



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, March 25, 2021

4:30 PM

City Hall Training Room

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

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

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

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Pursuant to the bylaws, this meeting does not provide for public comment; therefore, viewing only options will be provided. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Limited viewing will be available in the lobby of City Hall for up to ten persons to watch the live video. Masks are required in City Hall. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklintonv>

CALL TO ORDER

1. Consideration Of Resolution 2021-49, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On March 25, 2021, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga

NEW BUSINESS

2. (4:30 - 5:00 PM) Discussion of a Development Plan proposing 510 single-family, duplex, and multiplex units, on 244 acres, located south of Goose Creek Bypass and west of Lewisburg Pike (Southvale PUD).

3. (5:00 - 5:30 PM) Discussion Of Guidance Of Multifamily Residential And Upcoming Planning Initiatives.
4. (5:30 - 6:00 PM) Continued discussion of an Envision Franklin Amendment, requesting a change from Conservation Subdivision Design Concept to Multifamily Residential Design Concept, for property located at the intersection of Sawyer Road and Lynnwood Way (Buckley Properties).
5. (6:00 - 6:30 PM) Discussion of Ordinance 2021- 07, an Ordinance to amend Chapter 23 of the Zoning Ordinance of the City of Franklin to redefine substantial damage and substantial improvement related to cumulative timeframe and market value for properties located in the floodplain.

OTHER BUSINESS

ADJOURN

RESOLUTION 2021-49

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON MARCH 25, 2021, AND CONDUCT THEIR ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, Executive Order No. 65, Executive Order No. 71, and Executive Order No. 78 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the March 25, 2021, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for March 25, 2021, at 4:30 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklintn.gov/Home/Components/Calendar/Event/10958/1092>

IT IS SO RESOLVED AND DONE on this 25th day of March, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Wright
FMPC Secretary

By: _____
Roger Lindsay
FMPC Chair

Approved as to Form By:
Shauna R. Billingsley, City Attorney

Southvale

PUD Subdivision



Joint Conceptual Workshop
March 25, 2021

Lewisburg Pike PUD Subdivision

Franklin, TN

Berry Farms
Town Center

Goose Creek
Estates

Southbrooke

Lewisburg Pike
PUD

Stream
Valley

Old Peytonsville Road

Goose Creek Bypass

Long Lane
Connector

Long Lane

Future
Connections

Ladd Park

Berry Farms
Chadwell

Berry Farms
Reams Fleming

Future
Overpass

I-65

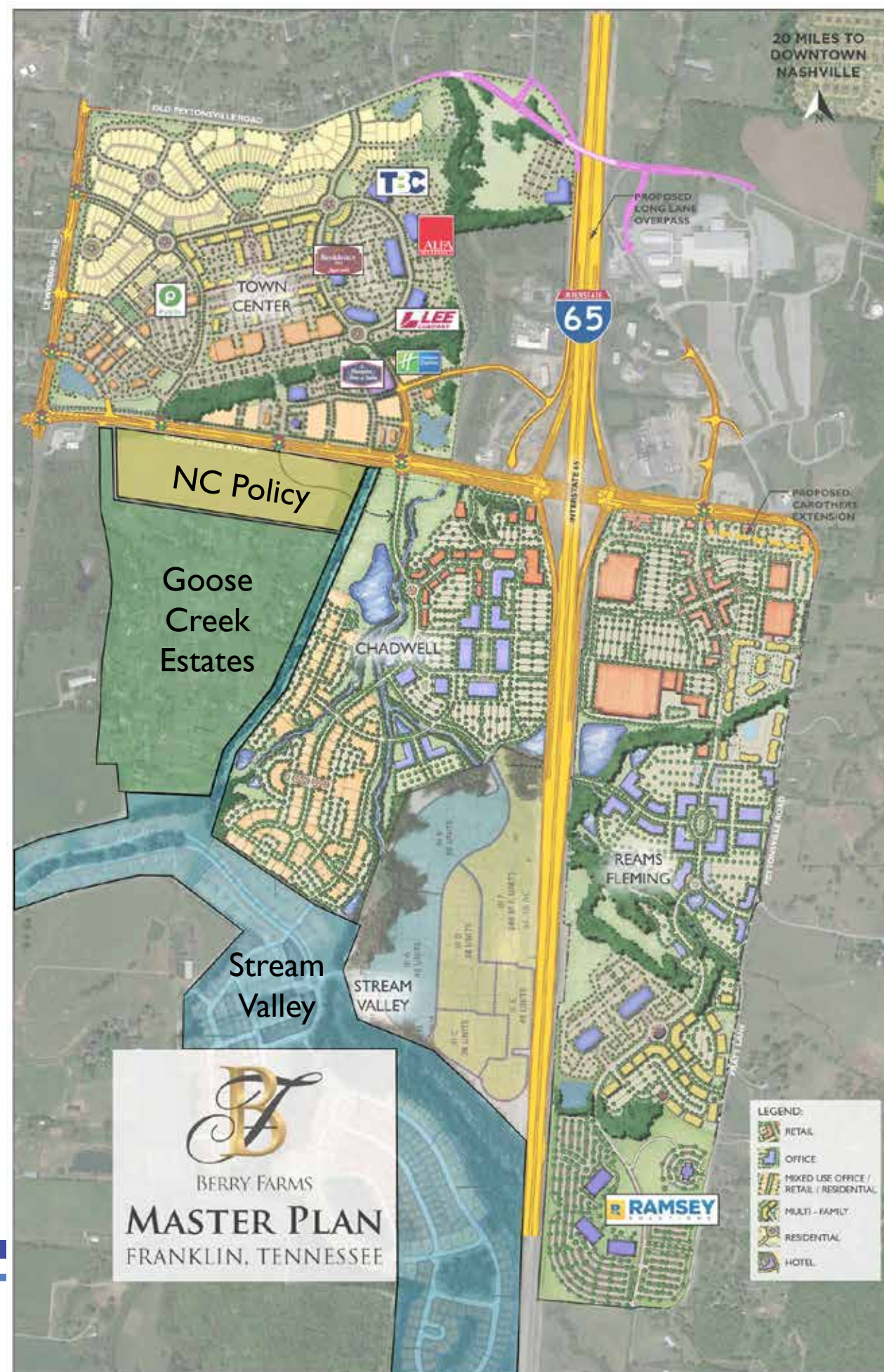
I-840

Lewisburg Pike

Surrounding Properties

Lewisburg Pike PUD Subdivision

Franklin, TN



Source: BERRYFARMSTN.COM

- 4,910,000 SF Commercial
- Commercial Area 20% Complete
 - +/- 12,000 Office Jobs
 - +/- 6,000 Retail Jobs

Berry Farms Master Plan



Lewisburg Pike PUD Subdivision

Franklin, TN



Envision Franklin -	Conservation Subdivision
Total Site Area -	243.61 AC
Total Open Space Provided -	61%
Total Property Developed -	39%
Single Family -	192
Duplex Bldgs-	17
Multiplex Bldgs-	74
Total Homes -	510

Lewisburg Pike PUD Subdivision

Franklin, TN



Area 'A'

179 Homes
122 - Attached
57 - Detached

Lewisburg Pike PUD Subdivision

Franklin, TN



Area 'B'

192 Homes
103 - Attached
89 - Detached

Lewisburg Pike PUD Subdivision

Franklin, TN



Lewisburg Pike Improvements

Lewisburg Pike PUD Subdivision

Franklin, TN



Area 'C'

137 Homes
91 - Attached
46 - Detached

Lewisburg Pike PUD Subdivision

Franklin, TN



Lewisburg Pike PUD Subdivision

Franklin, TN



Detached Architecture
Examples

Lewisburg Pike PUD Subdivision

Franklin, TN



3-Home Condominium

Attached Architecture
Examples

Lewisburg Pike PUD Subdivision

Franklin, TN



Lewisburg Pike PUD Subdivision

Franklin, TN



Pre-Application Submittal

- 2/22/2021

Pre-Application Meeting

- 3/2/2021

Neighborhood Meeting

- 3/2/2021

Initial Submittal

- 3/8/2021

Joint Conceptual Workshop

- 3/25/2021

Planning Commission

- 4/22/2021



HISTORIC
FRANKLIN
TENNESSEE

DATE: March 25, 2021

TO: Board of Mayor and Alderman and Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator-Community Development
Kelly Dannenfelser, Assistant Director of Planning & Sustainability/Acting Director
Amy Diaz-Barriga, Current Planning Supervisor
Andrew Orr, Long Range Planning Supervisor
Shauna Billingsley, City Attorney

SUBJECT: Guidance of Multifamily Residential and Upcoming Planning Initiatives

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) concerning guidance on multifamily residential and upcoming planning initiatives.

