



Zoning Ordinance Cleanup 6 Month Check-In

July 25 2020
Joint Conceptual Workshop



Robust Drafting and Public Process

8 PLANAPALOOZA™ MEETINGS

336 UNIQUE PARTICIPANTS



2

Rounds of BOMA/FMPC Interviews

1

Departmental Review Team Input Session

1

Design Professionals/ Developers Input Session

15 THINK TANK MEETINGS
15 TOTAL PARTICIPANTS

PUBLIC DRAFT OPEN HOUSE

AUGUST 15TH

81

Participants

6 OUTREACH PRESENTATIONS

1 Downtown Neighborhood Association
July 14th

2 Franklin Tomorrow Breakfast with the Mayors
July 30th

3 Design Professionals / Developers Meeting
August 7th

4 Williamson County Association of Realtors
August 15th

5 Historic Zoning Commission Design Review Committee
August 19th

6 Sustainability Commission
September 6th

2 DAYS OF DROP-IN OFFICE HOURS

AUGUST 16TH AND SEPTEMBER 20TH

40 CITIZENS



7 Joint BOMA/FMPC workshop discussions

24,361

property owner notices mailed



50 Signs posted around the city

420 Internal staff meetings over two years

ZONEFRANKLIN.COM

130 ACTIVATED PARTICIPANTS
7,245 VISITS
138 REGISTERED

8 e-blast notifications to an average of **963** PEOPLE EACH TIME

5,315 Views on the Interactive Zoning Maps



849 DOWNLOADS OF THE DRAFT ZONING DISTRICT MAP

568 DOWNLOADS OF THE DRAFT OF ORDINANCE

OF THE DRAFT OF ORDINANCE

533 DOWNLOADS

OVERLAY DISTRICT MAP

**ADOPTED AND
EFFECTIVE
SINCE
DECEMBER 31,
2019**



Source: WVIR

Six-Month Check-In and Cleanup

Status of Follow-Up Items From 2019 Adoption

Text Amendment Cleanup

Zoning Map Cleanup

Municipal Code Amendment

Follow-Up Items From Last Fall

Multifamily Residential in RC6 and RC12 (40% of Proposed Development)

- Development community supports additional percentage and allowing multifamily infill in existing developments
- No projects proposed to date
- Staff had recommended revisiting this after the Cool Springs Infrastructure Study is completed
- Study is still underway

Follow-Up Items From Last Fall



Floodplain Regulations

- Held one of two public meetings on Monday, March 2, 2020, prior to COVID
- 1st meeting primarily focused on whether there should be a change from a 3-foot to 1-foot freeboard
- Mixed public opinions:
 - Most that have experienced flooding in their home want to keep the 3-foot freeboard.
 - Citizens that experienced substantial flooding within their home explained the cost of the extra 2 feet is negligible compared to the sense of security and peace of mind it provides.
 - Others who haven't experienced flooding within their home would like a reduction.
 - Those in favor of the reduction stated that the homeowner could choose to go higher if they wanted to.



Follow-Up Items From Last Fall

Floodplain Regulations (continued)

There was also discussion on substantial damage/improvement and how to determine a structures value.

