



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, June 25, 2026

5:00 PM

Williamson County
Auditorium

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:40 PM) Zoning Ordinance Update: Potential Amendments for 1st Avenue District, Commercial Recreation Building Standards, Gas Station Roofs, Data Centers, Self Storage Facilities, and Shipping Container Temporary Storage
2. (5:40 - 6:20PM) Zoning Ordinance Update: Housing in the Central Franklin Overlay District
3. (6:20 - 6:30PM) Zoning Ordinance Update: Potential Rezoning for City-Owned Properties, the Hillside Hillcrest Overlay District, and Scenic Corridor Overlay District

OTHER BUSINESS

ADJOURN

JCW June 25, 2026

Zoning Ordinance Update -Potential Amendments -

State Law Changes

- Development Application Review Timeframes
 - 60 business-day timeframe for development plans and site plans to be placed on an agenda for action.
 - If not, the application is automatically approved
- Sureties Timeframes and Independent Inspections
 - 3rd party inspection process may occur prior to the City accepting a completed improvement
 - 20 business-day timeframe for written response if the City disagrees with the inspection

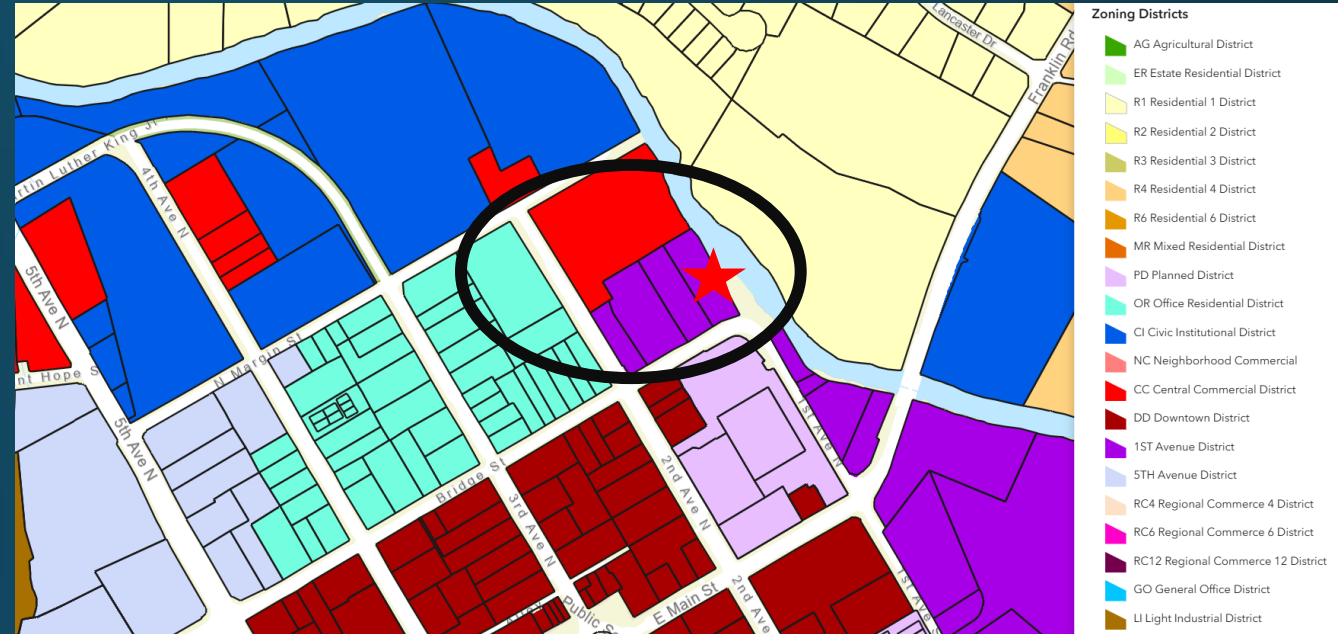
1st Avenue District

Existing Condition

- The historic site is almost entirely constrained by 100-year floodway and received a variance to allow zero parking spaces, but potential tenants are requesting parking on-site

Proposed Amendment:

- For lots with frontage on Bridge Street, surface parking may be located within the Floodway Overlay District and outside of the development limits.
- Allow parking as a primary use on 2nd Avenue North



Building Types-Commercial Recreation

Use

- Providing participatory athletic, recreational, or physical fitness services for a fee. Examples include gyms, sports centers, bowling alleys, paintball, lasertag, day camps, mini golf. Does not include golf courses.

Existing Condition

- Currently regulated with Commercial/Mixed-Use building Type Standards
- No additional requirements for commercial recreation only use

Proposed Amendment

- Commercial Recreation As A Sole Use
 - 20-65% Glazing over gross area, non-front façades not regulated by story
 - Increase architectural metals as accent material to 40% for non-front facades
 - Netting related to commercial recreation is limited to 50 feet within the Central Franklin Overlay. City Parks programming does not apply.



Gas Stations

Existing Condition

- Gas stations shall have pitched roofs for buildings and canopies, which gives a more residential form and improves building design
- Fueling Canopies must be to side or rear of the building
- Over time, there have been new standards added for materials, design, etc.



Gas Stations

Proposed Amendment

- Gas Stations with 500 feet of a residential lot, not including multifamily, shall have a pitched roof for building & canopies



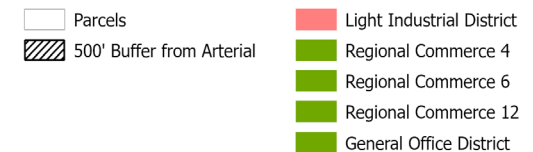
Hotel Conversion to Multifamily Residential

- Staff studied this topic and found it to be a situation with limited frequency and unique nature
- Recommendation: Review on a case-by-case basis through development plan process

Data Centers

- Staff has been monitoring the recent events in communities across the State and country.
- Data Centers are an industrial use and are permitted in LI and PD, GO, RC₄, RC₆, and RC₁₂ when outside 500 feet of an arterial street; however, a data center may be closer than 500 feet if it is not visible from the arterial street.
- AI Data Centers appear to be more intensive uses with higher off-site impacts.
- Should Data Centers be further limited in location to the LI District with ¼ mile spatial buffer requirement from residential?

