



Meeting Minutes

Historic Zoning Commission

Monday, January 12, 2026

5:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. 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 location. Speakers may sit in the meeting location.

CALL TO ORDER

Chair LeMarinel called the meeting to order at 5:00 p.m.

Commissioners Present: Tyler LeMarinel; Chair, Brian Laster, Holly Thompson, Mary Pearce, Micheal Orr, Madalyn Ingram, Angela Calhoun

Commissioners Absent: Kathy Worthington, Bob Barrett

Staff Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, William Squires, Jared Carter

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 LeMarinel asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

A motion was made by Commissioner Orr, seconded by Commissioner Laster to approve the Minutes from the December 8, 2025 HZC meeting. The motion carried by a vote of 7-0.

OFFICERS

2. Consideration Of 2026 Commission Chair & Vice-Chair

Sponsors:

Ms. Bulay explained that any Commissioner may nominate another Commissioner for Chair or Vice-Chair of the Historic Zoning Commission. Once the nominations have closed, the Commission will vote on each nomination beginning with Chair and then Vice-Chair.

Chair Nominations

Commissioner Laster nominated Tyler LeMarinel to continue as Chair for the 2026, HZC, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

Vice-Chair Nominations

Commissioner Pearce nominated Brian Laster to continue as Vice-Chair for the 2026, HZC, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

ANNOUNCEMENTS

Ms. Huffer announced and welcomed Angela Calhoun as the newest member of the Historic Zoning Commission and thanked her for her willingness to serve and stated that the Commission looks forward to hearing her historical perspective.

APPLICATIONS**3. Consideration Of Signage (Convenience) At 108 4th Ave. S.; Michael Evans, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 108 4th Avenue South features a rear parking lot accessible by alleyway. This rear parking lot is one of three separate but adjacent parking lots that are behind the buildings along Main Street between 4th and 5th Avenue South block. The request is for new convenience signage in the rear parking lot. The sign is proposed to be 18" x 24", or 3 sq. ft in sign size. The sign is proposed to be mounted to the fence near the entrance of the parking lot at a height of 72" from grade. The Guidelines recommend the following for convenience signage:

- Maximum size of 4.5 sq. ft. per side
- Maximum height of 4 feet
- Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 1.5 square feet and up to 6.5 feet tall

While the proposed sign height and size do not meet the Guidelines, State laws were recently passed that regulate commercial signage for parking lots. The proposed signs meet the new State laws. The signage will be minimally visible from off-site because it is accessible by alleyway and is obscured from street view by buildings and refuse screening in the alley. One existing parking spot convenience sign is proposed to be replaced and is appropriate.

RECOMMENDATION:

Staff recommend approval of the convenience signage with conditions outlined in the staff report.

Applicant Speaker: Michael Evans. Mr. Evan stated that as part of the compliance with state law he had the opportunity to redesign the sign making it less obnoxious and more appropriate for Franklin. Mr. Evan explained that the sign will have a dark background with light colored lettering.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve with staff conditions Signage (Convenience) At 108 4th Ave. S., seconded by Commissioner Thompson.

Chair LeMarinel stated that he was glad to see a color combination more appropriately aligned with the guidelines.

There being no further discussion, the motion carried by a vote of 7-0.

RECONSIDERATION (following discussion on item 4: Consideration Of Signage (Convenience) At 435 Main

St.; Michael Evans, Applicant)

Commissioner Pearce motioned to approve Signage (Convenience) At 108 4th Ave. with staff conditions and the post finial be reviewed by staff, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

4. Consideration Of Signage (Convenience) At 435 Main St.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 435 Main Street features a rear parking lot accessible through the alleyway. The request is for new convenience signage in the rear parking lot. Two new convenience signs are proposed at the entrance and exit points of the commercial parking lot. The signs are proposed to be 18" x 24", or 3 sq. ft. each. The signs are proposed to be post-mounted at a height of 72" from grade to the top of the sign. The Guidelines recommend the following for convenience signs:

- Maximum size of 4.5 sq. ft. per side
- Maximum height of 4 feet
- Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 1.5 square feet and up to 6.5 feet tall

While the proposed sign height and size do not meet the Guidelines, State laws were recently passed that regulate commercial signage for parking lots. The proposed signs meet the new state laws.

RECOMMENDATION:

Staff recommend approval of the convenience signage with conditions outlined on the staff report.

