



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, October 28, 2021

5:00 PM

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.franklin.tn.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

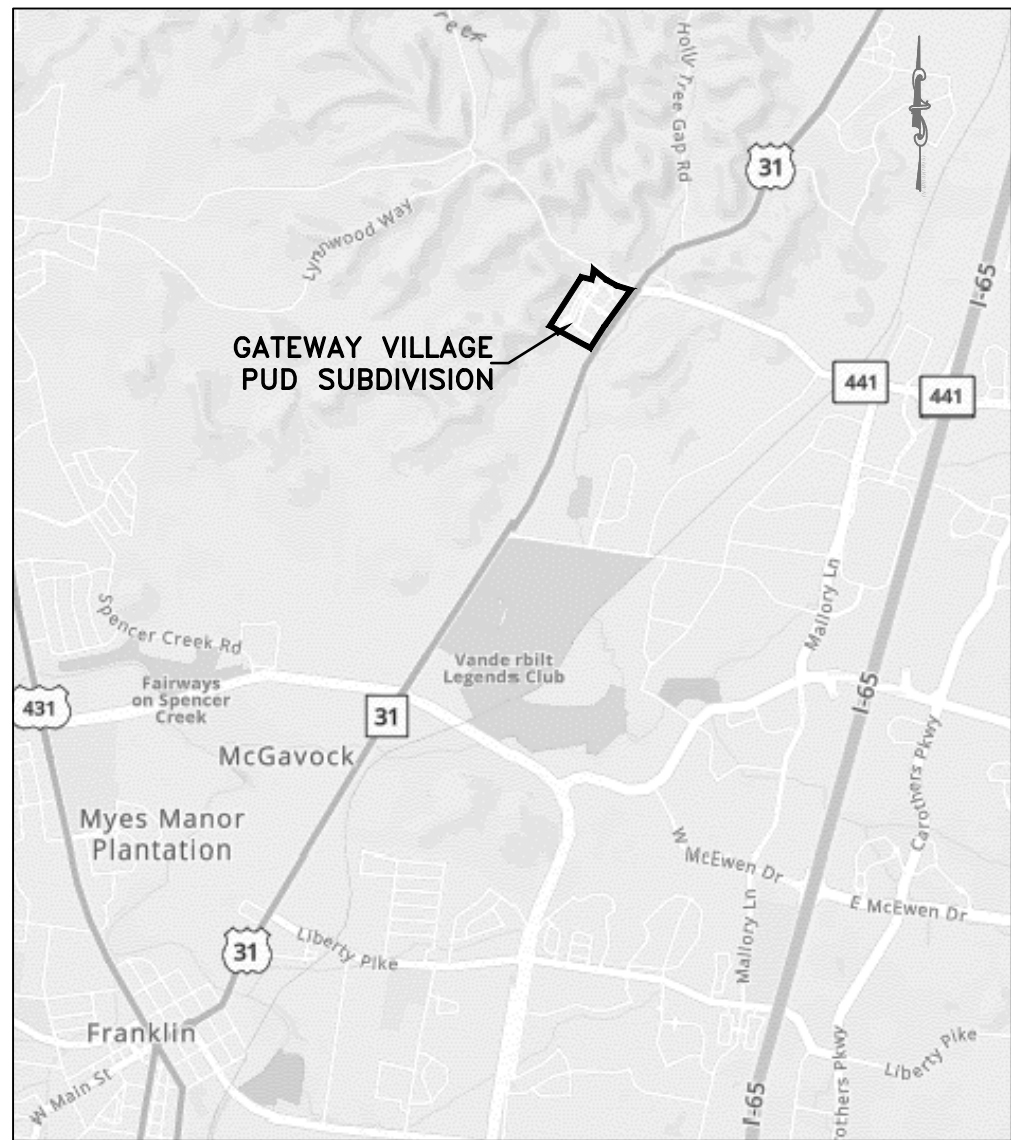
NEW BUSINESS

1. (5:00 - 5:20 pm) Discussion of a Development Plan Revision, proposing the addition of an Institutional Use (Educational Facilities) within the existing constructed square footage, on 60.5 acres, located near the intersection of Franklin Road and Moores Lane (Gateway Village PUD).
2. (5:20 - 5:40 pm) Discussion of a Development Plan, proposing 26 residential units on 2.24 acres, located near the intersection of North Petway Street and Shawnee Drive (Shawnee PUD).
3. (5:40 - 6:00 pm) Discussion of a Development Plan Revision, proposing changes to the site layout for a portion of the development, on 139 acres, located near the intersection of Peytonsville Road and McBride Lane (Berry Farms Reams-Fleming Tract PUD).
4. (6:00 - 6:30 pm) Presentation and discussion of the history of the Hillside Hillcrest Overlay (HHO) District (as requested during BOMA consideration of a current HHO rezoning request at 354 Franklin Road).

OTHER BUSINESS

ADJOURN

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.



VICINITY MAP
NTS

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 8 (LOT 135) COF #XXXX

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

OWNER/DEVELOPER (LOT 135):

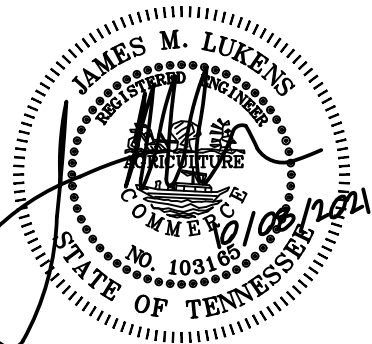
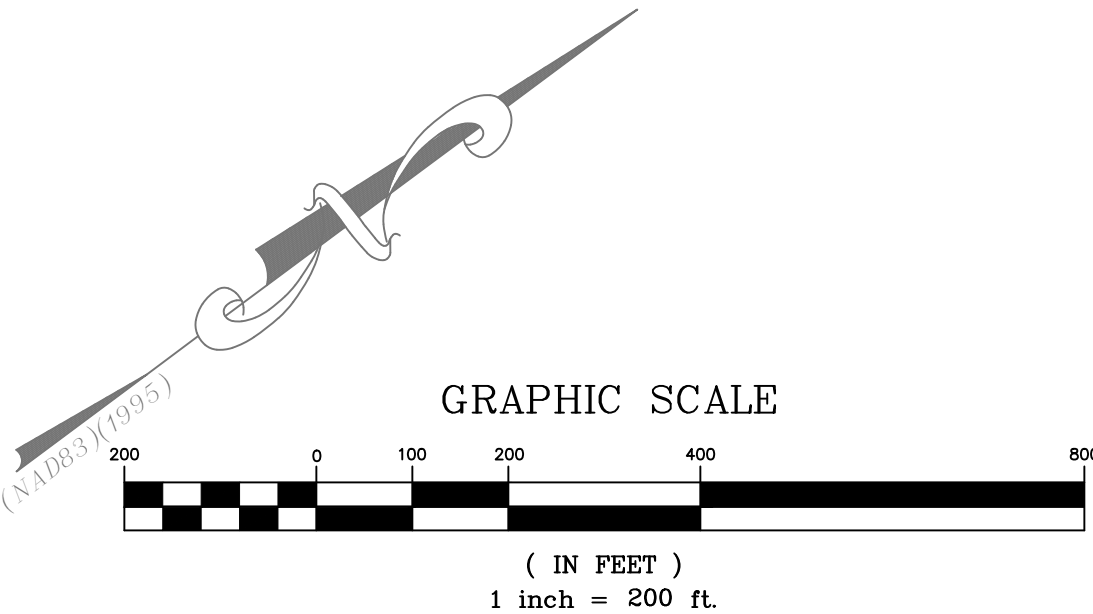
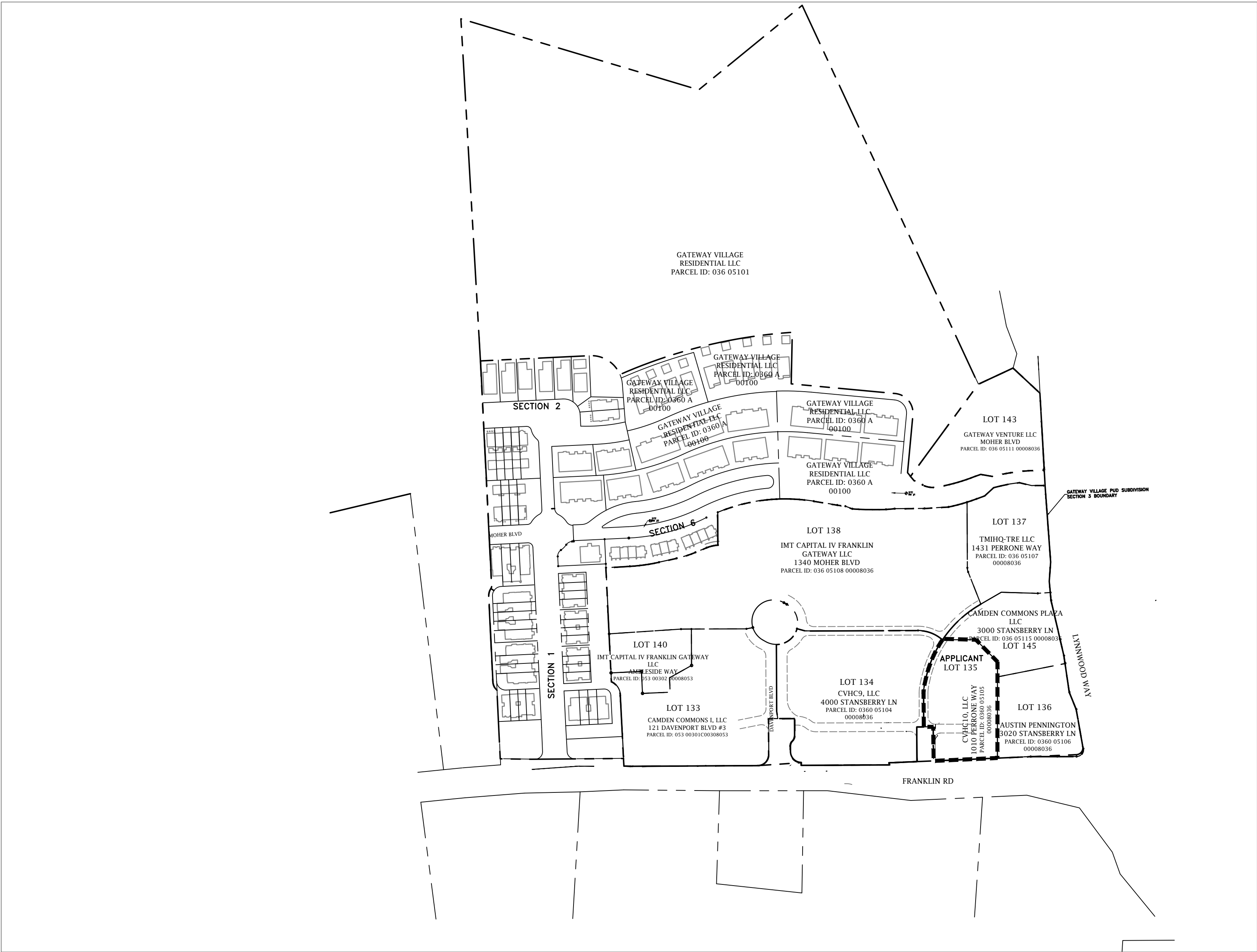
Cvhc10 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027
Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

- C0.0 COVER
- C1.0 EXISTING DEVELOPMENT PLAN (COF #7573)
- C2.0 PROPOSED DEVELOPMENT PLAN
- C3.0 OVERALL GRADING & DRAINAGE PLAN

DEVELOPMENT PLAN MODIFICATION

- ADD: "INSTITUTIONAL EDUCATIONAL FACILITIES" TO LIST OF PERMITTED USES



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)
1010 Perone Way, Franklin, TN 37064
Map 036 Parcel 051.05

COF #xxxx

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03488.02
DATE: 2021.10.08

COVER
SHEET

C0.0

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL OPEN SPACE:				
5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
5% OF 41.82 = 2.09 ACRES				
AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	
F-1	SECTION 1 MEDIAN/CIRCLE	9,996 S.F.	2,499 S.F.	
F-2	SECTION 2 MEDIAN/CIRCLE	8,624 S.F.	1,656 S.F.	
F-3	SECTION 2 PARK	11,623 S.F.	2,906 S.F.	
F-4	NEIGHBORHOOD PARK	42,171 S.F.	10,542 S.F.	
F-5	GATEWAY MONUMENT	14,148 S.F.	300 S.F.	
F-6 (LOT 135-138)	FOCAL POINT	9,946 S.F.	2,487 S.F.	
F-6 (LOT 138)		8,819 S.F.	2,205 S.F.	
SUBTOTAL				
F-7	TRAFFIC CIRCLE	11,424 S.F.	2,865 S.F.	
F-8	PLAZA	19,528 S.F.	4,882 S.F.	
F-9	PARK	16,076 S.F.	4,019 S.F.	
F-10	PARK	9,452 S.F.	2,263 S.F.	
F-11 (LOT 145)	PLAZA	10,568 S.F.	2,642 S.F.	
		2,615 S.F.	100 S.F.	
TOTAL		8,770 S.F.	3,160 S.F.	
		172,375 S.F. (3.96 ACRES)		