BACKGROUND/STAFF COMMENTS:

At the February Joint Conceptual Workshop, the BOMA and FMPC had a healthy discussion about the 2020 Development Report. The discussion centered around the composition of approved dwelling units and the future buildout of dwelling types for Franklin. The idea of a moratorium on multifamily residential was brought up and staff would like to follow up and provide some guidance.

A moratorium is a temporary prohibition of an activity. The BOMA may place a moratorium on land use activities, such as rezonings, development plans, site plans, and building permits by adopting a resolution. While a moratorium is an option, staff would instead suggest leaning on current policy documents while using planned upcoming initiatives to dive into the issue, with an end goal being to update the guidance on the community's desired balance of housing types.

Envision Franklin sets the long-term vision for future development and recommends a range of housing options to support healthy neighborhoods, a vibrant community, strong workforce, and healthy economy. Envision Franklin supports mixed-use and multifamily in commercial areas with proximity to I-65 and as a component of neighborhood mixed-use areas, but not in other areas. The proportion of multifamily approved over the last several years has been higher than in past years. This, coupled with other residential development approvals that weigh more heavily on townhouses and multiplexes over



houses mean that houses are becoming a smaller proportion of the overall housing stock (projected 46% after buildout).

Envision Franklin was approved in 2017 and it calls for periodic updates every five years. Staff is planning to perform background research and diagnostics of Envision Franklin this year in preparation for an update with a full community engagement process with a consultant in 2022. While staff does not anticipate major changes, this update could result in providing more specific policy guidance on the desired mix of dwelling types to achieve the community's desired balance of housing types.

The upcoming Goose Creek Coordinated Study will involve consultant assistance and is expected to be complete by mid-2022. It will engage the public, further define land uses, and provide future density forecasting in order to plan for infrastructure, services, and transportation in the drainage basin.

Williamson County recently began an initiative to create a joint long-range growth plan with all the municipalities in the County. This will involve study and engagement with BOMA and FMPC to evaluate our Urban Growth Boundaries and participate in annexation and growth policy formation.

FINANCIAL IMPACTS:

N/A

RECOMMENDATION:

Staff recommends focusing its full resources to advance the necessary initiatives outlined above to further refine future land uses and engage the community in feedback. Staff recommends against a moratorium because of the intensity of discussion and volume of time that would likely be spent evaluating and discussing the pros and cons of a moratorium itself.

While these planning initiatives are underway, staff recommends that the City maintain Envision Franklin in its current state as the long-term community vision. In addition, staff recommends that, to the extent possible, the BOMA and FMPC avoid entertaining amendments to all City master planning documents and any rezoning applications that contain multifamily residential.

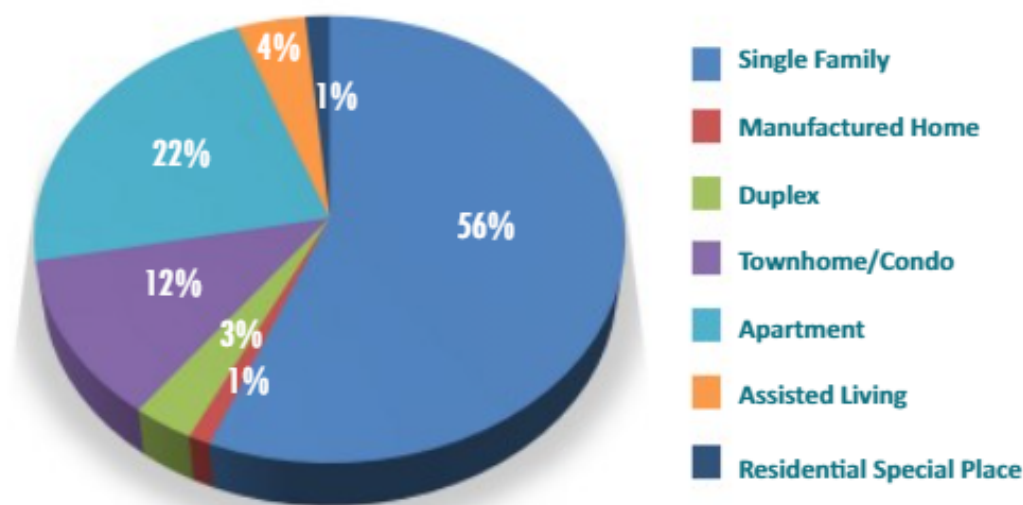


GUIDANCE ON MULTIFAMILY AND UPCOMING PLANNING INITIATIVES

BOMA/FMPC JCW 3 25 2021

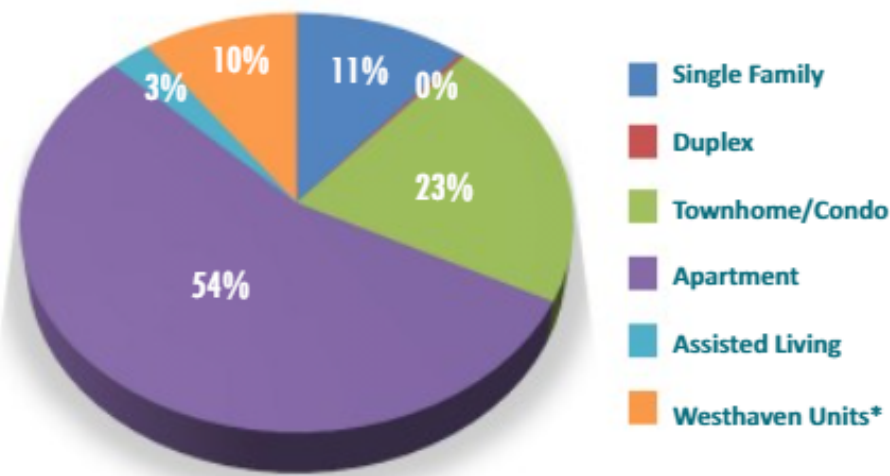
2020 Development Report

Existing Housing by Type



36,072 DWELLING UNITS
Single Family comprises 56% of all existing housing units.

Approved Housing by Type



10,816 DWELLING UNITS
Approved Housing (Not Yet Built).

Moratorium Options

- Moratorium is a temporary prohibition of an activity
- BOMA can place a moratorium on certain land use activities—rezoning, development plans, site plans, building permits
- While it is an option, staff suggests leaning on current master planning documents while using upcoming initiatives to dive into this issue
- Goal is updating the guidance on the community's desired balance of housing types

