



City of Franklin

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

Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, August 27, 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.franklinton.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 - 5:20 PM) Discussion Of A Development Plan Revision, Proposing 40 Multifamily Units Where An Office Use Was Previously Approved, With One Modifications Of Standards (Parking), On 19.11 Acres, Located Near the Intersection Of Franklin Road And Davenport Boulevard, At 574 Franklin Road (Branch Creek Crossing PUD).
2. (5:20 - 5:40 PM) Discussion Of An Envision Franklin Plan Amendment To Allow A Hotel Use At 151 Franklin Road (Riverview/Mayberry Historic House).
3. (5:40 - 6:15 PM) Zoning Ordinance Update: Potential Amendments for the 1st Avenue District, Commercial Recreation Buildings, Gas Station Roofs, Data Centers, Self-Storage Facilities, Shipping Containers as Permanent Storage, Parking Pads in the Front Yard, Building Height for Residential Buildings in Central Franklin, and Rezonings.
4. (6:15 - 6:30 PM) Zoning Ordinance Update: Public Chapter 1044 And Development Review Changes.

OTHER BUSINESS

ADJOURN

BRANCH CREEK CROSSING

DEVELOPMENT PLAN REVISION 4

August 27, 2026 // Joint Conceptual Workshop

WHAT IS BRANCH CREEK CROSSING

- » Existing Development Plan located along Franklin Road near its intersection with Moores Lane, across from Gateway Village
- » Two of the three development lots have been completed and are currently occupied
- » The original 2014 Development Plan contemplated residential uses on Lot 3
- » The 2018 Development Plan revision converted the approved residential use on Lot 3 to an office building
- » Portions of the slopes surrounding the proposed development area have been previously altered by agricultural activities



2018 Approved Plan



- » 4 story office building
- » 56,000 sf

Current Proposed Plan



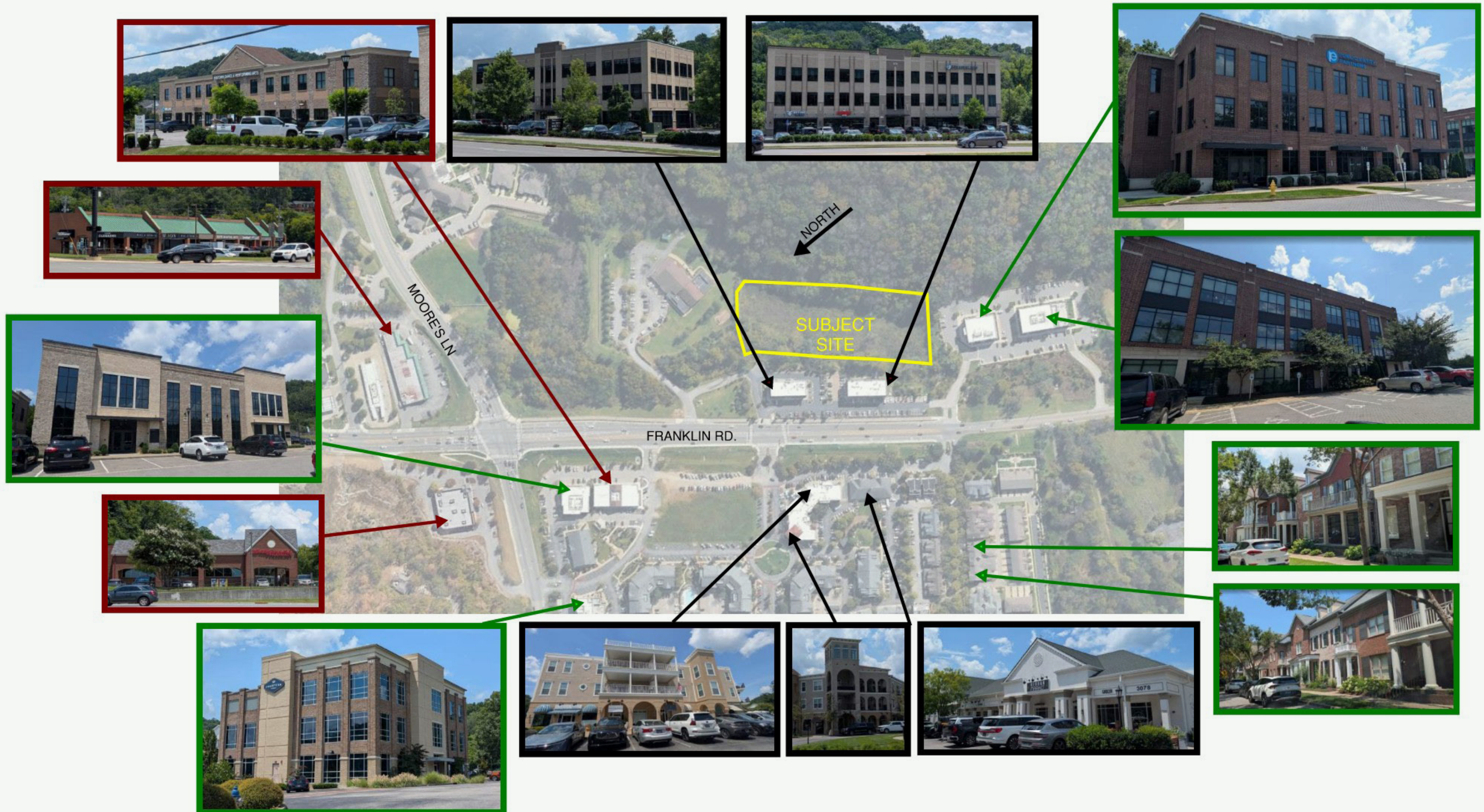
- » 4 residential buildings
- » 40 units



PROPOSED DEVELOPMENT PLAN REVISION

- » **Four residential buildings** containing 10 dwelling units each (40 units total)
- » **40 garage spaces provided** (10 garages per building)
- » **Gated access**
- » Parallel parking located along the front of the buildings
- » Permeable perpendicular parking provided to the rear of the buildings
- » New bridge connection across Dry Branch to serve the development
- » Emergency access connection to the Gateway Community Church property

Architectural Context



Typical Architecture



- Key Characteristics:
- Flat roof with parapet
 - Large Window openings
 - Vertically-proportioned massing
 - Modern/Transitional style
 - Defined base
 - Mix of brick and cast stone with metal or painted accents
 - Consistent, cohesive character from building to building with differences in fenestration shape and pattern, application and color of materials, and application of details.

DRAFT example of Architectural Character applied to this project:





MODIFICATION OF STANDARDS

SECTION 5.9.4: OFF-STREET PARKING STANDARDS FROM THE 2014 ZONING ORDINANCE

The 2014 Zoning Ordinance requires attached residential dwelling units to provide parking at the following ratios:

- » 1 Bedroom: 1.50 spaces per unit
- » 2 Bedroom: 2.50 spaces per unit
- » 3+ Bedroom: 3.00 spaces per unit

Request to allow the parking requirements to match the current Zoning Ordinance.

A modification of standard 5.9.4 is requested to permit the use of the current Zoning Ordinance parking ratio of 2.25 spaces per dwelling unit for units containing two or more bedrooms.

