

Joint Conceptual Workshop October 24, 2024

5-Year Zoning Ordinance Update Overview

Zoning Update Areas

Topics from
BOMA/FMPC
Members

Envision
Franklin

Modification of
Standards

Variances

State Law
Changes/
Best Practices

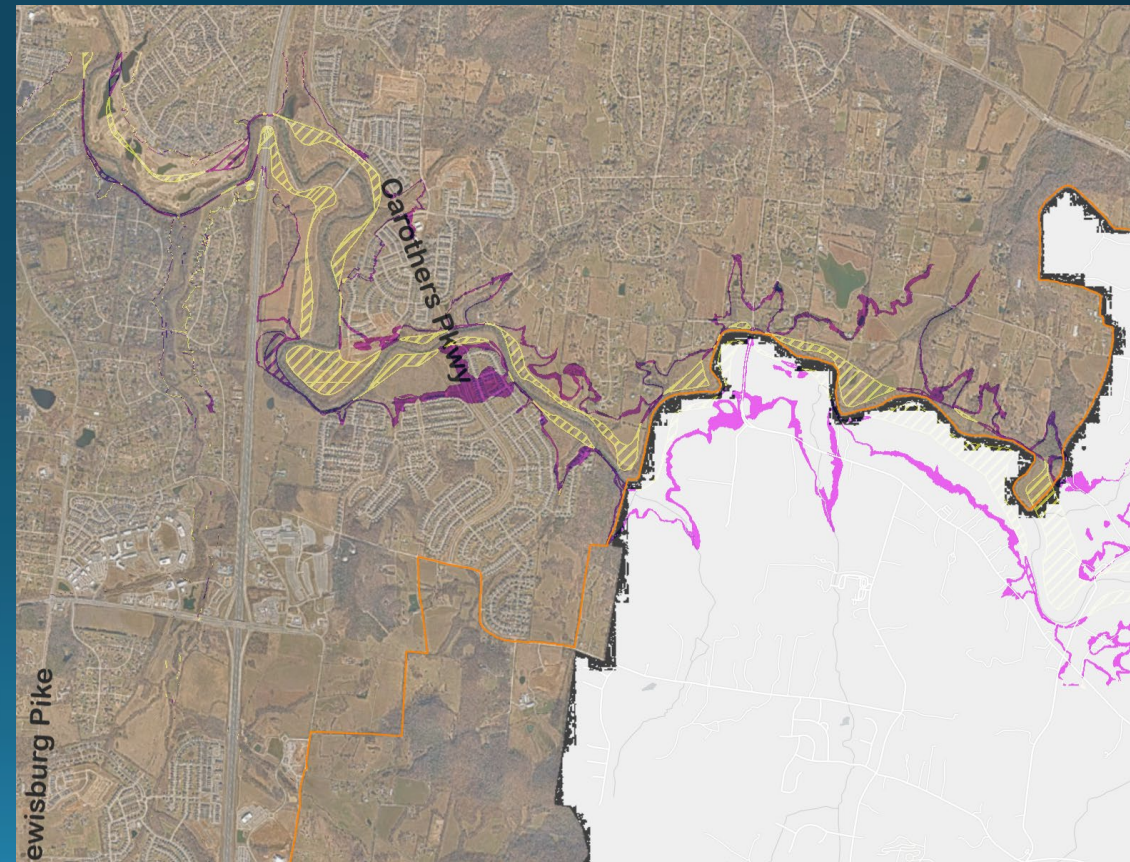
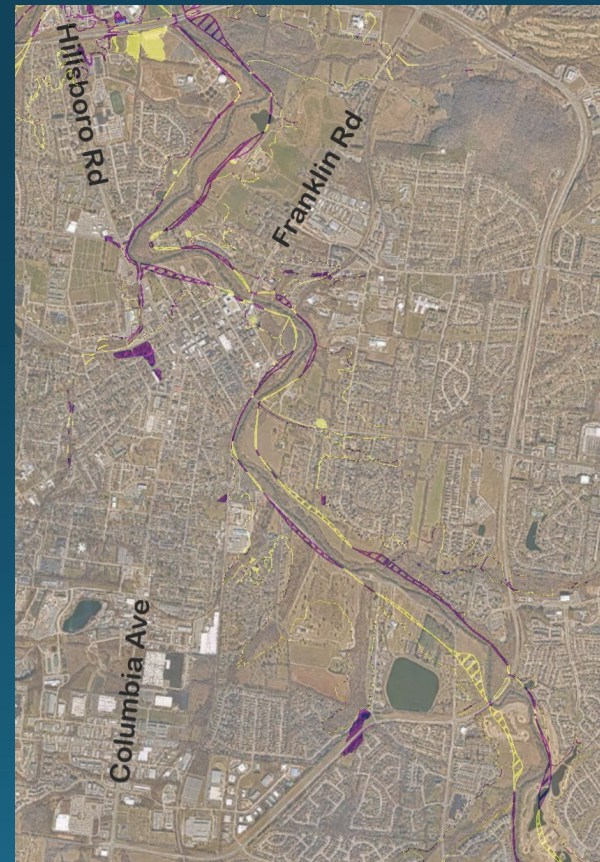
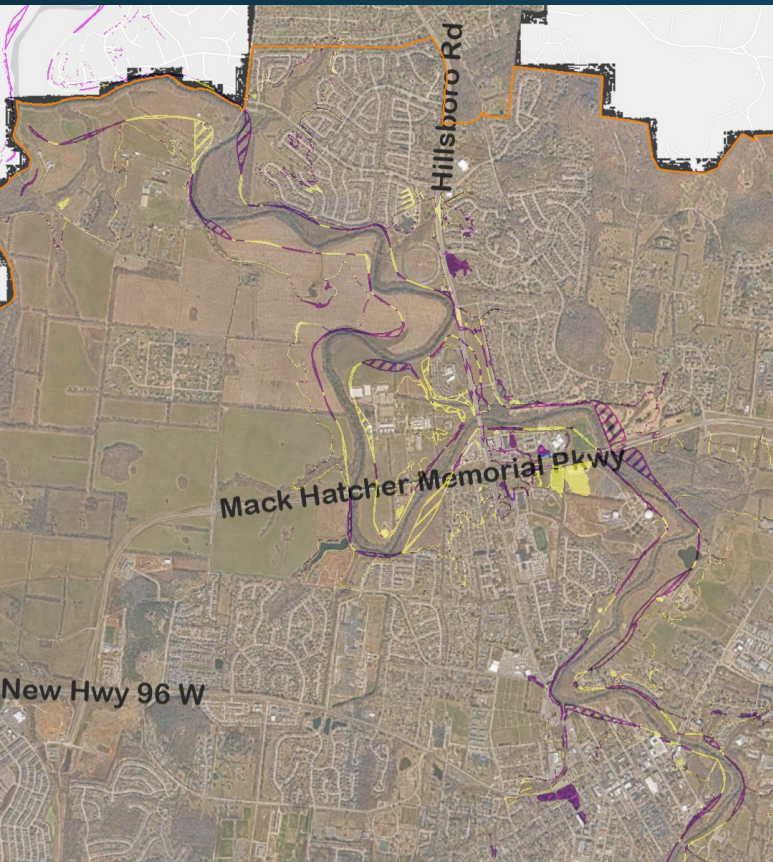
FEMA
Floodplain Map
Updates