Upcoming Planning Initiatives



5-YEAR ENVISION FRANKLIN
UPDATE

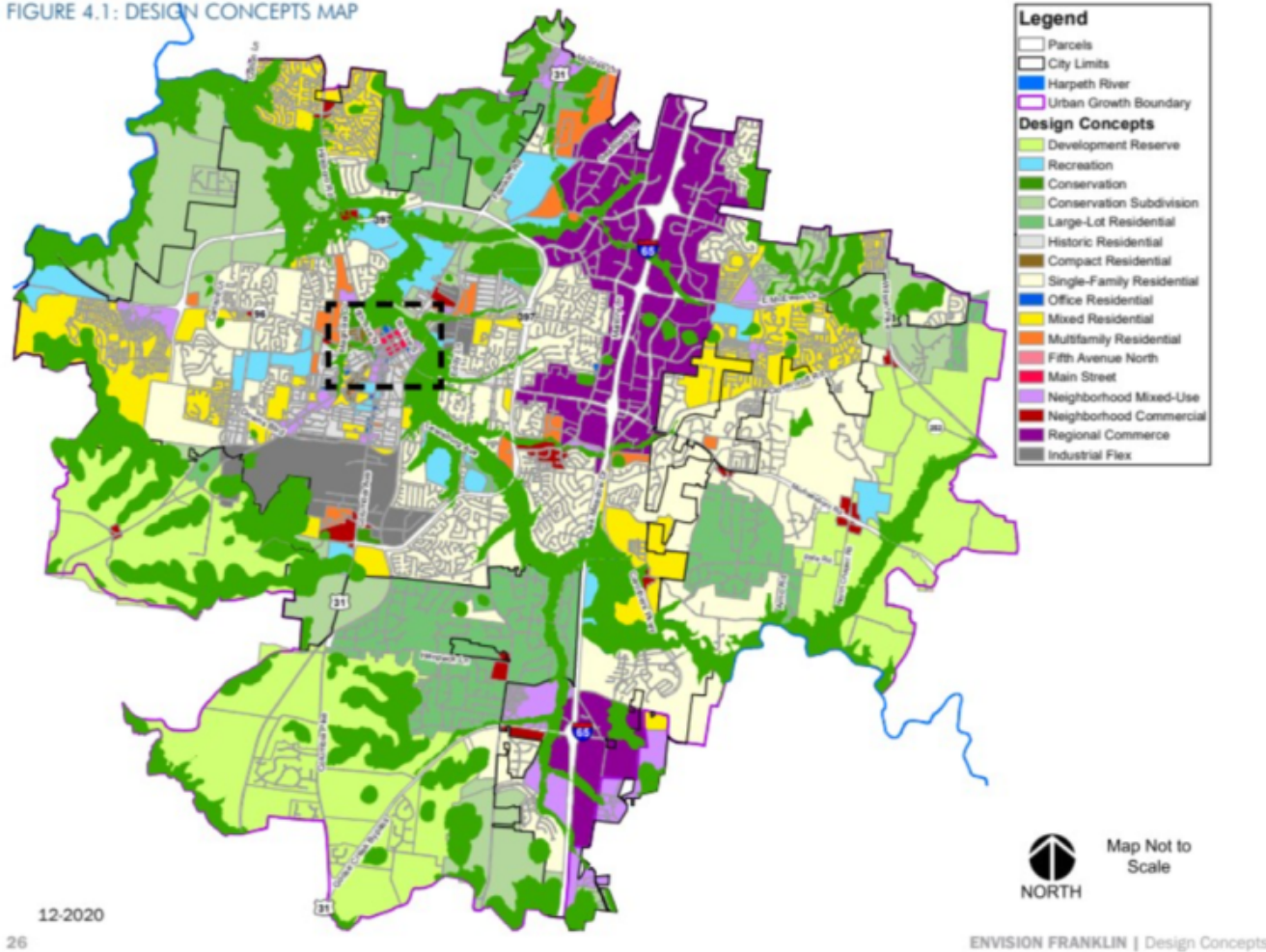


GOOSE CREEK
COORDINATED STUDY



WILLIAMSON COUNTY JOINT
LONG-RANGE GROWTH PLAN

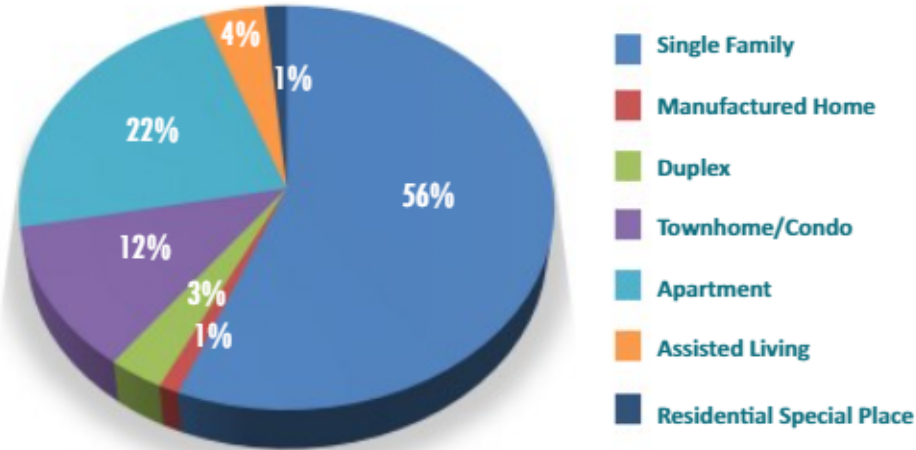
FIGURE 4.1: DESIGN CONCEPTS MAP



Envision Franklin Update

- Sets the long-term vision and recommends a range of housing options
- Will be 5 years since adoption
- Plan amendments increased in 2020
- Plan amendments are not intended to be Step 1 of the development approval process

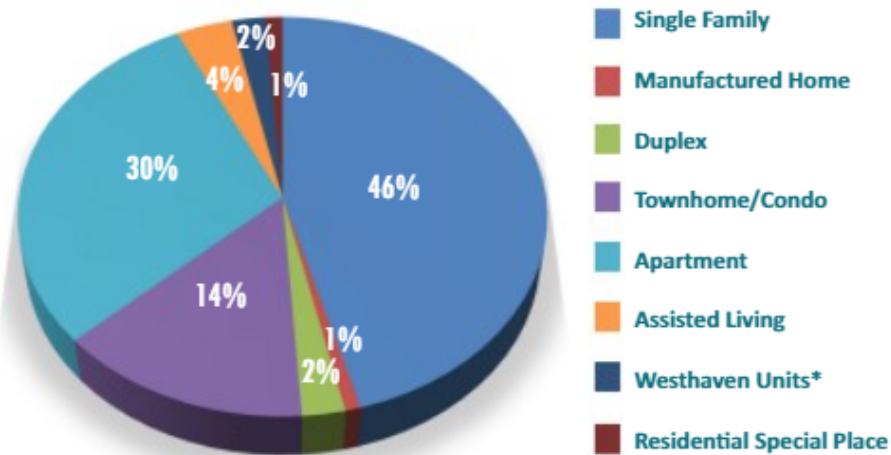
Existing Housing by Type



36,072 DWELLING UNITS

Single Family comprises 56% of all existing housing units.

Future Build-Out



46,364 DWELLING UNITS

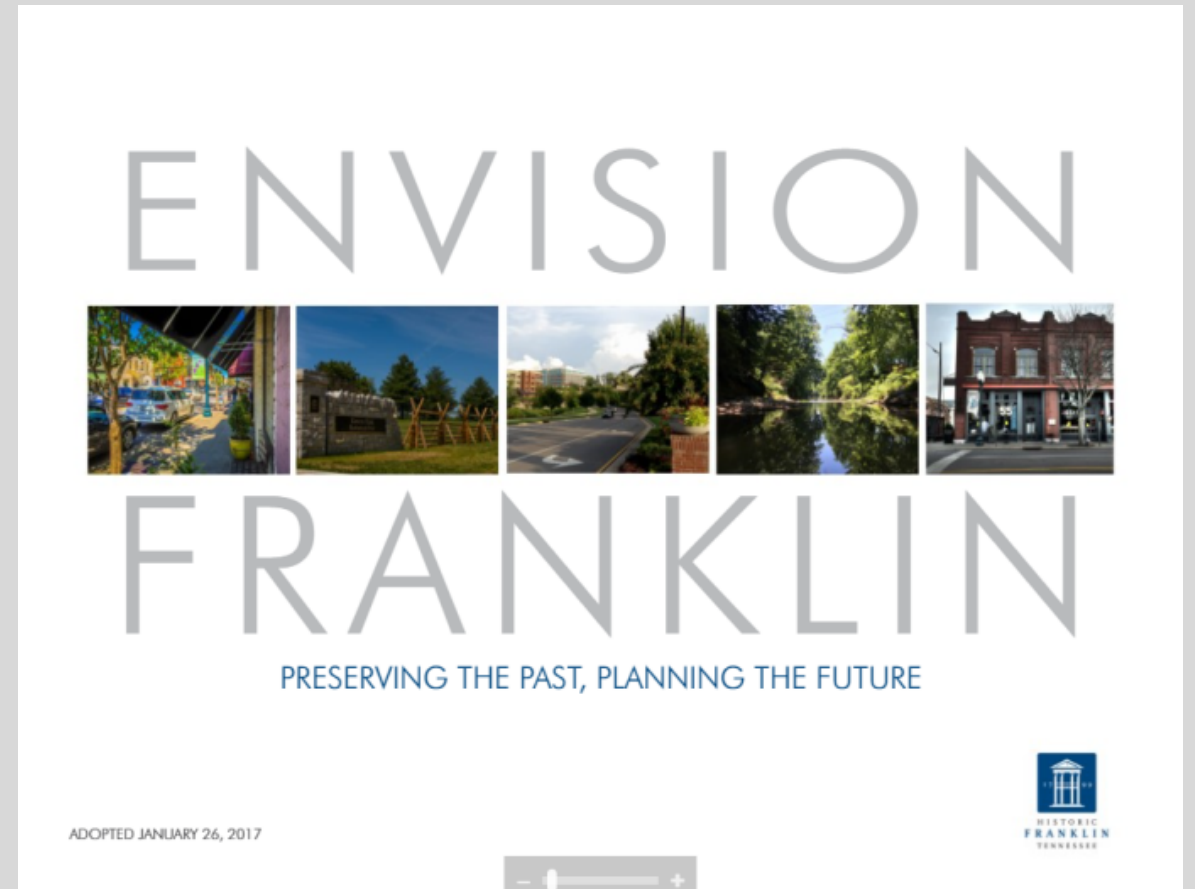
(Existing Housing + Approved Housing).