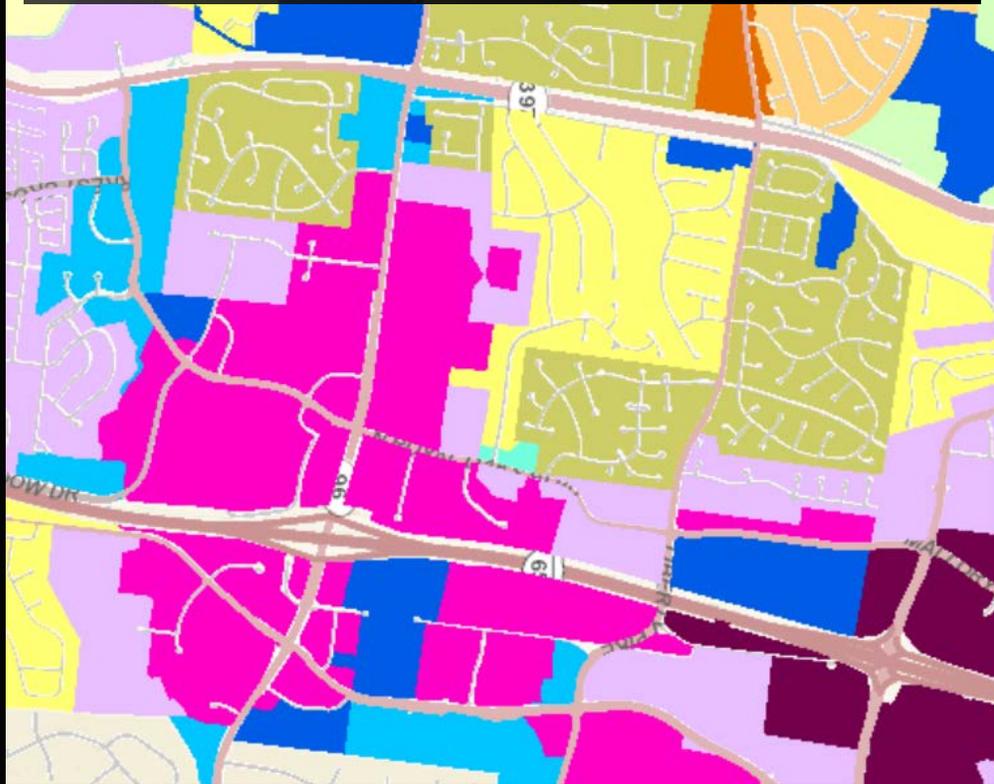
- Roger Lindsey, TNAFPM President and Metro's Floodplain Manager stated that Metro used the Property Assessor's valuation after the 2010 flood as it was widely available and consistent, but will accept independent appraisals.
- The second meeting will focus on CRS rating opportunities. After feedback from citizens and Aldermen, this meeting will take place after the City is able to host face to face public meetings.

Text Amendment Cleanup

- Clerical errors
- Minor text clarifications and cleanups
- Definitions added or deleted
- Modification of Standard approvals since adoption
- BOMA/FMPC guidance on topics



Purpose of Zoning



- Promotes public safety, health, and general welfare
- Segregates incompatible land uses and activities
- Protects property values
- Regulates property use in accordance with community standards and values
- Creates uniform land use regulations
- Establishes ground rules for development through a public process
- Prevents or reduces nuisances



Home Occupation- Swim Lessons?

- Architects, planners, data entry, insurance agent, small-scale childcare for up to 4 children, tutor, counseling services to no more than 2 pupils or clients
- Not just a home office—Business license is associated with the address
- Zoning meant to protect all property owners, so the following major rules apply:
 - Permitted inside the dwelling only, up to 25% of the total square footage
 - Owned and operated by the person residing there
 - Employ no more than 1 person who does not reside on the premises
 - Not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises
 - No personal services and retail sales from on-site inventory
 - No signage or advertising

Home Occupation- Swim Lessons?

- Swim lessons are not permitted today because they would operate outside of the house
- Individual lessons may not be noticeable off-premises, but group lessons have potential for increased traffic and trips, and noise for adjacent residents
- Would BOMA/FMPC like staff to look at adding swim lessons? If yes, what extra considerations—limit on number of students? parking in driveway? Hours of operation?



Trailers in Residential Areas?

- Municipal Code: No...trailers attached or attachable to any commercial vehicle shall be parked in any residential zone at any time
- Any trailer may be attachable to a commercial vehicle, so they are completely prohibited anywhere on a residential lot
- Is this the BOMA intent? Or should small trailers be allowed? Lawnmower utility trailer? Box trailer? Should they be limited to being stored in backyards?



Commercial Vehicles in Residential Areas?