State Law Changes

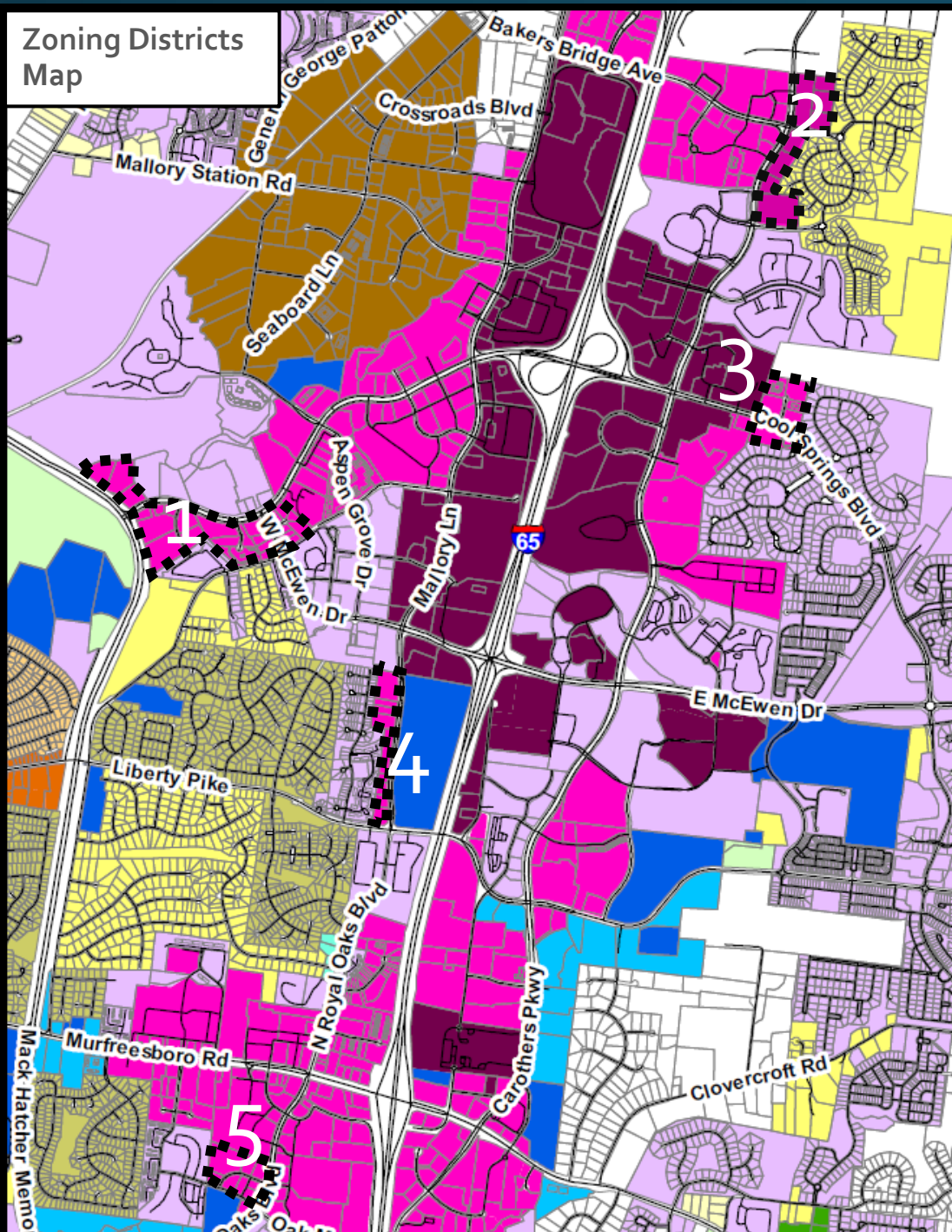
- Maximum review/approval timeframes for telecommunication towers shall not exceed 90 days for collocation facilities and 150 days for all other applications.
- Annexation and rezoning changes related to timing of public notification in the paper.
- Privately owned-landfills or solid waste facilities require BOMA approval (Resolution 2024-22, the Jackson Law).
- Case Law Change from Knight v. Metro Nashville: Development of six single family lots or less shall be exempt from this Section when the development is located more than 1,320 feet (a five-minute walk) away from an existing or planned sidewalk and the lots front onto an existing street.

Floodplain Map Updates

- Floodplain Insurance Rate Map updates have been finalized by the Federal Emergency Management Agency and provided to the City, which are required to be adopted before the end of the calendar year.
- The Floodway Overlay District (FWO) and Floodway Fringe Overlay District (FFO) boundaries will be amended to match the new FIRM boundaries.