Envision Franklin Update

- Proportion of approved multifamily has been higher over last several years
- Other neighborhood approvals weigh more heavily on townhouse and multiplex units over house units
- Results in houses becoming a smaller proportion of the overall housing stock

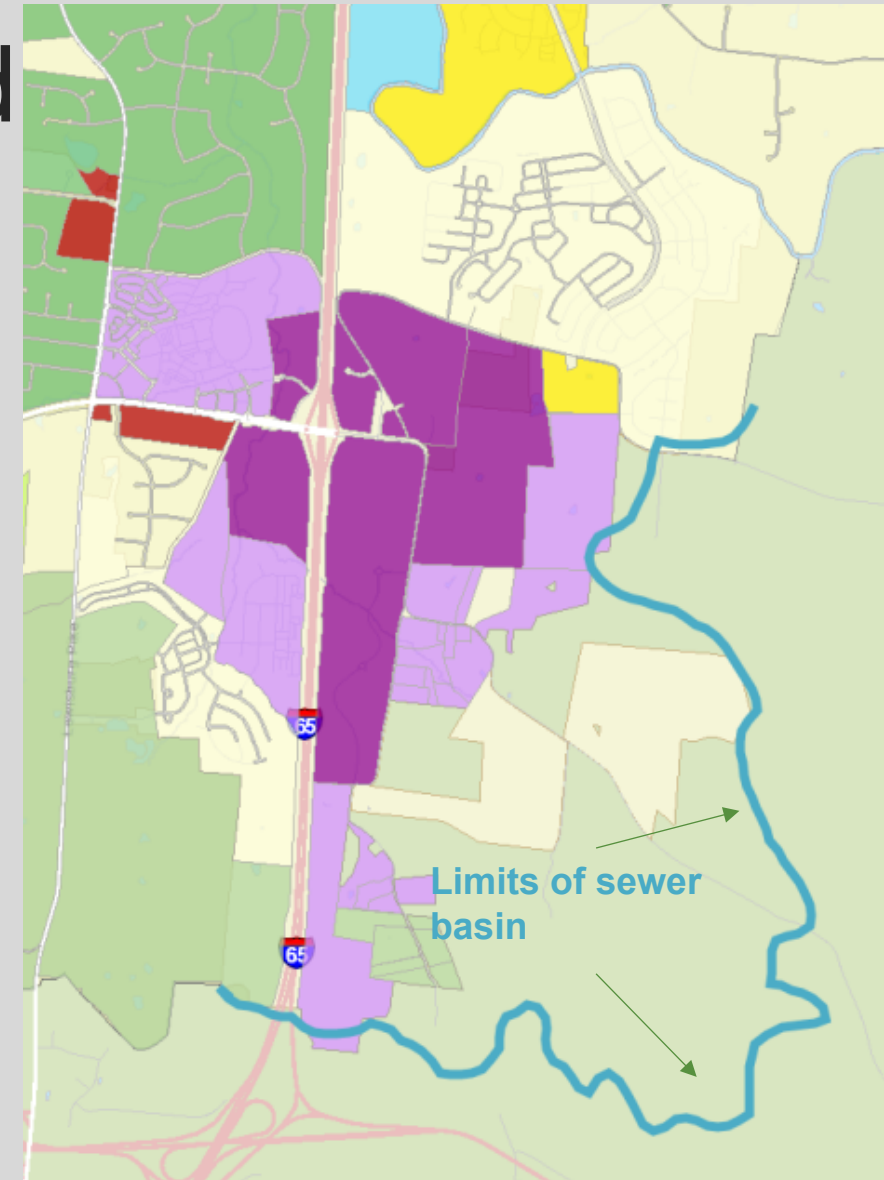
Envision Franklin Update

- 2021
 - Perform background research and diagnostics of Envision Franklin
 - Develop public engagement plan
- 2022
 - Hire consultant and engage community
 - Update Envision Franklin
- While staff does not anticipate major changes, update could result in providing more specific policy guidance on mixtures of dwelling types to achieve the community's desired balance of housing



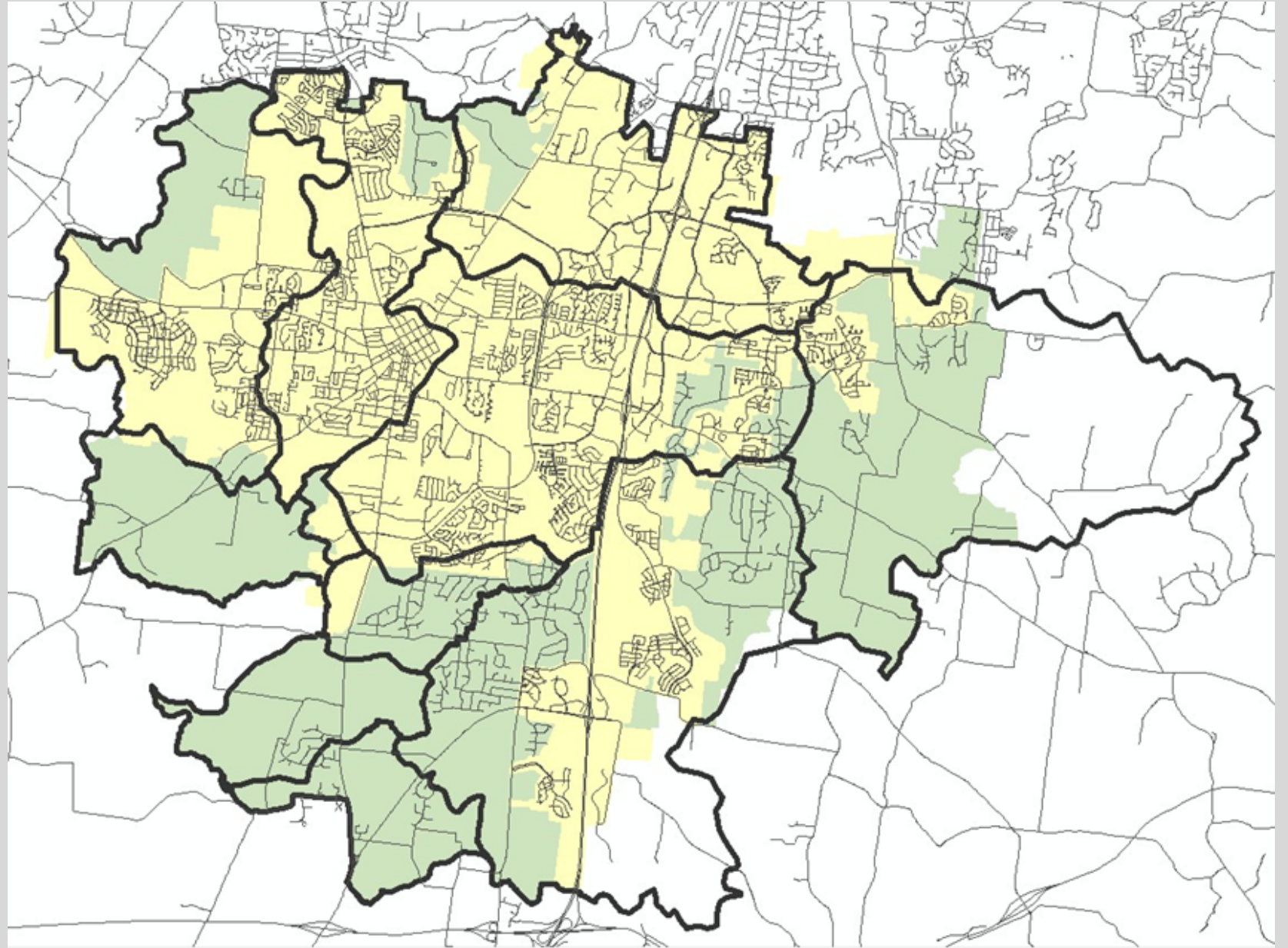
Goose Creek Coordinated Study

- Upcoming study will involve consultant assistance
- Expected to be completed by mid-2022
- Engage the public
- Further define land uses and desired housing mix
- Provide future density forecasting to plan for infrastructure, services, and transportation



