residential / Residential Single Family
East: R-4 Residential / Residential Single Family
West: R-4 Residential / Residential Single Family

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

3.7.5. Residential 4 District, Dimensional Standards

Principal Building Setbacks	Minimum
Side Yard	7 feet

Background

This 0.22 acre lot is located at 417 Forrest Street and is zoned R4 Residential 4 District. There is an existing house and accessory structure on the lot. The existing house, accessory structure, and paved areas were built in 2022, but were not built according to the building permit that was submitted and approved in November 2022. The applicant requested 3 variances at the July 3, 2025 BZA meeting which were denied. Since then, the applicant has remedied the appurtenance encroachment off the accessory structure, and has removed portions of impervious pavement so that the minimum landscape surface area (LSA) meets the 40% minimum. Since the conditions of the lot have changed since the applicant's previous variance request, the applicant is now requesting 1 variance for the remaining Zoning Ordinance violation:

1. The existing house encroaches into the east side setback. Principal buildings in the R4 zoning district are required to have a minimum side setback of 7 feet. The house is located approximately 4 feet and 8 inches from the side lot line, and may need to encroach up to 4 feet and 6 inches from the lot line to fire-rate that side wall of the house, hence the variance request to encroach up to 2 feet and 6 inches into the 7-foot setback. Structures that are located less than 5 feet from a property line are required to fire rate the structure along that property line for safety purposes. There is a possibility that they could install a sprinkler system to resolve the issue, but they may need to add additional material to the side of the house to fire rate that wall if a sprinkler system is not feasible for this property. Staff has confirmed that this solution shouldn't add more than 2 inches onto the side of the house, if that's the solution they need to pursue.

Due to the complicated history of this lot, Staff finds it relevant to provide a timeline of events:

- 11/14/2022 - Building Permit approved by the City of Franklin
- 2022 to 2024 - Building inspections were performed as established in the 2018 International Residential Code and the City of Franklin inspection schedule. Zoning ordinance violations are not intended to be caught through the building inspection process. Building inspections are only to ensure the minimum building code is met.
- September 2024 - A red sign was posted on the property, stating that this house did not yet have a Certificate of Occupancy, and was not yet allowed to be occupied.
- 2023 to 2024 - The owner attempted to sell the house.
- Staff further studied the plans and a site visit to the property brought into question the placement of the building on the lot. After confirming the discrepancies between the approved Building Permit and the house that was built, Shanna McCoy (City of Franklin's Zoning and Floodplain Administrator) made the owner of the home aware that there were multiple aspects of the home that did not meet the Zoning Ordinance requirements.
- 2025 - The owner was not able to sell the house, and the bank foreclosed on the home at the beginning of 2025.
- 2025 - First Bank listed the property with Pilkerton Realtors.
- 3/10/2025 - Shanna McCoy spoke with the listing agent with Pilkerton Realtors. Shanna McCoy explained that the existing home is encroaching into the side setback, and that a Certificate of Occupancy would not be issued until either a variance is issued or the structure is moved or demolished and rebuilt. She also explained that the driveway has to be removed and replaced with pervious material (to meet the LSA requirement).

- 3/13/2025 - Brian Biglin closed on the house.
- 3/14/2025 - Brian Biglin came to the Building and Neighborhood Services department and spoke with Randall Tosh and William Holcomb regarding the property. Brian Biglin then submitted a record's request for the property. Shanna McCoy spoke with Mr. Biglin on the phone during the week of March 17th-21st and explained the issues. Ms. McCoy then scheduled a meeting with Mr. Biglin for March 26th. Mr. Biglin came to the meeting with an attorney and Bill Squires (City of Franklin Assistant City Attorney) was unavailable so the meeting had to be rescheduled. The meeting was rescheduled for April 2nd, and Staff went through all the issues with Mr. Biglin.

Given the existing Zoning Ordinance violation, the applicant is requesting the following variance:

1. A Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find any extraordinary conditions of this property that would prevent a single-family home from being located the required 7 feet from the side property line on this property. The approved Building Permit shows that an approximately 2,000 square-foot home could be built within the setback requirements of this lot. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that the strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The hardship of needing to remedy the existing house that was built out of compliance is self imposed. The practical difficulties presented by this situation are a result of the house not being built according to the approved plans, not a result of the strict application of the Zoning Ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Part of the intent for setbacks is safety, and buildings are required to be at least 5 feet from a property line for fire safety. If a house is less than 5 feet from a property line, the house is required to be fire rated or have a sprinkler system installed. The applicant has meet with city staff and has submitted a permit application for a sprinkler system, so the fire safety concern is being addressed. The applicant and owner of 417 Forrest Street also owns 415 Forrest Street, and

since last month, the house at 415 Forrest Street has been demolished. The house at 415 Forrest Street was legally nonconforming and was approximately 2 feet from the side lot line. With that house being demolished, a new house on that lot will now need to conform with the required 7-foot setback, so the houses will not be as close as they were. Part of the intent of the Zoning Ordinance in this case is to have aesthetic consistency of spacing between houses. The side setbacks between the houses on this street are not consistent, so the inconsistency of this setback with the rest of the street is not obviously out of place. Staff finds this criteria is met.

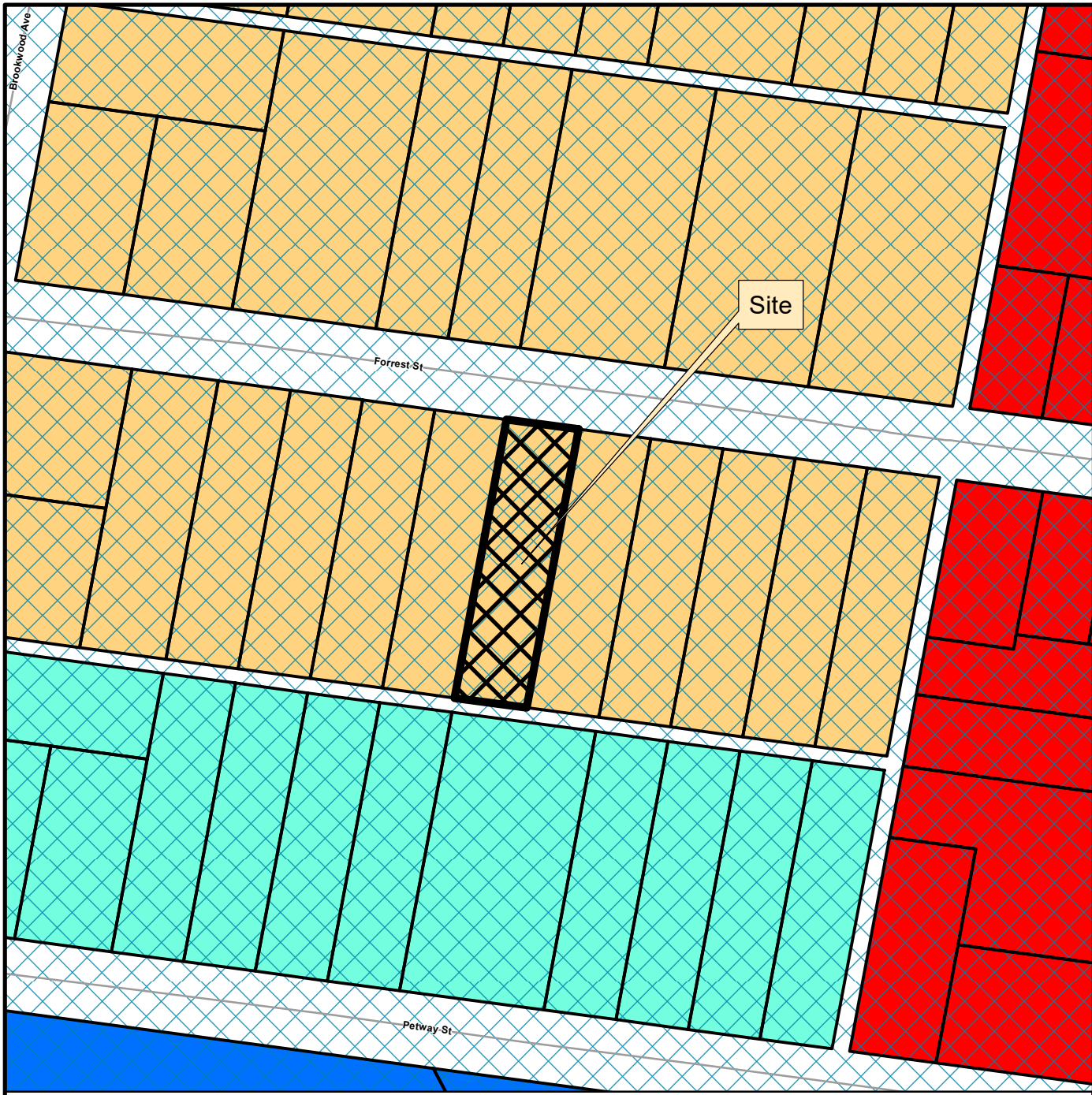
FINANCIAL IMPACT:

Unknown.

























RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **deny** the **Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street**, because the criteria for granting a variance have not all been met.

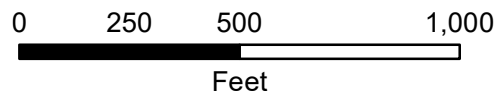
417 FORREST STREET
 TAX MAP 078G, GROUP D, PARCEL 00700
 BOARD OF ZONING APPEALS
 OCTOBER 2, 2025



Legend

-  417 Forrest Street
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC4 Regional Commerce 4 District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2025. All rights reserved.



Dear BZA Board,

During our last meeting on July 3, 2025, I requested three variances on the property located at 417 Forrest St, Franklin. However, since our last meeting, I have remediated two of the three requested variances:

- I removed approximately 1,356 sq ft of concrete to increase the permeable surface area from 26% to 40%, thus remediating the LSA violation.
- I removed the columns and wall that were encroaching in the right of way in front of the home.

Before



After



- I removed the encroachment on the back west side of the lot adjacent to lot 419 by removing the walkway and patio.

Before



After



Additionally, I have remediated the narrow distance between 415 and 417 Forrest (previously 6.6') by demolishing the home at 415 Forrest St. (east side of 417).

Before



After



Request: To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For an Existing Principal Building

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

I am requesting only one variance to allow a 2-foot and 6-inch encroachment into the required 7-foot side yard setback for the existing principal building at 417 Forrest St.

The new construction home at 417 Forrest was approved to be built with an accessory structure in the back of the property. The primary driveway on the west side of the home provides the only access to that structure. Due to the narrowness of the lot, the existing driveway was allowed to remain. The new driveway was placed where the old driveway used to be and provides 12 feet of clearance between the rain gutter of the house and the property line.

The width of this driveway is critical for everyday and emergency access to the rear dwelling.

The house was approved to be 32 feet 1 inch wide with an 11-foot driveway on a 50-foot-wide lot. This would only leave 6 foot 11 inches, less than the required 7 feet. Therefore, the house with the existing driveway width would not have fit on the lot due to the exceptional narrowness.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

I met with Don Toothman, owner of Toothman Structure Movers (TSM), who has over 25 years' hands on experience in the Elevation and structural Moving Industry and serves on the Board of Directors for the [International Association of Structural Movers \(IASM\)](#) to evaluate the possibility of moving 417 Forrest to the west by 2 feet 6 inches.

Don conducted a thorough evaluation of the home's concrete slab foundation and subterranean spacing below the foundation. His expert opinion is that it is not possible to move the home for the following reasons:

- The home's concrete slab foundation is not reinforced with rebar and could not withstand, without collapsing, the removal of 4-foot-wide by 4-foot-deep sections of dirt below the foundation that would be required to insert the equipment to move the home.
- Due to the presence of solid limestone less than 4 feet below the surface, there would not be adequate clearance to dig a 4-foot-deep trench under the foundation that would be required to insert the equipment to move the home.

Even if the home could be moved by 2 feet 6 inches, it would result in a driveway that is 9 feet 6 inches wide (12 feet minus 2 feet 6 inches), which is less than the minimum driveway of 10 feet. A driveway this narrow would not accommodate a fire truck and would result in extreme danger to the occupants in the rear accessory unit. A driveway this narrow would also not provide adequate clearance for my GMC Sierra 3500 truck which measures 9' foot 4" wide at the mirrors, leaving 29" of clearance for the truck to pass to the rear dwelling.

Truck Entering Driveway



Width of Truck



Clearance



3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

The actions that I have taken have restored the intent of the Zoning Ordinance. Since the house located at 415 has been removed and any new construction on that lot would need to be built at least 7 feet from the property line, the buffer intended by the ordinance would be mostly restored. See sample rendering with a new construction home placed 7 feet from the property line on lot 415.

Additionally, with the removal of the concrete and stone wall encroaching on the right of way, the property is now more in line with the context of the street.

Sample AI Rendering of new infill on lot 415.



Thank you for your consideration.

Brian Biglin

PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE STATION GRS 3
- POSITIONAL ACCURACY 1.00 FEET
- DATE/TIME OF EACH NAVD83 (2011) EPOCH (2010.000)
- PUBLISHED / FIXED CONTROL POINT COORDS
- STATION MODEL GRID 18
- COMBINED GRID FACTOR 0.9999024

AVERAGED FRONT SETBACK FROM \angle OF ROAD	
421 FORREST ST. - 41.05'	
419 FORREST ST. - 42.57'	
415 FORREST ST. - 58.16'	
413 FORREST ST. - 46.92'	

AVERAGED FRONT SETBACK FOR SUBJECT PROPERTY	
417 FORREST ST. = 47.18'	
FROM \angle OF FORREST STREET.	

IMPERVIOUS CALCULATIONS WITHIN PROPERTY	
EXISTING RESIDENCE/GARAGE/OVERHANGS	2,968.7 SQ.FT.
EXISTING CONCRETE/SIDEWALKS	4,238.0 SQ.FT.
NET IMPERVIOUS AREA	7,206.7 SQ.FT.
7,206.7 / 9,750.0 = 73.9% OF TOTAL AREA	
EXISTING CONCRETE / RETAINING WALLS / COLUMNS / ETC. WITHIN R.O.W.	204.4 SQ.FT.

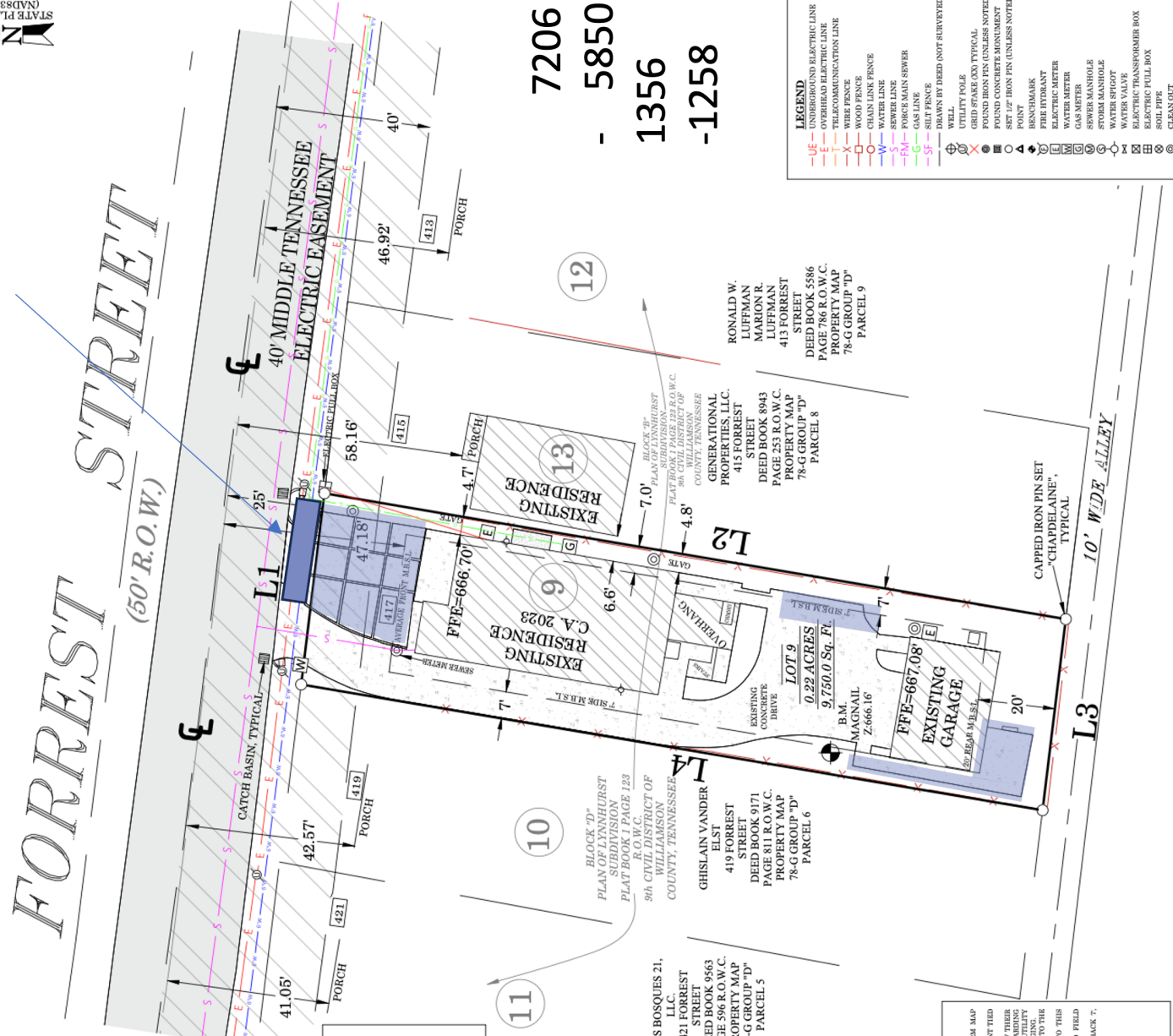
Proposed Impervious Calculation	
Current Net Impervious area	7206.7
Reduction in Impervious area	-1356
Net Proposed Impervious area	5805.7
5,805.7 / 9,750 = 60% of total area	
Removal of Wall/Columns in ROW	-204.4

LINE BEARING	DISTANCE
L1 S 83°04'44" E	50.00'
L2 S 09°37'59" W	195.22'
L3 N 83°04'43" W	50.00'
L4 N 09°37'59" E	195.22'

GENERAL NOTES

- THE PURPOSE OF THIS MAP IS TO CREATE A SITE PLAN FOR BUILDING SETBACK VARIANCES.
- ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-REIN SURVEY USING GPS EQUIPMENT THE DATE OF WHICH IS SHOWN ON THE PLAN.
- UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE AND DEPTH, SHOULD BE MADE BEFORE ANY CONSTRUCTION OR DIGGING. COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- THE PROPERTY IS SUBJECT TO ALL RECORDS, EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
- PHOTOGRAPHY DATUM BASED ON NAVD 1983 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
- THE PROPERTY IS ZONED R-4 RESIDENTIAL FRONT SETBACK AVERAGED. SIDE SETBACK 7'. REAR SETBACK 20'.