Zoning Districts Map



New RC4 District

- Envision Franklin designated a maximum building height of four stories for specific areas of Cool Springs to help transition down in intensity from I-65 or to help balance building heights at intersections.
- Dashed areas proposed for RC4:

Legend

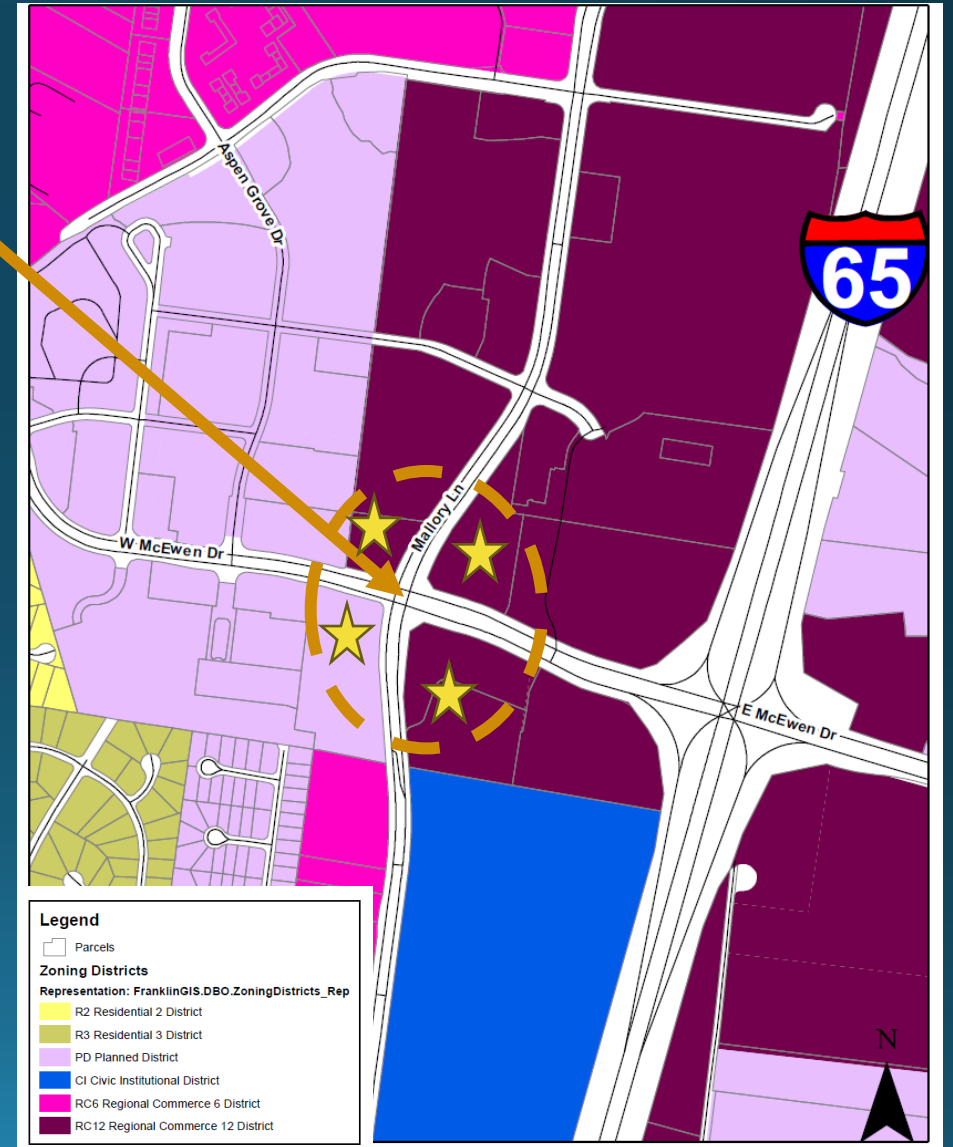
	Parcels
Zoning Districts	
Representation: FranklinGIS.DBO.ZoningDistricts_Rep	
	AG Agricultural District
	ER Estate Residential District
	R1 Residential 1 District
	R2 Residential 2 District
	R3 Residential 3 District
	R4 Residential 4 District
	MR Mixed Residential District
	PD Planned District
	OR Office Residential District
	CI Civic Institutional District
	RC6 Regional Commerce 6 District
	RC12 Regional Commerce 12 District
	GO General Office District
	LI Light Industrial District

1. Cool Springs BLVD near Mack Hatcher Parkway (24 parcels)
- 2: East of Carothers Parkway near Bakers Bridge (10 parcels)
3. Cool Springs BLVD and Billingsley Court (7 parcels)
4. Mallory Lane across from Centennial High School (9 parcels)
5. Rand Place (8 parcels)

McEwen and Mallory Lane Intersection

Add Envision Franklin language to the Transitional Features Chapter:

Building heights may be up to eight stories on sites around the intersection (of Mallory Lane and McEwen Drive) if the massing and scale is graduated and 20-foot building setbacks are utilized by the top of the fourth story. The vacant parcel located between Centennial High School and McEwen Drive shall also not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site.



