



City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, September 3, 2026

6:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and meeting location listed above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at Eastern Flank Event Facility. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Event Facility.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person 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 The August 6, 2026, BZA Minutes.

ANNOUNCEMENTS

APPLICATIONS

2. A Variance Request To Allow A 9-Foot Encroachment Into The Required 30-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 309 Scottish Court (F.Z.O. 3.6.5.)

Sponsors: Amy Diaz-Barriga, Ariella Parker

3. A Variance Request To Allow A 8-Foot Encroachment Into The 38-Foot Landscape And Drainage Easement For A Swimming Pool For The Property Located At 3012 Blossom Trail Lane (F.Z.O. 5.2.7.O.2.)

Sponsors: Amy Diaz-Barriga, Ariella Parker

4. A Variance Request To Allow The Front Façade Location Of The Proposed Principal Buildings To Be Oriented In A Non-Parallel Manner To The Frontage, And A Variance Request To Allow Parking Area Drive Aisles To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And A Variance Request To Allow A Building To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And A Variance Request To Allow Engineered Grading Within The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane For The Property Located At 336 Ernest Rice Lane (F.Z.O. 6.12., 4.9.4., 4.9.7.).

Sponsors: Amy Diaz-Barriga, Ariella Parker

OTHER BUSINESS

ADJOURN

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



Meeting Minutes

Board of Zoning Appeals

Thursday, August 6, 2026

6:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and meeting location listed above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at Eastern Flank Event Facility. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Event Facility.

CALL TO ORDER

Chair Jonathan Langley called the meeting to order at 6:00 PM.

Board Members Present: Chair Jonathan Langley, Dorinda Smith, Jeff Fleishour, William Scales

Board Members Absent: John Boehms

Staff Present: Amy Diaz-Barriga, Shanna McCoy, Bill Squires

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 Jonathan Langley 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 The June 4, 2026 BZA Minutes.

Sponsors:

A motion was made by Board Member Smith, seconded by Board Member Fleishour to Approve the Minutes from the June 4, 2026 meeting. The motion carried 4-0.

ANNOUNCEMENTS

Chair Jonathan Langley asked if Staff had any announcements. There were none.

APPLICATIONS

2. **A Variance Request To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 107 Feet From Riverside Drive, And A Variance Request To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 220 Feet From Oak Meadow Drive For The Property Located At 880 Oak Meadow Drive (FZO §3.19.5).**

Sponsors: Amy Diaz-Barriga, Ariella Parker

Staff Presentation: Ms. Diaz-Barriga began with background information and stated that this 13.3 acre lot is located at 880 Oak Meadow Drive and is zoned RC-6 Regional Commerce District. The owner wishes to develop the parcel with a two-story, 100,000 square feet retail space. There is no site plan submitted for this project. The plans provided for this property represent the desired design of the site. This lot has some constraints to consider. The property has a border of slopes greater than 20% along Riverside Drive, Oak Meadow Drive, and the access drive to Home Depot that runs along the property. There are also overhead power lines running along Riverside Drive within the Public Utility and Drainage Easement which extends 40' into the property from the Right-of-Way. The property is considered a corner lot, as it has property lines along both Riverside Drive and Oak Meadow Drive. Therefore, the applicant is requesting two variances.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria: (Ms. Diaz-Barriga did not read each criterion but offered to explain each if anyone had any questions.)

Request 1: To increase the maximum front yard setback from 30 feet to 107 feet from Riverside Drive.

Staff Analysis for Criteria 1: The property has a border of slopes greater than 20% along Riverside Dr, Oak Meadow Dr, and the access drive to Home Depot that runs along the property. There are also overhead power lines running along Riverside Drive, which are within the Public Utility and Drainage Easement, which extends 40 feet into the property from the Right-of-Way. The maximum setback for landscape frontage is 30 feet. Given the topographical conditions and the depth of the easement, it would not be possible for the setback to be less than 40 feet. Staff find this criteria is met.

Staff Analysis for Criteria 2: Staff finds that the strict application of a provision enacted under the Zoning Ordinance would result in exceptional practical difficulties for the owner of the property. Due to the slopes and the Public Utility and Drainage Easement, the front yard setback must be more than the required maximum of 30 feet. This property cannot comply with the strict application of the maximum setback requirement in this situation. The setback must be more than 40 feet to accommodate the steep slope and easement along Riverside Drive. Staff find this requirement is met.

Staff Analysis for Criteria 3: The design of this site would not be a detriment to the public good, but it does impair the intent of the Zoning Ordinance. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping buildings close to the street. While this site does require at least a 40 feet maximum setback, requesting a 107-foot setback does not seem necessary. The applicant's Frontage Breakdown exhibit shows 25 feet in front of the building for pedestrian circulation, but the Zoning Ordinance only requires 8-foot sidewalks, and the desired 9.5-foot canopy is not a city requirement so it is a self-imposed hardship. That means the building could be 17 feet closer to the street. Additionally, the city does not require a maximum of 1% cross slope for sidewalks. The city requires a maximum cross slope of 2%, and ADA guidelines allow for a maximum cross slope up to 2.08%. An ADA ramp would also very likely be an option to accommodate for the slight slope in this case. It does not seem that the applicant has explored all these options and therefore has not shown an effort to achieve the most minimal deviation from the Zoning Ordinance. Staff finds this criteria is not fully met.

Request 2: To increase the maximum front yard setback from 30 feet to 220 feet from Oak Meadow Drive.

Staff Analysis for Criteria 1: There is a large area of existing stormwater infrastructure in the frontage area along Oak Meadow Drive. To avoid the existing stormwater infrastructure and provide fire access around the building, the building cannot be located less than 30 feet from Oak Meadow Drive. Staff find this criteria is met.

Staff Analysis for Criteria 2: Most of the stormwater facilities have already been implemented with the construction of Riverside Drive. Complying with the front setback requirement would cause undue hardship for the owner because they would have to remove and redesign the existing stormwater infrastructure that is functioning properly. Additionally, any additional stormwater capture required by the development would be negatively affected if the building were pulled closer to Oak Meadow Drive and occupied much of the naturally

lower elevations on site.

Staff Analysis for Criteria 3: The design of this site would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping buildings close to the street. Considering the current stormwater infrastructure and the curved front lot line, the building is being pulled as far forward towards Oak Meadow Drive as possible with the conditions. The proposed design shows an effort to meet the intent of the Ordinance and achieve the most minimal deviation possible from this Zoning Ordinance requirement. Staff find this criteria is met.

Recommendation:

Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 107 Feet From Riverside Drive, because the criteria for granting a variance have not all been met, and approve the Variance Request To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 220 Feet From Oak Meadow Drive For The Property Located At 880 Oak Meadow Drive because the criteria for granting a variance have been met.

Applicant: Greg Gamble, representing Franklin Capital Investments. Mr. Gamble explained that developers are proposing a building of 100,000 square feet to 118,000 square feet for a furniture company, Living Spaces. Mr. Gamble stated that a variance request would be required for any building placed on the lot and is not specific to a building "use." At least one Variance request, previously approved, has expired for proposals that do not exist any longer. Mr. Gamble explained that they have a higher level of study to present the board. Mr. Gamble stated that given the existing conditions that include an overhead powerline easement (Riverside Drive ROW) and an area of 3:1 slopes (Oak Meadow Drive) paired with the current infrastructure, compliance with the zoning ordinance is not possible. Also, Mr. Gamble explained that the fire marshal requires a 26 foot fire emergency lane around the suburban building because the building is intended to be a furniture store. Originally, parallel parking was proposed along the frontage of the building that has now been removed. With the parallel parking removed, the building is pushed as close as it can be with respect to the easements and other limitations of the site. Mr. Gamble briefly discussed the roadway requirements for fire apparatus access, adopted by BOMA several years ago. Because of the powerline easement restricting ROW use, an internal access road is required to comply with fire and zoning requirements. Mr. Gamble explained that the internal access road also has requirements including being located not less than 15 feet and not greater than 30 feet from the building and must be parallel to one entire side of the building. Considering the requirements and limitations of the site, Mr. Gamble stated that he is comfortable with the positioning of the building. A lot of time has been spent calculating the numbers to push the building even closer to Riverside Drive.

Citizen Comments: None

MOTION

Board Member Scales motioned to close the public comment, seconded by Board Member Smith. The motion carried by a vote of 4-0.

Chair Langley stated that the site plan is conceptual at this time and the focus is on the variance request. The site plan would be forthcoming, but if the variance request was granted, the applicant would have the opportunity to figure out building placement. Mr. Langley asked how staff would address the fire code requirements and zoning requirements that conflict with one another through the site plan review.

Ms. Diaz-Barriga explained that without the variance request being granted, the project would be stuck in the site plan stage. The requirement for the building along Riverside Drive to be no closer and no farther than 30 feet from Riverside Drive. As of now, the building lands beyond 30 feet and will be reviewed during the site plan process, including fire lanes and how the fire truck gets in and out of the site, along with the fire truck being able to pull up alongside of the building and be within the 15-30 feet distance. Ms. Diaz-Barriga explained that there is an assumption that the access road should be along the Riverside Drive side, but it may or may not be the best location for the fire lane. Basically, without granting the variance request, the applicant would not be able to get the site plan approved.

Board Member Fleishour stated that the building is within 17 feet of meeting the requirements of the zoning ordinance.

Ms. Diaz-Barriga explained that there is a discrepancy about how the applicant came up with a total of 107 feet from Riverside Drive to the proposed building. There are 40 feet of easement that cannot be changed or moved, then there is an understanding by staff that a fire access road of 26 feet is necessary because of the topography. Staff cannot find a rationale for how the total setback is calculated at 107 feet.

Board Member Fleishour asked if the ladder repose would be part of the determination.

Ms. Diaz-Barriga explained that while the Fire Marshall, Andy King is not present to answer and, on the fly, Ms. Diaz-Barriga's understanding is that one of the access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet. Only one side of the building must meet this requirement without solid determination as to which side is the best option. To have this question answered fully, the application could be referred to the next meeting, allowing time for discussions with the Fire Marshall. Clearly, Ms. Diaz-Barriga stated that criteria one and two are met, but staff had issues whether criteria three meets the minimum deviation from the rules.

Chair Langley pointed out that the site is unique as it is adjacent to I-65 and given the context of requirements necessary for the property.

MOTION (Variance Request #2)

Board Member Scales motioned to approve Variance Request #2: To increase the maximum front yard setback from 30 feet to 220 feet from Oak Meadow Drive For The Property Located At 880 Oak Meadow Drive, seconded by Board Member Fleishour.

Board Member Scales stated that given the existing stormwater contingencies, the applicant's presentation along with staff's report are the defining reasons why he supports request number two.

With no further discussion, the motion carried by a vote of 4-0.

MOTION (Variance Request #1)

Board Member Scales motioned to approve Request #1: To increase the maximum front yard setback 130 feet to 107 feet from Riverside Drive For The Property Located At 880 Oak Meadow Drive, seconded by Board Member Fleishour.

Board Member Fleishour stated that previously a variance request of 80 feet was approved. Since this is a troubled parcel and the lack of clarity of the requirement of 107 feet, Mr. Fleishour suggests requiring 90 feet which is 10 feet away from the previous approved variance. This would allow the applicant to rework the numbers to make it work.

Board Member Fleishour amended the motion for Request #1 to require a 90 foot setback from Riverside Drive For The Property Located At 880 Oak Meadow Drive

Amendment fails for lack of a second.

Chair Langley asked Mr. Gamble to come back to the microphone for questions.

Board Member Scales asked Mr. Gamble how a 90 foot setback, Mr. Fleishour proposed, would affect the property and building.

Mr. Gamble referred to page 7 of the presentation and explained that there is 3 to 1 slope from Riverside Drive underneath the power line poles. The existing grade at the Riverside Drive entrance is 697 feet with the driveway entrance being as close to Oak Meadow Drive as COF regulations will allow with respect to a driveway. Considering the elevation with an 8% slope along Riverside Drive, the proposed distance of 16 feet is needed to accommodate the fire apparatus. Ideally, the Fire Marshall would like an access drive around the entire building. The 25 feet to the building allow for the ladder zone. Mr. Gamble stated that this is how the total setback of 107 feet was calculated.

Board Member Scales asked how the 2% cross slope would be affected if the setback distance was reduced to 90 feet relating to fire.

Mr. Gamble noted that by reducing the grade from 708 feet to 697 feet this allows for entrance to the building and for the fire access road. The elevation would require a reduction of 3 feet and economically not feasible given the 11 feet reduction already accounted for.

Chair Langley asked if parallel parking would be required by zoning along Riverside Drive.

Ms. Diaz-Barriga stated that zoning would not require parking along Riverside Drive.

With no further discussion, the motion carried by a vote of 4-0.