Williamson County Joint Long-Range Growth Plan

- Williamson County recently begun an initiative to create a joint long-range growth plan
- Evaluate and update our Urban Growth Boundaries
- Participate in policy formation for annexation and growth with all the municipalities in the County



Recommendation

- Staff recommends to focus full staff resources to advance the initiatives to further refine future land uses and engage the community in visioning
- Staff recommends against a moratorium because of the intensity and volume of time that would be spent on evaluating and discussing the pros and cons of a moratorium itself
- While these planning initiatives are underway, staff recommends that the City maintain Envision Franklin in its current state as the long-term community vision.
- In addition, staff recommends that, to the extent possible, the BOMA and FMPC avoid entertaining amendments to all City master planning documents and rezoning applications that contain multifamily residential

Buckley Property

Envision Franklin Amendment Discussion
March 25, 2021

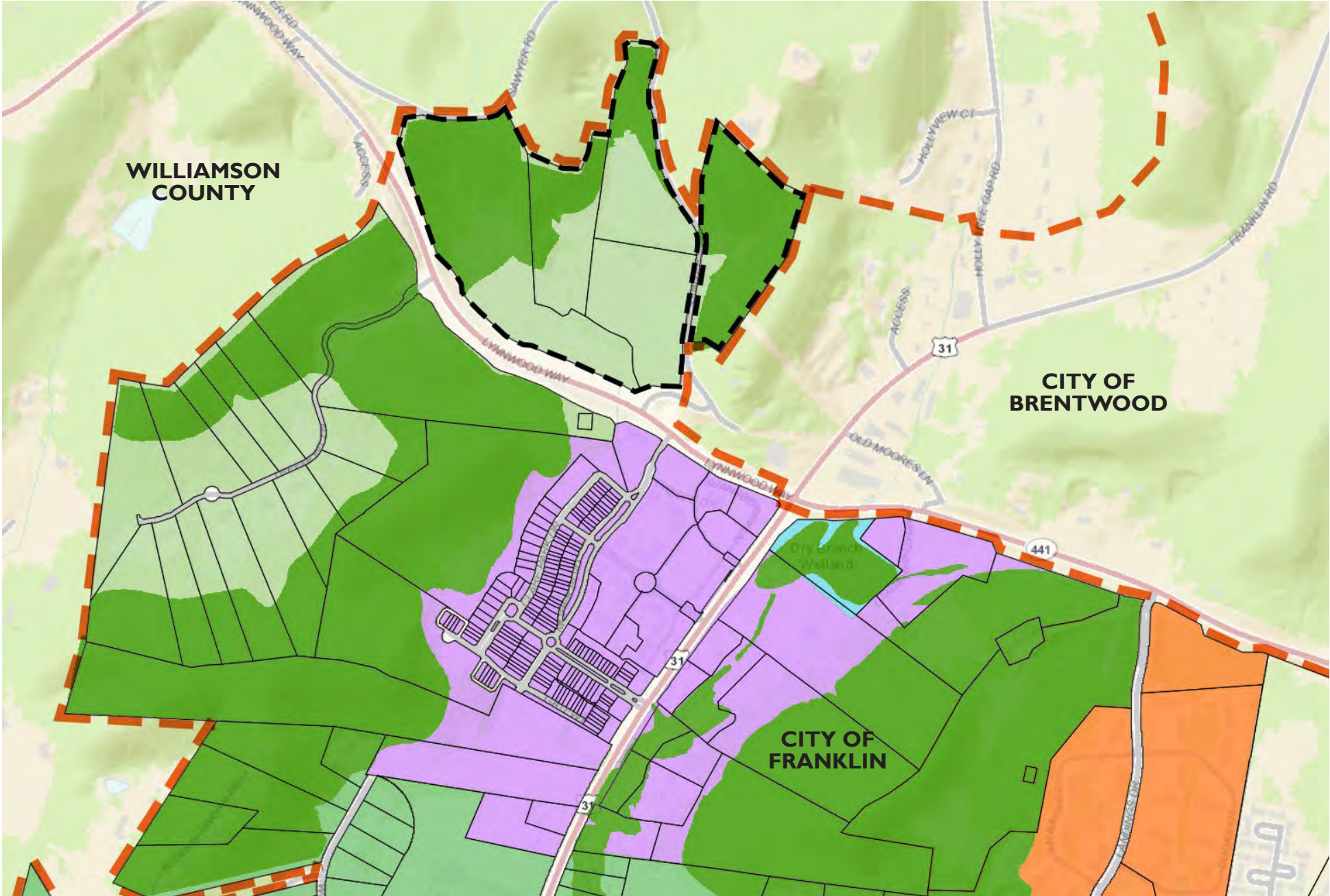




Design Team:
Gamble Design Collaborative

Buckley Property
Envision Franklin Land Use Plan Amendment
City of Franklin, Tennessee

Existing



Current Policy: Conservation Subdivision

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.



WESTHAVEN

SINGLE FAMILY



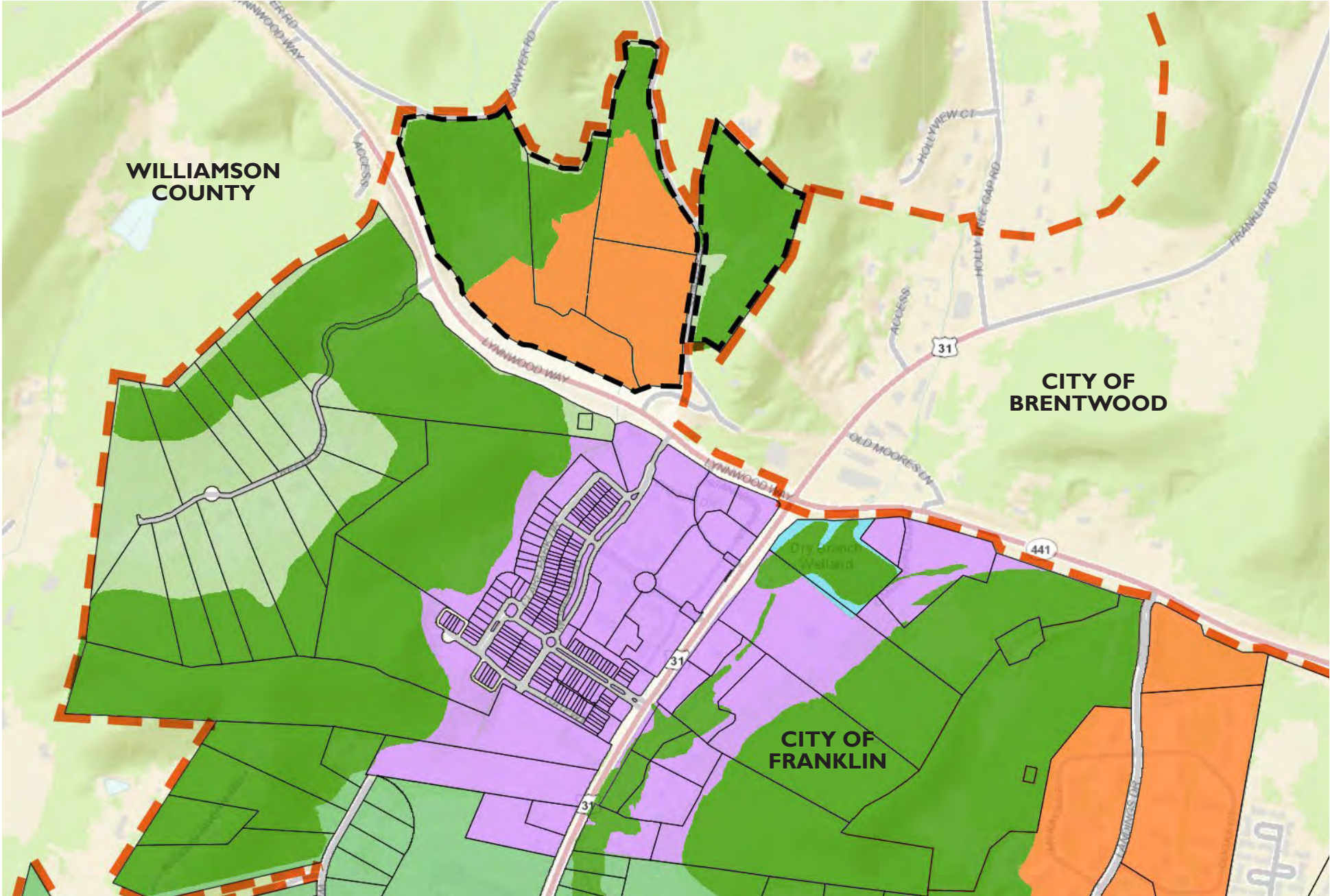
RUCKER PARK

MUTLIFAMILY - DUPLEX



MUTLIFAMILY - MULTIPLEX - 4 DWELLING UNITS

Proposed



Proposed Design Concept

- CONSERVATION
- CONSERVATION SUBDIVISION
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL

Permitted Building Types:

- Assisted Living
- Multifamily Residential
- Accessory Dwellings
- Big Houses
- Duplexes
- Institutional
- Recreation
- Single Family Residential
- Townhomes

Proposed Policy: Multifamily Residential

These areas provide for a range of housing types that offer both for sale and for rent options across a range of price points. Multifamily residential includes apartments, condominiums, stacked flats, assisted living facilities, and is encouraged to be mixed with big houses, duplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.