TREES TO BE SAVED/PROTECTED			
ID#	SIZE	TYPE	CONDITION
#1	68" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

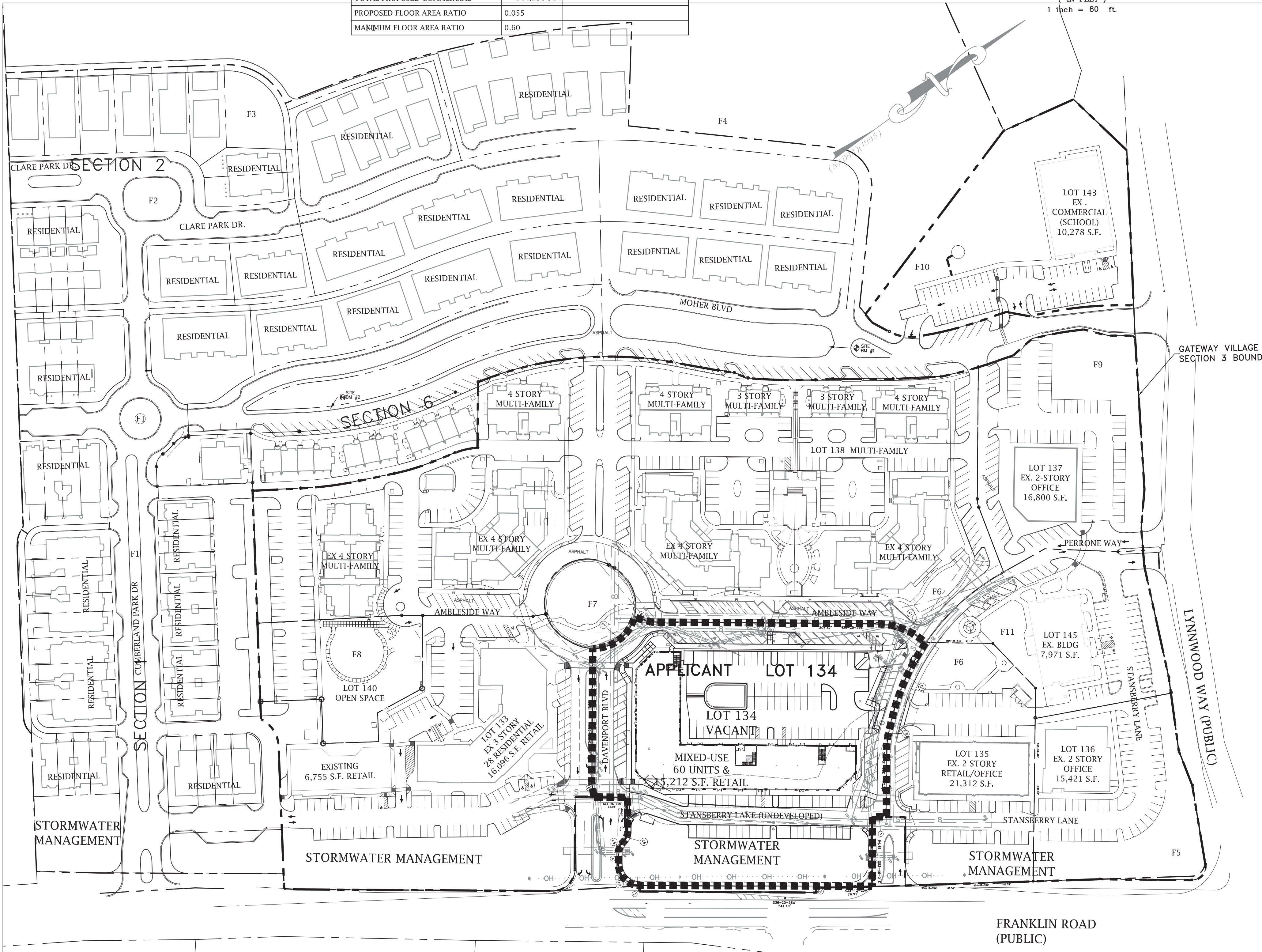
GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"							
Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier
133	Camden Commons I Apartments	Studio/1BR/2BR	212/2.1 (28 units)	1/2/2.5 / unit	2+24=35 = 61		
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30		
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25		
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52		
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	True-I-Care	Retail	1467	2.5/1000	3.67		
	RB's Cycles	Retail	2564	2.5/1000	6.41		
	Xtend & Whitley	Retail	2732	2.5/1000	7		
	Amish Experience	Retail	1248	2.5/1000	3		
	Applied from Section I				-37		
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87
134	Residential	Studio/1BR/2BR	35/187 (60 UNITS)	1/2/2.5 / unit	35+36+17.5 = 89		
	Commercial	Retail	11,800	3.33/1000	39		
		Restaurant	3,412	10 / 1000	34		
	Subtotal		16,212 S.F. (60 UNITS)			162	138
135	Commercial	Retail	10,656	2.5 / 1000	26.6		
		Office	10,656	2.85/1000	30.4		
	Subtotal		21,312 S.F.			57	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 (22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6
140	Park	Daycare/Empl/Stack ing	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35
143	Goddard School	Oral Surgery	7,971	1 / 250	32	32	27
145	Camden Commons Plaza						
Total						1087.58	924

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"				
Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Mixed Use	162	138	139
135	Retail/Office	57	48	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924	1051

GATEWAY VILLAGE TAKEDOWN CHART				
SITE SPECIMEN TREE REPLACEMENT REQUIRED				
TOTAL SITE INCHES TO BE REPLACED				1341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1				189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2				354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6				17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133				105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145				9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOTS 138, 139, 140, 141, & 142)				198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136				48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135				60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134				110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES				195.25
INFORMAL OPEN SPACE				
10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
10% OF 41.82 = 4.18 ACRES				
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

DEVELOPMENT PLAN SUMMARY				
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
CONCEPT PLAN	6/3/2009	60-50	419	142,258
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
SECTION 1	6/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
SECTION 6	7/27/06	1.12	39	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014	-	-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312
LOT 134	PENDING	3.22	60	15,212

LAND USE TABULATIONS:	
APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.75/144,258)
GROSS SITE AREA	60.50± ACRES
APPROVED RESIDENTIAL UNITS	402 DWELLING UNITS
PROPOSED RESIDENTIAL UNITS	408 DWELLING UNITS
SINGLE FAMILY LOTS	15 UNITS
TOWNHOUSES	113 UNITS
CONDOMINIUMS	6 UNITS
MULTI-FAMILY	28 UNITS
APARTMENTS	186 UNITS
MULTI-FAMILY	60 UNITS
APPROVED GROSS DENSITY	6.64 UNITS/AC
PROPOSED GROSS DENSITY	6.75 UNITS/AC
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.
APPROVED OFFICE S.F.	76,597 S.F.
APPROVED TOTAL COMMERCIAL	155,679 S.F.
CONSTRUCTED COMMERCIAL	22,851 S.F. SEC 3 LOT 133 21,312 S.F. SEC 3 LOT 135 15,421 S.F. SEC 3 LOT 136 21,000 S.F. SEC 3 LOT 137 10,278 S.F. SEC 3 LOT 143 7,971 S.F. SEC 3 LOT 145
PROPOSED COMMERCIAL	15,212 S.F. SEC 3 LOT 134 30,213 S.F. REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.
PROPOSED FLOOR AREA RATIO	0.055
MAXIMUM FLOOR AREA RATIO	0.60



EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

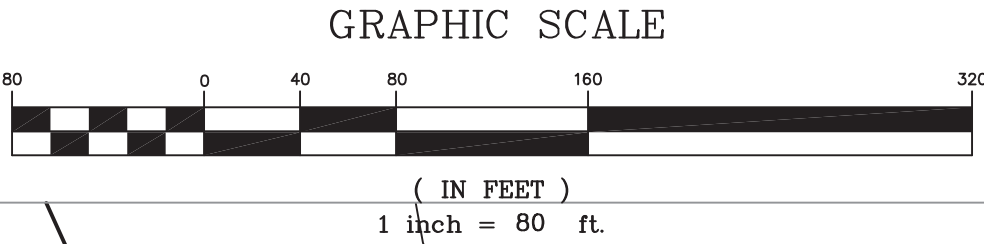
- COF #6381 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6 (LOT 136), DATED 6.28.2017.
- COF #6635 GATEWAY VILLAGE PUD SUBDIVISION, SECTION 3 (LOT 135) APPROVED 10.18.2018.
- CALIPER REPLACEMENT TAKEDOWN PROVIDED BY HEIBERT BALL LANDDESIGN AS PART OF LOT 134 DESIGN.

GENERAL NOTES:

- SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
- THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- THE PLANT MATERIAL PROPOSED FOR BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

NOTE:
LOT 134 IS THE FINAL REMAINING LOT TO BE DEVELOPED AND THE SHOWN ENTITLEMENTS DO NOT NECESSARILY APPLY. THE FINAL ENTITLEMENTS FOR LOT 134 WILL BE DICATED BY THE AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL.

NOTE:
THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

COF #7573

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.08.05

EXISTING
DEVELOPMENT
PLAN

C1.0

MINIMUM OPEN SPACE REQUIREMENTS FOR
RESIDENTIAL OPEN SPACE:

5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE.
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		2,615 S.F.	100 S.F.
		8,770 S.F.	3,160 S.F.
TOTAL		172,375 S.F. (3.96 ACRES)	

TREES TO BE SAVED/PROTECTED

ID#	SIZE	TYPE	CONDITION
#1	68" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I Apartments	Studio/1BR/2BR	21/21/4 (28 units)	1/2/2.5 /unit	2+24*35 = 61			
	Mac & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
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	Amish Experience	Retail	1248	2.5/1000	3			
	Applied from Section I				-37			
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87	191
134	Residential	Studio/1BR/2BR	35/19/7 (60 UNITS)	1/2/2.5 /unit	35+30+17.5 = 89			
	Commercial	Retail	11,800	3.33/1000	39			
		Restaurant	3,412	10 / 1000	34			
	Subtotal		15,212 S.F. (60 UNITS)			162	138	139
135	Institutional Educational Facilities	Staff	18	1/taff	18			
		Students	65	1 per 4 students	16			
		Bldg Floor Area	21,312 S.F.			34	29	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37	49
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51	52
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 / 22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6	467
140	Park				21	21	17.85	21
143	Goodstart School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
145	Camden Commons Plaza	Oral Surgery	7,971	1/250	32	32	27	38
Total						1064.58	905	1051

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
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134	Mixed Use	162	138	139
135	Retail/Office/Education Facility	34	29	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
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GATEWAY VILLAGE TAKEDOWN CHART

SITE SPECIMEN TREE REPLACEMENT REQUIRED	
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TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133	105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOTS 138, 139, 140, 141, & 142)	198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136	48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135	60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134	110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES	195.25

INFORMAL OPEN SPACE

10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE.
TOTAL DEVELOPABLE AREA = 41.82 ACRES
10% OF 41.82 = 4.18 ACRES

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA 1-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

DEVELOPMENT PLAN SUMMARY

DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
CONCEPT PLAN	6/3/2003	60.50	419	142,258
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
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SECTION 2	3/24/2005	11.42	95	
SECTION 6	7/27/06	1.12	39	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014	-	-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312
LOT 134	PENDING	3.22	60	15,212

LAND USE TABULATIONS:

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)	
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.67/144,258)	
GROSS SITE AREA	60.50± ACRES	
APPROVED RESIDENTIAL UNITS	408 DWELLING UNITS	
SINGLE FAMILY LOTS	15 UNITS	SECTION 2
TOWNHOUSES	113 UNITS	SECTIONS 1 & 2
CONDOMINIUMS	6 UNITS	SECTION 6
MULTI-FAMILY	28 UNITS	SECTION 3 LOT 133
APARTMENTS	186 UNITS	SECTION 3 LOT 137-142
MULTI-FAMILY	60 UNITS	SECTION 3 LOT 134
APPROVED GROSS DENSITY	6.75 UNITS/AC	
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.	
APPROVED OFFICE S.F.	76,597 S.F.	
APPROVED TOTAL COMMERCIAL	144,258 S.F.	
CONSTRUCTED COMMERCIAL & INSTITUTIONAL: EDUCATIONAL FACILITY	22,851 S.F.	SEC 3 LOT 133
	21,312 S.F.	SEC 3 LOT 135 (EDU FACILITY)
	15,421 S.F.	SEC 3 LOT 136
	21,000 S.F.	SEC 3 LOT 137
	10,278 S.F.	SEC 3 LOT 143
PROPOSED COMMERCIAL	7,971 S.F.	SEC 3 LOT 145
	15,212 S.F.	SEC 3 LOT 134
	30,213 S.F.	REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.	
PROPOSED FLOOR AREA RATIO	0.055	
MAXIMUM FLOOR AREA RATIO	0.60	

EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

- COF #7573 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7 (LOT 134) DATED 8.05.2021. (APPROVAL PENDING - BOMA PUBLIC HEARING SCHEDULED 10.12.2021)

GENERAL NOTES:

1. SECTIONS 1, 2 AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDESSIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNATED BY LITTLETON ENGINEERING ASSOCIATES.
2. THREE FEET FENCING WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
3. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
4. ALL MATING MATERIALS FOR EROSION CONTROL AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLANT GUIDE. MAINTENANCE GUIDELINE FOR THESE AREAS SHALL BE PROVIDED.

NOTE:

LOT 135 IS FULLY DEVELOPED. THE LAND USE WILL PROVIDE FOR A TENANT TO OCCUPY THE EXISTING BUILDING FOR PURPOSES OF OPERATING THE HEADQUARTERS AND SUPPLEMENTAL LEARNING FACILITIES ASSOCIATED WITH A VIRTUAL EDUCATION BUSINESS.