Next Steps

**August 27,
2026**

Joint Conceptual
Workshop

**September 24,
2026**

FMPC Meeting

December

BOMA Action

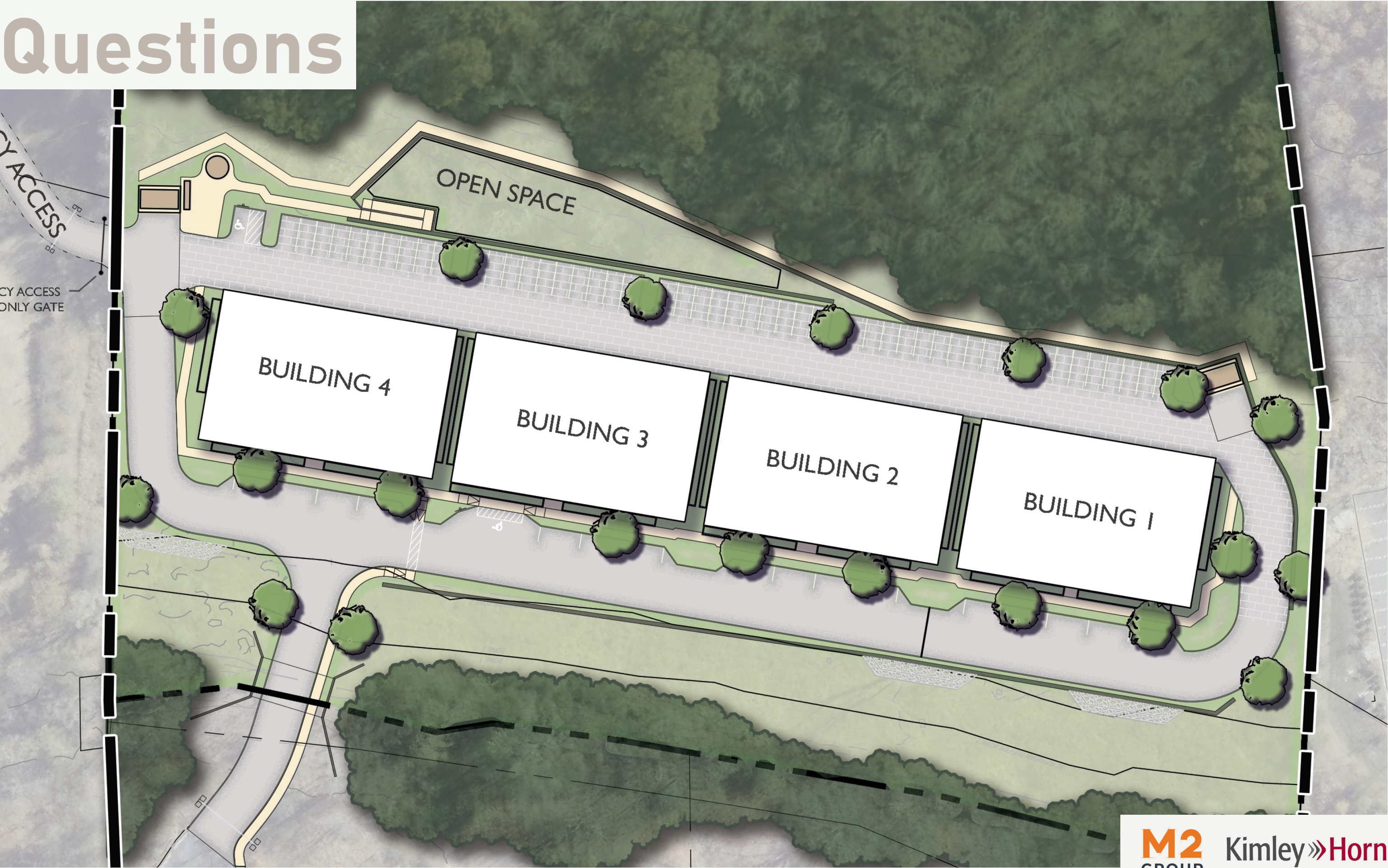
**September 3,
2026**

Resubmittal

**October 13,
2026**

BOMA Worksession

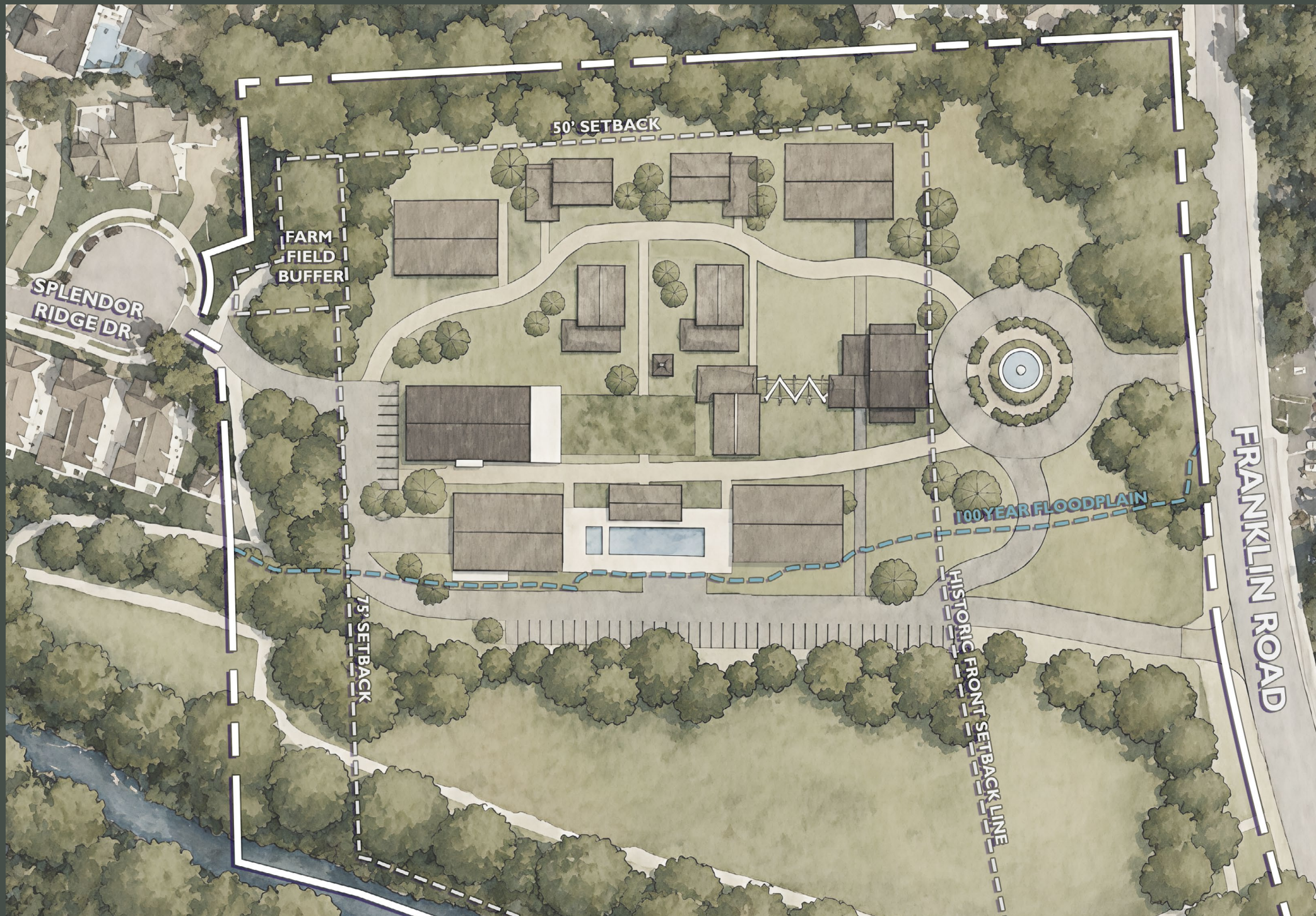
Questions



THE
MAYBERRY
AT RIVERVIEW

151 FRANKLIN ROAD, FRANKLIN, TENNESSEE

ENVISION FRANKLIN PLAN AMENDMENT | JOINT CONCEPTUAL WORKSHOP | **AUGUST 27TH 2026**



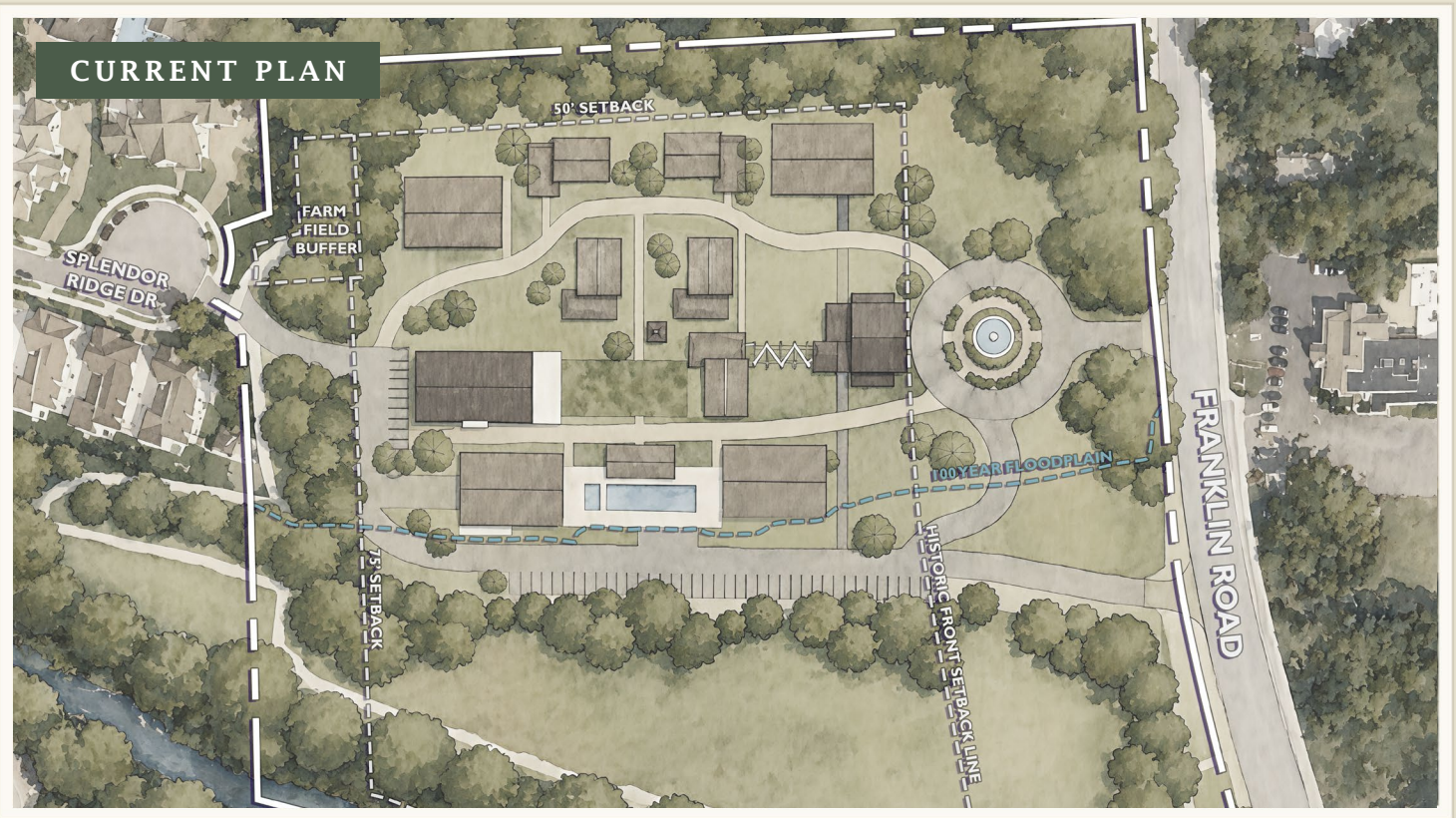
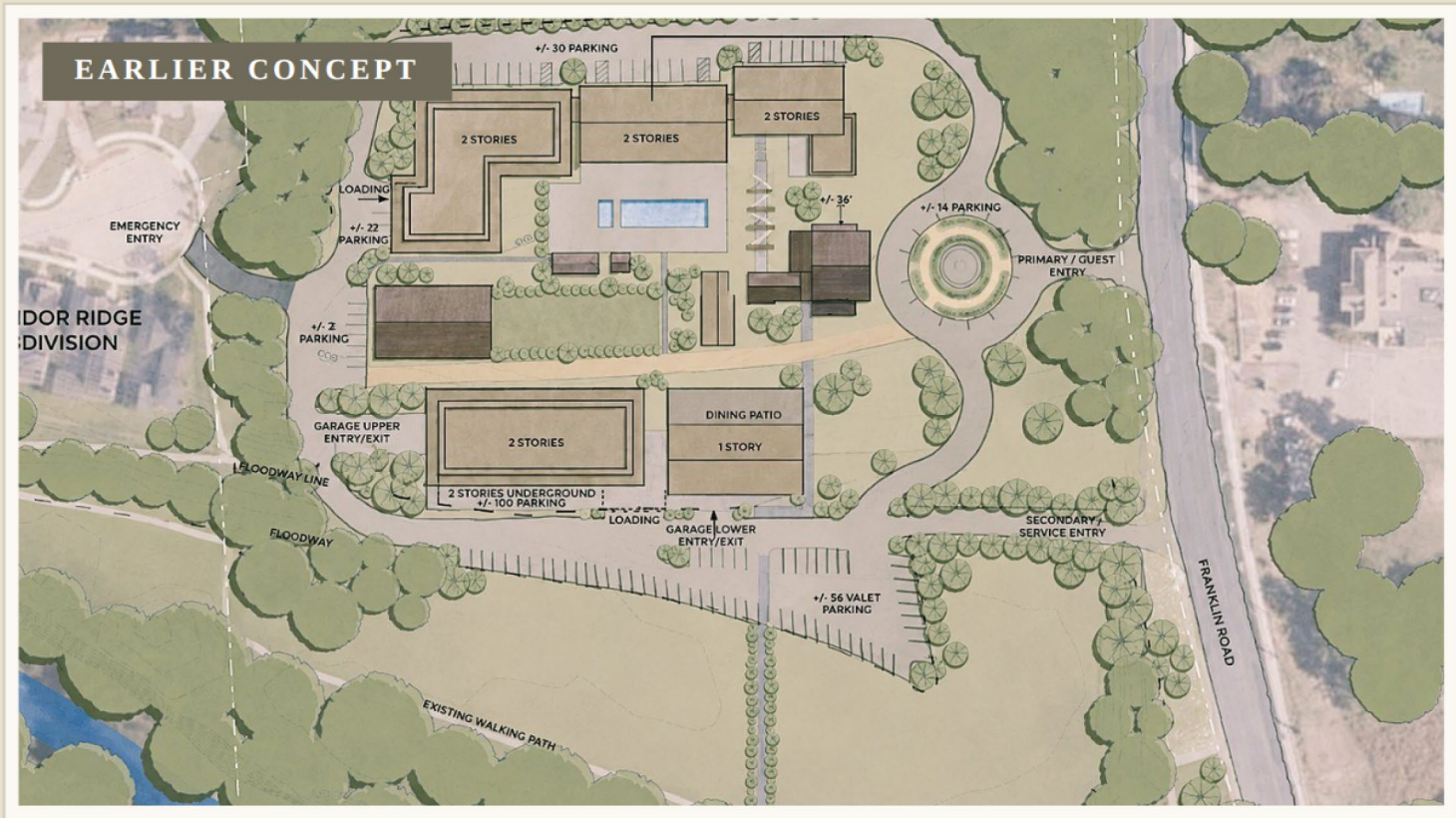
A revised plan shaped by *community input*.

Fewer rooms. No event venue. Nearly 40% less paving. Stronger buffers between the inn and its neighbors — and the historic home still at the center.

WE LISTENED

A quieter plan for a *historic estate*

The revised plan reduces density, adds stronger neighborhood buffers, and keeps Riverview as the center of the experience.



What Changed

Rooms Reduced

Reduced from 120 to 90 rooms, with a mix of rooms and suites, including estate suites within the restored historic home.

Stronger Neighborhood Buffers

Added up to 50+ feet of landscape buffer along the Lancaster side, increased building setbacks, and retained the Farm Field Buffer.

No Event Venue

The barn is no longer proposed as a dedicated event venue. The revised plan includes no standalone event venue on site.

Active Uses Shifted South

The pool, pool grill, spa, and more active hospitality uses have been relocated to the southern side, away from the Lancaster edge.

Nearly 40% Less Paving

The revised plan reduces paving by nearly 40%, removes full auto circulation, and eliminates parking along the northern property line.

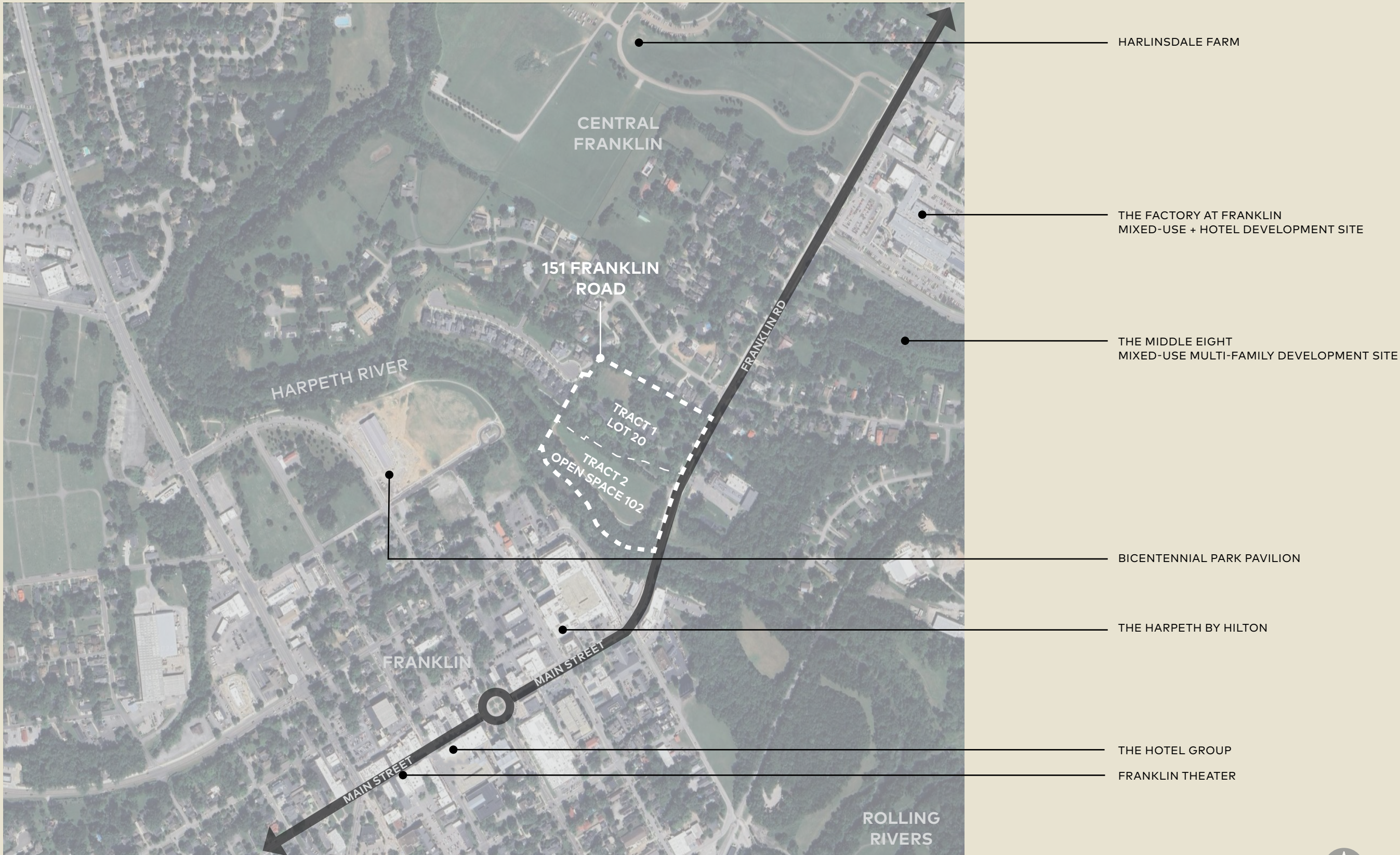
More Estate-Like Layout

The current plan is lower, greener, and more pedestrian-oriented, with the historic Riverview home remaining the centerpiece.

SECTION ONE

The Estate

The history of Riverview, its place in Franklin, and the historic resources the plan is built to preserve.



EXISTING SITE PLAN | DIAGRAM



SMOKEHOUSE
1902 - CONTRIBUTING



BARN
1902 - CONTRIBUTING



RELOCATED CABIN
1850 - NON-CONTRIBUTING



RIVERVIEW
1902 - CONTRIBUTING



ADDITION
1930 - NON-CONTRIBUTING



**SPRINGHOUSE
(COLLAPSED)**
1902 - CONTRIBUTING





SMOKEHOUSE



RELOCATED CABIN



BARN



SPRINGHOUSE (1987)



SPRINGHOUSE (2025)

SECTION TWO

The Experience

How residents and guests encounter Riverview — the restaurant, spa, gardens, and inn, shaped around the historic home.

THE EXPERIENCE



THE EXPERIENCE

A boutique inn shaped around *the historic home*

THE MAYBERRY AT RIVERVIEW

FOUR WAYS TO EXPERIENCE RIVERVIEW



I
Restaurant

A public restaurant open to residents, visitors, and inn guests — indoors and on the garden terrace.



II
Spa

A wellness amenity set within the landscape, open to residents and guests alike.



III
Gardens

Restored grounds, paths, porches, and outdoor rooms — shared with the community.