- Municipal Code: Commercial vehicles can be parking on a driveway or on the street for 15 days at a time
- As long as they move it (very temporarily), that timeframe keeps moving.
- Would BOMA/FMPC like staff to look at further limiting the frequency of commercial vehicles being parked/stored in residential areas?



Fence Permit?

- Fence permit not currently required
- Persistent violations—location, placed over easements, height, materials, etc.
- Property owners have a higher cost when modifying a fence that was already installed/paid for

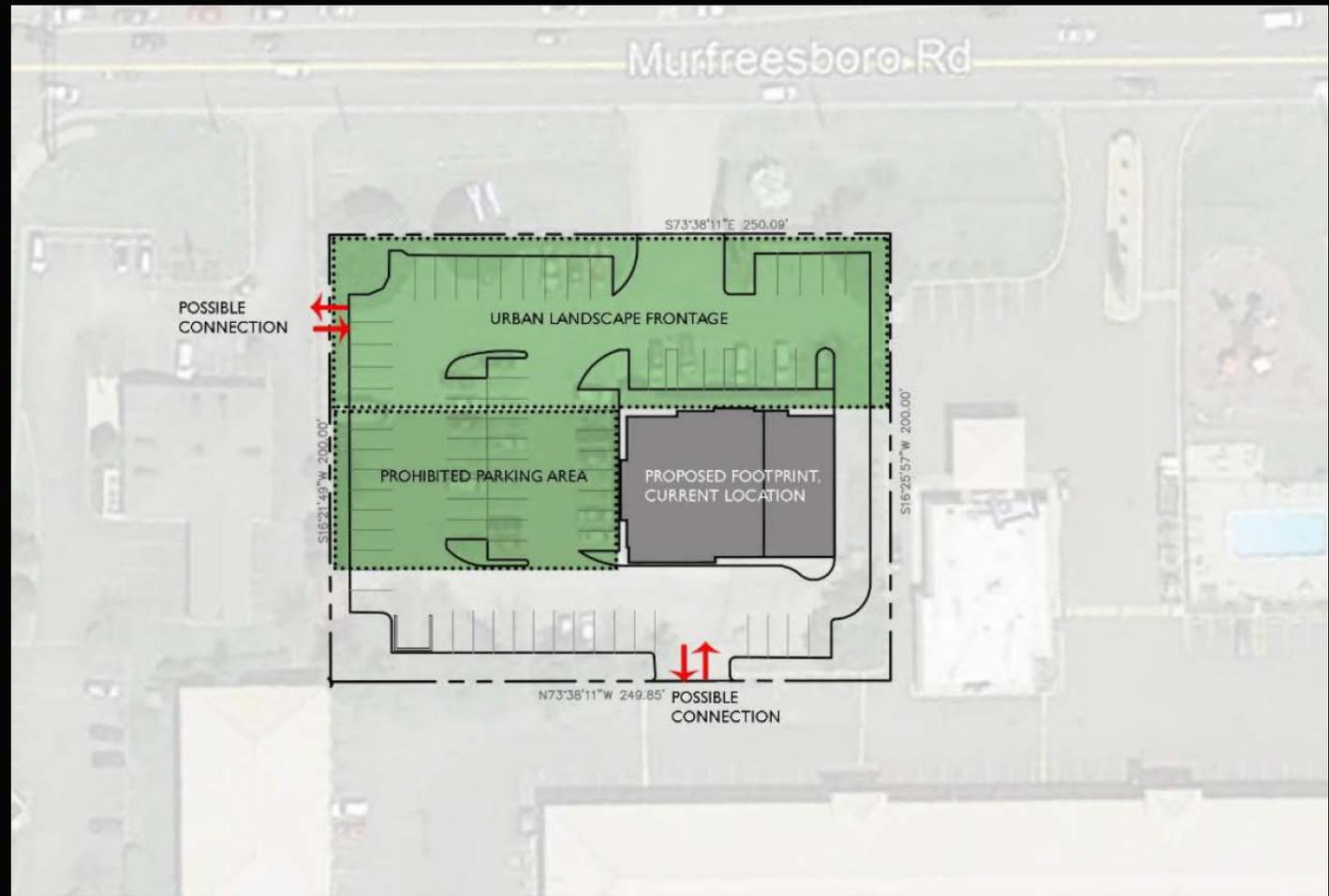




**Parking Frontage
at I-65/
Murfreesboro Rd
Interchange?**

Shoney's Variance Request

- Proposed a new building in same location, while keeping parking in front of the building

