



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, August 26, 2021

5:00 PM

City Hall Board 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*

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop 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. • Attend in-person in the Boardroom. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:50 pm) Discussion of the Franklin Zoning Ordinance annual update.
2. (5:50 - 5:55 pm) Discussion of the Franklin Subdivision Regulations annual update.
3. (5:55 - 6:30 pm) Discussion of the Williamson County Growth Plan Update, inclusive of the Franklin Urban Growth Boundary (UGB).

OTHER BUSINESS

ADJOURN

Franklin Zoning Ordinance Annual Update

Joint Conceptual Workshop

August 26, 2021



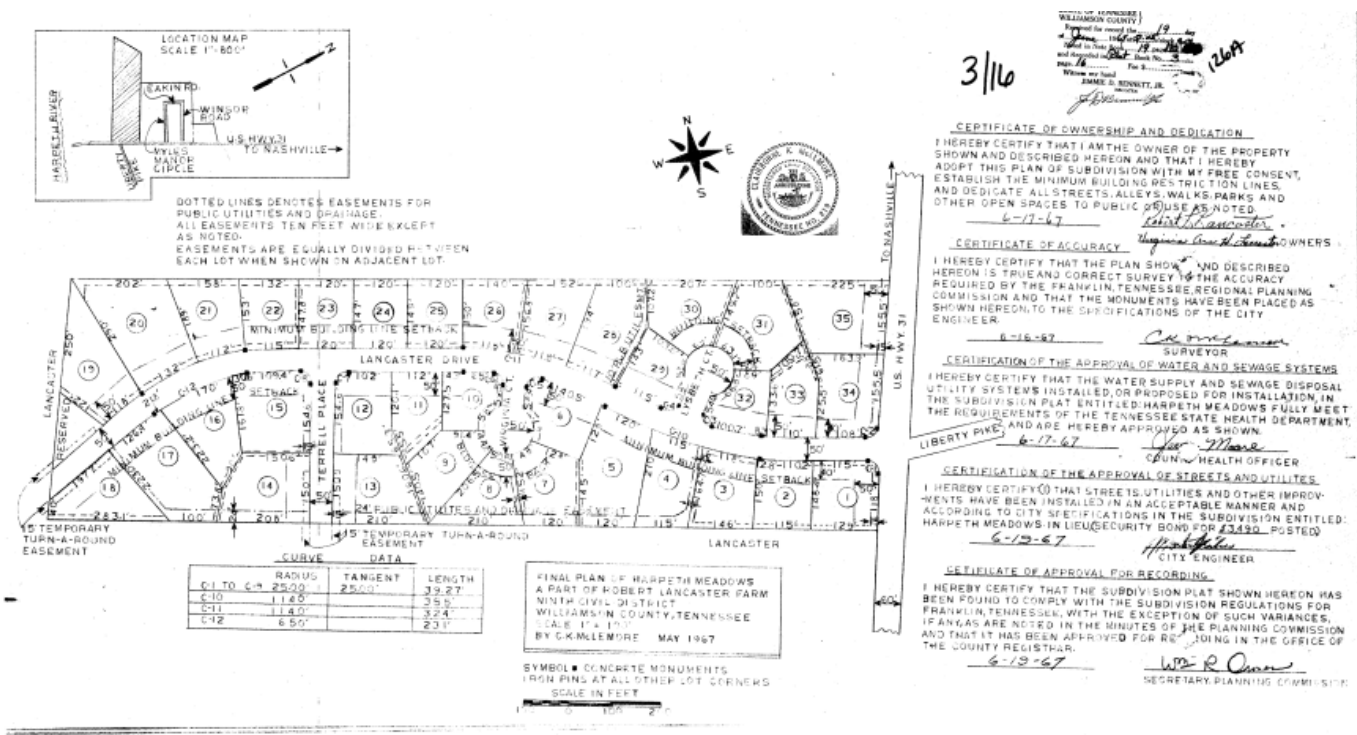
Ordinance Update Topics

- Setbacks for Platted Subdivisions
- Appurtenance Encroachments into Setbacks
- Permitted Use Changes
- Preliminary HZC Recommendation Change
- Handful of Rezonings



Setbacks for Platted Subdivisions

- ZO has minimum setbacks, but where a plat has different setbacks, those apply.
- Certain older plats have front yard setbacks, but no side or rear yard setbacks, so they defer to the ZO, resulting in some unusual building envelopes.
- Staff has studied these neighborhoods.
- **Proposed Change:** Where there is a platted front yard setback, but no others, specific side and rear yard setbacks are proposed that allow more buildable area while maintaining a minimum rear yard.



Appurtenance Encroachments into Setbacks

- Appurtenances are parts of a building that are allowed to encroach into a setback.
- Many older neighborhoods have houses built close to the rear yard setback line.
- Consistent variance requests for screened in porches with no adjacent property owner opposition.
- **Proposed Change:** allow additional encroachment into a rear yard while still maintaining a minimum distance from the rear lot line.



Platted 40-foot rear yard setback

Typical screened-in porch variance request

Permitted Uses Proposed Changes:

- Add Hospitals and Rehabilitation Centers to RC6 and RC12
- Add Entrepreneurship/Innovation Centers and Museums to PD, CI and Commercial Districts
- Remove Group Home (With 9-20 Residents) from OR District
- Home Occupation: Add Photography Services as Accessory Use

Chapter 05

USE REGULATIONS Principal Uses

5.1.3 Permitted Principal Uses by Zoning District

Principal Use	Zoning Districts													
	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC6 RC12
AGRICULTURAL USES														
Agricultural Uses	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Community Gardens	●	●	●	●	●	●	●	●	●	●	●	●	●	●
RESIDENTIAL USES														
Duplexes					●	●				●	●	●		
Multifamily Residential						●				●	●		●	
Multiplexes					●	●				●	●	●		
Single-Family Residential	●	●	●	●	●	●				●	●	●		
Townhouses					●	●				●	●	●		
RECREATION USES														
Active Recreation					●		●							●
Commercial Recreation					●			●	●	●	●	●	●	●
Golf Courses					●									
Neighborhood Amenities		●	●	●	●	●				●	●		●	
Passive Parks and Open Space	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIVIC AND INSTITUTIONAL USES														
Cemeteries					●		●							
Charitable, Fraternal, or Social Organizations					●	●	●	●	●	●	●	●	●	●
Clinics					●		●	●	●				●	●
Continuum of Care Facilities					●		●						●	●

¹ Permitted principal uses in the PD district are determined by the BOMA during the development plan approval process.

USE REGULATIONS Principal Uses

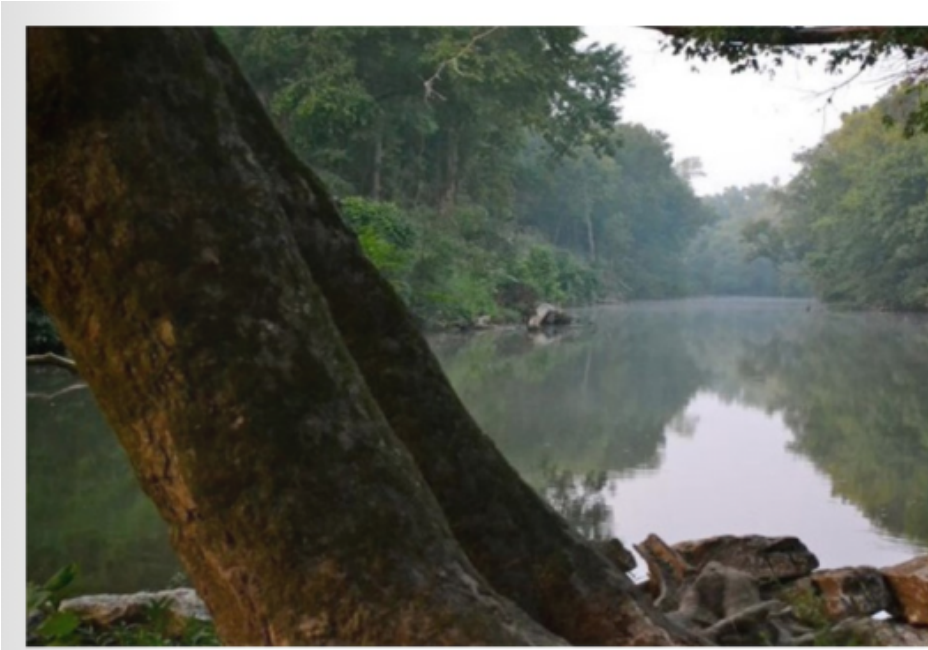
Chapter 05

Principal Use	Zoning Districts													
	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC6 RC12
AGRICULTURAL USES														
Corrections Facilities						●		●	●	●	●	●	●	●
Educational Facilities						●		●	●	●	●	●	●	●
Essential Services	●	●	●	●	●	●		●	●	●	●	●	●	●
Group Homes						●	●							
Hospitals						●		●						
Places of Public Assembly						●		●		●	●	●	●	●
Rehabilitation Centers						●		●						
COMMERCIAL USES														
Day Care Centers						●		●	●	●	●			●
Event Venues						●				●	●	●	●	●
Funeral Homes						●		●						●
Garden Centers						●				●				●
Gas Stations						●		●						●
Hotels						●				●	●			●
Indoor Animal Services	●					●		●	●	●	●			●
Indoor/Outdoor Animal Services	●					●								●
Offices						●	●		●	●	●	●	●	●
Personal Services						●			●	●	●	●	●	●
Restaurants						●			●	●	●	●	●	●
Retail						●			●	●	●	●	●	●
Short-Term Vacation Rentals	●	●	●	●	●	●	●			●	●			
Showrooms						●								●