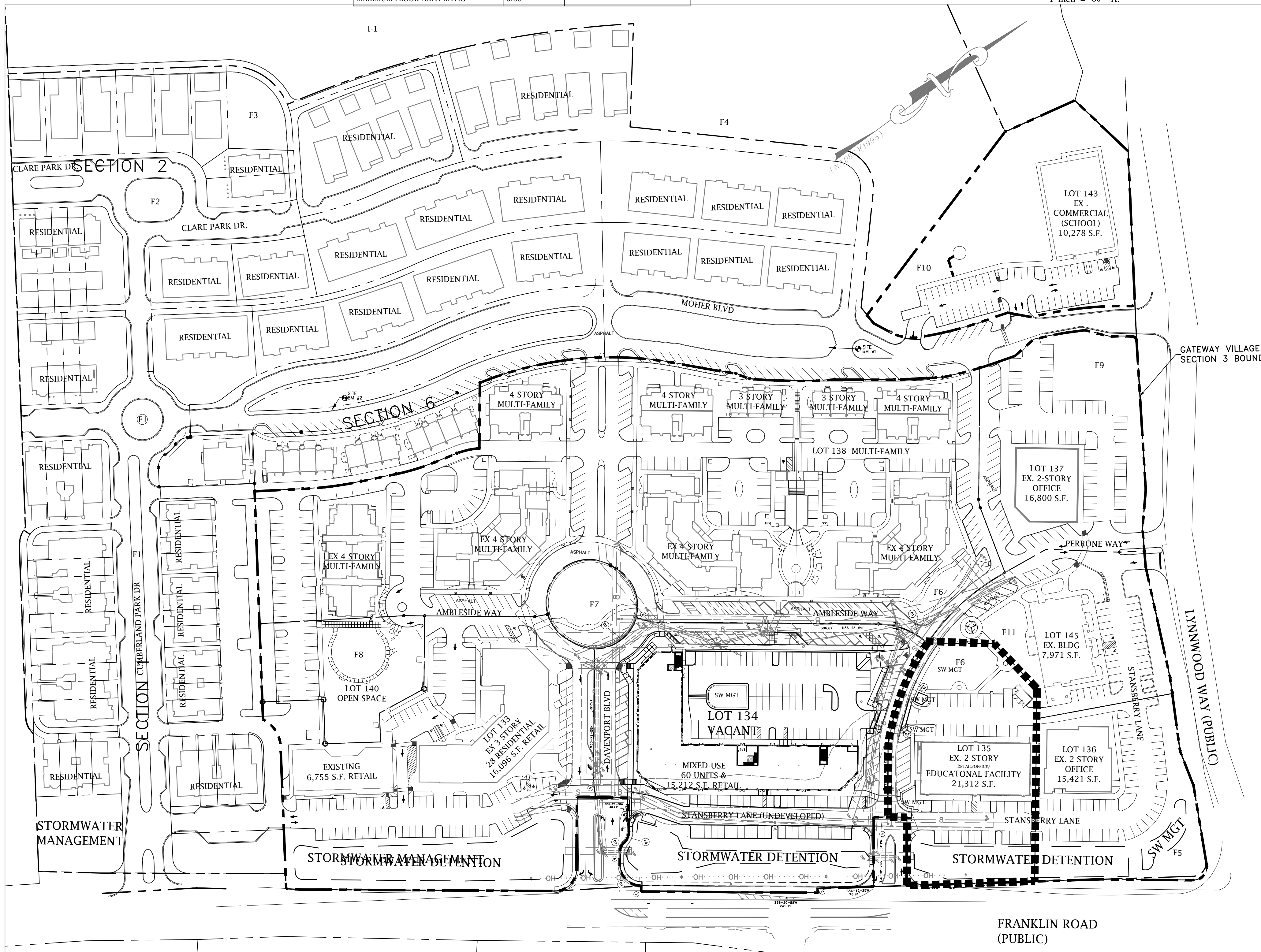
NOTE:

THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft



**GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)**

COF #xxxx

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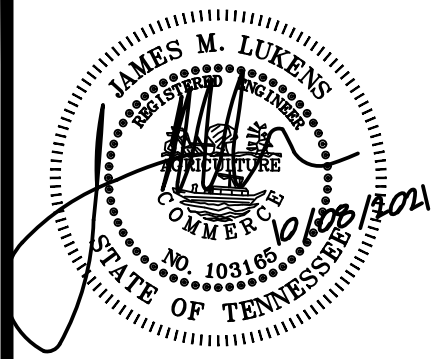
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PROJ. NO.: 03488.02

DATE: 2021.10.08

OVERALL DEVELOPMENT PLAN

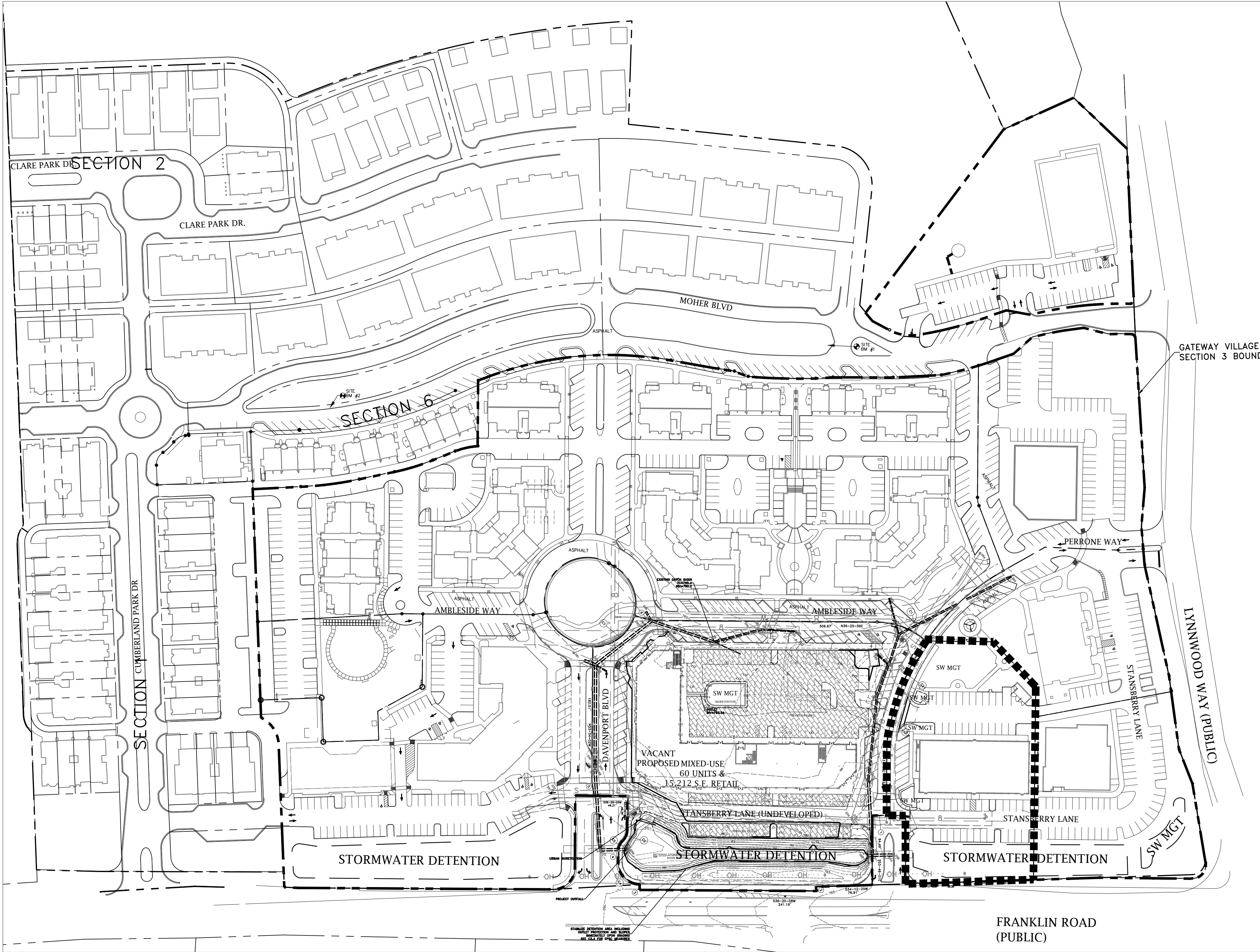
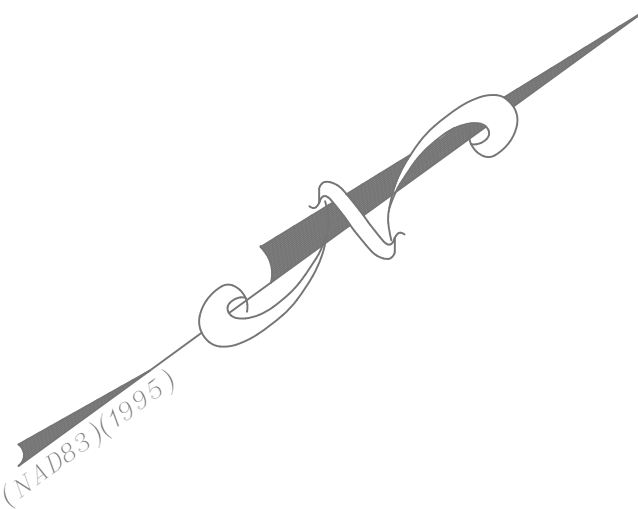
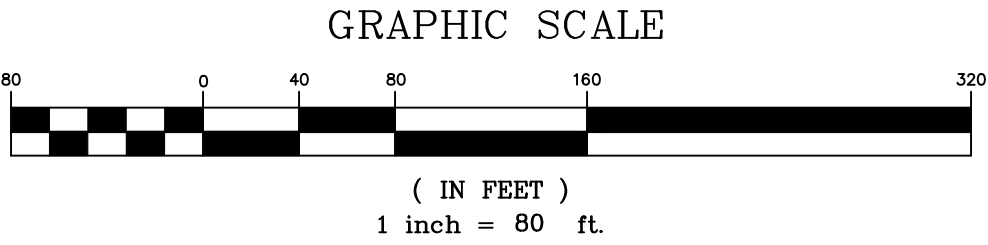
C2.0



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STORMWATER NOTES:

1. REGIONAL STORMWATER DETENTION IS PROVIDED ALONG THE FRANKLIN ROAD FRONTAGE OF THE GATEWAY VILLAGE PUD SUBDIVISION. THE REMAINING SITE TO BE DEVELOPED, LOT 134, WILL PROVIDE ADEQUATE STORMWATER DETENTION ON-SITE AND MAY INCLUDE THE EXISTING REGIONAL DETENTION BASIN SO THE POST-DEVELOPMENT RUNOFF DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. RECALCULATION OF DETENTION PROVIDED FOR EXISTING DEVELOPED LOTS WILL NOT BE REQUIRED, BUT THE EXISTING DETENTION STORAGE VOLUME WILL BE MAINTAINED.
2. NO PORTION OF GATEWAY VILLAGE PUD SUBDIVISION LIES WITHIN A FLOODWAY (FW) OR FLOODWAY FRINGE (FF) BOUNDARY ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 47187C0205F DATED SEPTEMBER 29, 2006.
3. THE STORMWATER DETENTION FACILITIES WILL MINIMIZE IMPACTS OF INCREASED RUNOFF ON DOWNSTREAM PROPERTIES. THE EXISTING DETENTION AREAS ARE FOR ALL DETENTION AND WATER QUALITY REQUIREMENTS FOR 2-100 YEAR STORMS. WATER QUALITY PROVIDES A MINIMUM 80% TSS (TOTAL SUSPENDED SOLIDS) REMOVAL.
4. FINAL DESIGN FOR REMAINING LOT 134 WILL BE PROVIDED AT THE SITE PLAN DEVELOPMENT STAGE AND MEET THE APPLICABLE REQUIREMENTS OF THE CITY OF FRANKLIN STORMWATER MANAGEMENT PLAN. ALL RUNOFF WILL BE DIRECTED TO THE EXISTING DETENTION FACILITY ALONG THE FRANKLIN ROAD FRONTAGE.
5. ANY STRUCTURAL TREATMENT SHALL BE CITY OF FRANKLIN APPROVED.



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)

1010 Perone Way, Franklin, TN 37064
Map 036 Parcel 051.05

COF #xxxx

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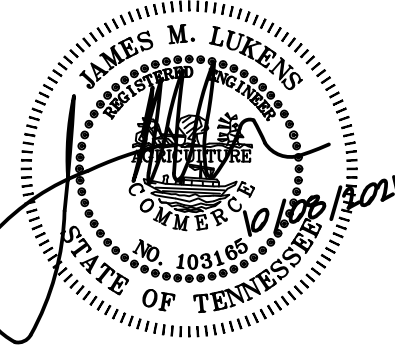
REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03488.02

DATE: 2021.10.08

OVERALL
GRADING
PLAN

C3.0





FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing.