3. **A Variance Request To Allow The Principal Building And Accessory Structure To Encroach Up To 30 Feet Into The 60-Foot Front Setback Along Mack Hatcher Memorial Parkway For The Property Located At 935 Lewisburg Avenue (F.Z.O. 3.4.5.).**

Sponsors: Amy Diaz-Barriga, Ariella Parker

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga began with background information and stated that the subject property is located at 935 Lewisburg Pike and is zoned Residential 1 District. The applicant is proposing a 7,068 square foot house with a 1,839 square foot accessory structure. The property is at the corner of Lewisburg Pike and Mack Hatcher Memorial Parkway, so it has two front setbacks. Residential 1 District requires 60-foot front yard setbacks, so the property is required to be setback 60 feet from both Lewisburg Pike and Mack Hatcher Parkway. There is a depression in topography in the front yard area (along Lewisburg Pike) that tends to hold water, so the applicant is proposing to locate the house farther back from Lewisburg Pike. The applicant has stated that this is due to the existing headwalls out falling from Lewisburg Pike. In order to verify this, Staff did a search for a drainage easement along Lewisburg Pike. Staff was not able to locate any easements associated with the stormwater conveyance from Lewisburg Pike through the property. A full title search and/or information request from TDOT would be necessary to verify. In the absence of existing drainage easements, alterations of the front yard area should not hinder the historic flow of stormwater through the property, but alterations of the conveyance may be permitted. Staff would also like to note that this property is currently a tract of land that will need to be platted before a home could be constructed. The land seems to meet criteria for the base zoning district (Residential 1 District) to plat the lot, although initial investigation found that a small sewer extension may be needed before the lot could be considered buildable. With this in mind, the setbacks are not yet established, so this variance is asking for relief from the setbacks that will be required to be platted prior to construction.

Staff Analysis

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

Staff Analysis of Criteria #1: Staff does not find any extraordinary conditions of this property that would prevent development of a house and accessory structure within the setbacks on this property. While it is unique that the property has some topography changes in the front yard and stormwater conditions to mitigate, that does not necessarily prevent alterations or grading to bring the house further forward and comply with the setback requirements. It is not uncommon for properties to require grading and stormwater alterations to develop. Additionally, it seems that the house could be redesigned to meet the setback requirements, and the submitted materials do not prove that other options were explored to comply with the Zoning Ordinance requirements. Staff find this criteria is not met.

Staff Analysis of Criteria #2: Staff finds that the strict application of the Zoning Ordinance would not result in peculiar and exceptional practical difficulties or exceptional or undue hardship upon the owner of the property. The variance request is unique to the applicant's proposed plan and not generally to all potential designs for the site. It appears to Staff that the applicant could design a plan for the site that meets the requirements of the Zoning Ordinance. It is the expectation of the City that an applicant designs their site in a way that meets the requirements of the Zoning Ordinance, and not use the variance process to avoid inconvenience. Staff find that the proposed plan introduces a self-imposed hardship, one that could likely be resolved by redesigning to meet the zoning ordinance. Staff find this criteria is not met.

Staff analysis of Criteria #3: Staff finds that this would not be a detriment to the public good and would not impair the purpose and intent of the Zoning Ordinance. The property line along Mack Hatcher Memorial Parkway is currently lined with trees which provide screening from the street. While Staff does not know if these trees will always remain in place, they currently provide screening. Part of the intent of this Zoning Ordinance requirement is to have houses consistently set back from the street for residential neighborhoods. In this case, the requested encroachment is along a moderate-high speed road, without houses with clearly consistent setbacks, and is surrounded by a variety of zoning districts and uses, not just R-1 residential houses. Staff find that the proposed encroachment into the front setback along Mack Hatcher would not be a detriment in this case. Staff find this criteria is met.

Recommendation:

Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow The Principal Building And Accessory Structure To Encroach Up To 30 Feet Into The 60-Foot Front Setback Along Mack Hatcher Memorial Parkway For The Property Located At 935 Lewisburg Avenue, because the criteria for granting

a variance have not all been met.

Applicant Presentation: Tim Turner, T Squared Engineering. Mr. Turner stated that the reason a variance is being requested is so the house can be built on the highest point on the property, which is the back portion. Considering the irregular, triangular shape of the property, it is a hardship for a builder to build a house in a low area of the topography. Mr. Turner passed out a map showing the distances from Mack Hatcher.

Citizen Comments: None

MOTION

Board Member Fleishour motioned to close the public comment portion, seconded by Board Member Smith. The motion carried by a vote of 4-0.

Chair Langley stated that the adjacent property is 142 feet off Lewisburg Pike and the proposed home is setback 190 feet.

Board Member Scales asked Mr. Turner to speak more about the proposed location of the house and referenced Mr. Turner indicating that the elevation would be around 648 feet to 650 feet in elevation.

Mr. Turner explained that water would need to rise to 648 feet to drain from the property and the preferred location of the home is on the high side of the low area in the middle of the property. The front of the home would be about 650 feet in elevation. As an engineer, building in a low area is the least desired location.

Mr. Turner stated at the required 60 foot setback the elevation is at 646 feet making the home directly in the middle of the low area. Looking at the contours on the map, to stay out of the low area the house would need to be pushed back beyond the low topography.

Board Member Fleishour stated that if the low area could be filled in, the house could be built within the zoning ordinance.

Ms. Diaz-Barriga stated that part of the analysis includes the accessory structure encroaching into the 60 foot setback by 30 feet. The reason for this is that the home must be setback beyond the low area of the property making the accessory structure impede into the setback. One of Staff's questions is why the accessory structure needs to be in that exact location as there are a lot of ways a house can be designed. Information wasn't provided as to why the accessory structure couldn't go in a different location.

Board Member Scales asked if Mr. Turn could answer why the accessory structure couldn't go in a different location.

Mr. Turner stated that honestly this was the plan received from the architect who may have a client who picked out this style of home.

Board Member Scales asked Mr. Turner if the accessory structure could be shifted over.

Mr. Turner stated that he couldn't answer that question and went on to say that the property has two front yard setbacks to contend with making the situation unique and more difficult to deal with. Even though Mr. Turner could not answer the question, he stated that he believes it is a reasonable ask but also understands the regulations and requirements.

MOTION

Board Member Fleishour motioned to approve A Variance Request To Allow The Principal Building And Accessory Structure To Encroach Up To 30 Feet Into The 60-Foot Front Setback Along Mack Hatcher Memorial Parkway For The Property Located At 935 Lewisburg Avenue, seconded by Chair Langley.

Board Member Fleishour stated that because of the proximity to Mack Hatcher and the fact there's no access.

Board Member Scales asked the Board if there would be value in asking the applicant to reevaluate the positions of the home and accessory building.

Board Member Fleishour stated that the layout may have to do with the layout of the neighboring property as it is not desirable to have the buildings completely aligned, from a privacy standpoint. Also, Mr. Fleishour stated that without access from Mack Hatcher, the property is stuck with an entrance off Lewisburg Pike.

Chair Langley stated that the uniquely shaped property makes positioning more difficult. The accessory building could probably be moved but it appears the placement of the building allows a connection to the main building. Mr. Langley further stated that the property contends with floodplain limitations on the back and Mack Hatcher frontages on one side.

Board Member Smith stated that she has mixed feelings about approval of the variance request and wondered if the future homeowner has plans for a pond in the future in the low area of the property. Ms. Smith agreed that the property is unique but stated that it appears that the accessory structure could be located on another part of the property.

Mr. Turner stated that he had not been told there are plans for a pond and noted that it would require a lot of digging and dirt removal.

With no further discussion, the motion carried by a vote of 3-1 with Board Member Smith Voting against.

OTHER BUSINESS

Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Board Member Fleishour, seconded by Board Member Smith, to adjourn the meeting. The motion carried 4-0. The meeting adjourned at 06:56 PM.

Chair

Date



File #: 26-01079

DATE: 9/3/2026
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Parker, Planner

SUBJECT:

A Variance Request To Allow A 9-Foot Encroachment Into The Required 30-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 309 Scottish Court (F.Z.O. 3.6.5.)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 9203
Applicant: William Heard
Owner: William Heard

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: R3 Residential 3 District / Single Family Residential
North: R3 Residential 3 District / Single Family Residential
South: R3 Residential 3 District / Single Family Residential
East: R3 Residential 3 District / Single Family Residential
West: R3 Residential 3 District / Single Family Residential

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

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

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

3.6.5. Zoning Districts, Residential 3 District, Dimensional Standards

Principal Building Setbacks	Minimum
Rear Yard	30 feet

Background

The subject property is located at 309 Scottish Court and is zoned R-3 Residential 3 District. The applicant is proposing an addition to the rear of the existing house on the property. The R-3 zoning district requires 30-foot rear yard setbacks, and the proposed addition would be 21 feet from the rear property line at its closest point. For this reason, the applicant is requesting a variance to allow a 9-foot encroachment into the 30-foot rear yard setback.

Staff Analysis

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

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

The shape of the lot combined with the location of the existing house create a unique situation in this case. The lot is not a typical rectangle shape: it's more narrow at the front of the lot since it's at the end of a cul-de-sac, and the front lot line doesn't parallel the rear lot line, so in order to have the house face the street, it does not parallel the rear lot line. In addition, the existing house was designed to be wider, so it is located further back on the lot to fit within the setbacks, and is located very close to the required minimum rear setback. Due to these unique conditions, this lot would not be able to accommodate an addition to the house as required under this Ordinance. Staff finds this criteria is met.

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

In order to comply with the provisions enacted under the Zoning Ordinance, the property owner would not be able to add the addition to the house. If the existing house had been built closer to the front lot line like most of the houses on this street, this property could likely accommodate an addition to the rear of the house that complies with the Zoning Ordinance. Staff finds this criteria is met.

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

Staff finds that this would not be a detriment to the public good or impair the intent of the Zoning Ordinance. Rear setbacks are intended to be a buffer between houses and the properties behind. Most of the addition is within the required rear setback, and the proposed encroachment still leaves a significant amount of buffer between this house and the neighboring property behind. In addition, the neighboring lots are not uniform in orientation and the addition is behind the house, so it will likely not

be visible from the street. For these reasons, the addition would not have a significant affect on the neighboring properties. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

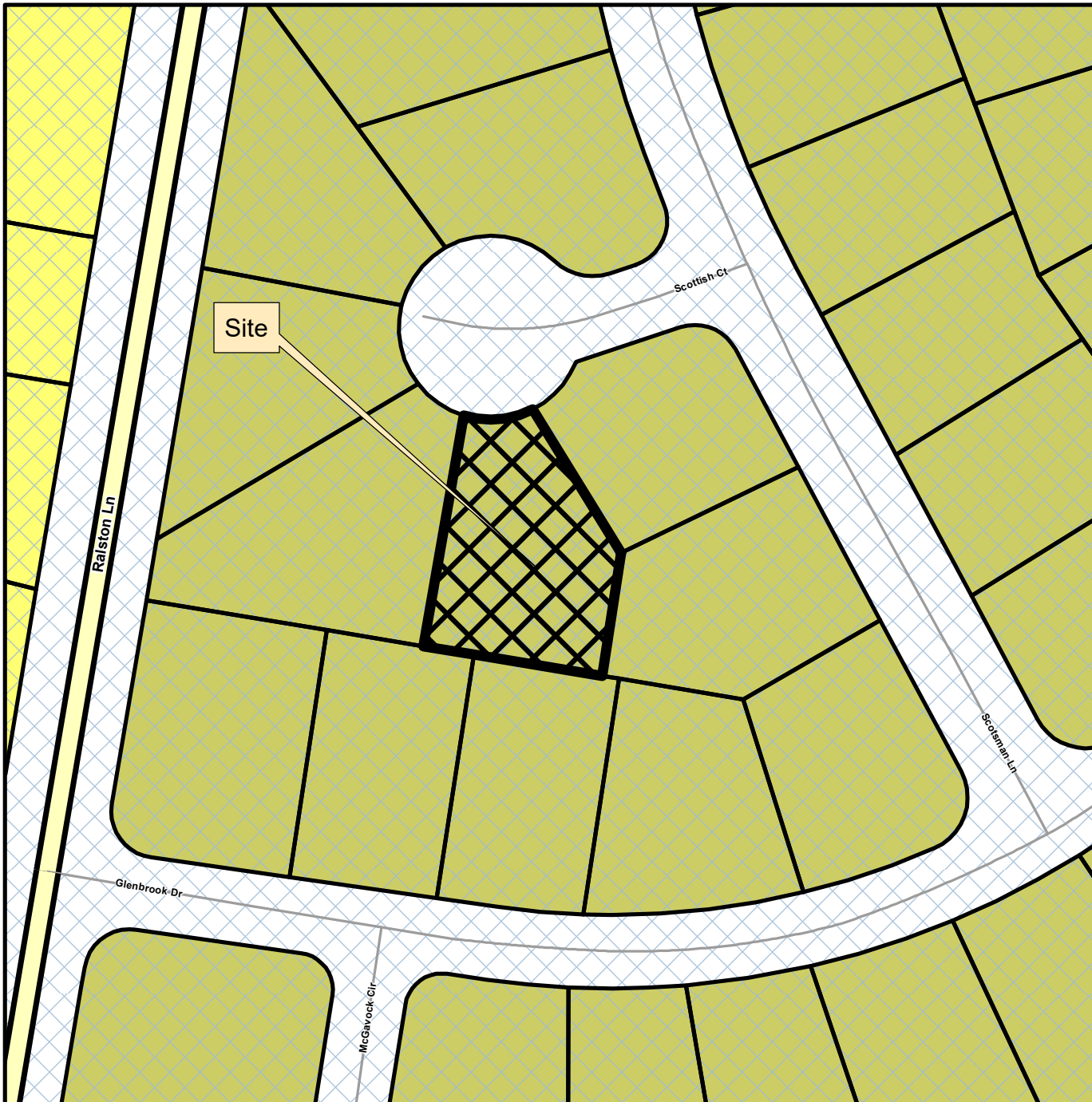
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow A 9-Foot Encroachment Into The Required 30-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 309 Scottish Court, because the criteria for granting a variance have been met.