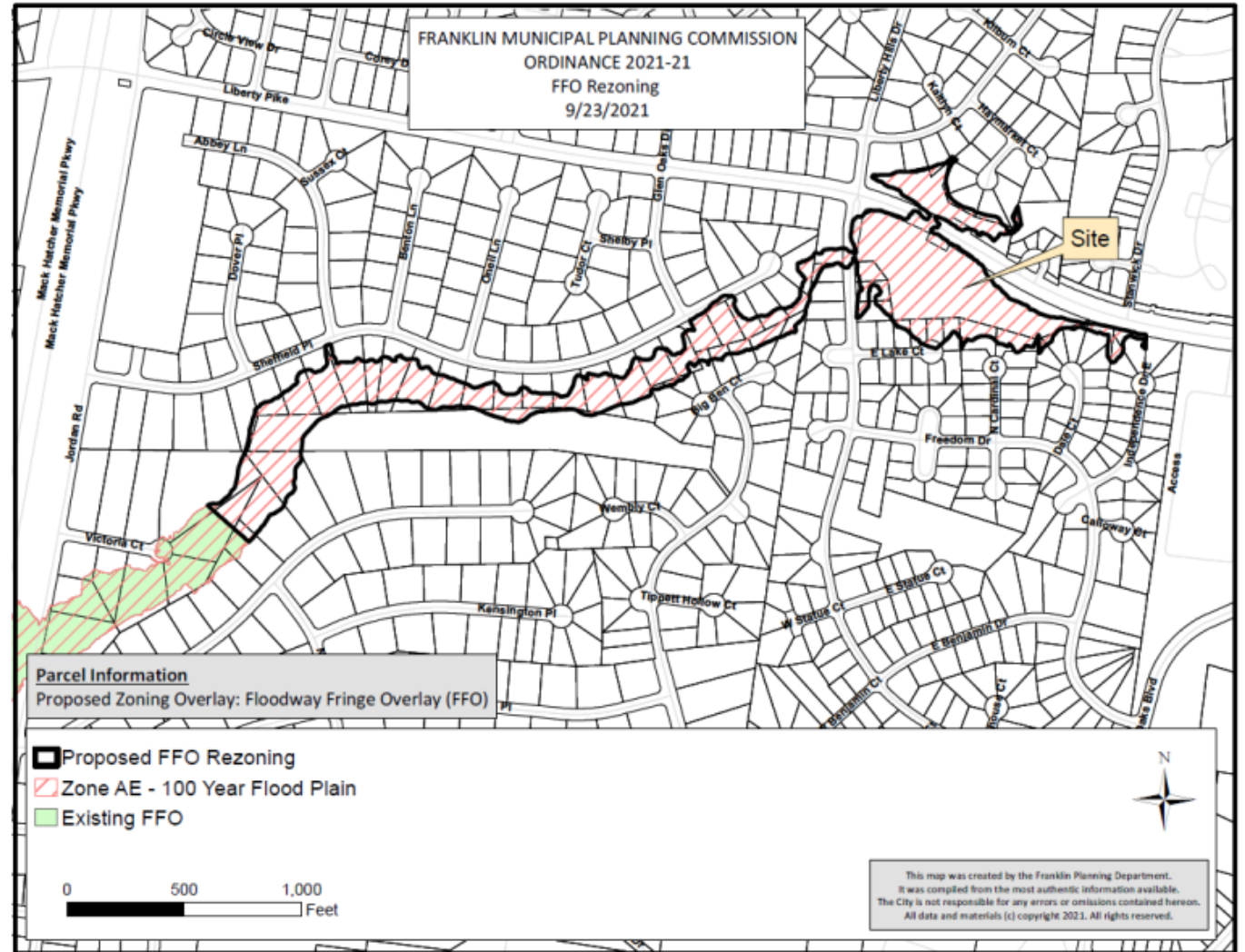
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Procedural Changes for Preliminary HZC Recommendations

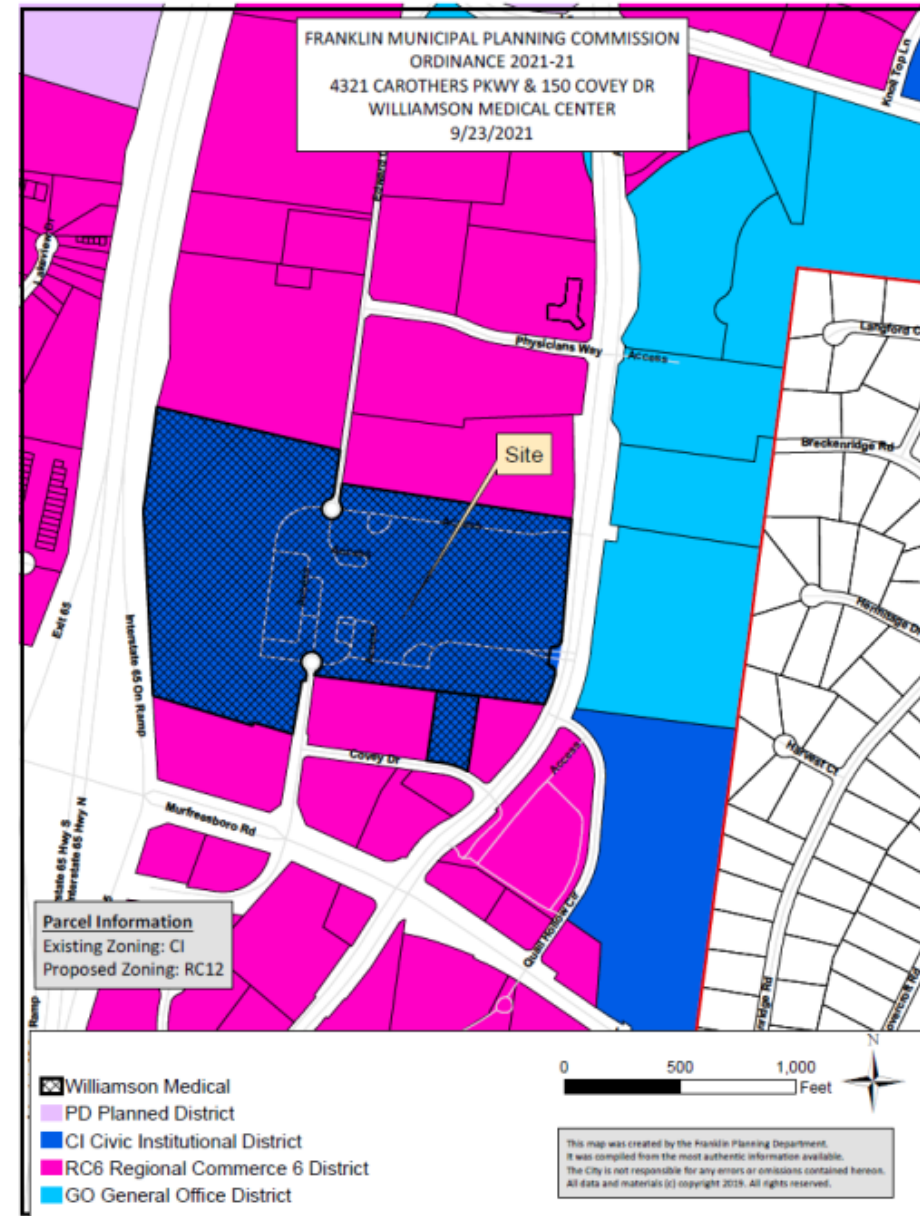
- Process for HZC to review development plans and make recommendations to FMPC/BOMA when height, scale, setbacks become entitled but may affect historic resources.
- **Proposed Change:** Add rezoning applications for Hillside/Hilltop Overlay District and Scenic Corridor Overlay District when near Historic Resources