Shawnee PUD Development Plan

FMPC/BOMA Joint Conceptual Workshop



HISTORIC
FRANKLIN
TENNESSEE

Presentation Summary

Shawnee PUD Development Plan

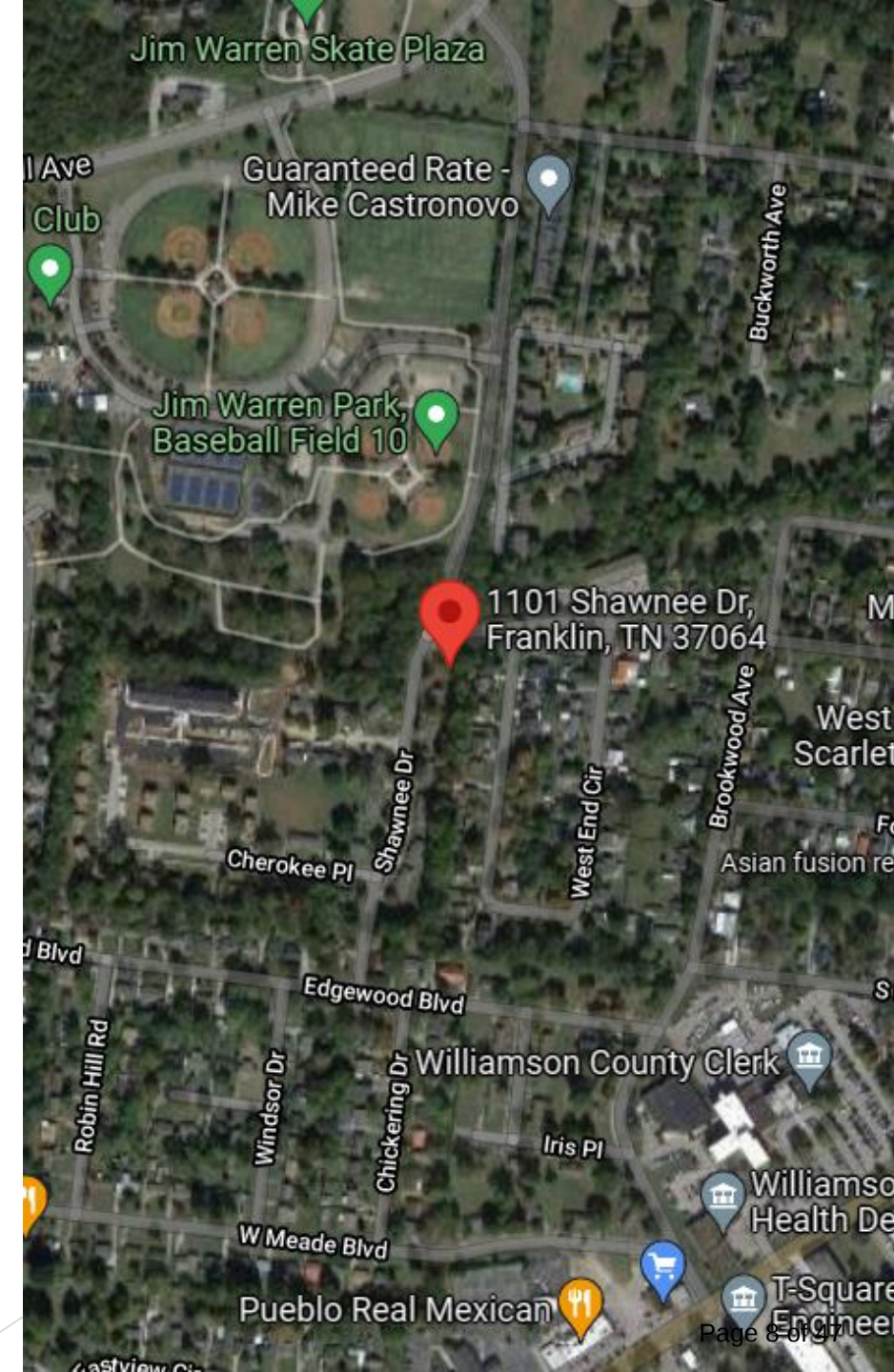
Development Site Location: East side of Shawnee Drive, near Cherokee Place and Chickasaw Place

- Southeast of Jim Warren Park
- Across Shawnee Drive from Cherokee Place PUD, approved recently

Owner: Franklin Housing Authority

Presentation topics tonight will include:

- Existing Site Conditions
- Overview of Project Size and Scope
- Modification of Standards Summary
- Summary of Pre-Application Meeting



Existing Site Conditions: Aerial

Existing development on east side of Shawnee Dr.:

- 16 dwelling units, duplex
- Constructed about 50 years ago
- Slated for demolition

Chickasaw PUD:

- Recent development
- Located west of Shawnee PUD site
- Senior Living, 48 units, multifamily

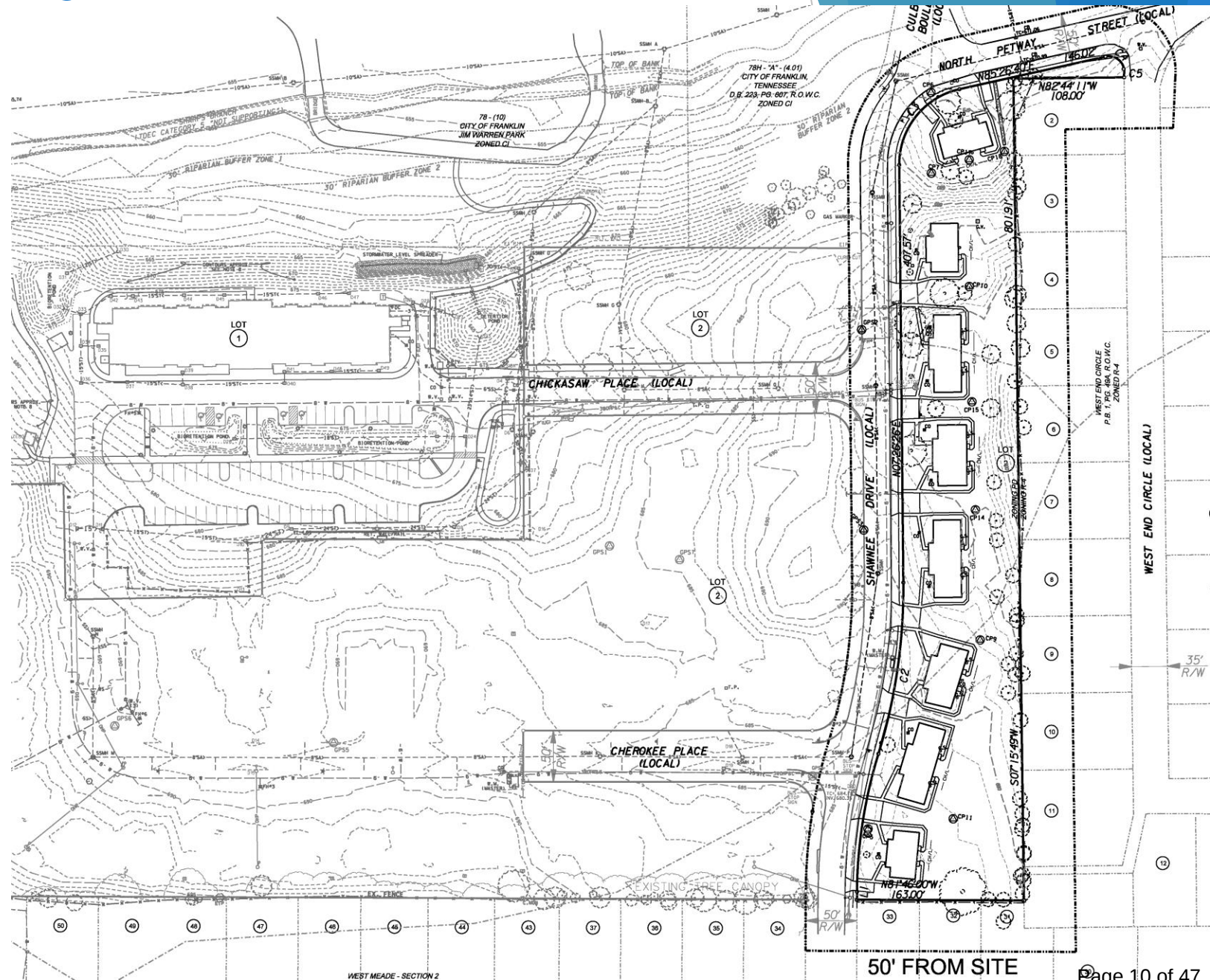
Cherokee Place PUD:

- Recently approved
- Construction soon
- 100 units, multifamily and townhouse
- Community Building



Existing Site Conditions: Drawing

8 existing buildings, walkways, and parking areas will be demolished prior to construction of new buildings



Overview of the Project Size and Scope: Concept

Proposed Use: Residential

Site Acreage: 2.24 acres

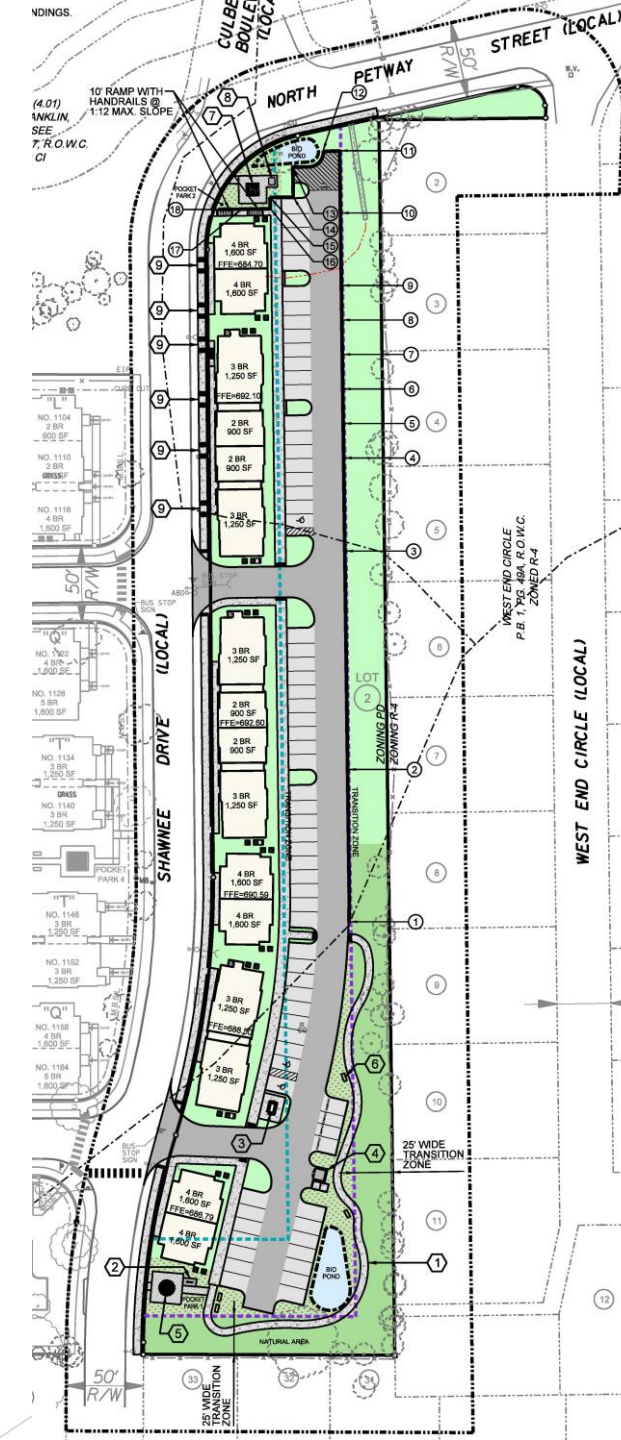
Units: 26 multifamily and townhouse units

2 BR: 8 units
3 BR: 12 units
4 BR: 6 units

Density: 11.61 units per acre

Open space (two pocket parks) and natural area connected to dwelling units via pedestrian circulation system

Site layout is mindful of “Transition Zone” requirements in Zoning Ordinance



Overview of the Project Size and Scope: Architectural Concept

NICKLE
ARCHITECTS PLLC
— 2024 —



- Architectural concept will be refined through the Site Plan approval stage
- Building elevations are intended to match those of Cherokee Place PUD across the street

Modification of Standards Summary: MOS #1, Minimum Parking

Parking challenges:

- Tract of land is very shallow
- Transition Zone limitations
- Insufficient geometry on Shawnee Drive to utilize on-street parking

Modification of Standards: For two unit types, reduces the number of parking spaces required per unit:

- 2 BR: From 2.5 to 2.25 [reduction of 0.25 per unit]
- 3 BR: From 3.0 to 2.75 [reduction of 0.25 per unit]

Modification will allow a minimum of 69 spaces, instead of 74

Same MOS that was approved for Cherokee Place PUD across the street

Minimum Parking per Zoning Ordinance (§ 10.1.6)

2 BR:	8 units @ 2.5 per unit =	20
3 BR:	12 units @ 3.0 per unit =	36
4 BR:	6 units @ 3.0 per unit =	18
Total:		74

Minimum Parking under Modification of Standards

2 BR:	8 units @ 2.25 per unit =	18
3 BR:	12 units @ 2.75 per unit =	33
4 BR:	6 units @ 3.0 per unit =	18
Total:		69

Modification of Standards Summary: MOS #2 and MOS #3

MOS #2:

- For townhouse buildings, Zoning Ordinance Section 6.6 requires finished floor elevations to be a minimum of 18 inches above grade at front façade.
- Franklin Housing Authority must comply with federal accessibility regulations, including HUD's Fair Housing Act requirements.
- This Zoning Ordinance requirement would be a substantial burden for providing an accessible route to/from certain building entrances.
- MOS #2 requests removal of this requirement.

MOS #3:

- The development tract has an unusually narrow shape, especially in its northern portion.
- With Transition Zone requirements, the buildable area is very shallow across the entire tract.
- In our Preliminary Meeting, DRT requested that the southern access drive be aligned with Cherokee Place, which further takes up buildable area.
- MOS #3 requests that approximately 550 SF of a new residential building footprint be allowed to lie within Transition Zone 2.
- Impact is lessened compared with existing conditions, since an existing residential building has been lying over the same area (even further to the south) for about 50 years.