Applicant Speaker: Michael Evans. Mr. Evans did not have additional information to add.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve with staff conditions Signage (Convenience) At 435 Main St., seconded by Commissioner Laster.

Commissioner Ingram stated that the illustration in the application documents with two arrows makes the sign appear like they will be at the exit only.

Ms. Bulay explained that the documents are an aerial image before the area had been restriped. There is no longer an entry point with an arrow nearest to the building, it is all striped parking.

Commissioner Pearce asked how the sign would be mounted and the details of the type of mounting and stated that most of the signage, of this nature, in downtown are topped with a finial.

Mr. Evans stated that the mounting will consist of a 2" metal square post that will be painted black to avoid rust and can easily be topped with a finial.

Commissioner Pearce asked if this should be added to the motion.

Amendment

Commissioner Pearce amended the motion to include a small finial to be added to the signpost and be approved by staff, seconded by Commissioner Orr.

Commissioner Orr mentioned a possible retroactive request for the previous item.

Ms. Bulay stated that the previous sign request included an existing post mounted sign and one that would be mounted on the fence but would need a post.

Chair LeMarinel stated that it would be nice if there was a standard, and we do have a standard, trusting that the standard would be followed.

The motion to amend carried by a vote of 7-0.

There being no further discussion, the main motion, as amended, carried by a vote of 7-0.

Mr. Squires asked if the prior item, item 3, would be reconsidered based on the discussion.

Chair LeMarinel asked if permission from the applicant is needed.

Mr. Squires stated that the Commission may want to discuss it with the applicant, but he seemed agreeable when discussing during item 4.

MOTION (to Reconsider Item 3)

Commissioner Pearce motioned to reconsider item 3, Consideration Of Signage (Convenience) At 108 4th Ave. S., seconded by Commissioner Orr. The motion carried by a vote of 7-0.

5. Consideration Of Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

APPLICATION WITHDRAWN BY APPLICANT PRIOR TO MEETING

6. Consideration Of Alterations (Retroactive Principal Building Window Replacement) At 223 Franklin Rd.; Hank Gardner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay explained that the property located at 223 Franklin Road is located in the Franklin Road Historic District and is a ca. 1939 bungalow, which features a 2016 addition on the rear of the building. The request is for a retroactive Certificate of Appropriateness for the replacement of 8 windows on the historic building and 7 windows on the non-historic addition. The applicant notes that all of the windows which were replaced were not original or historic windows and had deteriorated due to improper flashing. One image has been provided of damage to a window surround. The windows on the front of the building were double-hung windows and feature the same window pattern and profile as what was previously existing. The windows material is a wood window clad in a composite material. The guidelines recommend windows on historic buildings to design new or replacement windows to match the historic material found on the building. The guidelines recommend, for windows on an addition to a historic building, design windows to match historic materials found on the building but composite materials that have the appearance of wood are appropriate for windows, stops, jams, and trim. The replacement windows on the 2016 addition are appropriate, however the replacement window material for the windows located on the historic building are not appropriate as other remaining windows on the historic building appear to be wood windows.

RECOMMENDATION:

Staff recommends denial of the replacement windows on the historic building based on the following Guidelines:

- Design new or replacement windows to match the historic materials found on the building

Staff recommends approval of the replacement windows on the 2016 addition with conditions outlined in the staff report.

Applicant Speaker: Hank Gardner. Mr. Gardner stated that he is the third owner of the property. The prior owner replaced multiple windows throughout the home. The weights were cut on the windows so it was assumed they were not the original windows. Mr. Gardner explained that the replacement windows have the same grids and profile and have been replaced, like for like. The only difference is the clad on the window exterior that can be painted. Mr. Gardner stated that they considered other grid patterns but decided to replace like for like with energy efficient quality windows.

Chair LeMarinel asked Mr. Gardner what kind of windows he used.

Mr. Gardner stated that he used JELD-WEN double hung wood windows with fiberglass that can be painted.

Citizen Comments: none

MOTION (Retroactive Window Replacement)

Commissioner Laster motioned to deny the retroactive COA for window replacement for 223 Franklin Road, seconded by Commissioner Ingram.

Commissioner Laster stated that the mention of window weights being cut is a sure sign that the windows were historic. Had the Commission had a chance to get photos of the windows before they were removed, a better decision could be made. Mr.