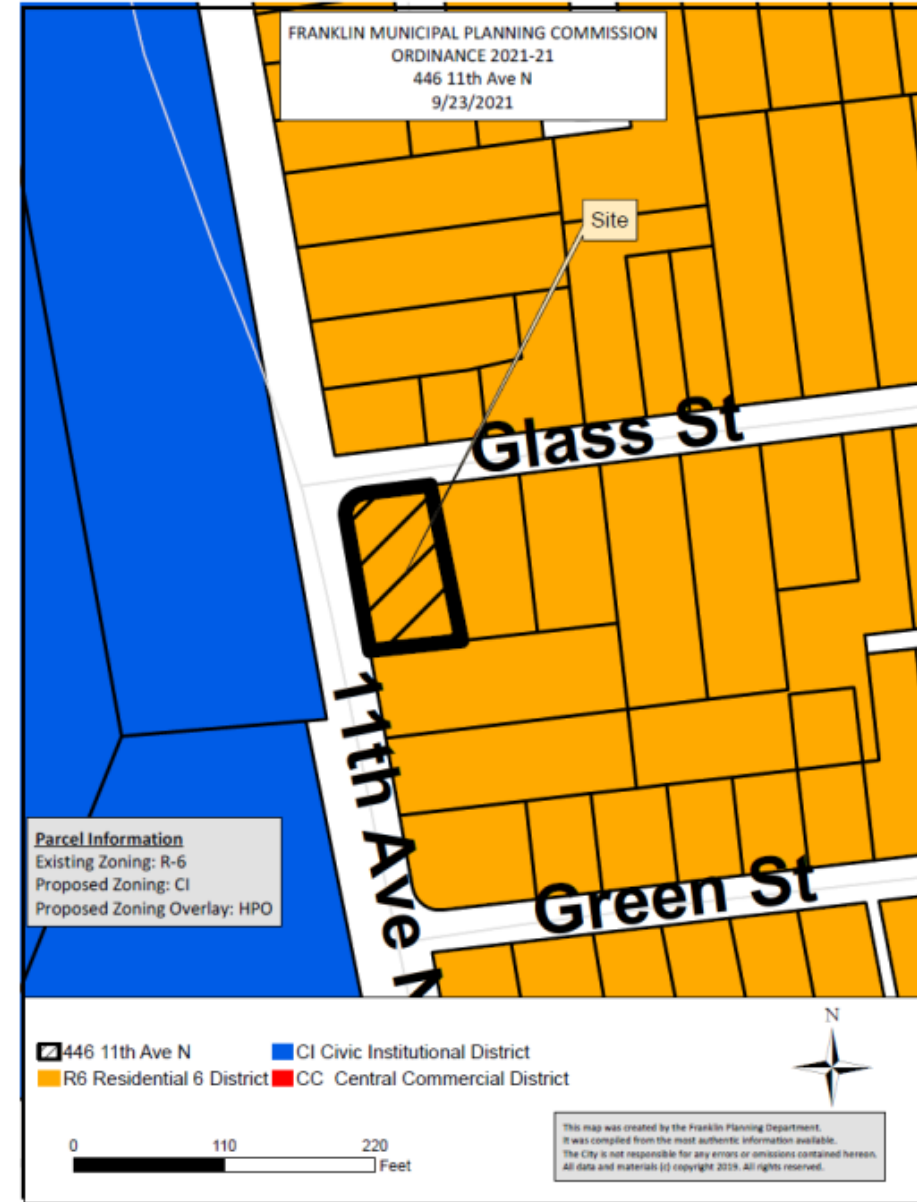
Rezoning: FFO 100-Year Floodplain



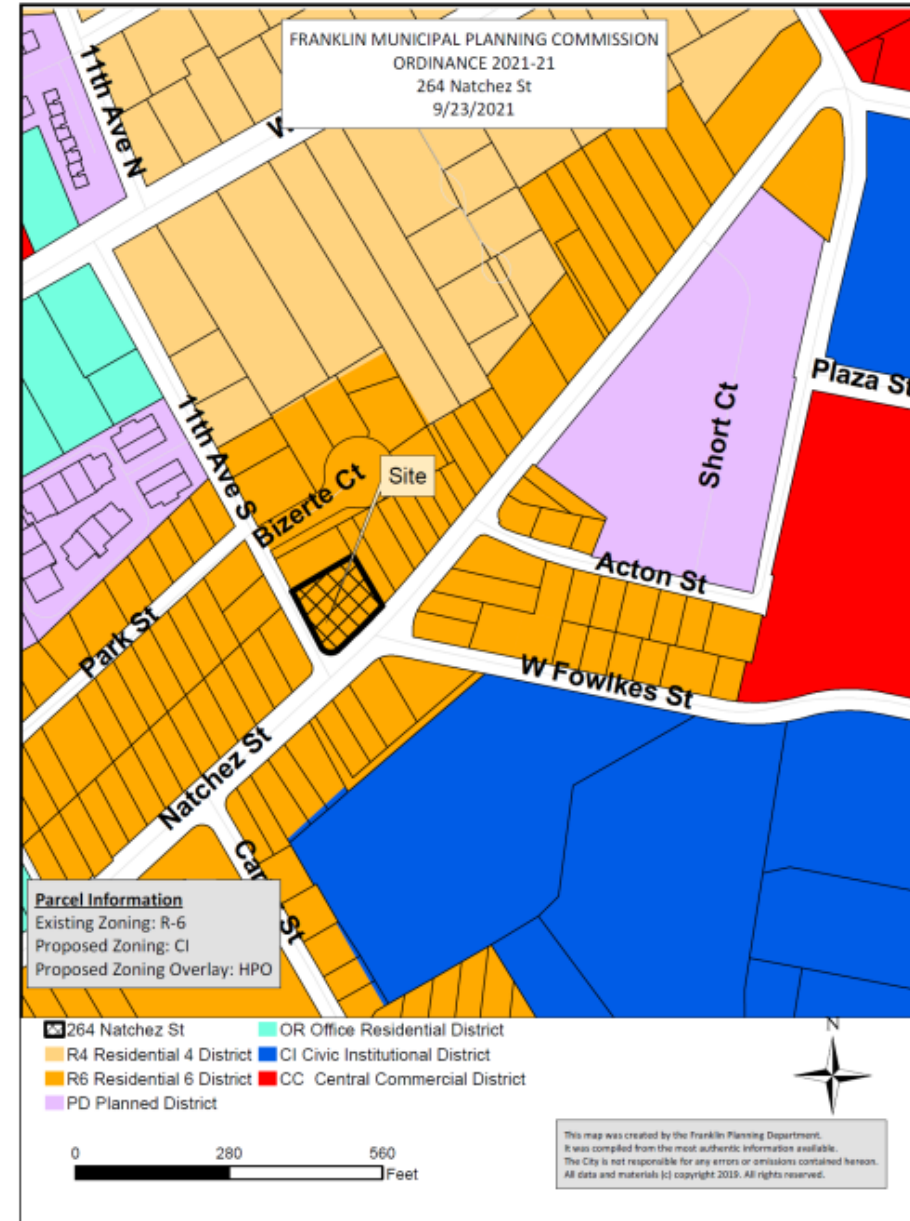
Rezoning: CI to RC12 Williamson Medical Center



