

Public Open House Comments

8.15.2019

- 412, 414, 422 South Petway Street questions regarding zoning and the back alley;
- angelinapaoletta@gmail.com Martin and Beatriz Paoletta
- “I have a concern: The traffic flow pattern at 11th and Main Street. It is already congested and more and more homes are being built that will add to the congestion. Can we get a traffic light for those who have to continue on 11th and make a left off of Main Street? It is pretty dangerous! Thank you for your consideration. Sharonmcarrington@gmail.com or 313-282-9833”
- “Fairground Street; 2/3 Mixed Residential and 1/3 R4; setbacks for these are different. Please explain specs for new builds; either make the whole street R4 or Mixed Residential. Tom D 858-775-1207”
- Should the SCO include the new Mack Hatcher Extension? Dwight Kiser
- A discussion was had with the owners of the Short Farm, located north of Westhaven, off New Highway 96 recommending the SCO be reduced/eliminated from their property.
- “Is there zoning for dark sky lighting so we protect our night skies? Penny kemlepi@kemle.net”
- Civic parking standards have been omitted—need to add back in per Ernie Bacon
- “Please stop building apartments-Franklin doesn’t need to be a transient community! Please allow tiny homes as long as they have a permanent foundation! (no wheels) Please put sewer and sidewalks in all places within city limits.”
- “Short-term vacation rentals, are existing going to be grandfathered in if in good standing? James Summerville; Summervillejr@gmail.com 615-337-3280”
- “Short-term rentals restricted to owner occupied yes! Please let me know when this is on the agenda. Debbie [Butner—cbutner@hotmail.com](mailto:cbutner@hotmail.com) 615-810-7300”
- “I currently own a home that functions as a whole home STVR. The property is slated to become an R-4 zoned property and it states the property must be owner occupied. Will there be any grandfathered rights? Will I lose my licenses in the spring of 2020? Cory Pratt corypratt@gmail.com”
- “STVRs play a big role in Franklin’s tourism industry. Please add language to the Ordinance to specifically allow properly licensed, current off-premise STVR owners to continue operating in the proposed R4 zone. Seems like this can be done in Chapter 2 and/or Chapter 5. Our contributions are important. Please help. Thank you, John Brake 615-406-3673”

Gary Luffman's comments

- Today, a SD district can be requested in an existing zoning district that exceeds the allowable units/acre. It takes rezoning. This was determined to not be spot zoning. Can this occur in the new ZO? Example: Request MR over the proposed R4 district. Is this spot zoning?
- Flat roofs are not allowed in residential except on porches. What about Mansard roof designs?
- Central Franklin Overlay district doesn't have many standards to apply in a R4 district.
- Is a house behind a house allowed? If it is, then is a center driveway allowed for access? This is not addressing internal drives.
- Does the phrase Envision Franklin go away?
- Table 3-2 says 2-4 attached dwellings are not allowed in R4 districts. What about 3 or 4 single family units on a single lot? (non-conforming)
- Is unit/acre gone? (Dividing by units allowed into 43,560 sq ft)

Andrew Orr

From: you <tncrutch@aol.com>
Sent: Saturday, October 12, 2019 9:24 AM
To: ZoneFranklin
Cc: tncrutch@aol.com
Subject: ZONE FRANKLIN COMMENTS

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern:

I urge disapproval of any type of "Mini-Hotel" -- with or without "on-site" management -- being allowed to operate in Franklin's "Historic Overlay" neighborhoods.

Thank you,

James A. Crutchfield
1012 Fair Street
615-415-3251
tncrutch@aol.com

Andrew Orr

From: Loy Hardcastle <loyhardcastle@gmail.com>
Sent: Monday, October 7, 2019 9:43 AM
To: ZoneFranklin
Subject: STVR

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I think this overall concept will start as a virus and become an epidemic. I think the STVR is bad for the City of Franklin and should be either eliminated or seriously controlled with at least on site management/ownership. If it has to be it should be allowed anywhere in the City.

Loy Hardcastle

--

Loy Hardcastle | PARKS
615.948.3704 | 615.790.7400
LoyHardcastle@Gmail.com

Download my complimentary home search app.
bparks.us/yVO

Andrew Orr

From: Larry Holmes <larryholmes@comcast.net>
Sent: Monday, October 7, 2019 9:36 AM
To: ZoneFranklin
Subject: Zone Franklin comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Regarding a mini hotel in a residential neighbor, I think this is a TERRIBLE idea.

Larry Holmes

615-202-4953

Andrew Orr

From: Larry Holmes <larryholmes@comcast.net>
Sent: Monday, October 7, 2019 9:34 AM
To: ZoneFranklin
Subject: Zone Franklin Comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I strongly favor the new ordinance that if I understand it correctly will require that the STVR must be owner occupied. I live in the historic district, so that's my primary area of concern. I do believe it should be applied to all of Franklin. It's possible however new information/concerns will be brought forward by others.

Regards,

Larry Holmes

615-202-4953

205 Lewisburg Avenue

Andrew Orr

From: Roger M Walters <murford@msn.com>
Sent: Monday, October 7, 2019 9:31 AM
To: ZoneFranklin
Subject: Zone Franklin Comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I support the proposed new ordinance requiring an STVR property to be the primary home of the person operating the short-term vacation rental business, also referred to as owner-occupied. Especially in the historical districts/areas of Franklin.

Thanks
Alan Simms
119 Lewisburg Avenue
Franklin, TN 37064

Andrew Orr

From: Jackie Canaday <canaday507@yahoo.com>
Sent: Sunday, October 6, 2019 6:28 PM
To: ZoneFranklin
Subject: Zone Franklin Comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are speechless that Franklin would consider a mini hotel in a residential area. We have a VRBO behind us and one next door. You never know who is going to be sleeping next to you at night. We have had to have security cameras installed and don't even want to think what it has done to the property values. The city needs to wake up. Hotels are where people need to stay especially in downtown Franklin. Come on folks, we have a lot of money invested in our property and you are making it a risky adventure to come and go out of our own homes. Even subdivisions have covenants against this and they for the most part don't have nearly what we have invested. If people want to make money renting out property buy an apartment building or a condo that has no enforcement against short term rental. Don't risk your full time neighbors property values or their lives!

Bob and Jackie Canaday
[Sent from Yahoo Mail for iPhone](#)

Andrew Orr

From: Amy Diaz-Barriga
Sent: Friday, October 4, 2019 11:50 AM
To: Andrew Orr
Subject: FW: Animal Center Letter
Attachments: WC Letter for CI Zoning 10 4 2019.pdf

FYI, we got the letter from Rogers asking for the Animal Facility site to be labeled CI on the new zoning map.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Emily Hunter
Sent: Friday, October 4, 2019 10:50 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Cc: Jim Cross <jimc@oversiteconsult.com>; Mike Hathaway <mike.hathaway@906studio.com>; Andy Pulliam <andy.pulliam@906studio.com>; Kelly Dannenfelser <kellyd@franklintn.gov>; Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: RE: Animal Center Letter

Thanks, Greg. I do not think you should withdraw the AG zoning in case the new Zoning Ordinance were for any circumstance to be deferred by FMPC or BOMA.

We will file this request for CI Zoning and address it with the proposed Zoning map.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Friday, October 4, 2019 8:59 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>
Cc: Jim Cross <jimc@oversiteconsult.com>; Mike Hathaway <mike.hathaway@906studio.com>; Andy Pulliam <andy.pulliam@906studio.com>
Subject: Animal Center Letter

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Amy and Emily,

Please find the attached from Rogers Anderson. We would like to know the first possible submittal date for the site plan under this scenario, and do we need to withdraw the zoning request for AG zoning? We need to be able file the site plan by the December 9 submittal date.

Thank you,

Greg Gamble



615.975.5765

324 Liberty Pike, Suite 145

Franklin, TN 37064

Rogers C. Anderson
Williamson County Mayor



WILLIAMSON COUNTY GOVERNMENT

October 4, 2019

Mrs. Emily Hunter, Planning & Sustainability
Director
City of Franklin
P. O. Box 305
Franklin, TN 37065

Dear Mrs. Hunter:

It is my understanding that the City of Franklin is currently advancing the new zoning ordinance and would like to have it formally adopted in December of this year. As you are aware, Williamson County owns property near the intersection of Del Rio Pike and Old Charlotte Pike, with access off Charlotte Pike. This property is the location for our new Animal Care Center and we look forward to showcasing our new facility in the next 18-24 months.

As the new zoning map is being considered, Williamson County respectfully requests that the zoning map for this property be revised to reflect Civic Institutional Zoning, to correspond with the 2019 zoning ordinance.

If you need any additional information or if I can answer any questions, feel free to contact.

Sincerely,

Rogers C. Anderson
Williamson County Mayor



Andrew Orr

From: Kelly Dannenfelser
Sent: Thursday, September 26, 2019 10:40 PM
To: Cory Pratt
Cc: ZoneFranklin
Subject: Re: Zoning Ordinance Update/Short-Term Vacation Rentals

Corey,
I appreciate your message.

The upcoming opportunities will be at the public hearings on October 24, November 12, and November 26. Each citizen has two minutes to speak, so it would be great if you used one or more of those opportunities to highlight the points you'd like them to know.

Kelly

On Sep 26, 2019, at 7:41 PM, Cory Pratt <corypratt@gmail.com> wrote:

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hey Kelly et al.

Thank you for the meeting tonight and allowing us to sit in and listen in regarding the STVR proposals.

I appreciate the addition of the State's rules regarding grandfathering in those of us currently operating legal STVR's.

After leaving tonight I feel it may be beneficial for the Aldermen to hear from STVR operators about how they work, the benefits they provide the city and the contributions the visitors provide. I feel as though there are some misunderstandings or simply a lack of understanding regarding the rules that many of us strictly adhere to.

I am not proposing new or arguing against the proposed rules, just advocating for and sharing some of the good sides of STVR's for the benefit of the Aldermen.

Thanks again!

Cory Pratt

On Mon, Sep 16, 2019 at 4:19 PM Cory Pratt <corypratt@gmail.com> wrote:
Great news, thank you Kelly!

On Mon, Sep 9, 2019 at 1:29 PM Kelly Dannenfelser <kellyd@franklintn.gov> wrote:

Cory,

On Sep 26, 2019, at 2:00 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Are you referring to these outlined parcels?

<image001.jpg>

From: Cindy Harper <cindylharper@gmail.com>

Sent: Thursday, September 26, 2019 1:01 PM

To: Kelly Dannenfelser <kellyd@franklintn.gov>; Andrew Orr <andrew.orr@franklintn.gov>

Cc: Cindy Harper <cindylharper@gmail.com>

Subject: Re: Request Agricultural Zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Correction:

Given the large gas lines that cut through our properties, horse pastures are perfectly suited given structures can *NOT* be built within the large easement that exists.

Sent from my iPhone

On Sep 26, 2019, at 12:54 PM, Cindy Harper <cindylharper@gmail.com> wrote:

Hello Kelley and Andrew,

I'm following up from my meetings with City Staff to formally request that all of my properties be zoned as agricultural district.

I have the following four properties at Chester Stephens Road that are all adjoining: 160; 164; and two at 172.

We have a horse farm on all these properties that had been force-annexed against our preference years ago by the City of Franklin (prior to the State of TN annexation law change). We've owned our farm for 17 years and have always had horses on it. When the city annexed our properties they changed our zoning to R1. This has limited our ability to have the necessary structures to use in our horse pastures to protect them against weather elements and subjects our properties to codes not intended for agricultural use properties.

Additionally we are not able to build any needed barns/run-ins on our 1.97 acre lot because it does not have a residence on it and we do not intend to build a residence on it.

Our main property already has the maximum structures allowed and given our zoning, we cannot make needed structural improvements to allow for proper hay/equipment storage. Given the large gas lines that cut through our properties, horse pastures are perfectly suited given structures can be built within the large easement that exists.