BERRY FARMS

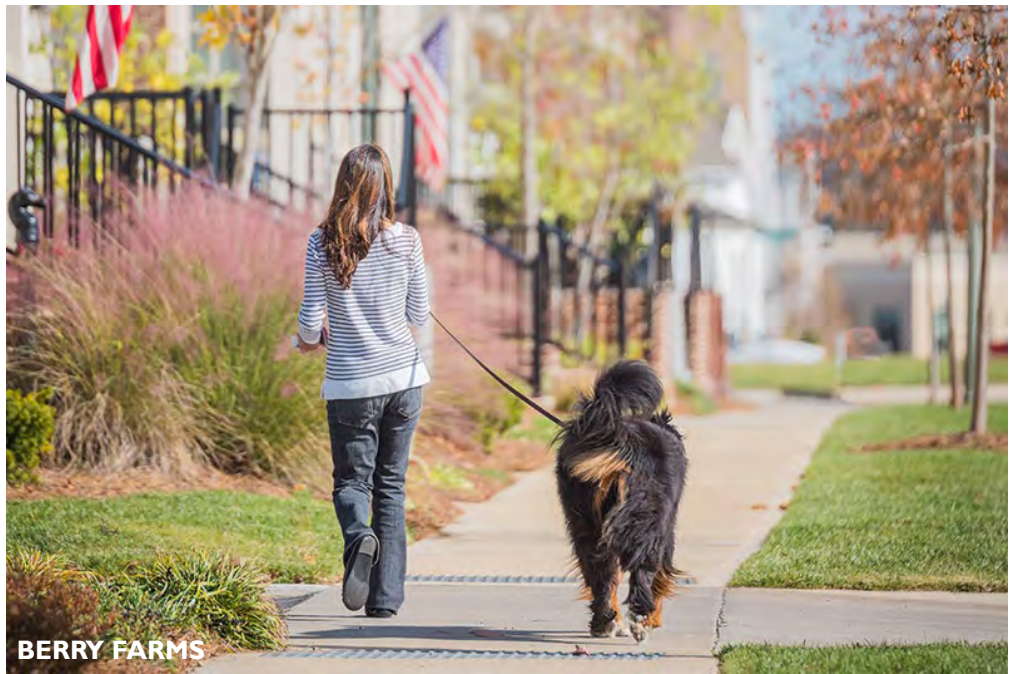
TOWNHOMES

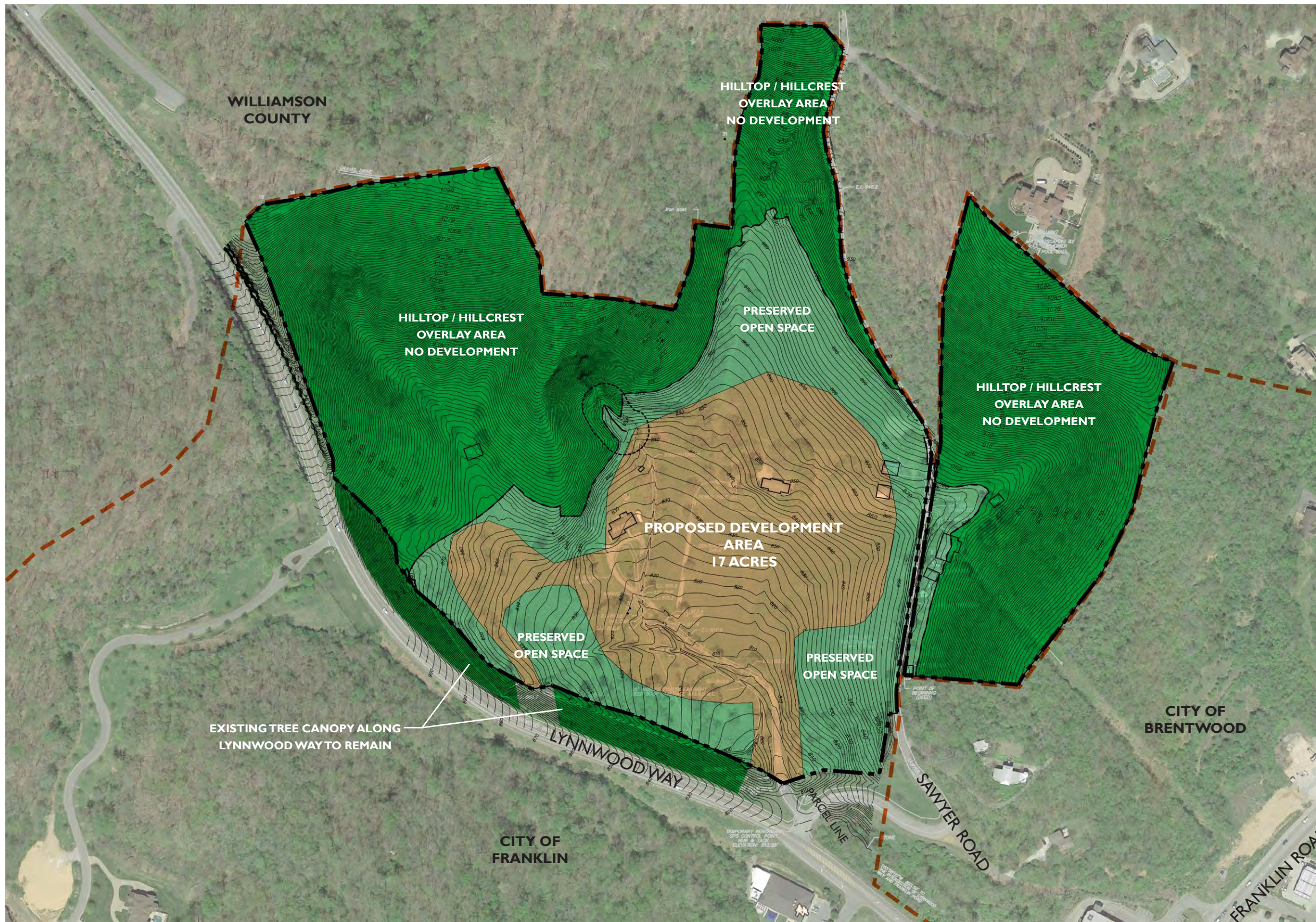


WESTHAVEN

MULTIFAMILY

(Buildings with more than 4 units)





EXISTING SITE:
Total of 58.65 AC

Existing roadway connection to Sawyer Road and Lynnwood Way

Northern boundary protected by Hilltop Hillside Overlay (HHO) and the HHO Buffer

MASTER PLAN DESIGN:
Proposed Development Area: 17 Acres (29% of the site)

Proposed Preservation Area: 41.65 Acres (71% of the site)

Development area clustered at the center of the site

Trail system to take advantage of preserved open space and associated views

Two points of access to Lynnwood Way





MULTIFAMILY (Condos & Apartments)