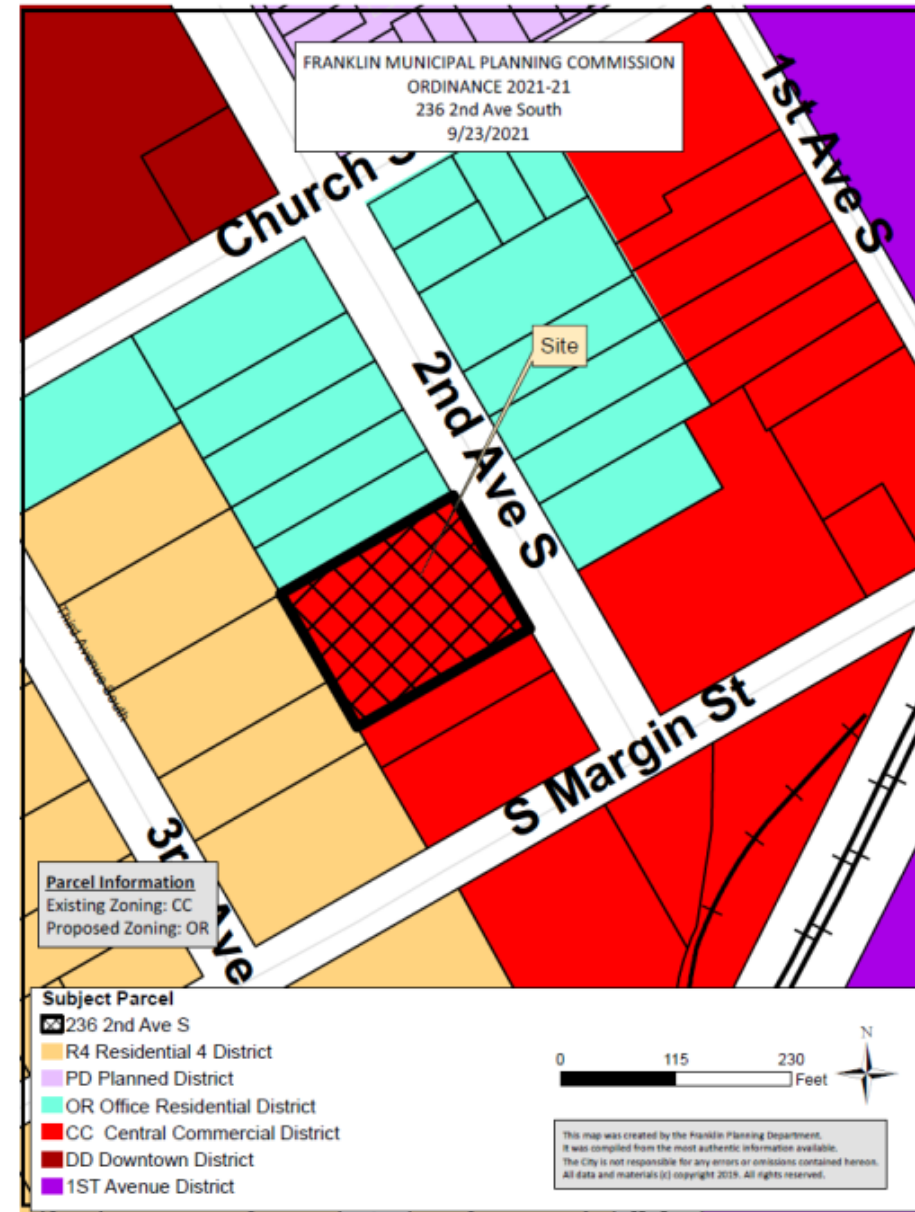
Rezoning: R6 to CI/HPO McLemore House Museum



Rezoning: R6 to CI/HPO Merrill- Williams House



Rezoning: CC to OR 5 Stones Church



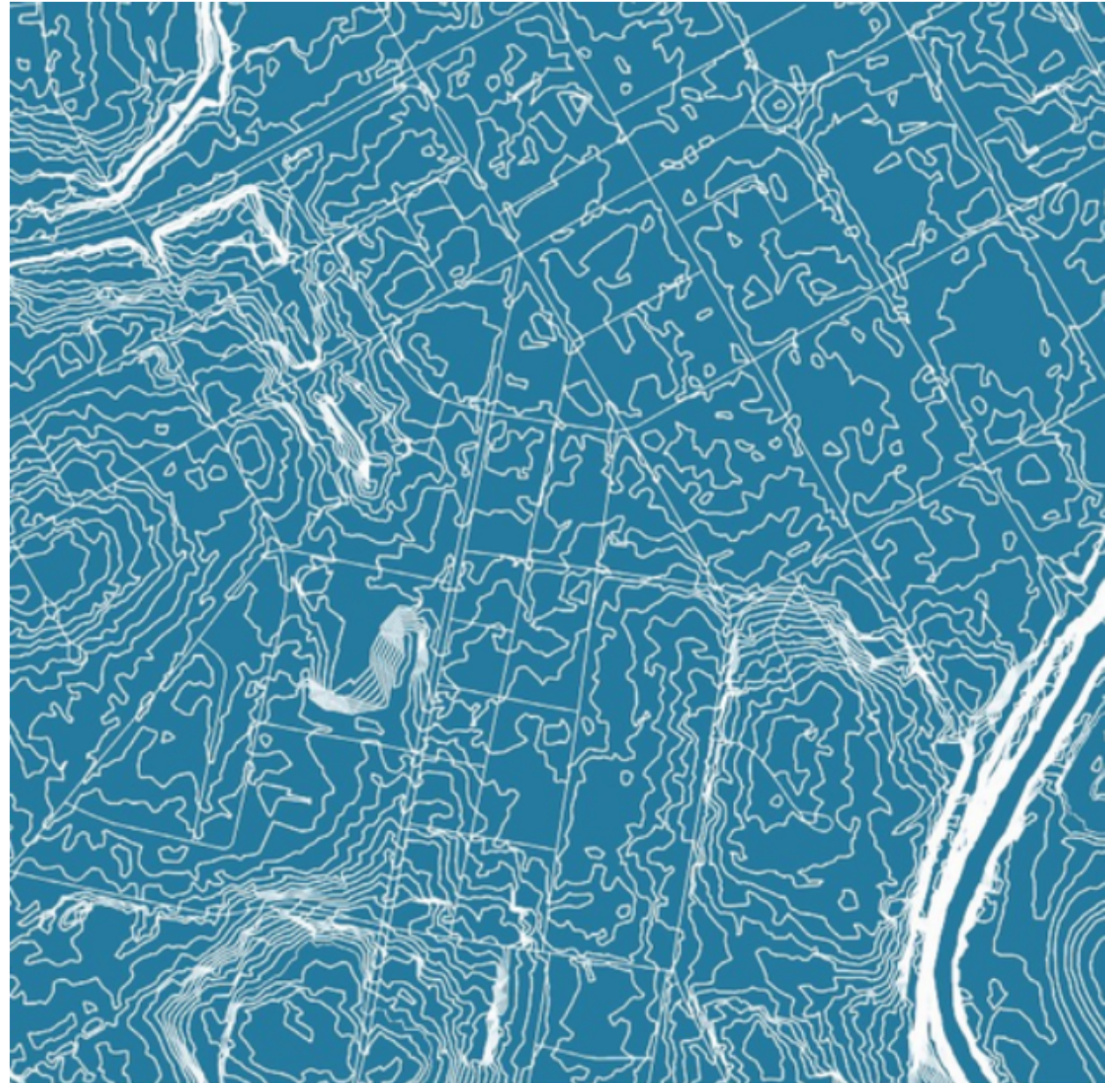
Next Steps

- August 26
- September 23
- October 12
- October 26
- November 23
- December 14
- January 1, 2022

Joint Conceptual Workshop
FMPC and Public Hearing
BOMA Work Session
BOMA 1st Reading
BOMA 2nd Reading/Public Hearing
BOMA 3rd and Final Reading
Effective Date

Franklin Subdivision Regulations Annual Update

Joint Conceptual Workshop
August 26, 2021

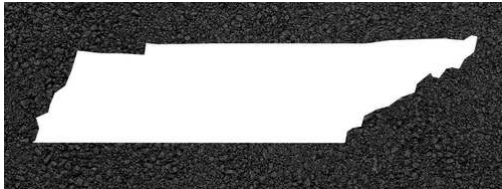


- Remove Vesting Section for Final Plats in the Subdivision Regulations
- Add language regarding side lots lines previously removed in the 2019 update
- Address filing of instruments at the Register of Deeds that create parcels in the City