Additionally, our neighbor to the south has one of his three tracts zoned agricultural and this is what the proposed zoning shows is recommended. Our property adjoins that agricultural property.

I respectfully request that the City of Franklin changes the proposed zoning of R2 to AG for our properties.

Thank you and the other city staff for their help, guidance, insights and support! Please feel free to call me should you have any questions or want to discuss.

Much appreciated,
Cindy Harper

Sent from my iPhone

Andrew Orr

From: Walter Green <greenwr7@gmail.com>
Sent: Friday, September 20, 2019 11:42 AM
To: ZoneFranklin
Cc: Ernie Bacon; Lynne McAlister; Chuck Rose
Subject: Zone Franklin Comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am concerned about STVRs, especially those that are non-owner-occupied (NOOSs). NOOSs are mini-hotels that do not have on-site management. They are usually located in our neighborhoods, which are zoned as Residential Districts. They replace permanent neighbors with transients and damage the connectivity and character of our neighborhoods. I realize that they invaded our neighborhoods before the City had a chance to regulate them and that, per State law, they will apparently be grandfathered in with Zone Franklin.

That being the case, I cannot imagine that the City will not take whatever action it can to remove the NOOSs (remember - they are hotels in residential areas!!) as soon as possible. Yes, there are the four criteria for closing them. In addition to those four, I hope the City monitors rentals aggressively (perhaps using some of the funds from permitting to pay for Host Compliance) and enforces in a serious manner.

Also, I see that restrictions on STVRs (in the draft language for Zone Franklin) are recommended only for District R-4. Even if residents in other residential districts have not been as vocal as those in R-4 about STVRs (perhaps because they are not aware of the danger of NOOSs), I think it makes sense to protect all residential areas in the same way. If that does not happen, we may well see residents in other districts becoming concerned about NOOSs in the future and wishing they had been protected as R-4 wishes to be.

I researched 20 other cities and saw that the vast majority either have recently implemented or are working to implement regulations on STVRs. The most common restrictions involve permitting, allowing only owner-occupied STVRs in neighborhoods and limiting the number of rental days per year. I am very happy that the City intends to include some restrictive language in Zone Franklin and hope the City considers strong language and acts boldly to protect its neighborhoods.

Thank you.

Walter Green

Andrew Orr

From: Cory Pratt <corypratt@gmail.com>
Sent: Monday, September 16, 2019 4:20 PM
To: Kelly Dannenfelser
Cc: ZoneFranklin
Subject: Re: Zoning Ordinance Update/Short-Term Vacation Rentals

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Great news, thank you Kelly!

On Mon, Sep 9, 2019 at 1:29 PM Kelly Dannenfelser <kellyd@franklinton.gov> wrote:

Cory,

Thank you for attending the Open House for the Zoning Ordinance update. I'm following up on your question about grandfathering existing short-term vacation rentals with the new Ordinance.

Staff has met internally and reviewed State law. The Tennessee Code Annotated (T.C.A) specifically addresses grandfathering of short-term vacation rentals. Staff has drafted provisions (below) based on State law and will include it in the final draft of the Franklin Zoning Ordinance so that it is clear that existing, permitted short-term vacation rentals may continue:

In accordance with T.C.A § 13-7-603, short-term vacation rentals that were legally established and issued a permit prior to the effective date of this Ordinance are subject to the law in place at the time that the property was being used as a short-term vacation rental until the property is:

1. Sold;
2. Transferred;
3. Ceases being used as a short-term vacation rental for a period of 30 continuous months; or
4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

Please let me know if you have further questions.

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklinton.gov **T** 615.550.6735 **W** www.franklinton.gov

Andrew Orr

From: Kelly Dannenfelser
Sent: Monday, September 16, 2019 11:04 AM
To: Andrea Keller
Cc: ZoneFranklin
Subject: RE: Use Regulations
Attachments: Franklin Zoning Map March 19, 1991.pdf; Franklin Zoning Map November 1987.pdf

Andrea,

We've researched the past zoning maps and the property was zoned LI, Light Industrial, all the way back to 1991. We did find in 1987 it was zoned M-2, Planned Industrial, but can't find any record of it being zoned HI, Heavy Industrial. I've attached both maps for your reference.

Kelly

From: Andrea Keller <akeller47@yahoo.com>
Sent: Friday, September 13, 2019 3:48 PM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Re: Use Regulations

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you!

Andrea Keller

On Sep 13, 2019, at 11:48 AM, Kelly Dannenfelser <kellyd@franklintn.gov> wrote:

Andrea,

Following up from our meeting yesterday, below is the link to the draft Permitted Use Table:

<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/84/index.html>

I'll follow up with Andrew when he returns to the office next week regarding the rezoning history of 1741 West Main Street from HI to LI.

Kelly Dannenfelser, AICP

Assistant Director • Department of Planning and Sustainability • City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

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Andrew Orr

From: Kelly Dannenfelser
Sent: Tuesday, September 10, 2019 12:15 PM
To: clif butner
Cc: ZoneFranklin; Ron Yearly
Subject: RE: Response to STVR EMAIL

Clif,

Thank you for your comments. I can't speak for the Board of Mayor and Aldermen, but from a staff perspective, our focus in the short-term is on finalizing the proposed Zoning Ordinance standards to make sure they are clear and in accordance with all other applicable laws, and once it is adopted the focus can be shifted to implementation and enforcement of the new regulations.

We will keep your questions and images on file for following the adoption of the Ordinance.

Kelly

From: clif butner <ccbutner@hotmail.com>
Sent: Monday, September 9, 2019 2:54 PM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Response to STVR EMAIL

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Kelly,

Thank you for the updated information. I really appreciate being kept informed and plan on attending the meetings.

I would like to follow up with a couple of questions.

1. Will the board be discussing how they will enforce the current/new regulations regarding the following:
 - A) unlicensed Airbnb's operating in Franklin. (they are easy to find on Airbnb because they offer single rooms or attached suites while the owner is in residence on the property—direct violations of existing rules.)
 - B) people who have licenses for whole house Airbnb's but also run listings for single rooms which is a violation.
 - C) people who rent multiple floors/suites to separate guests at the same time which is illegal.
 - D) people who remain on the property while it is rented... also a violation

Examples:

A) Retreat in the City (address is 713 Murfreesboro Rd)

Also: "private basement apartment in Franklin, Tn"

B)General Cleburne Room and General Cleburne Retreat

C) Carolyn House

And The Franklin Factory Retreat Space- downstairs also a second listing that is identical with the upstairs listed.

This is located just behind the Factory Condos near the CSX overpass off Liberty Pike.

Andrew Orr

From: Kelly Dannenfelser
Sent: Monday, September 9, 2019 1:44 PM
To: ccbutner@hotmail.com
Cc: ZoneFranklin
Subject: Zoning Ordinance Update/Short-Term Vacation Rentals

Debbie,

Thank you for attending the Open House for the Zoning Ordinance update. I'm following up on your comment about limiting short-term vacation rentals to an owner occupied properties and your request to know when this will be discussed at a public meeting. We plan to hold this topic at the September 26 Joint Conceptual Workshop, where citizens may attend and observe discussion by the Board of Mayor and Aldermen and the Planning Commission. They typically start at 5:00pm in the city hall training room, but the agenda has not been published and the official time hasn't been set. There will be drop-in, open office hours for citizen questions and comment on September 20 in the Planning & Sustainability Department as well.

Here is some additional information related to existing short-term vacation rentals and the proposed change of zoning rules:

Staff has met internally and reviewed State law. The Tennessee Code Annotated (T.C.A) specifically addresses grandfathering of short-term vacation rentals. Staff has drafted provisions (below) based on State law and will include it in the final draft of the Franklin Zoning Ordinance so that it is clear that existing, permitted short-term vacation rentals may continue:

In accordance with T.C.A § 13-7-603, short-term vacation rentals that were legally established and issued a permit prior to the effective date of this Ordinance are subject to the law in place at the time that the property was being used as a short-term vacation rental until the property is:

1. Sold;
2. Transferred;
3. Ceases being used as a short-term vacation rental for a period of 30 continuous months; or
4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

Please let me know if you have further questions.

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

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Andrew Orr

From: Kelly Dannenfelser
Sent: Monday, September 9, 2019 1:29 PM
To: corypratt@gmail.com
Cc: ZoneFranklin
Subject: Zoning Ordinance Update/Short-Term Vacation Rentals

Cory,

Thank you for attending the Open House for the Zoning Ordinance update. I'm following up on your question about grandfathering existing short-term vacation rentals with the new Ordinance.

Staff has met internally and reviewed State law. The Tennessee Code Annotated (T.C.A) specifically addresses grandfathering of short-term vacation rentals. Staff has drafted provisions (below) based on State law and will include it in the final draft of the Franklin Zoning Ordinance so that it is clear that existing, permitted short-term vacation rentals may continue:

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4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

Please let me know if you have further questions.

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

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Andrew Orr

From: Kelly Dannenfelser
Sent: Monday, September 9, 2019 1:36 PM
To: johnbrake61@gmail.com
Cc: ZoneFranklin
Subject: Zoning Ordinance Update/Short-Term Vacation Rentals

John,

Thank you for attending the Open House for the Zoning Ordinance update. I'm following up on your question about grandfathering existing short-term vacation rentals with the new Ordinance.

Staff has met internally and reviewed State law. The Tennessee Code Annotated (T.C.A) specifically addresses grandfathering of short-term vacation rentals. Staff has drafted provisions (below) based on State law and will include it in the final draft of the Franklin Zoning Ordinance so that it is clear that existing, permitted short-term vacation rentals may continue:

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Please let me know if you have further questions.

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

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Andrew Orr

From: Kelly Dannenfelser
Sent: Monday, September 9, 2019 1:27 PM
To: Summervillejr@gmail.com
Cc: ZoneFranklin
Subject: Zoning Ordinance Update/Short-Term Vacation Rentals

James,

Thank you for attending the Open House for the Zoning Ordinance update. I'm following up on your question about grandfathering existing short-term vacation rentals with the new Ordinance. Staff has met internally and reviewed State law. Here's what we found:

The Tennessee Code Annotated (T.C.A) specifically addresses grandfathering of short-term vacation rentals. Staff has drafted provisions (below) based on State law and will include it in the final draft of the Franklin Zoning Ordinance so that it is clear that existing, permitted short-term vacation rentals may continue:

In accordance with T.C.A § 13-7-603, short-term vacation rentals that were legally established and issued a permit prior to the effective date of this Ordinance are subject to the law in place at the time that the property was being used as a short-term vacation rental until the property is:

1. Sold;
2. Transferred;
3. Ceases being used as a short-term vacation rental for a period of 30 continuous months; or
4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

Please let me know if you have further questions.

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

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Andrew Orr

From: Andrew Orr
Sent: Tuesday, August 27, 2019 5:07 PM
To: Corbitt, John A; Phil Warren
Subject: RE: Parkway Commons Shopping Center / Proposed new zoning ordinance

Hi Phil and John,

It was nice meeting both of you and thank you again for reaching out. We have already updated the maps and will recommend CC to the BOMA. You can view it here:

<http://franklin.maps.arcgis.com/apps/opsdashboard/index.html#/947c4bc0a11b480bbf777500dab8ed8d>

We will include these emails with our staff report packet to the BOMA.

Thanks again,

Andrew

From: Corbitt, John A <john.corbitt@kroger.com>
Sent: Tuesday, August 27, 2019 5:01 PM
To: Phil Warren <pwarren@warrencommercial.com>; Andrew Orr <andrew.orr@franklinton.gov>
Subject: RE: Parkway Commons Shopping Center / Proposed new zoning ordinance

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

Kroger is in complete agreement with the note below.