IV
Inn

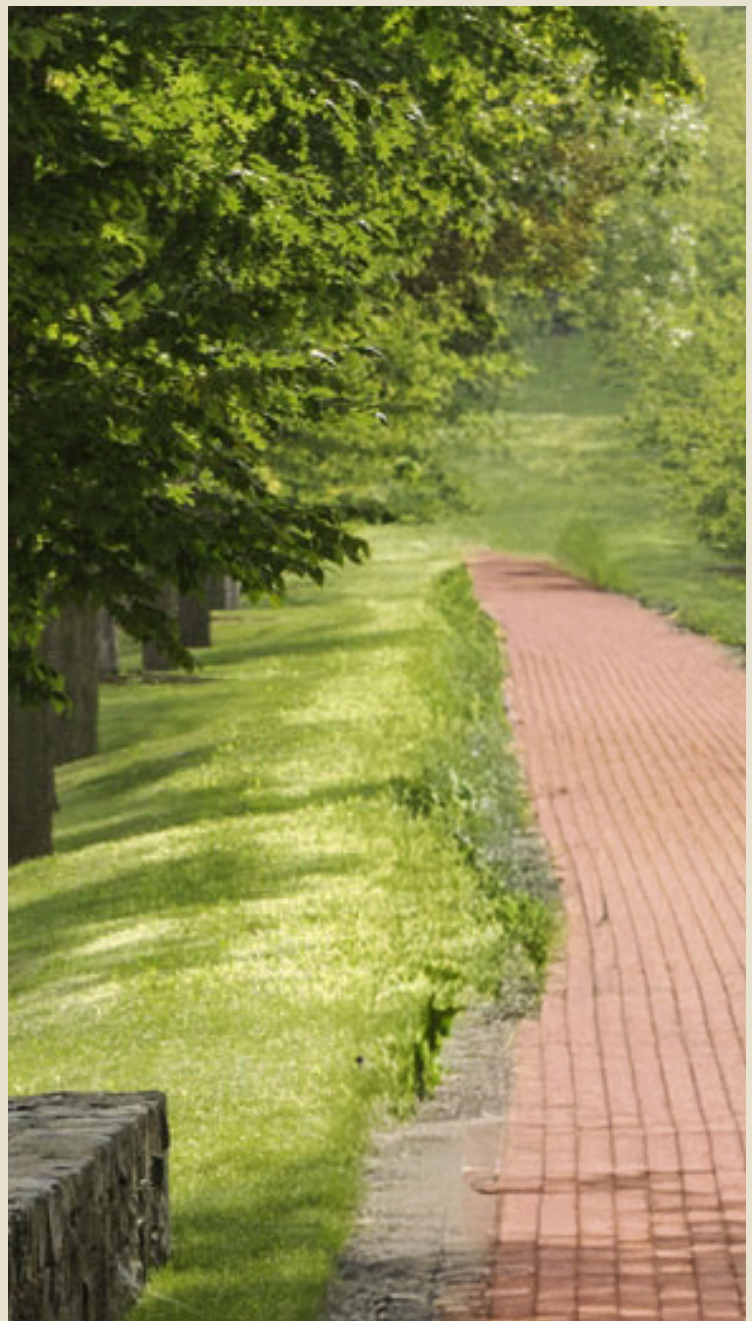
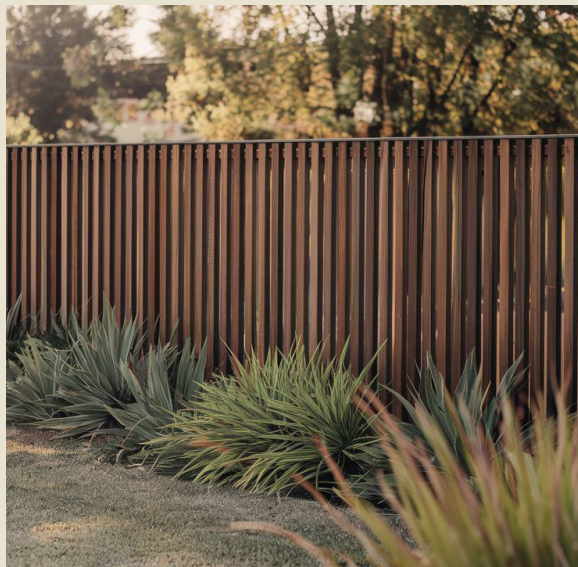
Boutique hospitality at a residential scale, within the restored historic estate.



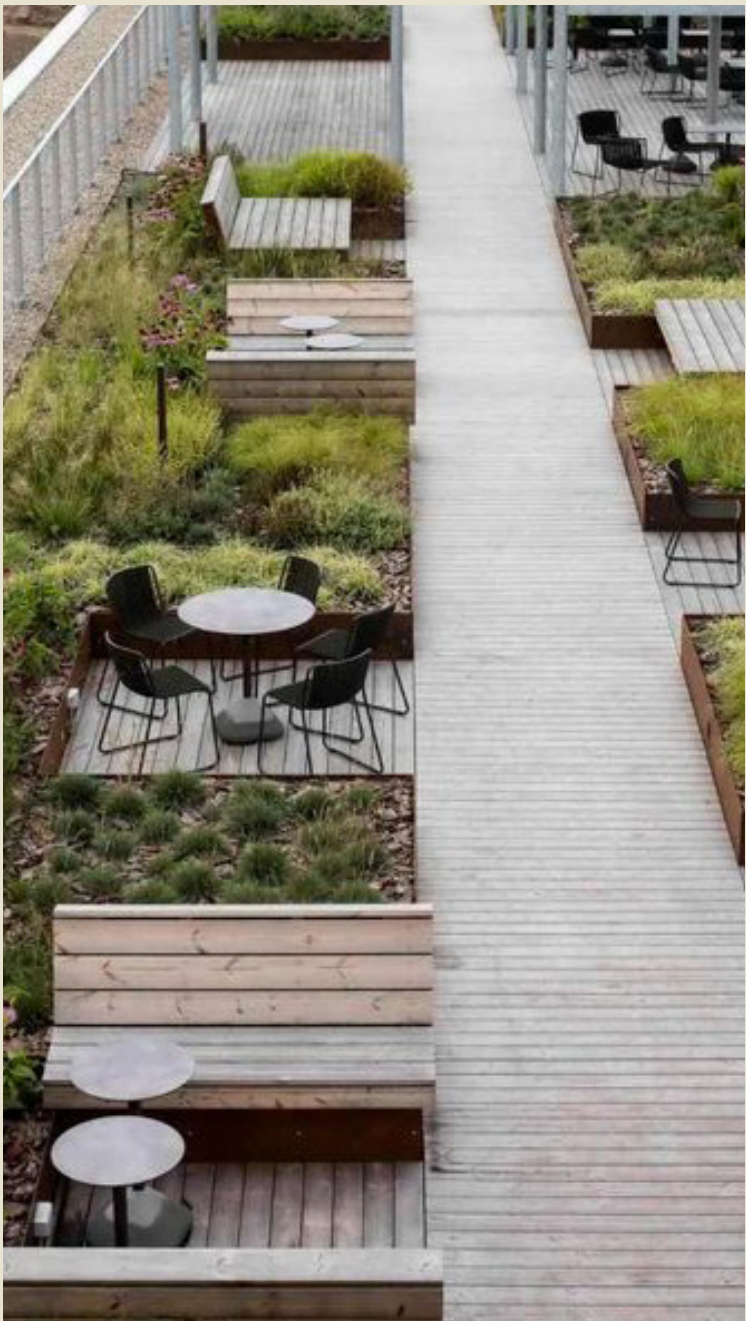
THE REFINED HISTORIC MAYBERRY HOME BALANCES **OLD AND NEW** WITH THE **PRESERVATION** AND ENHANCEMENT OF HISTORIC ELEMENTS CONTRASTED WITH **MODERN, ELEGANT** FINISHES AND FURNISHINGS.



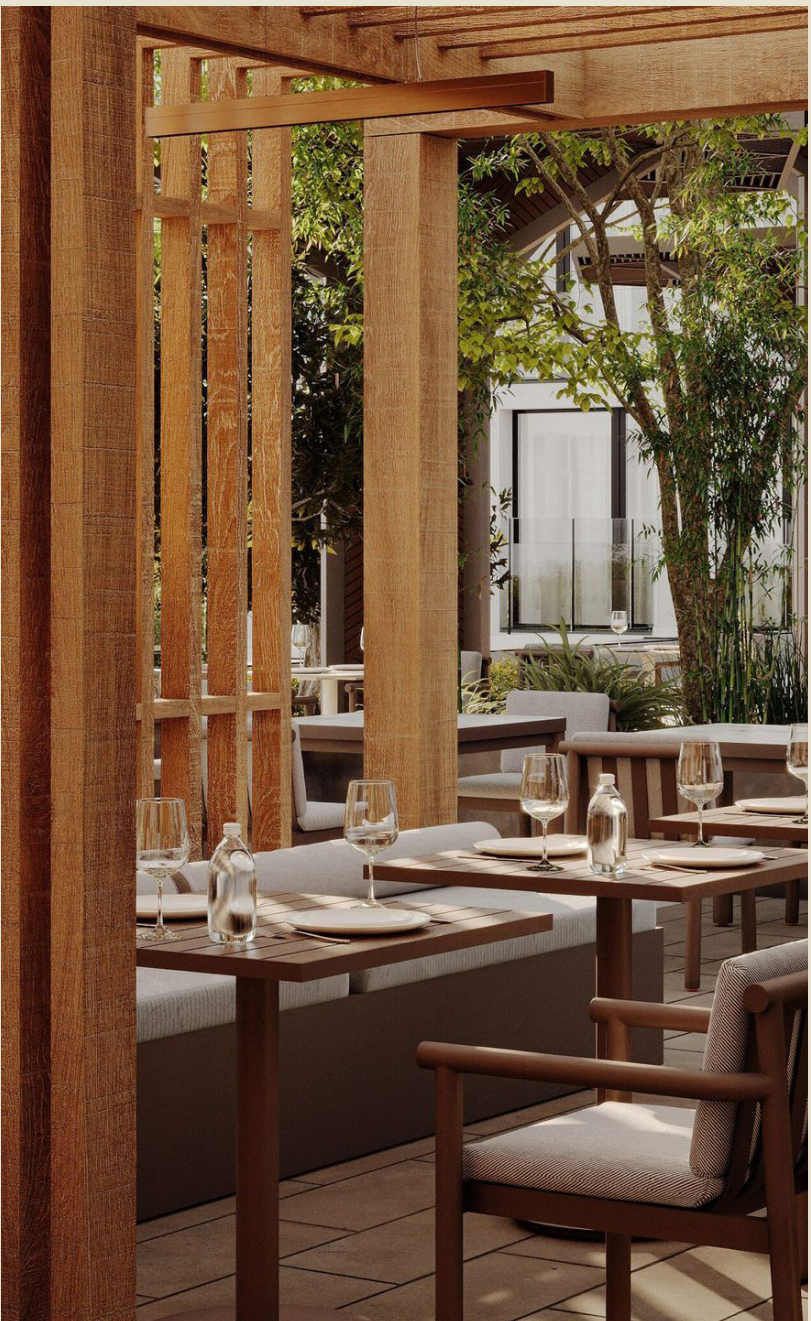
THE RENEWED INTERIOR SPACES HIGHLIGHT THE MOST EXPRESSIVE ARCHITECTURAL DETAILS - **RICH COLORS, INTIMATE ROOMS, AND CRAFTED SPACES** THAT DEFINE ITS **ORIGINAL CHARACTER** - WHILE INTRODUCING **CONTEMPORARY LAYERS** THAT KEEP THE HISTORIC ELEMENTS FEELING CURRENT AND INVITING.



FROM THE STREET AND ENTRY, THE SITE **FRAMES THE HISTORIC RIVERVIEW HOUSE** WHILE REVEALING SELECT **ARTISTIC** AND **ORGANIC** ELEMENTS THAT DRAW VISITORS INWARD. DENSE PLANTING AND STRATEGIC FENCING ENSURE **PRIVACY** AND **MITIGATE NOISE** FROM ADJACENT PROPERTIES.



ON THE INTERIOR, THE LANDSCAPE IS CONCEIVED AS A **CALM, RESTORATIVE ENVIRONMENT** INSPIRED BY QUIET **NATURAL CLEARINGS**. INTIMATE POCKETS OF COMMUNITY ARE DEFINED THROUGH **SPATIAL SHIFTS, PLANTING DENSITY, AND INTEGRATED SEATING** TO SUPPORT **MOMENTS OF CONNECTION**.



THE SIGNATURE RESTAURANT CATERS TO BOTH **LOCALS AND VISITORS** WITH AN **ELEVATED** DINING EXPERIENCE
FEATURING **REGIONAL** CUISINE AND MANAGED **INDOOR-OUTDOOR** SEATING.



A BLEND OF ENDURING DESIGN AND CONTEMPORARY CALM, THE SPA AND WELLNESS CENTER OFFERS **REFINED TRANQUILITY** AND **RESTORATIVE ELEGANCE**, WELCOMING BOTH LOCAL RESIDENTS AND TRAVELERS ALIKE INTO A HAVEN OF **REJUVENATION**.