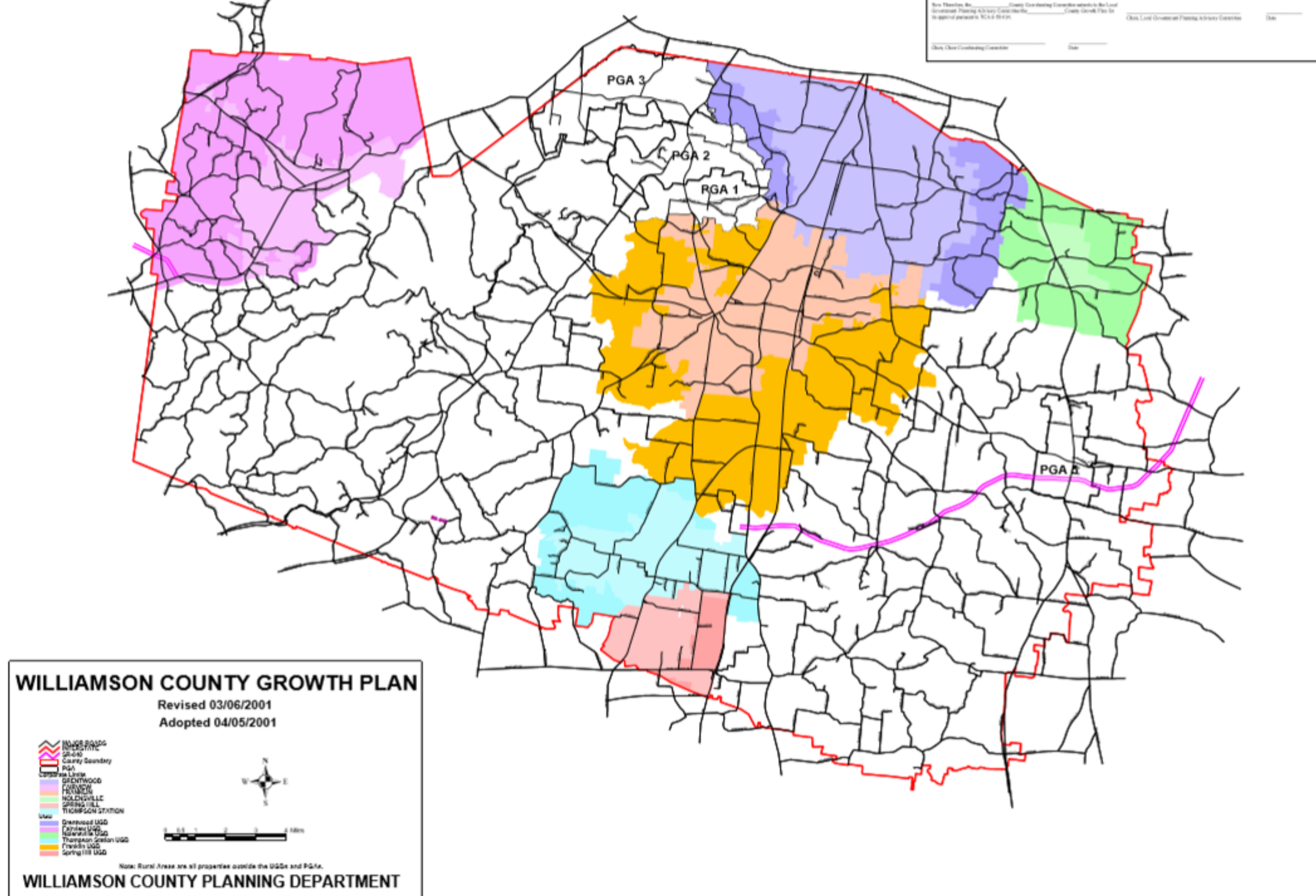
WILLIAMSON COUNTY GROWTH PLAN UPDATE

City of Franklin Urban Growth Boundary Update

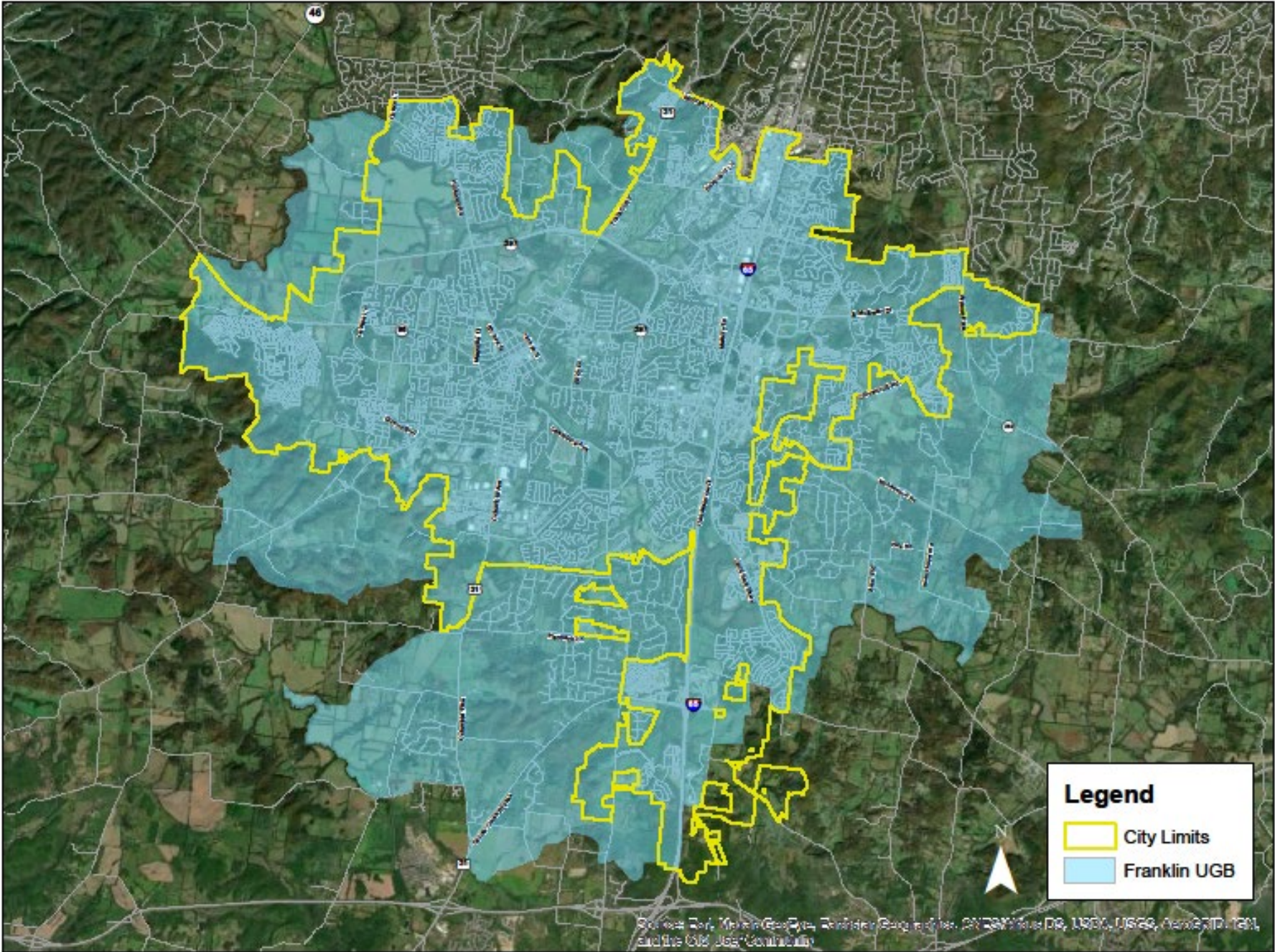
GROWTH PLANS IN TENNESSEE



- State mandated county-wide plan that establishes:
 - Urban Growth Boundaries (UGBs) around municipalities
 - Planned Growth Areas (PGAs) outside of UGB's
 - Rural Areas (RAs)
- Current growth boundaries in Williamson County adopted in 2001
- Tennessee Code Annotated (TCA) prescribes procedures for amending Growth Plan, beginning with a Coordinating Committee



City Limits and Urban Growth Boundary



PROCESS OF AMENDING GROWTH PLAN

- Any municipality proposing an amendment to its UGB has certain studies and public outreach obligations.
- If the County is proposing to amend any PGAs or RAs, it also has certain studies and public outreach obligations.
- After those tasks are completed, a letter is sent triggering the amendment process, and the Coordinating Committee is then convened by the County Mayor.
- Ultimately, the process would conclude with approval by legislative bodies (all municipalities and the county) and the state Local Government Planning Advisory Committee (LGPAC)

COORDINATING COMMITTEE

- The Coordinating Committee is formed to review and consider proposed amendments of UGBs from the Municipalities and amendments of PGAs and RAs from the County.
- It will hold at least 2 public hearings, prior to finalizing its recommendation.
- The membership of the Coordinating Committee is established by the Tennessee Code Annotated.
 - Includes representatives from the County, each municipality, MTEMC, Soil Conservation District, largest utility provider, Chamber of Commerce, WCS
- The Coordinating Committee has only **6 months** from when it is convened to prepare and present a revised Growth Plan to the Municipalities' and County's legislative bodies for ratification.

STATE LAW REQUIREMENTS



Municipality-Urban Growth Boundary

Prior to officially proposing amendments to urban growth boundary lines to the Coordinating Committee, the municipalities must have performed the following:

1. Conduct at least two (2) public hearings;
2. Develop and report population growth projections;
3. Determine and report the current costs and the projected costs of core infrastructure, urban services, public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services, and facilities throughout the territory under consideration for inclusion within the urban growth boundaries;
4. Determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs;
5. Examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries; and
6. Examine and report on the likely long-term effect of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

STATE LAW REQUIREMENTS



The urban growth boundaries of a municipality shall:

1. Identify territory that is **reasonably compact** yet sufficiently large to accommodate residential and nonresidential growth projected for the next twenty (20) years;
2. Identify territory that is **contiguous** to the existing boundaries of the municipality;
3. Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next **twenty (20) years** based on historical experience, economic trends, population growth patterns, and topographical characteristics (professional planning, engineering, and/or economic studies may also be considered);
4. Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide **urban services**;
5. Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the **impact to agricultural lands, forests, recreational areas and wildlife management areas**.