Thanks,

John A. Corbitt
Real Estate Manager
The Kroger Co.
2620 Elm Hill Pike
Nashville, TN 37214
Office: 615-871-2540
Cell: 615-766-7099



From: Phil Warren <pwarren@warrencommercial.com>
Sent: Tuesday, August 27, 2019 10:45 AM
To: andrew.orr@franklintn.gov
Cc: Corbitt, John A <john.corbitt@kroger.com>
Subject: Parkway Commons Shopping Center / Proposed new zoning ordinance

[EXTERNAL EMAIL]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Andrew,

As a follow-up to our meeting a week ago concerning the proposed new zoning ordinance, we strongly feel reclassifying Parkway Commons Shopping Center to Neighborhood Commercial is the wrong zoning classification. Parkway is the second largest shopping center in Franklin with 250,000 sf sitting on approximately 35 acres. If the property is ever redeveloped in the future, there is no way to redevelop such a large tract with the uses allowed in Neighborhood Commercial. For that reason we all decided at the meeting that Central Commercial is more appropriate due to the mixed residential and commercial uses allowed in the CC category. I am making this request as owner of the shopping center shops and outlots. I do not speak for Kroger or Target who each own their respective tract in the center.

Please confirm your receipt of this email and the City's agreement to classify CC instead of NC.

Thank You,
Phil Warren

Phillip A. Warren
Warren Commercial Real Estate, Inc.
5217 Maryland Way
Suite 300
Brentwood, TN 37027

pwarren@warrencommercial.com
615-309-0781 x 102 (o)
615-812-8366 (m)
www.warrencommercial.com

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Andrew Orr

From: John Brake <johnbrake61@gmail.com>
Sent: Monday, August 26, 2019 10:37 AM
To: ZoneFranklin
Cc: Molly Pike
Subject: One Final Plea to "Grandfather" Off-Premise STVR owners in new R-4

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

As you weigh public feedback and comments on the draft zoning ordinance, and debate the value of "grandfathering" off-premise STVR owners in Franklin's new R-4 zone, please consider the following:

1. **We are an important part of Franklin's tourism industry.** STVRs provide a safe and comfortable home-like environment that many travelers seek out when coming to Franklin. Many of my guests would not have stayed and shopped here if they couldn't enjoy the STVR experience.
2. **Non-premise STVRs are often among the nicest, well-kept homes on their street.** If we don't maintain a desirable image, our business will suffer. It is in our best interests, and the city's, for non-premise STVR owners to maintain high curb appeal.
3. **Current Municipal requirements allow and regulate off-premise ownership.** If the ability to react quickly to safety and maintenance issues are among the chief concerns behind the draft ordinance, please consider that the current Municipal Code already provides for this. Section 13-203 requires owners or responsible parties live within 25 miles of the STVR. I live less than 10, and the same is true for every off-premise STVR owner I know.
4. **Current Municipal Code allows the city to discipline and monitor off-premise STVR owners, therefore encouraging compliance.** Three noise complaints and the City can pull my STVR permit. That's what I call incentive.
5. **New state law requires cities to grandfather current STVRs.** I am reluctant to quote "state law" to professional government officials. It's like a parent arguing calls with a referee. I am an STVR owner -- not a lawyer. But I researched this topic and found the following story from April 2018: [General Assembly passes final version of bill grandfathering in current short-term rentals](#). I don't know how this specifically impacts Franklin's draft zoning ordinance, but the General Assembly's desire to protect lawfully permitted STVR owners throughout the state seems clear to me. I hope you agree.

That's all I've got.

Thanks so much for taking the time to read this. Thanks, too, for inviting public comment on this issue and for your willingness to make changes to the draft ordinance before making recommendations to BOMA.

Best,

John Brake
2721 McLemore Way
Franklin, TN 37064

Andrew Orr

From: Walter Green <greenwr7@gmail.com>
Sent: Thursday, August 22, 2019 6:37 PM
To: Kelly Dannenfelter
Cc: ZoneFranklin
Subject: Re: Zone Franklin Comments

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They are probably fine, but a little Quality Assurance isn't a bad thing.
Take care.
Walt

On Thu, Aug 22, 2019, 6:32 PM Kelly Dannenfelter <kellyd@franklintn.gov> wrote:

Thank you, Walt. We will check into that.

From: Walter Green <greenwr7@gmail.com>
Sent: Thursday, August 22, 2019 6:08 PM
To: Kelly Dannenfelter <kellyd@franklintn.gov>
Cc: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Re: Zone Franklin Comments

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Looking at the remainder of uses on the "proposed" lines (principle and accessory) for STVR's, might as well check to be sure that:

1. In OR and DD, NOOS's are ok for principle but not accessory, and
2. In NC, the reverse is the case.

Thanks.

Walt

On Thu, Aug 22, 2019, 5:27 PM Walter Green <greenwr7@gmail.com> wrote:

Thank you for the responses, Andrew and Kelly.

There are many who are very concerned about metastasis of NOOS's (an appropriate term for the "cancerous" non-owner-occupied STVR's) in residential areas, especially the new R-4.

How can I be sure to know when the BOMA and FMPC meetings will occur?

Many thanks.

Walt

On Thu, Aug 22, 2019, 5:08 PM Kelly Dannenfelser <kellyd@franklintn.gov> wrote:

Walter,

I absolutely love your attention to detail. You found an error. The R4 and R6 districts should be in separate columns in the accessory use table. R6 is not supposed to be included for the use regulation at this time. The reason R4 has a use regulation on STVRs proposed is because we heard requests for more regulation from residents in this district during Planapalooza. We have not heard this feedback from residents in the R6 district and did not intend for there to be a change.

STVRs will be on an upcoming meeting agenda for the BOMA and FMPC to discuss this topic.

Thank you for your feedback!

Kelly

From: Andrew Orr **On Behalf Of** ZoneFranklin
Sent: Thursday, August 22, 2019 2:58 PM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: FW: Zone Franklin Comments

Any thoughts on the R6 STVR accessory use mentioned below? It's permitted with use regulations

From: Walter Green <greenwr7@gmail.com>
Sent: Thursday, August 22, 2019 2:47 PM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Zone Franklin Comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi. What a beautiful, complicated set of documents. There is much to absorb.

I have a question, though I guess you want comments and might not be prepared to reply to questions. Here it is, anyway:

Currently, in both R-6 and R-2, STVRs are allowed, however the proposed zoning applies conditional language (which I love) to principle STVRs in R-4 (replacing R-2 for my address), but not to principle STVRs (only to accessory) in R-6. I wonder why.

Thanks.

Walter Green

Andrew Orr

From: Amy Jenkins Smith <a.jenkinssmith@icloud.com>
Sent: Thursday, August 22, 2019 2:01 PM
To: ZoneFranklin
Subject: Re: 548 Franklin Rd 37069

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sorry, I didn't mean to send email with nothing in it.

I do want to recommend zoning change to I believe general office. It appears this category is more flexible in terms of what the land can be used for. Office residential looks like it can only be a house office; so that is very limited in terms of development.

What does the term continuum of care mean in the general office category?

Also I already spoke with the commercial tax assessor to determine my tax changes and he supported the zoning change as well for me based on my property location.

I do not want to miss the opportunity to change this zoning now.

Thanks for your help. Amy

Sent from my iPhone

On Aug 22, 2019, at 1:20 PM, ZoneFranklin <zonefranklin@franklintn.gov> wrote:

Yes, the properties to the north are zoned Specific Development (SD-X) which we are renaming to Planned District (PD). Every property with this zoning district has a unique plan that was approved by the Board of Mayor and Aldermen. Every property with this zoning district has a unique plan attached to it. We are willing to recommend zoning your property General Office or Office Residential, as part of the zoning update, if that is your desire. However, if your intent is to remain living in your home for the foreseeable future, I would recommend that you keep your R1 zoning.

Thanks,
Andrew

From: Amy Jenkins Smith <a.jenkinssmith@icloud.com>
Sent: Thursday, August 22, 2019 10:29 AM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Re: 548 Franklin Rd 37069

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

What is the zoning next to me where the office buildings are located?
Do you know?
Thxs Amy
Sent from my iPhone

On Aug 22, 2019, at 9:56 AM, ZoneFranklin <zonefranklin@franklinton.gov> wrote:

Hi Amy,
Which zoning district would you like for your property? My bosses are willing to support a change to General Office or Office Residential.
You can view these districts here:
<http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/18/index.html>
Please let me know your thoughts.
Thanks,
Andrew

From: Amy Jenkins Smith <a.jenkinssmith@icloud.com>
Sent: Tuesday, August 20, 2019 1:41 PM
To: ZoneFranklin <zonefranklin@franklinton.gov>
Subject: Re: 548 Franklin Rd 37069

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Hi Andrew,
It's Amy Smith, we just met in the hallway. Thank you for stopping and talking to me. I would like to proceed forward in including my property in the rezoning ordinance that is coming up in the next year.
If I can include my property in the Envision Franklin rezoning process as Amy educated me and not have to try to do this on my own (pay a lot of money) that would be great. Please let me know what forms or things I need to do on my end to make sure my property is included to coincide with the large office complex that has been built next to me and the delineated line that shows my property as mixed use.
Now seems the appropriate time to facilitate this change process accordingly.
I look forward to you letting me know what I need to do.
Thank you, Amy Smith

Sent from my iPhone

On Aug 14, 2019, at 11:20 AM, ZoneFranklin <zonefranklin@franklinton.gov> wrote:

Hi Amy,
Please reach out to Amy Diaz-Barriga (cc'd) if you have any additional questions. 550-6732. Also, if you would like the zoning to be something other than R1, please let us know.
Thanks,
Andrew

From: Amy Jenkins Smith <a.jenkinssmith@icloud.com>
Sent: Tuesday, August 13, 2019 9:23 PM
To: ZoneFranklin <zonefranklin@franklinton.gov>
Subject: Re: 548 Franklin Rd 37069

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Andrew,
I never received the information for the planner I need to speak to.
Could you please send me that information?
Thank you for your help, Amy Smith

Sent from my iPhone

On Aug 7, 2019, at 5:00 PM, ZoneFranklin
<zonefranklin@franklintn.gov> wrote:

Hi Amy,
The land use map you have below is from our old plan, but the mixed-use land use was carried over to the new plan, Envision Franklin, so your property is neighborhood mixed-use and is the last property going south along Franklin to be neighborhood mixed-use, but the zoning is a different thing. Your zoning has not changed. It is still R-1. All of this means that if you wanted your property to go commercial, you could request a rezoning to a commercial zoning district and the city staff would support your request to the planning commission and to the board of mayor and aldermen. Would you like me to refer you to one of the current planners?

Envision Franklin Design Concepts Map (Land Use Map):

<image001.jpg>

Zoning Map:

<image002.jpg>

Thanks,
Andrew

From: Amy Jenkins Smith <a.jenkinssmith@icloud.com>

Sent: Wednesday, August 7, 2019 3:51 PM

To: ZoneFranklin <zonefranklin@franklintn.gov>

Subject: Re: 548 Franklin Rd 37069

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am so confused. What recommendations you are referring too? I was told the previous land use plan as outlined identified my property as mixed use. When legacy was presented I went down and discussed this specifically on 2 occasions confirming it was mixed use, given the fact a large office complex was being built right next to me.

I was at all the meetings during this time and it was never discussed that I was R-1. Indeed they confirmed my property was the last of the mixed use for this area. Who can I make an appointment with to discuss?
Thank you, Amy
Sent from my iPhone

On Aug 7, 2019, at 3:03 PM, ZoneFranklin
<zonefranklin@franklintn.gov> wrote:

Hi Amy,
The map below is our previous land use map, which is different from zoning. The recommendations were carried over to our updated Land Use Plan, Envision Franklin. However, your property is zoned R-1. The zoning on your property has never changed.
Thanks,
Andrew

From: Amy Jenkins Smith
<a.jenkinssmith@icloud.com>
Sent: Wednesday, August 7, 2019 2:31 PM
To: ZoneFranklin
<zonefranklin@franklintn.gov>
Subject: Re: 548 Franklin Rd 37069
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

<image001.jpg>

My property has the "dot" on it denoting Mixed Use adopted in 2011. This is the map provided to me by the City of Franklin confirming this information to be correct.