Data Center Potential



Self Storage Facilities

- Self Storage Facilities are considered an industrial use permitted with additional use regulations in Commercial and industrial Zones (PD, RC4, RC6, RC12, LI, and HI):
 - The building footprint can't be within 500 feet of an arterial street; however, a self-storage facility may be closer than 500 feet if it is not visible from the arterial street.
- Previously only permitted in Industrial Zones
- An Alderman requested this be on the list for discussion



Shipping Containers

- Shipping containers are a permitted temporary use with additional use regulations:
 - Not exceed a maximum duration of 30 days over a five-year period or be present only during a construction period.
- An Alderman requested this to be on the list for discussion



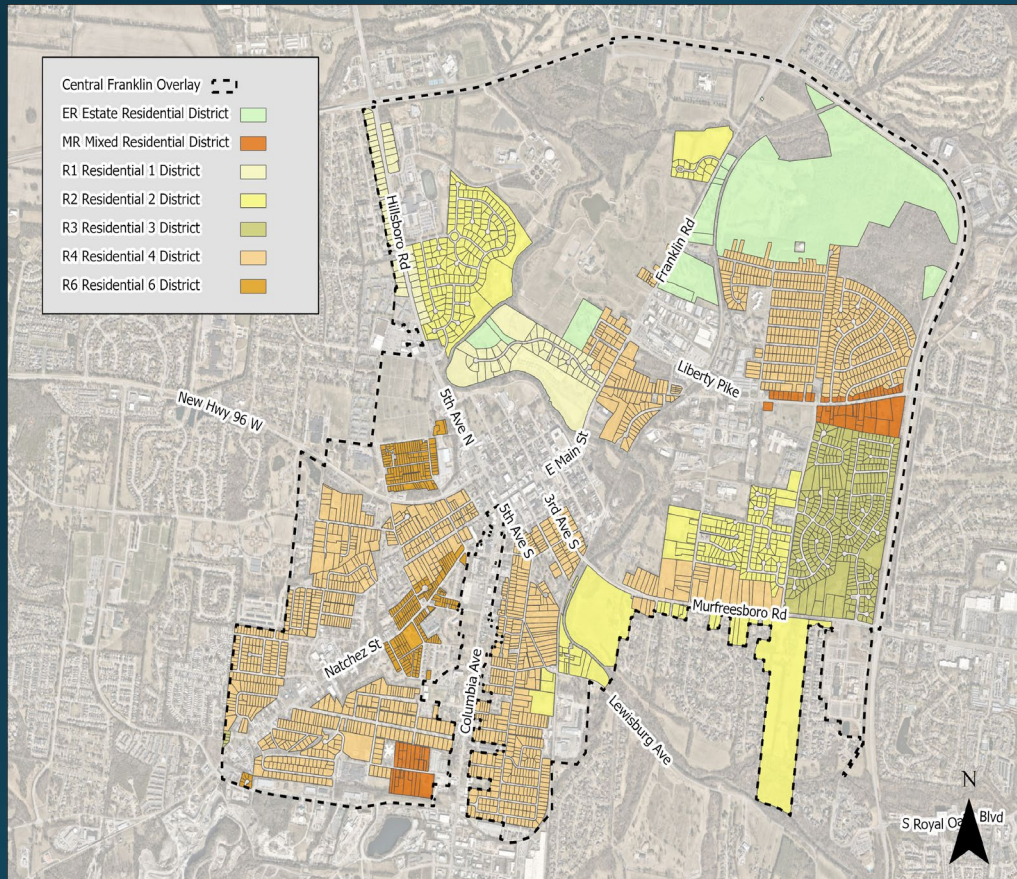
Discussion Topics

- 1st Avenue District: Parking in the Floodway
- Commercial Recreation Building Type Standards
- Gas Station Roofs
- Data Centers
- Self Storage Facilities
- Shipping Containers as Temporary Storage

JCW June 25, 2026

Zoning Ordinance Update: Central Franklin Overlay Residential Infill Development

Background



Joint Conceptual Workshop Feedback: March 26, 2026

- Evaluate standards in producing contextually sensitive infill development.
- Concerns that infill development has not been context-responsive in existing and defined character areas.
- Neighborhoods mentioned were Hard Bargain, Natchez Street, & other unique pocket neighborhoods with consistent character.
- Incompatible size and scale of new construction compared to the established neighborhoods.

Preservation Plan Update Public Input:

- Aligns with the concerns raised at the JCW



Study Overview

- Conducted a windshield survey around Central Franklin
- Reviewed existing and previous Zoning Ordinance Standards
- Reviewed Building Permits for infill data
- Interviewed Zoning Staff



Central Franklin Overlay: Established Character



Central Franklin Overlay: New Infill Development







Existing Requirements

R₄ and R₆ Zoning District Standards

- Building Setbacks
 - (front yard is block average; side yard is 5-7 feet)
- Height Maximums
 - (half-story taller than the block average)
- Landscape Surface Area
 - (requires permeable surfaces for a % of the lot)

Transitional Features in the CFO:

- Address Compatibility Through Building Height, Scale, And Massing
- Building Character:
 - Building Massing
 - Dormer Placement
 - Materials
 - Porches
 - Garage Placement