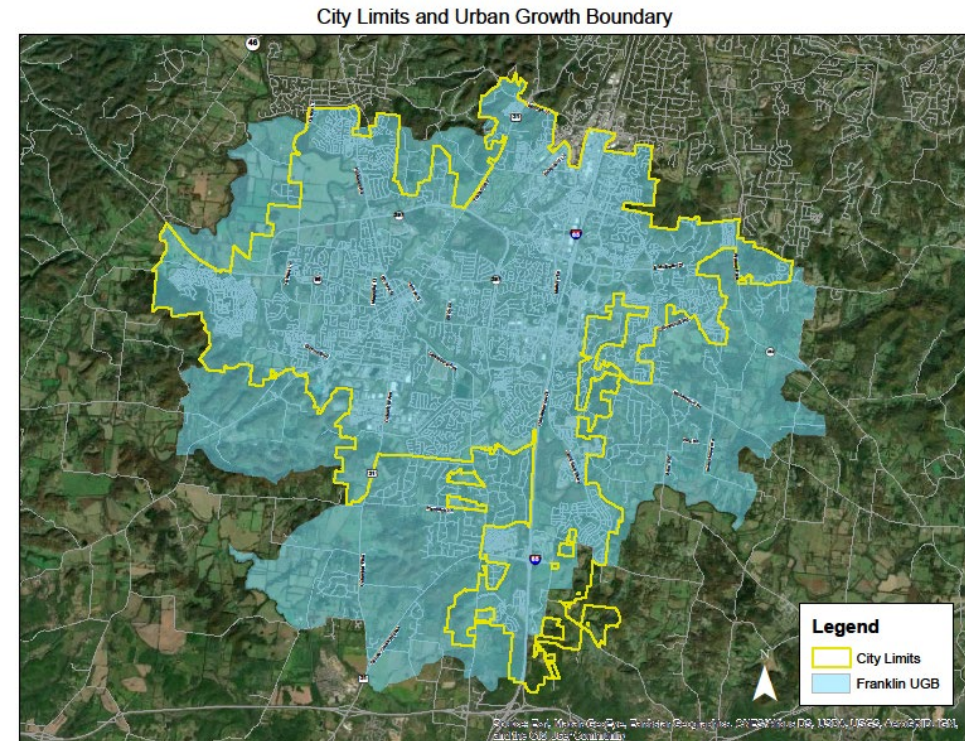
Tenn. Code Ann. Section 6-58-106.

WHAT DOES ALL OF THIS MEAN FOR FRANKLIN? NEXT STEPS.....

- The City has an internal working group with departmental staff representatives from Water/Sewer, Engineering, Parks, Planning, Fire, and Administration.
 - Technical Review of all 10 drainage basins within UGB
 - Creation of initial draft reports
- Continued community outreach for early fall
 - Next public meeting date tentatively scheduled for Tuesday, Sept 21 at City Hall
- Public hearings anticipated for early 2022
- Result in potential changes to the UGB that respond to public input, infrastructure investments—both planned and completed, growth patterns, and the cost to serve these areas.

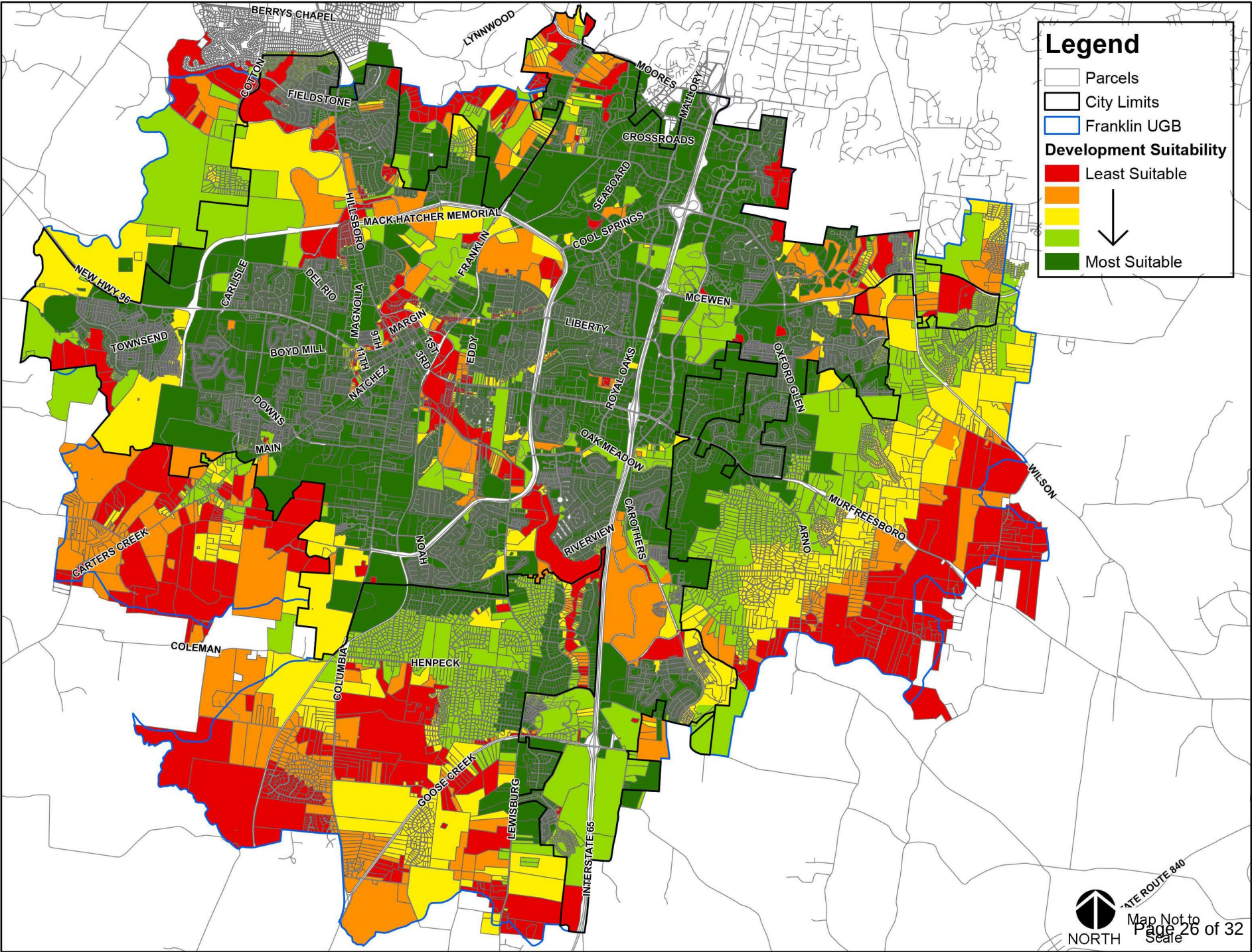
EXISTING PLANS AND DOCUMENTS

- Envision Franklin
 - Suitability Analysis
 - Design Concepts
- 2018 Annexation Capabilities Study
- Williamson County Advisory & Planners Group Draft Guiding Principles