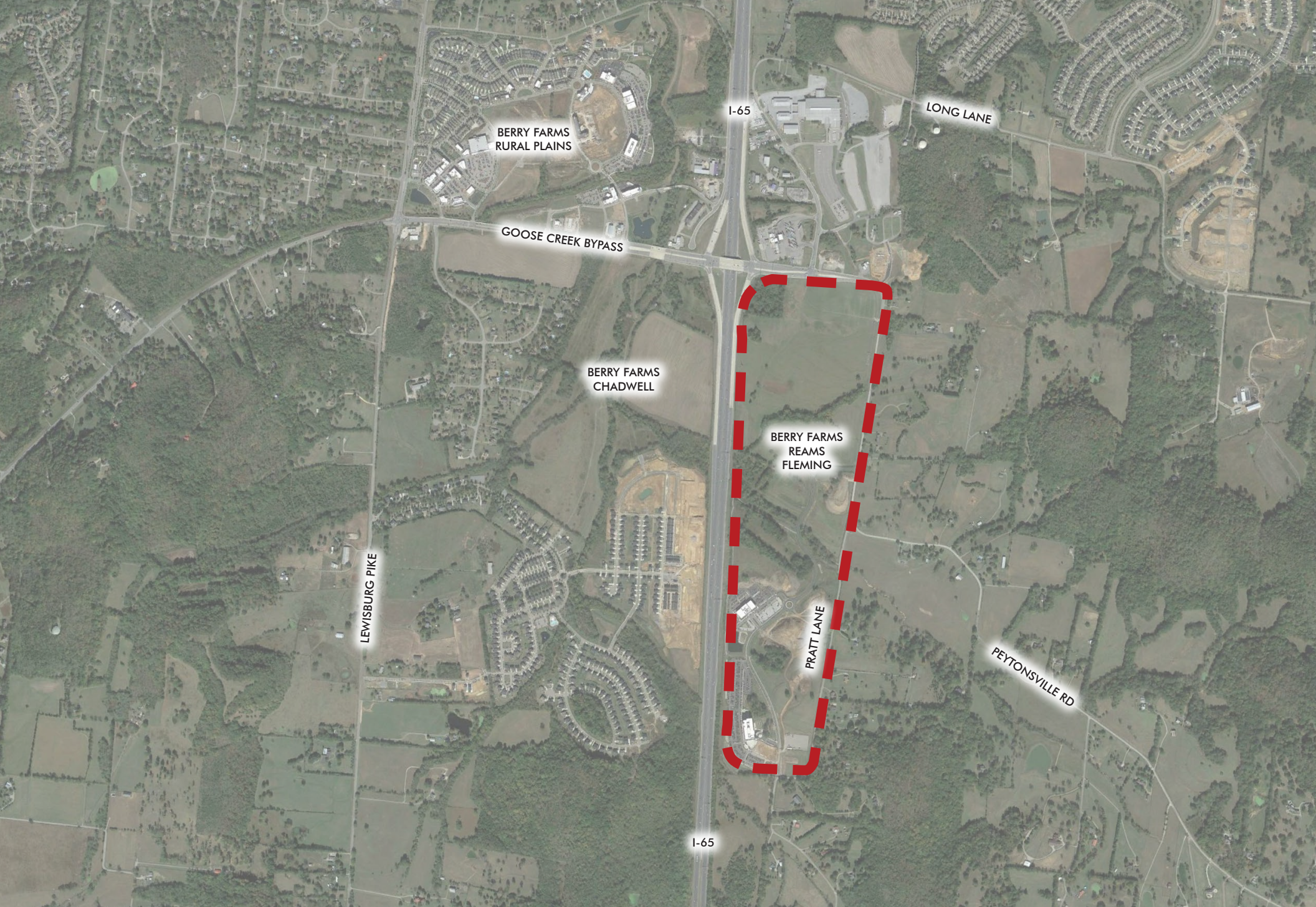
Summary of Pre-Application Meeting

October 5, 2021

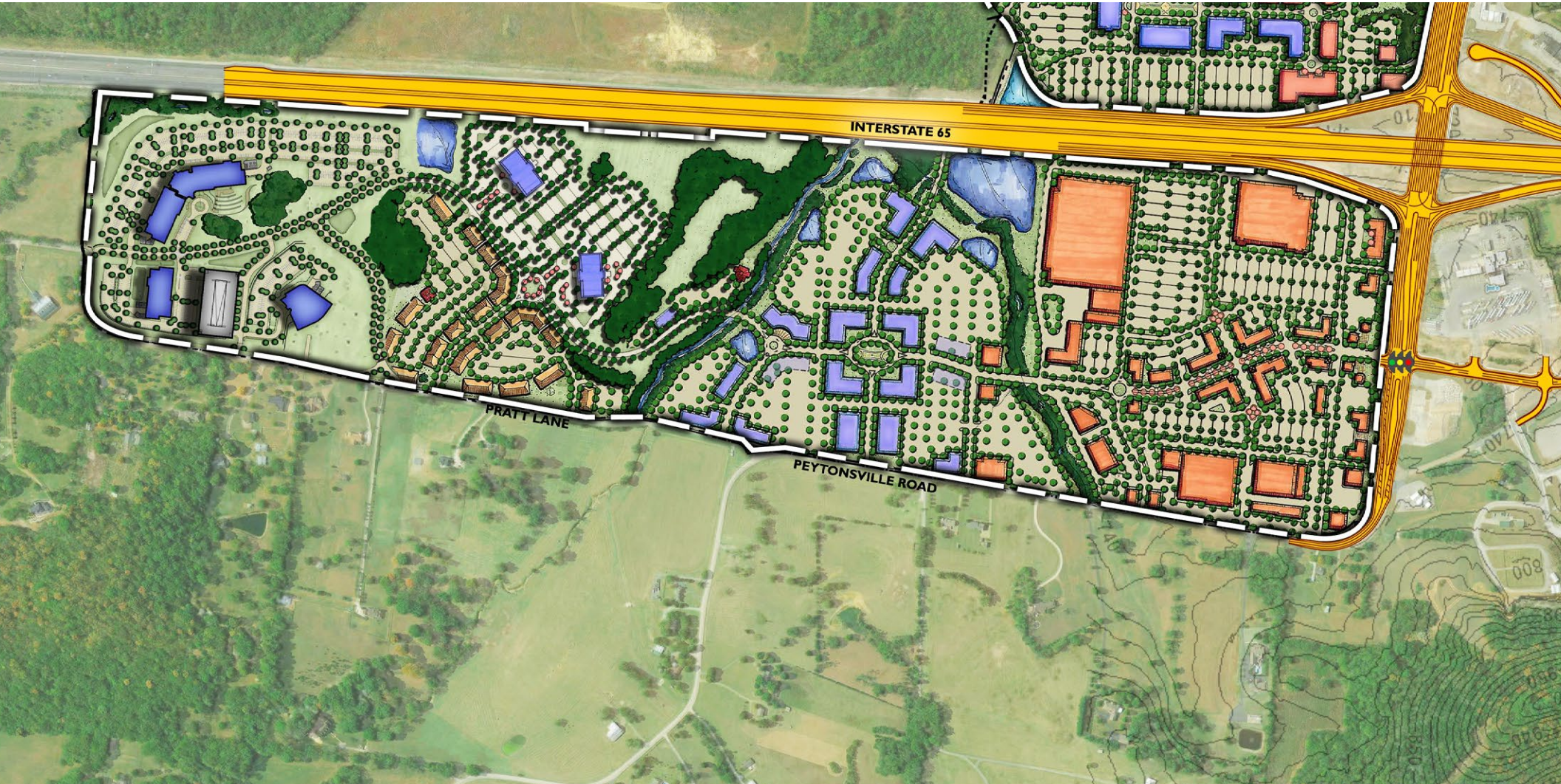
- Specific questions were asked regarding City Comments, and clarification was received related to:
 - Stormwater features intended to prevent drainage from flowing offsite
 - Separate meeting set up with Water Management to discuss water/sewer utility lines
 - Discussion of architectural elevations and building materials
 - Specimen tree removal and replacement requirements
 - Discussion of proposed features for open space (pocket parks)
 - Parkland Impact Fee and Agreement
- Discussion of the next three required submittals: Development Plan; Rezoning Request; and Joint Conceptual Workshop application

CITY OF FRANKLIN JOINT CONCEPTUAL WORKSHOP

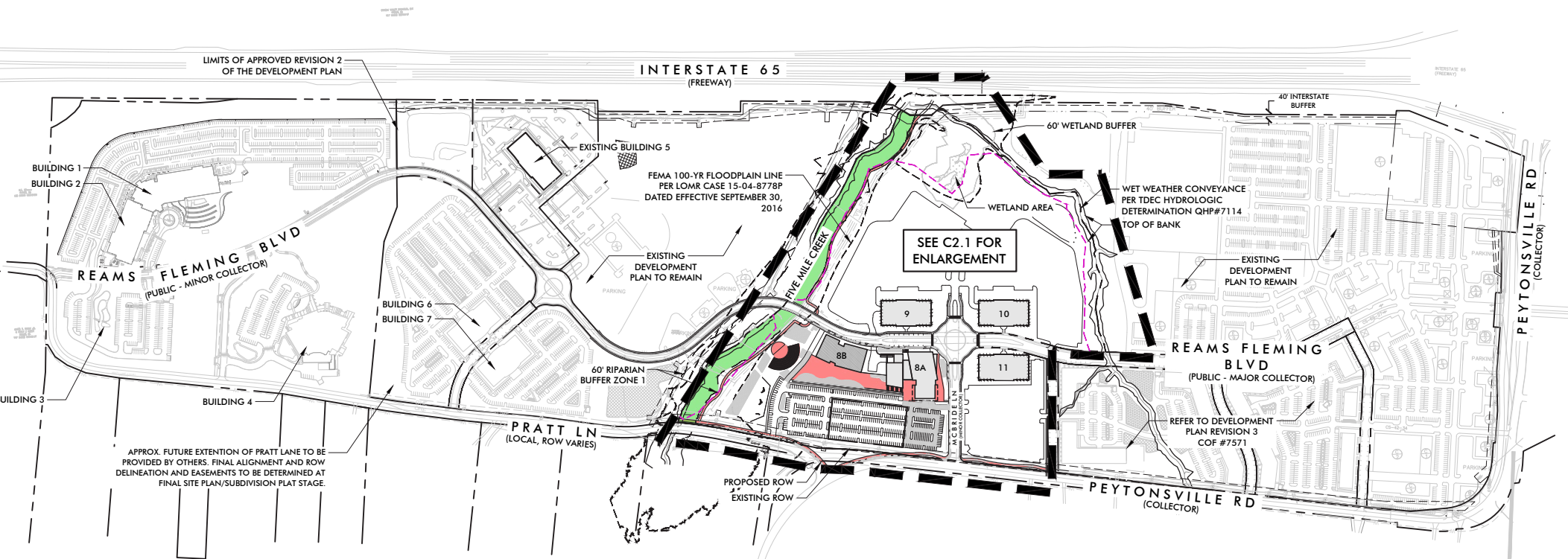




Context Map
BERRY FARMS REAMS FLEMING
FRANKLIN, WILLIAMSON COUNTY, TN







Proposed PUD Development Plan
BERRY FARMS REAMS FLEMING
 FRANKLIN, WILLIAMSON COUNTY, TN



Enlarged Revised Master Plan
BERRY FARMS REAMS FLEMING
FRANKLIN, WILLIAMSON COUNTY, TN



BUILDING 8A - VIEW OF ENTRY FROM MCBRIDE LANE



BUILDING 8A - VIEW OF MCBRIDE LANE ELEVATION LOOKING EAST



BUILDING 8A - VIEW OF MCBRIDE LANE/ REAMS FLEMING BLVD LOOKING SOUTH



Questions & Answers

BERRY FARMS REAMS FLEMING FRANKLIN, WILLIAMSON COUNTY, TN

BOYLE



KV+D
KISER VOGGIN DESIGN

Kimley»Horn
HASTINGS



File #: 21-02489

DATE: October 6, 2021

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

FROM:

SUBJECT:

(6:00 - 6:30 pm) Presentation and discussion of the history of the Hillside Hillcrest Overlay (HHO) District (as requested during BOMA consideration of a current HHO rezoning request at 354 Franklin Road).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) and Planning Commission (FMPC) concerning the history and application of the Hillside Hillcrest Overlay (HHO) District.

BACKGROUND/STAFF COMMENTS:

An applicant has requested to adjust the location of the Hillside Hillcrest Overlay (HHO) District for the property located at 354 Franklin Road. The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay. Permitted uses and encroachments allowed in the HHO are limited to passive parks and natural areas, telecommunication towers and antennas, and public infrastructure and associated retaining walls.

This rezoning request was considered by the FMPC at its July 22, 2021 meeting, where the FMPC unanimously recommended disapproval of this request. The request was considered on first reading by the BOMA at its August 10, 2021 meeting, where the item was deferred to the November 9, 2021 meeting. The BOMA requested that staff place a presentation and discussion of the history of the HHO on the October 28, 2021 Joint Conceptual Workshop in order to provide more background information on the overlay before the consideration of the rezoning request on November 9th.

Below is more detailed information on the creation, history, and merits of the HHO:

In 2005, the BOMA authorized the formation of a Land Conservation and Stewardship Task Force. The Task Force was formed in response to community concerns about the conservation of natural resources given ongoing development pressures. The Task Force was led by Alderman Dan Klatt, and included Bryan Echols, County Commissioner Mary Brockman, John Chiaramonte, Bryan Echols, Pat Emery, Scott Gentry, Scott Layden, Howard Nixon, and Dorie Bolze. They, along with their staff liaison, Kelly Dannenfelser, studied the City and UGB and identified priorities for natural

resource conservation and provided recommendations to the BOMA and FMPC related to the 2008 Zoning Ordinance update.