Figure 23.2.5.A Lot Setbacks and Yards

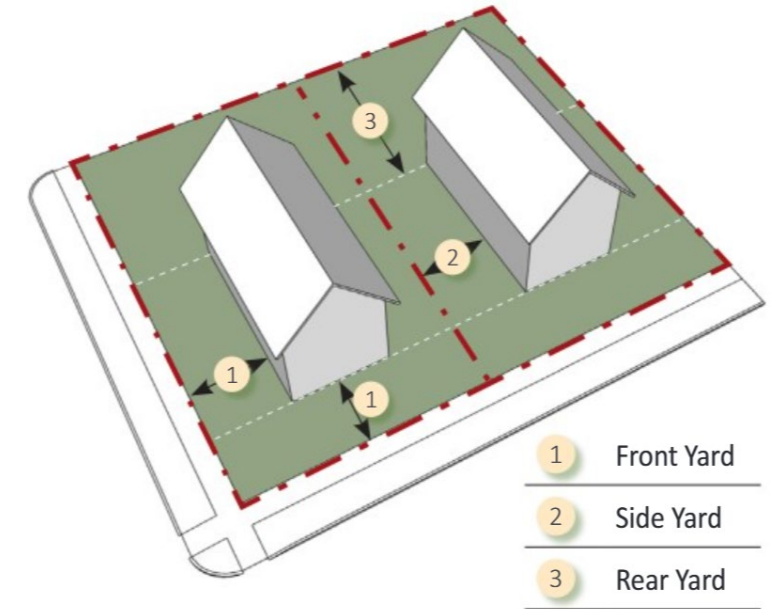
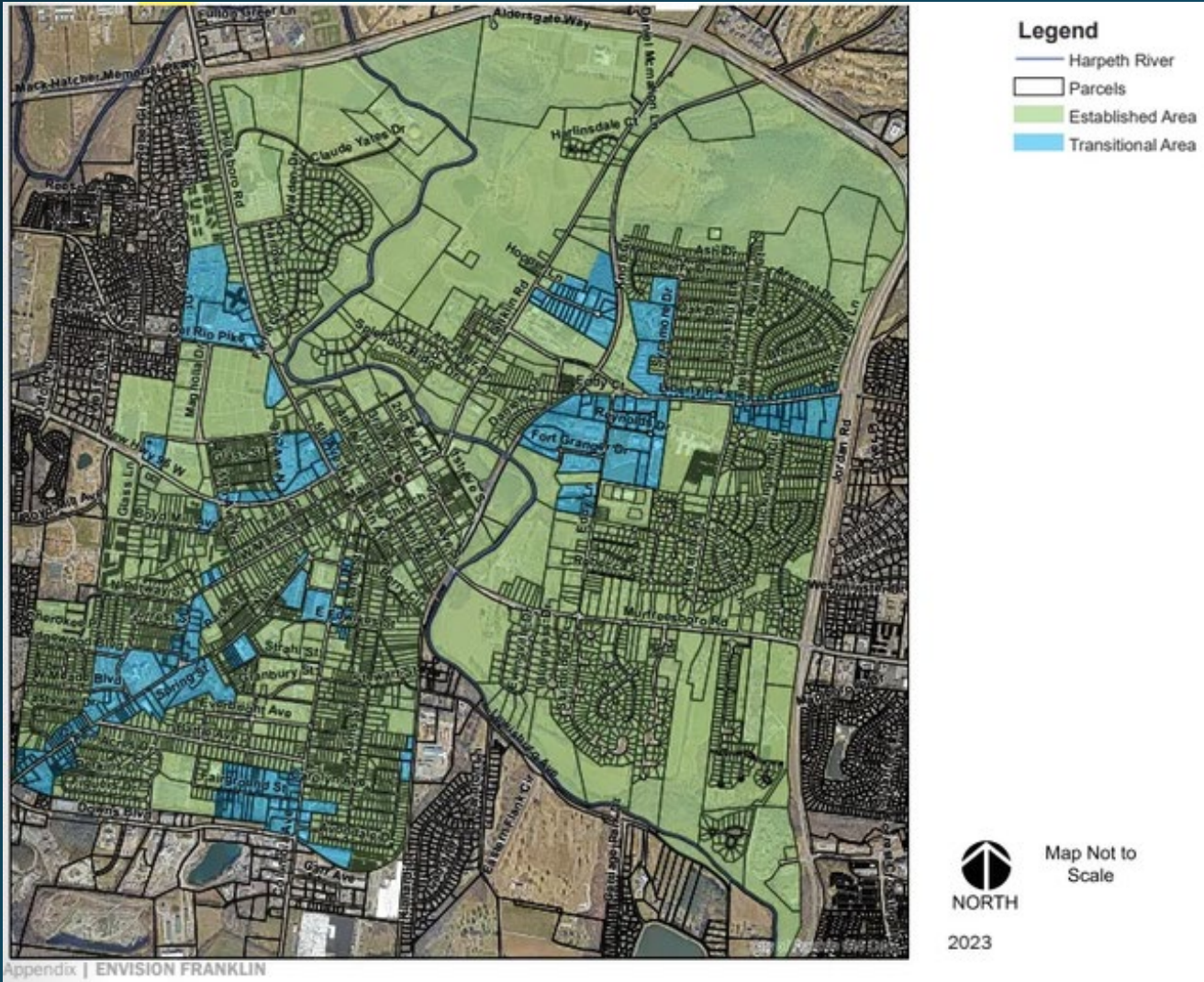


Figure 5-7: These examples show how attached garages are traditionally placed and subordinate to the rest of the principal structure.

Envision Franklin Recommendations



Established Areas are places where the existing character is desired to be preserved.

Transitional Areas are places where change in neighborhood form is expected or enhancement of community character is desired.

Envision Franklin encourages contextually appropriate infill in general.

The Transitional Feature zoning requirements currently only apply to **Established Areas**

Findings/Challenges

1. Regulating height by stories

- Challenges to verify and enforce and relies on averages and comparison to established housing submitted by applicants.
- Average gradually increases.

2. Full width build out to setbacks / Maximizing buildable area

- As height increases the setbacks do not increase.
- Allows for buildings that are larger and have more frontage.
- 5-7' side setback requirements may be inconsistent with established residential development patterns.
- Average front setback measurement may include existing covered front porches. New buildings then are positioned in line with existing porches and new porches commonly encroach into the front setback which may break the established rhythm.

3. Lot coverage

- Building coverage is not regulated.
- LSA can be hardscaping features (permeable driveways, walkways, etc.) which allows for larger building footprints.

4. Transitional Features

- Trend toward features that are larger scale, proportion, and rhythm than the established characteristics.
- Interpretation of the transitional features can be subjective.

Staff Analysis Summary

- Infill development does not always appear contextually sensitive or in keeping with the character of established areas.
- If there is a desire for more compatibility for infill development, then refinement of the standards for districts and transitional features would be needed.

Approaches

Approach Options:

1. Explore Alternative Metrics To Regulate Building Height and Apply To All Facades.

- Create more height compatibility with established homes.
- Reduce subjectivity of measuring by stories.
- Reduce buildings that 'pop-up' after the front façade and appear taller on the sides and rear.



BUILDING STANDARDS

Principle Building Height	2 stories max.	35 ft. max.
Accessory Structure Height	N/A	24 ft. max.

LOT

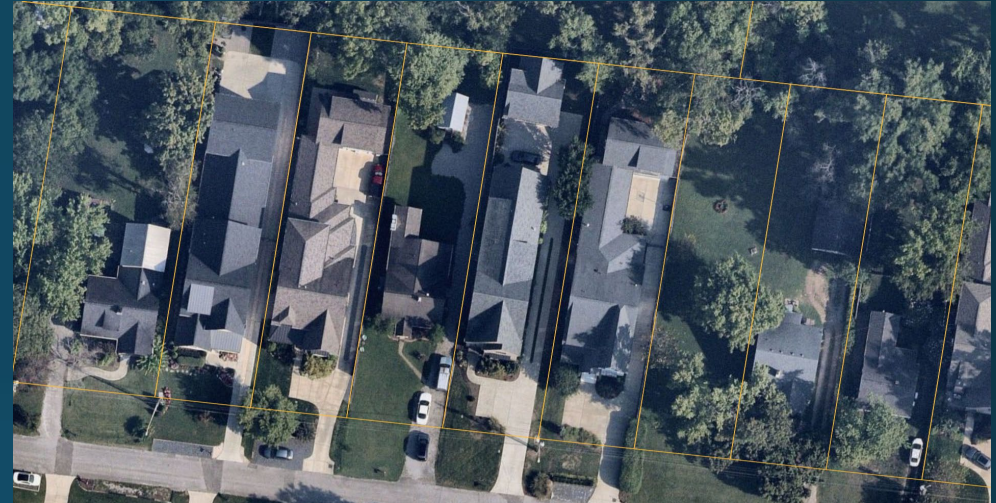
BUILDING TYPE	LOT AREA	LOT WIDTH
House	6,000 sq. ft. min.	50 ft min.
Civic	6,000 sq. ft. min.	50 ft. min.