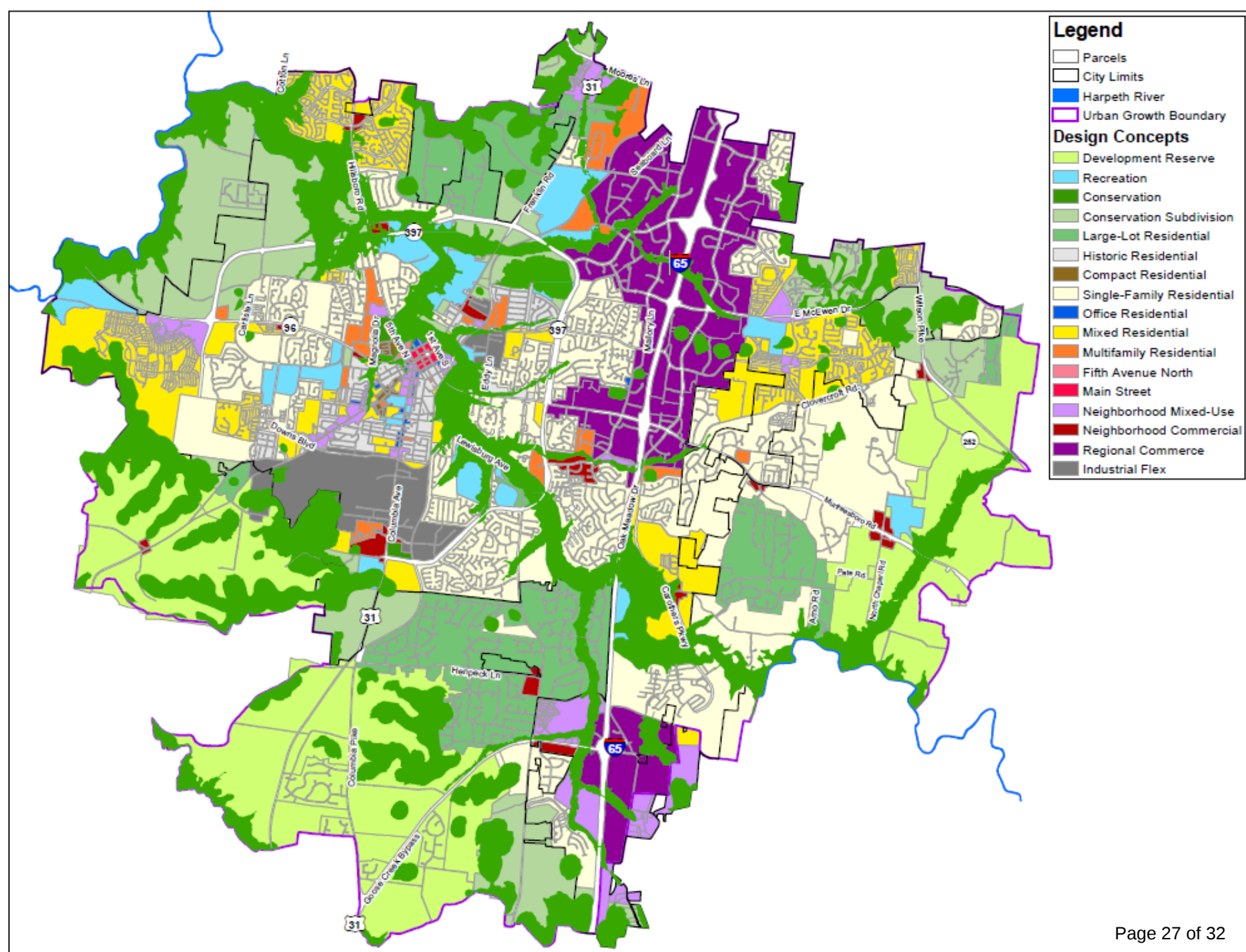




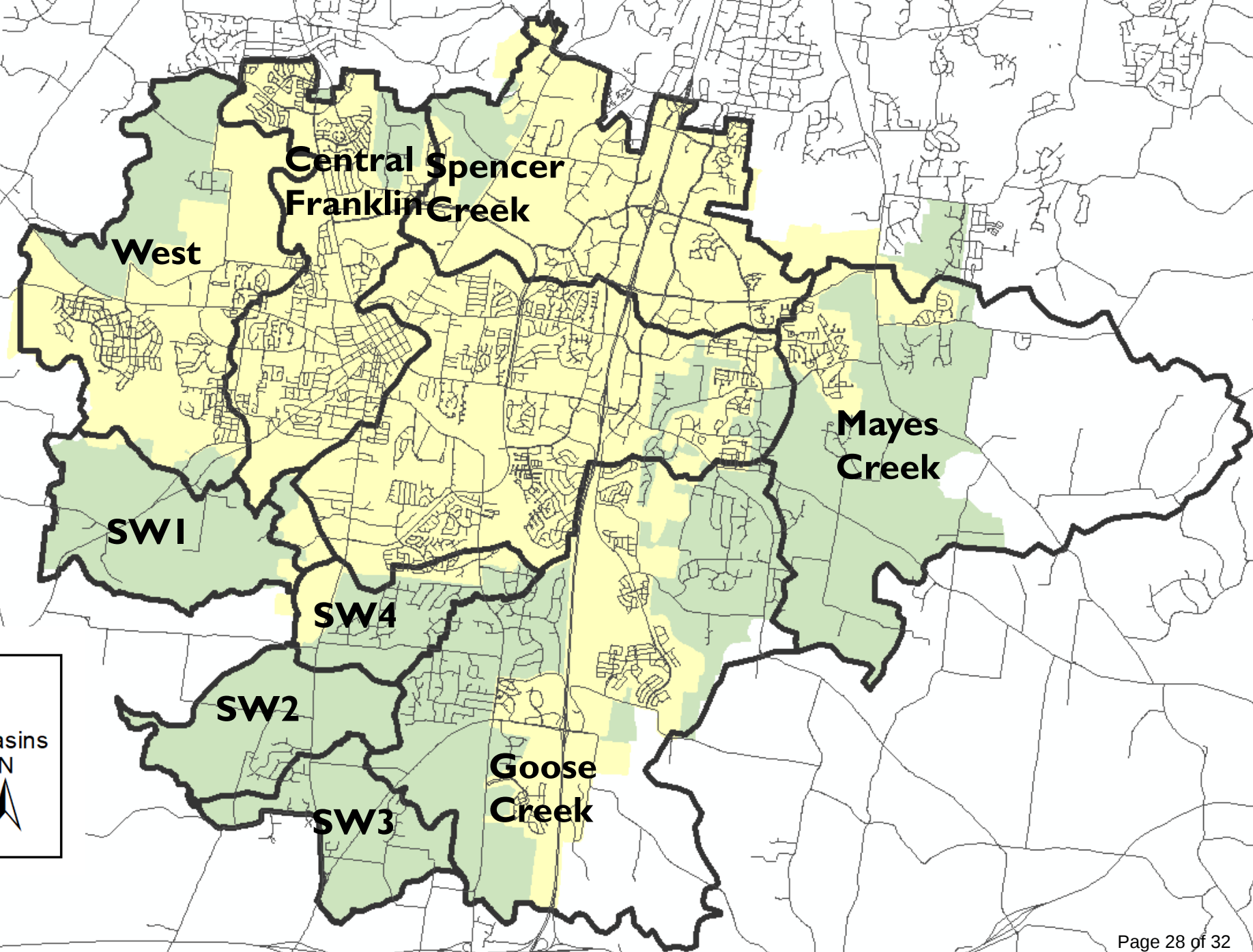
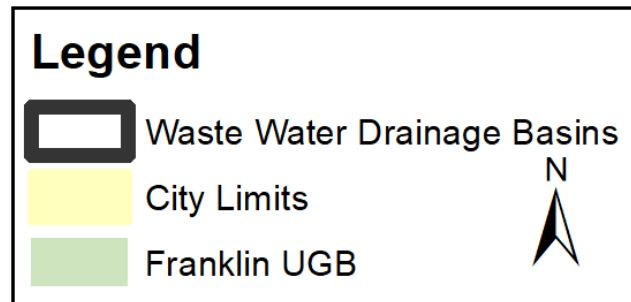
2016 SUITABILITY ANALYSIS