SECTION THREE

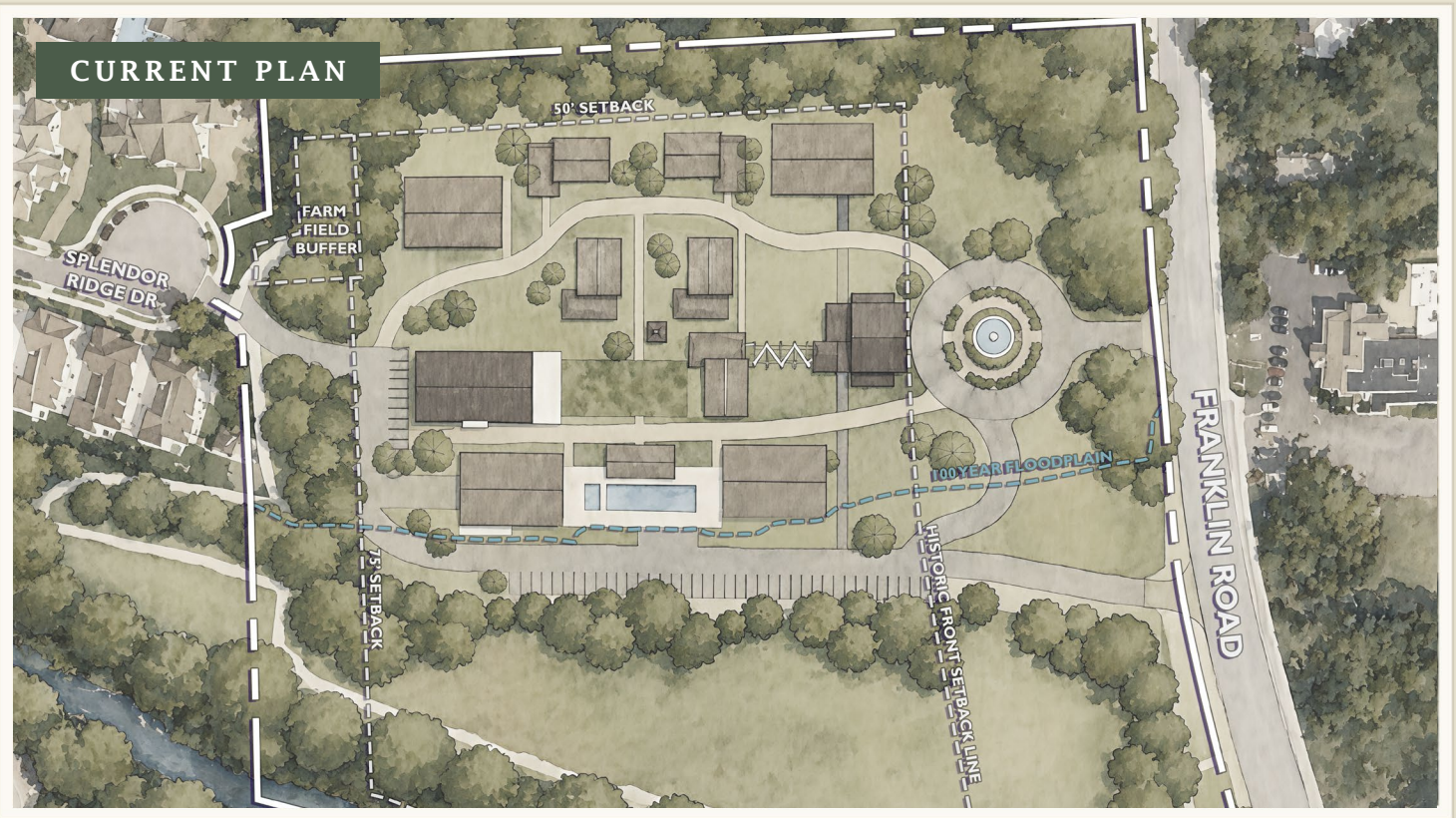
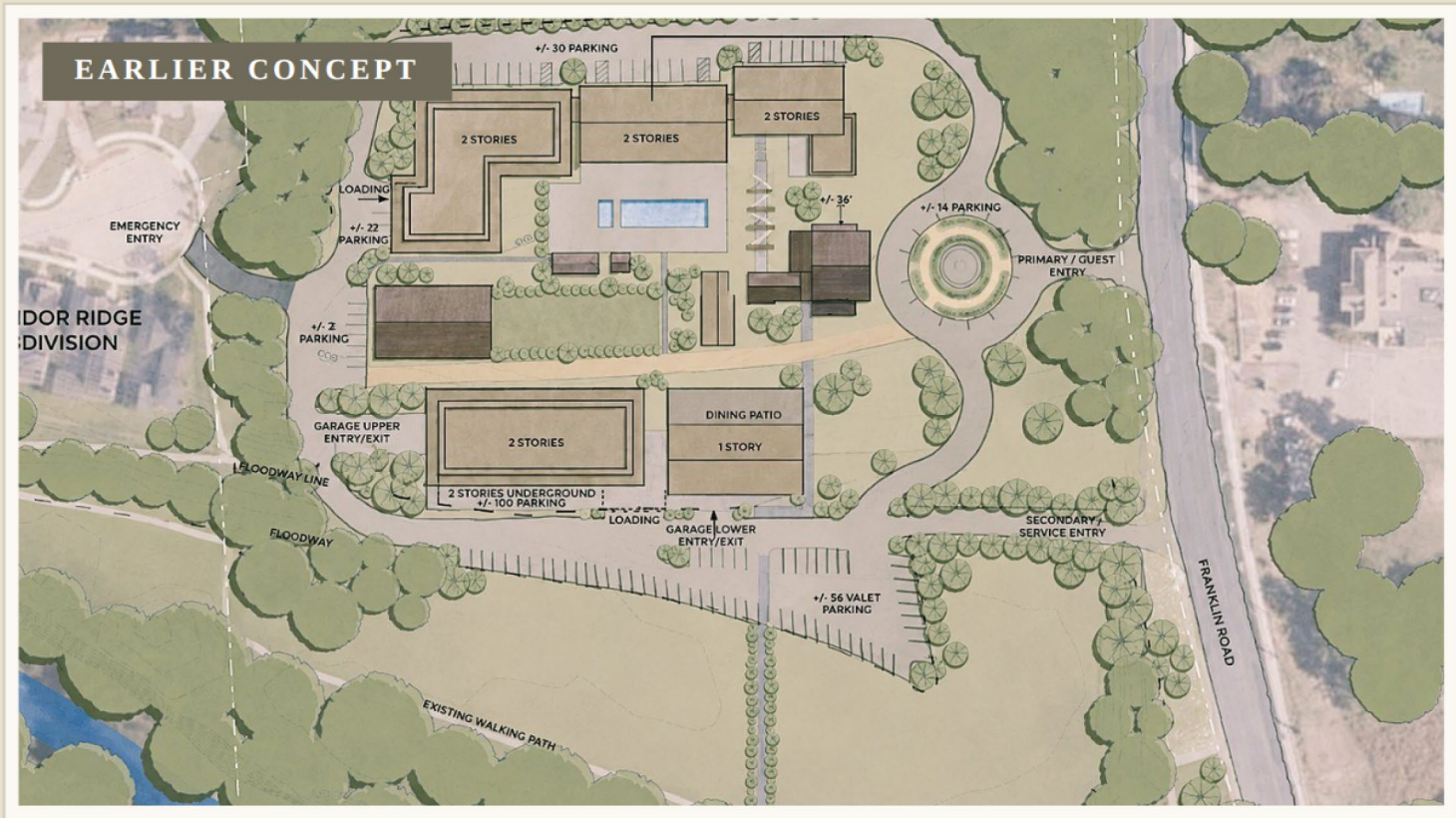
The Revised Plan

How the July plan responds to the neighborhood — quieter edges, a protected buffer, and the historic home held at the center.

WE LISTENED

A quieter plan for a *historic estate*

The revised plan reduces density, adds stronger neighborhood buffers, and keeps Riverview as the center of the experience.



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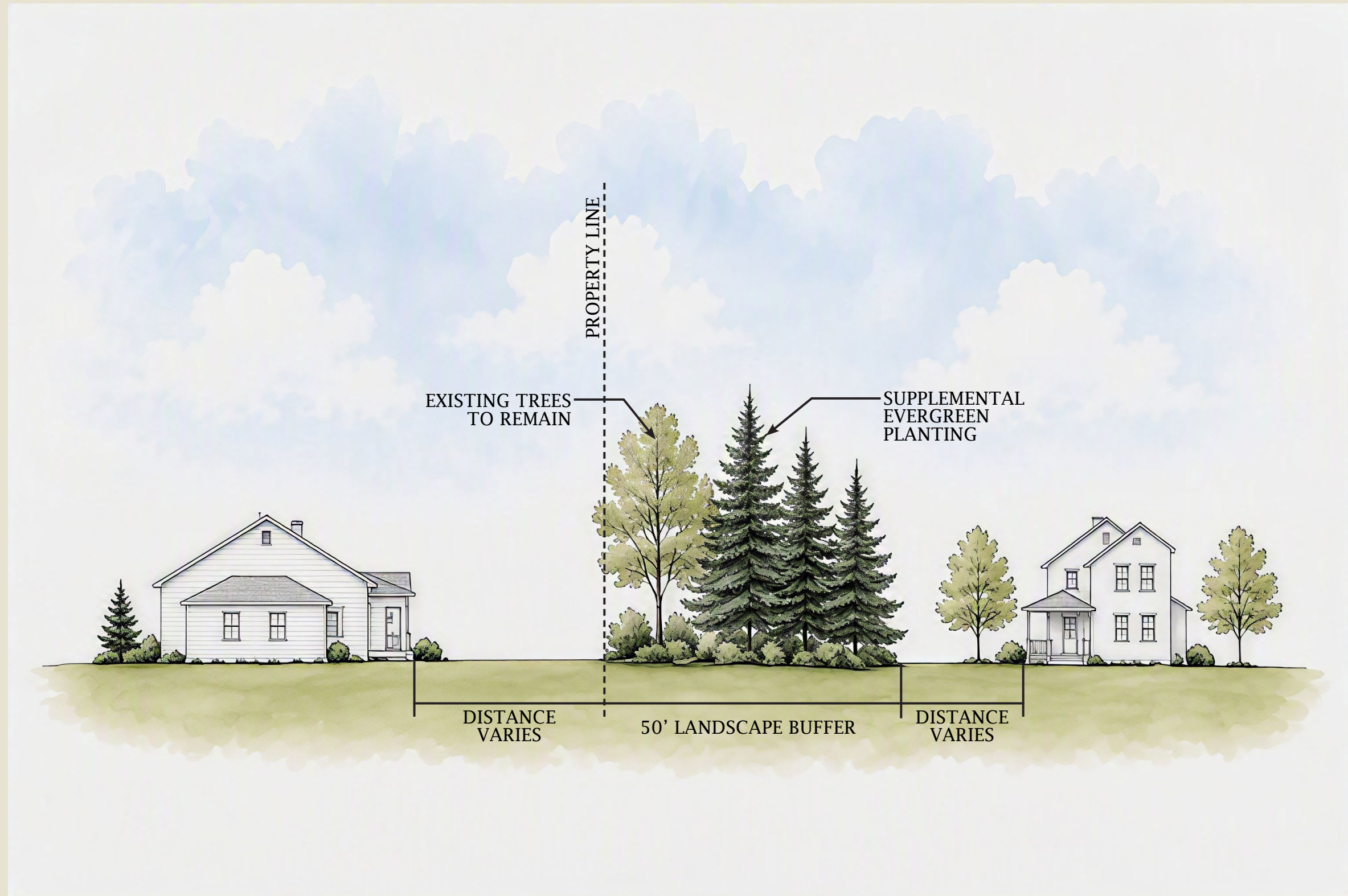
The current plan is lower, greener, and more pedestrian-oriented, with the historic Riverview home remaining the centerpiece.

Updated site plan

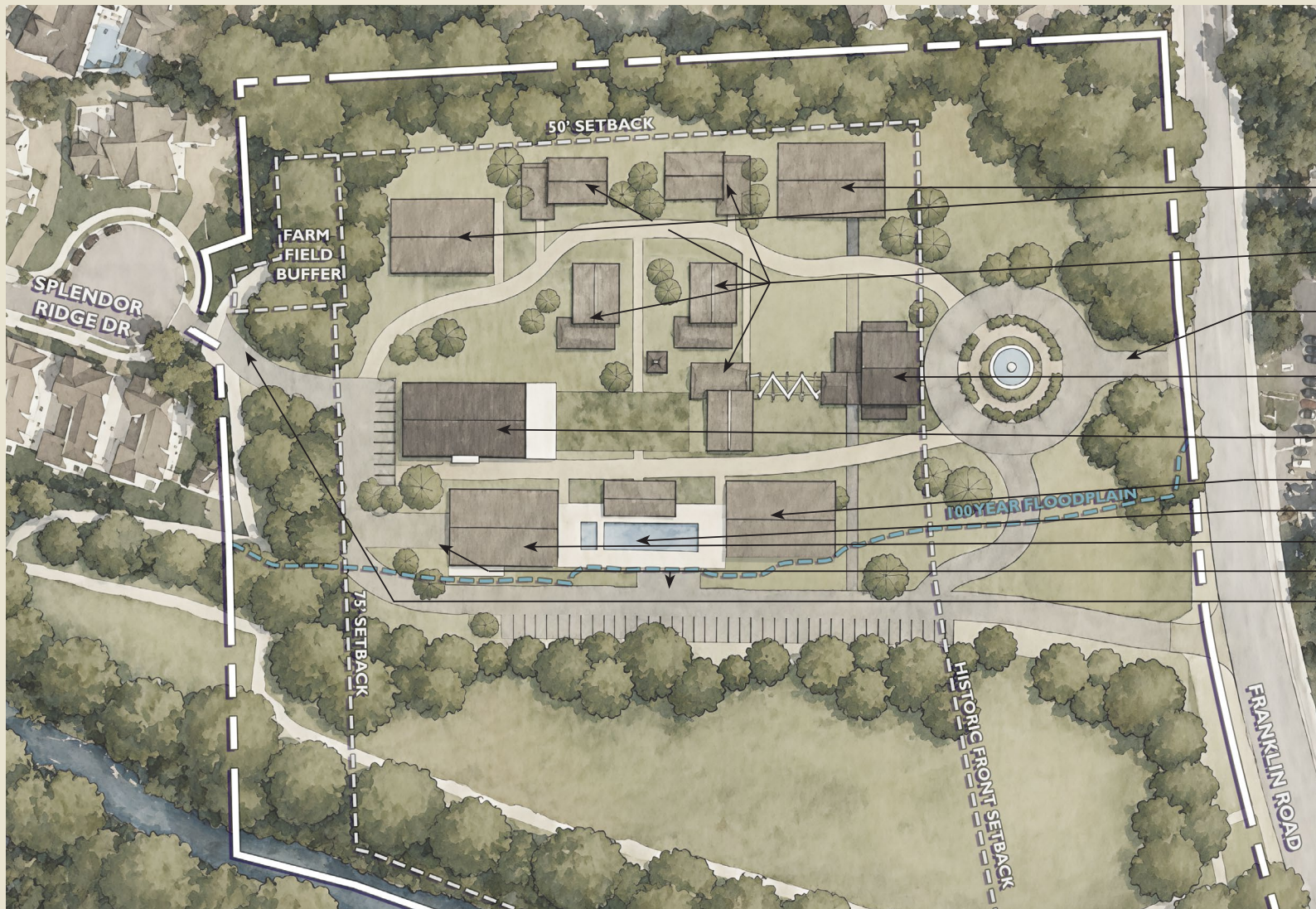


PROGRAM:
BOUTIQUE INN: 90 ROOMS
SPA/ WELLNESS
RESTAURANT
BUILDING HEIGHTS: 2 STORIES

Residential Landscape Buffer



Special Consideration



- INN
- COTTAGE
- ENTRY
- HISTORIC HOME
- RESTAURANT
- INN
- POOL
- SPA/INN
- GARAGE ENTRY
- EMERGENCY ACCESS

RURAL RESERVE

Special consideration for the property located North of Harpeth River, South of Lancaster Drive, West of Franklin Road

The viewshed along Franklin Road should be preserved. Some guest parking may be appropriate along at the front of the structure, but all other new parking and structures will be located behind the front setback. Landscape screening should be utilized to soften views of parking and any new buildings and to maintain the appearance of the Franklin Road Corridor.

Existing Structures deemed to be contributing to the Historic Designation of the site (including the main house, the barn, and the smokehouse) should be preserved for the reuse of the site. For new structures, architectural design should draw from defining historic characteristics. Structures should be one- to two-story buildings. Where stepping down with grades two story buildings may increase parking or service levels under.

A boutique hotel of 90 units is appropriate as the primary use at 151 Franklin Road with supporting uses such as a restaurant, café, retail, meeting space, health and wellness, indoor and outdoor amenity spaces and spaces for private functions, are also appropriate. Exterior lighting shall utilize low-intensity, fully shielded fixtures and be dark-sky compliant.

Landscape buffers measuring 75' in width along the western boundary and measuring 50' in width along the northern boundary should be heavily planted with a majority of evergreen plants and trees.

Parking located to the west of the restaurant is intended for ADA accessible parking for wheelchair and disabled access to the restaurant. Service, trash, valet parking, and guest parking to be located east of the restaurant and to the south of the campus.

Indoor seating for the restaurant will be on the eastern side of the barn and the indoor kitchen will be on the western side to reduce any noise from dining.

Operating Commitments

How the property will be managed day to day

The revised plan pairs preservation and public access with clear operating standards to protect nearby neighborhoods and the historic Riverview setting. The Mayberry is intended to operate as a quiet, preservation-led boutique inn — not an event venue, nightlife destination, or conventional hotel block.



The goal is a property that is preserved, shared, and responsibly managed — with the historic Riverview home at the center.

