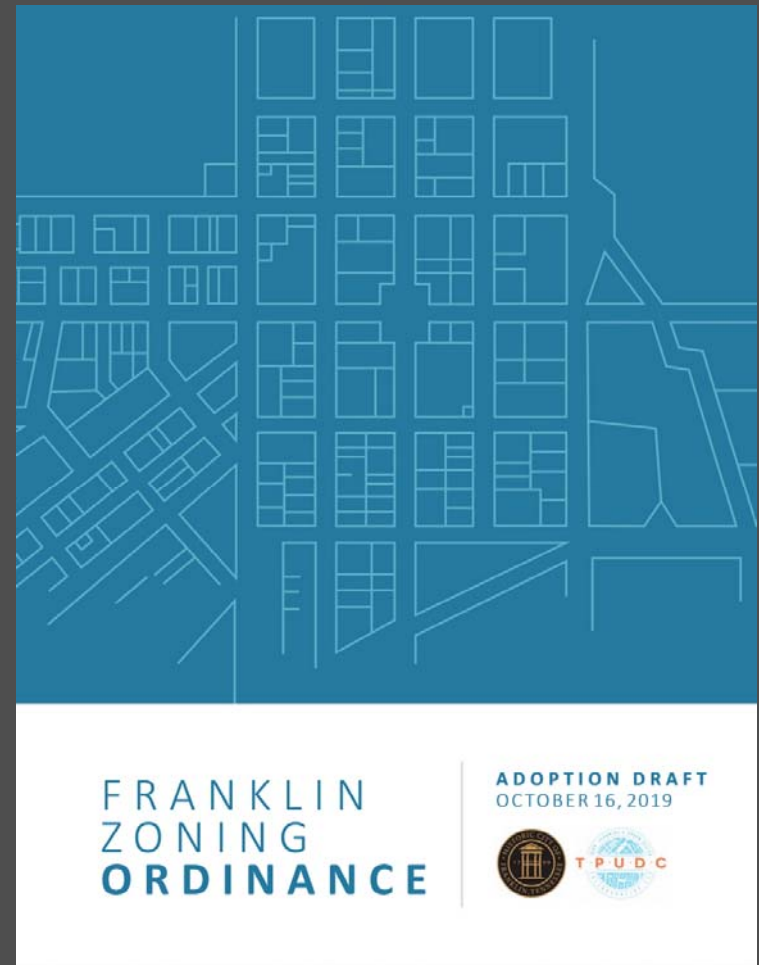


Ordinance 2019-37

An Ordinance to Adopt a New Zoning Ordinance and Map of the City of Franklin, Tennessee



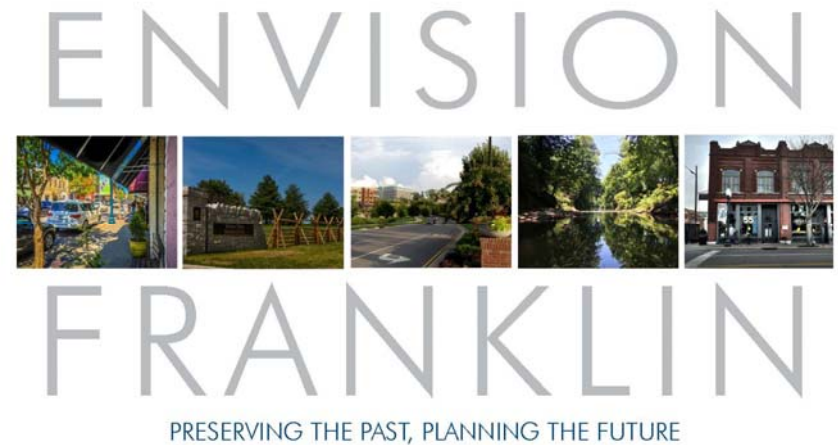
ZONING ORDINANCE UPDATE GOALS

- Align more with Envision Franklin
- Emphasize community character
- Be clear, simple, and understandable
- Organize the document for ease of use
- Reduce the number of conflicts and overlapping provisions