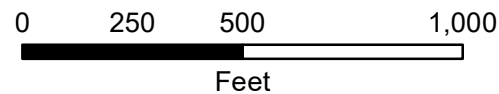
309 SCOTTISH COURT
TAX MAP 079H, GROUP G, PARCEL 09200
BOARD OF ZONING APPEALS
SEPTEMBER 3, 2026

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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July 22, 2026

Board of Zoning Appeals
City of Franklin, Tennessee
Department of Planning and Sustainability
109 3rd Ave South
Franklin, TN 37064

**Re: Justification Letter in Support of Variance Request – Rear Yard Setback – 309
Scottish Court, Franklin, TN 37064 (Lot 92, Ralston Glen Subdivision)**

Dear Members of the Board of Zoning Appeals:

This letter is submitted in support of a variance application for the property located at 309 Scottish Court, Franklin, Tennessee 37064, identified as Lot 92 of the Ralston Glen subdivision (the “Property”). The applicant, William H. Heard, is the owner of the Property and requests relief from the thirty-foot (30’) rear yard setback established by the Franklin Zoning Ordinance to permit construction of a rear addition consisting of a new kitchen, new living area, and a full-sized attached garage, as depicted on the attached site plan prepared by Brian Hughes Construction, LLC (Sheet 1 – Site Plan, Plan BF12, dated May 21, 2026, revised June 22, 2026) and incorporated herein as Exhibit A.

As set forth below, the applicant respectfully submits that the request satisfies all three criteria required for a variance under Tennessee law and Section 20.10.7 of the Franklin Zoning Ordinance.

1. Exceptional Condition of the Property

The Property is situated on a cul-de-sac (Scottish Court) and, as a result, has an irregular, pie-shaped configuration that narrows toward the front of the lot and widens toward the rear. This exceptional lot shape is a direct consequence of its cul-de-sac location and is not a condition shared by typical interior lots within Ralston Glen or elsewhere in the City.

Compounding this condition, the rear property line is not parallel to the rear wall of the existing home. Because of this angled orientation, the buildable envelope behind the home narrows unevenly from left to right, with the left side of the structure situated measurably closer to the rear property line than the right side. As a result, the proposed addition encroaches approximately nine feet (9’) into the required thirty-foot (30’) rear yard setback at its closest point, as shown on the attached site plan. This convergence of the lot line and the building line — a byproduct of the Property’s unique cul-de-sac geometry — is an extraordinary and exceptional condition of this specific parcel, not a generally applicable circumstance affecting other properties in the vicinity.

The applicant further notes that the home is already sited well in excess of the required forty-foot (40') front yard setback, reflecting an effort to work within the constraints of the lot before requesting rear yard relief. The combination of the angled rear lot line and the deep front setback leaves a constrained and irregularly shaped rear building envelope that is a function of the Property's exceptional shape, not the applicant's design preference.

2. Practical Difficulty and Undue Hardship

Strict application of the thirty-foot rear yard setback to this Property would prevent the applicant from constructing a full-sized garage as part of the proposed addition. Because the rear property line is not parallel to the home and narrows the usable rear yard on the left side of the structure, a garage sized to accommodate standard vehicle use cannot be constructed within the conforming setback without severely and impractically compressing the footprint of the addition. The requested variance is limited to the approximately nine-foot (9') encroachment necessary to accommodate a functional, appropriately sized garage — the minimum relief needed to address this hardship.

This difficulty is not financial or personal in nature. It arises directly from the physical geometry of the lot — the non-parallel relationship between the rear property line and the existing home — a condition that is not generally applicable to other properties throughout the City or even to typical lots within Ralston Glen. Absent the requested relief, the applicant would be unable to construct a functional, appropriately sized garage of the type common to homes in this neighborhood, solely because of the exceptional shape of this particular lot.

3. No Substantial Detriment to the Public Good

The requested variance will not result in substantial detriment to the public good or impair the intent and purpose of the Zoning Ordinance. The proposed addition is residential in nature, consistent with the character and use of surrounding homes in Ralston Glen, and does not alter the use of the Property. The rear yard affected by the requested encroachment is fully enclosed by an existing six-foot (6') privacy fence and backs to a rear-facing residential neighbor. The existing fence and the residential character of the adjoining property limit any visual, functional, or use impact of the requested nine-foot (9') encroachment on adjoining property owners' use and enjoyment of their land.

In accordance with Section 20.2.9 of the Franklin Zoning Ordinance, the applicant will provide written notice of this request to all property owners within a five-hundred-foot (500') buffer of the Property at least fifteen (15) days prior to the scheduled Board of Zoning Appeals hearing, and will submit the required notarized Public Notice Affidavit confirming that notice was given.

Conclusion

For the foregoing reasons, the applicant respectfully submits that this request satisfies all three statutory criteria for a variance and requests that the Board of Zoning Appeals grant relief from

the thirty-foot (30') rear yard setback requirement to the extent shown on the attached site plan. The applicant is available to answer any questions the Board or Planning staff may have and looks forward subsequent review of this request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. Heard', written over the closing 'submitted'.

William H. Heard
309 Scottish Court
Franklin, TN 37064
615-812-2793 | b.heard@att.net

Enclosure: Exhibit A – Site Plan (Sheet 1, Plan BF12, Brian Hughes Construction, LLC)

August 15, 2026

Board of Zoning Appeals
City of Franklin, Tennessee
Department of Planning and Sustainability
109 3rd Ave South
Franklin, TN 37064

Re: Letter of Support – Requested Variance at 309 Scottish Court, Franklin, TN 37064 (Lot 92, Ralston Glen Subdivision)

Dear Members of the Board of Zoning Appeals:

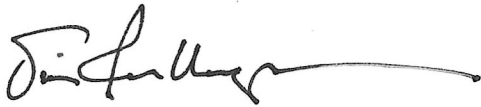
My name is Tim Stillings, and I live at 1112 Glenbrook Dr., Franklin, Tennessee 37064, directly behind Bill Heard at 309 Scottish Court. I've been Bill's neighbor for some time now, and I'm happy to write in support of the addition and garage he's planning to build, which I understand requires a variance from the thirty-foot (30') rear yard setback.

Bill was kind enough to walk me through his plans before he submitted anything, and I really appreciate him keeping me in the loop as his backdoor neighbor. Our yards are already separated by a six-foot privacy fence, and honestly, I don't expect his addition to change much of anything for me day to day. If anything, it's nice to see a neighbor investing in and improving their home. I have no concerns about the project and fully support it moving forward.

I understand this letter may become part of the official record for Bill's application, and that's fine with me. Feel free to reach out if the Board or Planning staff have any questions — I'm glad to help however I can.

Thanks for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Stillings', with a long horizontal flourish extending to the right.

Tim Stillings
1112 Glenbrook Dr.
Franklin, TN 37064
615-330-3225 | Tim@timstillings.com

From: kay.oconnell@comcast.net <kay.oconnell@comcast.net>

Sent: Tuesday, August 18, 2026 11:51 AM

To: Planning Intake <planningintake@franklintn.gov>

Subject: Variance Request 309 Scottish Ct

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello – We just received a letter notifying us of a variance request for 309 Scottish Ct.

We are on the same cul-de-sac as this property and have seen the construction plans. We fully support the property owner's request.

Thanks,
Kay O'Connell
308 Scottish Ct.



File #: 26-01080

DATE: 9/3/2026
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Parker, Planner

SUBJECT:

A Variance Request To Allow A 8-Foot Encroachment Into The 38-Foot Landscape And Drainage Easement For A Swimming Pool For The Property Located At 3012 Blossom Trail Lane (F.Z.O. 5.2.7.O.2.)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 9207
Applicant: Jenny Lewis, Tahoe Ridge LLC
Owner: Michael and Lisa Nawrocki

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: PD Planned District / Single Family Residential
North: PD Planned District / Single Family Residential
South: PD Planned District / Single Family Residential
East: PD Planned District / Single Family Residential
West: R-2 Residential 2 District / Single Family Residential

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

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

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

5.2.7.O.2. Use Regulations, Accessory Use and Structure Regulations, Swimming Pools

Swimming Pools shall not be located within easements.

Background

The subject property is located at 3012 Blossom Trail Lane and is zoned PD Planned District, within the Blossom Park Subdivision. There is a 38-foot Landscape and Drainage Easement along the rear lot line. The easement was established at 38 feet because the neighboring lot to the west used to be much larger, and it was required as an incompatible use buffer on the development plan. It was ultimately platted as a Landscape and Drainage Easement, but the same buffer would not be required today, since the neighboring lot to the west has since been developed with residential lots similar in size to this lot. Staff has confirmed with the Engineering department that 20 feet of the easement is still required for drainage, and the plat requires 6 canopy trees to be on the lot. The applicant is proposing a swimming pool in the backyard which would encroach 8 feet into the 38-foot easement. This leaves the required space for drainage, and they are not proposing to remove any canopy trees.

Staff Analysis

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

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

The exceptional situation in this case is that there is an easement that is larger than would currently be required today, because it was based on conditions that have now changed. The easement takes up the majority of the backyard space, and the space would otherwise be usable for a pool. Since they are still held to the platted easement, they would not be able to put a swimming pool in the backyard. Staff finds this criteria is met.

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

The strict application of the Zoning Ordinance is preventing the applicant from putting in a swimming pool. The exceptional hardship in this case is that, by today's regulations, the easement would not be required to be as deep, and the swimming pool would likely be allowed. Staff finds that this criteria is met.

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

Staff finds that this request would not be a detriment to the public good or impair the intent of the Zoning Ordinance. The pool does not encroach any closer to the neighbors than would be required by today's standards, and the tree canopy along the rear lot line will remain and provide a buffer between this property and the property behind. The intent of the ordinance in this case is to prevent swimming pools from impairing the intent of easements that have been established for a specific purpose. The purpose of this easement was for drainage, landscape, and as a buffer to the property behind. This request would not impair the 20 feet needed for drainage, the required trees will remain,

and the Zoning Ordinance criteria for requiring an incompatible use buffer have changed. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

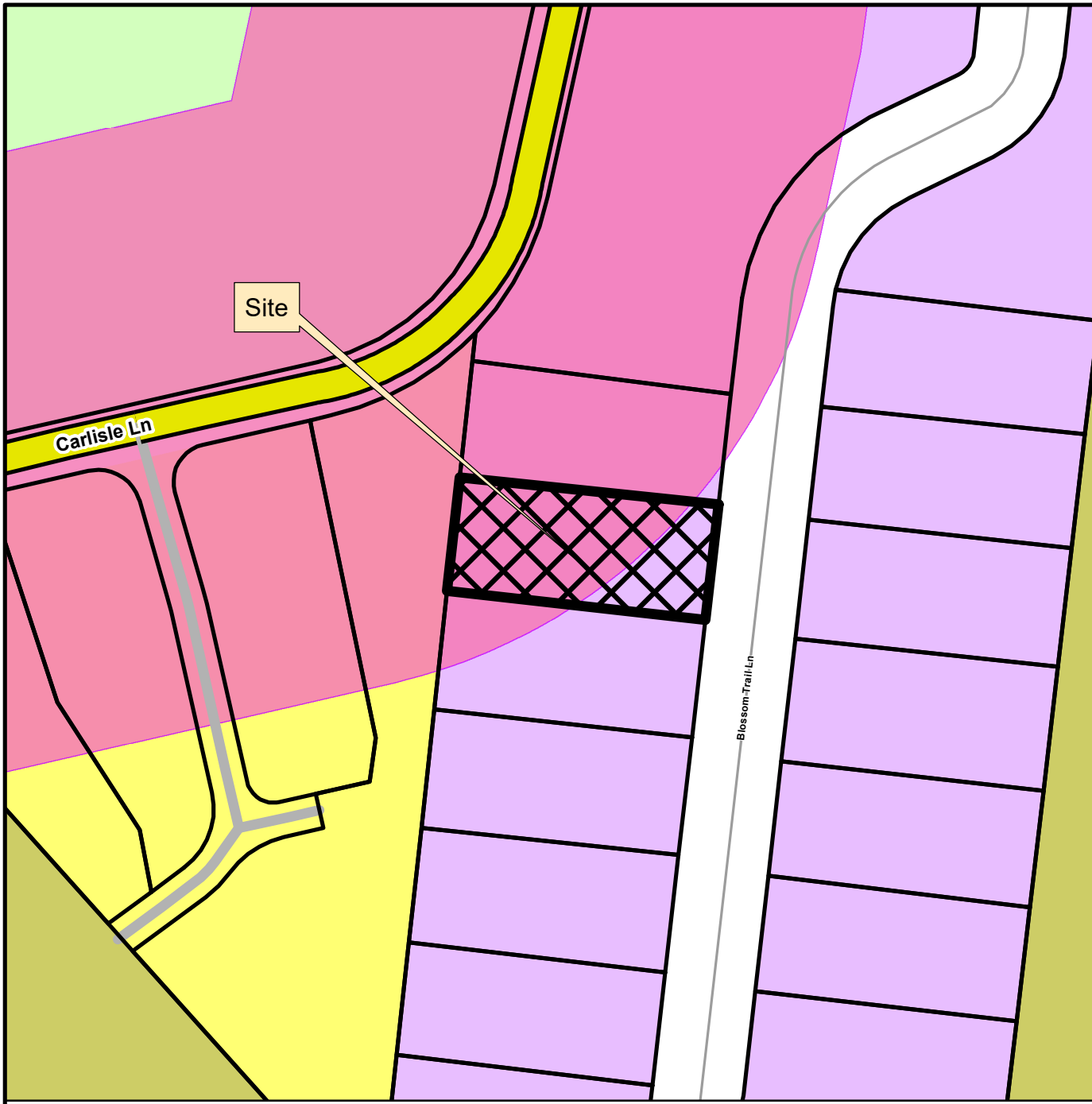
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow A 8-Foot Encroachment Into The 38-Foot Landscape And Drainage Easement For A Swimming Pool For The Property Located At 3012 Blossom Trail Lane, because the criteria for granting a variance have been met.