SIX OPERATING COMMITMENTS

- 1 No Dedicated Event Venue**
The previously contemplated dedicated event space is removed. The property is a boutique inn with restaurant, spa, and gardens around the historic home.
- 2 Managed Arrival & Parking**
Guest arrival, on-site parking, valet, and internal circulation are professionally managed to reduce neighborhood spillover.
- 3 Defined Service Access**
Service, loading, and back-of-house activity are directed to planned access points and managed through operating standards.
- 4 Light & Sound Standards**
Outdoor lighting, amplified sound, and hours of activity are managed to respect nearby homes and the historic setting.
- 5 Landscape Buffers Maintained**
Stronger landscape buffers, setbacks, and screening are held along property edges — especially the quieter northern and western edges.
- 6 Continued Public Review**
Traffic, parking, stormwater, landscape, and lighting details continue through the City’s public review process.



THE INVITATION

A historic landmark, *preserved and shared*

The Mayberry at Riverview protects one of Franklin's most visible historic gateways while giving the property a sustainable future — one that welcomes residents, supports visitors, preserves open space, and keeps the historic home at the heart of the experience.

THE MAYBERRY AT RIVERVIEW • 151 FRANKLIN ROAD • FRANKLIN, TENNESSEE • EST. 1902

THE
MAYBERRY
AT RIVERVIEW

mayberryatriverview.com

LEARN MORE REVIEW THE PLAN SHARE YOUR FEEDBACK

PROJECT TEAM

APPLICANT



ARCHITECTURE



PLANNING & ENTITLEMENTS



JCW August 27, 2026

Zoning Ordinance Update -Proposed Amendments -

Overview

- First Avenue District: Parking in Floodway
- Commercial Recreation Building Standards
- Gas Station Roofs
- Data Center Locations
- Self Storage Facilities Locations
- Shipping Containers as Permanent Storage
- Tennessee Child Care Red Tape Reduction Act (State Law)
- Parking Pads in Front Yards of Residential Lots
- Central Franklin Residential Building Heights
- Rezoning
- Development and Performance Agreement State Law Changes

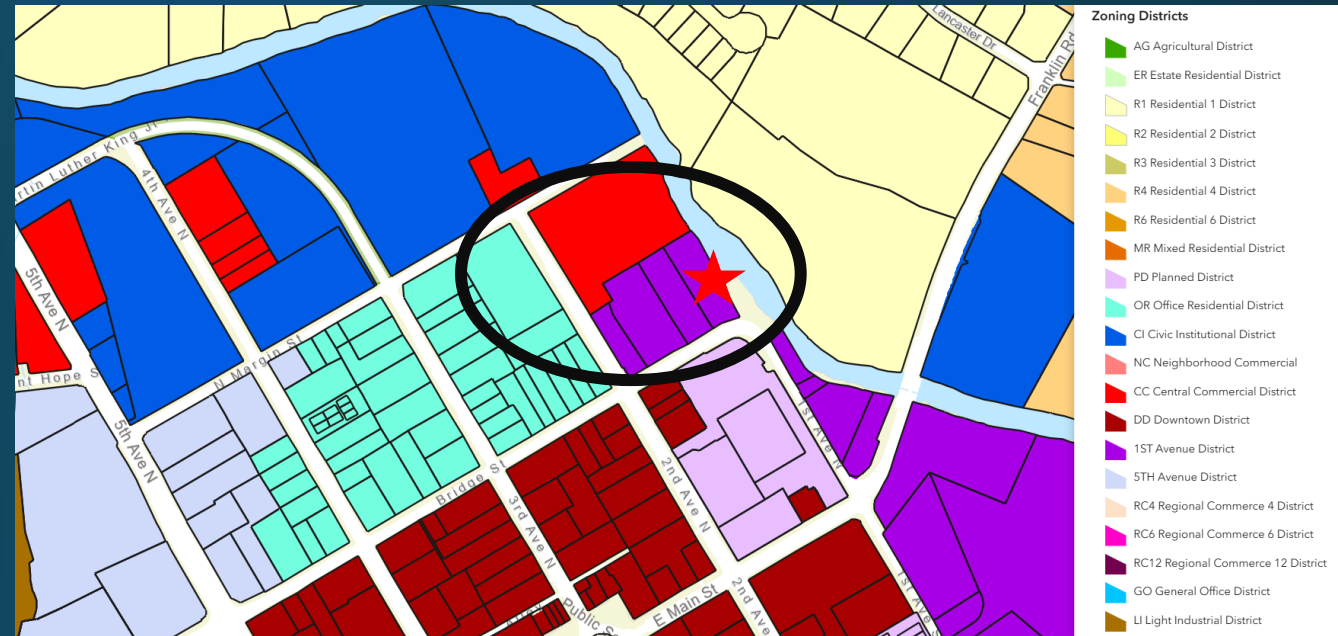
1st Avenue District

Intent

- Allow parking on a lot for a historic site almost entirely constrained by 100-year floodway

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 Type Standards for Commercial Recreation Use

Intent

- Allow for more building/architecture flexibility for commercial uses in larger, stand-alone buildings (e.g. gyms, sports centers, laser tag arenas)

Proposed Amendment

- Increase flexibility for glazing: 20-65% glazing over gross area (not by floor)
- Increase architectural metals as accent material to 40% for non-front facades
- Limit netting related to commercial recreation to 50 feet within the Central Franklin Overlay.



Gas Stations

Intent

- Allow for gas stations to have flat roofs in commercial areas while those near residential lots still should have a more residential form with pitched roof.

Proposed Amendment

- Gas stations **within 500 feet of a property line of a residential lot** shall have pitched roofs for buildings and canopies.



Data Centers

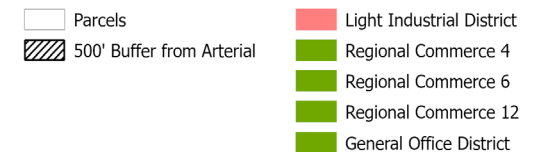
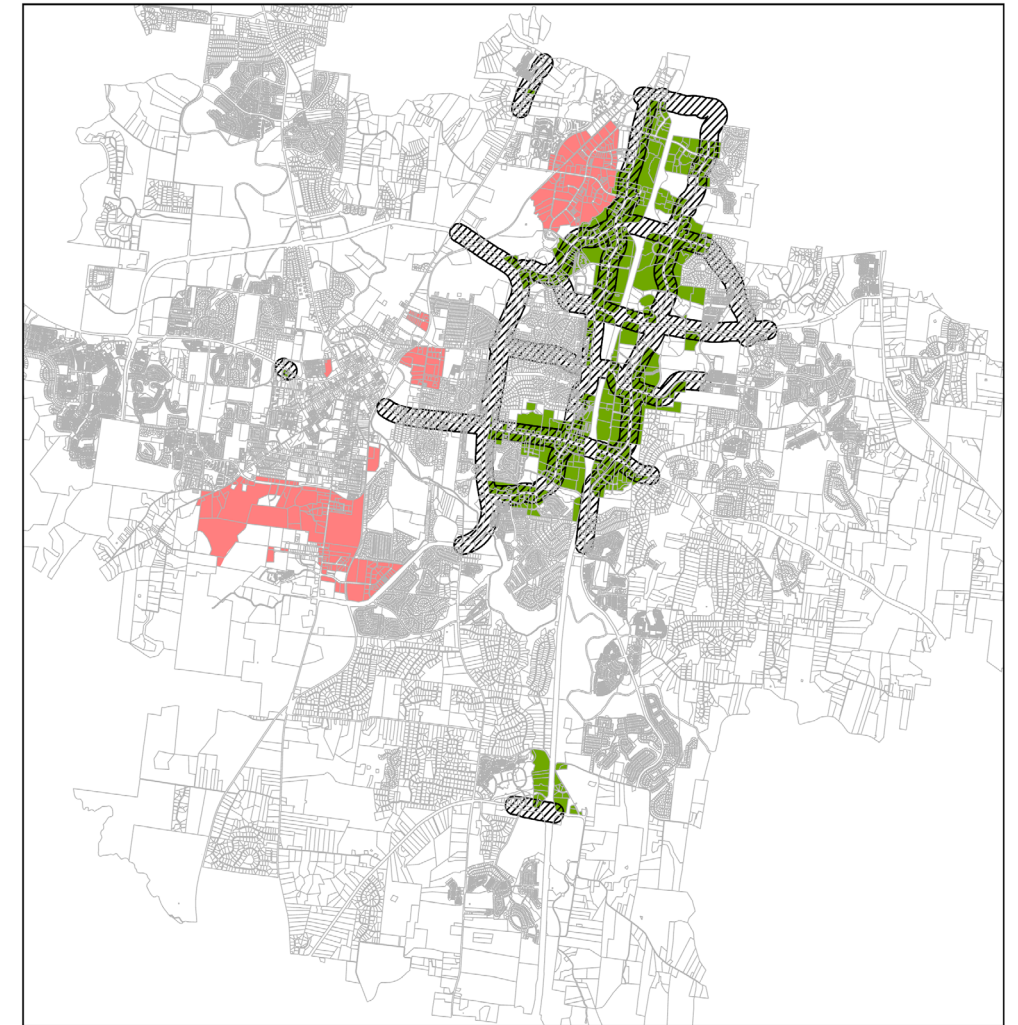
Intent

- Further limit the location of data centers and their proximity to residential due to potential for quality-of-life impacts

Proposed Amendment

- Remove Data Centers as a principal use from the GO, RC₄, RC₆, and RC₁₂ districts while keeping them in the PD and LI districts
- Add a spatial buffer of 1,320 feet from a property line of a residential lot

Data Center Potential



Vertical Blade Sign + Small Hanging/Projecting Signs

Intent

- Allow for small hanging/ projecting signs for ground floor tenants underneath larger vertical blade signs

Proposed Amendment

- Allow for both where larger vertical blade signs are permitted



Self Storage Facilities

Intent

- Limit the locations of industrial self-storage facilities to industrial districts and the PD district.

Proposed Amendment

- Remove self storage facilities from RC₄, RC₆, and RC₁₂, keeping them in LI, HI, and PD



Topic for Discussion

Potential Amendments: Direction Needed

Shipping Containers

- Shipping containers are a permitted temporary use with additional use regulations. An Alderman requested this to be on the list for discussion and staff is bringing an amendment for discussion:

Potential Amendment

- Not exceed a maximum duration of 30 days over a five-year period or be present only during a construction period. **The duration may be longer when the shipping containers are:**
 - i. Located in the rear yard;
 - ii. Situated on the ground and not vertically stacked; and
 - iii. Fully visually screened from off-site and all surrounding rights-of-way by the building, an opaque wall, evergreen vegetation, or combination thereof that achieves 100% opacity.

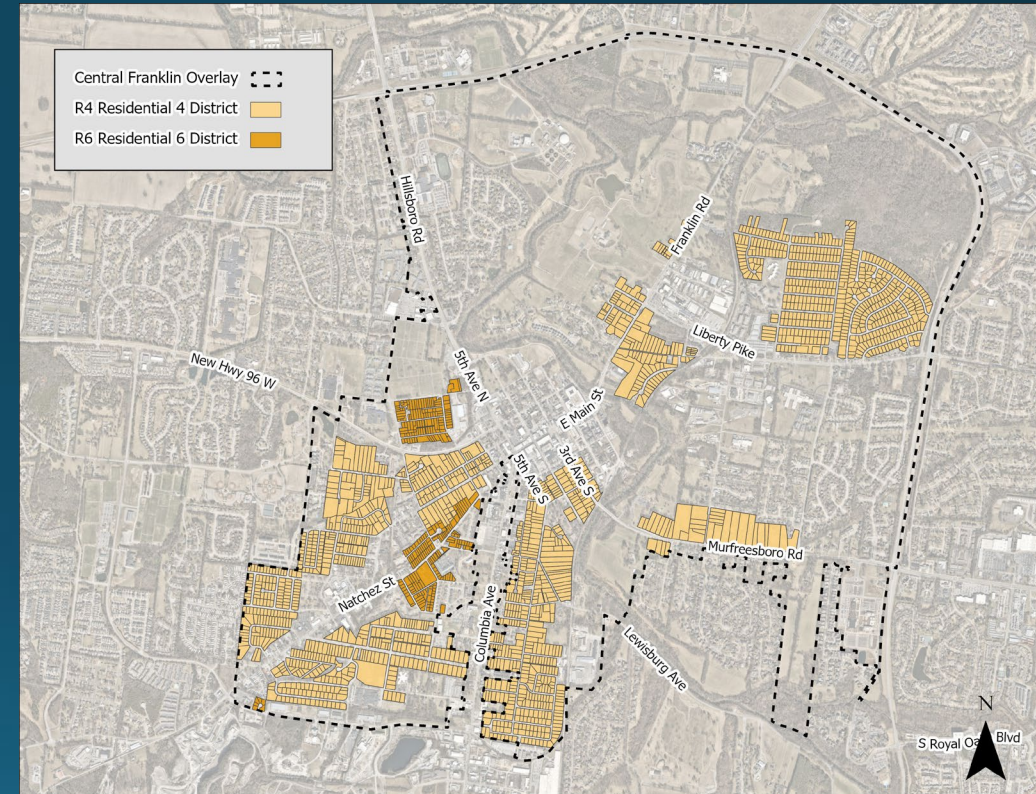


Central Franklin Residential Building Height

Background

JCW Feedback: June 25, 2026

- Mixed concerns that new infill is out of scale with existing neighborhoods.
- Transitional features should apply to all areas of the Central Franklin Overlay.
- Focus study on the building height standards



Building Height Study Overview

- Studied the existing standards in Franklin for further refinement and researched peer cities.
- Interviewed Zoning and Residential Plans Reviewers to understand current reviews, challenges, and new ideas.
- Surveyed a study area for building height in stories in the R4/R6 Zoning Districts in the CFO.



Franklin Requirements

Measuring Height in R4 and R6

- Certain districts in the CFO have context-based building heights—
 - Based on the average height on the block + ½ story

CFO Transitional Features Standards

- Building height maximums mirror the R4 and R6 districts

Measure Height in Stories

- Building height is measured by the number of habitable stories within a building. Measured from grade to top of habitable area.