This was confirmed to me on 2 occasions with the zoning commission during the time when Mr. Gregory was working on his Legacy development.

Mr. Gregory did not change the maps he was presenting for his plan to make mine mixed use, because he did not buy my land. His documents regarding my property were inaccurate during his presentations; my property was not R-1 it was mixed use.

Thank you, Amy

> On Aug 5, 2019, at 3:48 PM,
ZoneFranklin
<zonefranklin@franklintn.gov> wrote:

>

> Hi Amy,

>

> Thank you for reaching out. I checked Envision Franklin, the City's land use plan, and your property is designated as Neighborhood Mixed-Use, which is the same as the properties to the north. The zoning, however, is not PD. It is still R-1. From what I can tell, your property was not part of the Family Legacy PUD Subdivision. If you don't mind, please send the documents you have that show your property was rezoned.

>

> Thanks,

>

> Andrew

>

> -----Original Message-----

> From: Amy Jenkins Smith

> <a.jenkinssmith@icloud.com>

> Sent: Friday, August 2, 2019 3:04 PM

> To: ZoneFranklin

> <zonefranklin@franklintn.gov>

> Subject: 548 Franklin Rd 37069

>

> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>

>

>

> Hi to whom it may concern,

>
> I just reviewed the zoning map, the
past and new public draft of zoning
ordinance and my property is a PD
planned district, not a R1 residence
district. It is not documented correctly.
>
> When I purchased this property in
2015 I went to the planning commission
and met regarding this land.
>
> It was the PD district and I have the
documents to show this. It was never
corrected on the map that has been
online to reflect this information that
was given to me by the planning
commission. But indeed this property
> 548 Franklin Rd is part of that entire
PD District.
>
> My property line to the left is the end
of the PD district.
>
> Then beyond my property line
becomes R1.
>
> Please correct this accordingly and
call me if you have further questions.
>
> Thank you,
> Amy Smith 615-504-9236
>
> Sent from my iPhone

Andrew Orr

From: Nick Mann <nicholascmann@gmail.com>
Sent: Wednesday, August 21, 2019 7:58 PM
To: Andrew Orr
Cc: Scott Speedy; ZoneFranklin
Subject: Re: Proposed Franklin Zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew, thanks so much for this history and explanation. I would assume that in the unlikely event that the developer changes the final phase from single family to some variation of duplex/multi family, that would be considered significant to require board approval. That is enough protection for me.

Scott, thanks for the call today. It was very nice speaking with you.

Best,
Nick

Nick Mann, Esq.
615-347-9891

On Aug 21, 2019, at 3:45 PM, Andrew Orr <andrew.orr@franklinton.gov> wrote:

Hi Nick

The story is River Bluff was submitted as a PUD Development Plan that was approved by the BOMA. The overall density met the R-2 District requirements, but the lot sizes were smaller than what is permitted so they had to submit a PUD Development Plan to allow for those. We are recommending that the zoning change to the Planned District (PD) with a specified density that matches their approved PUD Development Plan so that the zoning better reflects the actual entitlements and process of approval. If the developer wanted to amend the plan, they would need to request a development plan amendment, which depending on the significance of the change would necessitate board approval. As you will see on the map, most neighborhoods are PDs and this does protect the existing neighborhoods by tying the zoning to the approved plan.

Please let me know if you would like to discuss further.

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklinton.gov

From: Nick Mann <nicholascmann@gmail.com>
Date: August 21, 2019 at 7:54:37 AM CDT
To: scott.speedy@franklinTN.gov
Cc: kira.bardun@gmail.com
Subject: Proposed Franklin Zoning

Hi Scott,

I hope this finds you well. My wife, Kira, and I live in the River Bluff subdivision located on Lewisburg pike, just across from Sullivan Farms. The River Bluff neighborhood is

currently zoned R-2. I noticed that the new, proposed zoning ordinance will change our neighborhood to PD - Planned District. Do you know why PD is being proposed for River Bluff? It seems like the more appropriate zoning designation is R3.

My concern is that the final phase of River Bluff has not yet been developed. We all bought into the River Bluff neighborhood on the premise that it will be single family homes. Under the PD zoning designation, multi family and duplex homes are allowed. This would disrupt the neighborhood and does not seem compatible with the surrounding area.

Best,
Nick

Nick Mann, Esq
Cell: 615-347-9891

Andrew Orr

From: Molly Pike
Sent: Tuesday, August 20, 2019 9:12 AM
To: Kelly Dannenfelser
Cc: Andrew Orr
Subject: FW: STVR changes for R-4

From: John Brake <johnbrake61@gmail.com>
Sent: Tuesday, August 20, 2019 9:09 AM
To: Molly Pike <MollyP@franklintn.gov>
Subject: STVR changes for R-4

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Molly,

I want to thank you again for taking the time to meet with me personally last week about how the changes in the new zoning ordinance, as currently written, will impact non-premise STVR owners in the new R-4 area.

The new guidelines are life-changing to me and others, and I appreciate the Planning Commission's desire and willingness to solicit feedback from STVR owners (and general public) before making final recommendations to BOMA.

So ... let me take one more opportunity to ask the Planning Commission to **PLEASE** grandfather us non-premise guys into the new ZO. Pretty please, with sugar on top. We are good law-abiding citizens. House-broken and potty-trained (well, most of us anyway). We help seniors cross the street! Put our coats on puddles of water so fair maidens can walk with dry shoes! We don't cuss (much) or drink to excess (often), but are willing to give it a try if it will help get us grandfathered in!

Thanks again,

John Brake
615-406-3673

Andrew Orr

From: Sharon Carrington <sharonmcarrington@gmail.com>
Sent: Monday, August 19, 2019 2:10 PM
To: Andrew Orr
Subject: Re: 11th and West Main

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Thank you for your assistance Andrew! It helps to know what is happening.
Sharon

Sent from my iPhone

> On Aug 19, 2019, at 8:28 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

>

> Hi Sharon,

>

> Thank you for participating in the open house last week. Unfortunately, I don't think this intersection will improve any time soon. Please see the email exchange below with our traffic engineer.

>

> Thanks,

>

> Andrew

>

> -----Original Message-----

> From: Adam Moser

> Sent: Friday, August 16, 2019 6:36 PM

> To: Andrew Orr <andrew.orr@franklintn.gov>

> Subject: Re: 11th and West Main

>

> It's either a minor arterial or collector if I remember correctly. It would not qualify for traffic calming in our current program.

>

>

>

> Sent from my iPhone

>

>> On Aug 16, 2019, at 5:01 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

>>

>> Any thoughts on traffic calming for cars on West Main?

>>

>> -----Original Message-----

>> From: Adam Moser

>> Sent: Friday, August 16, 2019 4:26 PM

>> To: Andrew Orr <andrew.orr@franklintn.gov>

>> Subject: RE: 11th and West Main

>>
>> We have many misaligned streets in the historic City of Franklin. We are at the mercy of how properties and streets were laid out very long ago, and correcting them is very costly. The alignment at this location cannot be corrected unless property is purchased and the streets realigned.
>>
>> In addition, this intersection would likely not warrant a traffic signal. There are many warrants that must be met and this intersection likely wouldn't meet those. We will pull crash history on this intersection to look at that, however, it is very unlikely this intersection will qualify for a traffic signal. The operation of a traffic signal at misaligned intersections is also not conducive to reducing vehicle delays, nor is a traffic signal guaranteeing a safer intersection than one without.
>>
>> Thank you,
>>
>> Adam Moser, P.E.
>> Traffic Engineer
>> City of Franklin
>>
>> -----Original Message-----
>> From: Andrew Orr
>> Sent: Friday, August 16, 2019 3:04 PM
>> To: Adam Moser <adam.moser@franklinton.gov>
>> Subject: 11th and West Main
>>
>> Hey Adam,
>>
>> I spoke to a resident yesterday about the (misaligned) intersection of 11th and West Main Street. She had concerns about the safety of turning left from 11th onto West Main Street. What are your thoughts on this?
>>
>> Thanks!
>>
>> -----Original Message-----
>> From: planningprint2@franklinton.gov <planningprint2@franklinton.gov>
>> Sent: Friday, August 16, 2019 2:35 PM
>> To: Andrew Orr <andrew.orr@franklinton.gov>
>> Subject: Scanned on Bizhub from NovaCopy
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>> The attached document was scanned on a Konica Minolta Bizhub from NovaCopy
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>>
>>
>>

Andrew Orr

From: Paul Johnson <prjtoday@aol.com>
Sent: Wednesday, August 14, 2019 11:29 AM
To: ZoneFranklin
Subject: Re: Zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Okay, thank you for your response.

Sent from my iPhone

On Aug 14, 2019, at 11:21 AM, ZoneFranklin <zonefranklin@franklintn.gov> wrote:

Hi Paul,

The Franklin Zoning Ordinance Update has no bearing on school zoning. This is a separate issue. School zoning is handled through Williamson County Schools and they have a separate board.

Thanks,
Andrew

From: Paul Johnson <prjtoday@aol.com>
Sent: Wednesday, August 14, 2019 11:01 AM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I own property at 1450 Bernard Way Franklin TN 37067. My home is located in Hadden Hall within the McKay's Mill subdivision.

I am very interested in my property being zoned for Williamson public schools verses Franklin Specialty schools, Unfortunately, I will be out of town tomorrow and unable to attend the zoning meeting.

Could you please update me as to new "zoning ordinance" how my property will be effected?

Thanks & Best regards,
Paul Johnson

Andrew Orr

From: Neeti Agarwal <neeti1908@gmail.com>
Sent: Tuesday, August 13, 2019 1:26 PM
To: ZoneFranklin
Subject: Re: Zoning Ordinance

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon,

Thanks for letting me know.

Regards,
Neeti

Sent from my iPhone

On Aug 13, 2019, at 1:13 PM, ZoneFranklin <zonefranklin@franklintn.gov> wrote:

Good Afternoon,
Thank you for reaching out. We are proposing to leave the zoning district the same as it is now, Neighborhood Commercial (NC).
Thanks,
Andrew

From: Neeti Agarwal <neeti1908@gmail.com>
Sent: Tuesday, August 13, 2019 11:20 AM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Zoning Ordinance

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,
I am the property owner of 4419 S Carothers Rd, Franklin parcel. What is the proposed zoning ordinance for this parcel?
Please advise.
Respectfully,
Neeti Agarwal

Andrew Orr

From: Paul or Wanda Thompson <thompson790@bellsouth.net>
Sent: Friday, August 9, 2019 4:34 PM
To: ZoneFranklin
Subject: Comments/Concerns

Follow Up Flag: Follow up
Flag Status: Completed

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern:

I'm sorry we will be out of town, missing the Aug 15 meeting. We are Local residents of Forrest Crossing. Having Lived in Brentwood, and Franklin my entire life. I do care greatly about how land is being developed/regulated. The following are two concerns that I would appreciate being considered in this **Draft** of "Zone Franklin"....