Laster further stated that he supports the guidelines, and the guidelines recommend that replacement windows be consistent with the material that are found on the building.

Chair LeMarinel stated that he was not sure when the weights were cut so this may be a question for the applicant.

Mr. Gardner stated that when he removed the windows the weights were not attached but were inside the window.

Commissioner Laster stated that his understanding from the previous owner was the front windows were the only ones replaced and all the others are original windows.

Commissioner Thompson stated that the light pattern does not appear to be historic and if the windows were replaced with windows that look like these, then the windows before were not historic.

Chair LeMarinel asked staff to pull up the photos of the subject property. The front windows are two over two but would have probably been like the windows along the side that are 6 over 6.

Commissioner Pearce added that it was probably a divided light.

There being no further discussion, the motion to deny carried by a vote of 7-0.

MOTION (Addition Window Replacement)

Commissioner Pearce motioned to approve window replacement for the addition located at 223 Franklin Road with staff conditions, seconded by Commissioner Thompson. The motion carried by a vote of 7-0.

7. Consideration Of A Preliminary Historic Zoning Commission Recommendation And Modifications Of Standards For A Mixed-Use Development At 318 Franklin Rd. (Harpeth Village PD); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. The development is proposed at 318 Franklin Road. The proposed development consist of 5 commercial-mixed-use buildings. Three of the buildings are proposed to wrap around a parking structure. Development located behind the hill on the site is supported by Envision Franklin and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.

Placement & Orientation

The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing a previous video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike. However, an updated flyover was not included within the application to determine if the proposed buildings can be seen from the ROW.

Height & Building Form

The height of the proposed buildings range in height from 22' to 42'-6" at the highest parapet elements. Since the initial submittal, the heights of each of the buildings have significantly decreased. The proposed building heights appear to be consistent with the historic commercial building heights provided in the Guidelines. Portions of buildings two, three, and four

utilize a recessed floor, that helps with the massing of the building. While additional information is needed for several of the building's lengths and widths, the heights appear appropriate per the Guidelines. The varying roof forms on the building reflect the DRC comments, as this helps each building to reflect historic commercial buildings on Main Street, but also transitions the form to the adjacent residential forms seen in the Franklin Road District.

Architectural Features

The proposed architecture has evolved and now appears to relate to some of the features of the historic Factory at Franklin's site and the residential buildings along Franklin Road.

Site Alterations

The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, significant grading is needed, or whether retaining walls will be required to hold the earth back around the base of the hill and any impact on the adjacent historic buildings. Some of the parking along the base of the hill is shown in green is proposed to be removed. In past DRC meetings, the removal of these parking spaces was supported, as it helped to preserve the historic vista of the hill from Franklin Road.

Signage

Several Modifications of Standards for signage are proposed to be utilized within the development. If they are approved by the Board of Mayor and Aldermen, the MOS changes the zoning standard to be the proposed language and opens the door to allow HZC to consider certain signage not in their guidelines, but all signage that doesn't meet the Guidelines would still require a COA issued by the HZC. Approval of MOSs doesn't guarantee approval of a COA.

1. The request to have the sign shape, such as a small hanging projecting sign, be irregularly shaped could be supported by the Guidelines.
2. Canopy Sign- This request is to have one canopy sign per tenant. It isn't clear how many canopy signs this MOS could create per building, which currently allows one per building façade. These requests would not align with the other signs within the HPO.
3. Vertical Blade Signs- The MOS is requesting to increase the number of vertical blade signs to a maximum of one per commercial/mixed-use building where residential is on upper floors over commercial, and to allow it if other hanging signage is present. It is unknown how many of these signs are proposed, or where they will be located. Not enough information is known to be able to support this request.

Per a cursory Current Planning review, the roadway that is in front of building one (the northernmost building) is required to be parallel to the building. If the road has to stay at the proposed location, then a MOS must be requested.

RECOMMENDATION:

It is recommended that the HZC make a preliminary recommendation for approval of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines, provided that there is minimal impact to the topography, the hillside, and the viewshed from Franklin Road. Ms. Huffer further stated that this is at this preliminary stage, the HZC is providing an initial recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. If the development plan is approved by the Board of Mayor and Aldermen, the HZC will further review the proposal for consideration of a Certificate of Appropriateness prior to site plan approval.