Figure 23.2.3.A Building height with uninhabitable attic

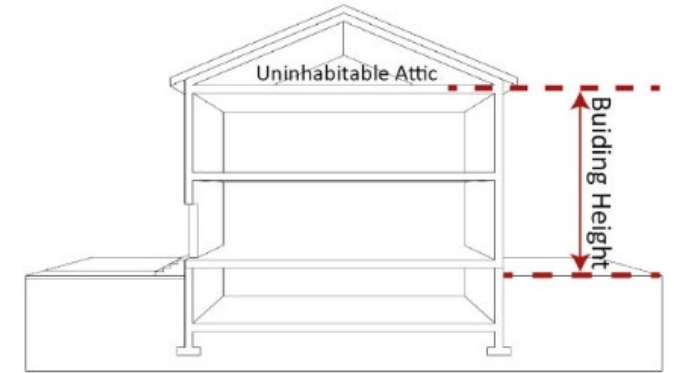


Figure 23.2.3.B Building height with inhabitable attic

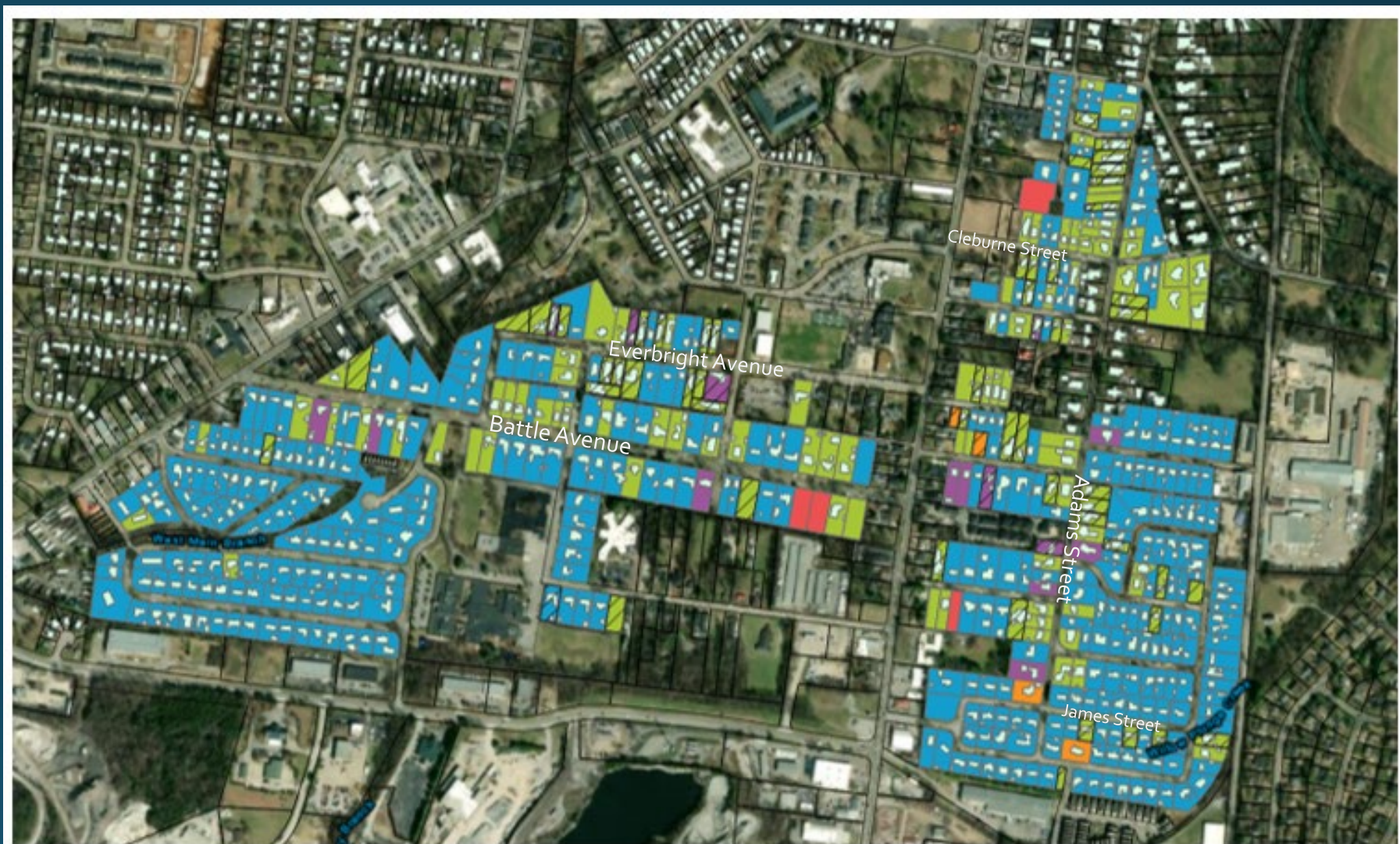


Zoning and Plan Review Interviews

- Asked for more clarity for a ½ story for residential reviews.
- Verifying height is not currently part of inspections for construction.
- Applicants submit height in various ways, and it is not always submitted in total feet as it is not currently a requirement.
- Conversions of attic space is becoming more common and building codes have been updated to be more flexible with requirements.

Height Survey South of Downtown Franklin in CFO

- Using half stories can yield compatibility by block
- Staff recommends some adjustment to standards



Legend:

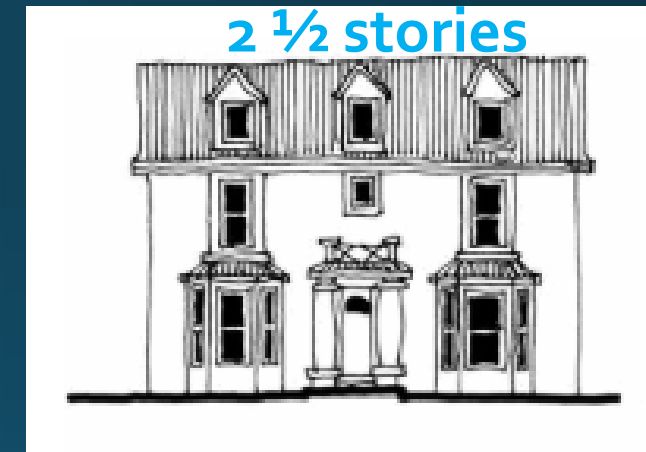
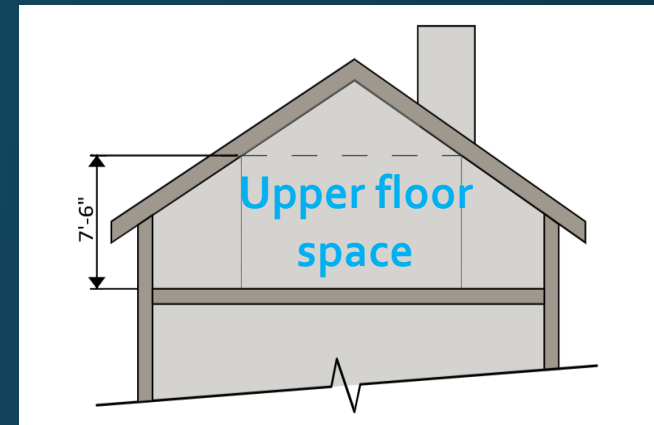
- One Story
- 1.5 Story
- 2 Story
- 2.5 Story



Infill in last
10 Years

Staff Recommendation

- Further define 1½ story to differentiate it from a full story.
 - Establish a maximum upper floor of 60% of the story below using building code requirements.
 - Establish a maximum upper exterior wall height for the ½ story of 3 feet.
 - Limit the width of dormers across a roof to 50% of the roof width.
 - Windows in gable ends within the sloping roof area.
 - Max height in feet of 26 feet from FFE to roof ridge (for 1½ story)
 - Add a maximum first floor eave height and one-story porch element (for 1½ story)
- These parameters will accurately reflect a true 1½ story form
- If the building exceeds these parameters, then the upper floor would be considered a full story



Additional Consideration for Discussion:

Adjust height maximums closer to the existing neighborhood conditions

Maximum building height:

- Use the average stories on the block face
- This removes the additional $\frac{1}{2}$ story currently permitted, making the building height more consistent with the existing building heights on the block
- This option would not lead to gradual height increases on a block over time
- This would need to be done in coordination with the refinement of the $\frac{1}{2}$ story definition so it didn't lead to exaggerated stories.

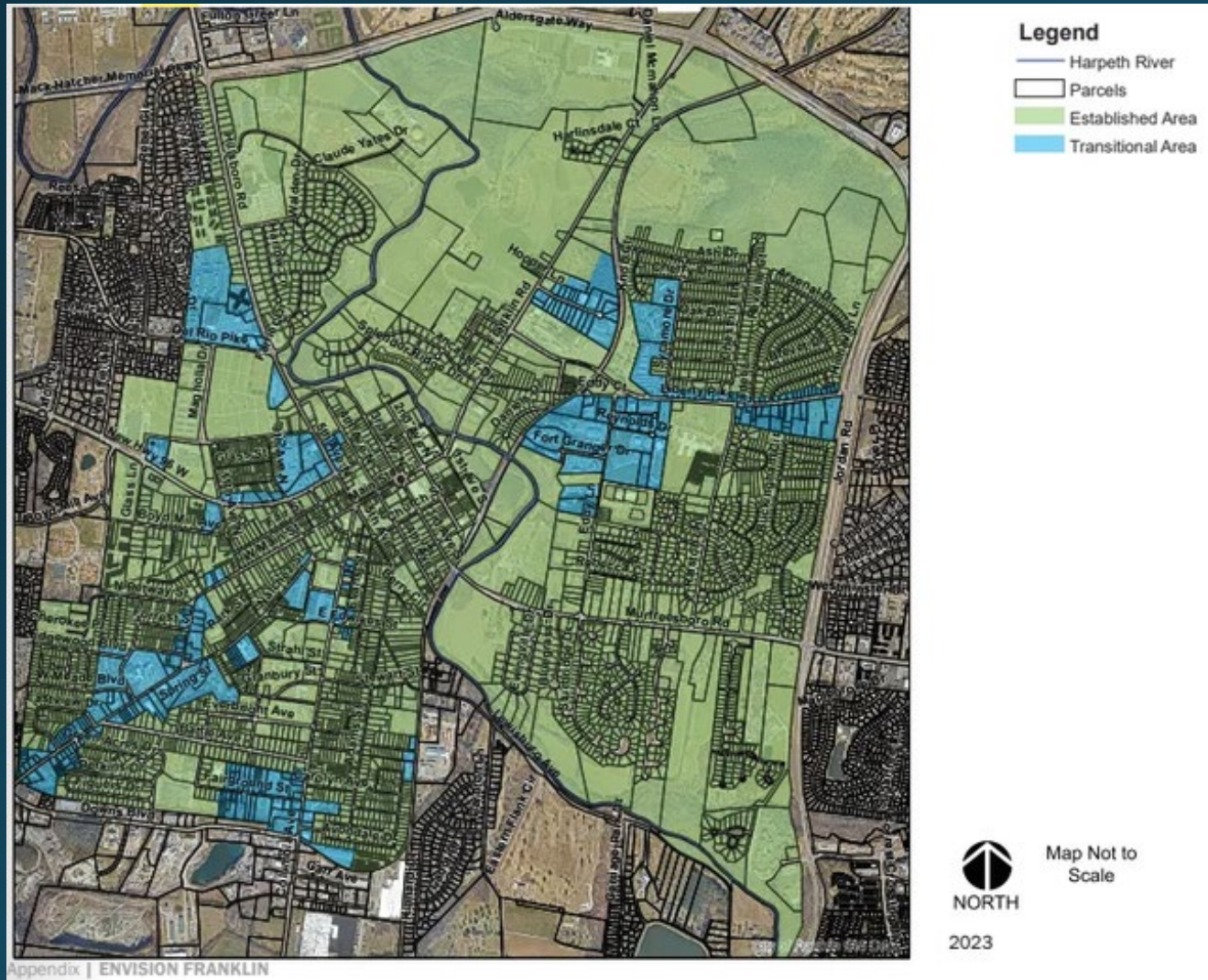
Additional Staff Recommendation:



Add standard to not allow cantilevered upper stories in CFO and CAOs.

Emerging trend that is not characteristic of traditional architecture and emphasizes height with the upper story.

Additional Staff Recommendation:



Study this map for an Envision Franklin amendment on where to apply Transitional Features

Transitional features help new development blend with the surrounding, existing development.

This was discussed at the June JCW on whether to apply it throughout Central Franklin.

Setbacks, building step backs, and nonresidential vs. residential building form might vary across these sites and staff recommends further study prior to a Zoning update.

Discussion

- **Proposed Amendments:**
 - Further define 1½ story
 - Do not permit cantilevered upper stories in CFO and CAOs
- **JCW Feedback Requested:**
 - Should an amendment be brought forward to adjust height maximums closer to the existing neighborhood conditions (maximum height is the average height of block face)

Residential Parking Pads in Front Yards

Residential Parking Pads in Front Yards

- Parking pads in the front yard were prohibited in the Municipal Code in 2012 after BOMA initiation and discussion.
 - Aesthetics
 - Impact on property values
 - Number of vehicles creating 'parking lots' on front lawns
 - Vehicles for sale in front yards
- This prohibition was moved over to the Zoning Ordinance in 2019.
- Current Parking Pad Requirements Today (For Street-Loaded Driveways)
 - Adjacent to the driveway (which is in front of the garage or to the side of the house) but they can't encroach further into the front yard or onto a sidewalk and at least 5 feet from the lot line
 - Exempts any parking pads on residential lots prior to March 1, 2007 (timed for when the City began to require driveway permits for new driveways)

Duluth, MN



Norfolk, VA



Octavia, CA



Google map illustrated the continued use of the front yard at 826 Octavia for un-permitted parking.

<https://thelensnola.org/2013/10/22/octavia-street-property-comes-into-compliance-with-zoning-code-after-years-of-defiance/>

Background

- Recently, a residential building permit was denied due to a parking pad shown in the front yard. It was removed from the building permit but later constructed.
- A notice of violation was issued.
- A variance request was heard by the Board of Zoning Appeals.
- It was denied.
- No other variance requests have been heard on this topic, although parking pads have been consistently denied at the building permit stage since 2012.

Background

- BNS recently conducted an inventory of where front yard parking pads exist along major residential corridors in Central Franklin and older areas of the city where alley-loaded lots aren't as prevalent
- They researched when they were installed.

Status	Number
Legally Nonconforming (Prior to March 1, 2007)	42
In Violation (After March 1, 2007)	38

Parking Pads Options

- About 38 have been placed in prohibited locations and city staff is required to take enforcement action.
- Doesn't align with purpose of intent of the Zoning Ordinance, Envision Franklin, or the Historic District Design Guidelines.

Options

- Enforce all the illegally nonconforming locations for pad removal.
- Change the date of exemption to this ordinance update and enforce parking pad installations going forward.
- Those in the HPO (after 2007) would still need a COA and staff is working to identify those.

Child Care Red Tape Reduction Act

State Law now requires childcare agencies to be a use by right in any zone that permits office uses, commercial uses, industrial uses, or institutional uses, and in residential zoning districts for home-based childcare, notwithstanding another law or local ordinance to the contrary.

- The Franklin Zoning Ordinance generally meets this statute as permitted by right in most nonresidential zoning districts and childcare is permitted as a home occupation in all residential districts.
- Local ordinances are to the contrary where daycare uses are neither appropriate nor permitted:
 - The 1st Avenue and 5th Avenue districts that specialized districts mostly covered in floodway and floodway fringe and where public safety and potential for loss of life and property is higher.
 - The Heavy Industrial district, which is considered an intensive industrial zoning district with higher dust, noise, vibration, and heavy truck traffic.
 - The Office Residential district, which is considered a transitional residential district with residential buildings and where home-based childcare is already permitted by-right.
- Staff Recommendation: No change to the Zoning Ordinance.