TOP CHANGES

- Align the zoning district standards with Envision Franklin recommendations
- Reduce the number of overlay districts, but add a scenic corridor overlay district
- Refine the building and site design standards
- Make improvements to the usability of the Ordinance



ADOPTED JANUARY 26, 2017



8 PLANAPALOOZA™ MEETINGS

336

UNIQUE PARTICIPANTS



2

Rounds of BOMA/FMPC Interviews

1

Departmental Review Team Input Session

1

Design Professionals/ Developers Input Session

15 THINK TANK MEETINGS
15 TOTAL PARTICIPANTS

PUBLIC DRAFT OPEN HOUSE

AUGUST 15TH

81

Participants

6 OUTREACH PRESENTATIONS

1 Downtown Neighborhood Association

July 14th

2 Franklin Tomorrow Breakfast with the Mayors

July 30th

3 Design Professionals / Developers Meeting

August 7th

4 Williamson County Association of Realtors

August 15th

5 Historic Zoning Commission Design Review Committee

August 19th

6 Sustainability Commission

September 6th

2 DAYS OF DROP-IN OFFICE HOURS

AUGUST 16TH AND SEPTEMBER 20TH

40

CITIZENS



7

Joint BOMA/FMPC workshop discussions

24,361



property owner notices mailed

625

ATTENDEES

50

Signs posted around the city

420



Internal staff meetings over two years



ZONEFRANKLIN.COM

130

ACTIVATED PARTICIPANTS

138

REGISTERED

7,245

VISITS

8 e-blast notifications to an average of

963

PEOPLE EACH TIME



5,315

Views on the Interactive Zoning Maps



849

DOWNLOADS

OF THE DRAFT ZONING DISTRICT MAP



568

DOWNLOADS

OF THE DRAFT OF ORDINANCE

533

DOWNLOADS



OVERLAY DISTRICT MAP

"Excellent job organizing the new Ordinance and expect Franklin will continue to set the standard here in Middle Tennessee" ...

"The graphics really help"

"We like the architecture requirements"

"Gives more certainty"

**VOTE
YES!**

"Thanks for your work"

"I love how it is organized."

"It simplifies the process"

"I strongly favor the new Ordinance"

"I really like the structure"

"We can tell a lot of thought and effort went into the Ordinance"

**ZONE
FRANKLIN!**

"It's so much easier to use"

PUBLIC INPUT

PUBLIC INPUT—SHORT-TERM VACATION RENTALS

- Proposed requirements for all residential districts:
 - Existing permitted STVRs are grandfathered
 - A maximum of one per lot
 - The owner resides on the property
- Majority of comments seem supportive of the proposed requirements
- Three citizens would like future STVRs without living on the property



PUBLIC INPUT—MULTIFAMILY IN COOL SPRINGS

- The new RC6 and RC12 districts allow by-right multifamily up to 40% of the building square footage in a proposed mixed-use development
- Common developer comment was that 40% maximum was too low
- This proposal is a step toward implementation of Envision Franklin, but higher multifamily mixes would go through the BOMA development plan approval process (like they currently do)
- Staff would like to revisit this provision after the conclusion of the Cool Springs Infrastructure Study



PUBLIC INPUT-SCENIC CORRIDOR OVERLAY DISTRICT

- One of the topics we heard the most was—preserve rural character
- SCO geared toward protecting community character and scenic viewsheds along corridors entering Franklin and downtown Franklin
- Through building setbacks and informal landscaping
- A few concerned about the SCO on the northwest side of the City
- This concept began with the adoption of Westhaven in late 1990s, continuing with the 2004 Land Use Plan...
- These setbacks came from a lot of community input on protecting the places and corridors that matter