Hillside and hilltop protection was identified as an important open space amenity and a priority for conservation as the hills provided the backdrops for viewsheds in Franklin and the UGB. At that time, the Zoning Ordinance had hillside protection that was steep slope based.

The Task Force evaluated elevation ranges and existing development throughout the UGB using a GPS and detailed elevation data and aerial photographs. They determined that a set standard (using a particular elevation or steep slope percentage alone) did not effectively preserve the hill and its viewshed because each hill was different, depending on its size, shape, slopes, and setting as the viewshed backdrop.

The Task Force recommended to the BOMA that a field analysis be conducted to identify the specific and unique zoning overlay that would be appropriate for each hill, which may vary from one to another. Areas not visible from major arterial streets were recommended to be studied and evaluated as to whether those areas should be excluded from the overlay. The recommendation was received favorably by the BOMA and the Planning Commission.

The planning staff then worked with GIS staff to develop a mapping project that included many layers of data, including slopes above 14 percent, two-foot elevation contours, existing tree canopy, building footprints, and aerial photography. It also included a GIS viewshed visibility layer that used LIDAR data to map hillside areas that were visible from arterial and collector streets. This was done from 4.5 feet above grade from those streets to resemble a car rider or driver's perspective in capturing those viewsheds.

Once the mapping project was complete, the staff conducted several field analyses to determine appropriate development cut-off points and the full staff team at the time participated in these assessments. Often times, in areas where agricultural uses were present, the tree canopy line served as an important factor for making the determination, as farmers naturally stopped farming when their tractors could no longer make a safe turn on their hill due to the slopes. The viewshed visibility layer allowed certain developable areas that were higher up on certain hills to be removed from the protective boundary because there were lesser sloped areas that were not visible from arterials or collectors.

The HHO line was created by compiling all of the data layer lines into one layer, and then using a combination of those lines to create the boundaries. This was done by individually removing or 'backing out' the lines starting from the base of each hill until it reached the point that staff determined to be appropriate for hillside, steep slope, and view protection.

The area along Franklin Road and Roper's Knob, which has the highest level of Federal historical significance in Franklin as a National Historic Landmark was looked at carefully. The Task Force had identified two areas in the entire UGB as most critical for conservation, and Franklin Road was one of them. It is the last intact rural corridor that maintains its historic integrity. Staff took this into consideration when determining the placement of the HHO on the property being discussed currently. As part of the methodology, staff did not draw any new lines, but used a combination of data layer lines. Since staff did not create any lines, lines needed to be used that already existed. To capture the northwestern portion of the hill on the site, the elevation contour was used that bisected part of the original barn and traveled southward around the contour lines of the base of the hill.

The HHO study was completed in 2006 and was adopted in 2008 with the Zoning Ordinance

update. The HHO district is intended to preserve open space that is a community-valued amenity and works similarly to the FFO, shifting development potential to land areas better suited for development, both off of hillsides and out of floodplain. Overall, it has successfully preserved hillsides and hilltops in Franklin as development is nestled in flatter areas that are more suitable for development.

Sometime between 2006 and 2010, an existing driveway cut on Mack Hatcher was required to be moved to the entrance to Cool Springs Boulevard with upgrades that met Engineering standards. Grading and tree removal further along the hillside occurred as part of that. Between 2009 and 2015, a portion of the hillside area within the HHO along the Franklin Road side of the hill was graded without appropriate permits, and there was significant tree removal up the side of the hill. Aerial photography is attached to this report for reference.

This year, planning staff met twice with the applicant on-site and indicated that there had been grading without permits on the property by a previous owner and that certain areas could be supported for removal of the HHO, including the barn area and the area up to the tree line along Franklin Road, but that other areas than that would not be supported by staff, given the importance of this particular hillside viewshed and its relationship with Ropers Knob.

The requested rezoning included more areas and areas higher up the hillside than what staff said could be supported on site, so staff recommended disapproval of the rezoning request. At the FMPC public hearing on July 22nd, residents along Ash Drive spoke against the rezoning, stating that the area had long been promised that it would be protected from development. The FMPC recommended disapproval and cited the area backing up to Ash Drive as needing to stay in the HHO. Maintaining the HHO in that area is consistent with what staff recommended to the applicant at the on-site visits.

At the BOMA work session on August 10th, BOMA asked staff to provide the history and how the HHO line was created. This is that history as we know it.

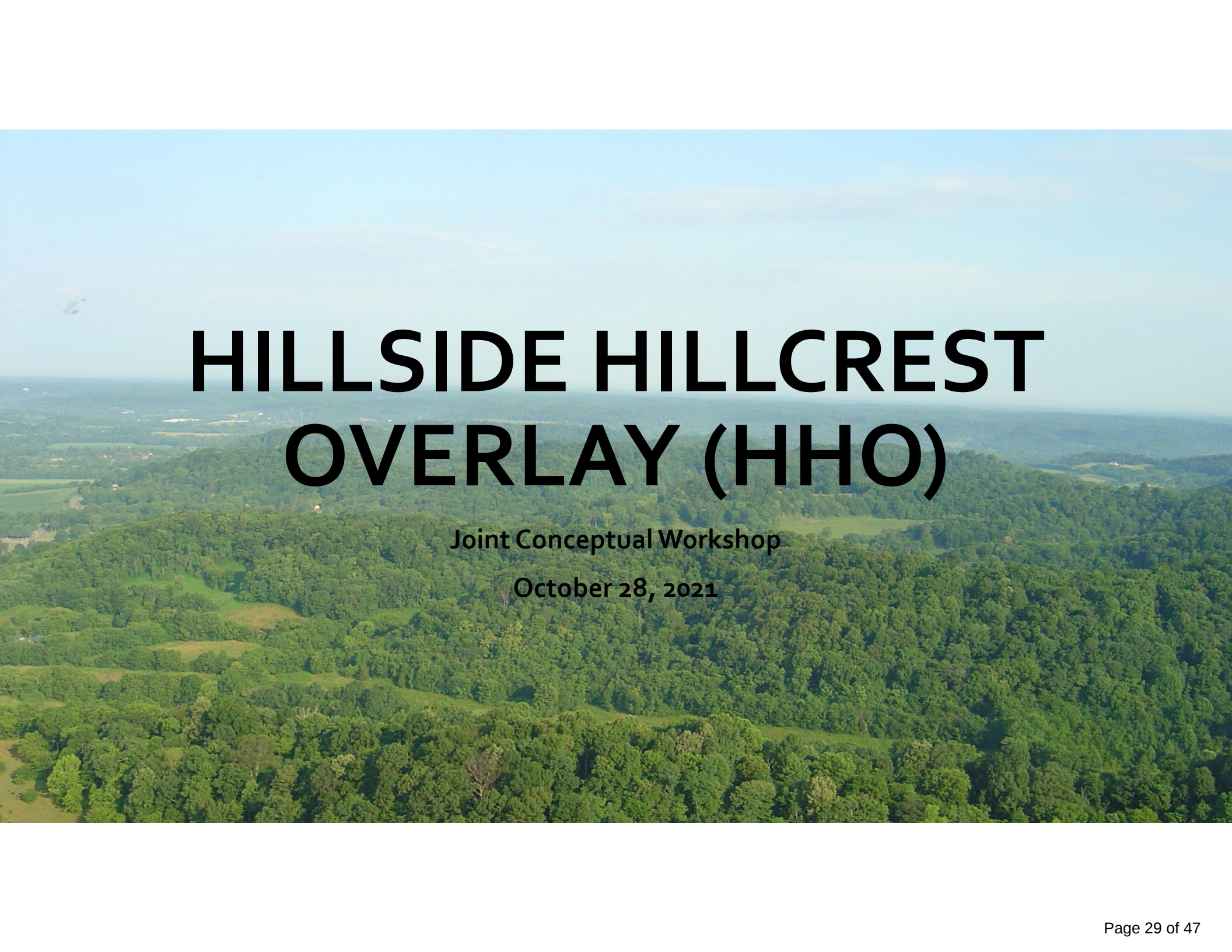
“The qualities that bring development to our area are the same qualities that we seek to protect, otherwise they will disappear altogether.” John Chiaramonte, Task Force member

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen and the Planning Commission acknowledge the presentation and discussion of the HHO and its application to the site at 354 Franklin Road.



HILLSIDE HILLCREST OVERLAY (HHO)

Joint Conceptual Workshop

October 28, 2021

HHO Presentation Outline

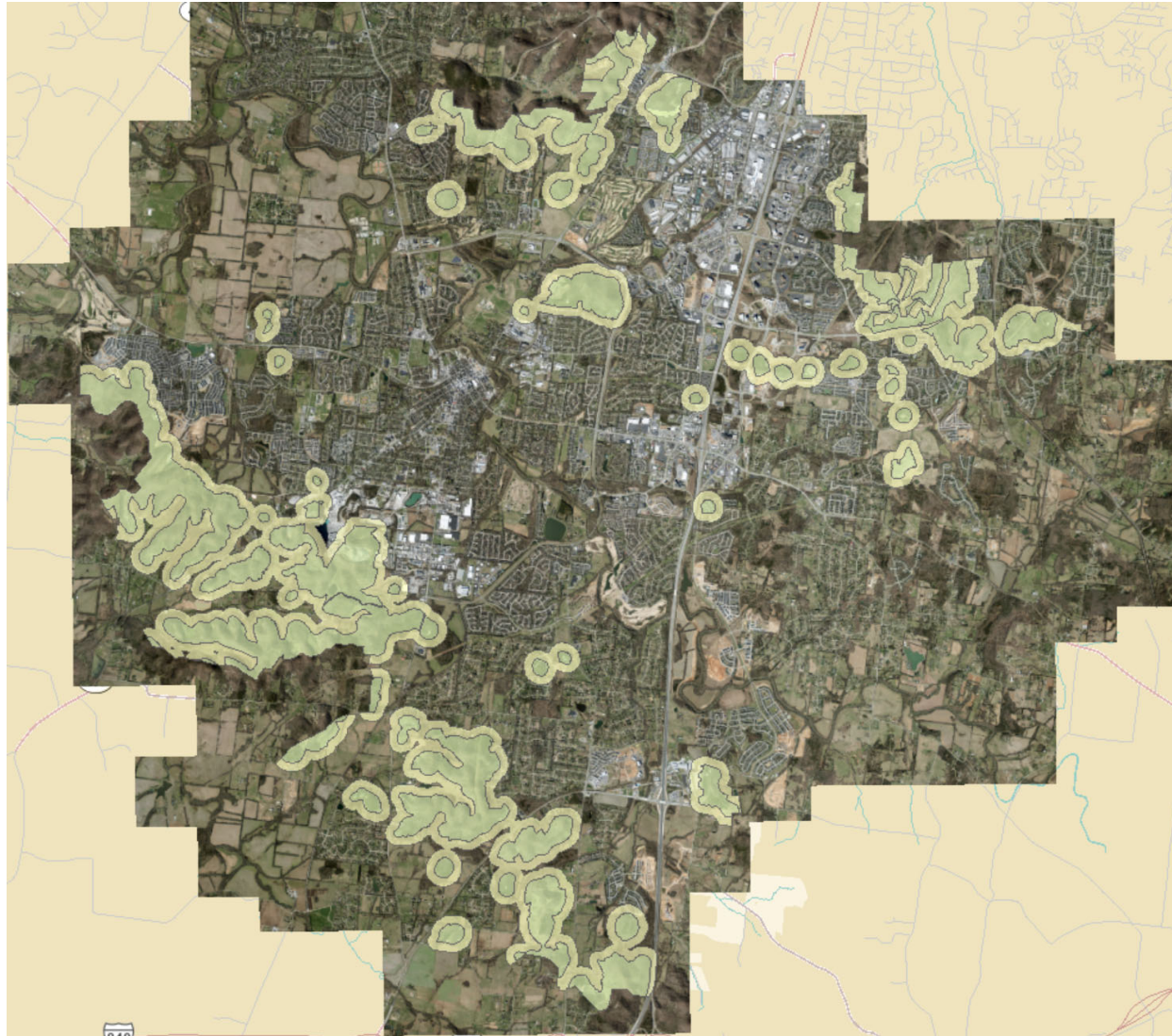
1. Introduction (Emily)
2. History of the HHO (Kelly)
3. 354 Franklin Road Request—Site Specific Info (Amy)

Introduction

- There is a current HHO Rezoning Request for the site south of Mack Hatcher and east of Franklin Rd at 354 Franklin Road
- Consideration at the July 22, 2021 FMPC Meeting
 - Staff recommendation of disapproval
 - FMPC unanimously recommended disapproval
- In August, the item was deferred at First Reading to the November 9, 2021 BOMA with a request for staff to provide more information on the history and creation of the HHO

HHO District Purpose and Standards

- The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay.
- Permitted uses and encroachments allowed in the HHO are limited to passive parks and natural areas, telecommunication towers and antennas, and public infrastructure and associated retaining walls.
- The HHO preserves hillsides and hilltops in Franklin as development is nestled in flatter areas that are more suitable for development.



HHO HISTORY

Land Conservation & Stewardship Task Force

Formed in 2005 by BOMA in response to community concerns about the conservation of natural resources given ongoing development pressures

Identified priorities for natural resource conservation and provided recommendations to the BOMA and FMPC

Hillside and hilltop protection was identified as an important open space amenity and a priority for conservation as the hills provided the backdrops for viewsheds in Franklin and the UGB.