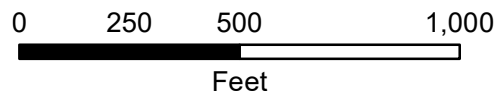
3012 BLOSSOM TRAIL LANE
TAX MAP 064L, GROUP F, PARCEL 02500
BOARD OF ZONING APPEALS
SEPTEMBER 3, 2026

Legend

-  3012 Blossom Trail Lane
-  Scenic Corridor Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
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-  HI Heavy Industrial District



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Justification Letter for Nawrocki Family at 3012 Blossom Trail Lane. Franklin, TN.

On behalf of Mike Nawrocki, Premier Pools and Spas is requesting a variance for an in-ground swimming pool project at 3012 Blossom Trail Lane. During the permit process it was brought to our attention that there is an existing 38' Landscape and Drainage Easement on the property. This extends significantly into the homeowner's backyard and drastically alters the possibility of building the pool that the Nawrocki's desire. Our request is to be allowed to encroach into easement 8'. We believe this project qualifies for a variance based on the following reasons:

1. 3012 Blossom trail is already a relatively small lot. The 38' L.E & D.E causes a significant portion of the yard to be unusable. Both the existing drainage swale and landscape buffer would remain intact, with a 30' easement still being maintained.
2. Based on conversations with the City of Franklin Planning, this type of easement is now obsolete. Similar subdivisions built today would typically only require a 25' or 30' easement. Per the engineering department, 20' is all that is needed for an adequate drainage easement on this property, leaving 10' for the landscape buffer.
3. Relief for this 8' encroachment would not impact either property to the sides or rear. The finished project is built well outside the existing drainage swale, and no trees from the landscape buffer will be affected.

In summary, we believe that an 8' encroachment into the existing antiquated easement would not impact the original intent of the easement and would also allow the homeowners to have a pool that they could enjoy.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY, OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR MEASURES SHOWN OR STATED ON THIS PLAN.

2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.

4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.

5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.

7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE 1 COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.

8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.

9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.

10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

A. CONCRETE WASTE
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY REMOVAL OF HARDENED CONCRETE.

B. PAINT AND PAINTING SUPPLIES
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP, INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

C. HAZARDOUS WASTE MANAGEMENT
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS & SOLVENTS, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS. SPECIAL CARE MUST

12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.

13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SILT FENCES, EARTH DIKES, DRAINAGE WALLS, SEDIMENT TRAPS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.

14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS) AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED (ADEQUATE FOR A PARTICULAR LOCATION). BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED, AS NECESSARY, BEFORE THE NEXT RAIN EVENT, IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL, PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

REVEGETATION NOTES

DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
* NOT REQUIRED, BUT HIGHLY RECOMMENDED
* INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
* ROUTE WATER TO A GRASSED AREA
* MAINTAIN UNTIL A LAWN IS ESTABLISHED

DURING
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

POST
ALL DISTURBED AREA TO BE SEED AND STRAWED OR SOD APPLIED.

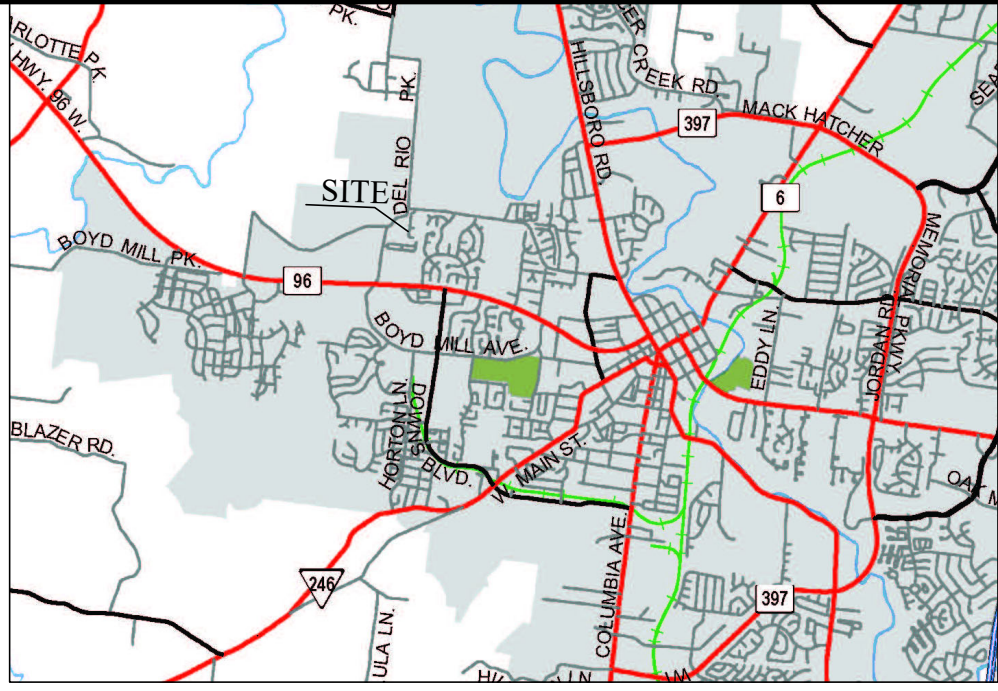
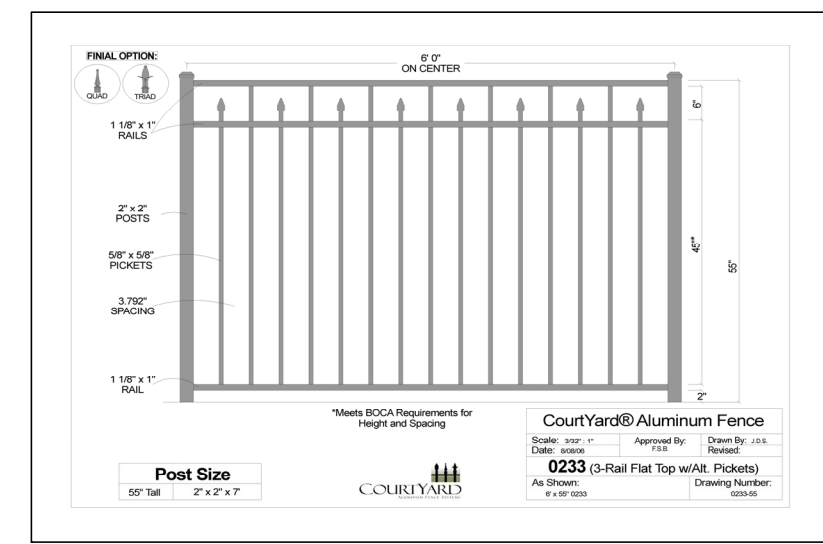
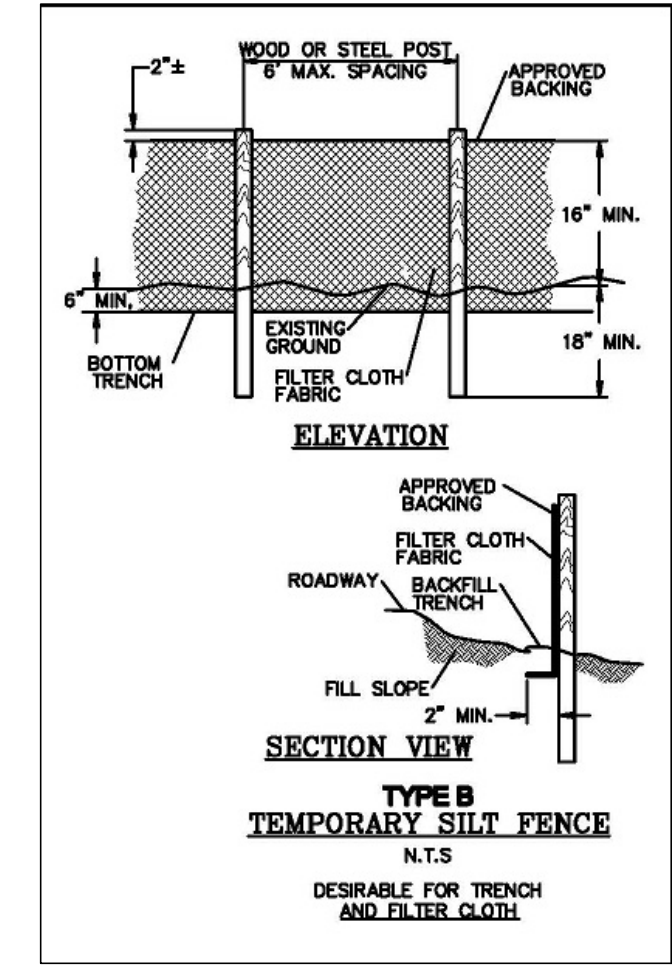
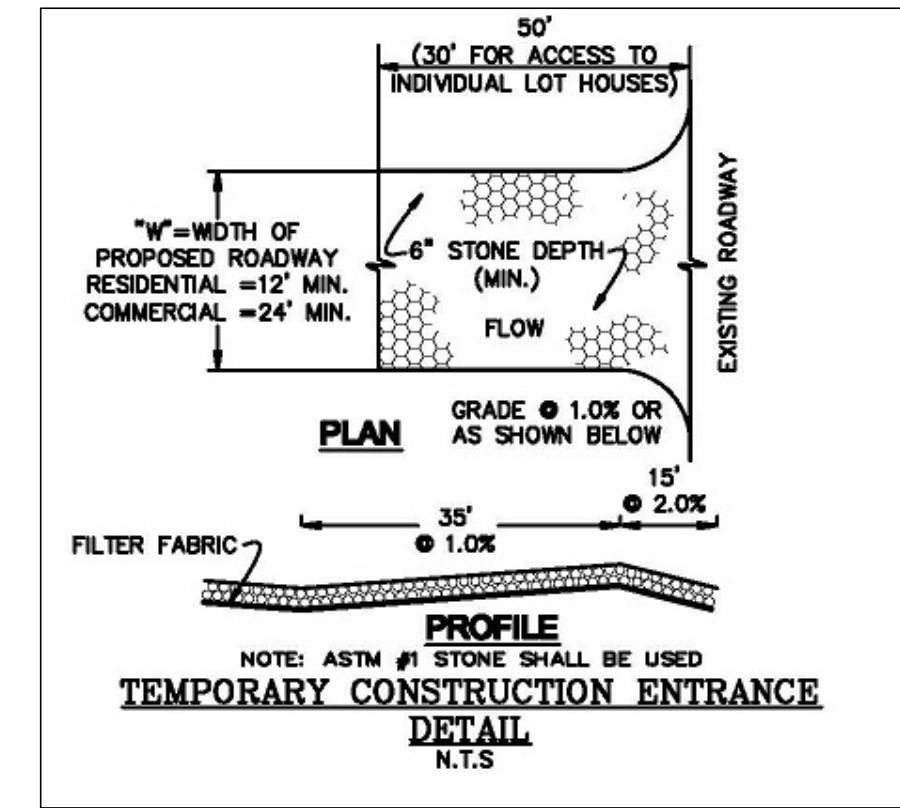
POST CONSTRUCTION AND SLOPE STABILIZATION NOTES
3:1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE. USE STAPLE PATTERN "D"

NOTE: EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- IS WITHIN 300 FEET OF A STREAM OR WETLAND
- IS WITHIN 1,000 FEET OF A LAKE
- IS STEEP (12% SLOPE OR MORE)
- RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
- HAS MORE THAN AN ACRE OF DISTURBED GROUND