Removal of wall/Columns in ROW

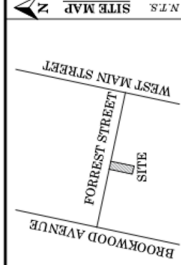


LEGEND

- E- UNDERGROUND ELECTRIC LINE
- G- UNDERGROUND GAS LINE
- S- UNDERGROUND SEWER LINE
- W- UNDERGROUND WATER LINE
- C- CHAIN LINK FENCE
- O- WOOD FENCE
- X- WIRE FENCE
- F- TELECOMMUNICATION LINE
- D- DEED BOOK 9663 PAGE 105 R.O.W.C.
- P- DEED BOOK 9171 PAGE 811 R.O.W.C.
- M- DEED BOOK 8943 PAGE 253 R.O.W.C.
- R- DEED BOOK 9667 PAGE 105 R.O.W.C.
- L- DEED BOOK 9668 PAGE 105 R.O.W.C.
- U- UTILITY POLE
- X- GRID STAKE (XX) TYPICAL
- S- SET 1/2" IRON PIN (UNLESS NOTED)
- P- POINT
- B- BENCHMARK
- F- FIRE HYDRANT
- E- ELECTRIC METER
- G- GAS METER
- S- SEWER MANHOLE
- W- WATER MANHOLE
- S- WATER SPOUT
- V- WATER VALVE
- E- ELECTRIC TRANSFORMER BOX
- F- FILL BOX
- S- SOIL PIPE
- C- CLEAN OUT

CHAPELAINE & ASSOCIATES LAND SURVEYING

7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chaplainesurveyor.com



NOT FOR PERMITTING

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY MADE BY ME OR UNDER MY DIRECTION, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



BRIAN J. BIGLIN
417 FORREST STREET
LOT 9 LYNNHURST
PLAT BOOK 1 PAGE 123 R.O.W.C.
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 78-G GROUP "D" PARCEL 7

REVISION #	DATE
06/20/2025	MAY 7, 2025
DRAWN BY:	DHH
JOB #:	8713
SCALE:	1" = 20'

V-1.0

Expert Opinion Letter

From: Don Toothman, Owner, Toothman Structure Movers (TSM)
Board of Directors, International Association of Structural Movers (IASM)

Date: September 8, 2025

To Whom It May Concern,

My name is Don Toothman, and I am the owner of Toothman Structure Movers (TSM). I have over 25 years of hands-on experience in the elevation and structural moving industry and currently serve on the Board of Directors for the International Association of Structural Movers (IASM). I have been asked to provide my professional opinion regarding the feasibility of relocating a residence currently set on a concrete foundation without reinforcement (rebar).

Based on my experience and knowledge of the industry, I must state the following:

1. Concrete Without Rebar Reinforcement

Structural concrete is designed to work in conjunction with reinforcing steel (rebar). The steel provides the tensile strength that concrete inherently lacks. When a concrete foundation is constructed without rebar, the slab or wall lacks the ability to resist cracking, breaking, or collapsing under stress. Attempting to lift or transport a house on such a foundation would place substantial forces on the concrete, causing it to fracture almost immediately. This renders the foundation incapable of serving as a reliable structural support during a move.

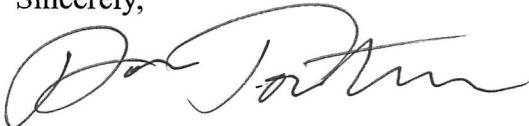
2. Excavation Requirements and Site Limitations

In order to properly insert the steel beams and lifting equipment necessary for a safe relocation, excavation to a depth of approximately four (4) feet beneath the concrete foundation would be required. In this particular case, site conditions present a critical limitation: the presence of dense limestone rock directly beneath the foundation. This makes it impossible to achieve the necessary excavation depth, meaning the house cannot be safely prepared for elevation or relocation.

Conclusion and Recommendation

Because of these combined factors—the lack of rebar reinforcement within the concrete foundation and the inability to excavate below the structure due to limestone conditions—it is my expert opinion that this house cannot be moved. Any attempt to do so would compromise structural integrity, pose serious safety hazards, and is therefore not recommended.

Sincerely,



Don Toothman

Owner, Toothman Structure Movers (TSM)
Board of Directors, International Association of Structural Movers (IASM)



HISTORIC
FRANKLIN
TENNESSEE

APPROVED PLAN REVIEW

Date: 08/11/2025

Applicant: Brian Biglin
Project Name: ONE STOP 005 - 417 Forrest St - Demo - Concrete Remediation
City of Franklin Building Permit #: Permit Number: 181521
City of Franklin Final Plat or Site Plan Project #:
Project Address: 417 FORREST ST
Project Administrator: Sarah Tipton
Administrator Email: sarah.tipton@franklin.tn.gov

The application submitted for the above-captioned building permit and the plans dated **8/5/25** have been reviewed and **APPROVED** by the City of Franklin.

You may contact this office with any questions. The project name and building permit identification number assigned by Building and Neighborhood Services (see above) shall be included on all correspondence relative to this project.

Please have the general contractor contact the project administrator to **schedule an appointment** to obtain the permit. **Please do not show up to get your permit without an appointment.**

- If this is a **Residential** revision and you have already obtained your permit, please make sure the most recent approved plans are available on the jobsite.
- If this is a **Non-Residential** revision and you have already obtained your permit, please make sure the most recent approved and stamped plans are available on the jobsite.

Remember that you need to schedule an appointment to pick up your permit!

Open Issues: 0

No Open Issues Found



CONDITIONALLY APPROVED PLAN REVIEW

Date: 08/06/2025

Applicant: Brian Biglin
Project Name: 415 Forrest St
City of Franklin Building Permit #: Permit Number: 181555
Project Address: 415 FORREST ST
Project Administrator: Sarah McKnight
Administrator Email: sarah.mcknight@franklin.tn.gov

The application submitted for the above-captioned building permit has been reviewed.

This application was **CONDITIONALLY APPROVED**. A building permit **may** be issued for this project, **but** this memo identifies deficiencies and issues that must be corrected or addressed before the project will receive full approval and a certificate of occupancy can be issued.

When resubmitting, please include the following:

- Respond to all open issues via the Contractor's Plan Room
- **For non-residential and multi-family projects, include a signed and sealed response letter that addresses each comment from each discipline that was part of the review.**
- "Cloud" all plan revisions
- **Complete set of plans (including sheets that may not have revisions) must be submitted. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.**

Please have the general contractor contact the project administrator to **schedule an appointment** to obtain the permit. **Please do not show up to get your permit without an appointment.**

- If this is a **Residential** revision and you have already obtained your permit, please make sure the most recent approved plans are available on the jobsite.
- If this is a **Non-Residential** revision and you have already obtained your permit, please make sure the most recent approved and stamped plans are available on the jobsite.

Remember that you need to schedule an appointment to pick up your permit!

The project name and identification number assigned by Building and Neighborhood Services (see above) shall be included on all correspondence with any city department relative to this project.
Applications are processed within seven (7) working days for residential and ten (10) working days for non-residential re-submittals.

Open Issues: 2

Stormwater

General Issues

2. Single Family

<p>City of Franklin Ellen Moore ellen.moore@franklintn.gov 7/30/25 8:19 AM 1 - Demo Permit - Residential</p>	<p>Applicant shall install perimeter protection and a construction exit. Failure to install these may result in enforcement if a discharge of sediment occurs offsite. This is an advisory comment and does not hinder approval.</p>
--	--

Zoning

General Issues

4. Accessory Structure

<p>City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 8/4/25 8:16 AM 1 - Demo Permit - Residential</p>	<p>The accessory structure will need to be demolished also unless you are planning to submit for a new principal building within 30 days. You cannot have an accessory structure without a principal structure.</p>
--	---



File #: 21-01149

DATE: September 12, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive (F.Z.O.7.4.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8925
Applicant: Moore Russell
Owner: Franks Realty LP, James Franks (representative)

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Light Industrial District / Office
North: R-3 Residential District / Residential Single Family
South: Light Industrial District / Office
East: Light Industrial District / Institutional
West: Light Industrial District / Industrial

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

7.4 Frontage Types; Parking Frontage

Vehicular Access and Parking

Parking Placement	A maximum of 2 bays of parking with a single drive aisle shall be permitted between the building and the street
-------------------	---

Background

This 2.39 acre property is located at 245 Noah Drive and is zoned LI Light Industrial District. There is currently a 8,191 SF building on the lot, and the applicant is proposing an additional 5,740 SF building to be used as a warehouse. Due to unique conditions of the lot, the applicant is proposing to locate the warehouse building at the back of the lot, which would require parking to be in front of the proposed building. Parking frontage is allowed in the light industrial zoning district, but it is limited to 2 bays of parking and 1 drive aisle. Due to the unique conditions of the lot, the applicant is proposing more than 2 bays of parking and 1 drive aisle. For this reason, the applicant is requesting a variance to allow additional parking bays and drive aisles within the Noah Drive frontage area.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are several unique conditions of this lot. In addition to the unique shape of the lot, the location of the existing building and the 50’ buffer along the northern property line restrict options for additional development on this site. There is a 50’ buffer along the northern property line because this property abuts a residential neighborhood to the north, which is required per the Franklin Zoning Ordinance. With the existing building location, the 50’ buffer, and the unique shape of the lot, the proposed additional warehouse building would not be able to fit on the lot in a location that would allow the parking to be located behind the building. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

In order to comply with the Zoning Ordinance regulations in this case, the applicant would likely not be able to build the proposed warehouse and keep the existing building on this lot. The applicant has attempted multiple configurations but have been unable to configure the lot in a way that would allow them to meet this Zoning Ordinance regulation. The lot is big enough to fit the existing building, the proposed building, and the necessary parking, but the only configuration that fits within the unique conditions of the lot cannot meet the Zoning Ordinance. This is a unique hardship. Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Part of the reason for this request is to maintain the 50’ buffer between this lot and the neighboring residential use, which is an effort to ensure that this proposed warehouse would not be a detriment to those neighbors. The intent of this Zoning Ordinance regulation is to avoid parking lots being the view of a property from the street. The lot slopes up from

the street in a way that the back of the lot is barely visible from the street. This means the proposed parking being in front of the proposed building would barely be visible from the street, if at all. Staff finds this criteria is met.

FINANCIAL IMPACT:
























Unknown.

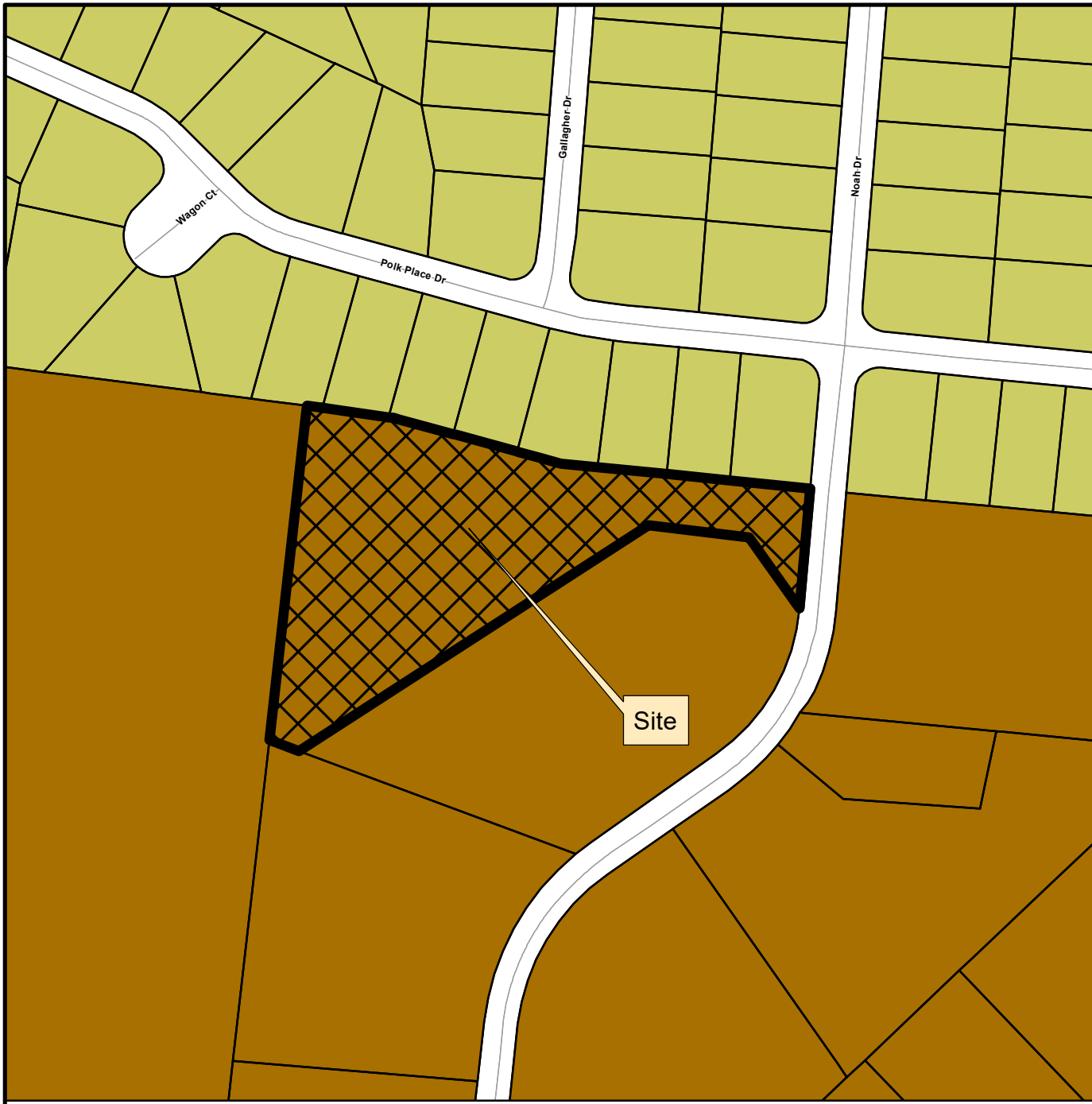
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve A Variance Request** To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive, because the criteria for granting a variance have been met.

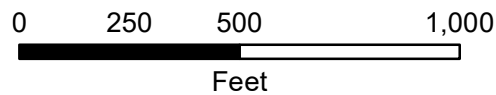
245 NOAH DRIVE
 TAX MAP 090, PARCEL 01513
 BOARD OF ZONING APPEALS
 OCTOBER 2, 2025

Legend

-  245 Noah Drive
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC4 Regional Commerce 4 District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2025. All rights reserved.



Subject: Justification Letter in Support of Variance Request

Dear Members of the Board of Zoning Appeals,

Thank you for your consideration of our request for variance for the property at 245 Noah Drive. Our request is to allow parking in front of the proposed structure at this location. Due to the unique characteristics outlined below, we feel that this request is practical and satisfies our desire to expand warehouse storage space in a sensible manner. While the current configuration of parking and building orientation conforms with the Zoning Ordinance, our desire is to expand in a linear design to allow for more flexible storage and delivery entry.

1. Exceptional Conditions of the Property

The property boundary lines provide a unique building envelope for this lot as well as the 50' residential buffer along the northern boundary. The topography along the rear property line also provides a unique design challenge. We are proposing to utilize the poured concrete walls of our structure to provide the 'retaining wall' necessary for the redevelopment of this lot.

2. Exceptional Practical Difficulties or Hardship

South Park Subdivision is comprised of mostly standard lot widths and lengths which allow for development to follow the applicable Zoning Ordinance. Lot 5's unique street frontage boundaries make the parking location requirements difficult to observe.

3. No Substantial Detriment to the Public Good or Zoning Intent

Due to the unique property lines for this lot, no visual impact will occur to the public right of way or street scene of Noah Drive. The 50' buffer along the northern property line with Polk Place allow for this request to not substantially impact backyard viewsheds as well.