Farmstead Residential Building Type

- Provide a new building type for Farmstead Residential which would be an agrarian-styled building containing 5-8 units.
 - Provide flexibility for rural architectural character
 - Add to definitions
 - Add to Planned District (PD) Zoning District

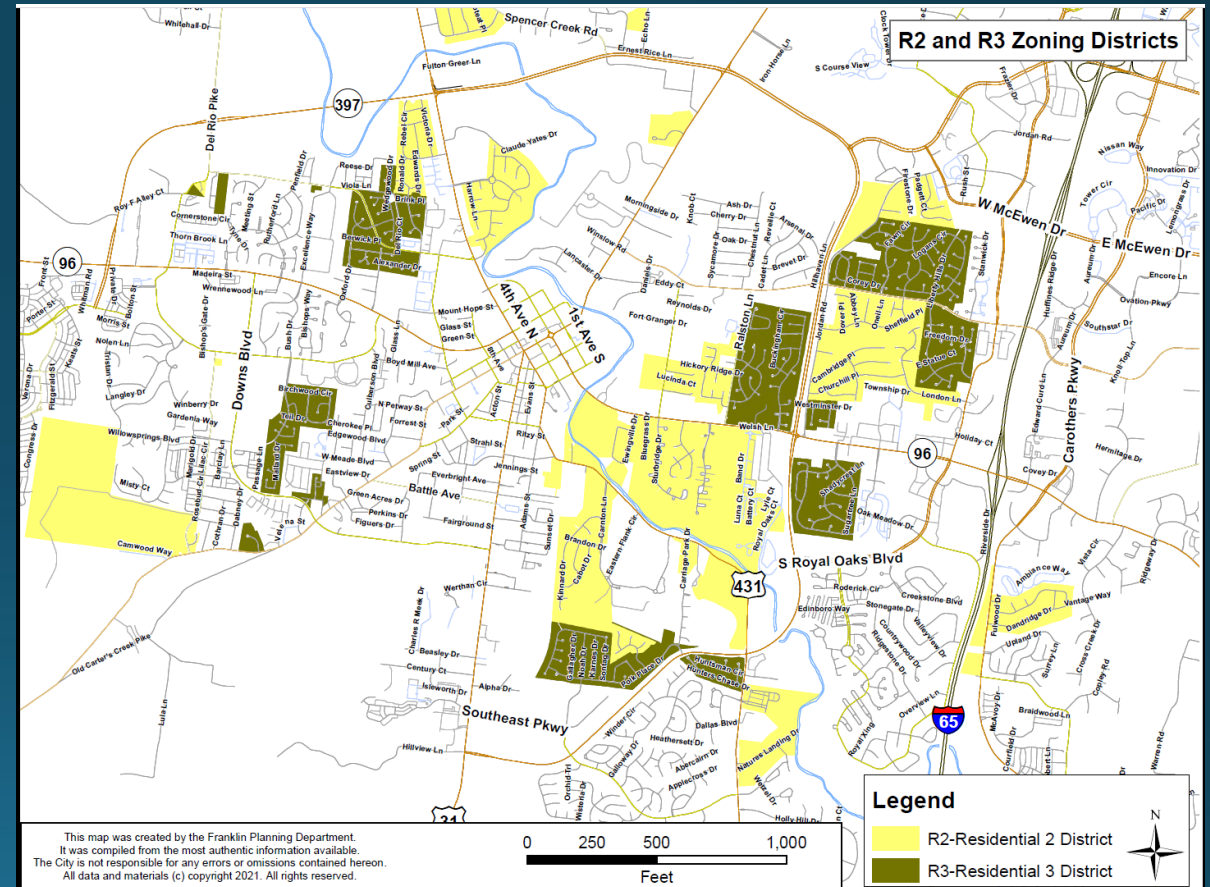


Source: <https://renovated.com/what-is-a-barndominium/>



Accessory Dwellings in Single Family Residential Districts

- Envision Franklin was amended to include accessory dwellings in the Single Family Residential Design Concept.
- All but two residential districts already permit accessory dwellings as an accessory use.
- Amendment will add accessory dwellings in R2 and R3 zoning districts.



