

HEIGHT OVERLAY STUDY



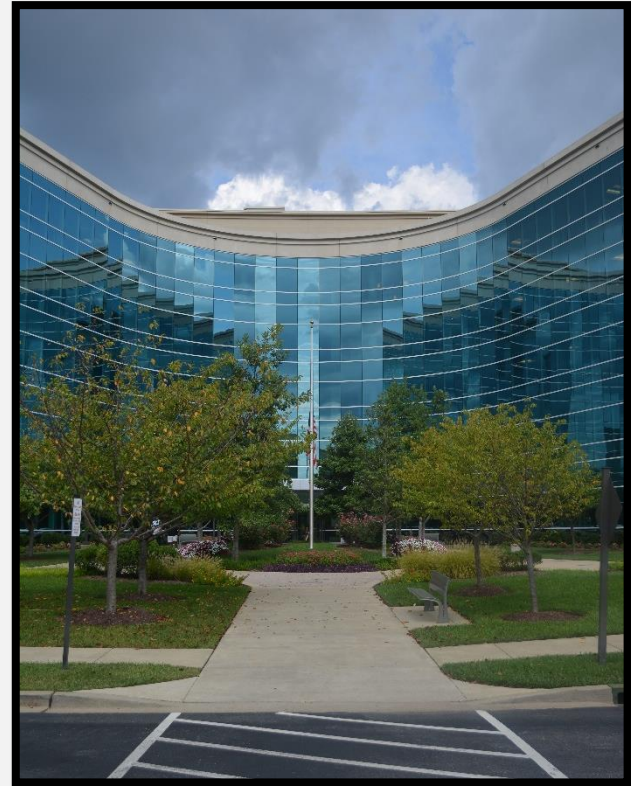
Overview and Recommended Changes
5/25/2017

HEIGHT OVERLAY DISTRICT (HTO)

- Requested by the property owner via a rezoning
 - Zoning Overlay that allows up to 12 stories;
 - Without HTO, building maximum is 6 stories
 - All zoning requirements must be met
 - Envision Franklin provides guidance

PURPOSE OF HTO STUDY

- Pro-active planning
- Preempt fragmented HTO requests
- Economic Development
- Simplify the review process