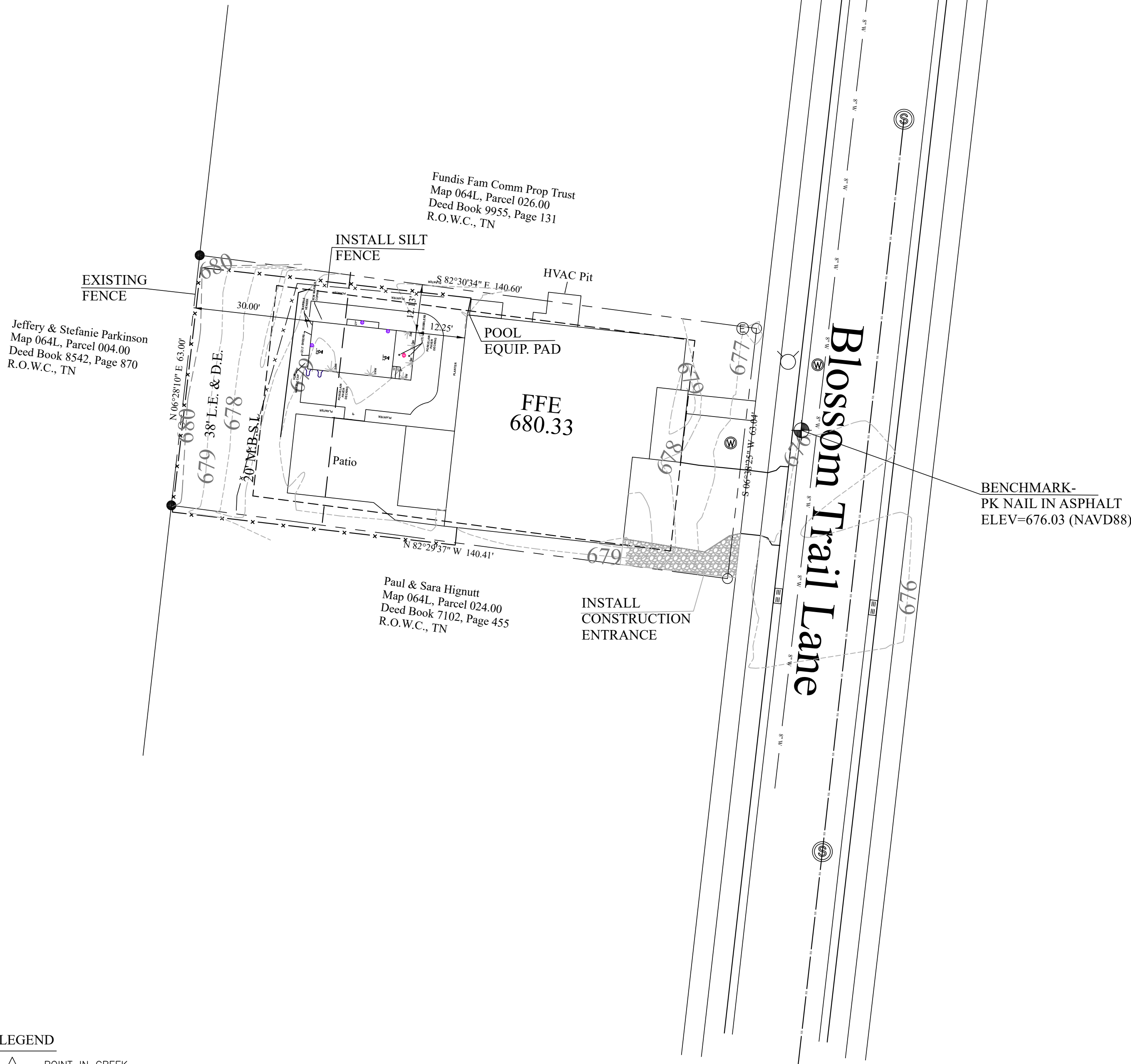
PROPERTY TITLE REFERENCE
PROPERTY BEING PARCEL 025.00, GROUP F, MAP NO. 164L WILLIAMSON COUNTY, TN.
DEED BOOK 6810, PAGE 167, R.O.W.C., TN.
LOT 25, BLOSSOM PARK SUBDIVISION, PLAT BOOK 61, PAGE 61, R.O.W.C., TN.

GENERAL NOTES
1. OWNER-MICHAEL & LISA NAWROCKI, PH. 615-585-8938
CONTRACTOR: PARKSIDE POOLS 615-844-3440
2. THE UTILITIES ARE BASED UPON PHYSICALLY EVIDENT UTILITIES AND THE FINAL PLAT. WE DO NOT WARRANT THEIR LOCATIONS. THE USER IS CAUTIONED TO CONTACT
TN ONE CALL 72 HOURS PRIOR TO ANY EXCAVATION PER TN. LAW.
3. THE PROPERTY IS SHOWN AS ZONE "X" ON THE F.E.M.A. F.I.S. MAP NO. 47187C0192 H, DATED 12/20/2024.
4. THIS SURVEY IS SUBJECT TO ALL THE FINDINGS AN ACCURATE TITLE SEARCH WOULD REVEAL. NO TITLE FURNISHED THIS SURVEYOR.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES, GIVEN IN THE CURRENT EDITION OF THE "SEDIMENT AND EROSION CONTROL HANDBOOK"
6. PROPERTY IS ZONED PD, MINIMUM BUILDING SETBACKS ARE: FRONT=15', REAR=20', SIDE=5'
7. LOT AREA= 8857 SQUARE FEET OR 0.20 ACRES
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE DRIVEWAY, PUDE, AND/OR ROW.

SITE DATA
TOTAL SITE AREA= 8857 SQUARE FEET
EXISTING
HOUSE AND OTHER STRUCTURES 2986 SQUARE FEET
DRIVE, WALKS, AC PADS 1288 SQUARE FEET
TOTAL IMPERVIOUS AREA 4274 SQUARE FEET OR 48.3%
PROPOSED
HOUSE AND OTHER STRUCTURES 2986 SQUARE FEET
DRIVE, WALKS, AC PADS 1288 SQUARE FEET
POOL AND POOL DECK 848 SQUARE FEET
TOTAL IMPERVIOUS AREA 5122 SQUARE FEET OR 57.8%



LOCATION MAP
NTS



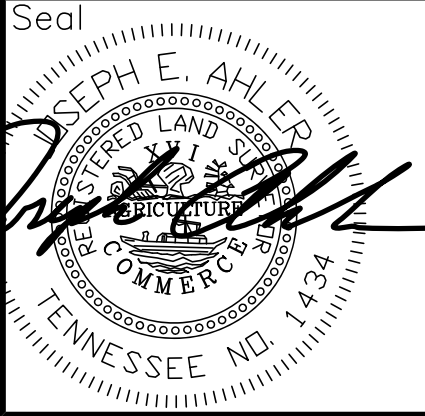
- LEGEND
- △ POINT IN CREEK
 - IRON PIN FOUND
 - IRON PIN SET
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER METER
 - ⊙ TEMPORARY ELECTRIC METER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING POWER POLE
 - ROAD CENTER LINE
 - WATER SERVICE
 - OVERHEAD ELECTRIC SERVICE
 - EASEMENT LINE
 - SETBACK LINE
 - PROPERTY LINE
 - EXISTING FENCE
 - ⊕ CATCH BASIN
 - ⊕ GAS VALVE

0 20 40 60
SCALE 1"=20'

POOL SITE PLAN
LOT 25, BLOSSOM PARK SUBD.
3012 BLOSSOM TRAIL LANE
CITY OF FRANKLIN, TN
WILLIAMSON COUNTY

SCALE: 1"=20'

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
joe.ahler@gmail.com



POOL SITE PLAN
3012 BLOSSOM TRAIL LANE
FRANKLIN, WILLIAMSON CO., TN.

Issue	Mark	Date	Description
		8/5/26	revised
		5/7/26	Original Issue

Project No: NUMBER
DWG. File: DWGFILE
Drawn By: JEA
Chk'd By: JEA

Sheet Description
POOL
SITE
PLAN

C1.0



File #: 26-01081

DATE: 9/3/2026
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Parker, Planner

SUBJECT:

A Variance Request To Allow The Front Façade Location Of The Proposed Principal Buildings To Be Oriented In A Non-Parallel Manner To The Frontage, And A Variance Request To Allow Parking Area Drive Aisles To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And A Variance Request To Allow A Building To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And A Variance Request To Allow Engineered Grading Within The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane For The Property Located At 336 Ernest Rice Lane (F.Z.O. 6.12., 4.9.4., 4.9.7.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 9219
Applicant: Gary Vogrin
Owner: Battle Ground Academy, Andrew Phelps (representative)

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: CI Civic and Institutional District / Institutional
North: R-1 Residential and PD Planned District / Residential
South: PD Planned District / Institutional
East: N/A (county) / Agriculture
West: R-2 Residential, R-1 Residential, and CI Civic and Institutional District / Residential and Institutional

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and

2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

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

6.12. Building Types, Civic Building

Building Orientation and Entry

Facade Location	The front facade shall face the public street, private street, or internal drive, in that priority order The front facade shall be parallel to the frontage
-----------------	--

4.9.4. Overlay Zoning Districts, SCO- Scenic Corridor Overlay District, Prohibited Encroachments

Buildings, parking areas, parking area drive aisles, and streets or internal drives that parallel the scenic corridor shall be prohibited within the front yard setback.

4.9.7. Grading

The natural, existing topography of a site shall be used in development and grading shall be minimized. Mass grading techniques are prohibited.

Background

The property is located at 336 Ernest Rice Lane, is zoned CI Civic and Institutional District, and has the 150-foot Scenic Corridor Overlay (SCO) along the front lot line of the property. Battle Ground Academy currently has a school campus built on this property, and they are proposing to expand their campus. The expansion of the campus does not meet the Zoning Ordinance in a few ways:

- 1) The proposed buildings are not parallel to the frontage. The existing campus buildings are not parallel to the frontage, and in order to integrate the new buildings well with the existing buildings, the proposed new buildings are also not parallel to the frontage.
- 2) There are 2 parking area drive aisles encroaching into the SCO. The applicant has stated that these drive aisles are necessary for campus security, Fire access, and life-safety.
- 3) The proposed Welcome Center (security checkpoint) is within the SCO. This is to maximize visibility from the street and to be closer to the street than all existing and proposed buildings and campus amenities for campus security.
- 4) Engineered grading is proposed in the SCO. Due to the location of existing stormwater features, and the topography of the site, grading is proposed within the SCO.

The applicant is requesting 4 variances, one for each of the requests outlined above.

Staff Analysis

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

Request 1: To Allow The Front Façade Location Of The Proposed Principal Buildings To Be Oriented In A Non-Parallel Manner To The Frontage

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

The existing campus is a large collection of buildings that have been intentionally designed and

coordinated with each other, and this campus grid was originally designed around a building that is listed on the National Register of Historic Places, which is not parallel to the frontage. The new buildings are proposed to fit that same orientation. The exceptional situation in this case is that the property is already developed with a large campus of buildings that are all oriented in the same manner, which is not parallel to the frontage. Staff finds this criteria is met.

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

In order to comply with the Zoning Ordinance, the new buildings would not fit the context of the existing campus. This would affect the view of the campus from the street, and would likely affect the pedestrian circulation and open spaces on the site. The new buildings would not look cohesive with the rest of the buildings on site, which have been intentionally designed to look cohesive thus far. Staff finds this criteria is met.

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

Staff finds that this request is not a detriment to the public good and would not substantially impair the intent of the Zoning Ordinance. Having the new buildings oriented in the same manner as the rest of the campus would improve the view of the campus from the street, which would have a positive effect on the public, not negative. The intent of the Zoning Ordinance in this case is for buildings to be well-designed in a manner that orients buildings towards the street and to have consistency in design. This request meets the intent of the Zoning Ordinance by ensuring the new buildings are well-designed to fit the context of the existing campus and the buildings are not extremely non-parallel to the frontage, so the orientation is still towards the street. In addition, the orientation would be more noticeably inconsistent with the context of the property if they were parallel and didn't fit the existing grid of the campus. Staff finds this criteria is met.

Request 2: To Allow Parking Area Drive Aisles To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane

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

With the existing buildings and campus amenities, there are limited places on the lot to put new buildings. The front of the lot is the only place with room for the new buildings, but there is not room to also accommodate the parking area drive aisles that are needed for school drop-offs and pick-ups, and fire safety. With the existing buildings on the lot and this being a unique use with specific needs for their entrance, this property cannot accommodate development as required under this ordinance. Staff finds this criteria is met.

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

For the parking area drive aisle not to encroach into the SCO, the fire requirements and traffic function would be compromised. The applicant worked with the fire department to ensure the proposed design meets their standards for access. The width of the entrance drive loop is the

minimum width required for fire lanes, and the increased length of the entrance loop provides the necessary stacking length for cars dropping off and picking up students, which is essential for the school drop-off area. The field house drive provides vehicular circulation around the building. Without these drive aisles, there wouldn't be proper circulation and fire access to the new buildings. Staff finds this criteria is met.