Rural Retreats

Guest accommodations, which include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping.



Add a Rural Retreat use to the permitted use table for the Planned District (PD) Zoning District, to be approved by development plan.

Modeled after the Williamson County use and regulations.

- A minimum development size of 20 acres.
- Vehicular access to an adjacent arterial or collector street.
- Maximum size based on amount of acreage and scales up to a maximum of 80 guest accommodations.
- Allows for multiple buildings and different sizes and building orientation on a 'campus' setting.
- Setbacks of a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots.
- Allows for secondary recreational uses such as swimming pools, boating facilities, equestrian facilities, etc.
- Allows for event venues with a minimum of 40 acres for the overall development and requires all events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 9:00 PM and 9:00 AM must take place entirely within a fully enclosed building.

Live/Work Units

A dwelling unit that has both a nonresidential use and a living space where the same person occupies both spaces.

Add this use to the list of potential permitted uses in the PD district where recommended per Envision Franklin.

The requirements below provide consistency with building codes requirements:

- Within the townhouse building type.
- Maximum size of 3,000 square feet.
- The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit and limited to the first or main floor only.
- The nonresidential area shall be limited to the office use type with no customers on-site.
- Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.



Microbreweries/ Craft Distilleries

An accessory use that is part of a restaurant principal use, which includes small brewery or distillery production that is limited to artisanal, small-batch, or specialty beer or alcohol. This use is intended primarily for on-site retail sales and consumption.

- Limited to 10 percent of the total square footage of the restaurant principal use.
- Any beer or alcohol production that exceeds these requirements shall be considered under the industrial use classification.

Light Industrial/General Warehousing in Planned District (PD)

Light Industrial Uses

The manufacturing, processing, or assembly of products within a fully enclosed structure where noise, odor, light, or vibrations are not noticeable from the adjacent properties.

General Warehousing

Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse.

- There are some changing trends re: maker spaces, artisanal manufacturing, or microbreweries/craft distilleries.
- Use of evolving retail where product is stored on-site but transactions take place elsewhere or on-line or there is a very small retail sales area, so the use falls into warehousing.
- Add light industrial uses and general warehousing to the PD district to allow for approval by development plan where the applicant defines the specific use characteristics for BOMA/FMPC consideration.

Infill in Existing Commercial Shopping Centers

Provide additional flexibility to promote infill in existing commercial shopping centers.

- Any new infill complies with one of the permitted frontage types.
- Any existing building can continue its nonconforming condition regardless of the placement of the new buildable lot or building site.
- When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided in front of the building and to the public street.



Telecommunication Aesthetics

Require all traditional telecommunications towers to be concealed or 'stealth' towers by imitating:

1. An architectural structure (e.g. steeple, belltower, parapet, art); or
2. Nature that is context based found in this geographical area (no palm trees, cacti).



Additional Screening Between New Nonresidential and Existing Residential

- Require the nonresidential development to have a fence, wall, or berm along the edge when next to existing houses, duplexes, multiplexes, or townhouses.
- Shall be sited to maximize the screening from the residential lots.