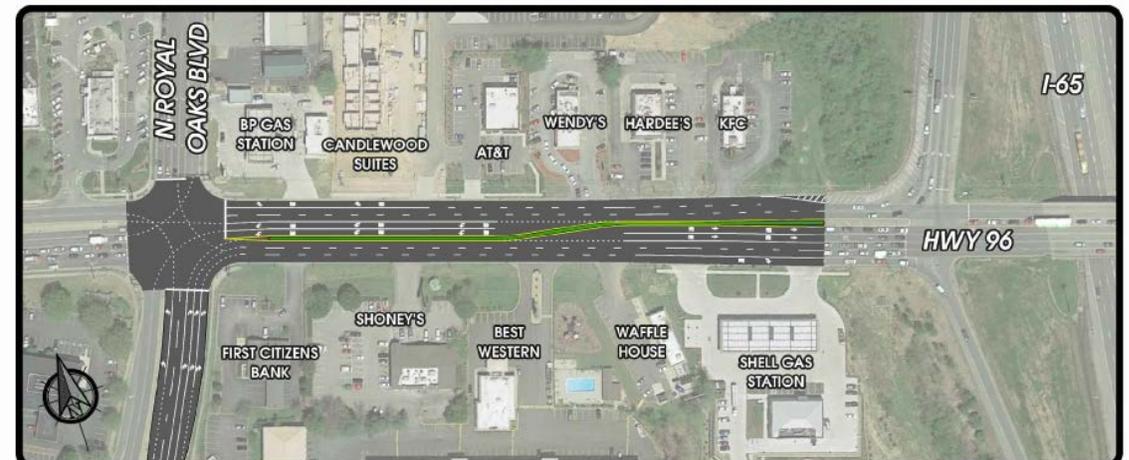


Road Improvements Presented w/ Vintage at Watson Glen

- Traffic and Access Improvements to Murfreesboro Road proposed
- Address safety issues



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - EXISTING



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - PROPOSED



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - EXISTING



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - PROPOSED

Public Input on Desired Development

Regional Commerce Results



Liked.

Regional Commerce Results



Liked.

Regional Commerce Results



Liked.

Regional Commerce Results

An aerial photograph of a modern, multi-level commercial building. The building features a prominent glass facade and a series of walkways or balconies. People are visible walking on the ground level and on the upper levels. The scene is illuminated by warm, golden light, suggesting late afternoon or early evening. The overall atmosphere is one of a vibrant, modern urban environment.

Liked.

Disliked.

Regional
Commerce
Results



Disliked.

Regional
Commerce
Results



Disliked.

Regional
Commerce
Results



Disliked.

Regional
Commerce
Results



Disliked.

Regional
Commerce
Results



Disliked.