- 1) Parking guidelines in Residential neighborhoods new or existing.
Please Stop parking on the streets in residential neighborhoods. It looks tacky, congested, and cheapens the overall appearance of the development. In other cities whether the neighborhood has \$Million+ or \$350,000+ homes in it they don't allow parking on the streets, and the view of the overall area is much nicer, and strengthened by that regulation. In areas of neighborhood that do allow parking on the streets more, and more liberties are taken therefore making that neighborhood unsightly.
- 2) Another great concern in Franklin Everywhere. You're allowing building in so many areas. Please don't turn us into one of those cities, only thinking of the taxes/revenue coming in, while not thinking of the infrastructure/road congestion that we've had already for some years, and it's getting worse rapidly. Because we realize the high cost to do road expansion. However it's already a necessity. Franklin road should have been widened, as Hwy 96 East (alias Murfreesboro Pk). along with North Royal Oaks. Yes extending New Hwy 96 West will be a plus but that's only one side of our city. All we have many hours in a day is heavy traffic internally in the city limits. Cities like Spring Hill, and Nolensville all chose revenue of new buildings over new roads, and ignoring the problems of their existing residents. Franklin's appeal will in time diminish if it's too difficult to navigate through it.

By your decisions now please don't make us in turn lose the Charm Franklin now has, and has had. We don't want a concrete jungle of walls at every turn in our City, or county.

Thank You..
Wanda Thompson-Resident of Forrest Crossing

Andrew Orr

From: Christina Cheek <ccheek4@oreillyauto.com>
Sent: Thursday, August 8, 2019 2:08 PM
To: ZoneFranklin
Cc: Christina Cheek
Subject: RE: O'Reilly Store #916 - 103 Lumber Drive and Store #4915 - 1445 Murfreesboro, Franklin, TN Zoning Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

Thank you for your quick response, I appreciate it!

Thank You!

Christina Cheek
Lease Administrator for the Northeastern Regions, VA, WV, Carolinas, GA & CARPAR
Real Estate Department
O'Reilly Auto Parts
233 S. Patterson
Springfield MO 65802
417-837- 5962
417-874-7112 (fax)
ccheek4@oreillyauto.com

From: Andrew Orr [mailto:andrew.orr@franklintn.gov] **On Behalf Of** ZoneFranklin
Sent: Thursday, August 08, 2019 2:06 PM
To: Christina Cheek <ccheek4@oreillyauto.com>; ZoneFranklin <zonefranklin@franklintn.gov>
Subject: RE: O'Reilly Store #916 - 103 Lumber Drive and Store #4915 - 1445 Murfreesboro, Franklin, TN Zoning Changes

Good Afternoon,

Thank you for reaching out. For existing buildings not looking to change, this is more of an administrative activity.

For the Murfreesboro Road store, the zoning is being recommended from General Commercial (GC) to Regional Commerce 6 (RC6) which is very similar. We are basically moving all of the GC parcels along the I-65 corridor into RC6 or RC12.

With the conversion of GC, we had to move the Columbia Ave store to a different district and chose LI based upon our land use plan, Envision Franklin, as well as it being the predominant district along Columbia Ave.

Neither change will have an impact on operating your store. Zoning standards would kick in if you were to do major additions to the stores or demolish them and build something new.

I hope this helps, but feel free to follow up.

Thanks,

Andrew

From: Christina Cheek <ccheek4@oreillyauto.com>

Sent: Thursday, August 8, 2019 12:16 PM

To: ZoneFranklin <zonefranklin@franklin.tn.gov>

Cc: Christina Cheek <ccheek4@oreillyauto.com>

Subject: O'Reilly Store #916 - 103 Lumber Drive and Store #4915 - 1445 Murfreesboro, Franklin, TN Zoning Changes

Importance: High

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I am inquiring about the proposed zoning changes from Central Commercial to Light Industrial on our two locations in Franklin, TN. Will this have any impact on how our stores at all or is it just a minor change? Impacts being any changes to appearance, landscaping, etc., requirements? I appreciate your time and assistance, thank you!

Thank You!

Christina Cheek

Lease Administrator for the Northeastern Regions, VA, WV, Carolinas, GA & CARPAR

Real Estate Department

O'Reilly Auto Parts

233 S. Patterson

Springfield MO 65802

417-837- 5962

417-874-7112 (fax)

ccheek4@oreillyauto.com

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Stop, Look, and Think. This email is from an external source.

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Andrew Orr

From: Brett Jones <obr.brett@gmail.com>
Sent: Tuesday, August 6, 2019 5:18 PM
To: ZoneFranklin
Cc: Scott Speedy; Kelly Dannenfelser
Subject: Re[2]: Proposed zoning of industrial properties on Meadowlawn Dr and Adams St

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you, Andrew. I appreciate your response. I would like to note that while the properties do abut the rail line, I do not believe they utilize the rail for delivery of goods. Supply deliveries are trucked in, from Adams St then down Meadowlawn/Bel Aire. The properties in the area immediately east of the rail line do actually use rail for delivery of goods (Huskey and the Sakrete factory). However, these properties are zoned Light Industrial. It seems at minimum the three parcels on Meadowlawn and Adams/Bel Aire should be rezoned to LI. But given the character of the rest of the Adams St/Meadowlawn/Highland Gardens neighborhood, residential is more appropriate.

Hope to meet you at one of the upcoming public meetings.

Brett

----- Original Message -----

From: "ZoneFranklin" <zonefranklin@franklintn.gov>
To: "Brett Jones" <obr.brett@gmail.com>
Cc: "Scott Speedy" <scott.speedy@franklintn.gov>; "Kelly Dannenfelser" <kellyd@franklintn.gov>
Sent: 8/6/2019 4:57:10 PM
Subject: RE: Proposed zoning of industrial properties on Meadowlawn Dr and Adams St

Hi Brett,

Thank you for reaching out and voicing your concern. While we do anticipate change over time for these industrial properties that is more in line with the neighborhood, the properties you are referencing do abut the CSX line and have been legally operating. We did not feel comfortable recommending a change to the HI properties that are legally operating as industrial/commercial uses, especially not knowing the will of the property owners. We did, however, recommend rezoning the HI properties that are single family residential. We have several public meetings slated for this fall and will pass along your comment to the Board and gauge their interest on changing the zoning.

Thanks,
Andrew

From: Brett Jones <obr.brett@gmail.com>
Sent: Tuesday, August 6, 2019 4:37 PM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Cc: Scott Speedy <scott.speedy@franklintn.gov>
Subject: Proposed zoning of industrial properties on Meadowlawn Dr and Adams St

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Madam or Sir,

I received the Zone Franklin mailer, and am extremely surprised to see the industrial properties located at the end of Meadowlawn Dr and Adams St/Bel Aire Dr are shown as Heavy Industrial for the proposed zoning. This is not consistent with the Envision Franklin plan, which calls for these properties to transition to Historic Residential. The fact these properties are proposed to remain zoned HI is completely inappropriate, based on the purpose of the HI zoning, which is "to provide for industrial uses that have extensive exterior movement of vehicles and goods." I invite City of Franklin decision makers to take a cruise down Adams St and Meadowlawn Dr and explain how this is an appropriate location for "extensive exterior movement of vehicles and goods."

I lived at 311 Meadowlawn Dr for seven years (moved a few blocks over to Everbright Ave in June) and it was a common occurrence for semi-trucks to back down the entirety of Meadowlawn Dr from Adams St. The warehouse at the end of the street also apparently leases outdoor storage space to many different users with large trucks and heavy equipment, and some of these folks speed through, sometimes with heavy trailers in tow. It caused me a lot of worry. I still own 311 Meadowlawn and also own 307 Meadowlawn, and both tenants have small children who understandably play on the dead-end street. There are four Franklin Elementary School children on the street, in addition to middle schoolers. It's not safe. It makes no sense from a land-use planning perspective. And it should be changed.

I hope to attend the Public Open House on August 15th, but in the meantime, please pass these comments to the individuals evaluating the proposed changes. I have attached the alderman for the area, Scott Speedy, to this email.

Sincerely,

Brett Jones

111 Everbright Ave

615-516-0326

obr.brett@gmail.com

Andrew Orr

From: Deborah Prince <dndprince@att.net>
Sent: Monday, August 5, 2019 11:29 AM
To: Andrew Orr
Subject: Re: question on new zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you for your prompt response.

Deborah Prince

On Aug 5, 2019, at 9:08 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Hi Deborah,

Thank you for reaching out. The PD zone is intended for neighborhoods and developments that had a specific plan (we call them Planned Unit Developments or PUDs) tied to the zoning of the property. Many neighborhoods in Franklin are PUDs. However, I really appreciate you reaching out because I don't think Hunters Chase was a PUD. I think when I changed Dallas Downs to PD, I incidentally included Hunters Chase, since it is adjacent. The zoning map changes do not have any bearing on roadway projects and a change like R-3 to PD shouldn't have an effect on property values. I will change Hunters Chase back to R-3. Thanks for bringing it to my attention!

Andrew

From: Deborah Prince <dndprince@att.net>
Sent: Friday, August 2, 2019 10:29 AM
To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: question on new zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I logged on to zonefranklin.com to check zoning changes. My residence at 508 Justin Dr shows a proposed change from R-3 Residential to PD Planned District. Can you explain exactly what that means? What is PD Planned District? Will this affect the value of my home? Does it have anything to do with widening of Lewisburg Pike?

Thank you,
Deborah Prince

Andrew Orr

From: Andrew Orr
Sent: Tuesday, August 6, 2019 8:39 AM
To: Debra Brevard
Subject: RE: Question

Good Morning Debra,

We are recommending the other homes on your street also go to the newly created R4 zoning district—which has been specifically created for the downtown area to correct some of the conflicts residents were experiencing with the R-3 District. R4 does allow for accessory dwellings and other accessory structures. The Planning Commission votes on the ordinance and makes a recommendation to the BOMA. The BOMA has the final authority and like all ordinances, requires three readings and a public hearing. We are hoping the Planning Commission will vote on it at their December 19th meeting. Then, it will go to BOMA. You can read more about R-4 here:

<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/32/index.html> and more about accessory structures here: <http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/98/index.html>

Thanks!

Andrew

From: Debra Brevard <debbiebrevard@gmail.com>
Sent: Monday, August 5, 2019 5:43 PM
To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Re: Question

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Who will be voting on this, Andrew? The Planning Commission and BOMA (Board of Mayor and Alderman)? Will they be allowed to vote? I am not sure who votes on the new Zoning amendments - may delay the slated Zoning process for any reason.

When is a vote likely to occur, and how long after that would the zoning change?
Would this new zoning to R4 allow an accessory bldg for habitation? What uses would be allowed?
Why not zoned to R-3 like the rest of the street?

Thanks,
Debbie Brevard

On Aug 5, 2019, at 9:45 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

We are hoping to get this in front of the Planning Commission this December and to the Board of Mayor and Aldermen starting in January of 2020.

From: Debra Brevard <debbiebrevard@gmail.com>
Sent: Monday, August 5, 2019 9:40 AM
To: Andrew Orr <andrew.orr@franklinton.gov>
Subject: Re: Question

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you! As I am currently considering a remodel that requires re-zoning, how long would I need to wait before this goes into effect?

Thanks,
Debbie Brevard

On Aug 5, 2019, at 9:35 AM, Andrew Orr <andrew.orr@franklinton.gov> wrote:

Hi Debra,

Thank you for reaching out. Yes, we are recommending that your property and your two neighbors to the east, 317 and 319, are also changed to R4. R4 is a new district we are proposing that includes the single-family homes in and around Downtown Franklin. The properties adjacent to the railroad would remain industrial.

Here's a screenshot of the proposed area. You can also view it on zonefranklin.com

<image001.jpg>

Thanks!

Andrew

From: Debra Brevard <debbiebrevard@gmail.com>
Sent: Friday, August 2, 2019 12:32 PM
To: ZoneFranklin <zonefranklin@franklinton.gov>
Subject: Question

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Zone Franklin,

How wonderful to see what the Franklin Municipal Planning Commission is up to!!
Envision Franklin is a great comprehensive plan, and I appreciate the opportunity to live here and see these positive changes happen.

I am currently considering rezoning my property from Heavy Industrial to Residential, since I am in a neighborhood that is mostly residential and it doesn't really make sense for it to be Heavy Industrial when I am living on it with a Residential use.