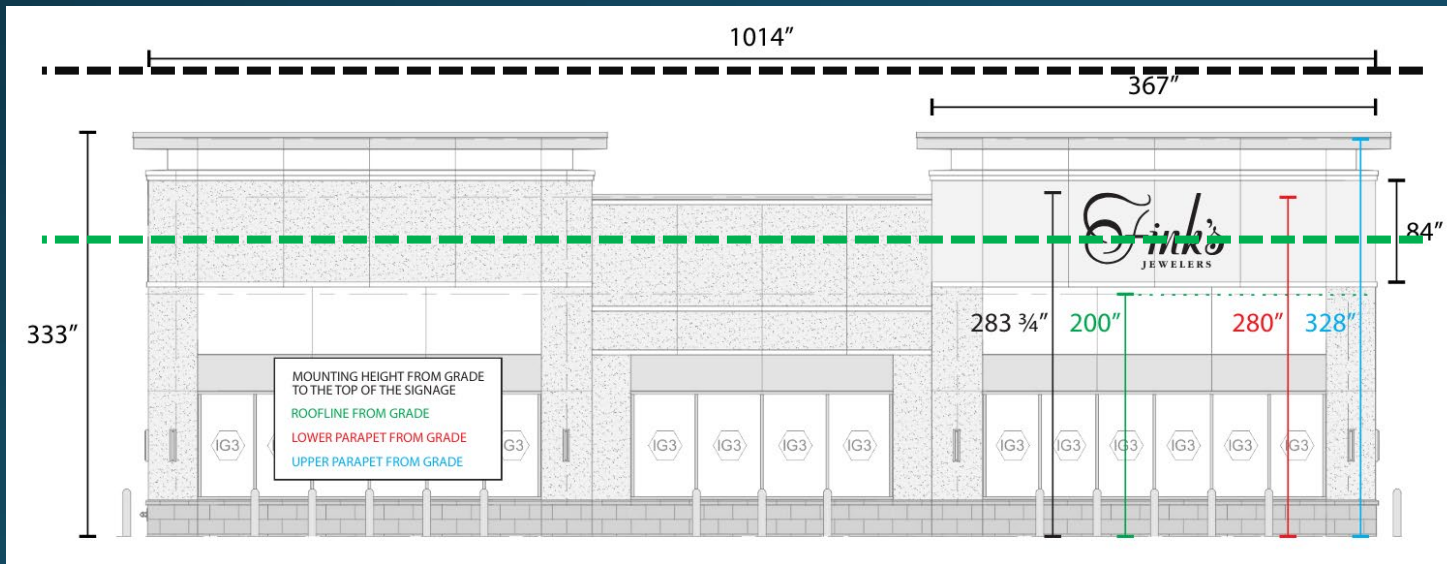


Parking Standards

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO ₁ , CAO ₂ , and CAO ₃
Duplexes	2 spaces per unit	No reduction
Live/Work Units	2 spaces per unit + 1 space per employee	No reduction
Multifamily Residential	Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces	No reduction
Multiplexes	2 spaces per unit	No reduction
Single Family	2 per unit	No reduction
Townhouses	2 spaces per unit	No reduction
...
Offices	3 $\frac{1}{4}$ spaces per 1,000 square feet ²	2.85 spaces per 1,000 square feet ²
...
Rural Retreats	Variable ¹	No reduction
...		

Signage on Parapets

- For one-story buildings with retail storefronts, allow for signage up to five feet above the roofline when the parapet wraps all the way around the building.
- Provides flexibility for low-scale buildings with high glazing needs.



Expiration of a Variance

- Extend the Variance expiration to 2 years; with allowable 6-month extension if requested.
- For plans considered vested, the expiration will coincide with the duration of the vesting period.

20.10.10 Time Limit

- A. Unless otherwise specified in the variance, an application for a building permit shall be applied for and issued within one year of the date of variance approval; otherwise, the variance shall become invalid.
- B. Upon written request, one extension of six months may be granted by the Department of Building and Neighborhood Services if the applicant can show good cause.
- C. The decision of the Department of Building and Neighborhood Services as to what constitutes substantial compliance with the time limit or applicable conditions for a variance shall be final.

Other Minor Changes

- Hierarchy and organizational changes in ordering for enhanced usability for Streets and Circulation, Parking and Transit, and Historic Resources Chapters
- Definition clarifications, reference updates, and other minor wording adjustments and corrections.

Timeline

October 24	JCW	Overview of Ordinance Amendment
October 24	FMPC	Ordinance Recommendation
November 12	BOMA	1st Reading
November 26	BOMA	2nd Reading and Public Hearing
December 10	BOMA	3rd and Final Reading
January 1, 2025		Effective Date