A

Approach Options:

2. Explore Building Coverage Maximums & LSA Requirements.

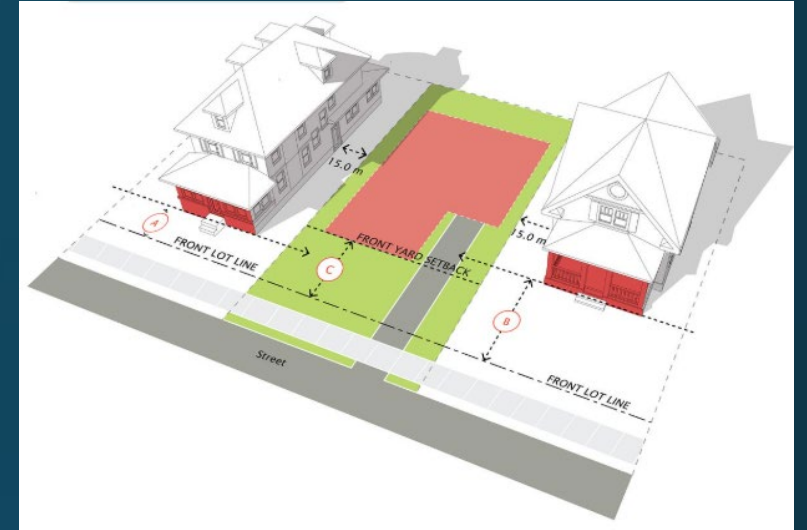
- Current definition of LSA allows for permeable paving to be considered landscape surface area. Explore options to ensure lots are not inconsistently covered by buildings compared to established residential areas.
- Reduce sprawling buildings that are inconsistent with existing building lot coverage in established residential areas.



Approach Options:

3. Explore Setback Requirements.

- Ensure the established development pattern is retained and buildings are not overwhelming adjacent properties.
- Since taller heights are a trend, consider options for additional side setbacks.
- Reduce possible inconsistency of building widths of infill development.



Rhythm of development along the street

Approach Options:

4. Examine Transitional Features & Desired Character

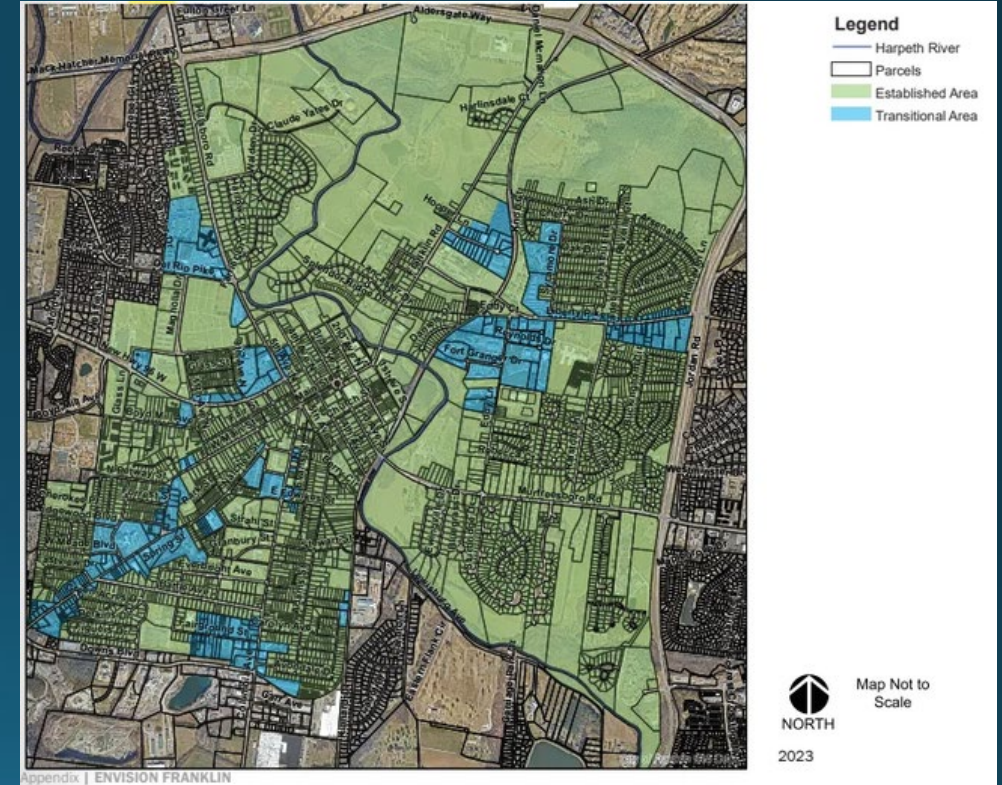
- Determine the existing character desired to remain and refine guidelines to ensure proposed buildings match the established character.
- Could provide more specific standards on scale, rhythm, and patterns of architectural elements (Windows, Doors, etc.)



*Images not from Franklin

Discussion

- Is there a desire to further refine the zoning standards in Central Franklin?
 - Building Height
 - Building Width
 - Building Coverage
 - Architecture
- Should Transitional Features be applied to all Central Franklin Areas (**green** and **blue**)?



Transitional Features in the CFO

8.2.4 Building Height, Scale, and Massing

A. Residential development other than multifamily shall comply with the following:

1. Facade widths of adjacent buildings and buildings on opposing sides of a street shall be consistent with each other such that neither facade exceeds the other's dimensions by more than 25 percent.
2. Building height shall not exceed one half story above the average height of existing residential buildings on the same block face, but in no case shall exceed the zoning district maximum height.

8.2.5 Building Character

A. Where a clearly established building character and scale exist that is expected to remain, pursuant to Envision Franklin, infill development shall blend with nearby buildings through the use of:

1. Window and door openings with area ratios and proportions similar to those on nearby buildings;
2. Similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings; and
3. Similar roof types, slopes, or arrangements.

B. Proposed residential development shall blend with existing buildings along the same block face through use of:

1. Dormers that are set back a minimum of one foot from the exterior wall of a front or side elevation;
2. Massing that divides the building into smaller parts;
3. Materials that do not accentuate verticality;
4. A one-story front porch or entry element;
5. Garages with traditional placement and orientation entirely behind the main structure and subordinate in height.