Hillside Recommendations & Approach

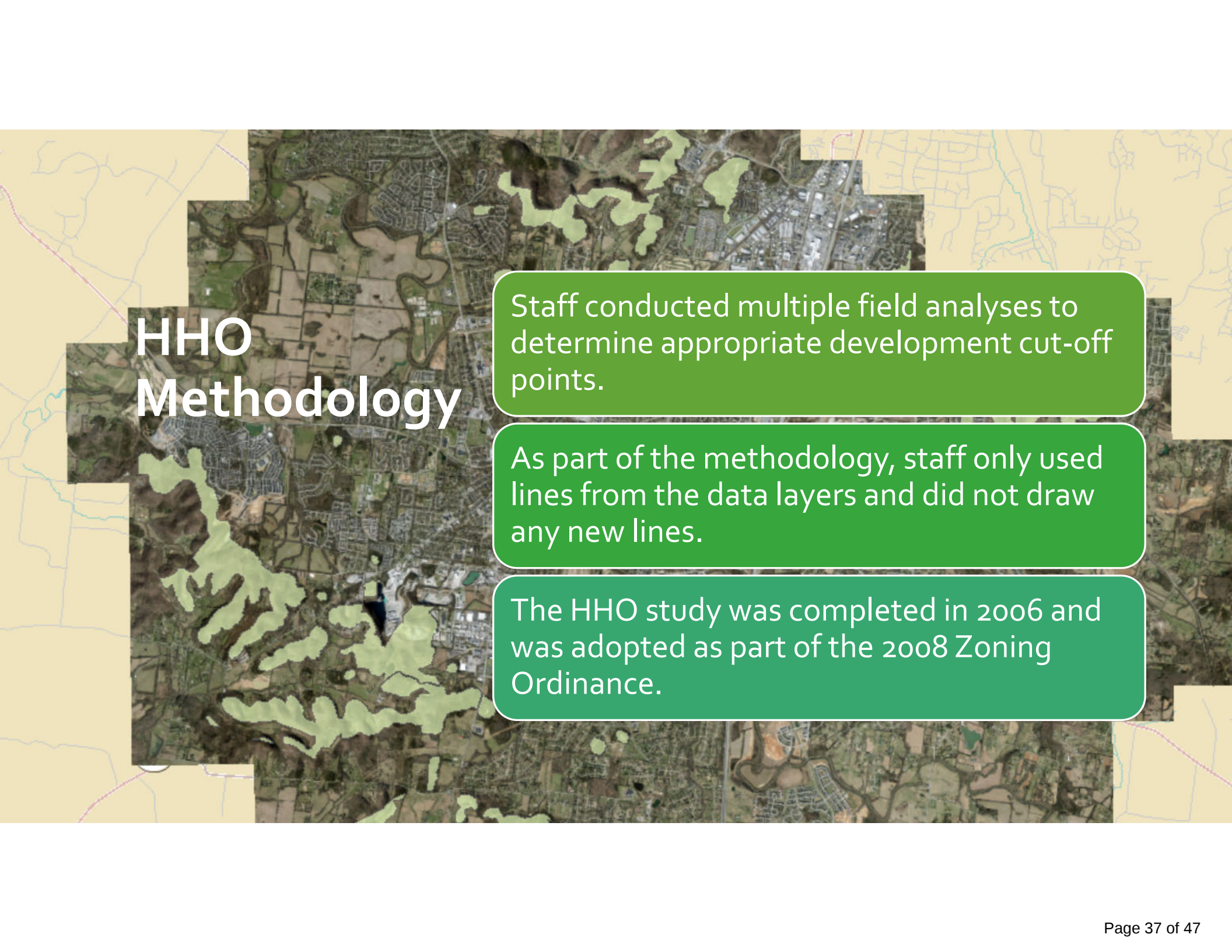
- Task force evaluated elevation ranges and existing development throughout the UGB using a GPS and detailed elevation data and aerial photographs.
- Determined that a set standard (using a particular elevation or steep slope percentage alone) did not effectively preserve the hill and its viewshed because each hill was different, depending on its size, shape, slopes, and setting as the viewshed backdrop.
- Recommended that a field analysis be conducted to identify the specific and unique zoning overlay that would be appropriate for each hill, which may vary from one to another.
- Recommendation received favorably by BOMA and FMPC.

HHO Methodology

Developed a GIS map with many data layers:

- Slopes above 14 percent
- Two-foot elevation contours
- Existing tree canopy
- Aerial photographs
- Building footprints
- Viewshed visibility (what parts of the hills were visible from major thoroughfares from a driver's perspective)

Compiled all the data layer lines into one layer, and then used a combination of those lines to create the HHO.

The background of the slide is an aerial photograph of a landscape. It features a mix of green fields, brownish-yellow agricultural land, and some urban or developed areas with buildings and roads. Overlaid on this map are several irregular shapes in light green and yellow, which likely represent specific land use zones or development cut-off points identified in the study.

HHO Methodology

Staff conducted multiple field analyses to determine appropriate development cut-off points.

As part of the methodology, staff only used lines from the data layers and did not draw any new lines.

The HHO study was completed in 2006 and was adopted as part of the 2008 Zoning Ordinance.



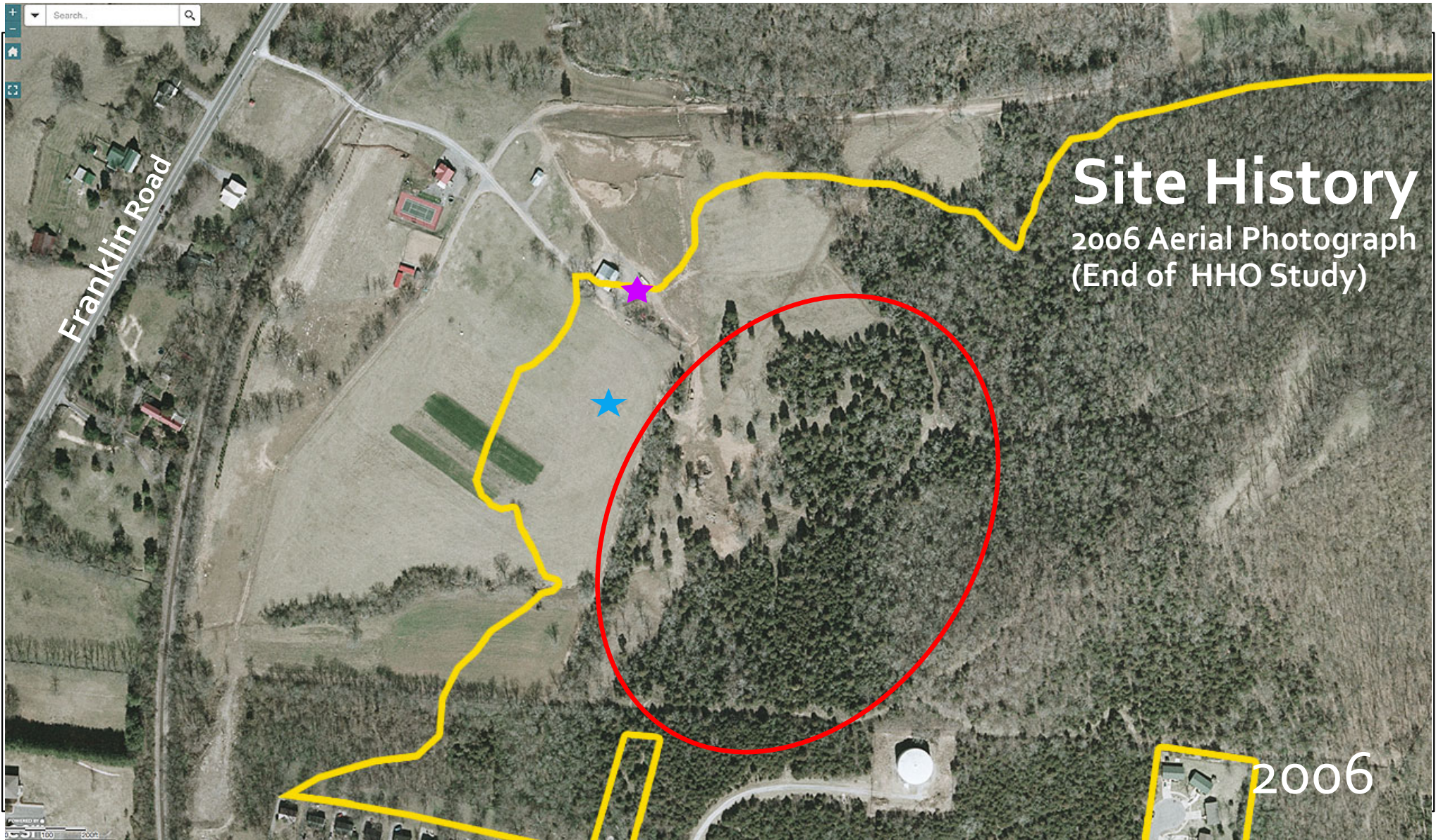
Franklin Road/Roper's Knob Area

- The Task Force had identified two areas in the entire UGB as most critical for conservation, and Franklin Road corridor was one of them.
- Roper's Knob has the highest level of Federal historical significance in Franklin as a National Historic Landmark.
- Staff took this into consideration when determining the placement of the HHO on the surrounding properties.

Site History

- Sometime between 2006 and 2010, an existing driveway cut on Mack Hatcher was required to be moved to the entrance to Cool Springs Boulevard with upgrades that met Engineering standards.
- Grading and tree removal further along the hillside occurred as part of that and is indicated by the aerial photography.