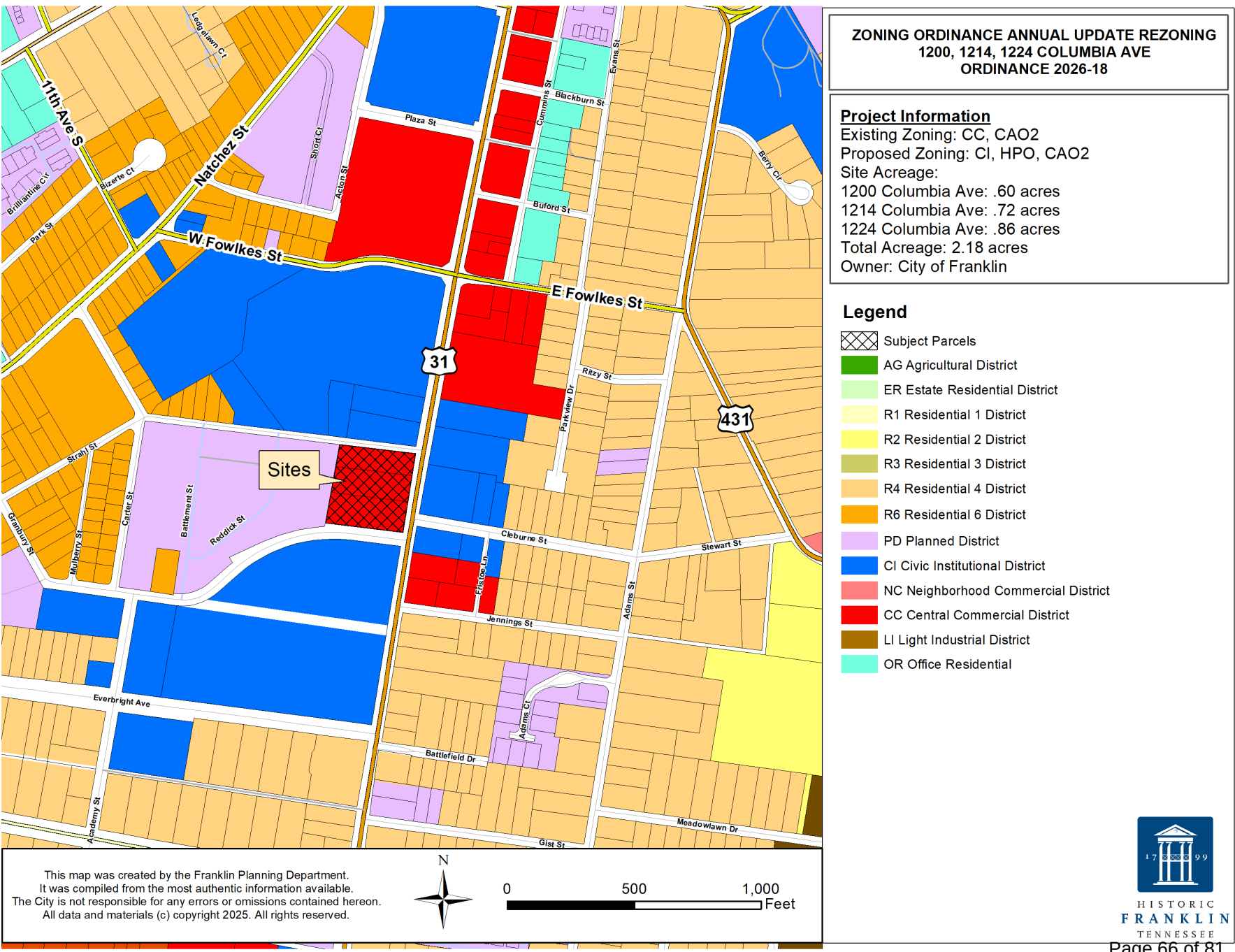
Zoning Ordinance Update

-Proposed Rezoning -

Rezoning: Carter Hill Park CI and HPO

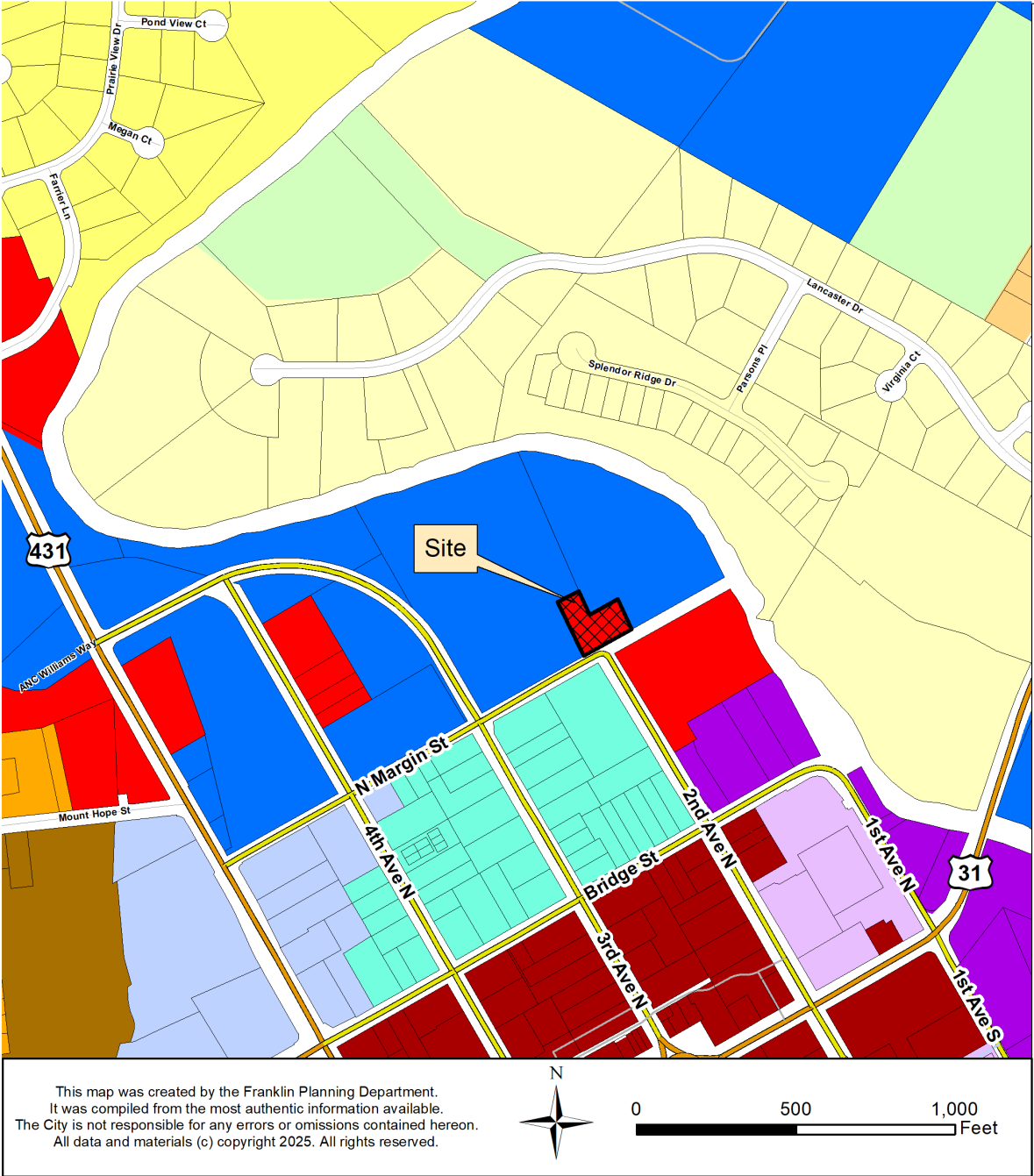
1210, 1214, and 1224
Columbia Avenue

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



Rezoning: Bicentennial Park to CI

City-owned property
already part of Bicentennial
Park



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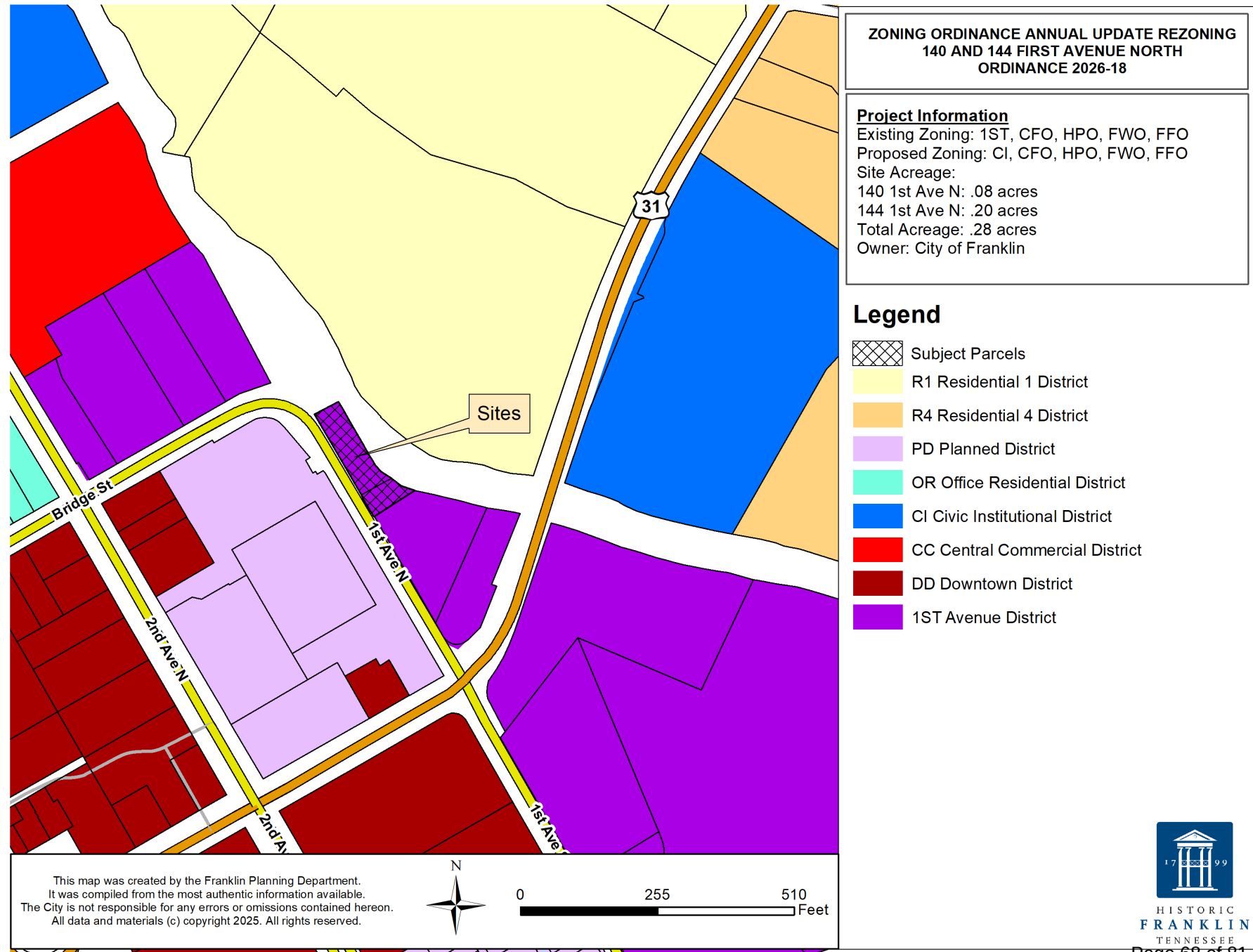
ZONING ORDINANCE ANNUAL UPDATE REZONING
302 N MARGIN ST
ORDINANCE 2026-18

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

Rezoning: 140 & 144 1st Ave N to CI

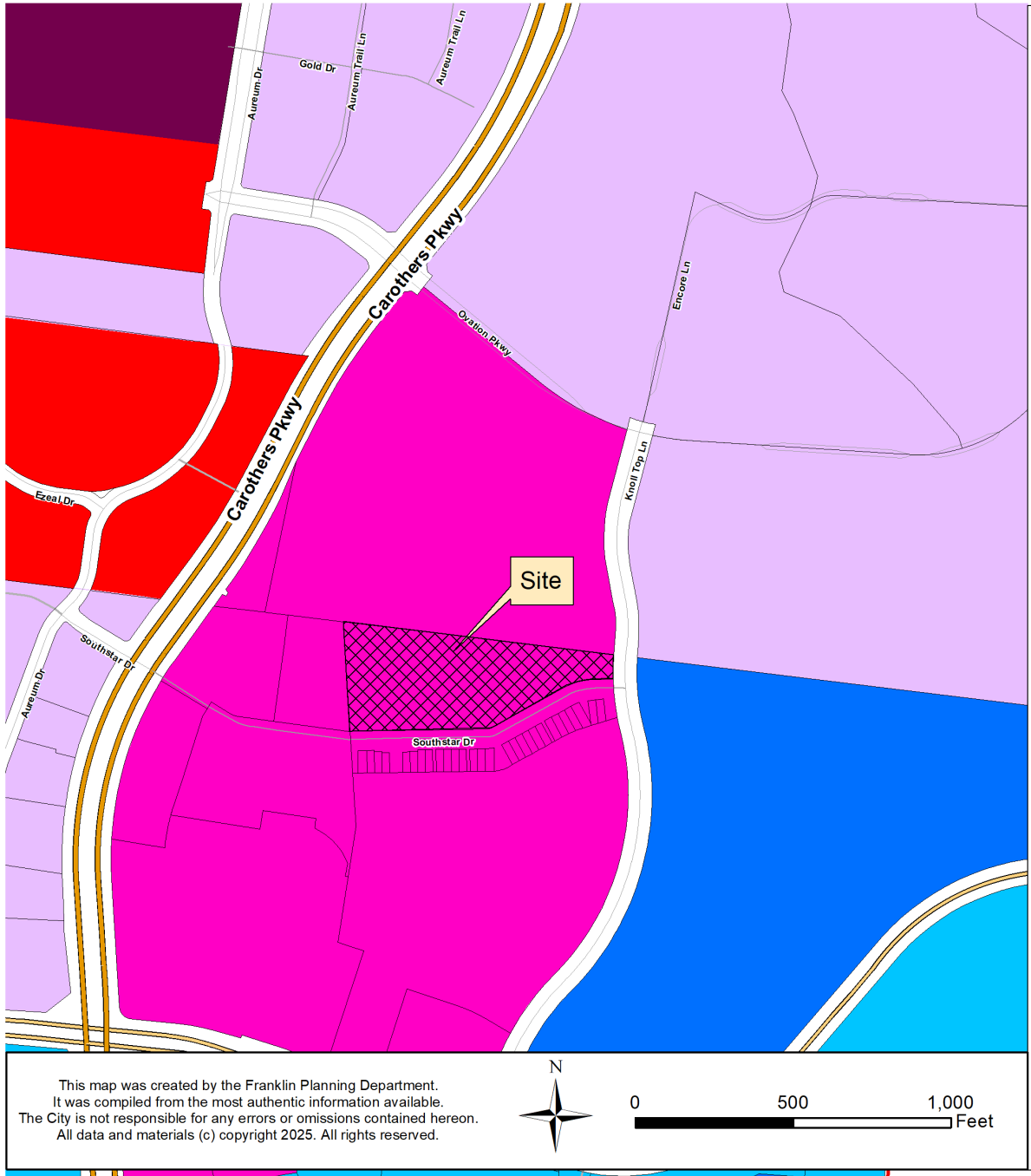
City has acquired these
parcels with the historic
Franklin Road bridge
foundation