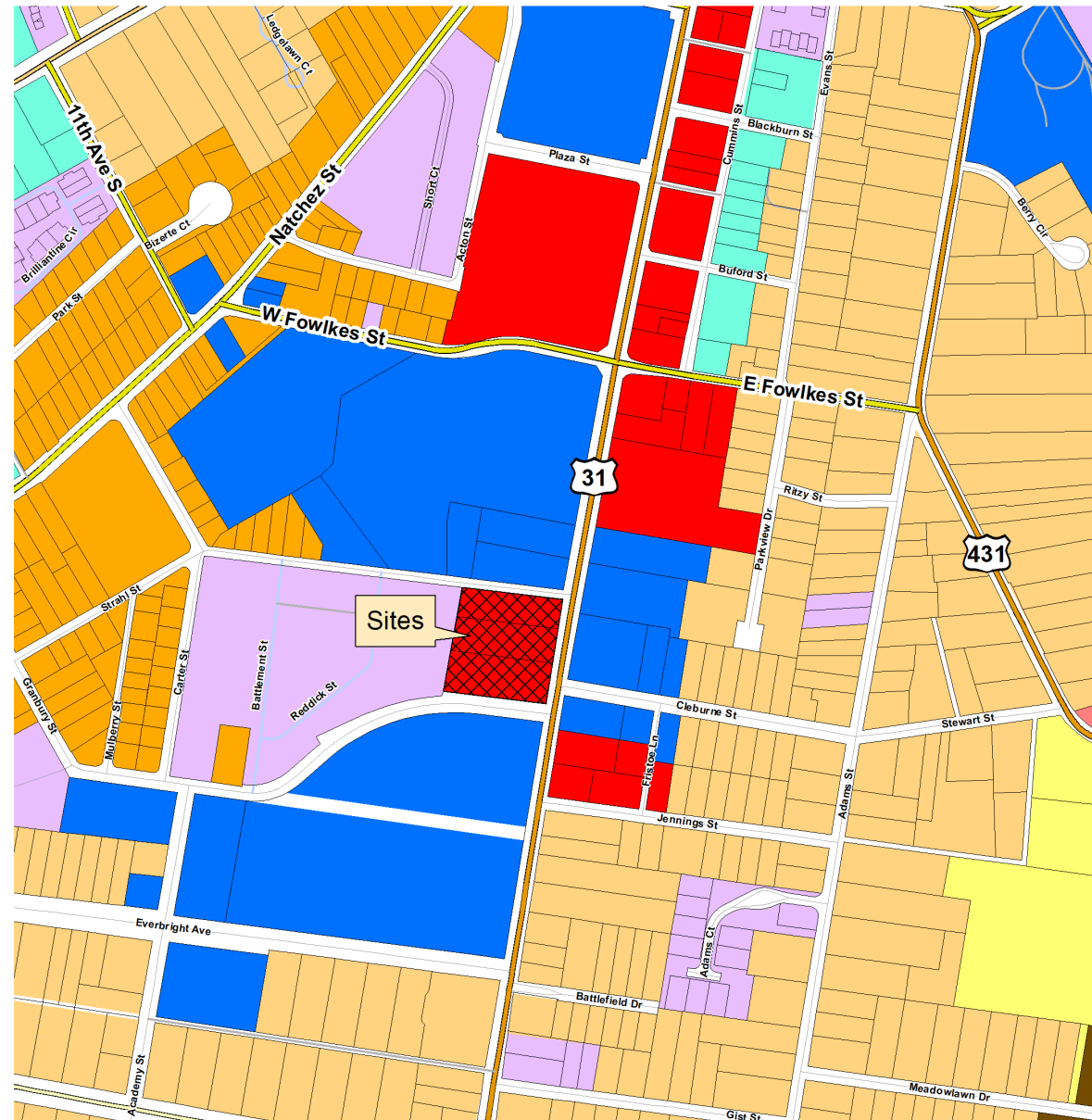
JCW June 25, 2026

Zoning Ordinance Update -Potential Rezoning-

Rezoning: Carter Hill Park CI and HPO

1210, 1214, and 1224
Columbia Avenue

(Soon to be) City-owned
Properties as part of the
future Carter Hill Park



**ZONING ORDINANCE ANNUAL UPDATE REZONING
1200, 1214, 1224 COLUMBIA AVE
ORDINANCE 2026-18**

Project Information
Existing Zoning: CC, CAO2
Proposed Zoning: CI, HPO, CAO2
Site Acreage:
1200 Columbia Ave: .60 acres
1214 Columbia Ave: .72 acres
1224 Columbia Ave: .86 acres
Total Acreage: 2.18 acres
Owner: City of Franklin

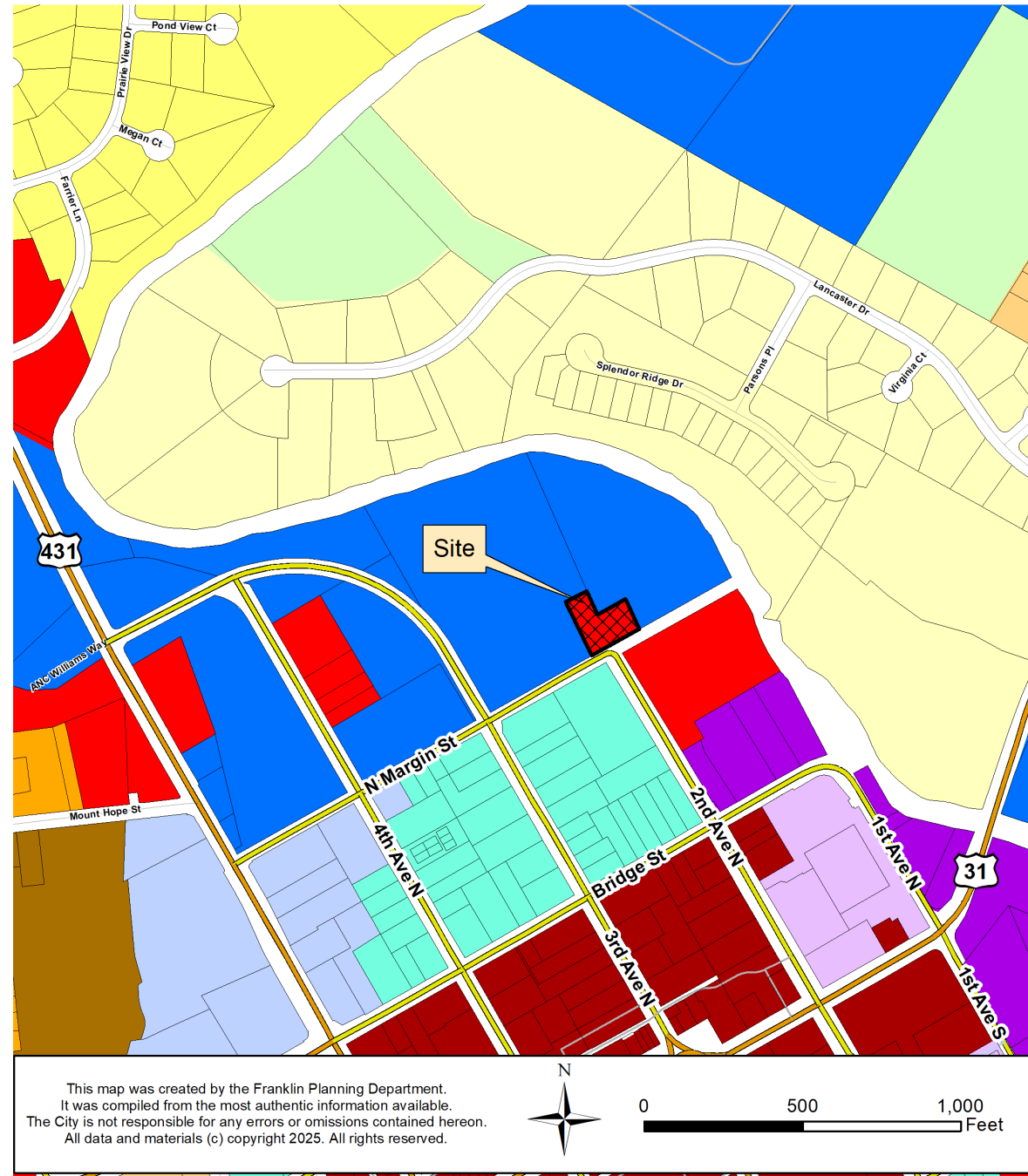
- Legend**
- Subject Parcels
 - AG Agricultural District
 - ER Estate Residential District
 - R1 Residential 1 District
 - R2 Residential 2 District
 - R3 Residential 3 District
 - R4 Residential 4 District
 - R6 Residential 6 District
 - PD Planned District
 - CI Civic Institutional District
 - NC Neighborhood Commercial District
 - CC Central Commercial District
 - LI Light Industrial District
 - OR Office Residential