ENVISION FRANKLIN DESIGN CONCEPTS



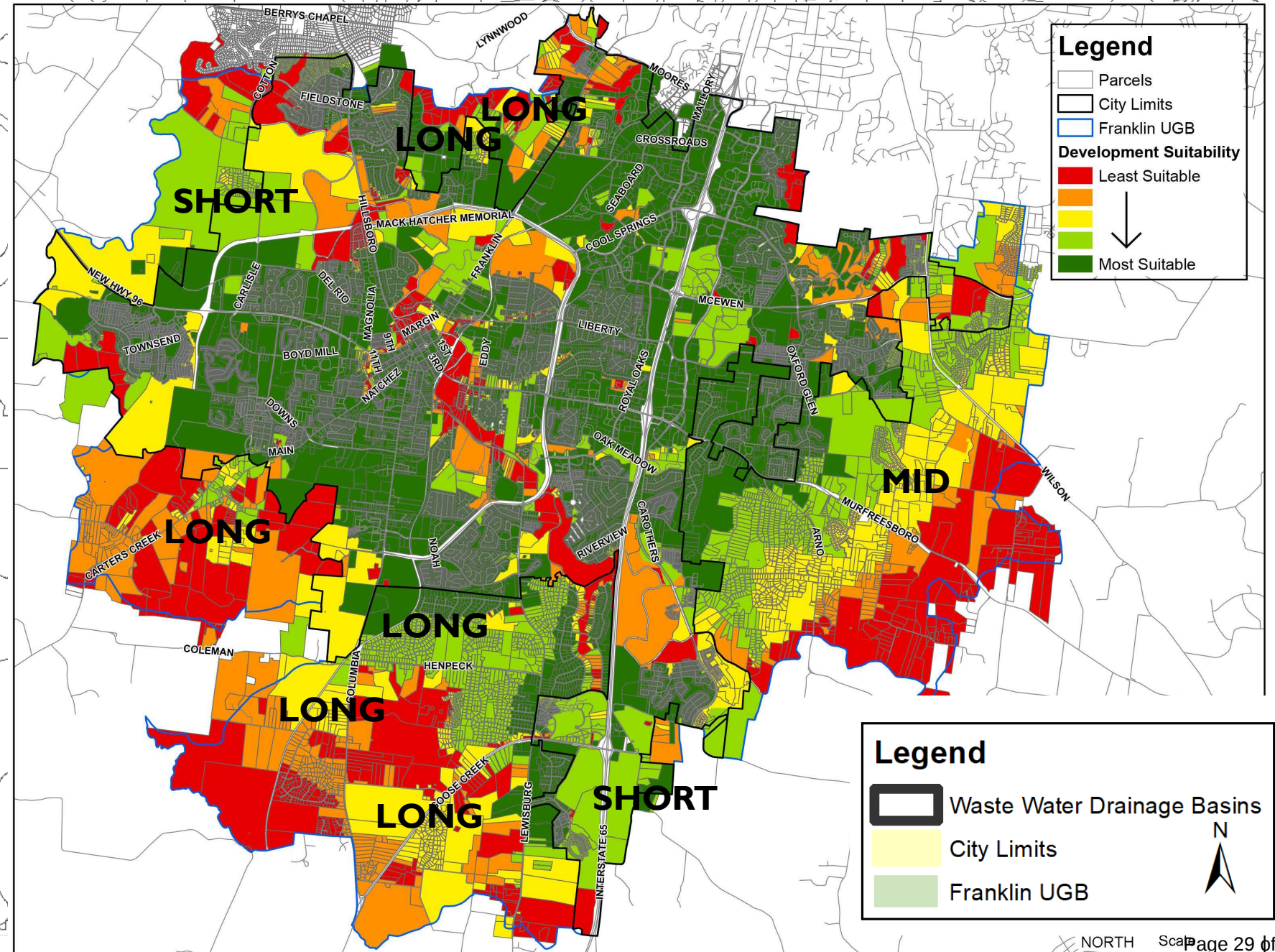
FRANKLIN AND UGB



ANNEXATION CAPABILITIES

Short-, Mid-, or Long-Term Capability Classification based on:

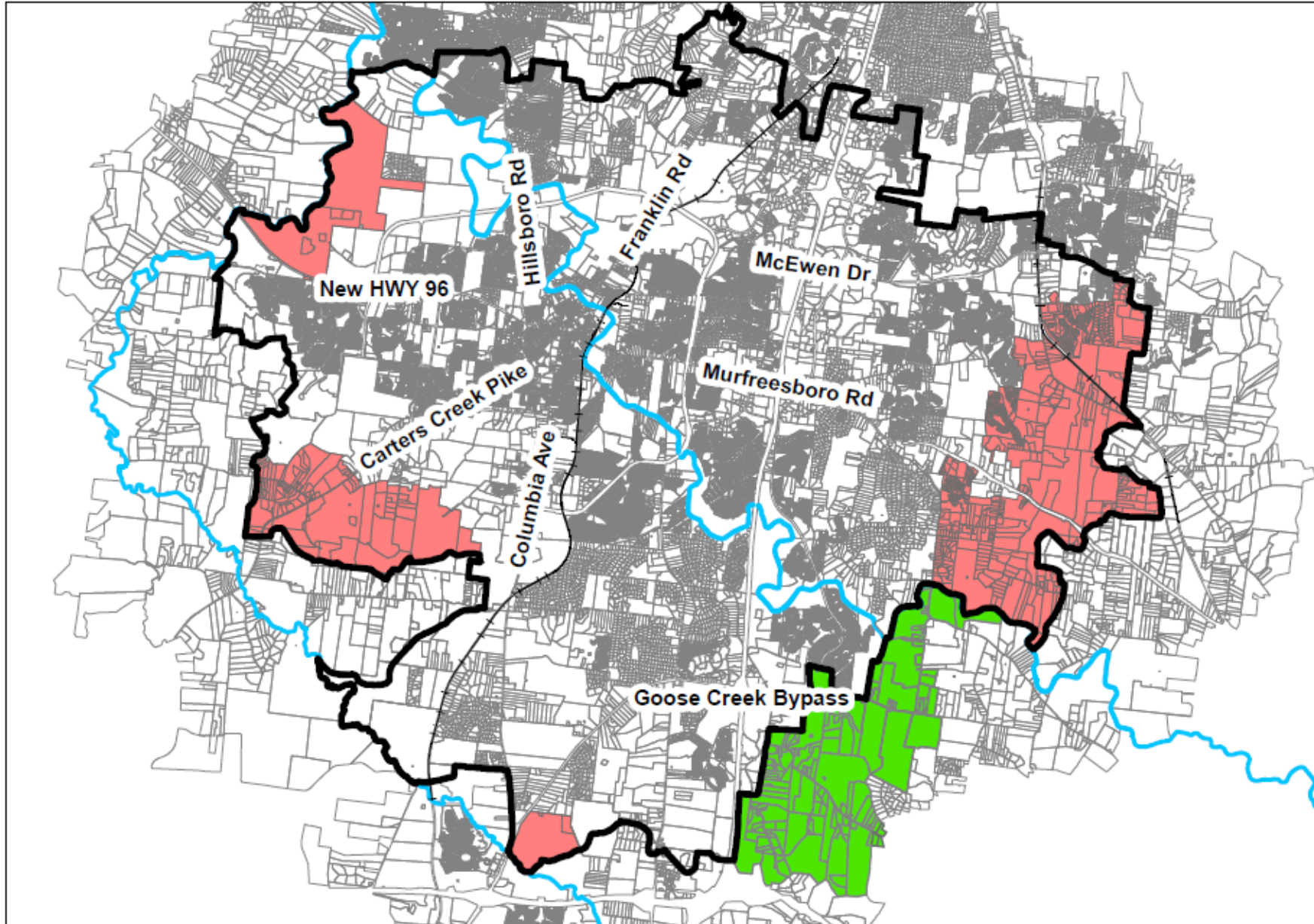
1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



GUIDING PRINCIPLES FOR GROWTH PLAN UPDATE

- **Coordinated Growth Planning** with Williamson County and other municipalities
- Conduct an open and **Transparent Public Process**, engaging local citizens and facilitating public input.
- **Planning Horizon** of 20 years, with phased areas of shorter time increments
- Accommodate **Future Growth**, in coordination with the municipality's vision for growth and use of population forecasts
- **Efficient and Fiscally Sustainable** delivery of municipal services, infrastructure, and public facilities
- **Resource Protection** in the form of critical open spaces, farmland, forests, recreation areas, wildlife management areas, and environmentally sensitive areas
- Create a distinct **Regional Form** of high-quality compact urban and suburban development surrounded by rural development
- Focus on growth boundary issues and coordination, respecting each jurisdiction's **local autonomy** and successful traditions of **local planning**.
- Perhaps consider cooperative approaches to managing growth through **Interlocal Agreements**.

Urban Growth Boundary Working Draft 8/24/2021



Legend

- Current Franklin UGB
- Parcels
- Railroad Centerline
- Harpeth River
- Recommended to be Added to UGB
- Recommended to be Removed from UGB



0 1.5 3 Miles



NEXT STEPS/QUESTIONS?

- 8/12/2021 Community Meeting (Virtual)
- 8/26/2021 Joint Conceptual Workshop Presentation and Discussion
- Community Meetings
- September 21st and 22nd (Virtual and In-Person @ City Hall Board Room) Presentation-style
 - Tuesday, September 21st -- 5:30PM: Southwest Basins 1-4
 - Tuesday, September 21st -- 7:00 PM: Mayes Creek Basin
 - Wednesday, September 22nd -- 5:30 PM: Goose Creek Basin
 - Wednesday, September 22nd -- 7:00PM: West, Central Franklin, Spencer Creek, Watson Branch
- 9/23/201 Joint Conceptual Workshop Presentation and Discussion
- 9/24/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
- 9/29/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
 - Staff can be available by appointment outside of designated office hours
- 10/12/2021 BOMA Work Session Presentation and Discussion
- 10/19/2021 Williamson County Growth Plan Symposium
- Next Steps TBD, but City will hold two public hearings



Project Webpage
www.franklinton.gov/ugb