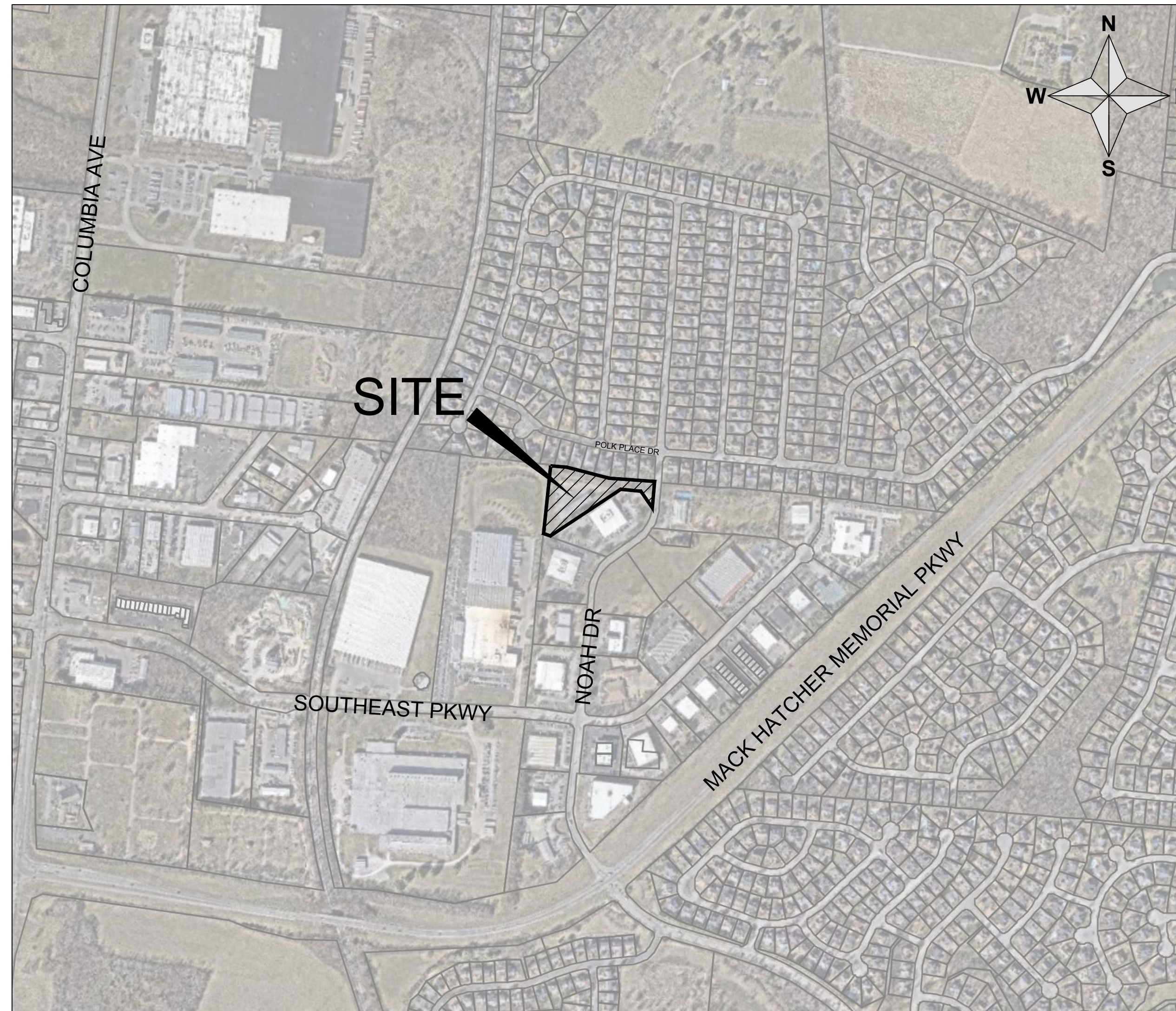
Sincerely,

Moore Russell

PERMIT PLANS FOR
LOT 5 SOUTH PARK SUBDIVISION
 245 NOAH DRIVE
 FRANKLIN, TN 37064
 PARCEL: 090 01513 00010090
 JUNE, 2025

SHEET LIST

SHEET #	SHEET TITLE
P-01	COVER SHEET
P-02	PROPERTY SURVEY
P-03	EXISTING CONDITIONS
P-04	PROPOSED LAYOUT
P-05	ARCHITECTURAL DRAWINGS
P-06	3D STRUCTURAL DRAWING



VICINITY MAP

PROPERTY OWNER:
 FRANKS REALTY LP
 ADDRESS: 245 NOAH DRIVE
 FRANKLIN, TN 37064
 PHONE NO: 615-351-0931
 EMAIL: JIMMY@TENNESSEEVALLEYHOMES.COM

APPLICANT:
 TENNESSEE VALLEY HOMES
 ADDRESS: 127 SOUTHEAST PARKWAY CT.
 FRANKLIN, TN 37064
 PHONE NO: 615-794-7415
 EMAIL: CHRIS@TENNESSEEVALLEYHOMES.COM

LANDSCAPE ARCHITECT:
 MOORE RUSSELL
 ADDRESS: 127 SOUTHEAST PARKWAY CT.
 FRANKLIN, TN 37064
 PHONE NO: 615-519-6367
 EMAIL: MOORE@TENNESSEEVALLEYHOMES.COM

SURVEYOR/ENGINEER:
 TWM, INC.
 ADDRESS: 390 MALLORY STATION RD. STE. 100
 FRANKLIN, TN 37067
 PHONE NO: 615-814-7414
 EMAIL: KSHREEVE@TWM-INC.COM
 CONTACT: KENNETH SHREEVE

TENNESSEE VALLEY HOMES
 127 SOUTHEAST PARKWAY CT.
 FRANKLIN, TN 37064
 615.519.6367

COVER SHEET

DATE: 06-25-2025
PROJECT NO.:

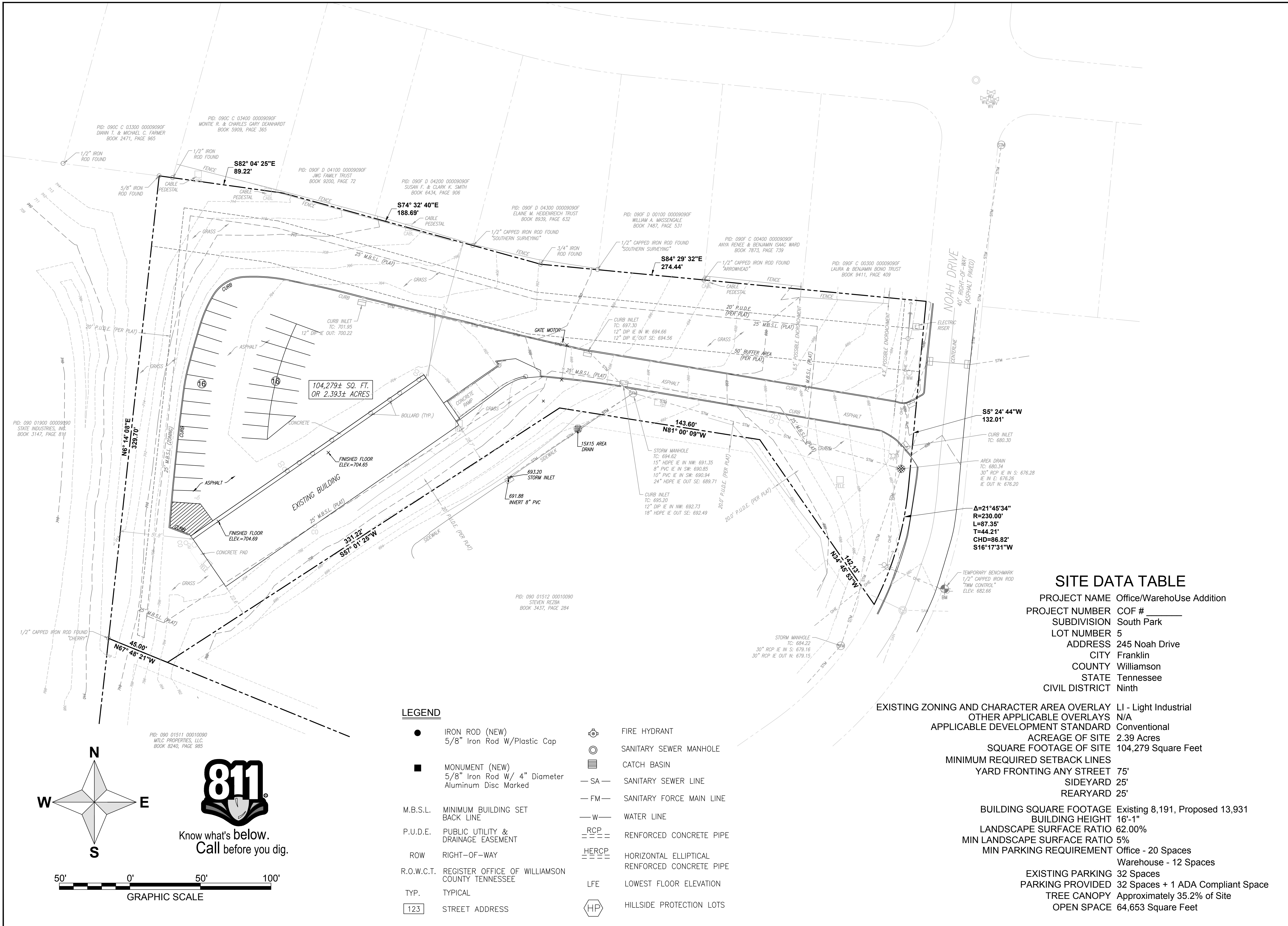
PERMIT PLANS FOR:
LOT 5 SOUTH PARK SUBDIVISION
 245 NOAH DRIVE
 WILLIAMSON COUNTY, TENNESSEE

REVISION #	DATE	DESCRIPTION

SHEET NUMBER:

P-01





REVISION #	DATE	DESCRIPTION

PERMIT PLANS FOR:
LOT 5 SOUTH PARK SUBDIVISION
 245 NOAH DRIVE
 WILLIAMSON COUNTY, TENNESSEE

TENNESSEE VALLEY HOMES
 127 SOUTHEAST PARKWAY CT.
 FRANKLIN, TN 37064
 615.579.6367

EXISTING CONDITIONS

DATE: 06-26-2023
 PROJECT NO.:
 SHEET NUMBER:

P-03

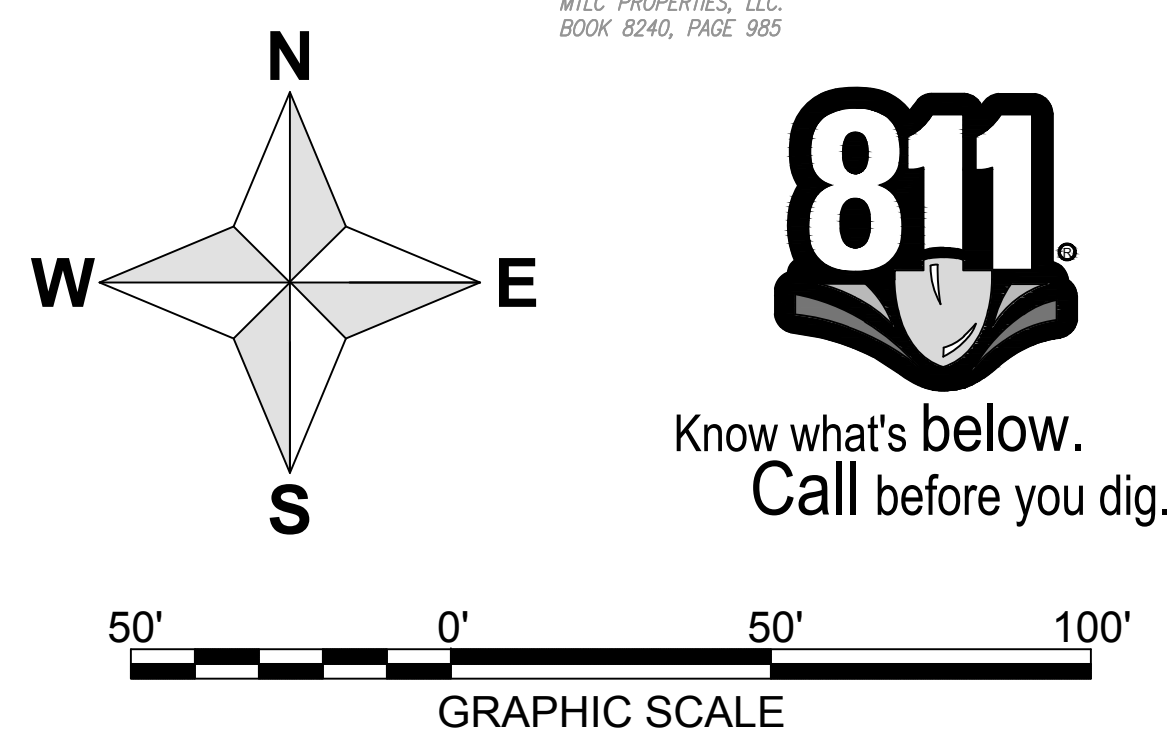
104,279± SQ. FT.
 OR 2.393± ACRES

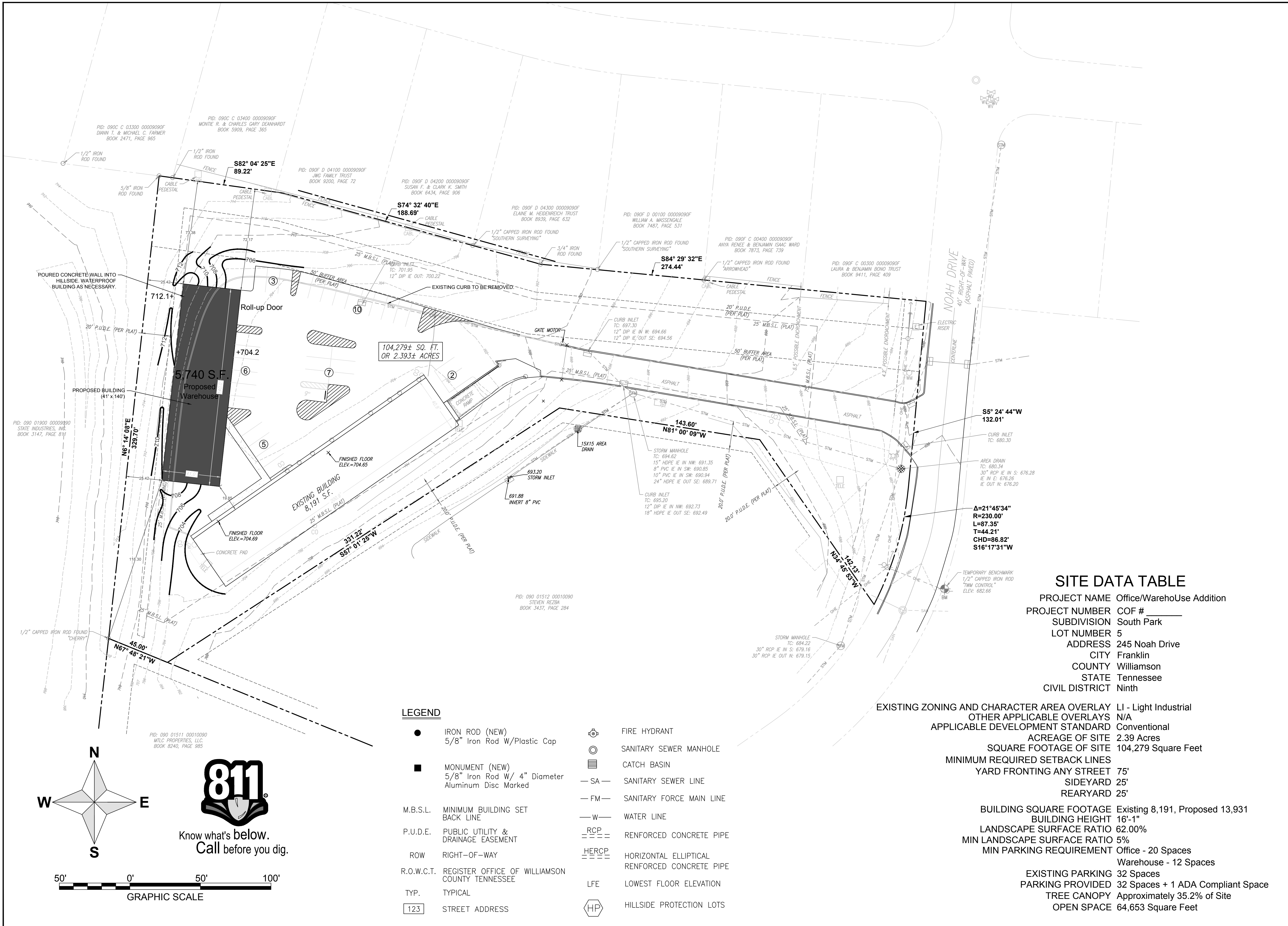
SITE DATA TABLE

PROJECT NAME	Office/WarehoUse Addition
PROJECT NUMBER	COF # _____
SUBDIVISION	South Park
LOT NUMBER	5
ADDRESS	245 Noah Drive
CITY	Franklin
COUNTY	Williamson
STATE	Tennessee
CIVIL DISTRICT	Ninth
EXISTING ZONING AND CHARACTER AREA OVERLAY	LI - Light Industrial
OTHER APPLICABLE OVERLAYS	N/A
APPLICABLE DEVELOPMENT STANDARD	Conventional
ACREAGE OF SITE	2.39 Acres
SQUARE FOOTAGE OF SITE	104,279 Square Feet
MINIMUM REQUIRED SETBACK LINES	
YARD FRONTING ANY STREET	75'
SIDEYARD	25'
REARYARD	25'
BUILDING SQUARE FOOTAGE	Existing 8,191, Proposed 13,931
BUILDING HEIGHT	16'-1"
LANDSCAPE SURFACE RATIO	62.00%
MIN LANDSCAPE SURFACE RATIO	5%
MIN PARKING REQUIREMENT	Office - 20 Spaces Warehouse - 12 Spaces
EXISTING PARKING	32 Spaces
PARKING PROVIDED	32 Spaces + 1 ADA Compliant Space
TREE CANOPY	Approximately 35.2% of Site
OPEN SPACE	64,653 Square Feet

LEGEND

- IRON ROD (NEW)
5/8" Iron Rod W/Plastic Cap
- MONUMENT (NEW)
5/8" Iron Rod W/ 4" Diameter Aluminum Disc Marked
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ROW RIGHT-OF-WAY
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- TYP. TYPICAL
- 123 STREET ADDRESS
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ▭ CATCH BASIN
- SA — SANITARY SEWER LINE
- FM — SANITARY FORCE MAIN LINE
- W — WATER LINE
- RCP — REINFORCED CONCRETE PIPE
- HERCP — HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
- LFE LOWEST FLOOR ELEVATION
- ⬡ HP HILLSIDE PROTECTION LOTS