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0 500 1,000 Feet

Rezoning: Bicentennial Park to CI

City-owned property
already part of Bicentennial
Park



ZONING ORDINANCE ANNUAL UPDATE REZONING
302 N MARGIN ST
ORDINANCE 2026-18

Project Information
 Existing Zoning: CC, CFO
 Proposed Zoning: CI, CFO
 Site Acreage: .55 acres
 Owner: City of Franklin
 Parcel ID: 063N D 00200 00009063N

- Legend**
- Subject Parcel
 - ER Estate Residential District
 - R1 Residential 1 District
 - R2 Residential 2 District
 - R4 Residential 4 District
 - R6 Residential 6 District
 - PD Planned District
 - OR Office Residential District
 - CI Civic Institutional District
 - CC Central Commercial District
 - DD Downtown District
 - 1ST Avenue District
 - 5TH Avenue District
 - LI Light Industrial District

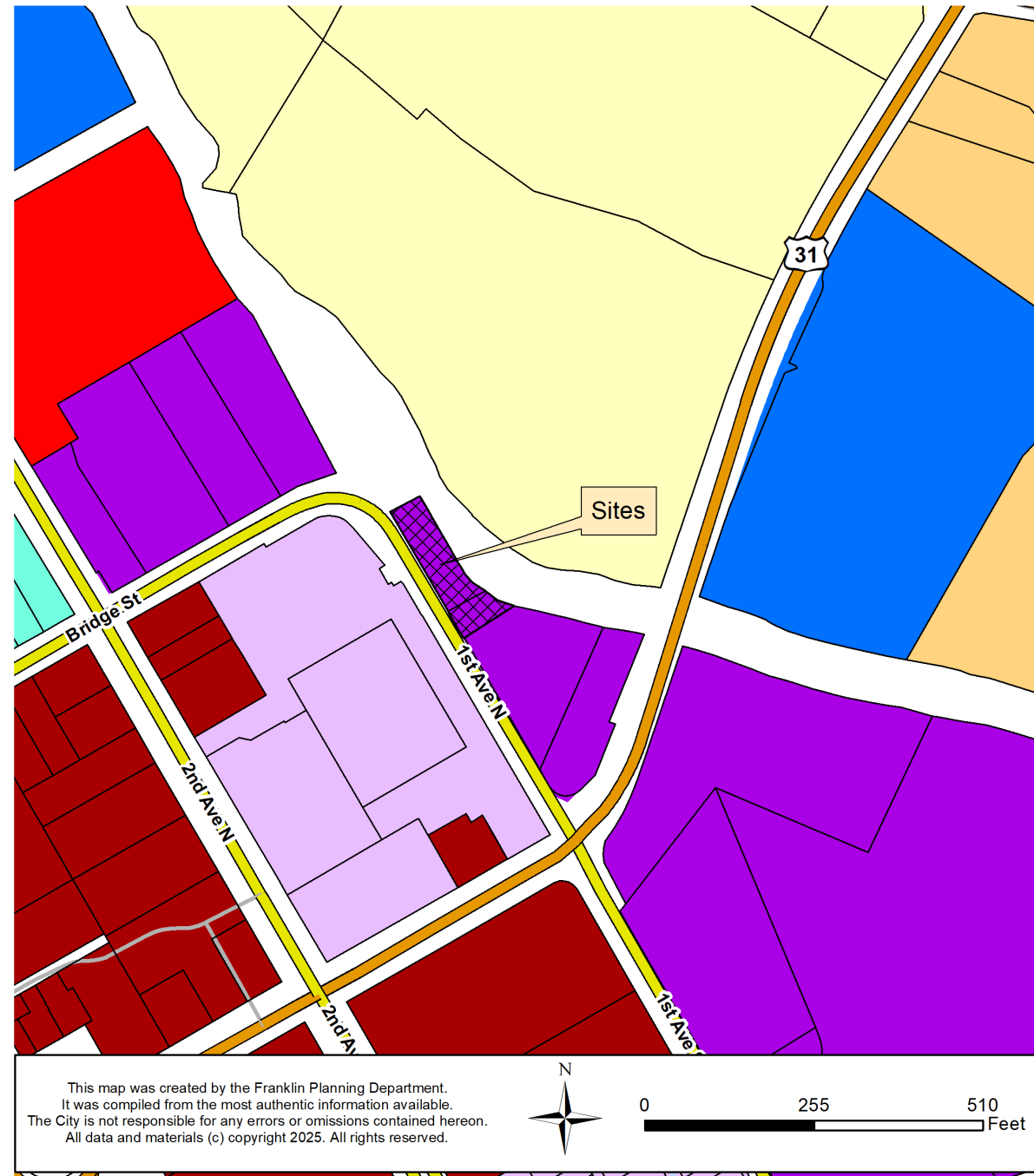
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




Rezoning: 140 & 144 1st Ave N to CI

City has acquired these parcels with the historic Franklin Road bridge foundation

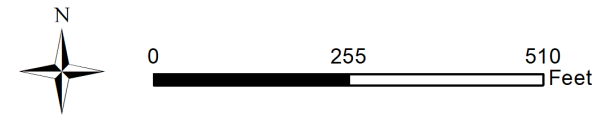


**ZONING ORDINANCE ANNUAL UPDATE REZONING
140 AND 144 FIRST AVENUE NORTH
ORDINANCE 2026-18**

Project Information
 Existing Zoning: 1ST, CFO, HPO, FWO, FFO
 Proposed Zoning: CI, CFO, HPO, FWO, FFO
 Site Acreage:
 140 1st Ave N: .08 acres
 144 1st Ave N: .20 acres
 Total Acreage: .28 acres
 Owner: City of Franklin

- Legend**
-  Subject Parcels
 -  R1 Residential 1 District
 -  R4 Residential 4 District
 -  PD Planned District
 -  OR Office Residential District
 -  CI Civic Institutional District
 -  CC Central Commercial District
 -  DD Downtown District
 -  1ST Avenue District