PUBLIC OUTREACH

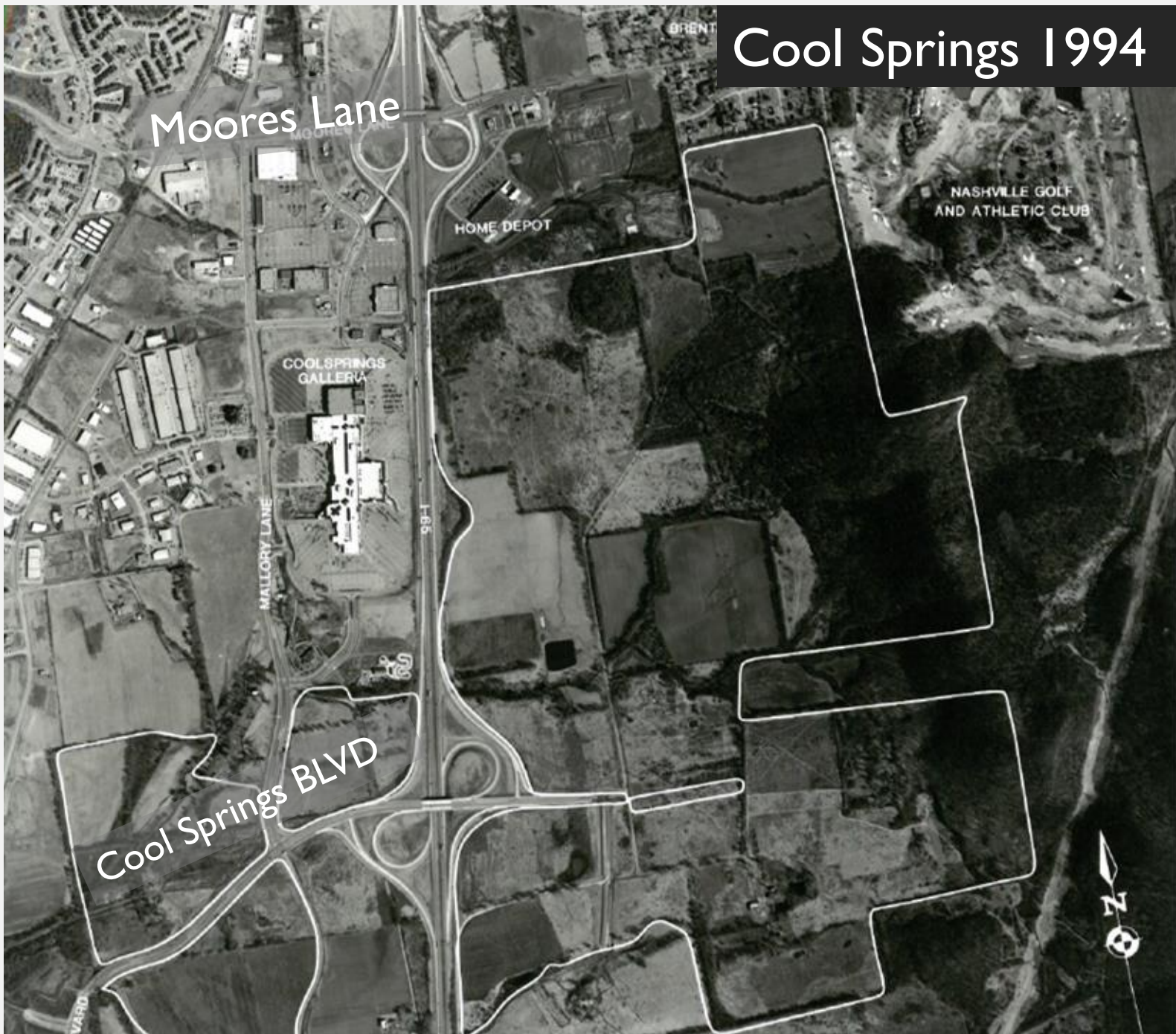
- June 25, 2015 FMPC Meeting
- January 13, 2016 Special Worksession with FMPC/BOMA
- April 29, 2016 Mobile Workshop
- June 27, 2016 Public Meeting
- July-January Envision Franklin Outreach
- January 26, 2017 Adoption of Envision Franklin
- March 23, 2017 Joint Conceptual Workshop

URBAN PLANNING PRINCIPLES

- Encourage tallest buildings closest to I-65
- Transition down in height away from I-65
- Preserve scenic beauty of hilltops/hillcrests
 - Take advantage of I-65 corridor