REVISION #	DATE	DESCRIPTION

PERMIT PLANS FOR:
LOT 5 SOUTH PARK SUBDIVISION
 245 NOAH DRIVE
 WILLIAMSON COUNTY, TENNESSEE

TENNESSEE VALLEY HOMES
 127 SOUTHEAST PARKWAY CT.
 FRANKLIN, TN 37064
 615.519.6367

PROPOSED LAYOUT

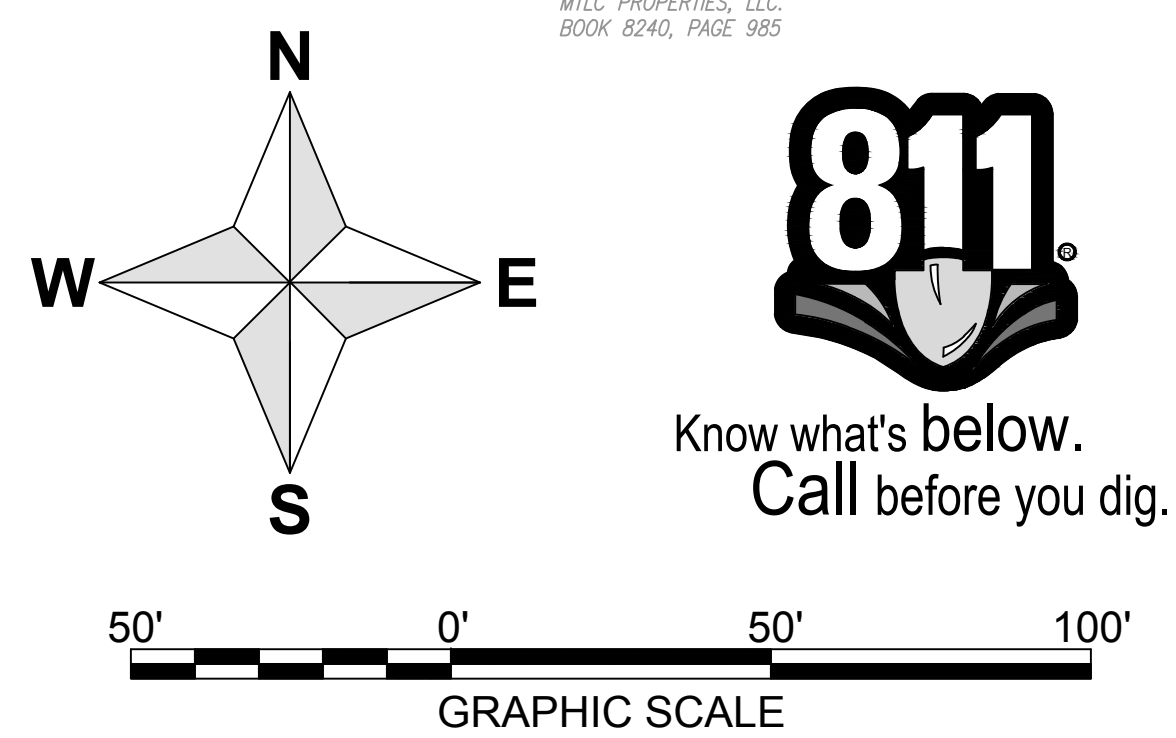
DATE: 06-26-2023
 PROJECT NO.: P-04

SITE DATA TABLE

PROJECT NAME	Office/WarehoUse Addition
PROJECT NUMBER	COF # _____
SUBDIVISION	South Park
LOT NUMBER	5
ADDRESS	245 Noah Drive
CITY	Franklin
COUNTY	Williamson
STATE	Tennessee
CIVIL DISTRICT	Ninth
EXISTING ZONING AND CHARACTER AREA OVERLAY	LI - Light Industrial
OTHER APPLICABLE OVERLAYS	N/A
APPLICABLE DEVELOPMENT STANDARD	Conventional
ACREAGE OF SITE	2.39 Acres
SQUARE FOOTAGE OF SITE	104,279 Square Feet
MINIMUM REQUIRED SETBACK LINES	
YARD FRONTING ANY STREET	75'
SIDEYARD	25'
REARYARD	25'
BUILDING SQUARE FOOTAGE	Existing 8,191, Proposed 13,931
BUILDING HEIGHT	16'-1"
LANDSCAPE SURFACE RATIO	62.00%
MIN LANDSCAPE SURFACE RATIO	5%
MIN PARKING REQUIREMENT	Office - 20 Spaces Warehouse - 12 Spaces
EXISTING PARKING	32 Spaces
PARKING PROVIDED	32 Spaces + 1 ADA Compliant Space
TREE CANOPY	Approximately 35.2% of Site
OPEN SPACE	64,653 Square Feet

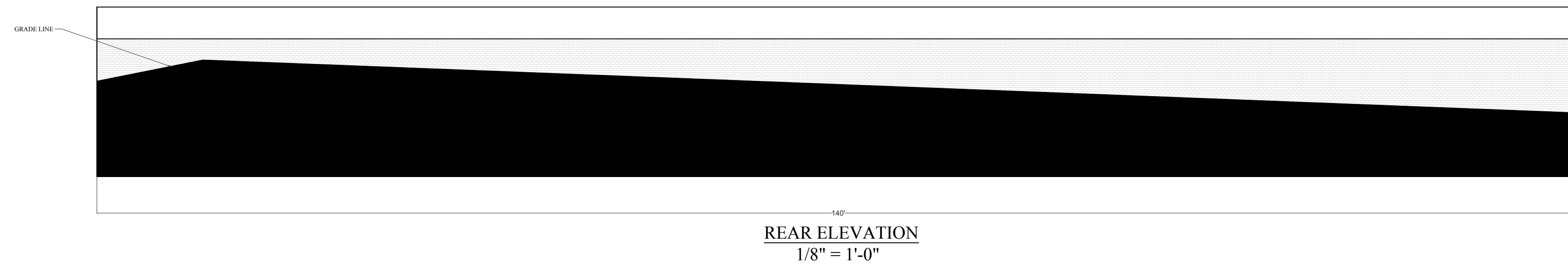
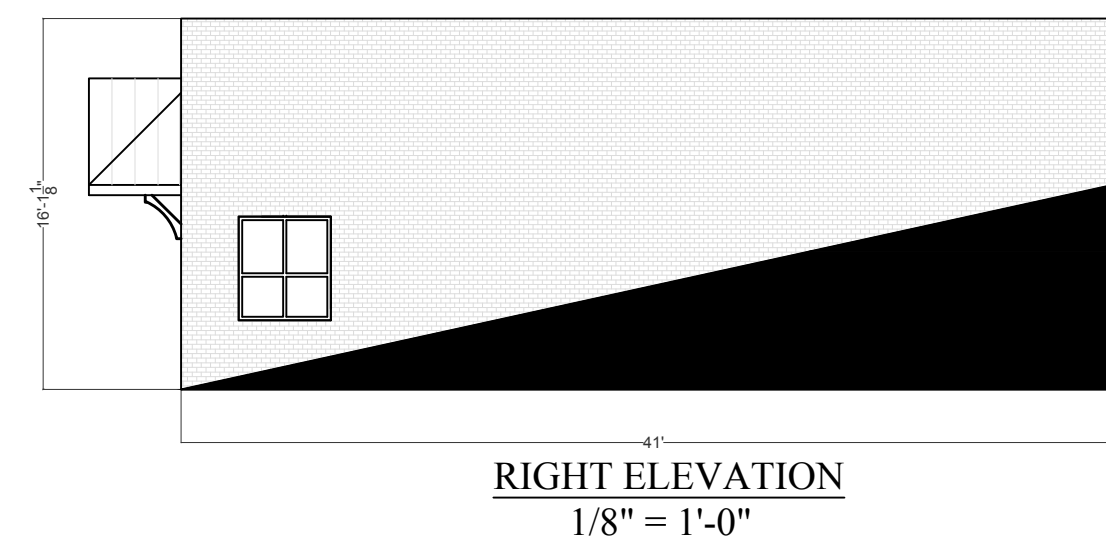
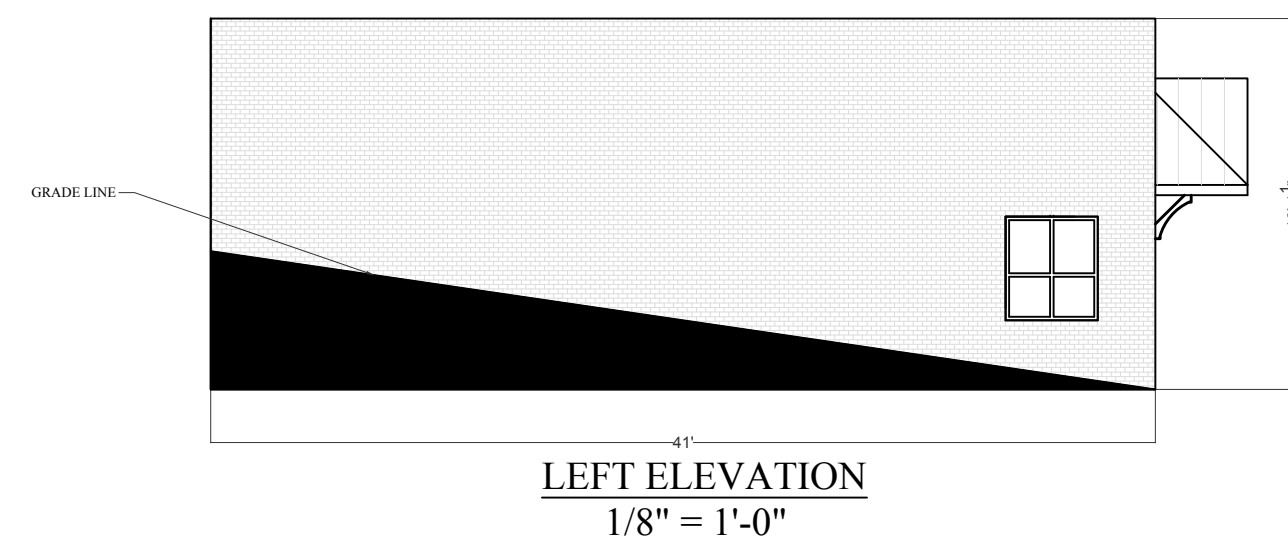
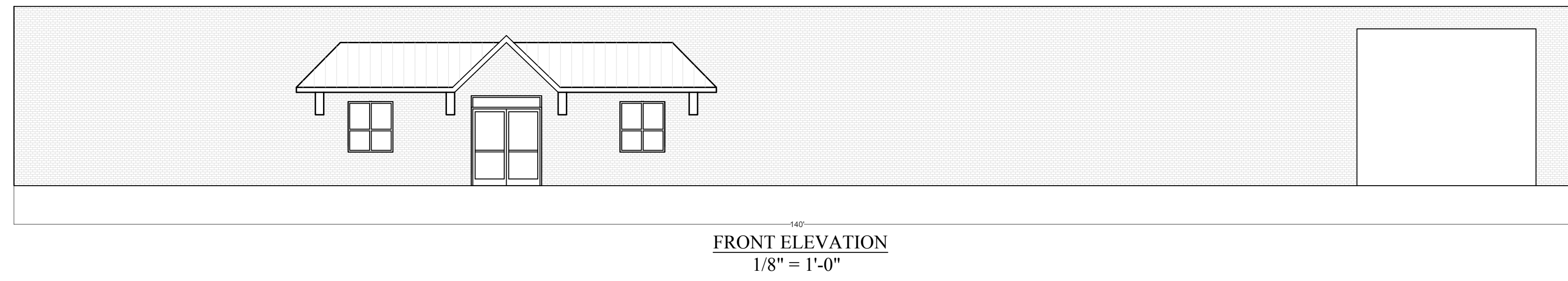
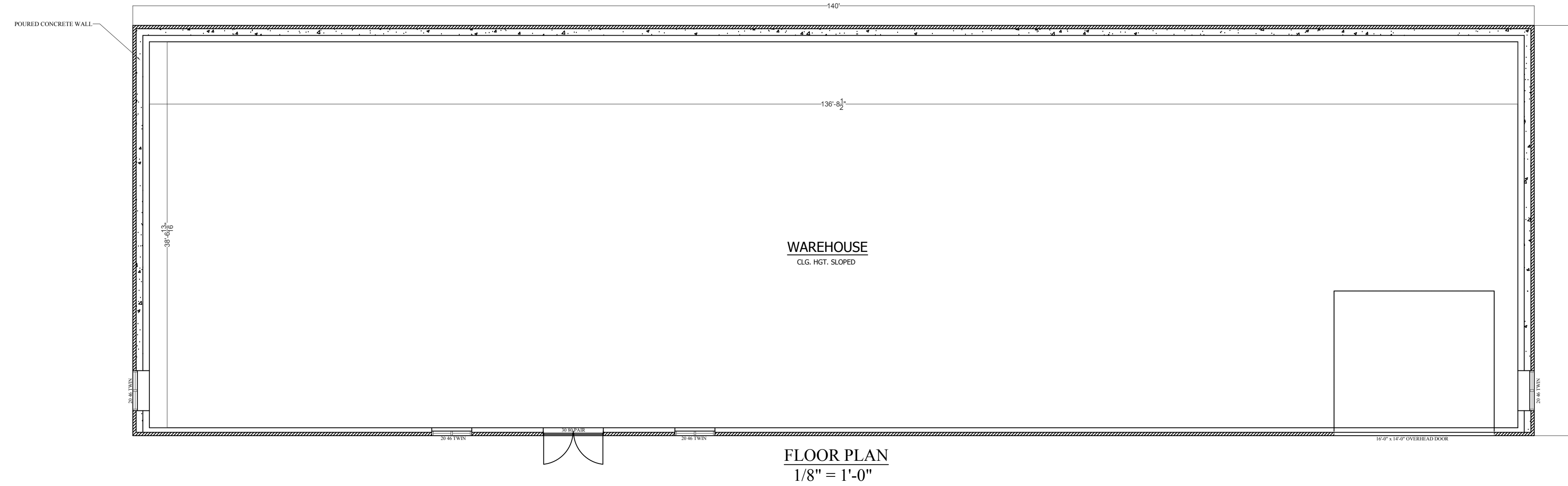
LEGEND

- IRON ROD (NEW)
5/8" Iron Rod W/Plastic Cap
- MONUMENT (NEW)
5/8" Iron Rod W/ 4" Diameter Aluminum Disc Marked
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ROW RIGHT-OF-WAY
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- TYP. TYPICAL
- 123 STREET ADDRESS
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ▭ CATCH BASIN
- SA — SANITARY SEWER LINE
- FM — SANITARY FORCE MAIN LINE
- W — WATER LINE
- RCP — REINFORCED CONCRETE PIPE
- HERCP — HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
- LFE LOWEST FLOOR ELEVATION
- ⬡ HP HILLSIDE PROTECTION LOTS



P-05

Date: 7/16/25



WAREHOUSE

AREA:
Warehouse: 5740 Sq. Ft.

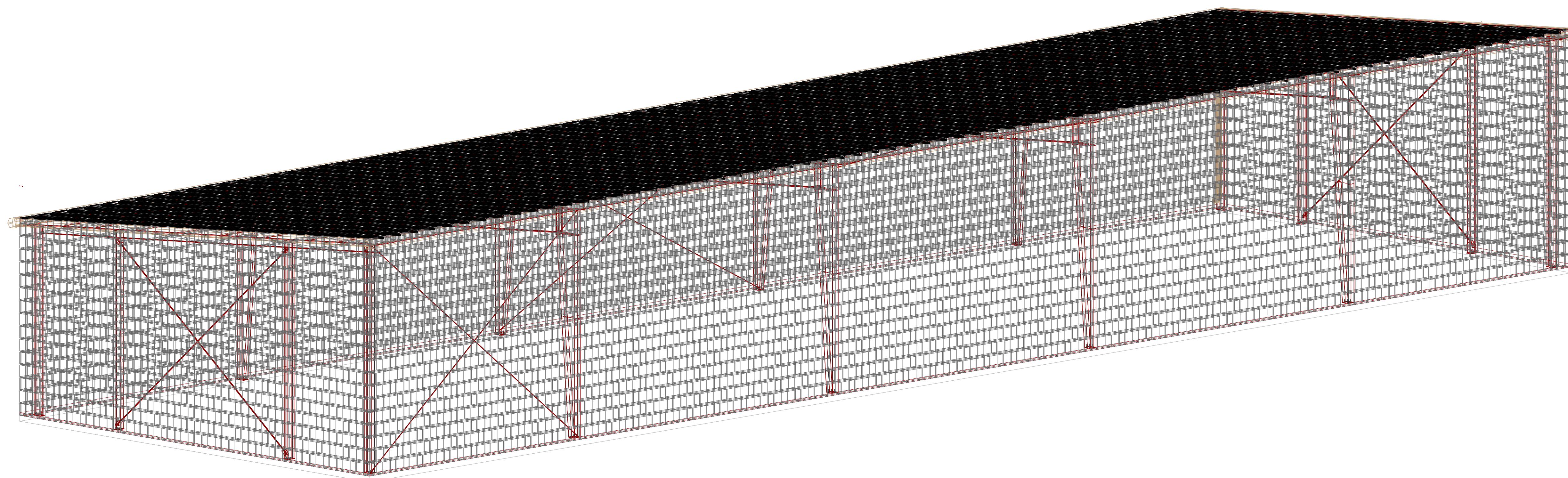
REVISIONS:
▲

Copyright Tennessee Valley Homes, INC.
These Working Drawings and the structures constructed therefrom are protected by U.S. Copyright laws. Any copying or reproduction of these Working Drawings or structures constructed from these plans is strictly prohibited.
All dimensions shall be checked and verified on the job site before commencing construction.