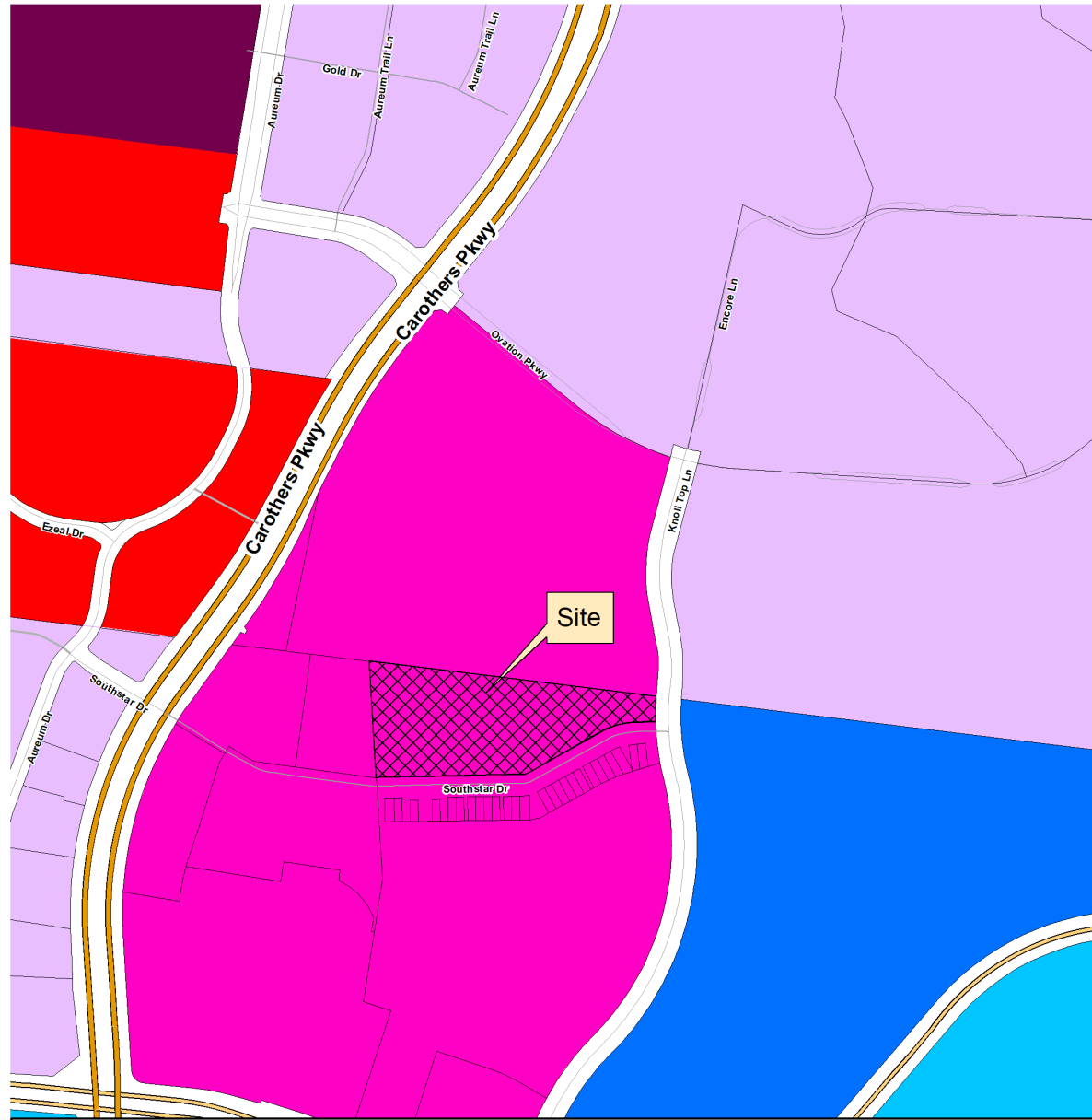
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Rezoning: Mountain Biking Trail to CI

City parkland dedicated
with the Ovation
development

Mountain biking trail on
Southstar Drive

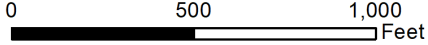


ZONING ORDINANCE ANNUAL UPDATE REZONING
Map 079 Parcel 04025
ORDINANCE 2026-18

Project Information
 Existing Zoning: RC6, HHO
 Proposed Zoning: CI, HHO
 Site Acreage: 4.67 acres
 Owner: City of Franklin
 Parcel ID: 079 04025 00009079

- Legend**
-  Subject Parcel
 -  PD Planned District
 -  CI Civic Institutional District
 -  RC6 Regional Commerce 6 District
 -  RC12 Regional Commerce 12 District
 -  GO General Office District

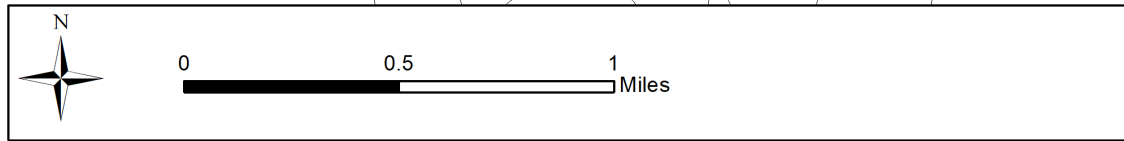
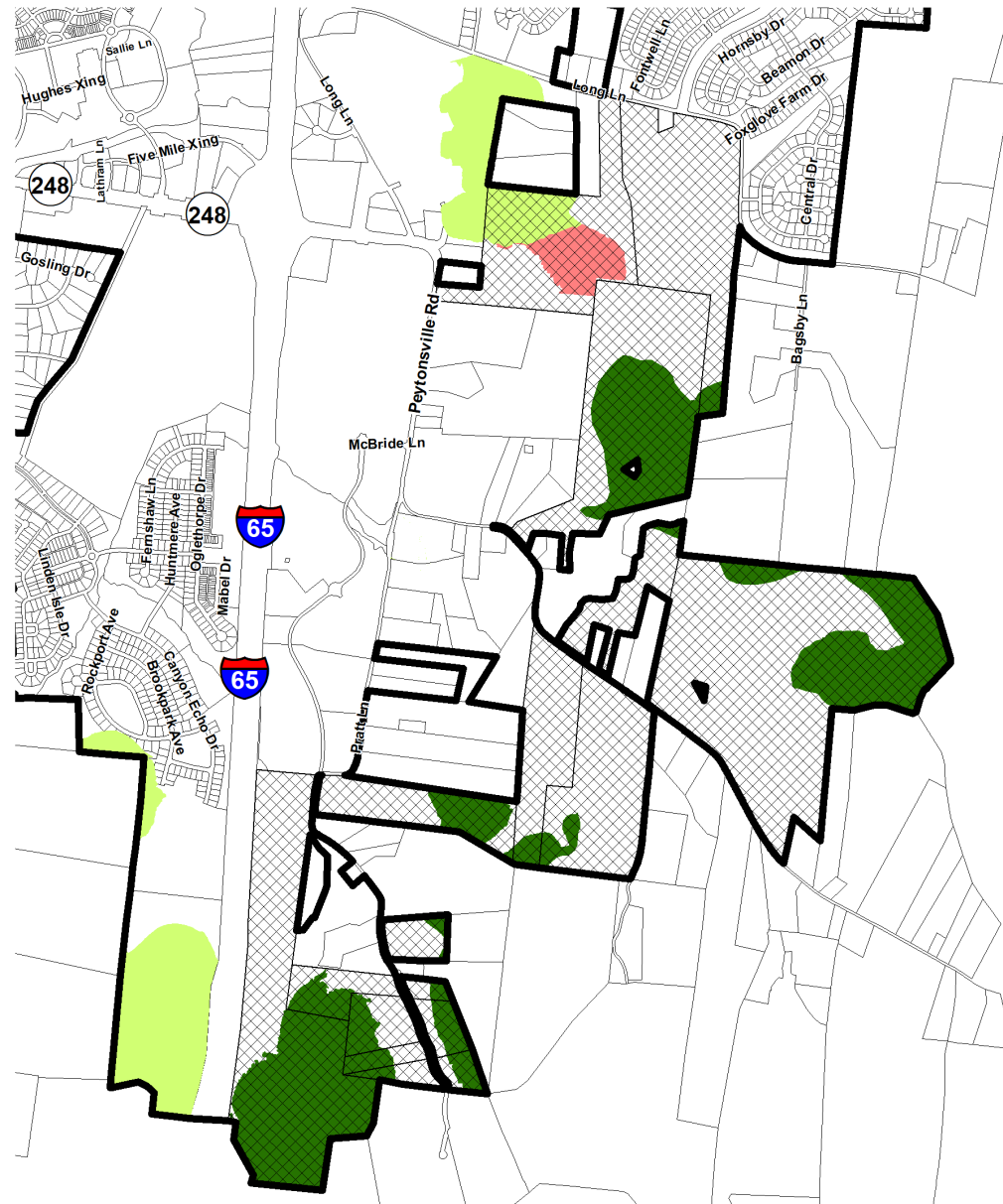
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Rezoning: HHO