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

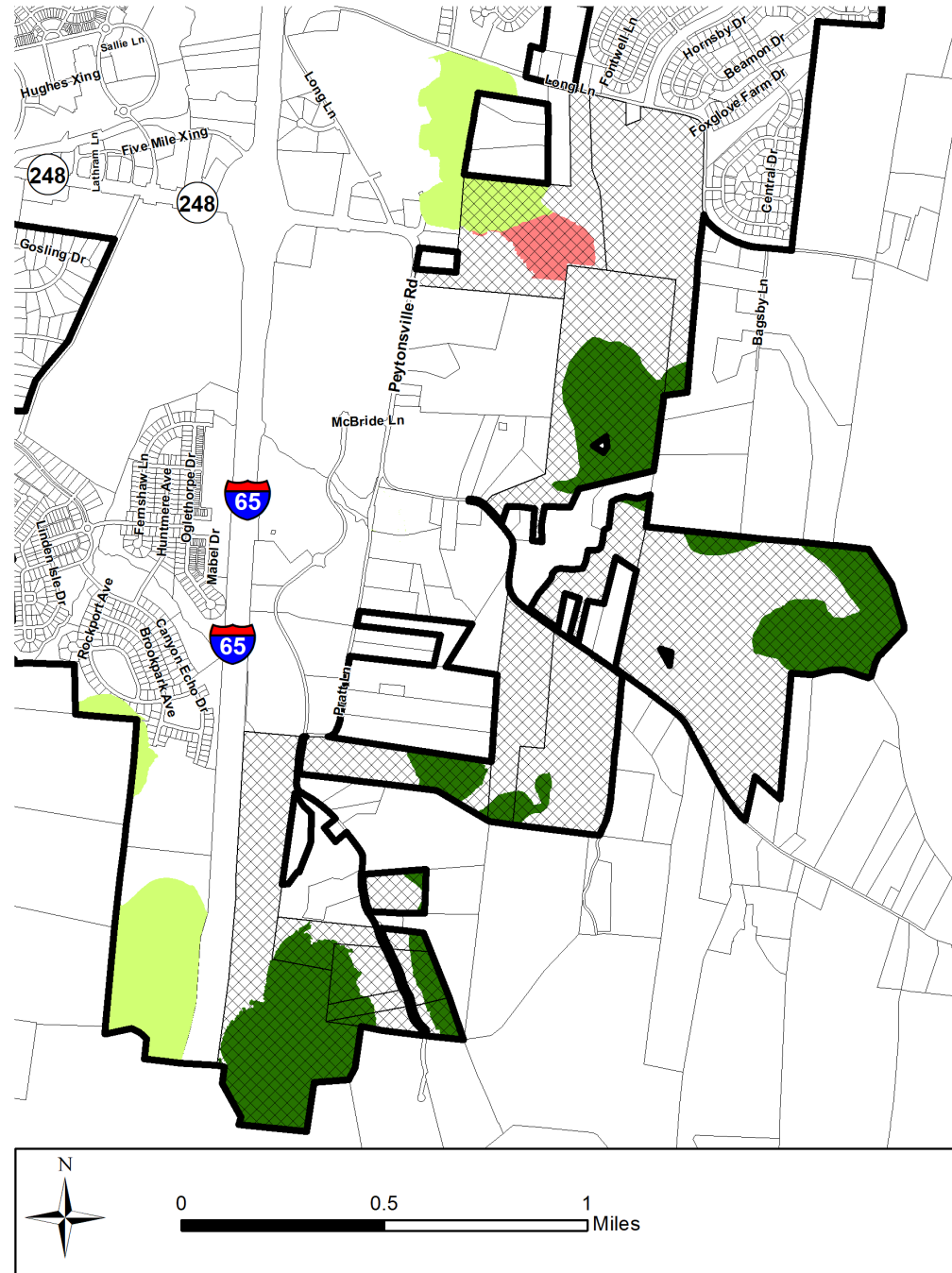


HISTORIC
FRANKLIN
TENNESSEE

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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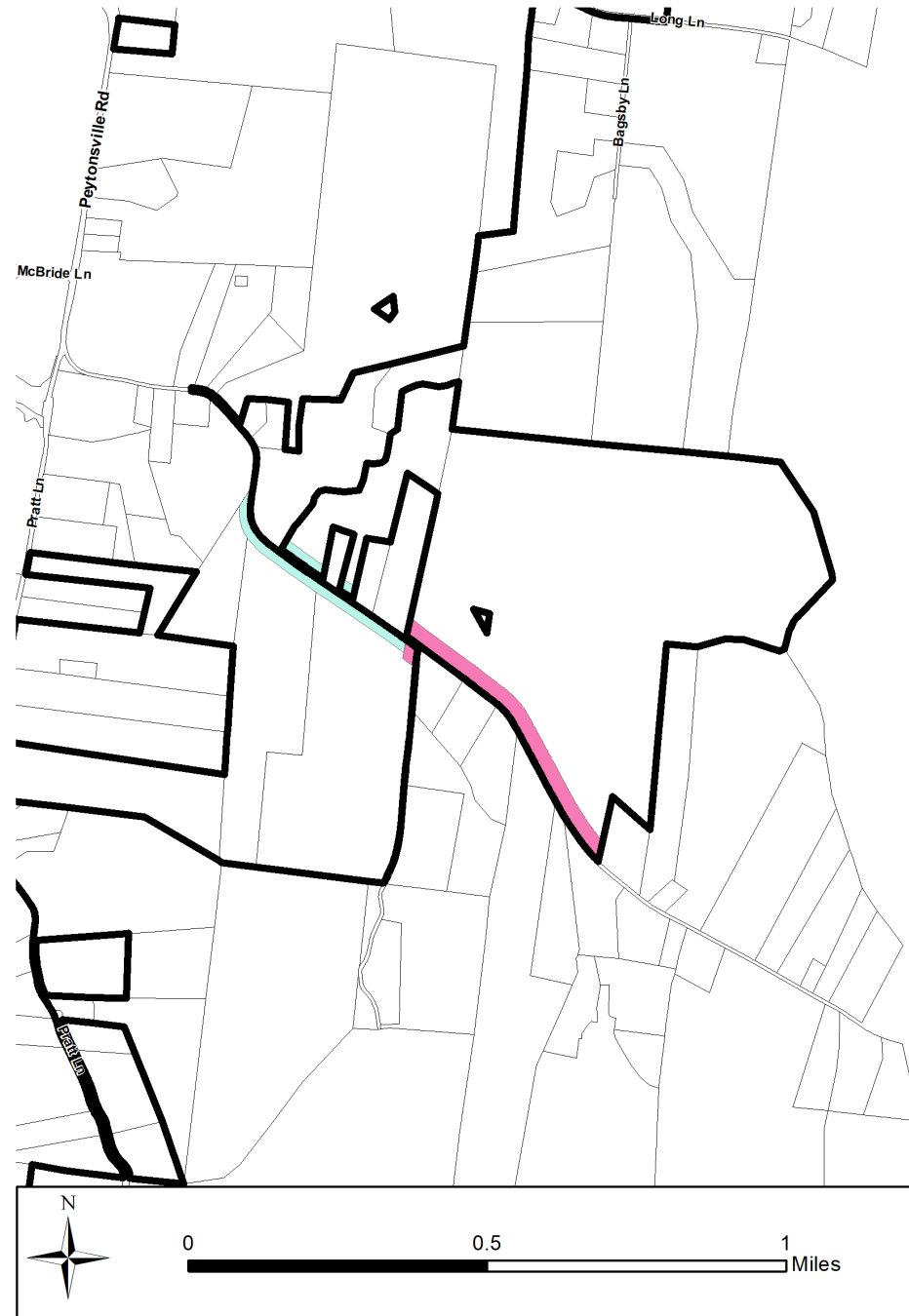


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FRANKLIN
TENNESSEE

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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Next Steps

- September 22 BOMA WS Review of Updates
- September 24 FMPC Recommendation
- October 27 BOMA WS and 1st Reading
- November 24 BOMA 2nd Reading and Public Hearing
- December 8 BOMA 3rd and Final Reading
- January 1, 2028 Effective Date



Development Review Changes

Required changes to the City of Franklin Review Procedures due to
Public Chapter 1044 and updates to TCA 7-51-2204 and 7-70-
101/102

State Law made major changes to development applications

- Development Plans and Site Plans must be approved or placed on an agenda within 60 business days
- Limits cities to only two rounds of review
- If a local government fails to take action within the timeframe, the development is deemed approved

IMPLICATIONS

- Cities need to ensure all development plans and site plans are placed on an agenda, to avoid them being considered approved
- The City must hold development review to a tighter timeline
- Applicants have lost the ability to defer midway through the process to resolve complex issues
- Determining when an application is “submitted” is critical to review timelines
- Disapproved projects given two deficiency reports will be refunded 50% of the review fees
- The process may become longer and more stuttered for complex projects

ADJUSTMENTS

- Staff will need to track the 60-day timeframe, and regardless of project status, an action will need to be taken.
- Staff may be recommending more disapprovals
- FMPC and BOMA may be disapproving more projects
- Pre-Application submittals will become voluntary but encouraged
- Completeness checks, permitted by PC1044, may be used as tool at the beginning of the process
- Plans will be permitted to submit again as a new application if it was disapproved

PROCESS CHANGES

Plan meeting still required for Development Plans, and if not held will deem initial submittal incomplete

Pre-App Submittal will become voluntary, as to not constitute “submission” and 60-day clock start

Neighborhood meetings still required for Development Plans, and if not held will deem initial submittal incomplete

Development Plan (PUD)						
Plan Meeting	Pre-App Submittal	Pre-App Meeting	Neighborhood Meeting	Initial Submittal	Resubmittal	FMPC
Must meet with Planning staff prior to Pre-App Submittal	Submitted on scheduled date and should be fully reviewed by staff; thorough comments sent to applicants	Defined on schedule Must take place prior to Neighborhood Meeting	Must occur prior to initial submittal	Defined on scheduled; DRT notice sent to applicants at end of review	Determine status (approve, approve w/conditions, disapprove; add to FMPC agenda)	Recommending body
	2 weeks			6 weeks		
Site Plan						
Plan Meeting	Pre-App Submittal	Pre-App Meeting	Neighborhood Meeting	Initial Submittal	Resubmittal	FMPC
No Meeting Required, but encouraged	Submitted on scheduled date and should be fully reviewed	Defined on schedule MAY be waived if no major issues from DRT	Not Required	Defined on schedule; DRT notice sent to applicants at end of review	Determine Status (approve, disapprove, Add to Admin Agenda or FMPC for exceptions (ZO	Approving Body (most of the time via the Admin Agenda)
	2 weeks			6 weeks		

Initial Submittal starts the 60-day clock

Initial Submittal, Resubmittal, and FMPC equates to approximately 33 business days

Some cycles *may* allow for a second resubmittal opportunity, but not all

Staff can deem the initial submittal incomplete; 60-day clock does not start; new initial submittal must be submitted



MOVING FORWARD

- Use the Pre-Application as a tool to gain staff review without starting the clock
- An “incomplete” determination could be an advantage for complex projects; will allow for thorough staff review and comments AND appropriate time to address required revisions
- Plans should be submitted with the expected level of detail; poorly drawn plans will lead to disapprovals
- More information may need to be submitted prior to the “clock start” to ensure projects can be recommended for approval within 60 days (traffic studies, TDEC determinations, subdivision names, sewer/water availability determinations, etc.)
- Staff to adjust Zoning Ordinance, FMPC Bylaws, submittal portal reports, website publications, and Review Cycle calendars to adjust to new procedures

State Law also made major changes to surety releases

- A developer can submit an “Independent Inspection” justifying release of a surety
- The City has a defined period to time (20/30 days) to reject a request for surety release if the improvement is not yet completed to City standards and regulations

IMPLICATIONS

- Staff must perform site inspections slightly quicker than we do today
- Engineers not associated with the on-site work throughout the length of the project will be allowed to request a release of a surety on behalf of a developer.
- Staff is left guessing at what to expect in an Independent Inspection because it wasn't defined
- If the City does not place a request for release/reduction on an agenda, it will be approved for release.

ADJUSTMENTS

- Staff will adopt a new submittal calendar that guarantees action within state timeframes
- Staff will provide punchlists for requests for release made by engineers associated with a project
- Staff will likely require detailed information in the Independent Inspection Report
- Staff hopes to put release requests into the online submittal portal, making tracking easier for staff and information more transparent for applicants
- Staff will require critical submittals be approved PRIOR to requesting a release (as-builts/video)

PROCESS CHANGES

There will still be one day a month where staff accepts new requests; independent inspections, action requests, and punch-list resubmittals

Projects that are ready to release will be acted upon promptly, without much adjustments from current timeframes

Action Request/Independent Inspection Due, by noon	Provide Independent Inspection with Written Report of Deficiencies	Provide Action Request with Written Report of Deficiencies	Receive Punchlist Resubmittal, by noon	Sureties Agenda* POSTED on FMPC DATE
Usually 1st Thursday of Month, except September	RELEASE OR DENY, NO RESUBMITTAL	*if complete, can place on next available agenda	Usually 1st Thursday of Month, except September	4th Thursday of the month
Day 0	20 Business Days	30 Business Days	application deadline date	60 Business days
THURSDAY	THURSDAY	THURSDAY	THURSDAY	THURSDAY
11/5/2026	12/3/2026	12/17/2026	12/31/2026	1/28/2027
12/3/2026	12/31/2026	1/14/2027	1/28/2027	2/25/2027
12/31/2026	1/28/2027	2/11/2027	3/4/2027	3/25/2027
1/28/2027	2/25/2027	3/11/2027	4/1/2027	4/22/2027
3/4/2027	4/1/2027	4/15/2027	4/29/2027	5/27/2027
4/1/2027	4/29/2027	5/13/2027	6/3/2027	6/24/2027
4/29/2027	5/27/2027	6/10/2027	7/1/2027	7/22/2027
6/3/2027	7/1/2027	7/15/2027	8/5/2027	8/26/2027
7/1/2027	7/29/2027	8/12/2027	9/2/2027	9/23/2027
8/5/2027	9/2/2027	9/16/2027	9/30/2027	10/28/2027
9/2/2027	9/30/2027	10/14/2027	11/4/2027	11/24/2027*
9/30/2027	10/28/2027	11/11/2027	12/2/2027	12/23/2027
11/4/2027	12/2/2027	12/16/2027	12/30/2027	1/27/2028

*Adjusted for City Holiday

Action requests that need clean-up before staff can release now can do so before a decision is made; approximately 2 weeks

Independent Inspections will NOT receive this opportunity; they are either released or provide a incomplete report, per State Law



MOVING FORWARD

- The City may require additional submittal documents with the “independent inspection” to verify that the work is complete, and it is appropriate to release the surety
- Staff will continue to look out for the City’s best interest, verifying ANY action request to determine that work is indeed complete as required by our development standards
- It is unknown how many “independent inspections” the City will receive after January 1
- Depending on their influx, additional staff may be needed respond to the additional number of inspections in shortened timeframes