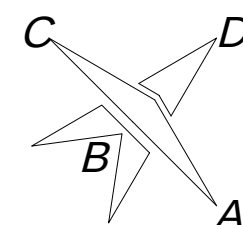
245 NOAH DRIVE
FRANKLIN, TN 37064

FLOOR PLAN & ELEVATIONS
SCALED AS NOTED

FRANKS REALTY, LP
245 Noah Drive
Franklin, TN 37064
615-794-7415



3D FRONT LEFT - (A) Franklin_Warehouse



STAND FAST	4361 ADAMS RD. NORMAN, OK 73069	
	Builder: STAND FAST BUILDING SYSTE	Customer:
	CONTACT: COUNTY:	<input type="checkbox"/> For Construction Permit <input type="checkbox"/> For Erector Installation
	Drawing Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> For Approval

Scale: NOT TO SCALE	
VERSION ABS 2.0.6	PAPER SIZE 22x34
ESTIMATOR Tom Ubley	DATE 5/12/025

JOB NAME
Whse
313419



The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.









225

245

235

NOAH DRIVE

ROLK PLACE DRIVE



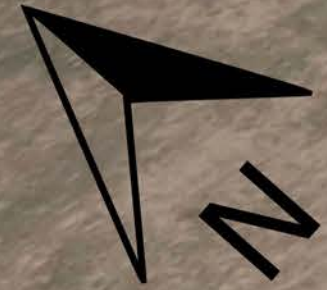
POLK PLACE DRIVE

NOAH DRIVE

245

235

225



POLK PLACE DRIVE

245

235

NOAH DRIVE

225











File #: 21-01150

DATE: September 12, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street (F.Z.O. 2.3.3.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8926
Applicant: Matt Knutsen
Owner: Mary Ann Murray

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: R-6 Residential District / Residential Single Family
North: R-6 Residential District / Residential Single Family
South: R-6 Residential District / Residential Single Family
East: R-6 Residential District / Residential Single Family
West: R-6 Residential District / Residential Single Family

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

2.3.3. Nonconforming Structures; Expansion of a Nonconforming Structure

A nonconforming structure may be expanded, provided the following is met:

A. The nonconforming structure shall not be enlarged, expanded, or altered in a way that increases the degree of nonconformity. Any proposed expansion must conform to all other applicable standards of this Ordinance. For example:

1. For a building that is located five feet from a side lot line, where this Ordinance requires a ten foot minimum side yard setback, any building addition or increase in building height must comply with the ten-foot setback;

Background

This 0.14 acre property is located at 1127 Park Street and is zoned R-6 Residential District. There is an existing house on this property, and the applicant is proposing an addition to the existing house. The existing house is not completely parallel to the side lot line, so the setback varies from 3.81' to 4.16'. The minimum setback requirement for the R-6 Residential zoning district is 5 feet, but this house is allowed to remain in place because it is a legally nonconforming use. As stated in the Franklin Zoning Ordinance, a nonconforming use is any principal or accessory use, structure, lot of record, sign, or tower that was lawfully established before the effective date of this Ordinance and no longer complies with this Ordinance is considered nonconforming.

The proposed addition to the house extends from the rear façade and maintains the width of the existing house. Since the existing house is not parallel to the side lot line and gets closer to the lot line as it extends back, the addition encroaches closer to the side lot line than the existing house as it extends back. At its closest point, the proposed addition is 3.49' from the side lot line. Since any addition to a nonconforming use is required to comply with the Zoning Ordinance standards, the addition is required to comply with the 5-foot side yard setback requirement.

For this reason, the applicant is requesting a variance to allow a nonconforming structure to expand in a way that does not meet the 5-foot side yard setback requirement.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find any extraordinary conditions of this property that would prevent development of an addition to the existing house within the setbacks on this property. While it is unique that the existing house is not completely parallel to the side lot line, that does not prevent the addition from being offset by 2 feet to comply with the setback requirements. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that the strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. In order to comply with the Zoning Ordinance in this case, the addition could be reduced by 2 feet on the side, or moved 2 feet to the west. There is not a driveway extending to the back of the property along the west side of the house or a garage in the rear, so moving the addition 2 feet would not impede on vehicular access to the backyard area. Regarding

stormwater mitigation, the proposed drywell tanks may restrict the design of the addition if the applicant were to extend the addition back to compensate for meeting the side setback, but the proposed drywell tanks are not specifically required per the City of Franklin. There are other options for stormwater mitigation on the site that would likely allow the addition to extend farther back on the site. Additionally, there seems to be at least a few feet between the proposed drywell tanks and the proposed deck, so there is currently room to extend farther back with the proposed location of the drywell tanks. Without these options being explored in order to meet the Zoning Ordinance regulations, Staff does not find that the location of the proposed drywell tanks causes a hardship. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request may be a detriment to the public good and would impair the intent of the Zoning Ordinance. Part of the intent of this zoning ordinance regulation is to provide a buffer between buildings and to have aesthetic consistency with setbacks in a neighborhood. In addition to the house already being close to the side lot line, the addition would encroach even closer. This lessens the buffer to the neighboring house, and would be visibly closer to the side lot line from the street. This does not meet the intent of the zoning ordinance. Staff finds that this criteria is not met.

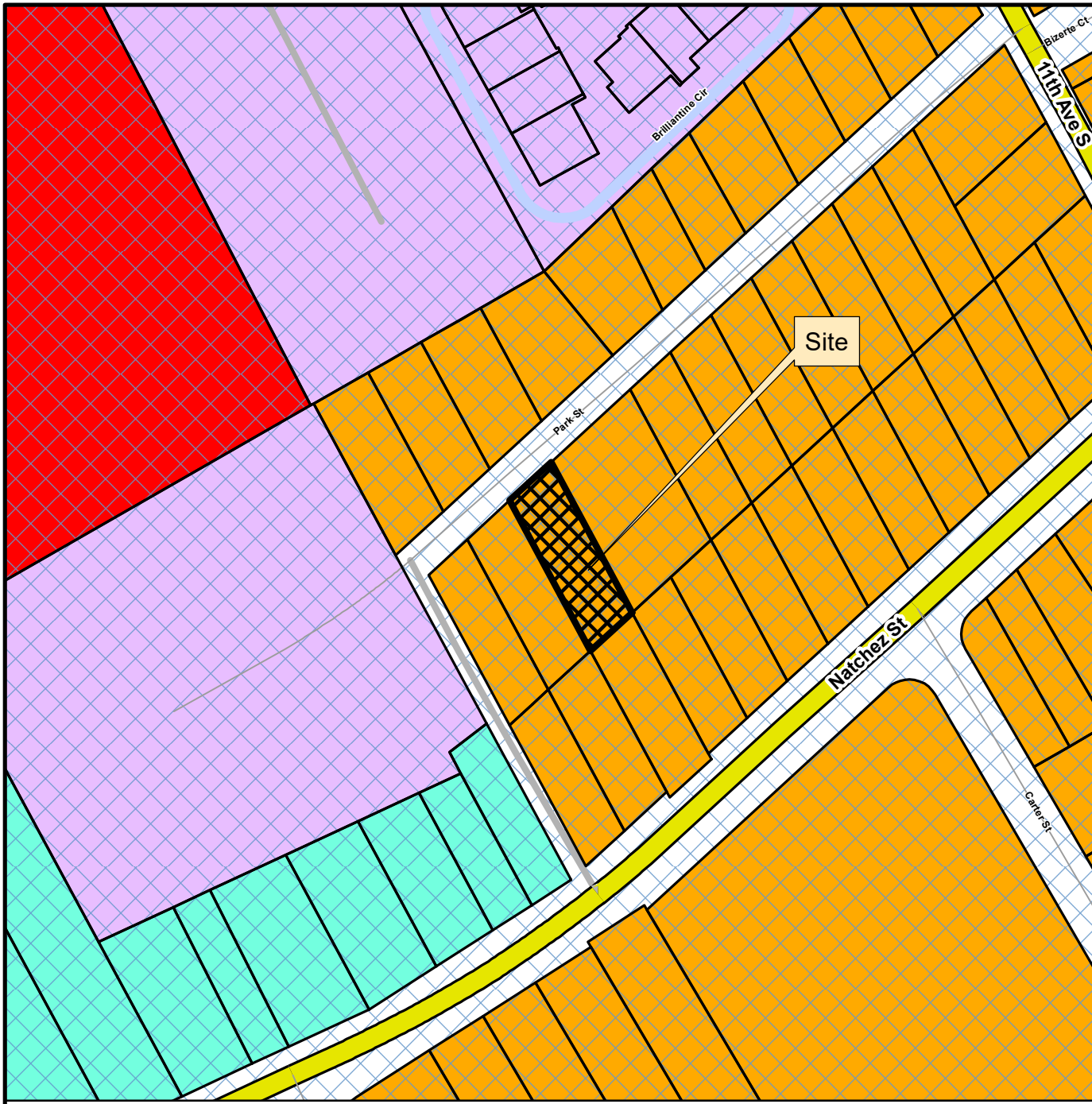
FINANCIAL IMPACT:

Unknown.

























RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **deny** the **Variance Request To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street**, because the criteria for granting a variance have not been met.

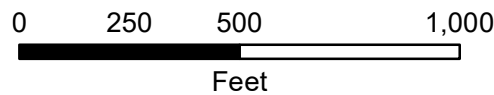
1127 PARK STREET
 TAX MAP 078G, GROUP F, PARCEL 01800
 BOARD OF ZONING APPEALS
 OCTOBER 2, 2025



Legend

-  1127 Park Street
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC4 Regional Commerce 4 District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2025. All rights reserved.





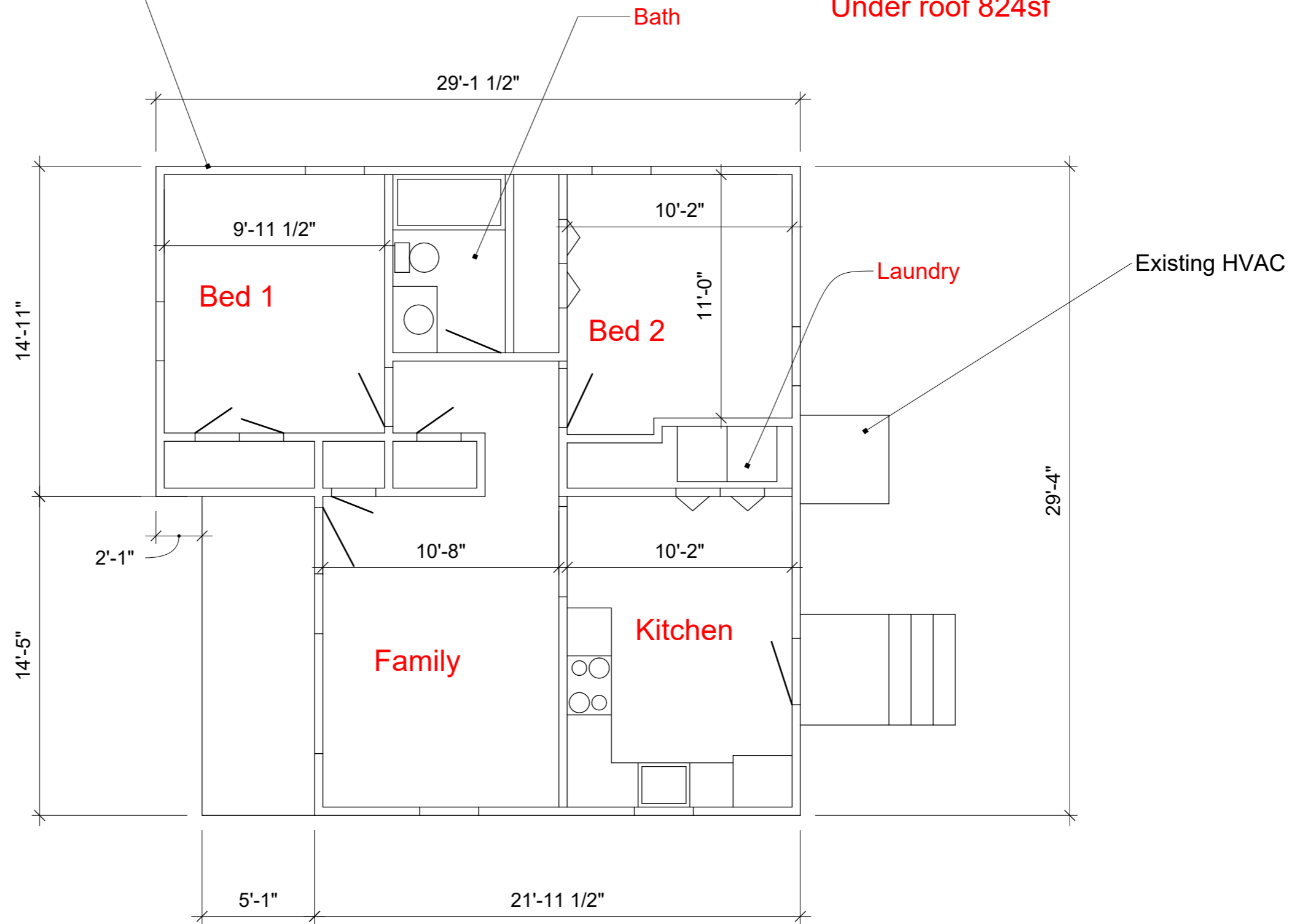
KCK Custom Builders Inc
Lic# 75470

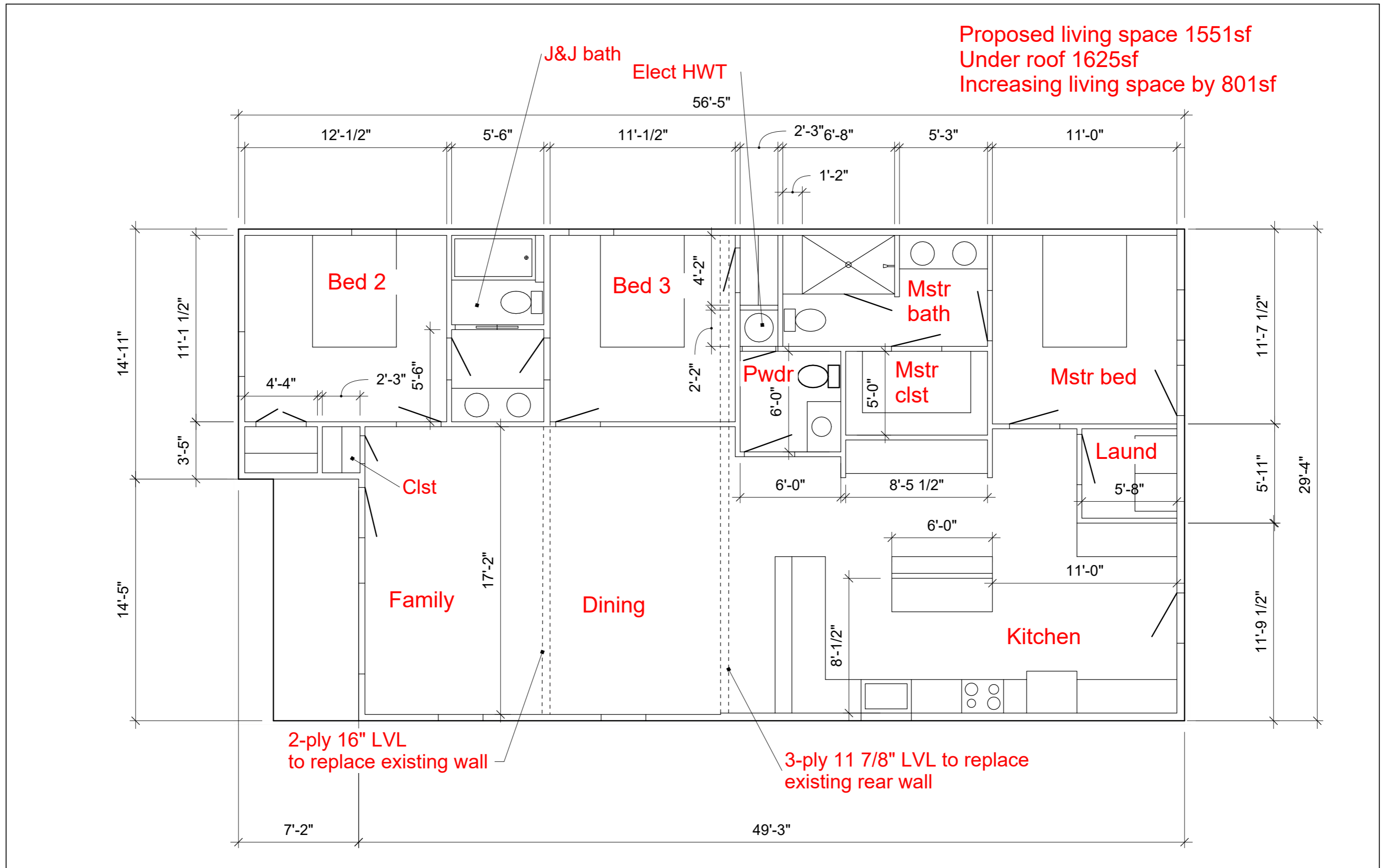
Murray Renovation
1127 Park St
Franklin, TN 37064