TOWNHOMES

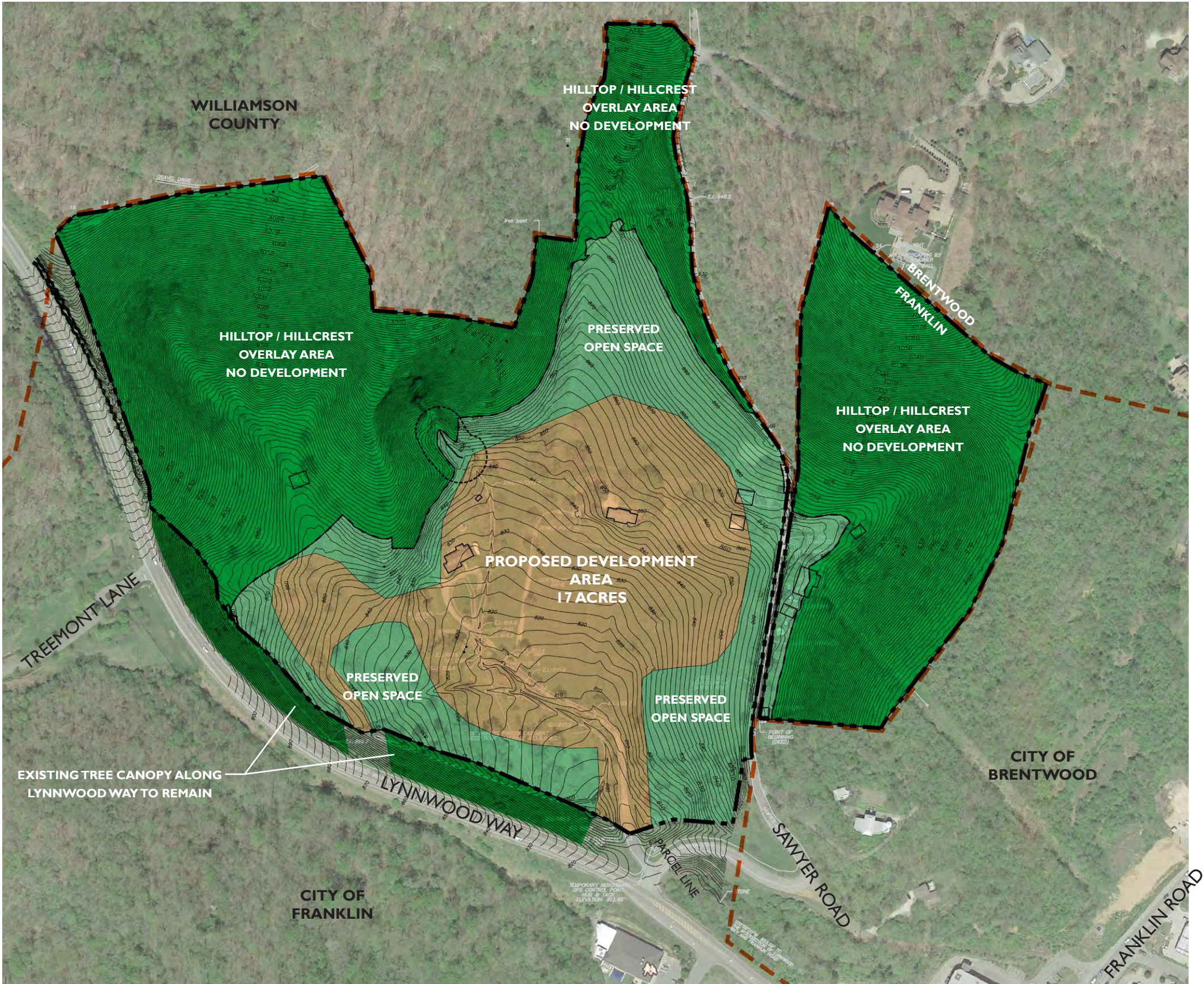


MULTIFAMILY (Condos & Apartments)



TOWNHOMES





20.3.9 Approval Criteria

Recommendations and final action on a plan amendment shall be based on consideration of the following criteria:

The proposal is consistent with the overall intent of Envision Franklin;

Master plan to be designed with the residences clustered on 15 acres located centrally on the site, while over 42 acres of the site is proposed to be left in a natural state. A scenic trail system could take advantage of the natural topography and existing woodlands, contributing to the quality of life for residents.

The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

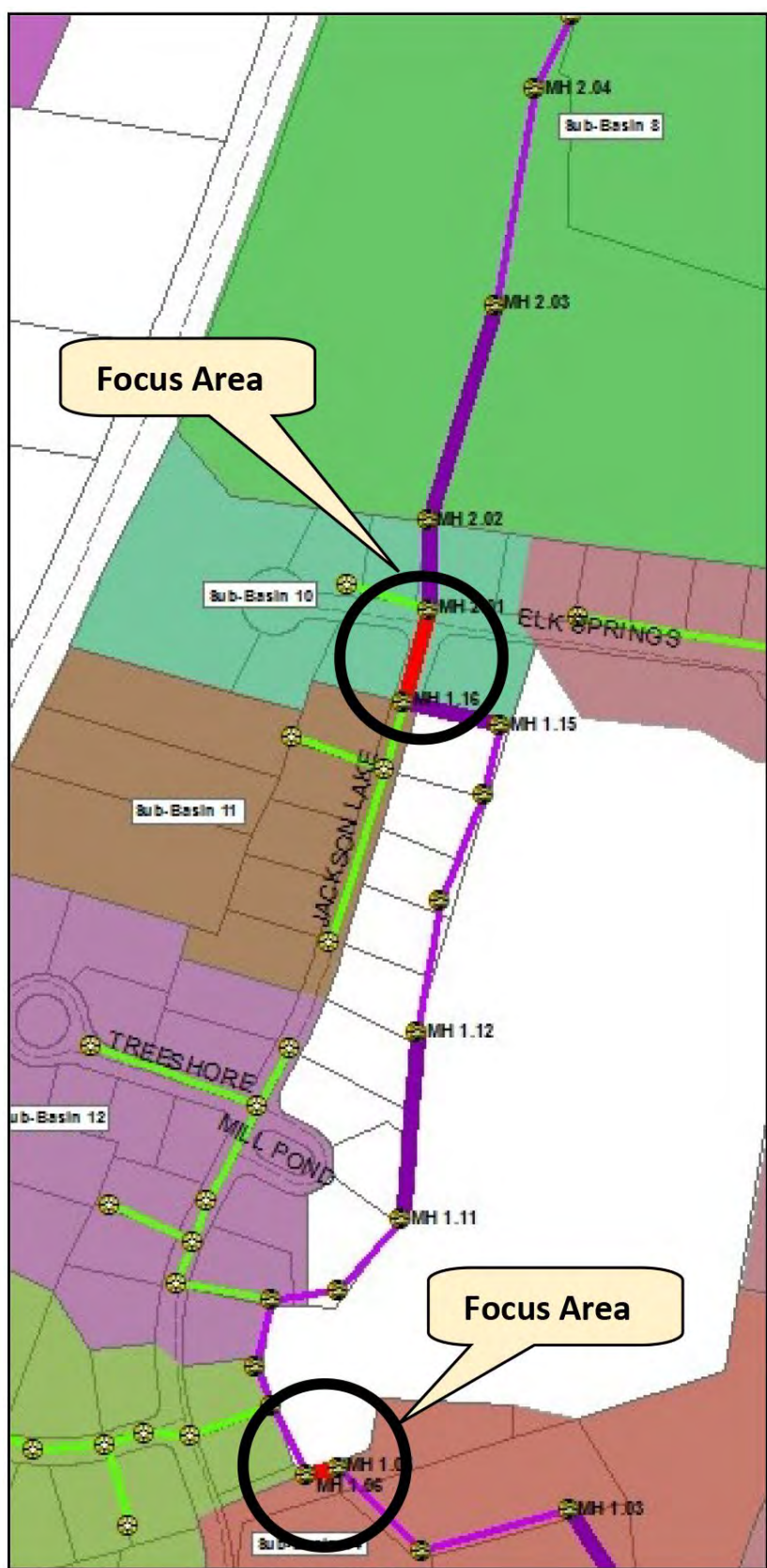
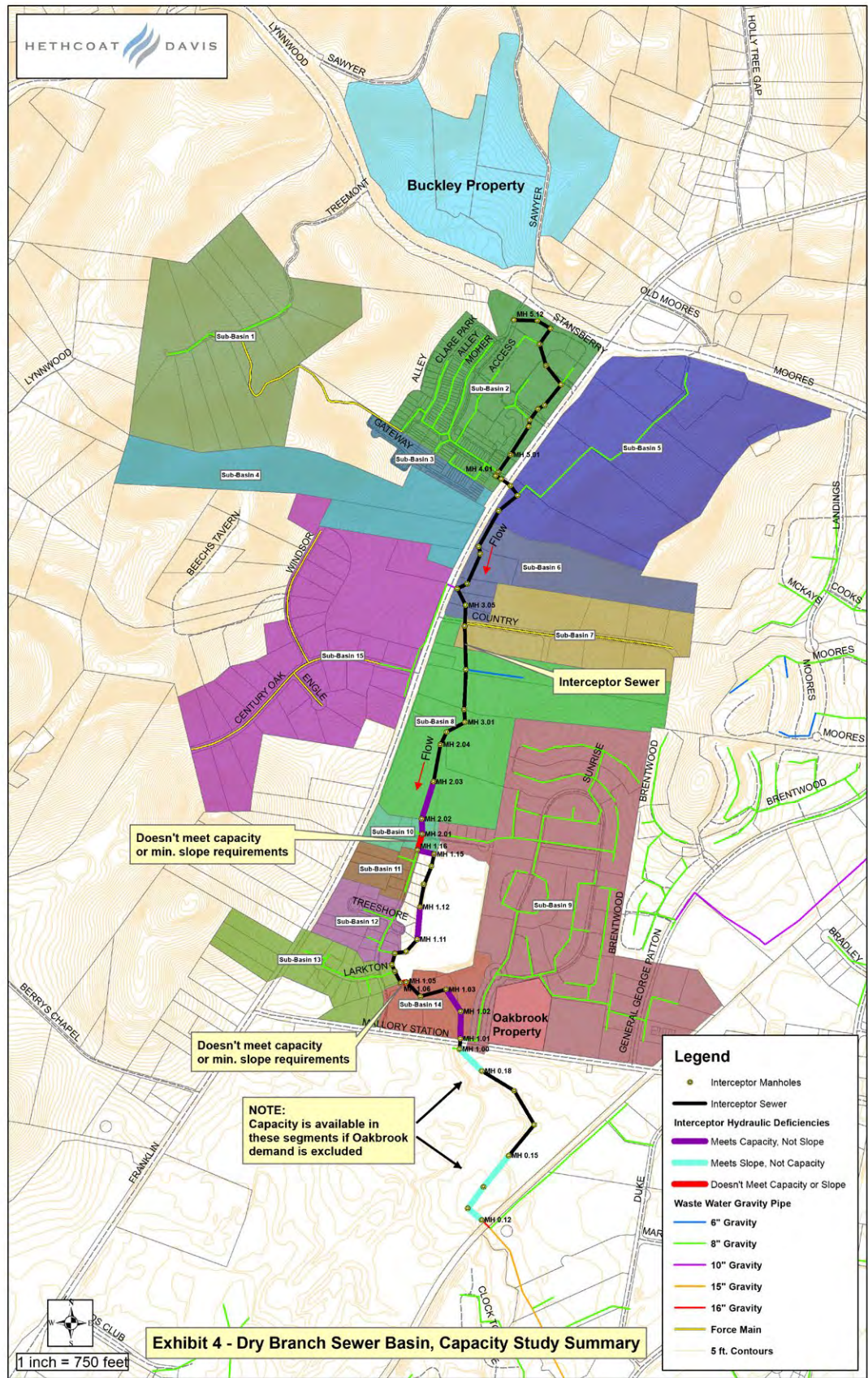
The property is located 1000 feet from the commercial intersection of Lynnwood Way and Franklin road. It is also across the street from Gateway Village which is identified as Neighborhood Mixed-Use. Gateway Village is home to a variety of uses including office, retail, restaurants, and several different housing types. The Multi-family policy proposed on the Buckley property would be a step down in development intensity as a transition to the north, while also providing enough density to help support the surrounding commercial and retail uses.