New Conservation Areas were added to Envision Franklin in the UGB/Envision Franklin update in 2025

This rezoning updates the Hillside/Hillcrest Overlay District (HHO) to reflect these newly added areas so that Envision Franklin and the Zoning Ordinance match



ZONING ORDINANCE ANNUAL UPDATE REZONING Hillside Hillcrest Overlay Zoning Ordinance 2026-18

Legend

-  Impacted Parcels
-  Existing Hillside Hillcrest Overlay Zoning District
-  Proposed addition of Hillside Hillcrest Overlay Zoning District
-  Proposed Reduction of Existing Hillside Hillcrest Overlay Zoning District
-  City Limits

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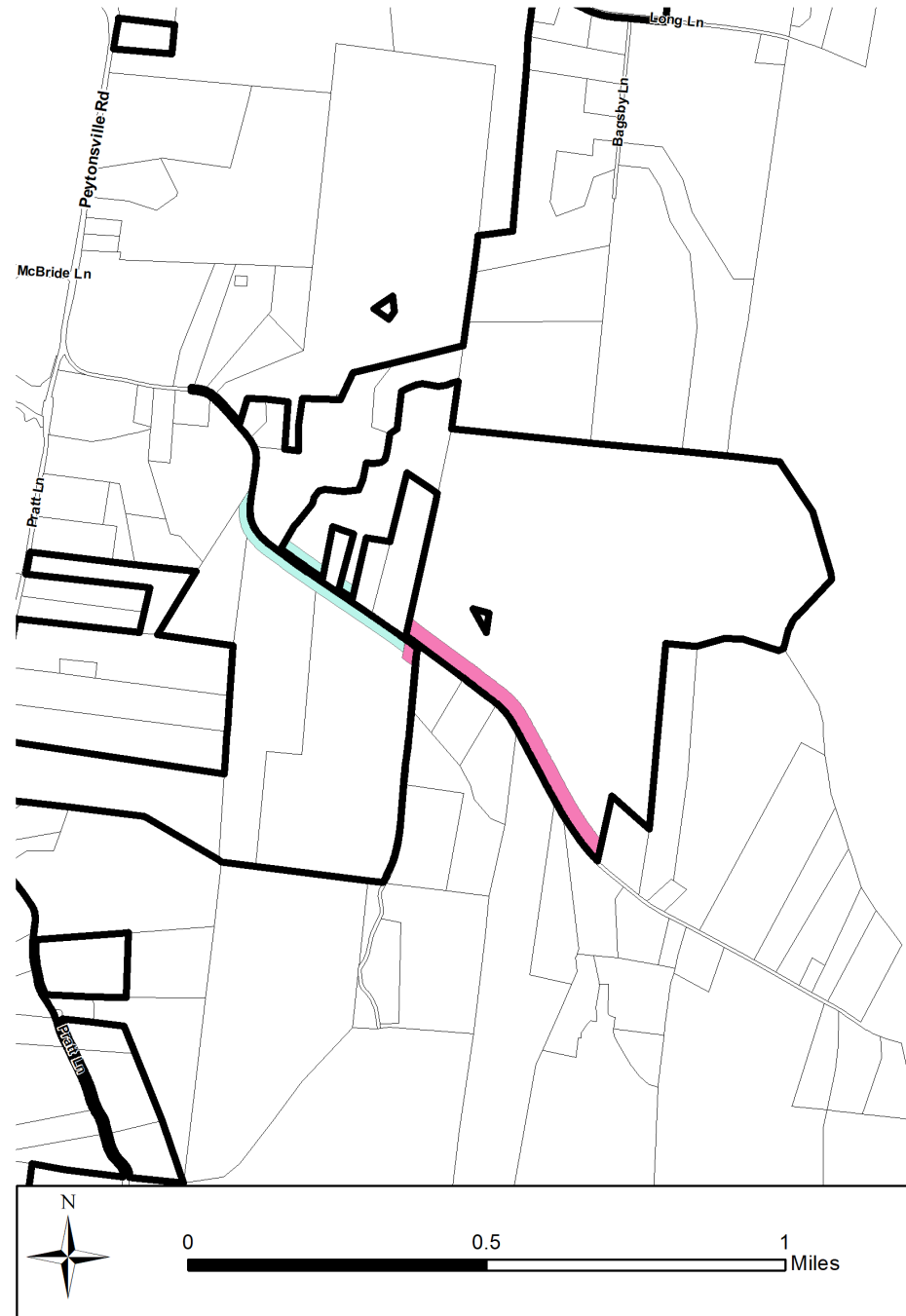


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FRANKLIN
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Rezoning: SCO




New 100- and 150-foot setbacks for portions of Peytonsville Road was added to Envision Franklin in the UGB/Envision Franklin update in 2025

This rezoning updates the Scenic Corridor Overlay District (SCO) in the Zoning Ordinance, so it matches Envision Franklin



ZONING ORDINANCE ANNUAL UPDATE REZONING Scenic Corridor Overlay Zoning Ordinance 2026-18

Legend

-  Proposed 100' Scenic Corridor Overlay
-  Proposed 150' Scenic Corridor Overlay
-  City Limits

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