Cover Page

Existing crawl space access

Existing living space 751sf
Under roof 824sf





KCK Custom Builders Inc
 Lic# 75470

Murray Renovation
 1127 Park St
 Franklin, TN 37064

Proposed floor plan

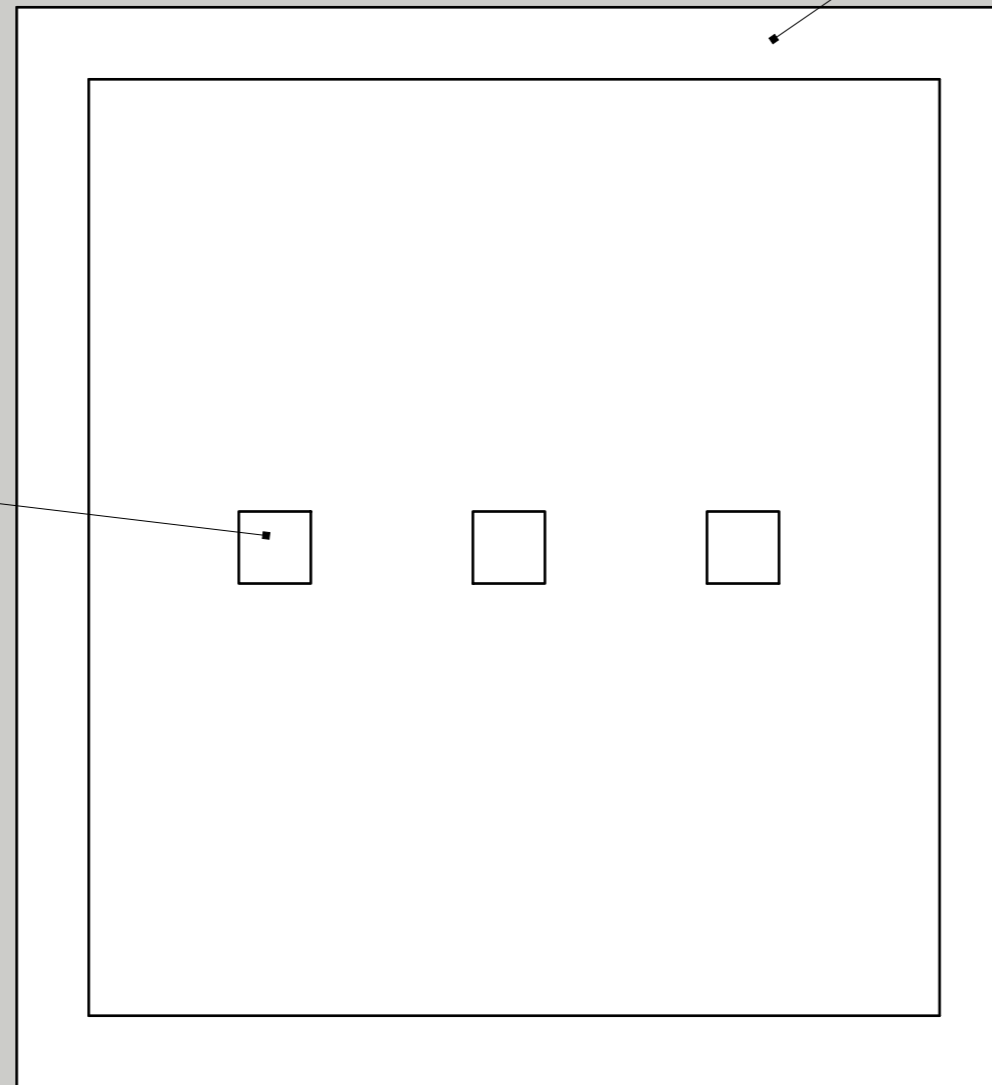
3500psi ready mix concrete
with fiber mesh

24"x8" continuous footing w/ 2 runs of 1/2" rebar

3- 24"x24"x8" pier pads

New footing to be tied into existing
house footing with 1/2" rebar.

1/2" rebar to be drilled and epoxied 6"
deep at 30"o.c.



1202.4.1.2 Ventilation area for crawl spaces with covered floors.

Beam pocket for girder beam

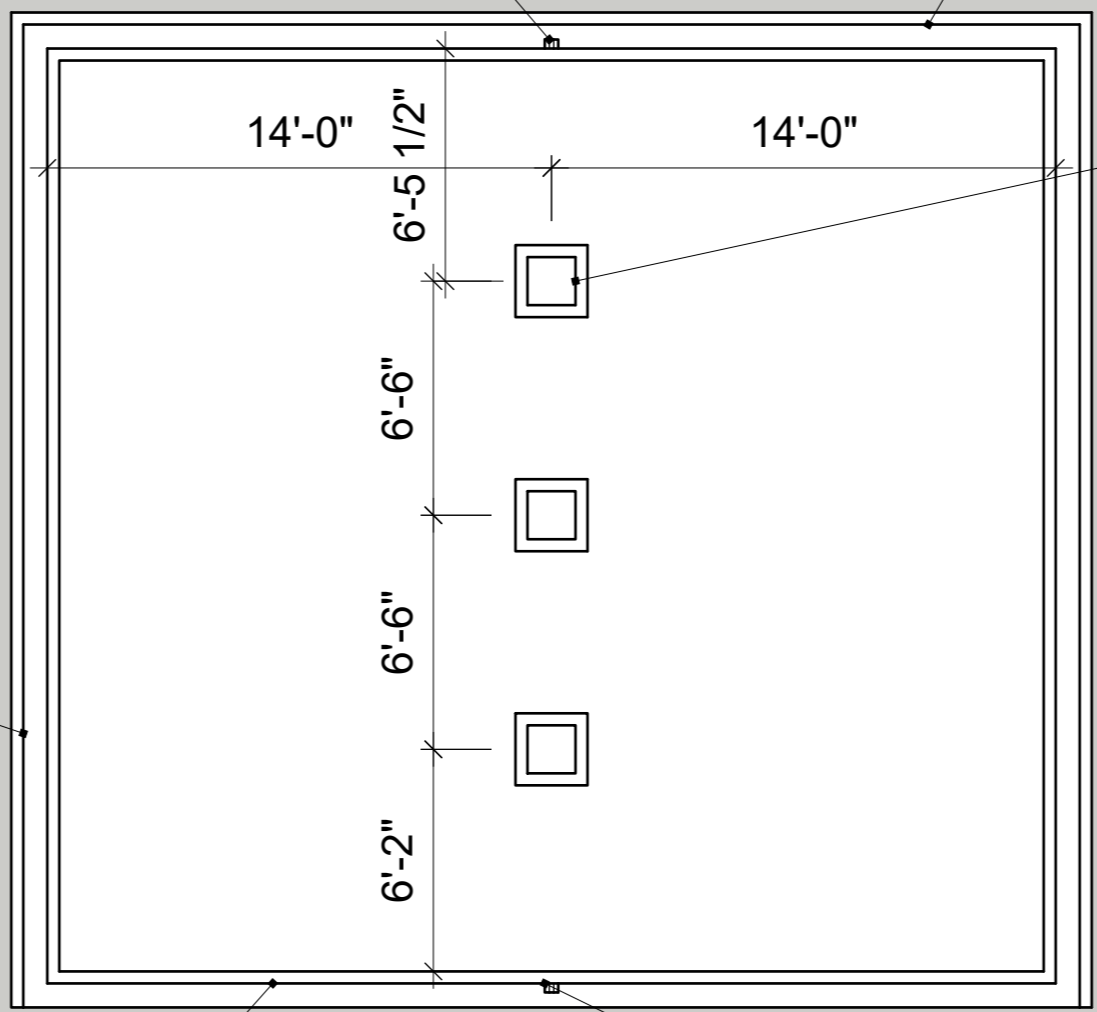
8" CMU block foundation w/ Type S mortar

16"x16" column built w/8"x16" CMU blocks and Type S mortar

Crawl space access for addition area

Crawl access from new addition to existing

Beam pocket for girder beam



2x8 treated mud sill w/ anchor bolts
max spacing at 72" and within 12" of a
plate break.

3/4" T&G OSB subfloor glued and
nailed with 2 3/8" ringshank

New exterior walls to be 2x6

Existing 2x4 exterior walls to be firred
out to 5 1/2" thick

2-ply 2x12 headers at exterior walls
and load bearing interior walls

7/16 OSB exterior sheathing nailed
with 2 3/8" ringshank

Engineered roof trusses over new
addition.

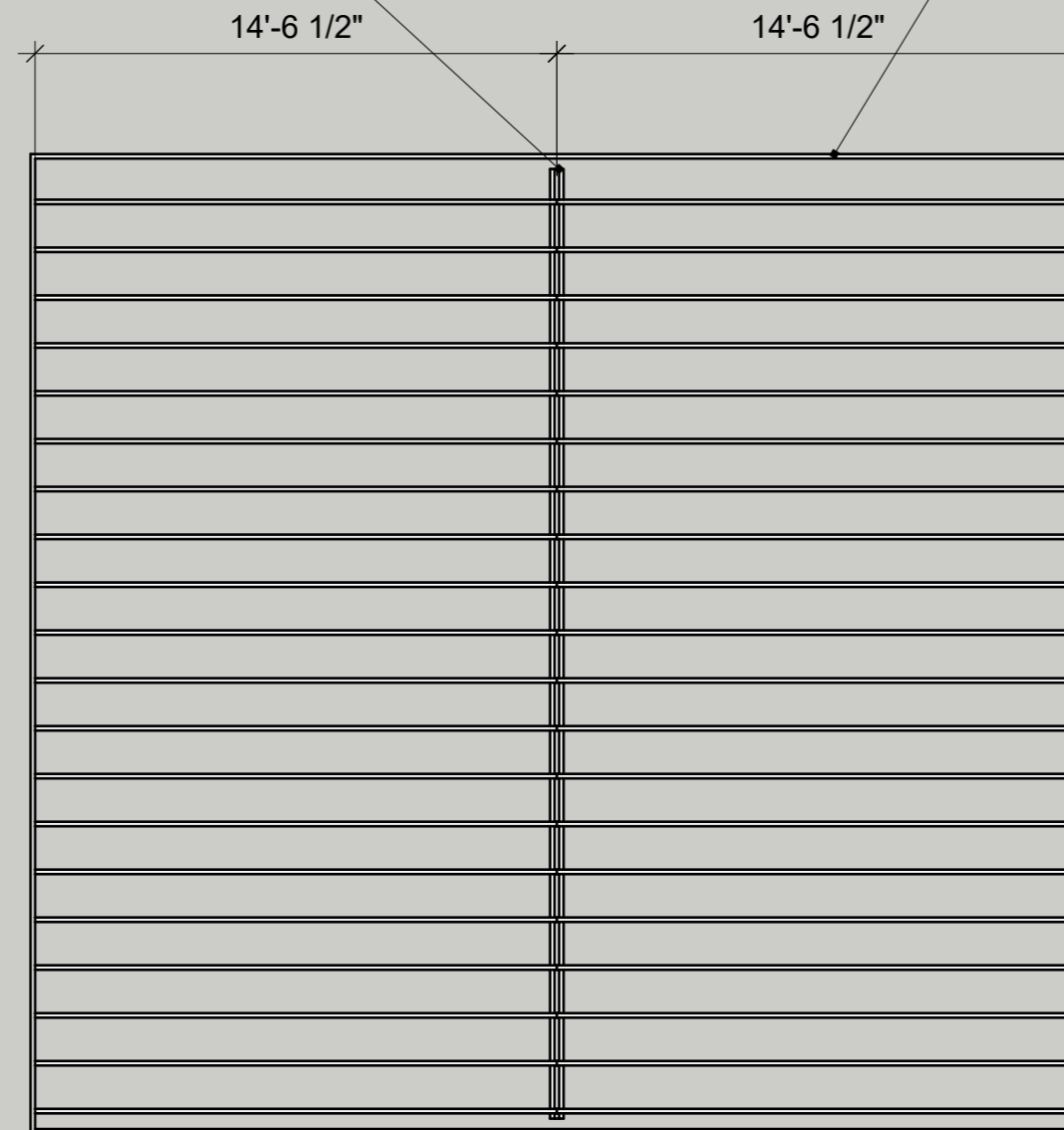
2x8 overframe to tie new roof into
existing roof.

7/16" radiant barrier osb roof decking
nailed w/ 2 3/8" ringshank

R-19 batt insulation in walls & floor
R-38 loose blown insulation in attic

3-ply 2x10 girder

2x10 floor joist 16"o.c

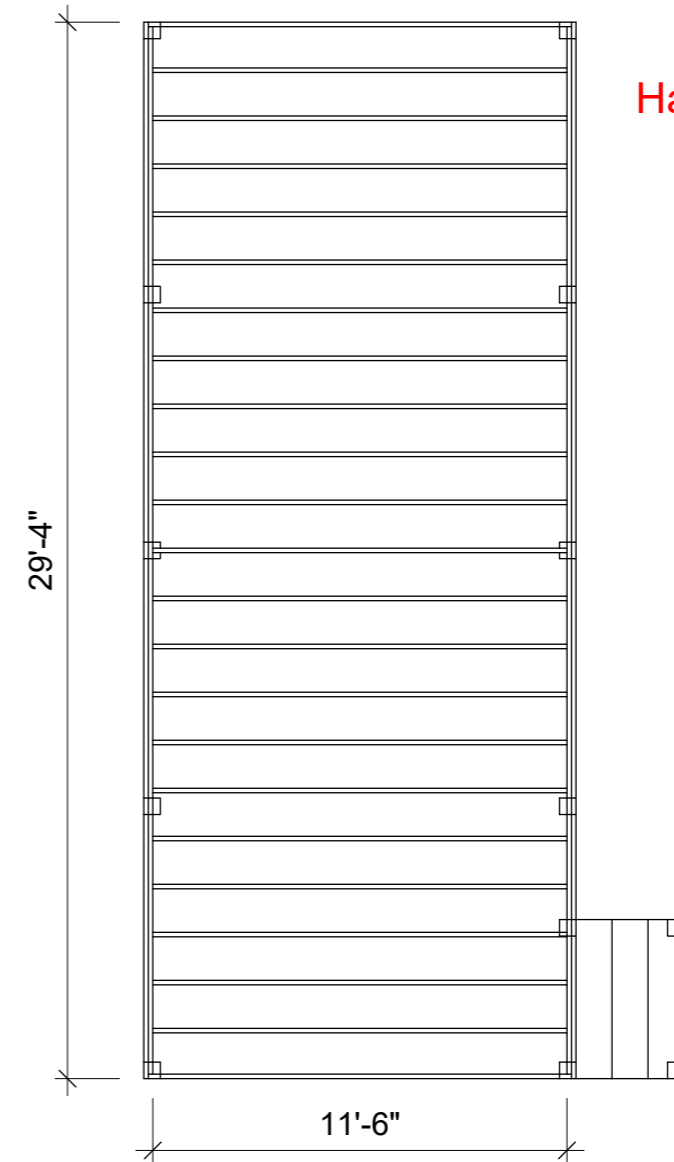
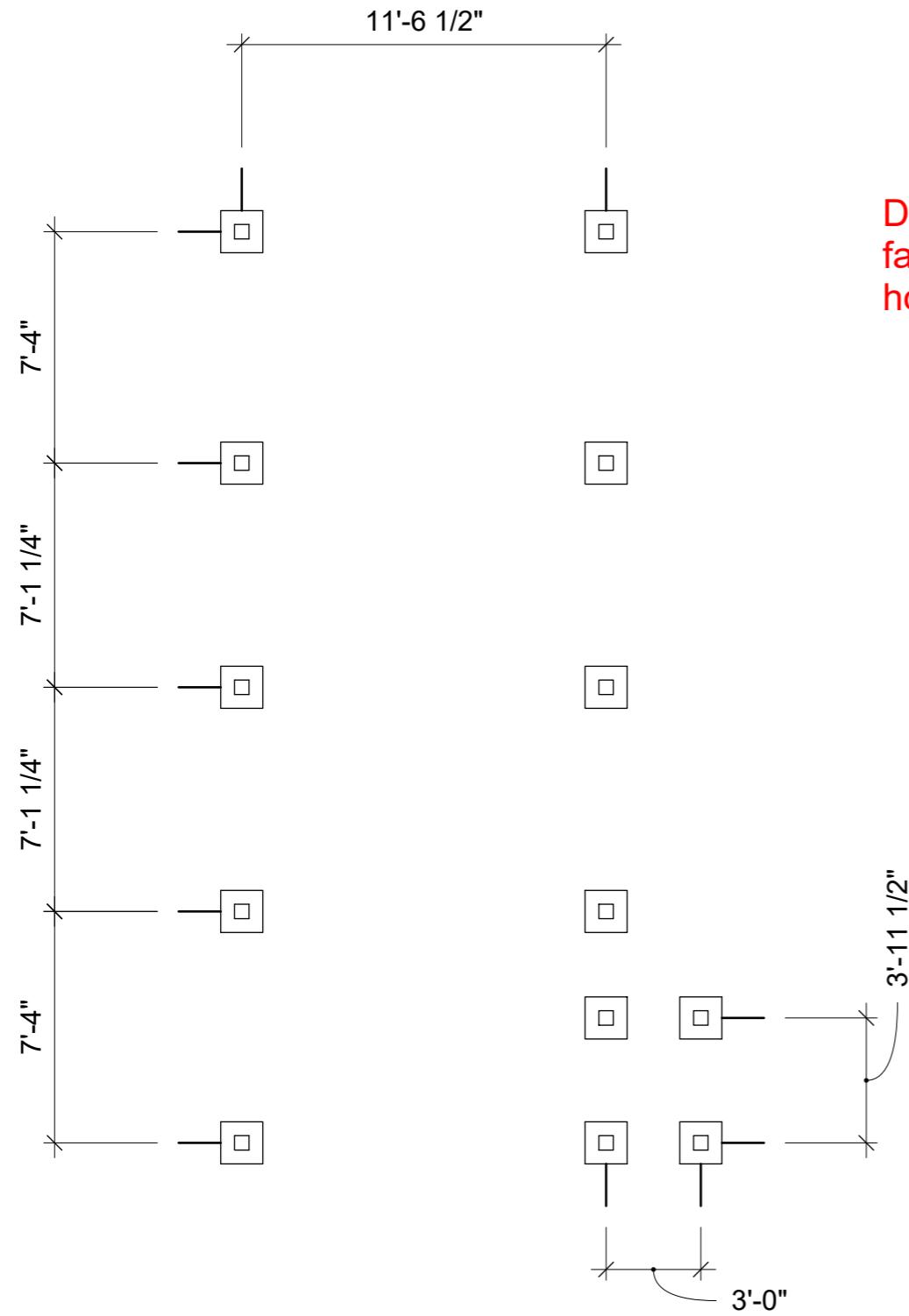