Applicant Speaker: Drake Reader and Meridith Butcher. Mr. Reader stated that the Factory District is a newer historic district that should have high quality architecture, walkability, pedestrian friendly areas and open space. The team not only considered the Factory District guidelines but also the surrounding landscape and history of the property. Mr. Reader noted that items from an archaeological dig were submitted to the Battle of Franklin Trust. The basis of design came from preservation of the hill to the north and protection of the Franklin Road viewshed. If the HZC provides preliminary approval, the proposal can be voted on by the FMPC and BOMA and if approved, the team would be able to elaborate on details with refined elevations, signage package details and modification of standards. Mr. Reader provided an overview of the changes made since April 2025, meeting, reflecting feedback from the DRC meetings and staff comments. Those changes include road re-alignment based on feedback from the Engineering Department, reduction in size and height of the building, buildings were broken up, massing reduced, the parking area is pushed toward the train tracks, and more open space incorporated. Originally parallel parking was proposed along the road into the development but based on feedback from the Commission,

the parallel parking has been removed. The goal is to make the road narrower so that it resembles a pedestrian street. After review by engineers, a retaining wall is not necessary along the hill to the south. Referring to the application documents, Mr. Reader noted that the blue areas indicate where retaining walls are necessary and explained that the retaining walls push the area down hiding the buildings and reducing visibility from Franklin Road. Mr. Reader referred to the application documents that illustrate how the buildings have been broken apart, reducing the massing/scale of the buildings. Part of the analysis included the review of the Main Street buildings, Factory Buildings and the height of buildings along Morningside Drive keeping the viewshed from Franklin Road in mind.

Ms. Butcher noted the changes in the building mass and scaling based on feedback from the Commission and staff. Ms. Butcher stated that buildings 2, 3, and 4 have varied parapets with differing architectural brick detailing. Building 2 is more of a two story massing with the third story stepped back by 6 feet. By recessing the 3rd story, the building is more successful considering the feedback from the Commission. Changes to building 3 included pulling the center down to a two story elevation with several balconies and differences in the fenestration with varying storefronts with canopies to create an interesting streetscape retail area. The window patterns also vary for this building. Building 4 has its own feel as it steps down in massing in the middle and is also pulled back six feet at the third level with varying canopies and windows. Lastly, Ms. Butcher referenced the plan document illustrations showing the perspective of the development from each direction.

Mr. Reader provided an overview of the analysis of the surroundings by comparing the Harpeth Village buildings with Jamison Station, downtown Franklin buildings (new City Hall) and the Factory Hotel. Lastly, Mr. Reader explained that the team would like to bring a full sign package for review, sign by sign. The team is hoping for flexibility on signage with a few Modifications of Standards for potential tenants to design the sign to match their business branding. Also, a MOS would be requested to have more than one canopy per building as there will be several businesses in a single building. The signs would be interior to the buildings preserving the viewshed from Franklin Road and Harpeth Industrial Road.

Citizen Comments: None

MOTION

Commissioner Laster motioned to provide a preliminary recommendation of approval of the plan proposal to the FMPC and the BOMA for the For A Mixed-Use Development At 318 Franklin Rd., seconded by Commissioner Ingram.

Commissioner Pearce stated that the way the hills are sighted, it's exciting that the hills will be saved. Commissioner Pearce also mentioned that linking a discussion about Main Street to the Factory District is an injustice to the new Factory District as it can be unique on its own and should have more of a rural feel. Commissioner Pearce went on to say that it feels like this is a missed opportunity and that area is more rural than the design represents.

Commissioner Laster stated that the historical analysis was very thorough and the applicant should be commended for the work.

There being no further discussion, the motion carried by a vote of 7-0.

Chair LeMarinel stated that the first type of sign is allowed but the MOS would ask for a specific shape.

Ms. Huffer stated that the MOS would allow for a different shape and staff would recommend aligning with the guidelines for color, size and number of signs and placement and be limited to a small projecting sign.

Chair LeMarinel asked if the signs didn't have an irregular shape and the guidelines allow for a specific shape; they would be the same size.

Ms. Huffer stated that this would allow them to be differing in shape, but staff would recommend the sign align with the guidelines for color, size and number of signs but be limited to a small hanging projecting sign like the illustration on the screen. The signs could be round, square or rectangular.

Commissioner Pearce stated that she understood the applicant said that every awning could have lettering on it.