My property is located at 315 Meadowlawn Dr., Franklin, TN 37064

Yesterday, I received this postcard (below) in the mail. Can you tell me if this Zoning Ordinance will address changing this so I do not need to go through the long and laborious process of rezoning what shouldn't be necessary in the first place?

<image002.jpg>

Thank you for your kind attention.

Debbie Brevard
315 Meadowlawn Dr.
Franklin, TN 37064
(615) 887-5297
ddbrevard@bellsouth.net

Andrew Orr

From: Molly Pike
Sent: Wednesday, August 7, 2019 4:22 PM
To: ZoneFranklin; John Brake
Subject: RE: Existing STVR in new R-4 zone

An STVR owner is required to renew their permit yearly. Current STVR standards are contained in the Municipal Code and there are no limitations on the zoning district. It would depend on the language in the new zoning ordinance whether an STVR could be "grandfathered". This permit can be revoked with cause so there would need to be specific language added about an STVR 'in good standing' or something similar if the intent is to allow an existing STVR to continue. There will need to be revisions to the new ZO and MC to resolve the conflicts that may exist.

Please let me know if you have any additional questions.

Molly A. Pike, RLA
Zoning Administrator
Department of Building & Neighborhood Services
City of Franklin, Tennessee
615-550-6738

From: Andrew Orr **On Behalf Of** ZoneFranklin
Sent: Wednesday, August 7, 2019 1:04 PM
To: John Brake <johnbrake61@gmail.com>
Cc: Molly Pike <MollyP@franklintn.gov>
Subject: RE: Existing STVR in new R-4 zone

Hey John,

It is my understanding that existing STVRs in R4 would be grandfathered in and allowed to continue operating. Molly, if this is incorrect, please reply.

Thanks!

Andrew

From: John Brake <johnbrake61@gmail.com>
Sent: Wednesday, August 7, 2019 9:42 AM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Re: Existing STVR in new R-4 zone

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you! I hope to meet you at the Open House on 8/15 and can come by your office, too. Anytime. Thanks again Andrew. Much appreciated.

On Wed, Aug 7, 2019 at 9:35 AM ZoneFranklin <zonefranklin@franklintn.gov> wrote:

Hey John,

Let me check on this.

From: John Brake <johnbrake61@gmail.com>
Sent: Tuesday, August 6, 2019 5:33 PM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Re: Existing STVR in new R-4 zone

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thanks Andrew. I appreciate your quick response. I understand the desire to limit growth of STVRs but is there a provision that current off-site STVR owners can be grandfathered in? Or will we be forced to do something else with the property?

On Tue, Aug 6, 2019 at 5:02 PM ZoneFranklin <zonefranklin@franklintn.gov> wrote:

Hi John,

You can review the proposed standards here:
<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/90/index.html>

The major change would be homes in R-4 (which would be the majority of single family homes in Downtown Franklin) would have to have the owner reside on the property (this could be the main house or an accessory dwelling, but somewhere on the property). There is a strong desire by the downtown residents to limit STVRs in the downtown area.

Thanks,

Andrew

From: John Brake <johnbrake61@gmail.com>
Sent: Tuesday, August 6, 2019 4:43 PM
To: ZoneFranklin <zonefranklin@franklintn.gov>
Subject: Existing STVR in new R-4 zone

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

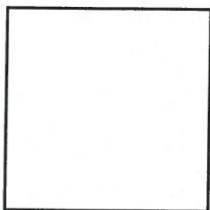
Hi ... Can you tell me what to expect as the off-site owner of a Short Term Vacation Rental that is currently R-3 but is likely to become R-4 under the new plan? Thanks.

--

Sincerely,

John Brake

Affiliate Broker



415 Main Street

Franklin, TN 37064

License # 00332884

Firm License # 00059191

Phone: 615-790-7400

Fax: 615-790-7413

Andrew Orr

From: Kelly Dannenfelser
Sent: Thursday, August 8, 2019 11:16 AM
To: Scott Bernick
Cc: Caleb Thorne; Alan Thompson; Emily Hunter; Andrew Orr
Subject: RE: Next Design Professionals/Developer Group Meeting - Draft Zoning Ordinance Discussion - Wednesday, August 7 @ 7:30 AM

Scott,

Thank you for your team's thoughtful review of the draft ZO. We appreciate your team's thoughtful comments and the understanding that Franklin does work toward setting high standards that achieve quality development and exceptional places for people. I'll add these comments to our feedback list for staff/consultant discussion preceding the release of the final draft. I've provided responses where there are simpler answers in [blue](#) below.

Kelly

From: Scott Bernick <sbernick@ragansmith.com>
Sent: Tuesday, August 6, 2019 11:35 PM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Cc: Scott Bernick <sbernick@ragansmith.com>; Caleb Thorne <cthorne@ragansmith.com>; Alan Thompson <athompson@ragansmith.com>
Subject: FW: Next Design Professionals/Developer Group Meeting - Draft Zoning Ordinance Discussion - Wednesday, August 7 @ 7:30 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Evening Kelly –

We've reviewed the zoning ordinance draft and wanted to provide the following comments/questions prior to our meeting tomorrow. Your team has done an excellent job organizing the new ZO and expect the COF will continue to set the standard here in Middle TN and beyond. Great work on the formatting! We hope these comments are productive and look forward to our Q & A session tomorrow.

- Frontage Types for RC6 and RC12 are vastly different than the development pattern in those proposed zones today. We definitely foresee some growing pains for the market and developers by eliminating parking in front of retail all together. We expect some end users in our current market will initially look elsewhere due to the restrictions in parking, however, one day will embrace a walkable community. With that said, it seems logical to consider limited parking in front of some retail based on road classifications. For example, removing parking in front of Lennox Village on Nolensville Pike seems devastating to the small retail component within the mixed use....at the same time we understand the feel of a Hillsboro Village and feel it works well because of the tight street scape. Along many of our arterials with several lanes and exclusive easements, we feel limited parking in front may not be a bad thing.
- Related to item above, would drive thrus also be restricted between the building and road? In certain scenarios....form should follow function and interested to see examples.

- We noticed General Office is intended to provide a transition between RC areas and residential neighborhoods. Seems like a live-work use and building type would be promoted or allowed?
- The 20' garage setback from front façade on homes on front loaded garages is significant. We agree with a setback to place emphasis on the front door but feel that same approach is achievable by a lesser distance...such as 8-10'. This requirement will definitely eliminate some national builders and their products from considering Franklin's market and providing "Franklin Affordable" options. Ideally, National builders would modify their product but that doesn't happen a lot. We also get that standards aren't put in place to accommodate all builders but there's a large portion of homes in Franklin that don't meet this standard.
- Requiring Big Box retailers to park half their parking via structured spaces is a massive cost at approximately \$20,000 a space. Between requiring parking in the rear and 50% structured parking it'll be interesting to see how today's market responds. Structured parking and impact fees are the (2) biggest concerns we hear from clients that break their proformas. For example...would Lifetime Athletic pay an extra 3 million for half structured parking or look at an adjacent market?
The large-scale retail building type is specific to retail use (and as we talked about yesterday it was a directive from the BOMA back in 2008). It wouldn't apply to a commercial recreation use like Lifetime Fitness. I'll revise the description to make it more clear.
- The requirement for all 20% slopes and greater to be placed in open space or an easement can be challenging with our middle TN terrain. There are some sites adjacent to arterial roads/infrastructure that flirt with those slopes and should absolutely be considered for development to encourage growth along our improved corridors. At the same time, we appreciate the sensitivity to natural resources. Consideration should be given to cut vs. fill. There are many instances where earthwork within an existing slope wouldn't impact the untouched slopes. Again this is location specific.
In the Steep Slopes section, the provision to preserve 20% slopes became more flexible in the draft. It will not be all 20% slopes; rather, it will only apply to the more significant areas with those slopes—hence the 20 feet of rise over 100 feet of run.
- Page 161 of the ZO references a 40' internal drive maximum. Clarity is needed when a turn lane is required by the traffic study. (3) 12' lanes plus 8' parallel parking on each side exceeds this requirement. Parallel parking is being required on all internal drives.
- The ZO doesn't seem to allow the removal of specimen trees. It discusses the replacement requirement of 2:1 as a default for trees not authorized to be removed. We completely agree Specimen trees should be maintained for obvious reasons, however, sometimes the location is so impactful to a layout that it's impossible to keep them. Does this ZO take a different stance than the current policy?
Yes. If it hinders access to the site then it can be removed and replaced at a 2:1.
- We feel that staff should have the authority to administratively approve a site plan that has and complies with the buffer standards. Currently, the ZO requires any plan with a buffer to go before the FMPC. Why is that required if one complies with the Code?
The BOMA/FMPC would like to discuss the triggers for FMPC and Administrative site plan approvals. This topic is tentatively scheduled for the September 19 special joint workshop.
- Figure 23.2.3.B seems confusing. Shouldn't the "Lot Width" label be pushed back to the front façade and the current location labeled "lot width" actually be labeled "Front Lot Line"? It's our understanding the lot width is the plane at the building front façade but allows the front lot line to be less at a cul-de-sac?
Good catch! Thank you.
- Page 241: Should 'Tree Save Areas' be referred to as "Canopy Retention Areas" or is any tree save on site required to go to open space? Basically, does only the minimum requirement have to get recorded if you're saving more?
The term 'tree canopy retention' is being replaced by 'tree save area' as it is more typically called that by Las. You are correct--only the minimum is required to be recorded in an easement.
- The ZO deems any lot with a specimen tree a critical lot...what's the impact if the specimen tree gets removed? More discussion needed on the intent.
See above. The intent of a critical lot is so that it can have extra review to make sure critical root zones are protected, etc.
- Page 246: Is the discussion of planting wet retention ponds referring to "bio-retention"?

- Page 246: additional considerations should be given for water quality wall finishes in urban infill.
[What do you suggest?](#)

All of the pages below are from the State-adopted model, which comes from the Federal level. It was adopted by Franklin following the 2010 Flood. We don't have much leeway to make any changes and left it alone for this update (other than to remove some of the redundant cross section references).

- Page 252: #9 Is this new?
- Page 252: Define substantial improvements under #13: [It has a very long definition from the State here: http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/376/index.html](http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/376/index.html)
- Page 253: b Did the FFE increase for non-res?
- Page 256-257: Clarify flood study requirements
- Page 258: H Assume this is new and in addition to Stream Buffers?

As a resident and a consultant I appreciate the strict standards incorporated into our ZO and the draft ZO. The draft ZO format has been significantly improved and we're excited about the hyperlink capabilities. We appreciate all of staff's hard work and time put into the development of this document. Please feel free to contact us with any questions and let us know if we can assist in any way.

[Thanks again for your comments. We really appreciate them.](#)

Sincerely,

Scotty M. Bernick, R.L.A.
Associate

RAGAN • SMITH ASSOCIATES, INC.
315 Woodland Street, Nashville, TN 37206
615.244.8591 | ragansmith.com

From:g Vernon Gerth <vernon.gerth@franklinton.gov>

Sent: Sunday, July 28, 2019 1:14 PM

Cc: Kelly Dannenfelser <kellyd@franklinton.gov>

Subject: Next Design Professionals/Developer Group Meeting - Draft Zoning Ordinance Discussion - Wednesday, August 7 @ 7:30 AM

Good afternoon Design Professionals/Developer Group. Please remember that our next meeting is scheduled for Wednesday, August 7 and the topic of discussion is the public draft of the City's updated Zoning Ordinance. The City's consultant and staff will be leading this discussion.