The proposal does not adversely affect the health, safety, and welfare of the public;

The unique topography of the site provides an opportunity for significant land area conservation, while concealing a valley with development potential. Given the proximity to commercial, retail, and other uses, there is an opportunity to provide multi-family neighborhood without the typical traffic impact associated with such developments.

Substantial improvements in the quality of life for Franklin citizens will be achieved.

With the addition of a new housing type in this location, future residents of the area will have a wider variety of options, and a greater likelihood of finding an option that fits their current situation. They will also be able to take advantage of the proposed trails and over 40 acres of natural open space.



20.3.9 Approval Criteria

Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:

One of the major changes that has occurred is the widening of Franklin Road. Greater traffic capacity opens up the potential for higher density development in the surrounding areas.

Another significant change occurred with a study of the Dry Branch Sewer Basin done by Hethcoat & Davis, inc. The study determined that with the rehabilitation of two segments within Sub Basin 10 and Sub Basin 14, the Buckley Property sewer capacity would be increased significantly.





**HISTORIC
FRANKLIN
TENNESSEE**

DATE: March 9, 2021

TO: Board of Mayor and Alderman and Franklin Municipal Planning Commission

FROM: Alex Brown, Assistant Director of Building and Neighborhood Services
Shanna McCoy, Zoning and Floodplain Administrator

SUBJECT:

Consideration of Ordinance 2021- 07, An Ordinance To Amend Chapter 23 Of The Zoning Ordinance Of The City of Franklin To Redefine Substantial Damage And Substantial Improvement Related To Cumulative Timeframe And Market Value.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) concerning an Ordinance to amend the Franklin Zoning Ordinance, Chapter 23, to redefine Substantial Damage and Substantial Improvement relative to the cumulative timeframe for enforcement and the appropriate means of determining market value.

BACKGROUND/STAFF COMMENTS:

During the adoption process for the new City of Franklin Zoning Ordinance, several concerns were voiced from homeowners regarding some of the City's higher regulatory standards related to floodplain management. Staff coordinated a public meeting in March of 2020 to discuss freeboard and substantial damage/improvement cumulative time frame and how market value is determined. From that meeting, the following refinements are reflected in this ordinance.

Substantive Updates:

A. Change the cumulative timeframe for substantial damage and improvement from 10 years to 5 years;

B. Add the option of an independent appraisal for the determination of market value

Additional meetings will be scheduled in the future to discuss the Community Rating System and Floodway uses.

Financial Impacts:

There is no direct financial impact on the City of Franklin.

Recommendation:

Staff recommends approval of Ordinance 2021- 07, with an effective date of 1/1/2022.

ORDINANCE 2021- 07

AN ORDINANCE TO AMEND CHAPTER 23 OF THE FRANKLIN ZONING ORDINANCE TO MODIFY AND REDEFINE SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT RELATED TO CUMULATIVE TIME FRAME AND MARKET VALUE FOR PROPERTIES IN THE FLOODPLAIN.

WHEREAS, the Board of Mayor and Aldermen adopted a comprehensive Zoning Ordinance update at Third and Final reading on December 10, 2019 and it became effective on December 31, 2019; and

WHEREAS, during the public input process, some citizens raised concerns about current floodplain standards and floodplain-related definitions in the Zoning Ordinance; and

WHEREAS, in 2020 and early 2021, the City held two public input meetings about floodplain standards and the Community Rating System; and

WHEREAS, city staff found consensus on revising certain definitions to provide greater flexibility to property owners to make home improvements to their properties within the floodplain; and

WHEREAS, this text amendment changes the definitions for substantial damage and substantial improvement, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION 1, that Chapter 23, Section 4 of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold** and remove the following text with a strikethrough as follows:

23.4 Defined Terms

...

Substantial Damage

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value is **determined either by** the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, **or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser**. In calculating the substantial damage, construction improvement costs are tracked cumulatively over a **five** ~~ten~~-year period.

Substantial Improvement

For the purposes of Section 17.6, Floodplain Regulations, any reconstruction, rehabilitation, addition, alteration, or other improvement of a structure in which the cost equals or exceeds 50 percent of the

market value of the structure before the “start of construction” of the initial improvement. This term included structures which have incurred “substantial damage”, regardless of the actual repair work performed. The market value is **determined either by** the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, **or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser.** In calculating the substantial improvement, construction improvement costs are tracked cumulatively over a **five** ~~ten~~-year period.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living condition and not solely triggered by an improvement or repair project or; (2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

...

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this Ordinance shall take effect on 1/1/2022, pending its passage on third and final reading, the public health, safety and welfare requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

Proposed amendments to Chapter 23 of the Zoning Ordinance

- *Change the cumulative time frame for substantial improvement/damage from 10 years to 5 years*
- *Add independent appraisal as an approved method of determining a structure's value*
- *These changes would be effective 1/1/2022*

We will revisit freeboard and parking in the floodway at a later date.