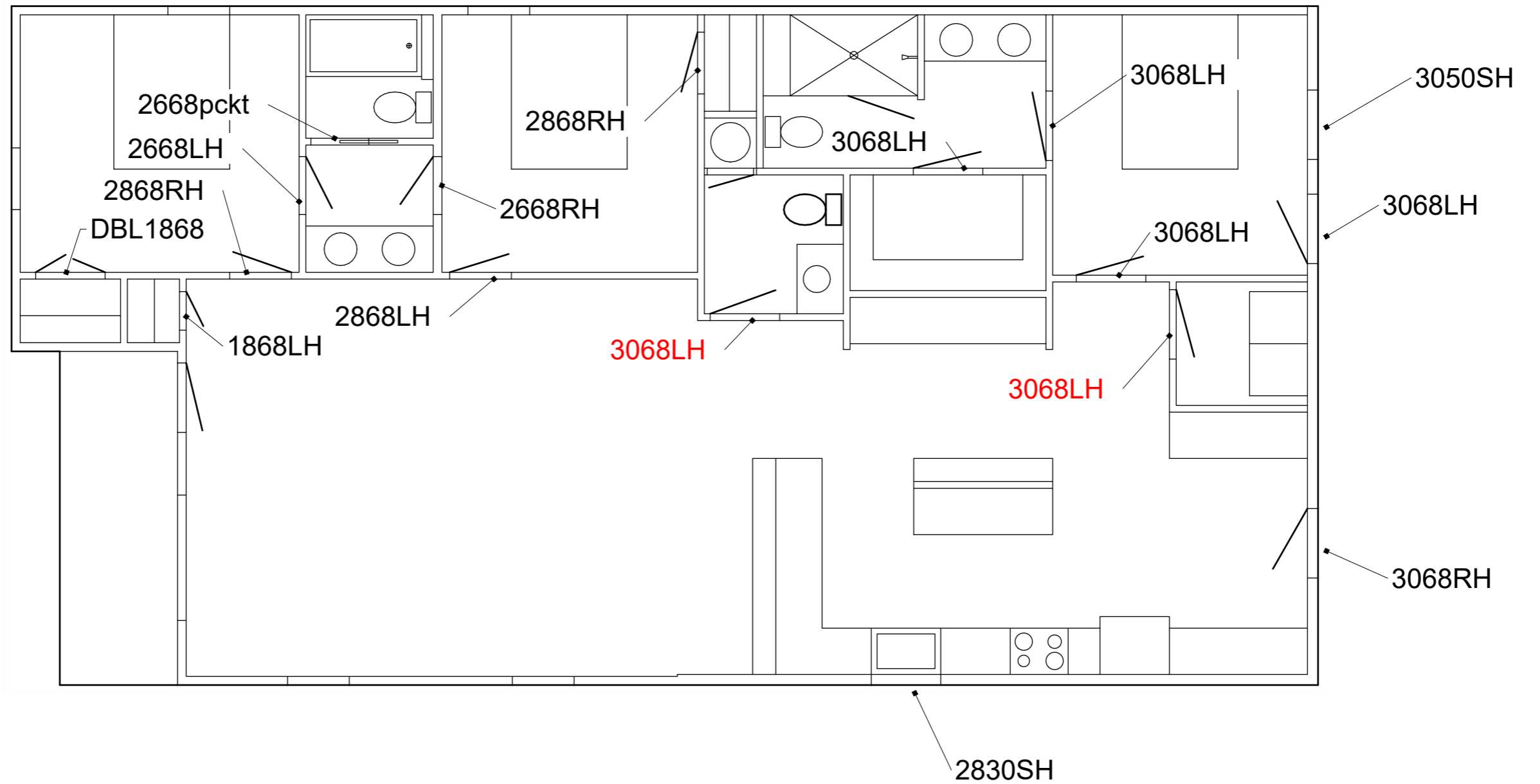
16"x16"x8" pier pads for each deck post

6x6 treated deck posts anchored w/ post base
2-ply 2x10 rim at front and rear of deck
2x10 deck joists supported by joist hangers
2x12 stair stringers

Deck will not be fastened to the house.

Handrail/guardrail per code



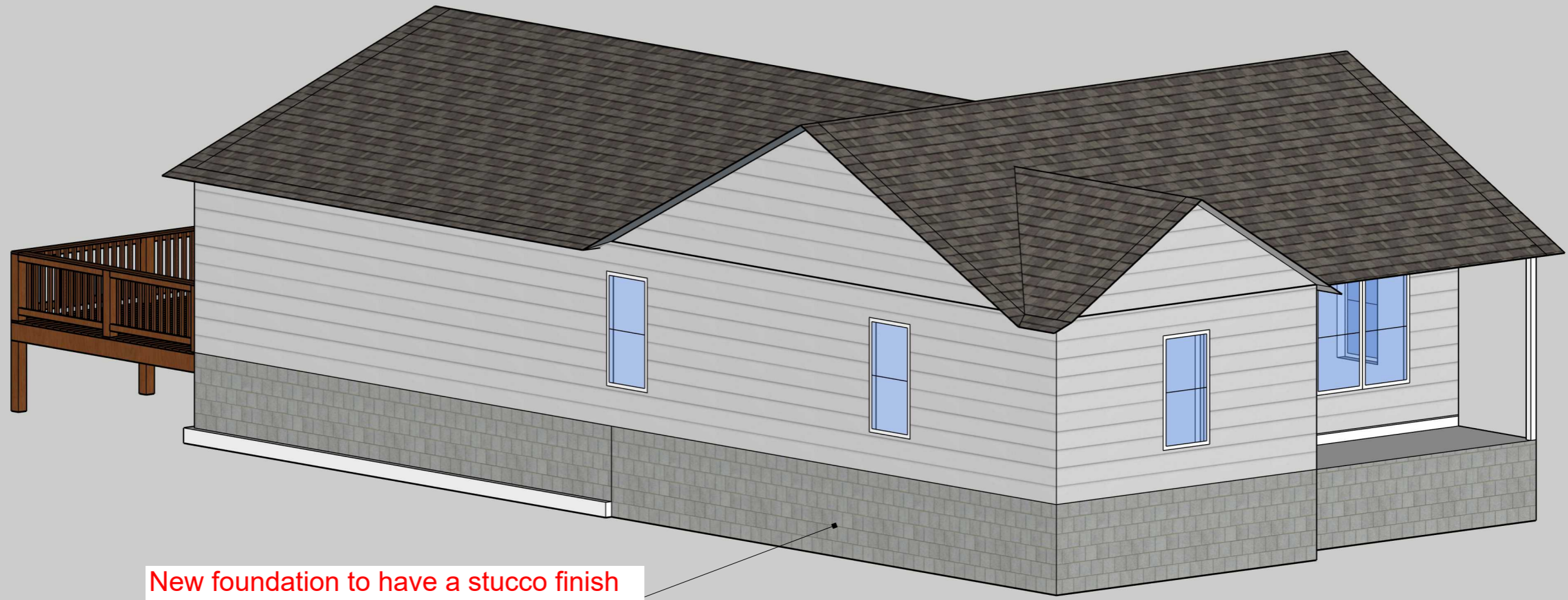


KCK Custom Builders Inc
 Lic# 75470

Murray Renovation
 1127 Park St
 Franklin, TN 37064

Callouts

Remove and dispose of existing vinyl siding.
House wrap on all exterior walls and tape as needed.
Cementitious siding on all exterior walls.



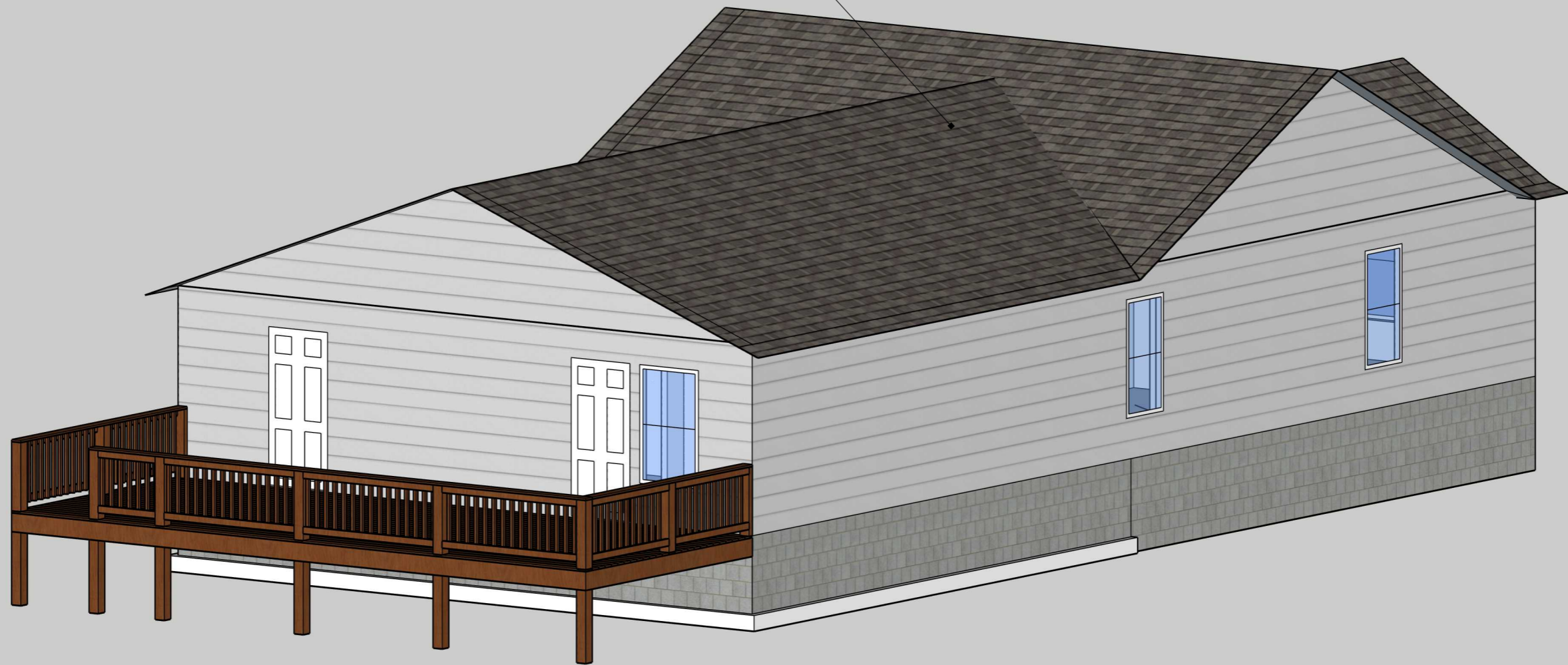
New foundation to have a stucco finish to match existing foundation finish

KCK Custom Builders Inc
Lic# 75470

Murray Renovation
1127 Park St
Franklin, TN 37064

Front Left

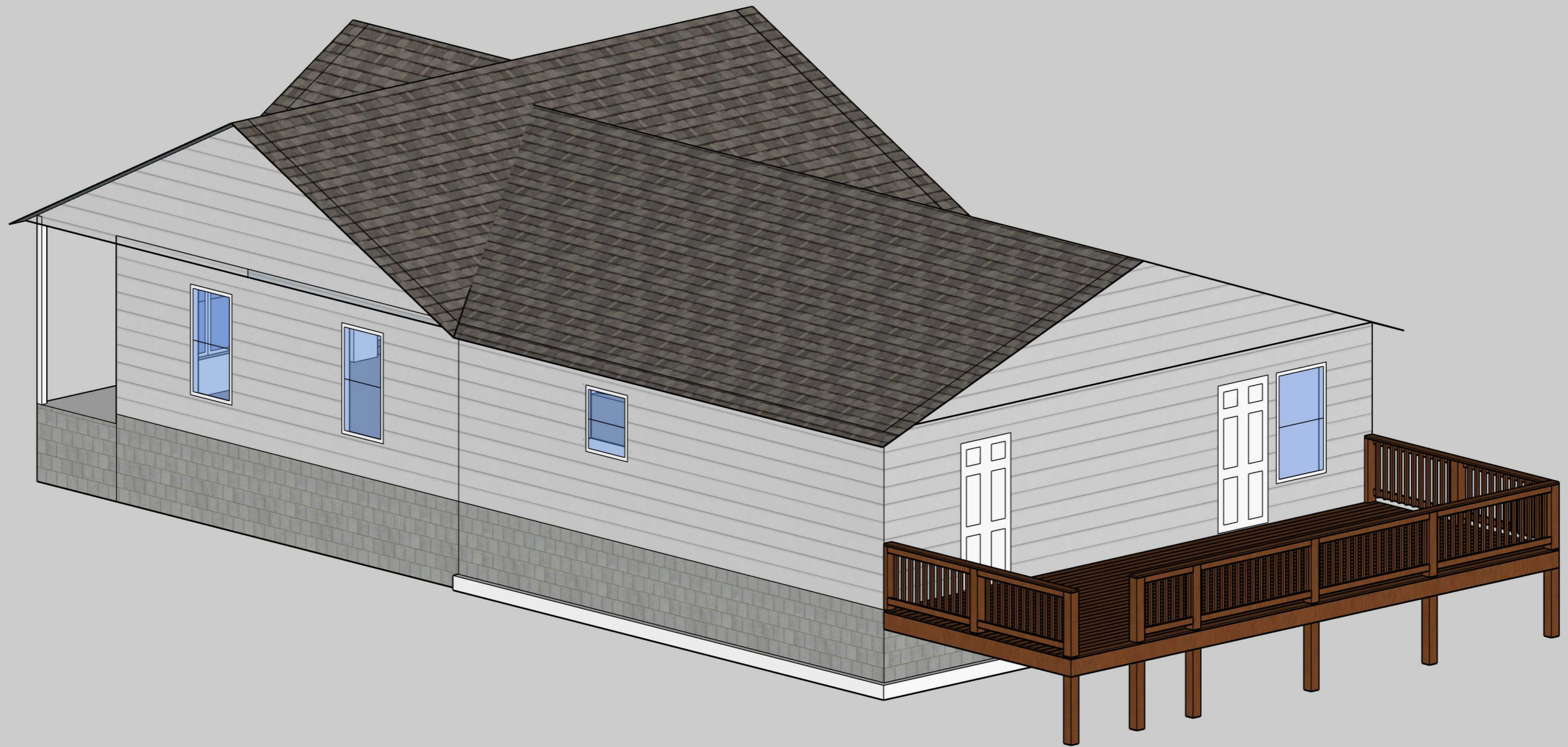
Overframe
2-ply 2x10 ridge
2x8 rafters
2x12 sleepers, add additional
lumber to sleepers if needed