Hopefully, you had a chance to check out the top ten significant changes for the new Ordinance in my last email. We thought you might be interested in these highlights (with links to specific pages) in advance of our August 7 meeting:

1. The RC6 and RC12 districts (formerly GC) in Cool Springs have multifamily residential as a secondary permitted use within the district, reducing the need for a rezoning/development plan process. The setbacks have also been reduced to promote walkability. Check out the RC6 and RC12 districts here:
<http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/56/index.html>
2. The RC6 and RC12 districts have reduced tree canopy retention and landscape surface area (formerly LSR) to allow a more intense, walkable development pattern that achieves the vision of Envision Franklin:
<http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/194/index.html>
3. The connectivity index has been eliminated and replaced with simpler standards:
<http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/162/index.html>

4. We've worked toward more predictability for transitional features. Transitional features and incompatible use buffers has been combined into a transitional features chapter with specific standards and applicability: <http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/154/index.html>
5. To address the conflict between lot size minimum and density maximums, the requirements shifted to minimum lot size rather than density for almost all districts.

Please forward questions prior to this meeting to Assistant Planning and Sustainability Department Director Kelly Dannenfelser at kellyd@franklintn.gov or, at 615.550.6735

The draft Zoning Ordinance and draft zoning maps are available online at www.zonefranklin.com

See you next Wednesday, August 7 at 7:30 AM in the City Hall Training Room.

Vernon

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Andrew Orr

From: Morton Stein <tracerealty@mindspring.com>
Sent: Wednesday, July 31, 2019 2:19 PM
To: Andrew Orr; Kelly Dannenfelser
Subject: RE: Proposed Zoning Ordinance Questions

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you for sending me the information. You guys have made the ordinance so much easier to use that I was looking for other chapters to find the use regulations and not where it is suppose to be. Also, the zoning map is so much easier to use. Thank you for your work.

Mort

Morton Stein
317 Main Street, Suite 201
Franklin, TN 37064
Mobile 615 973-5437
Mortstein927@gmail.com

From: Andrew Orr [mailto:andrew.orr@franklintn.gov]
Sent: Monday, July 29, 2019 10:11 AM
To: Kelly Dannenfelser; Morton Stein
Subject: RE: Proposed Zoning Ordinance Questions

Hi Mort,

If you are having trouble with the interactive map, you can see the attached pdf map. We have coded areas along Liberty Pike MR as well as all through Fairgrounds Street to match Envision Franklin. You'll have to zoom in to see it. MR is yellow on the map.

Thanks,

Andrew

From: Kelly Dannenfelser
Sent: Monday, July 29, 2019 10:03 AM
To: Morton Stein <tracerealty@mindspring.com>
Cc: Andrew Orr <andrew.orr@franklintn.gov>
Subject: RE: Proposed Zoning Ordinance Questions

Mort,

Below is the link to the Use Regulations. They start right after the Table, and we can add a "See Subsection 45.1.4" in the header of the table where it says permitted with use regulations.

<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/86/index.html>

I'm pulling Andrew in for your second question about MR.

Kelly

From: Morton Stein <tracerealty@mindspring.com>

Sent: Monday, July 29, 2019 9:56 AM

To: Kelly Dannenfelser <kellyd@franklintn.gov>

Subject: Proposed Zoning Ordinance Questions

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Kelly: In reviewing the Use Tables, I have a couple of questions: What is the "Permitted with use Regulations" and where can I find what the "Use Regulations"?

I am having a problem reading the zoning map can you tell me if there are any MR districts designated for vacant property?

Morton Stein

317 Main Street, Suite 201

Franklin, TN 37064

Mobile 615 973-5437

Mortstein927@gmail.com

Andrew Orr

From: Hunkler, Mike <mike.hunkler@greshamsmith.com>
Sent: Tuesday, July 23, 2019 3:27 PM
To: Kelly Dannenfelser
Subject: RE: City of Franklin Draft Zoning Ordinance - Released

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Okay.

Thank you for the quick reply, Kelly.

Mike.

Michael D. Hunkler, P.E.
Gresham Smith
D: 615.770.8156
M: 615.478.3283

From: Kelly Dannenfelser <kellyd@franklintn.gov>
Sent: Tuesday, July 23, 2019 1:17 PM
To: Hunkler, Mike <mike.hunkler@greshamsmith.com>
Cc: Scruggs, Dustin <dustin.scruggs@greshamsmith.com>; Lucyshyn, Jessica <jessica.lucyshyn@greshamsmith.com>; Andrew Orr <andrew.orr@franklintn.gov>
Subject: RE: City of Franklin Draft Zoning Ordinance - Released

Mike,
I'm so impressed! Thank you for taking the time to review the draft Zoning Ordinance. Let me see if I can address your questions in blue below:

From: Hunkler, Mike <mike.hunkler@greshamsmith.com>
Sent: Friday, July 19, 2019 9:54 AM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Cc: Scruggs, Dustin <dustin.scruggs@greshamsmith.com>; Lucyshyn, Jessica <jessica.lucyshyn@greshamsmith.com>
Subject: City of Franklin Draft Zoning Ordinance - Released

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Kelly,

Thank you for the opportunity to provide review and input on this new document. In general I found it to be clear and concise. Hopefully it answers more questions than it creates?

I few comments/questions:

- Did you consider requiring a minimum project acreage size for the PD district?
We did consider it, but we left it out because when a property is rezoned to PD, we rely on Envision Franklin to provide the lot size recommendations. One of the issues we have run into in the past is that when a standard is in both the guiding plan and the Zoning Ordinance, and it changes in Envision Franklin, then we must also update the Zoning Ordinance, which is a lengthy process. The PD is supposed to be used to implement Envision Franklin, so our thought was that it should be the device that influences the PD district.
- Did you consider a multi-family zone district?
One of the bigger changes with the new Ordinance is that it allows some multifamily by-right alongside commercial uses in regional commerce. Envision Franklin doesn't support much stand-alone multifamily, instead recommending mixed use and walkable multifamily near commercial uses in the Cool Springs area.
- Gas stations are now as much convenience stores as fuel stations. Did you consider more districts to allow their construction?
There are certain topics that are BOMA-directed and staff felt that this was one of them. Convenience stores would simply be retail under the new Ordinance.
- On page 173 I believe there is a typo that should address 90 degree parking dimensions (instead of 2 -60 degree dimensions.)
Good catch. We've updated that in our files for the final draft.
- Did you consider revisiting not allowing presplit or prefinished masonry units on retaining walls? This restriction created a significant hardship on the recent Ramsey Headquarters project.
We built in some flexibility where retaining walls are not visible. Check out the link to the materials page below for more:
<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/208/index.html>
- FYI many exterior equipment heights exceed the maximum screen height of 8'; alternate screening using installed plant materials taller than 8' may be a challenge to thrive.
I'm thinking this comment is for the ground- or wall-mounted mechanical and utility equipment? It may be that when the equipment reaches beyond that height, the alternative for landscaping may not be available as such.
- Are there any zone changes being implemented with the zone map, or is it just an existing zoning snapshot based on the date of the new ordinance approval?
There are some limited zoning changes, but mostly name changes e.g. R-1 to R1, GC to RC, etc. There is a cool interactive map of the zoning districts that compares the old and new with a slide bar. Be sure to use Google chrome for the best viewing for this one:
<http://franklin.maps.arcgis.com/apps/opsdashboard/index.html#/947c4bc0a11b480bbf777500dab8ed8d>

Mike.

Michael D. Hunkler, P.E., LEED AP
Senior Vice President

D: 615.770.8156
M: 615.478.3283

Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201-2308

From: Vernon Gerth <vernon.gerth@franklintn.gov>
Sent: Thursday, June 13, 2019 5:24 PM
Subject: Draft Zoning Ordinance - Released

Good afternoon Design Professionals/Developer Group,

Since late 2017, City staff has been working on updating the City Zoning Ordinance, with the goal of guiding the type of high-quality, vibrant, and sustainable development prescribed by Envision Franklin. In February 2019, City staff and consultant Town Planning & Urban Design Collaborative (TPUDC) hosted Planapalooza, a code demonstration and design process. Staff, stakeholders, and citizens worked with the consultant team to test draft zoning concepts through prototypical urban design scenarios. Staff and TPUDC then continued to work on the zoning ordinance update using input received during Planapalooza.

Our team has recently released the public review draft for community and stakeholder input. While a Public Draft Open House will be held on August 15 from 5-8 pm at the City Hall Training Room, **City staff and our consultant will be facilitating a discussion with the Design Professionals/Developer Group on Wednesday morning, August 7 beginning at 7:30 AM in the City Hall Training Room.** Please mark your calendars and invite your colleagues and clients to join us.

The Public Draft Ordinance and the Draft Zoning Map are located on-line at <https://zonefranklin.com/public-draft-zoning-ordinance>.

In the meantime, please contact Kelly Dannenfelser, Assistant Director of our Department of Planning and Sustainability with questions and comments.

kellyd@franklintn.gov 615.550.6735

Vernon

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Andrew Orr

From: Brian Laster <brianlaster@gmail.com>
Sent: Monday, July 15, 2019 2:11 PM
To: Kelly Dannenfelser
Subject: New zoning overlays

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Kelly,

Kim commented to me on what a great presentation you made at the DNA meeting and I must agree.

We spent some time looking at the new overlays and it appears our property is located within 3: Scenic Corridor, Flood Fringe and Central Franklin. We are located at 424 Murfreesboro Rd.

Proposed in the Scenic Corridor Overlay is a 150' setback along Murfreesboro Rd from Mac Hatcher to town for what I'm assuming is new development. Most of the houses north of Murfreesboro Road already meet the 150' setback. This is because North Ewingville Creek runs near the road and creates a flooding hazard. Most of the houses located on the south side of Murfreesboro Rd are less than 150' from the road. The houses nearer to town are approx 50 -75 feet from the road. None of these homes are in a straight line concerning setbacks and this contributes to the character of the neighborhood.

I'd like to propose a flexible setback for Murfreesboro Rd in the SCO that is dependent on, and an average of the setbacks represented by a grouping of existing houses. For instance, homes on the north side of the road might adhere to the 150' set back down to Eddy Ln. From Eddy Ln to the river other set backs, indicative of the existing homes on the north & south sides, would apply.

In the Central Franklin Overlay, for properties located outside the HZO, is demolition of existing structures allowed? There is a clause regarding a ban on demolition for parking but that seems vague.

All the best,
Brian Laster

Andrew Orr

From: Mort Stein <mortstein927@gmail.com>
Sent: Thursday, June 20, 2019 3:06 PM
To: Kelly Dannenfelser; Andrew Orr; brian@tpudc.com; Tom Marsh
Subject: Draft Zoning Ordinance Work Shop

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Kelly: You and Brian did an excellent job yesterday at the zoning ordinance work shop. I wish you would have taped Kelly's presentation since it was so detailed and informative. My objective and I believe that yours is too, is to prepare an ordinance that is easy to comply with and understand with more certainty of outcomes, I am not sure that is the objective of the BOMA. I had to leave a little early, but I picked up resistance from a few of the members to the idea of leaving them out of the process of approvals even if the property is zoned properly. It would be great if we could eliminate the need for modification of standards by having more flexibility in the ordinance. As I find out more by getting into the details, I will find out that you have come a long way in giving more certainty and simplifying the process as I found out yesterday.

Connectivity is going to be another problem that is going to be difficult to achieve and that means that encouraging mixed use development is the only way to do it, however, there are certain areas and projects that do not lend themselves to this type of development. I have observed that mixed use developments usually do not lead to the provision of work force and affordable housing. We are going to have to look for other mechanisms to accomplish this.

I will try to be more positive in the future and attempt to be more constructive in my comments. I do appreciate your listening to me and look forward to seeing how this all turns out.

--

Morton Stein

317 Main Street, Suite 201

Franklin, TN 37064

Mobile 615 973-5437

Mortstein927@gmail.com

Andrew Orr

From: Kelly Dannenfelser
Sent: Friday, June 21, 2019 4:03 PM
To: Patrick Harrington
Cc: Andrew Orr
Subject: Re: Email contact from City of Franklin, TN

Hello Patrick,

Thank you for reaching out and your kind words. Franklin is a special place indeed.