Ms. Huffer stated that the canopy could have letters above or below it and then a vertical blade sign, in addition, having letters above or below.

Chair LeMarinel explained his understanding of the request by stating that in addition to the retail business signs, the applicant is requesting a vertical blade sign to be above the retail business signs. One vertical blade sign on each building. The guidelines recommend wording being printed straight on the canopy but not sitting above or below like welded or standoff letters.

Commissioner Laster stated that the modification of standards requests will come back to the Commission for approval, once the application is approved by the FMPC and BOMA.

Chair LeMarinel added that when a COA is submitted, the HZC will weigh the MOS against the guidelines for approval or denial.

Commissioner Pearce stated that the HZC would not necessarily approve each MOS.

Chair LeMarinel stated that the applicant would have the opportunity to present something different. The last MOS is a request to not align the roadway so that it is parallel with building one (northernmost building).

Ms. Huffer stated that per a cursory current planning review the roadway in front of building one (the northernmost building) is required to be parallel to the building. The applicant is seeking a MOS to keep the roadway as it is.

Commissioner Pearce stated that to her point earlier, this would enhance the massing of the site and the vibe of the Factory District.

MOTION (MOS for Signage)

Commissioner Laster motioned to recommend a preliminary approval for the Modification of Standards to the FMPC and the BOMA for the For A Mixed-Use Development At 318 Franklin Rd, seconded by Commissioner Thompson. The motion carried by a vote of 7-0.

8. Consideration Of A Preliminary Historic Zoning Commission Recommendation To Amend The Hillside Hillcrest Overlay (HHO) At 354 Franklin Rd.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The HZC provides a preliminary recommendation at an early stage in the review process for rezoning applications that amend the Hillside Hillcrest Overlay (HHO) on, adjacent to, or across the street from lands or sites that are listed on the National Register of Historic Places (NRHP) or are eligible for designation on the NRHP by the Tennessee Historical Commission or the Franklin Historic Zoning Commission. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. The development is proposed at 354 Franklin Road. The property located at 354 Franklin Road is approximately 200 acres that is adjacent to Harlinsdale Farm, Wyatt Hall, Creekside, and Roper's Knob; all of these properties are listed on the NRHP and are in the Historic Preservation Overlay. The project site consists mostly of undeveloped agricultural fields and forested areas in the areas closest to Roper's Knob. Roper's Knob and the adjacent Shute's Knob played significant roles during the Civil War due to the topography of the land. An applicant-requested Envision Franklin Plan Amendment was recently approved by the Franklin Municipal Planning Commission to adjust the Conservation Design Concept boundaries around Shute's Knob and Roper's Knob. See the attached diagram for the amendments within the HPO.

It is now proposed to amend the existing HHO line, which is an overlay zoning district boundary on the property, to reflect the recently amended Conservation Design Concept boundaries in Envision Franklin. The HHO overlay is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed. The HHO boundaries are determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares. It is proposed to amend the HHO line that is in the general area behind Wyatt Hall. The amendment would allow for a 7.05-acre portion of the proposed development to follow an existing tree line instead of the in-place HHO line. Areas in this portion of the property have areas that are 14-20% and greater than 20% of slope. The area would no longer be in the conservation area, but it would instead be a developable area where structures could be located. The Guidelines recommend that site and setting

alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. Additionally, The Franklin Road Historic District should provide for an uncongested gateway into downtown Franklin that emphasizes the historic character of the community. The zoning district is currently Estate Residential, which allows two-acre lots with single-family homes up to 2.5 stories in height. A viewshed study has been included in the submittal showing that this building height would not be visible from Franklin Road. Any future development under the current zoning should align with this viewshed study and any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks of buildings should be carefully considered regarding potential visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc.

RECOMMENDATION:

It is recommended that the HZC make a preliminary recommendation for approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics later.

Applicant Speaker: Greg Gamble & Drake Reader. Mr. Gamble stated that this is rezoning request required by the city, it is not a request to change the single family base zone. When relocating the line, it requires a rezoning effort. When there is a hilltop hillside overlay in the historic district, it is required to come to the zoning commission for preliminary recommendation and then to FMPC and BOMA. Mr. Gamble explained that he has met with city staff over the last few years to determine where the line should be located. Recently the FMPC adopted in Envision Franklin a change from conservation to rural residential. Mr. Gamble stated that they are proposing additional areas of conservation and while the line is being moved around, it is important to get it right. A lot time and effort has been made in meeting with Aldermen, planning commissioners and staff in an effort to understand what the original intent was behind the preservation of HHO and the existing lines.