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

Staff finds that this request is not a detriment to the public good and would not substantially impair the intent of the Zoning Ordinance. Ensuring proper circulation and fire access to the new buildings is a benefit to the public. The intent of this ordinance is to protect the city's natural beauty along scenic corridors, by minimizing disturbance in them. The applicant has made an effort to minimize the amount of disturbance, including the drive aisles, being within the SCO. There will also be landscaping that will partially screen the drive aisles from the street. This shows an effort to meet this Zoning Ordinance regulation. Staff finds this criteria is met.

Request 3: To Allow A Building To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane

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

While the existing buildings and campus amenities limit the places on the lot to put new buildings, it seems to staff that the security checkpoint could be pushed back further to not be within the SCO. Staff believes that this property could possibly accommodate development as required under this ordinance. Staff finds this criteria is not met.

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

If the security checkpoint were located farther back so that it's outside the SCO, it would be less visible from the street and vehicles may not know to go through the security checkpoint to access the campus. Since this may cause confusion related to campus security, this could be a practical difficulty. Staff finds this criteria is met.

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

Staff finds that this would not be a detriment to the public good but may impair the intent of the Zoning Ordinance. The intent of this ordinance is to protect the city's natural beauty along scenic corridors, by minimizing disturbance in them. The applicant has stated that the building needs to be closer to the street to be visible for security purposes, but also that it will have screening so that it has a minimal visible impact. Based on the importance of the building being visible from the street to serve its purpose, this seems to impair the intent of preserving the natural beauty of the scenic corridor. Staff finds this criteria is not met.

Request 4: To Allow Engineered Grading Within The 150-Foot Scenic Corridor Overlay Front

Setback Along Ernest Rice Lane

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

There are existing stormwater features within the SCO and additional stormwater features are proposed in the SCO due to the topography of the site. The low point of the property is at the front of the lot, so the existing and proposed stormwater features are naturally located there, within the SCO. The existing topography and stream buffers at the low point of the site do not give adequate depth to meet City bio-retention and detention requirements, so grading is being proposed to meet the city requirements. The proposed grading practices mimic the existing flow of the site and the bio-retention and detention depths ensure the stream has improved water quality and downstream structures are unharmed. Since the engineered grading proposed is based on the existing stormwater features and the topography of the site, Staff finds this criteria is met.

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

Without the engineered grading in the SCO, the campus would likely not meet the water quality and quantity standards of the city. The site needs additional stormwater features on the site and the topography of the site requires it to be in the SCO. Staff finds this criteria is met.

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

Staff finds that this request is not a detriment to the public good and would not substantially impair the intent of the Zoning Ordinance. The proposed grading is minimal, below grade, and will likely not be noticeable from the street. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

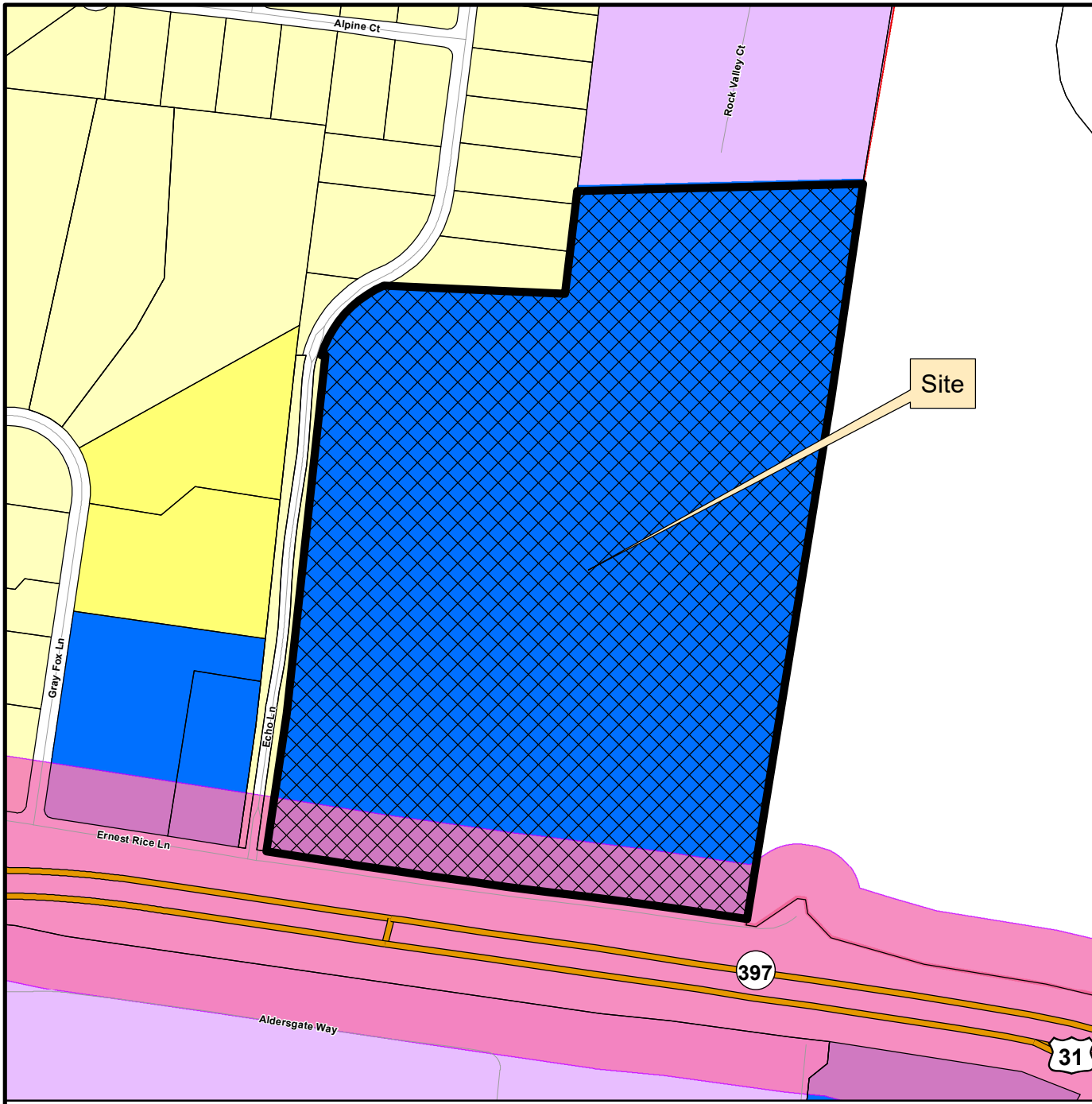
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow The Front Façade Location Of The Proposed Principal Buildings To Be Oriented In A Non-Parallel Manner To The Frontage, And **approve** the Variance Request To Allow Parking Area Drive Aisles To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And **disapprove** the Variance Request To Allow A Building To Encroach Into The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, And **approve** the Variance Request To Allow Engineered Grading Within The 150-Foot Scenic Corridor Overlay Front Setback Along Ernest Rice Lane, because the criteria for granting a variance have been met.

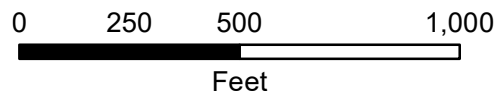
336 ERNEST RICE LANE
TAX MAP 052, PARCEL 08400
BOARD OF ZONING APPEALS
SEPTEMBER 3, 2026

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HISTORIC
FRANKLIN
TENNESSEE

August 10, 2026

Ariella Stanford
Planner | Planning and Sustainability Department
109 3rd Avenue South
Franklin, Tennessee 37064

RE: Battle Ground Academy – BZA Submittal
336 Ernest Rice Lane
Franklin, TN 37069

City of Franklin Project No: TBD
KVD Project No. 26006

Ariella~

On behalf of our client, Battle Ground Academy, please find attached our BZA Application Submittal in the form of the attached graphics, owner affidavit, and project justification/narrative outline below.

Project Background History:

Battle Ground Academy ("BGA") is an established, pre-K through 12th grade independent college preparatory school that has been operating its upper school campus on Ernest Rice Lane in Franklin since 1996. KVD (Landscape Architect), in coordination with ESa (Architect) and Pape-Dawson (Civil Engineer), is in the process of master planning for a new +/- 61,000 gross square foot, 3-level Upper School academic building and a +/- 16,850 gross square foot field house. The academic building will allow BGA to bring its Lower School onto this campus, bringing BGA's 1st -12th grade students onto one unified campus. The proposed field house will support expanded sports programming as a direct result of a larger student population concentrated on one campus. The project also includes a new Upper School quad, an entrance loop serving the proposed academic building, an internal drive and parking serving the proposed field house, and a secured welcome center at the existing internal drive. Required bioretention areas are located along the front of the campus, at the lowest part of the site and downhill from the proposed impervious surface additions. The new buildings and drop-off facilities are needed to serve the additional students being brought onto this campus, and to improve campus security, safety, and fire access.

BGA's unique position in the community as a school campus requires certain functionalities that are not fully considered by the Zoning Ordinance. Furthermore, BGA's campus is existing and has been designed thoughtfully over decades to ensure a functional, student-driven learning environment. Every new addition to the campus we are proposing serves to enhance and relate directly to the existing campus buildings, open space, and circulation, while increasing safety and security for the entire campus community. We are therefore requesting four BZA variances:

1) ZO Section 6.12 Civic Building, Building Orientation and Entry, Façade Location:

The front facade shall face the public street, private street, or internal drive, in that priority order. The front facade shall be parallel to the frontage.

The proposed Upper School building is oriented to align with BGA's existing campus buildings rather than being literally parallel to the frontage road. The current orientation is approximately 6 degrees off parallel from the

frontage road. The building meets the requirements of the “Civic” Building Type in that the main entrance is prominently located on the front façade and the front façade faces the public street. We respectfully request that the proposed building orientation be permitted in its current, non-parallel fashion, which is consistent with the established campus grid. Please see justification letter below.

2) ZO Section 4.9, SCO – Scenic Corridor Overlay, Subsection 4.9.4 (Prohibited Encroachments) Internal Drives Parallel to the Scenic Corridor:

Buildings, parking areas, parking area drive aisles, and streets or internal drives that parallel the scenic corridor shall be prohibited within the front yard setback.

Mack Hatcher Parkway carries a 150-foot front yard SCO setback along the property’s frontage. The proposed Site Layout Plan includes an internal entrance loop and a drive serving the field house both with segments that parallel the Scenic Corridor (Mack Hatcher Parkway) within this 150-foot SCO setback. We respectfully request approval of these encroachments for campus security, fire access, and life-safety per the justification narrative below.

3) ZO Section 4.9, SCO – Scenic Corridor Overlay, Subsection 4.9.4 (Prohibited Encroachments) Buildings:

Buildings, parking areas, parking area drive aisles, and streets or internal drives that parallel the scenic corridor shall be prohibited within the front yard setback.

The proposed +/-15’x15’ Welcome Center also sits within the 150’ SCO setback. As a school campus, BGA requires a single, secure checkpoint controlling vehicular access to the existing drive that circles the entire campus. The Welcome Center’s purpose is to screen every vehicle before it can reach any existing or proposed building, parking area, walkway, or sport field. While the proposed Entrance Loop will only be used during school drop-off and pick-up, the Welcome Center will serve as the controlled campus access point during all other hours. We respectfully request approval of the Welcome Center at its current location, positioned where the existing campus loop can first be accessed and with maximum visibility along the school campus frontage, per the justification narrative below.

4) ZO Section 4.9, SCO – Scenic Corridor Overlay, Subsection 4.9.7 (Grading):

The natural, existing topography of a site shall be used in development and grading shall be minimized. Mass grading techniques are prohibited.

The site plan requires water quality and quantity to be accounted for alongside our proposed campus plan. To achieve these stormwater features, grading needs to be completed in order to create the basins required for bio-retention and detention. The plan is requesting the modification of one detention pond that currently sits within the Scenic Corridor Overlay to become larger as well as adding a bio-retention pond to this detention pond. We are also requesting the addition of two smaller detention ponds and one bio-pond to achieve the stormwater requirements for this site. The grading for all these features is intended to fall as close to existing grade as possible to mesh with the existing landscape. With the way the topography of the site lays, the low pint for stormwater drainage lies within the SCO. We are respectfully requesting the ability to perform the grading needed to achieve the city’s stormwater policies.

We have provided site plan graphics to illustrate the proposed design and its relationship to the overall BGA campus, in support of the below justification narrative.

BZA Justification Narrative

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

- BZA Request #1 – Building Orientation

BGA is a unique, established educational campus that has been developed over time around its own internal building organization, circulation, and open space. The existing campus buildings are oriented off of true parallel alignment to the frontage, and the proposed building is designed to relate to and continue the established campus organization rather than align to the public street frontage in isolation.

This existing campus grid is set by the Glen Echo Estate, a National Register-listed property located within the campus's central quad. The geometry and orientation of the historic estate established the organizing grid for the surrounding campus buildings, including the proposed Upper School building. This site-specific historic home, constructed circa 1829, was preserved and used as the centerpiece of the campus, a building to which all other campus buildings and open spaces relate.