Regional
Commerce
Results



Murfreesboro Road Corridor



Murfreesboro Road

Murfreesboro Road Corridor

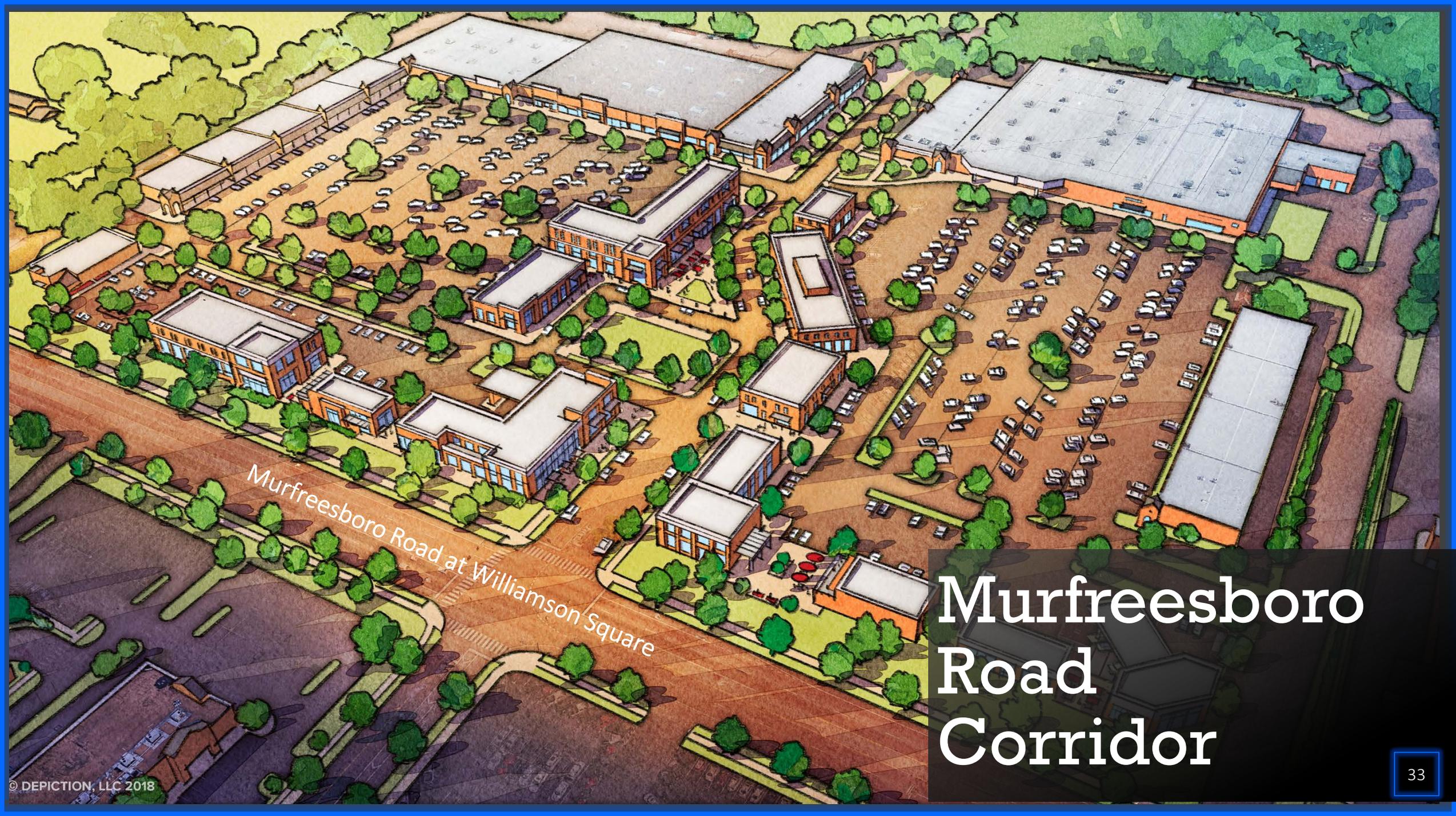


Murfreesboro Road at Williamson Square



Murfreesboro Road at Williamson Square

Murfreesboro Road Corridor