KCK Custom Builders Inc
Lic# 75470

Murray Renovation
1127 Park St
Franklin, TN 37064

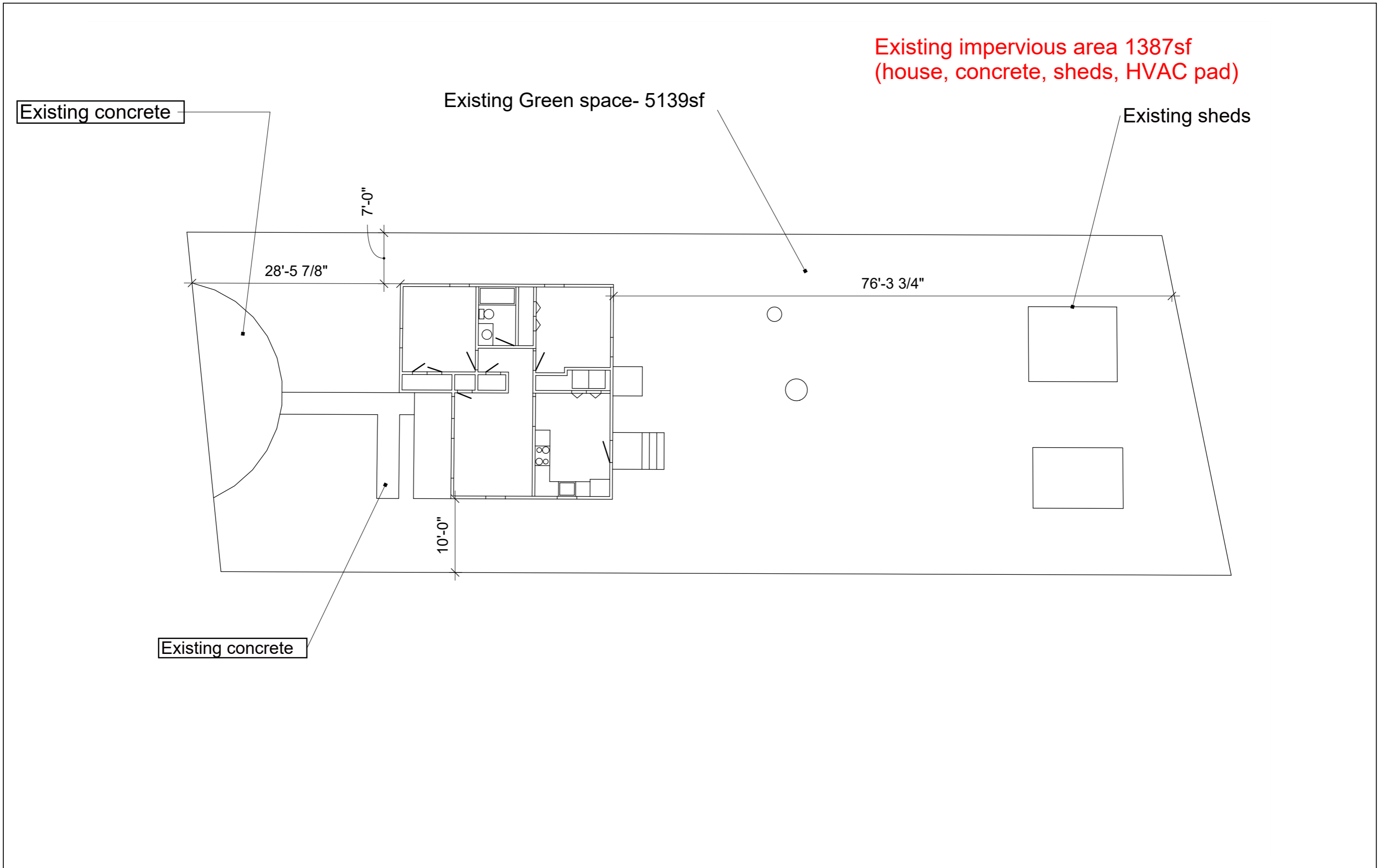
Rear Left



KCK Custom Builders Inc
Lic# 75470

Murray Renovation
1127 Park St
Franklin, TN 37064

Rear Right



KCK Custom Builders Inc
Lic# 75470

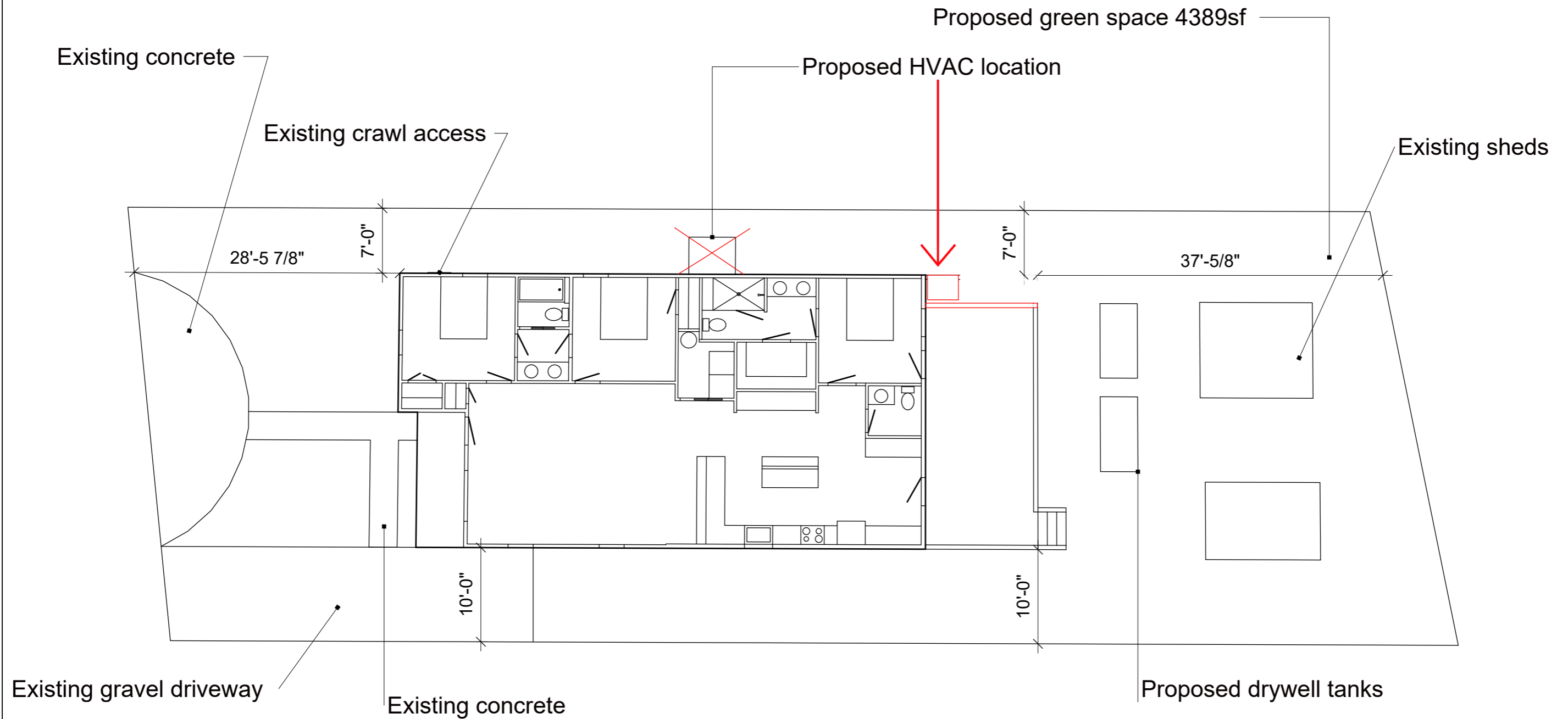
Murray Renovation
1127 Park St
Franklin, TN 37064

Existing plot plan

Existing impervious area 1387sf
(house, concrete, sheds, HVAC pad)

Proposed ADDITIONAL impervious area 806sf
Proposed additional living area 801sf
Proposed additional HVAC pad area 5sf

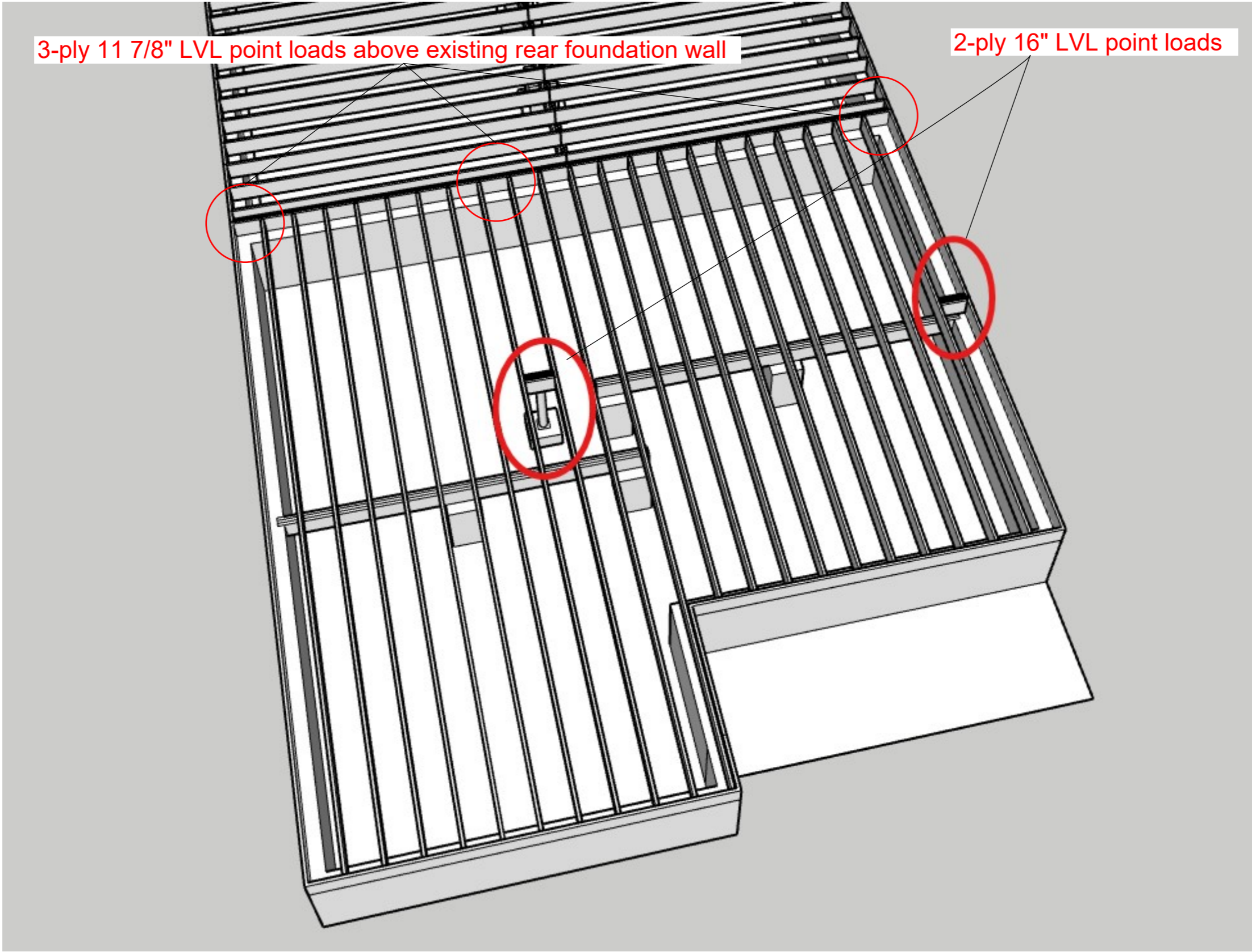
85% green space



KCK Custom Builders Inc
Lic# 75470

Murray Renovation
1127 Park St
Franklin, TN 37064

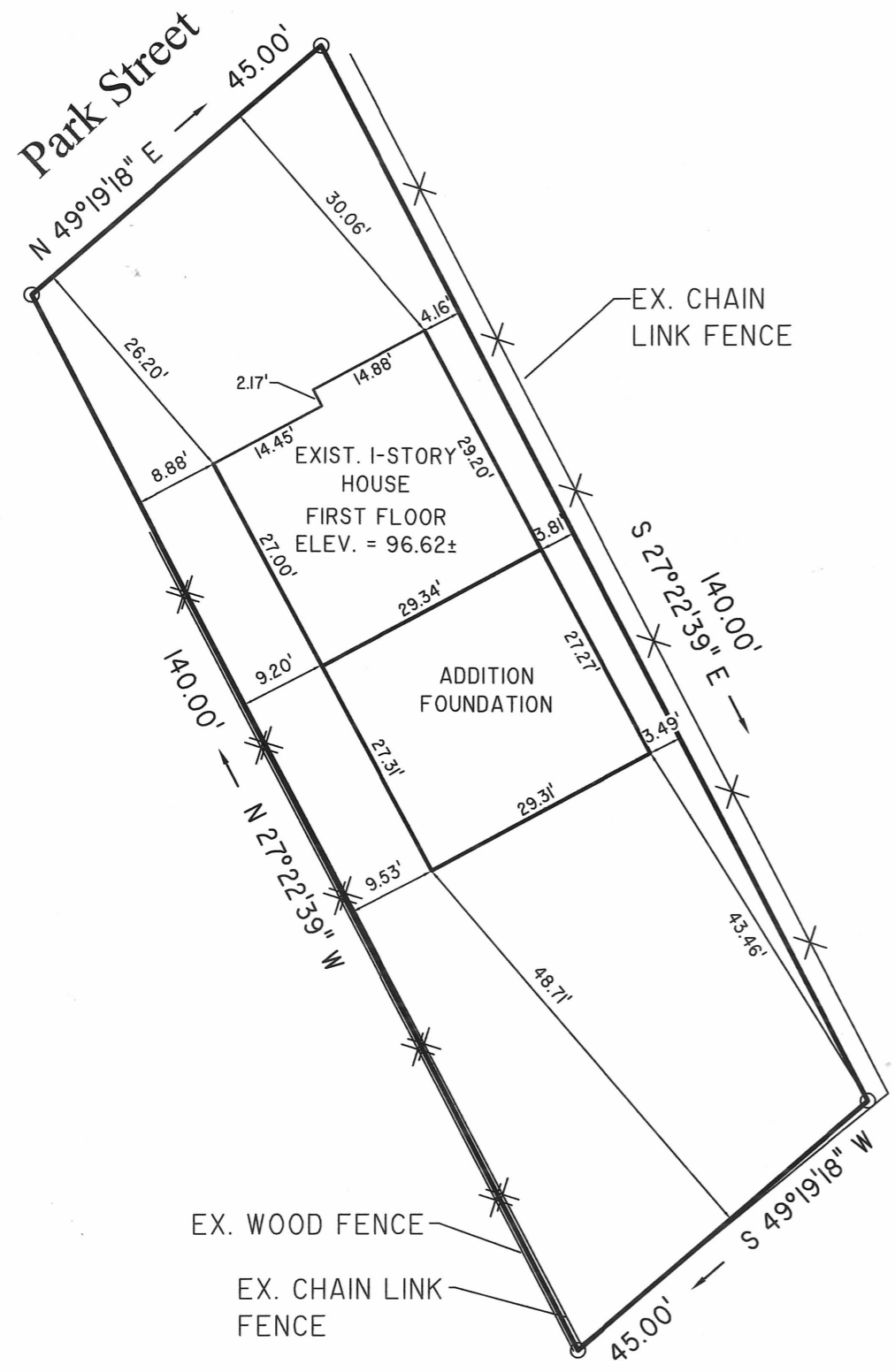
Proposed plot plan



KCK Custom Builders Inc
Lic# 75470

Murray Renovation
1127 Park St
Franklin, TN 37064

LVL point loads



Builder:
 KCK Custom Builders
 (615) 931-814-0099 (Phone)

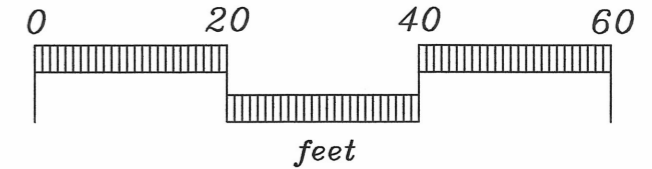
Lot Area: 6,131 Sq. Ft.
 House Footprint: 1,624 Sq. Ft. ±
 Percent coverage: 26.49%

Property Address: 1127 Park Street
 Franklin, TN 37064

FOUNDATION ELEVATIONS
 TOP OF BLOCK AT HOUSE: 95.73'
 EXISTING FFE HOUSE: 96.62'



Bearings based on Plat of the Shute Subdivision, of record in Plat Book 53, Page 134, Register's Office Williamson County, TN

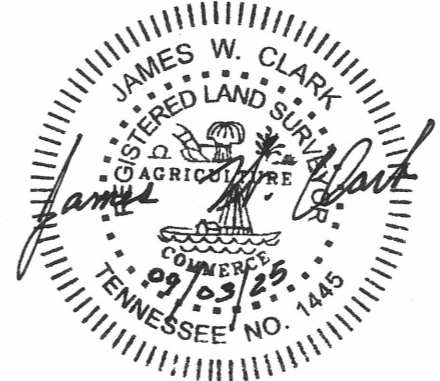


This FOUNDATION INSPECTION should not be represented to be a land or lot survey. It was performed at the request of and for the use of the mortgage and/or construction lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection. This survey was performed under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.

Property is subject to any findings of an accurate title search. No title work furnished to surveyor prior to survey.

This survey was prepared for the exclusive use of the persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.

James W. Clark
 Registered Land Surveyor
 Tennessee No. 1445



FOUNDATION INSPECTION 1127 Park Street

City of Franklin, Tennessee
 Property Map 78 "G", Group "F", parcel 018.00
 9th Civil District, Williamson County, Tennessee
 Plat Book DB33, page 365, R.O.W.C.

Prepared for:
Matt Knutsen

Date: 08-28-25 Scale: 1"=20'

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809
 (615) 331-0110 (Fax)

KCK Custom Builders Inc
Matt Knutsen (c/o Mary Ann Murray (property owner))
2175 Fishing Ford Rd
Belfast, TN 37019
931-814-0099
kckconrem@gmail.com
September, 5th, 2025

Ariella Stanford, Planner
Board of Zoning Appeals
109 3rd Ave South
Franklin, TN 37064

Re: Justification for Variance Request
Property Address: 1127 Park St, Franklin, TN

Dear Members of the Board of Zoning Appeals,

A variance for the setback requirement is respectfully requested for the property located at 1127 Park St. The project involves a proposed addition where the existing house and the addition are over the current setback line of 5 feet. A variance is requested to reduce the side setback line from 5 feet to 3.45 feet to accommodate the addition to the rear of the existing home.

The following unique and exceptional circumstances apply specifically to the property, and this is not a self-created hardship.

Unique and exceptional hardship

- Unique property conditions: Because of the irregular shape of the lot and the current home not being square with either the front, rear, or side setback lines, strict application of the setback requirement deprives the property of the same reasonable use privileges enjoyed by other properties in the vicinity.
- Constraints of the existing house: The existing home is already over the side setback lines. The proposed addition/deck cannot be extended towards the rear to make up for an offset from the side setback line without impeding in the area needed for the underground rainwater storage. There are storage sheds behind the proposed stormwater storage area.
- No other apparent alternative: A thorough review of the property and architectural plans shows that there are no practical alternatives to this request. Redesigning the

structure or moving the addition towards the right side would restrict access to the back yard for vehicles to pass through to access the storage sheds.

Consistency with ordinance and neighborhood character

Granting this variance is the minimum relief needed to address the hardship and will not be detrimental to the public good or impair the character of the neighborhood.

- Minimum variance requested: The proposed setback of 3.45 feet is the bare minimum necessary to allow for a reasonable addition that will meet the needs of Mrs. Mary Ann Murray to comfortably continue her almost 30-year residence at this home that was built by her and her husband almost 3 decades ago. Mrs. Murray is building this addition and remodeling her existing home to make her home more comfortable and welcoming for her children, grandchildren, great-grandchildren, and great-great grandchildren when they visit. This home has been the gathering point for this family since it was built and before that in the previous home since the Murray's moved to 1127 Park st over 40 years ago.
- No impact on neighbors or the public: The addition will not negatively impact adjacent properties by blocking light or air, compromising fire safety, or creating nuisances.
- Harmony with the neighborhood: The proposed project is consistent with the essential character of the area. The design matches the existing home and the architectural style of other homes on the street.

Conclusion

The request meets all the necessary criteria for a setback variance. The hardship was not self-created and the minimal modification needed for a reasonable use of the property is requested. The project will not harm neighbors or the community and is consistent with the spirit and intent of the zoning ordinance.

Thank you for your time and consideration. The project will be presented and any questions will be answered at the hearing.

Sincerely,

Matt Knutsen

Matt Knutsen