Drake Reader. Mr. Reader stated that the HHO was established in 2009 to protect the hillsides and hillcrests and the viewsheds from the main thoroughfares by looking at certain criteria. An in-depth analysis was completed and because the area is within the conservation land use, rezoning is required to change the land use policy in Envision Franklin. The process began by receiving approval to amend the conservation area to keep what exists as rural reserve and conservation and moves it to rural reserve, providing the same protections. This request is only to move the HHO line to better align with the conservation policy that was approved by FMPC in September. Any other requests involving changes to zoning, development plan, or site plans would come before the HZC for approval and review. If this request is recommended for approval, the zoning remains designated as rural residential and any further action such as a site plan proposal would require preliminary approval before a certificate of appropriateness could be considered. Mr. Reader referred to proposal document maps referencing the existing HHO along with the proposed HHO boundaries. Using staff's feedback, the proposed HHO line follows the existing tree canopy and follows an existing stacked stone wall. Looking at the overall map, Mr. Reader mentioned the existing limitations of the area including the railroad and floodplain lines. Then, referring to the map, Mr. Reader explained that the request is to pull out 7 acres of the HHO and place into rural reserve and estate residential. Lastly, Mr. Reader referenced a video demonstrating the viewshed from Franklin Road with 50 feet as the theoretical height of potential homes, should there be a formal plan submitted.

Citizen Comments: None

MOTION

Commissioner Orr motioned to recommend a preliminary approval To Amend The Hillside Hillcrest Overlay (HHO) At 354 Franklin Rd. to the FMPC and the BOMA, seconded by Commissioner Laster.

Commissioner Orr stated that the Planning Commission has scrutinized this request and what has been presented is a good compromise as the applicant incorporated neighboring comments, staff comments and aldermen feedback. Commissioner Orr further stated that there was a lot of give and take on this request and as the request reads, without any changes, should move forward in the process.

Commissioner Pearce asked staff if they support the request.

Ms. Huffer stated that yes if any future development does not increase the visibility from Franklin Road and nearby historic resources and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request.

Commissioner Pearce stated that she can support the request if everyone agrees that what has been proposed has been examined carefully. Commissioner Pearce went on to say it was very difficult to get the HHO passed and regulations like this have attracted development to the community. Once the door is open to change to the hillside contours, there will be an impact on development the future.

Commissioner Orr explained that the proposed HHO lines better define the boundaries and make more sense than the current HHO boundaries, for this area.

Commissioner Laster stated that tree lines, paddocks and pastures naturally separate property boundaries. John B. McEwen, Mayor of Franklin during the Civil War often surveyed his own property and the deed descriptions mention the rock walls as boundaries. Commissioner Laster noted that it is important to him that these rock walls be preserved and used as boundary markers.

Commissioner Laster asked if anyone knew how many acres there are in this conservation area.

Mr. Gamble stated that it is somewhere around 85 acres, not including the floodplain.

Commissioner Pearce noted that Franklin's Charge has purchased land adjacent to Roper's Knob with the plans of getting the park open.

Chair LeMarinel stated that he understands the amount of work put into establishing the HHO lines and in some instances were drawn arbitrarily. The request before the Commission is a refinement of the HHO line and is understandable and makes sense when viewed in a more detailed manner.

There being not further discussion, the motion carried by a vote of 6-0.

OTHER BUSINESS

Emily Huffer reminded everyone that DRC is on Tuesday, 1/20, due to City Offices being closed in observance of MLK Jr. Day.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. Admin COA For Wall Sign (Lighting) At 230 Franklin Rd.; John Brown, Applicant.

Sponsors:

10. Admin COA For Rear Yard Fencing At 230 Franklin Rd.; John Brown, Applicant.

Sponsors:

11. Admin COA For Signage At 315 Bridge St.; Kimberly Swartz, Applicant.

Sponsors:

12. Admin COA For Rear Yard Fencing At 717 Glass Ln.; Will Forte, Applicant.

Sponsors:

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Calhoun. The meeting adjourned at 06:36 p.m.



Chair



Date