BGA's campus is already developed and exists in a non-parallel manner, which was set by a historic home unique to this property. The proposed Upper School Academic building needs to relate to the existing campus buildings, not to the road, and to accommodate a parallel orientation would disrupt the functionalities that make the campus work as a cohesive whole.

- BZA Request #2 – Internal Drives Parallel to the Scenic Corridor within the 150' SCO Setback

Although BGA's campus fronts Ernest Rice Lane rather than Mack Hatcher, the unique combined Ernest Rice Lane and Mack Hatcher right-of-way places the property within the Scenic Corridor Overlay (SCO). This wider-than-typical right-of-way results in the 150-foot setback being farther from Mack Hatcher than adjacent properties along the corridor. The existing campus buildings, stream corridor and required buffers, and the Mack Hatcher Parkway SCO setback line limit the buildable area where the Upper School Academic Building and entrance loop can be placed. This same condition impacts the field house and field house drive.

Additionally, the proposed field house drive is in the same location as the existing gravel drive currently used by the Franklin Fire Department for emergency access, establishing a use and location that has already been recognized as necessary within the required setback.

Encroachments within this same SCO setback are already an established condition along this stretch of Mack Hatcher Parkway, including BGA's softball field, the Nashville Tennessee Temple, and several homes along Ernest Rice Lane. The proposed parallel drives are no closer to Mack Hatcher than these existing encroachments and are therefore consistent with the existing pattern of development along this section of the corridor.

- BZA Request #3 – Buildings within the 150' SCO Setback

The proposed Welcome Center location is constrained by the existing internal drive that circles the entire campus. The Welcome Center must sit where this existing drive meets the frontage, both to screen vehicles before they enter campus and to maintain maximum visibility along Ernest Rice Lane. This is an exceptional situation not considered by the standard SCO setback, written for a typical, undeveloped parcel. The site's

existing circulation pattern, which was established decades ago, fixes the one functional location for a campus security Welcome Center at a point that falls within the required setback. The property, therefore, cannot accommodate the Welcome Center outside of the 150' SCO setback while still meeting the security levels needed on a school campus.

- BZA Request #4 – Mass Grading within the 150' SCO Setback

The existing topography and stream buffers at the low point of the site do not give adequate depth that is required to meet City bio-retention and detention requirements. Grading practices are shown to mimic the existing flow of the site while bio-retention and detention depths ensure the stream has improved water quality and downstream structures are unharmed. Without the grading impact in the 150' scenic corridor overlay, the area necessary for water quality and quantity would vanish as well as the positive impact we are making to the site.

2. The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property; and

- BZA Request #1 – Building Orientation

If required to reorient the Upper School Academic building to be literally parallel to the frontage, the building would no longer relate functionally or architecturally to the rest of the existing campus buildings and open space. This would undermine the cohesive campus organization that BGA and its design team have worked to establish over decades and would degrade the existing relationships between the academic buildings, shared outdoor space, and pedestrian circulation that the school's daily operations depend on.

- BZA Request #2 – Internal Drives Parallel to the Scenic Corridor within the 150' SCO Setback

Reducing the entrance loop footprint to be completely out of the 150' setback would compromise the fire, life-safety, and school specific traffic functions the loop is designed to serve. The entrance loop is serving a dual purpose at this location, required fire access as well as student drop-off and pick-up. The required fire access has been closely coordinated with the City of Franklin Fire Marshall to ensure that the proposed design meets the needs in case of emergency. The width of the entrance lane drive loop has been sized to the minimum width required for fire lanes. The increased length of the entrance loop has been designed to allow the stacking length needed for cars dropping off and picking up students, which is essential to a functioning school drop-off area.

A single perpendicular drive, without a loop, does not function for a school drop-off, cars must be able to pull in, stack, drop off, and exit without backing up or turning around in front of other vehicles or pedestrians, a fundamental student-safety requirement. The loop geometry needed to achieve this necessarily places a portion of the drive within the setback.

- BZA Request #3 – Buildings within the 150' SCO Setback

The welcome center likewise depends on its proposed location for its security function. Pushing the welcome center back, outside the 150-foot setback, would place it behind existing baseball/softball fields and existing walkways into campus, undermining campus security. The welcome center and its associated gate must be located at the outer edge of the campus to control vehicular access before a visitor reaches campus

grounds. This is consistent with the additional security gates being added to all of BGA's other school entrance and exit drives as part of this project.

- BZA Request #4 – Mass Grading within the 150' SCO Setback

Limiting the ability to perform grading within the Scenic Corridor Overlay would limit the campus's ability to meet the water quality and quantity standards of the city. With the development of this parcel over the years and throughout the different ordinances and regulations, portions of the site are having to be brought up to current standards to be able to achieve the site plan for BGA. If we were unable to grade, neither of those could be achieved.

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

- BZA Request #1 – Building Orientation

The proposed building is oriented to be consistent with, and to visually and functionally reinforce, the rest of the existing campus buildings. As viewed from Mack Hatcher Parkway and surrounding properties, the building will read as part of a cohesive, well-organized campus rather than as an isolated or out-of-place structure. The Civic Building frontage standards are met in every other respect, the front façade faces Mack Hatcher Parkway, just not in a perfectly parallel manner, and the main entrance is located on the front façade in a highly visible location. Granting this variance will not change the character of the area or impair the intent of the Civic Building standards.

- BZA Request #2 – Internal Drives Parallel to the Scenic Corridor within the 150' SCO Setback

The proposed encroachment into the SCO setback has been minimized to the maximum extent practicable as the entrance loop is pushed as far back from Mack Hatcher Parkway as site constraints allow, and our proposed elements will not sit any closer to Mack Hatcher than existing surrounding conditions, including BGA's own campus baseball field, the Nashville Tennessee Temple, and the homes along Ernest Rice Lane. We have also made an effort to push the proposed entrance loop curb cut as far away from the stream buffers as possible while still maintaining a safe distance between the proposed curb cut and the existing Echo Lane/Ernest Rice Lane intersection.

The required 20-foot landscape buffer and plantings along the corridor per ZO Section 4.9.5 will screen the portions of the entrance loop and field house drive not in compliance from Mack Hatcher Parkway. The combined width of the Mack Hatcher Parkway and Ernest Rice Lane rights-of-way along this frontage also creates a greater visual distance between Mack Hatcher Parkway and the proposed campus improvements than is typical along this corridor, further preserving the intended scenic character.

- BZA Request #3 – Buildings within the 150' SCO Setback

The proposed Welcome Center is a small, +/-15' x 15' structure designed to be architecturally consistent with the rest of campus, minimizing its visual presence from Mack Hatcher Parkway. The Welcome Center is situated on an existing drive that will be improved to include a central landscape median, further minimizing its appearance from Mack Hatcher Parkway. Beyond its minimal visual impact, the Welcome Center's primary function, screening and controlling visitor access to campus, furthers student safety, consistent with the purpose of this criterion.

- **BZA Request #4 – Mass Grading within the 150' SCO Setback**

The proposed grading has been minimized as much as possible to still adhere to the set stormwater requirements. The proposed grading is mainly to achieve storage for stormwater. The majority of this will be below grade and not appear as though mass grading has occurred. The intent is to have the stormwater near/next to the stream buffers on site to continue to natural feel. Landscaping for the bio-retention as well as required landscape buffers will help to make this work as minimal as possible.

We thank you for your careful consideration and look forward to the opportunity for our project to make a positive impact in Franklin.

Sincerely,

Gary M. Vogrin

Kiser + Vogrin Design, LLC

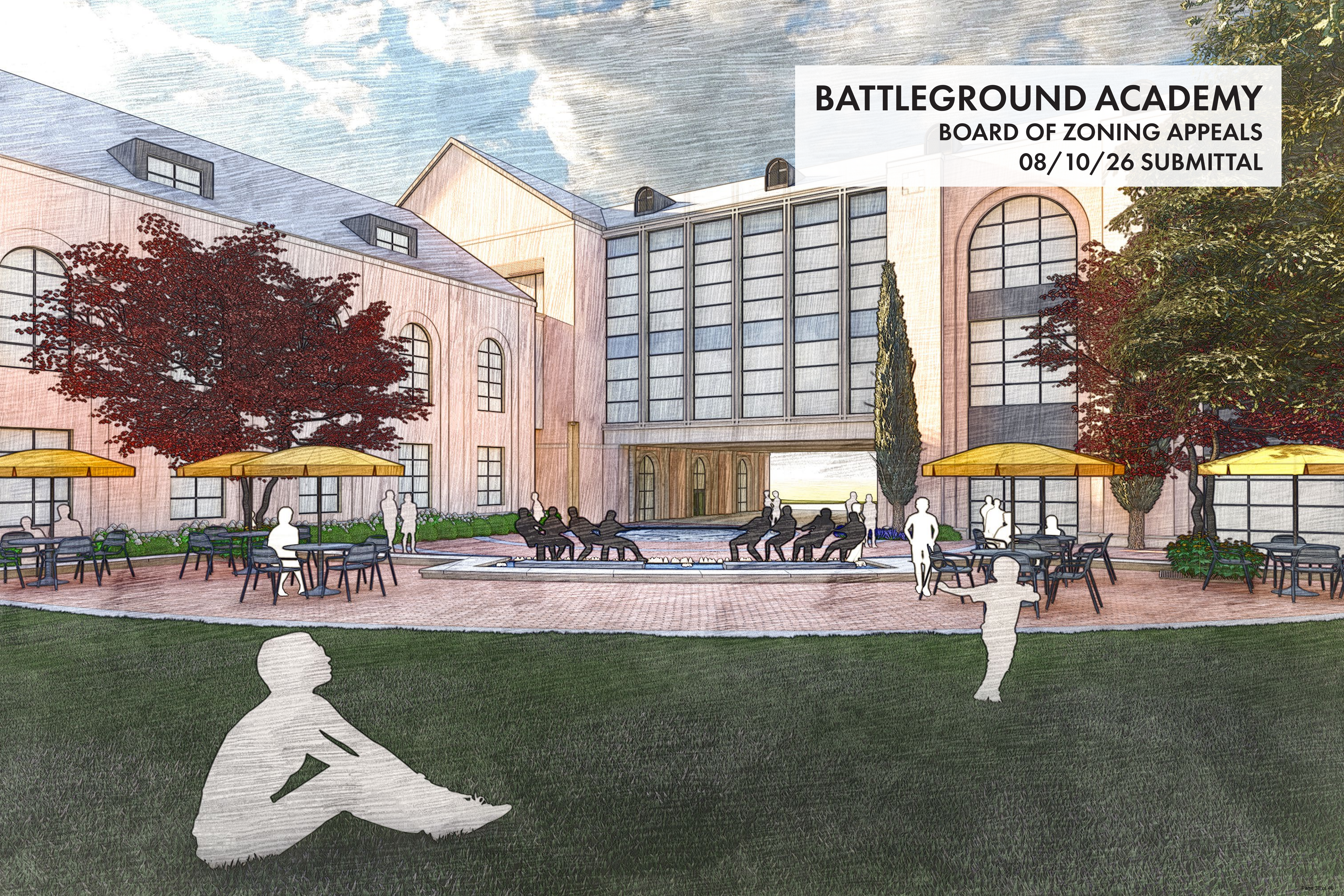
Copy:

Will Cross, Owner's Representative, Oversight

Ginny Webb, ESa

Mark Merrill, Pape-Dawson

BATTLEGROUND ACADEMY
BOARD OF ZONING APPEALS
08/10/26 SUBMITTAL



BOARD OF ZONING APPEALS SUBMITTAL BATTLE GROUND ACADEMY

336 ERNEST RICE LANE, FRANKLIN, WILLIAMSON COUNTY, TN
PARCEL ID: 052 08400 00008052

Owner:



Battle Ground Academy
336 Ernest Rice Ln. Franklin, TN 37069
Contact: Will Kesler | will.kesler@mybga.org

Landscape Architect/Applicant:



Kiser Vogrin Design
5005 Meridan Blvd. Suite 100 Franklin, TN 37067
Contact: Gary Vogrin | 615.708.0567 | gary@kiservogrin.com

Architect:



Earl Swensson Associates
1033 Demonbreun St. #800 Nashville, TN 37203
Contact: Ginny Webb | 615.329.9445 | ginny@esarch.com

Civil Engineer:

PAPE-DAWSON

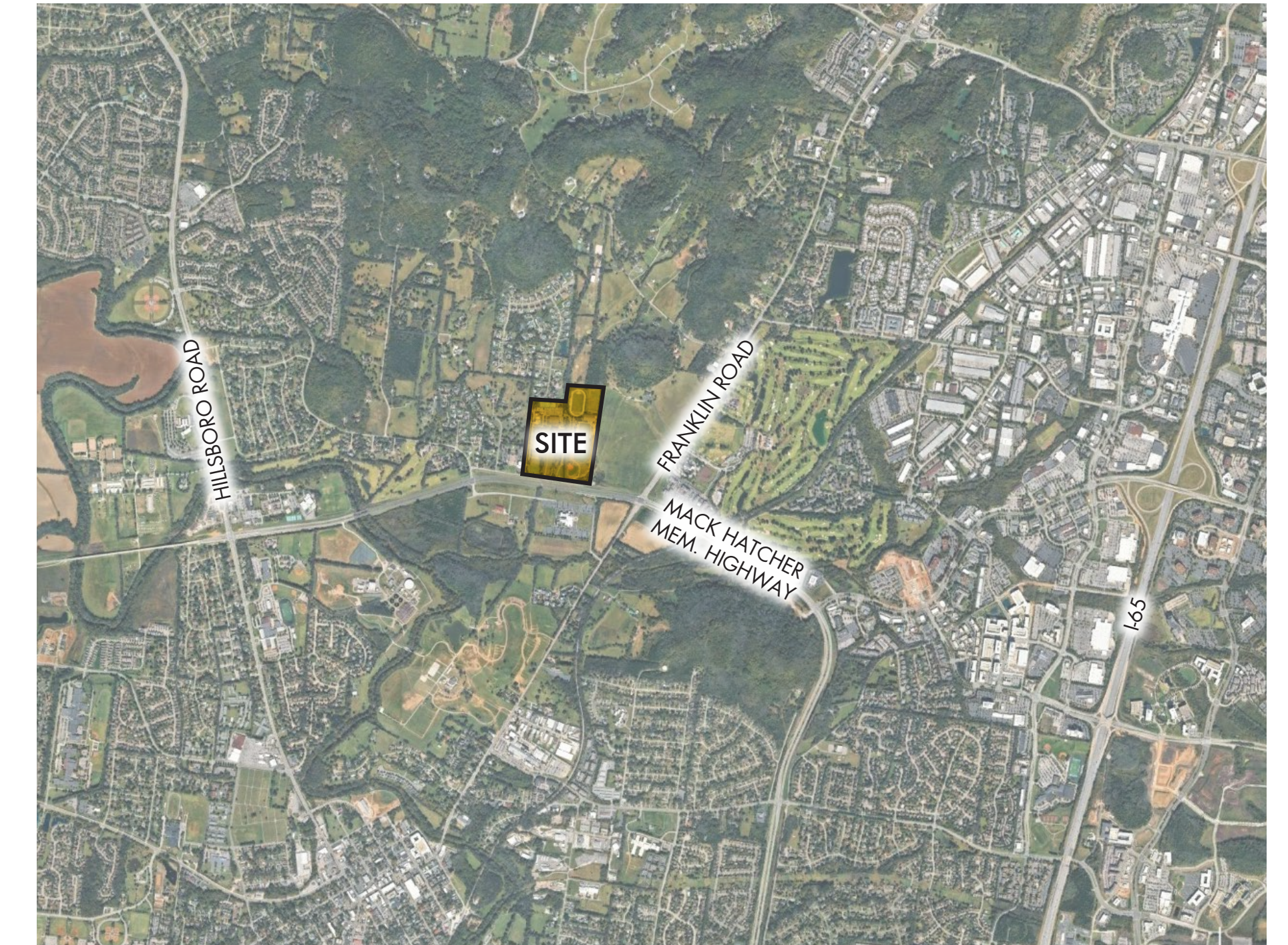
Pape-Dawson
315 Woodland St. Nashville, TN 37206
Contact: Mark Merrill | 615.244.8591 | mark.merrill@pape-dawson.com

SHEET INDEX

02	Cover
03	Conceptual Master Plan
04	Variance Requests
05	Existing Conditions
06	Overall Layout
07	Grading Plan
08	SCO Alignment Exhibit
09	Site Rendering

BZA SUBMITTAL

08/10/2026
08/10/2026
08/10/2026
08/10/2026
08/10/2026
08/10/2026
08/10/2026
08/10/2026



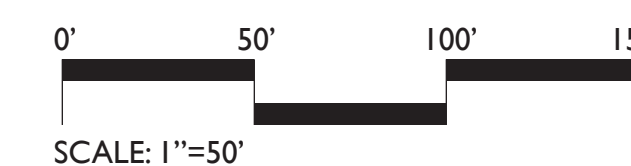
Site Vicinity Map (NTS) 



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CONCEPTUAL MASTER PLAN

BGA BZA Variance Request
Franklin, Williamson County, TN



LEGEND

- 1** BZA Request #1 - Building Orientation
To align the front facade of the proposed Upper School Academic building in a non-parallel manner of the frontage.
- 2** BZA Request #2 - Internal Drives Parallel to the Scenic Corridor within the SCO Setback
To allow internal drives, the entrance loop serving the Upper School Academic Building and the field house drive, parallel to the Scenic Corridor within the 150' SCO Setback.
- 3** BZA Request #3 - Buildings with the SCO Setback
To allow one +/- 15'x15' Welcome Center placed at the existing school internal drive within the SCO Setback to aid in necessary school security measures.
- 4** BZA Request #4 - Mass Grading within the SCO Setback
To allow minimal grading within the SCO Setback in coordination with COF staff to allow for required bioretention and detention ponds to aid in stormwater management and mitigation.

HATCH LEGEND

	EXISTING ASPHALT
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING CONCRETE WALK
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HARDSCAPE
	PROPOSED BUILDING (MAIN LVL.)
	PROPOSED DETENTION AREA
	PROPOSED BIORETENTION AREA
	EXISTING 25' PERMANENT BUFFER
	EXISTING BUFFER MITIGATION = 13,184 S.F.
	EXISTING BUFFER ENCROACHMENT = 10,310 S.F.
	150' SCENIC CORRIDOR OVERLAY

BUFFER NOTE

THE EXISTING BUFFER SHOWN AND QUANTITIES CALLED OUT HAVE BEEN PROVIDED BY THE APPROVED STORMWATER VARIANCE 2021-3. PER CITY OF FRANKLIN REQUEST, A SURVEY OF THESE LIMITS WILL BE PROVIDED AT A FUTURE DATE TO ENSURE ACCURATE DELINEATION OF BUFFER LIMITS IS PROVIDED.



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VARIANCE REQUESTS

BGA BZA Variance Request
Franklin, Williamson County, TN

0' 100' 200' 300'
SCALE: 1"=100'





BUFFER NOTE

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UTILITY NOTE

DEED REFERENCE

MAP 52, PARCEL 84: PROPERTY OF BATTLE GROUND ACADEMY, DEED BOOK 1360, PAGE 715 REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

SURVEY INFORMATION

SURVEY INFORMATION BASED ON THE DRAFT SURVEY PREPARED BY WILSON & ASSOCIATES DATED 3/13/2026. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88).

FLOOD INFORMATION

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE 'X', AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT COMMUNITY NO. 19191, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD IN SURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE 'X' UNDER OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

CM(0)	CONCRETE MONUMENT (OLD)	○	SIGN
OR(0)	IRON ROD (OLD)	○	UTILITY POLE
PK(N)	PK NAIL (NEW)	○	UTILITY POLE W/ ANCHOR
---	PROPERTY LINE	○	UTILITY POLE W/ LIGHT
W	WATER VALVE	○	GAS VALVE
W	WATER METER	○	GAS METER
○	SANITARY SEWER MANHOLE	○	TELEPHONE RISER
SA	SANITARY SEWER LINE	---	OVERHEAD ELECTRIC POWER LINE
W	WATER LINE	---	OVERHEAD TELEPHONE LINE
X-X	FENCE	---	OVERHEAD POWER AND TELEPHONE LINES
*	LIGHT STANDARD	---	GUARDRAIL
△	YARD LIGHT	---	CREEK LINE
CB	CATCH BASIN/CURB INLET	---	EXISTING ASPHALT
SM	STORM MANHOLE	---	EXISTING BUILDING
HW	HEADWALL	---	EXISTING CONCRETE
RCP	REINFORCED CONCRETE PIPE	---	EXISTING CONCRETE WALK
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN	---	EXISTING 25' PERMANENT BUFFER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	---	EXISTING BUFFER MITIGATION = 13,184 S.F.
U	UTILITY DEMOLITION	---	EXISTING BUFFER ENCROACHMENT = 10,310 S.F.
---	150' SCENIC CORRIDOR OVERLAY	---	



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EXISTING CONDITIONS

BGA BZA Variance Request
Franklin, Williamson County, TN





HATCH LEGEND

	EXISTING ASPHALT
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING CONCRETE WALK
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
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BUFFER NOTE

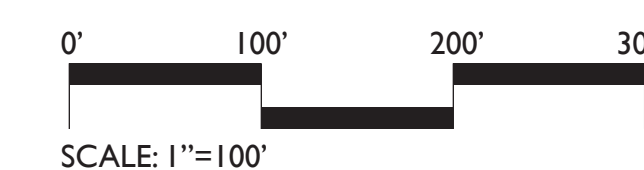
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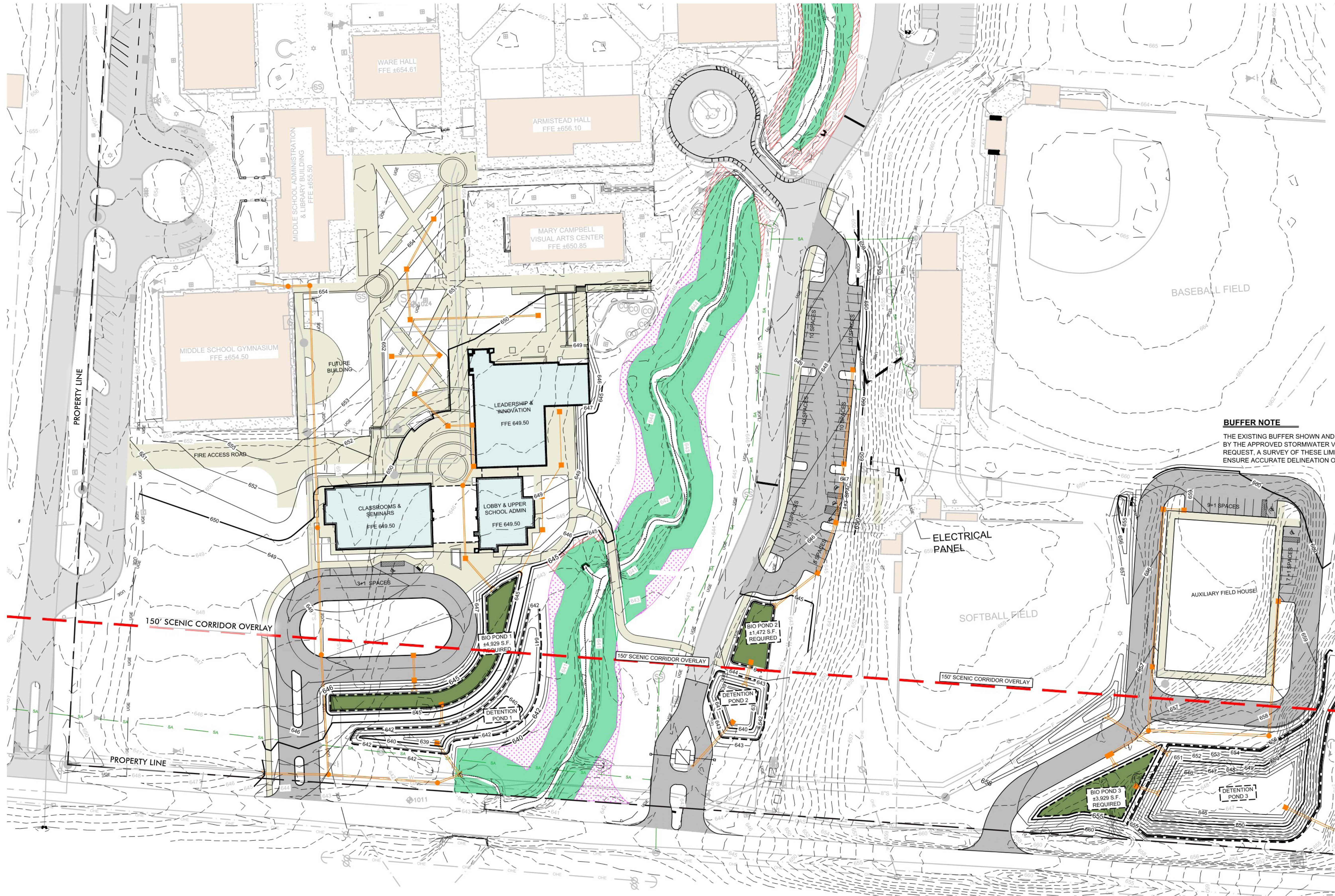


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OVERALL LAYOUT

BGA BZA Variance Request
Franklin, Williamson County, TN





BUFFER NOTE
THE EXISTING BUFFER SHOWN AND BY THE APPROVED STORMWATER V REQUEST, A SURVEY OF THESE LIMITS ENSURE ACCURATE DELINEATION O

HATCH LEGEND

- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING CONCRETE WALK
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SCO ALIGNMENT EXHIBIT

BGA BZA Variance Request
Franklin, Williamson County, TN

0' 50' 100' 150'
SCALE: 1"=50'



08-10-2026
Project #26006
Pg No. 8



LANDSCAPE
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SITE RENDERING

BGA BZA Variance Request
Franklin, Williamson County, TN