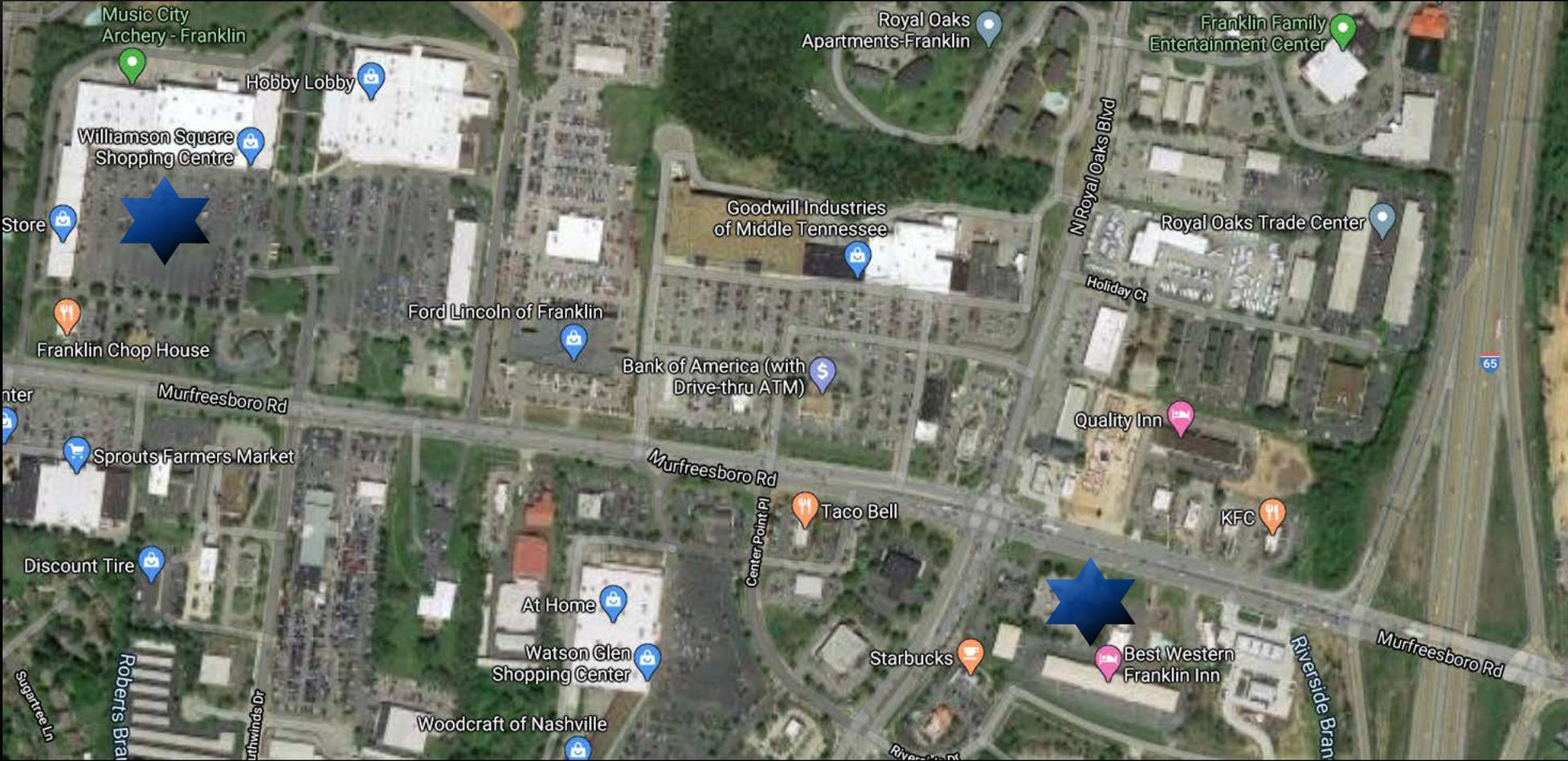


Murfreesboro Road at Williamson Square

Murfreesboro Road Corridor

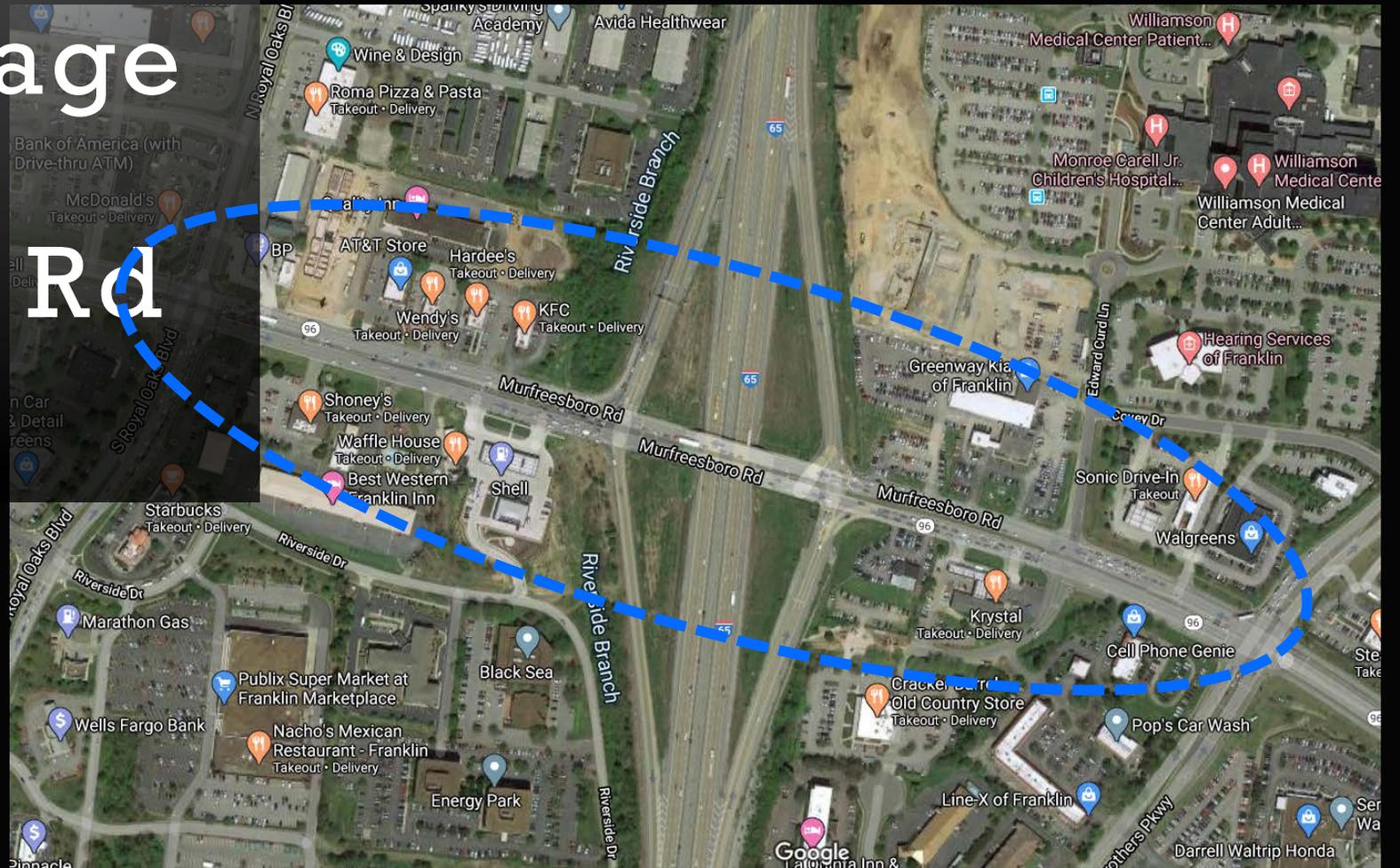
RC6 District

- Permitted Frontages
 - Urban
 - Urban Landscape



Parking Frontage at I-65/ Murfreesboro Rd Interchange

- This area has had some recent reinvestment under the previous Ordinance with parking in front
- Staff has recommended study of this corridor
- Would BOMA/FMPC like staff to look at allowing the parking frontage in this area?