Cool Springs 1994

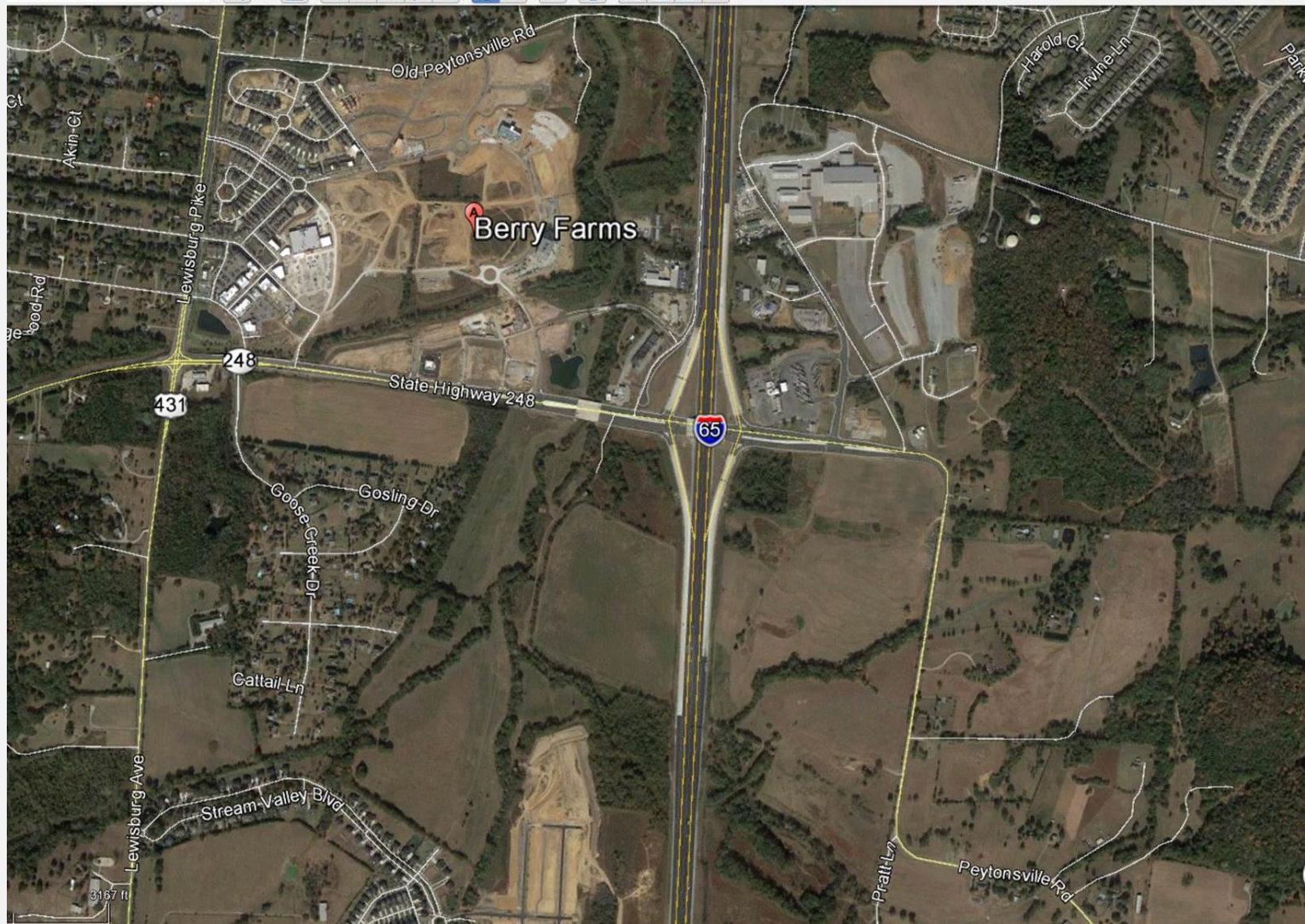


MARRIOTT HOTEL & CONFERENCE CENTER

Cool Springs
Circa 2000



GOOSE CREEK



WHY CHANGE HTO STANDARDS?

- Efficient use of valuable land
- Promote Economic Development
- High demand for office space
- Consistent urban form
- Support redevelopment/infill efforts
- Saves time for staff and applicant
- Proactive Planning