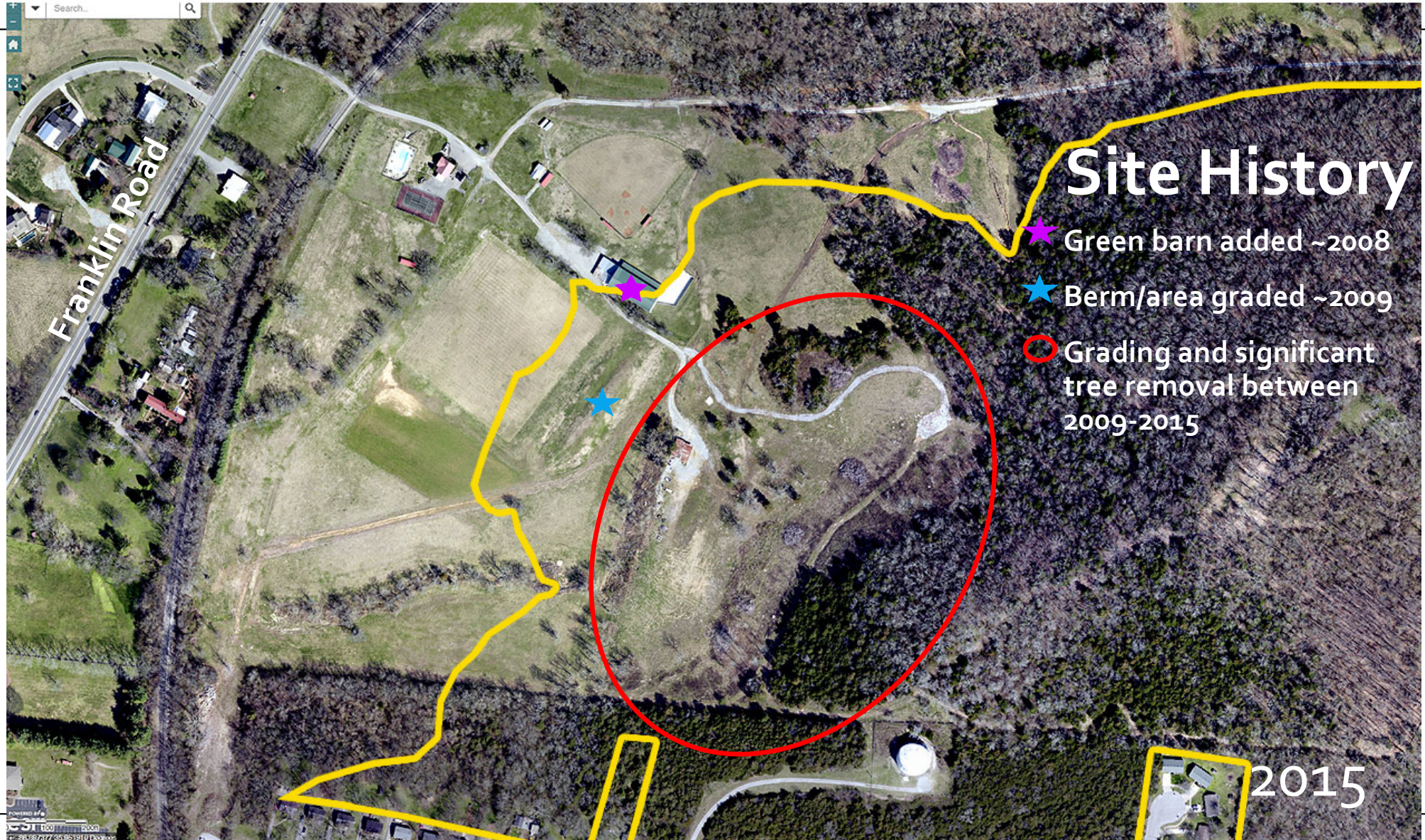


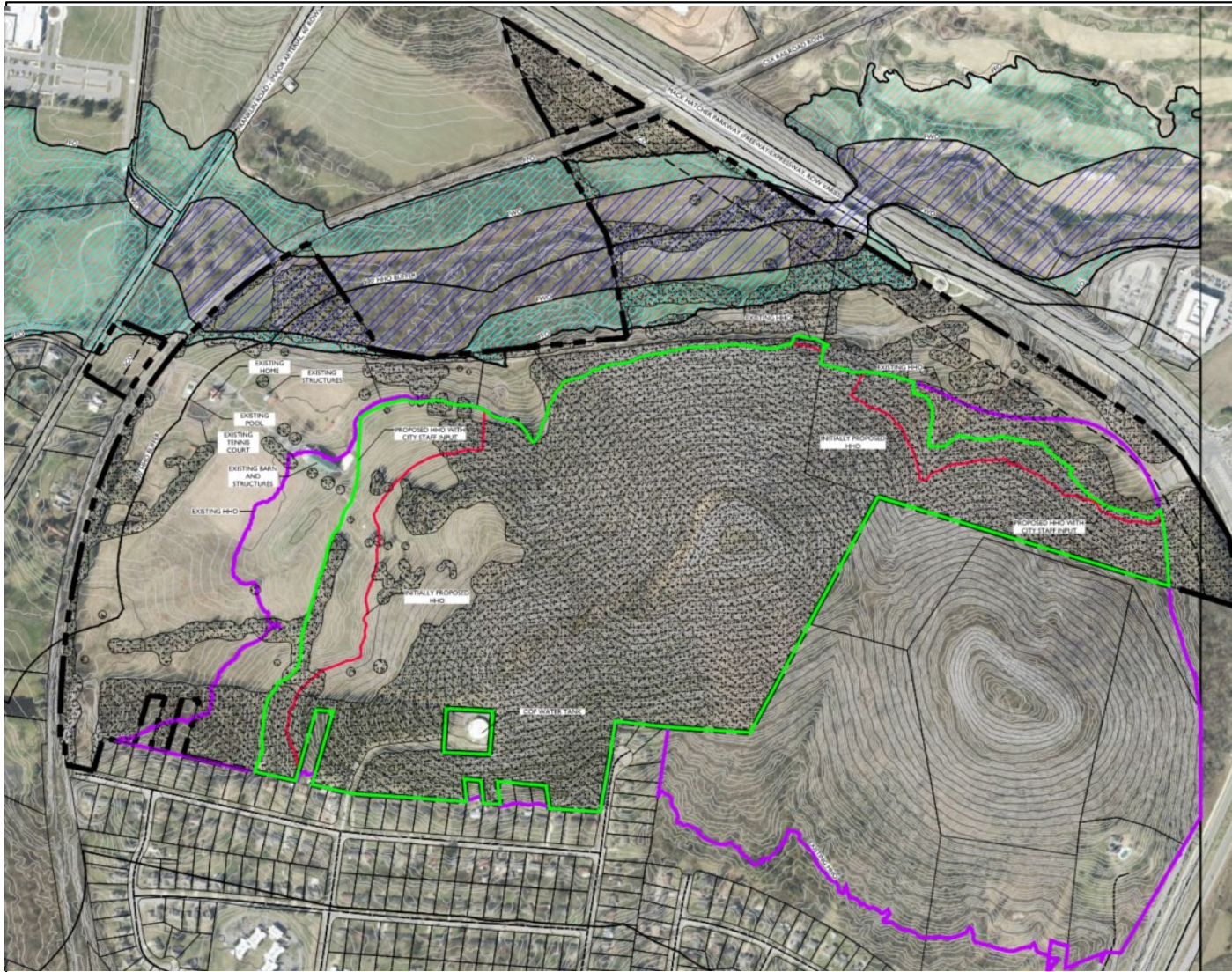


Site History

2006 Aerial Photograph
(End of HHO Study)

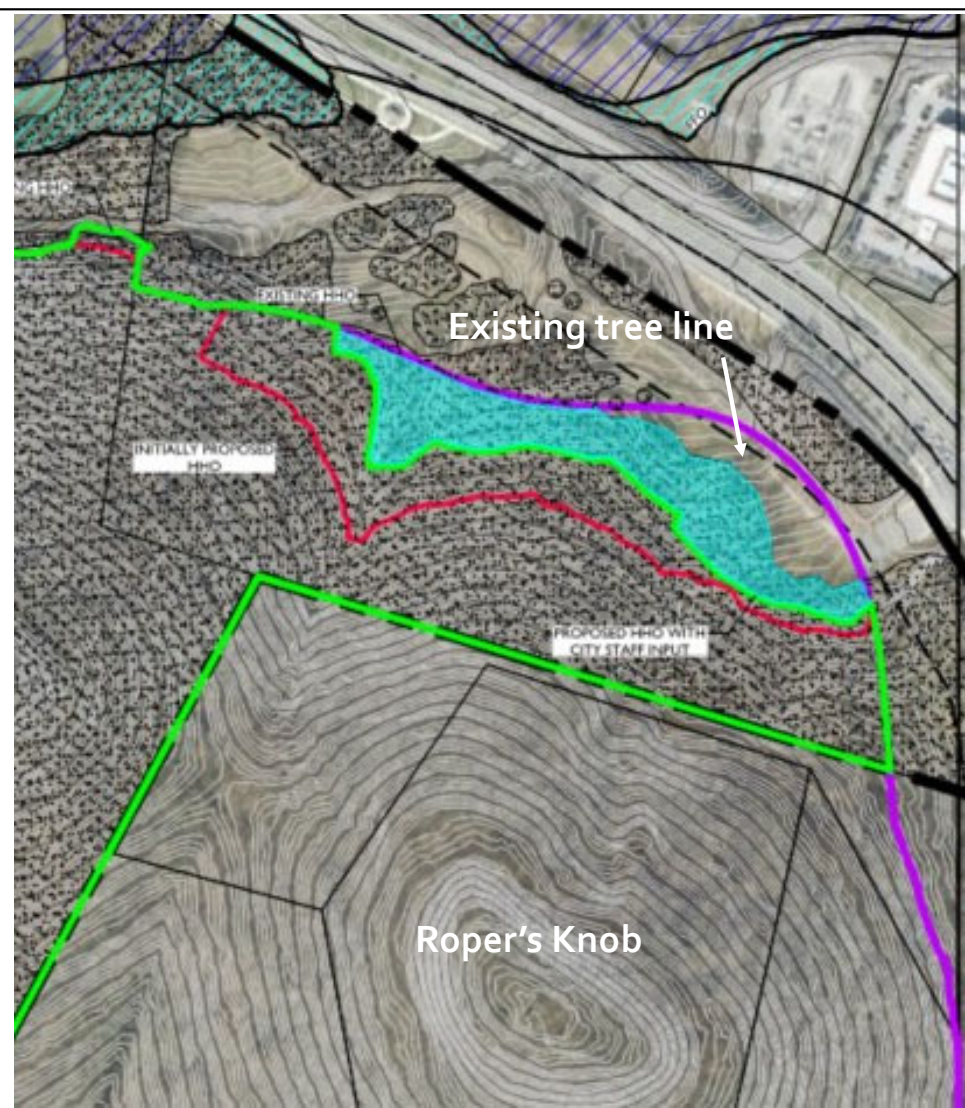
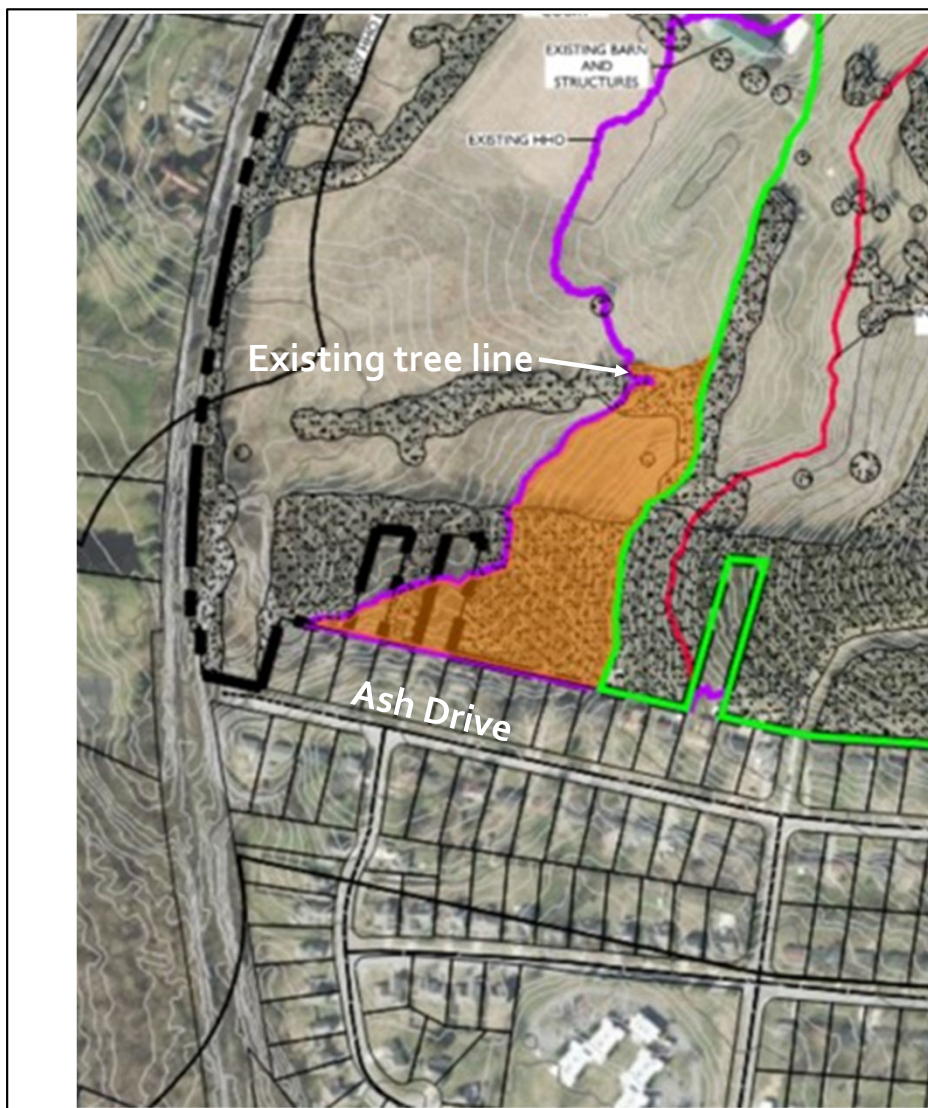
2006





Current Rezoning Request

- Current HHO line
- Proposed Relocation



Next Step Options

BOMA Considers Current Request

- No changes made to request
- 1st Reading November 9th
- Public Hearing December 14th
- 3rd Reading January 11th, 2022

Applicant Resubmits Revised Rezoning

- Applicant amends request
- Resubmits for staff review Nov 4th
- FMPC recommendation December 9th
- BOMA Worksession/1st Reading January 11
- Public Hearing February 8th
- 3rd Reading February 22nd

collapse, and lateral movement, which otherwise may result in damage to other structures; and

5. Have utilities and service facilities, such as electrical and heating equipment, elevated or otherwise protected from intrusion of flood waters.

4.3.6 Prohibited Development

- A. For residential uses, other than multifamily residential, any portion of land within the FFO shall be placed in an open space lot and shall be noted on the final plat as non-buildable.
- B. Any portion of land within the FFO on a nonresidential, mixed-use, or multifamily development site shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in an easement where the permitted uses and encroachments are limited to the uses and encroachments in Subsection 4.3.3, Permitted Uses, and Subsection 4.3.4, Permitted Encroachments.

4.4 HHO—Hillside Hillcrest Overlay District

4.4.1 Purpose

The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

4.4.3 Permitted Uses

The following uses are the only uses permitted in the HHO:

- A. Passive parks and natural areas; and
- B. Telecommunication towers and antennas.

4.4.4 Permitted Encroachments

The following encroachments are the only encroachments permitted in the HHO:

- A. Public infrastructure and associated retaining walls.

4.4.5 Prohibited Development

- A. Any portion of land within the HHO shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in a conservation easement within a lot where the buildable portion is outside of the HHO.
- B. Tree removal shall be prohibited, unless written verification is provided from a certified arborist that a tree is dead or dying or there is the danger of a tree falling or damaging structures. The Department

of Building and Neighborhood Services may make an exception in extraordinary circumstances (e.g. weather-related emergencies, natural disasters) and may impose conditions as necessary to ensure compliance with Section 17.2, Tree Protection.

- C. Grading shall be prohibited, except as it relates to:
 - 1. Development permitted pursuant to Subsection 4.4.6, Lots, Uses, and Structures Established Prior to the Effective Date of this Ordinance; and
 - 2. Public infrastructure as identified in Connect Franklin and any associated retaining walls.
- D. Grading associated with Paragraph 4.4.5.C above shall be minimized by following existing contours.

4.4.6 Lots, Uses, and Structures Established Prior to The Effective Date of this Ordinance

There exist lots of record, uses of land, and structures within the HHO that were lawfully established before the effective date of this Ordinance that now do not conform to its terms and requirements. Such lots, uses, and structures shall comply with Chapter 2, Nonconformities, and the following:

- A. Grading shall be minimized by following existing contours;
- B. Development shall be prohibited on natural slopes of 20 percent or greater;
- C. Tree removal shall be prohibited on natural slopes of 14 percent or greater;
- D. The maximum slope permitted on a driveway shall be 14 percent and shall have landings at the top and bottom to prevent vehicles from scraping pavement. Driveways with lengths of longer than 100 feet may require a reduced slope, subject to

approval by the Fire Department. Driveway approaches shall be in accordance with the Transportation and Street Technical Standards; and

- E. Structures shall be designed so that roof and exterior wall colors are a non-reflective neutral tone designed to minimize the appearance of the structure as viewed from locations at lower elevations. If an applicant demonstrates that the structure will not be visible from arterial streets, I-65, or Mack Hatcher Parkway, then this standard shall not apply.