I'll be on vacation that first week of July, but would be happy to meet sometime the second week of July.

I can tell you, in advance, that the draft Ordinance addresses billboards simply by referencing the particular section of State law that addresses them. Check out Provision 15.1.11.B on the page link below:

<http://web.franklinton.gov/FlippingBook/2019ZoningOrdinanceDraft/219/index.html>

Kelly

On Jun 21, 2019, at 3:39 PM, City of Franklin, TN <CityofFranklin@franklinton.gov> wrote:

Message submitted from the <City of Franklin, TN> website.

Site Visitor Name: Patrick Harrington

Site Visitor Email: patrick.harrington@outfrontmedia.com

Hi Kelly

My name is Patrick Harrington. First, I am a citizen of Franklin and I want to thank you for the work you do and for keeping the quality of life in Franklin the best in the country!

I also wanted to reach out to you regarding the new zoning ordinance that the City of Franklin is working on, specifically the sign ordinance. I work for OUTFRONT Media, and we have several signs on the interstate in Franklin. I would like to set up a meeting to discuss the changes in the ordinances.

Please let me know if you are available to meet July 1st or 2nd. I am happy to come to your office.

My email is patrick.harrington@outfrontmedia.com and my cell is 404-310-4445.

Thank you and look forward to speaking to you soon.

Best,

Patrick Harrington
5048 Maysbrook Lane,
Franklin, TN 37064

Andrew Orr

From: Kelly Dannenfelser
Sent: Thursday, June 13, 2019 10:02 AM
To: Ernie Bacon
Subject: RE: request for information

Ernie,

We sure did lose and miss Josh. Below are links to the current and proposed requirements. I've listed the section numbers where the standards are that correspond to your questions. (The new draft is definitely easier to navigate with simpler, reorganized standards.)

Current Ordinance

The current parking standards for downtown are found here:

<https://www.franklintn.gov/government/departments-k-z/planning-and-sustainability/zoning-ordinance>

Section 3.5.6(2)(b)(ix) CFCO-1 Standards Off Street Parking starting on page 3-63

Section 3.5.6(2)(c)(ix) CFCO-2 Standards Off Street Parking starting on page 3-69

Section 5.9, Off Street Parking and Loading, starting on page 5-118

Section 5.9.11, Alternative Parking Plan, starting on page 5-130

Draft Ordinance

The draft parking standards are found at the direct link below:

<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/166/index.html>

Subsection 10.1.2, Exemptions (DD is generally current CFCO-1 area)

Subsection 10.1.6, Minimum Parking

Subsection 10.1.9 Alternative Parking Plan

The draft Ordinance is out for public review through the summer, with a large public open house scheduled for August 15 from 5-8 p.m. at City Hall. We will gather community input and present a final draft for adoption toward the end of the year. Best case, the Ordinance would be adopted sometime early/spring 2020.

I hope this helps.

Kelly

From: Ernie Bacon <ebacon224@gmail.com>
Sent: Thursday, June 13, 2019 9:07 AM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Fwd: request for information

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Hello Kelly - I first sent this inquiry to Josh thinking that he was going to be around for several more weeks, but it appears that he has already left. Could you please provide me with this requested material?

Ernie

----- Forwarded message -----

From: **Ernie Bacon** <ebacon224@gmail.com>

Date: Tue, Jun 11, 2019 at 3:57 PM

Subject: request for information

To: Josh King <josh.king@franklintn.gov>

Hello Josh - my name is Ernie Bacon and I reside at 224 4th avenue south in Franklin. I am addressing this request to you inasmuch as you are on record of discussing parking issues with proposed developments.

My request is information and the current regulations that apply to the Downtown Historic Overlay District specific to the situation wherein a new development and/or redevelopment and/or newly proposed additions/modifications to existing properties that require the owner to provide additional parking. I understand that ratios apply to the type of use. And in event the owner cannot provide the required parking spaces on site; what permitted alternatives are available such as shared parking arrangements; and the current requirements for acceptable shared arrangements.

Further, I understand that the current requirements may be up for some modification and if so, not only would I appreciate the current reqs but should a draft exist of of proposed reqs, I would appreciate that information and the anticipated timing of any changes.

And further, would you please inform me as to when in the approval process of any such expansion does the parking reqs become effective on any proposal.

Thanks!

Ernie Bacon
615/791-8485

Andrew Orr

To: Stanton Higgs
Cc: Debbie Henry; Chase Harper; Andrew Orr
Subject: RE: Draft Zoning Ordinance Links

Stanton,

Thank you for your comments. We believe the Ordinance takes great strides forward for transit in Franklin, particularly the connection between the density/intensity of the proposed development and the needed transit infrastructure that provides mobility options for the people who will be living, working, or playing there.

Related to bicycle parking, I could see different developments wanting to use creative or unique bike racks. (One was just approved by the BOMA as an art/bike rack of the Harpeth River in downtown Franklin last month.) As long as the bicycle parking is provided, flexibility

Related to the transit comment, what do you think the criteria should be to trigger a requirement for an additional stop within the walking distance of 1,320 feet? We would need some something, other than DRT saying we need it, to require it. If you have some ideas, please send them on over. For example, would more frequent stops be something identified in the master plan for FTA? (Then we could reference that.)

Thanks again for your review and I'll see you later today!

Kelly

From: Stanton Higgs <shiggs@tmagroup.org>
Sent: Wednesday, June 12, 2019 10:30 AM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Cc: Debbie Henry <dhenry@tmagroup.org>; Chase Harper <charper@tmagroup.org>
Subject: RE: Draft Zoning Ordinance Links

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Thanks Kelly,

I have not gone through the entire document, but I did go through the specific pages connected to the links you sent, Parking and Transit, Bicycle Parking and Transit Infrastructure.

Here are my comments

10.1 Parking – No Comments at this time

10.2 Bicycle Parking – My only comment is that it might be nice to have a general approval of the design and look of the bicycle rack. In the case we go with a general look through an entire corridor or through out the city.

10.3 Transit – 10.3 B 1 – The mention of 1,320 feet (a five minute walk). I am wondering if the distance should be at a minimum 1,320, but give language that allows the spacing of transit infrastructure be tied to the

existing or planned density of the development as determined by the city planning department. In some cases there might be two or three stops within that 1320 feet in the future.

Does any city request the building of the stop on the planned site and then a fee to fund the pad and connection to sidewalk on the corresponding other side of the street?

10.3.4 It is most likely understood, but I did not specifically see the language of “meeting ADA requirements”. ADA is included in the Franklin Transit Authority and we are just use to emphasizing this requirement.

Thanks

Stanton

From: Stanton Higgs
Sent: Friday, June 07, 2019 9:18 AM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: RE: Draft Zoning Ordinance Links

Thanks Kelly,

Good seeing you also. I will review the specific pages and the document.

Stanton

From: Kelly Dannenfelser [<mailto:kellyd@franklintn.gov>]
Sent: Thursday, June 06, 2019 5:43 PM
To: Debbie Henry <dhenry@tmagroup.org>; Stanton Higgs <shiggs@tmagroup.org>; Chase Harper <charper@tmagroup.org>
Subject: Draft Zoning Ordinance Links

Debbie, Stanton, and Chase,
It was great seeing you three today. I'm sending you a couple links for the draft Zoning Ordinance.

Transit infrastructure requirements:
<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/174/index.html>

Bicycle parking requirements:
<http://web.franklintn.gov/FlippingBook/2019ZoningOrdinanceDraft/174/index.html>

We would love to have your support via emailed stakeholder input and during the public hearing portions of this process (for which the goal is December and February).

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

Andrew Orr

From: Mort Stein <mortstein927@gmail.com>
Sent: Tuesday, June 11, 2019 9:33 AM
To: Andrew Orr
Cc: Tom Marsh; brian@tpudc.com; Kelly Dannenfelser
Subject: Re: Comments on Draft Zoning Ordinance

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I went to the units that CHP built on West Main this morning at 6:30. There are 27 units occupied at this time. I counted 21 vacant units which I believe is about half of the parking spaces the city required. See photo. I plan to go out there around 7:30 this afternoon to do another count. I suggest the staff perform a comprehensive study of existing residential as well as commercial sites. Also read the article I sent you for ideas.



Sent from my iPad

On Jun 10, 2019, at 4:11 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Hey Mort,

Thank you for taking the time to review the draft ordinance and for sharing your comments. What are you suggesting for changing the parking requirements?

Thanks,

Andrew

From: Mort Stein <mortstein927@gmail.com>

Sent: Monday, June 10, 2019 3:19 PM

To: Andrew Orr <andrew.orr@franklintn.gov>; Tom Marsh <tomm@franklintn.gov>; brian@tpudc.com

Subject: Comments on Draft Zoning Ordinance

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew: Summarized below are my comments for the proposed Franklin Zoning Ordinance:

There are no multifamily districts; the only options for such uses are the planned districts which does not meet the goals of certainty and reduced time to obtain approvals.

There are no transitional housing or homeless shelters allowed in the ordinance. Where can these uses be placed?

The parking requirements do not seem to be changed from the existing ordinance. Attached is a very good article concerning parking and affordable housing.

Even though mixed use developments are allowed, they still have to go through the long expensive process of rezoning and site plan approvals with no assurances that they will be eventually approved. (example the Dell Webb rezoning proposal)

There is no "Form Based" provisions in the ordinance. I could see these type of districts in the Cool Springs area to implement high density mixed use development envisioned in the "Envision Plan" and a different type of form based district in the central part of the city.

I did not see any provision for a speedy approval process. This may not have to be in the zoning ordinance. I have attached an article about a case study in a city similar in size to Franklin that was able to cut the time for approvals for building permits and plan approvals by a considerable amount.

The "Envision Plan" as well as the ordinance does not allow higher intensity uses where infrastructure can be easily expanded with the least amount of cost according to an analysis presented a recent Tech Advisory meeting. This needs to be "re-envisioned."

There were several changes to the existing zoning ordinance that was recommended in the Housing Plan approved by the Housing Commission. Enclosed is a copy of the plan with those suggestions.

Thank you for giving me the opportunity to comment on the draft ordinance. I look forward to working with you, Brian and the staff to make this ordinance reflect the goals expressed by residents of Franklin in several of the surveys and meetings concerning problems with affordable housing, traffic congestion and the perception of too much growth.

--

Morton Stein

317 Main Street, Suite 201

Franklin, TN 37064

Mobile 615 973-5437

Mortstein927@gmail.com

Andrew Orr

From: Patrick Baggett <pbaggett@fullserviceins.com>
Sent: Saturday, May 25, 2019 3:11 PM
To: Andrew Orr
Subject: Franklin Zoning Comments

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

How long do we have to make comments on draft zoning ordinance?

I have a few things regarding flood zone zoning I'd like to comment on and need some perspective.

To start Looking for answers to these questions:

1. Why has City of Franklin elected to mandate 3ft over BFE instead of the 1ft required by FEMA? Any specific ordinances related to this?
2. Why are secondary structures such as an unattached garage prohibited from having living space over the garage in a flood zone? There doesn't seem to be any FEMA regulation demanding that. Any specific ordinances related to this?
3. What is the time frame for determining if you've met criteria for a substantial improvement?
4. Given the flood zone revision a few years back where many homes went from a 500year to a 100 year based on new calculations, do you you think some of these more strict flood zone zoning ordinances need to be revisited?

I have been speaking with multiple home owners in the flood plain all over town and it is of great concern to us. Especially when we are self imposing some of these requirements that exceed what is mandated by FEMA to be a part of NFIP.

Thanks and look forward to speaking with you on this after the holiday.

Best Regards,