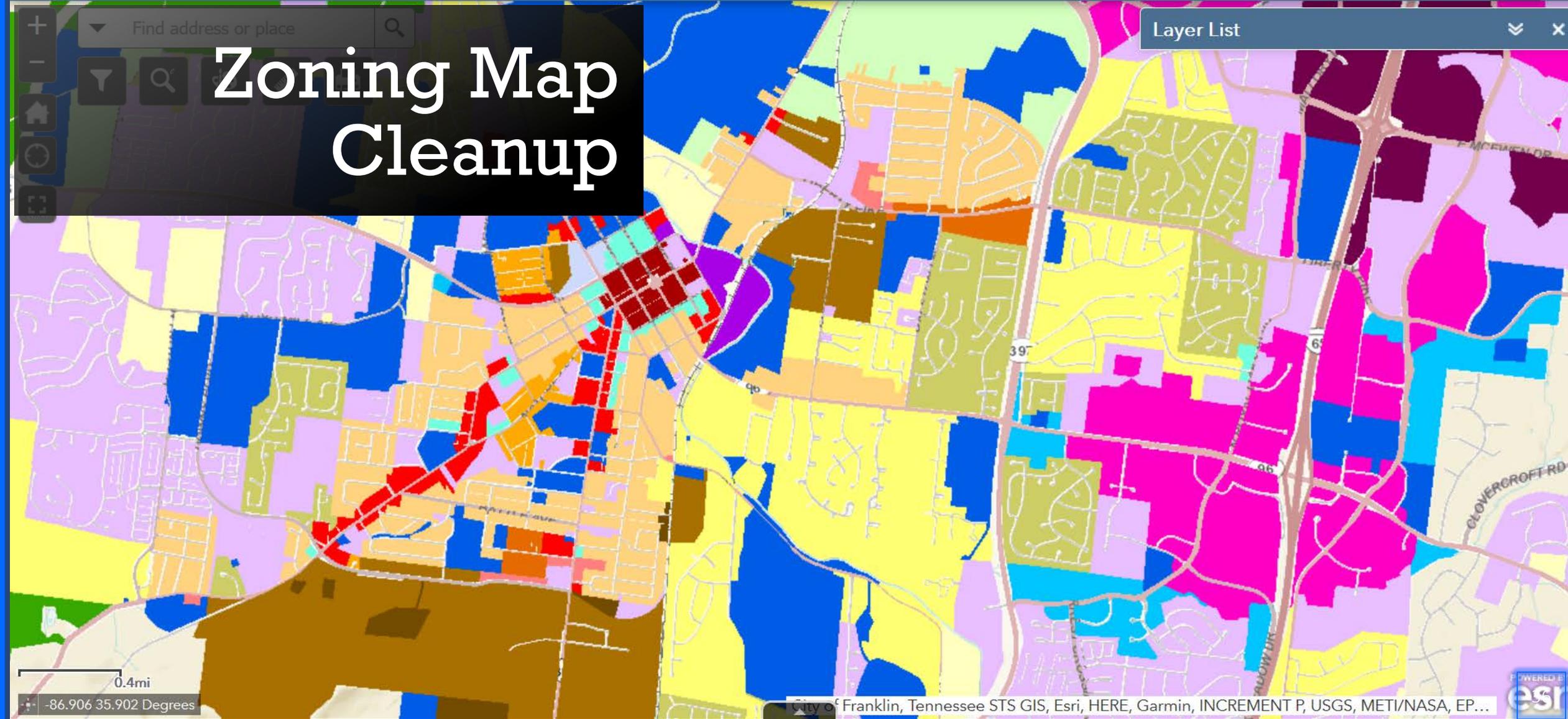




Find address or place

Zoning Map Cleanup

Layer List



Municipal Code Cleanup

- Update references from previous zoning districts to new districts
- Address a few areas in both the Municipal Code and the Zoning Ordinance
 - Parking pads/driveway locations
 - Commercial vehicles in residential areas
 - Trailers in residential areas

Timeline

JCW

Public Meeting

JCW

FMPC Public Hearing

BOMA 1st Reading

BOMA 2nd Reading/Public Hearing

BOMA 3rd Reading

Effective Date

July 25

August 13 6:00 p.m.

August 27

September 24

October 13

November 10

December 8

December 31, 2020