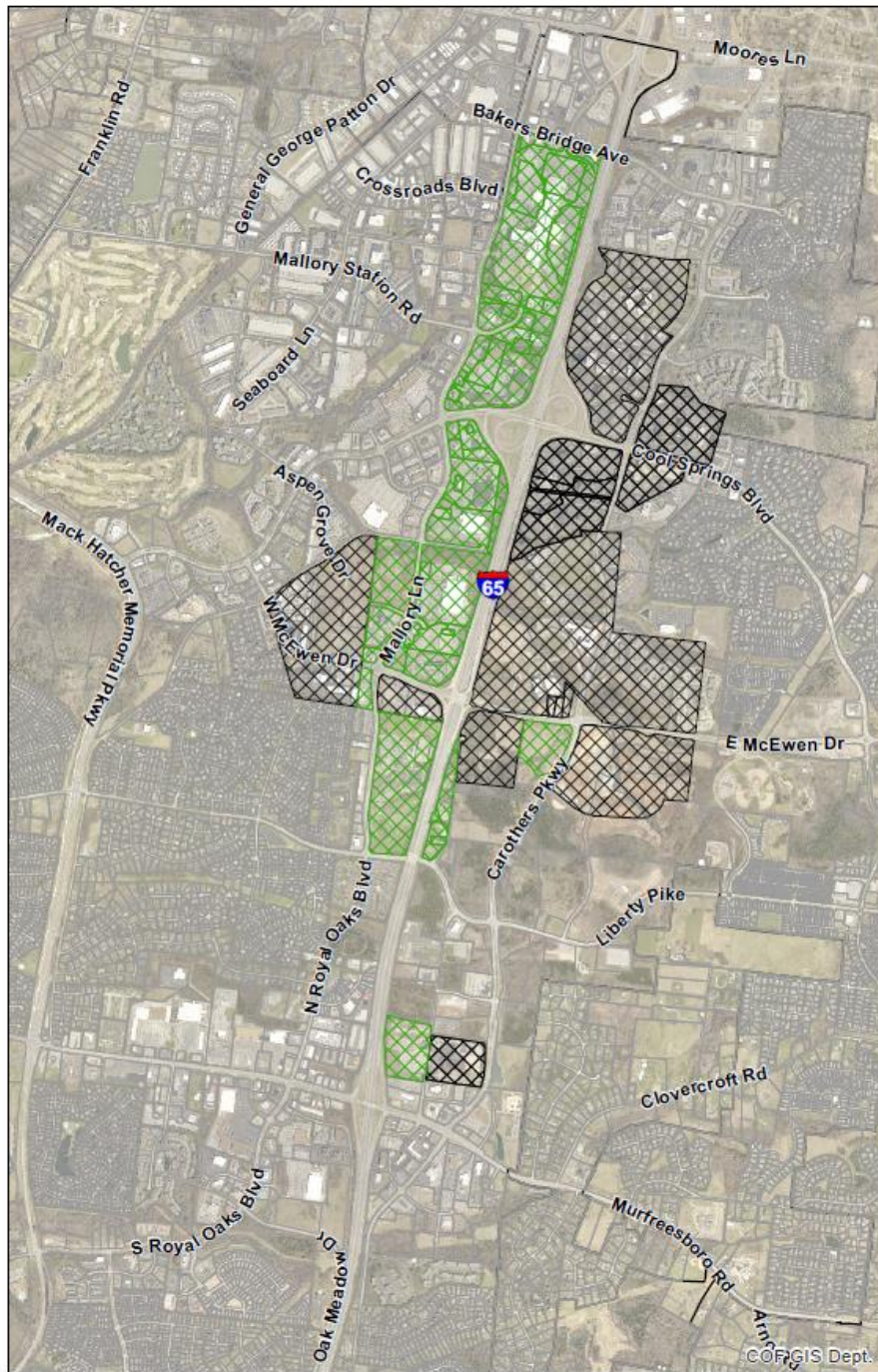
RECOMMENDATIONS:

Extend the HTO along I-65 to create better uniformity, predictability, and efficiency.



Proposed Height Overlay

Date: 3/1/2017



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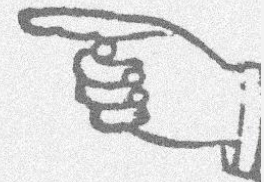


RECOMMENDATIONS:

Require new buildings exceeding six stories to undergo FMPC Review.



PUBLIC
NOTICE



RECOMMENDATIONS:

Require new buildings exceeding six stories to submit a viewshed analysis as part of the submittal with three-dimensional (3-D) imagery of the project.



CONCLUSION

- Long-term vision and buildout of I-65
- Foster a variety of building types and heights
- Submittal includes a Viewshed Analysis & 3-D
 - Ensure FMPC Review