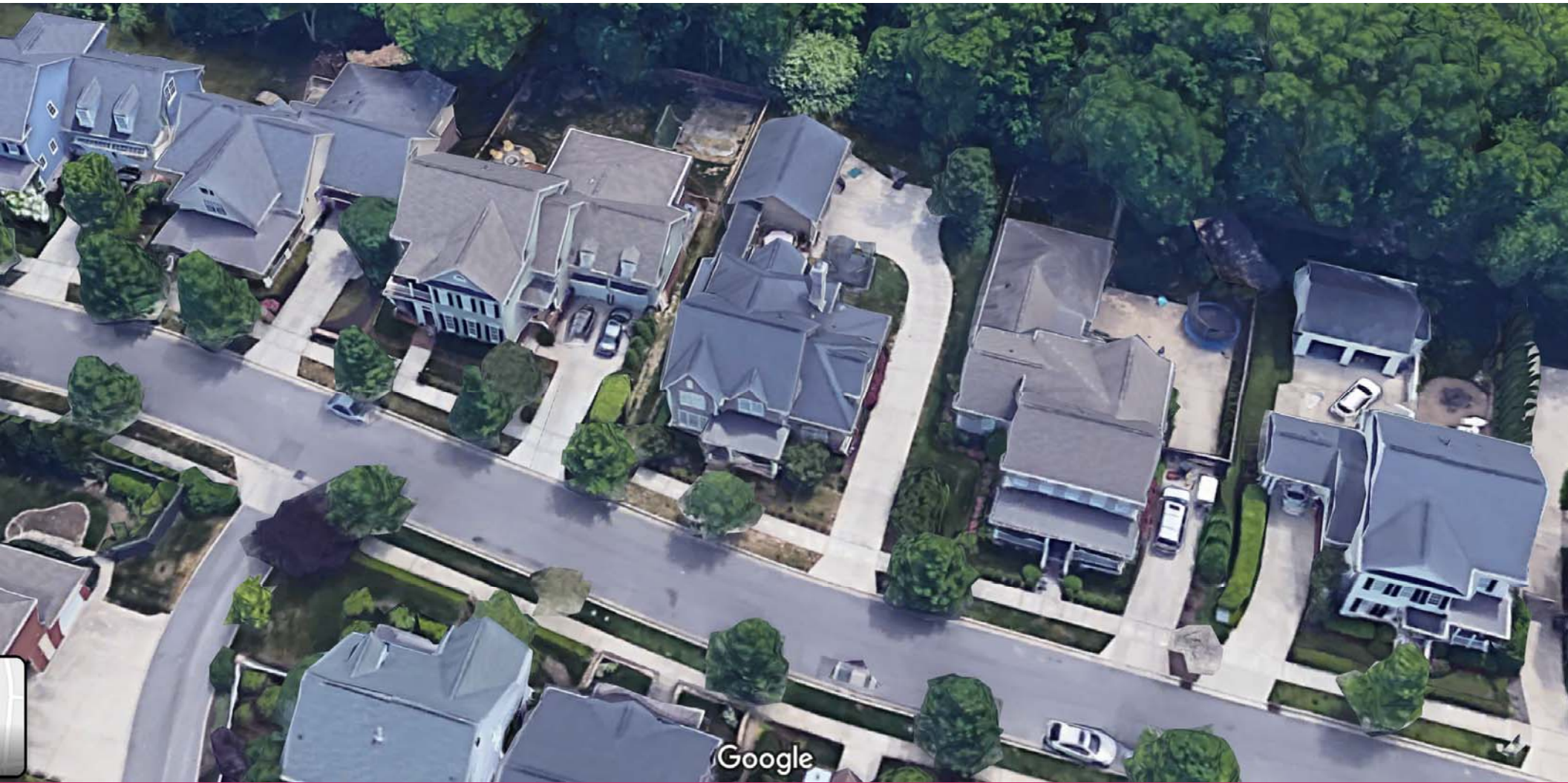


PUBLIC INPUT—GARAGE DOMINATED FACADES

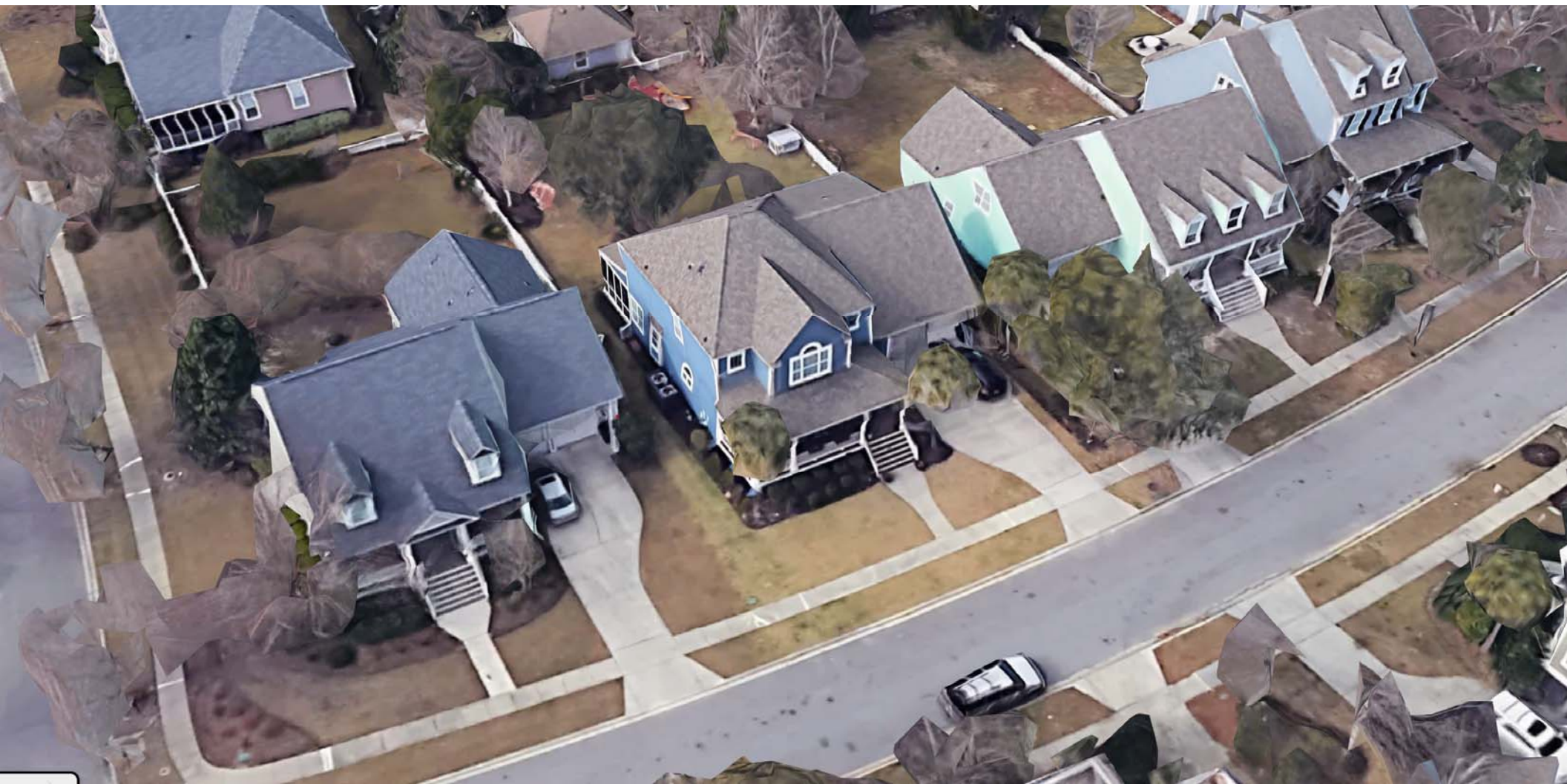


- Proposed is going back to the 20-foot setback (rather than 10 feet)
- Shorter setback impedes use of sidewalk
- The public didn't like garage-dominated residential





20' GARAGE SETBACK



20' GARAGE SETBACK



10' GARAGE SETBACK



20' GARAGE SETBACK



SCHEDULE FOR ADOPTION

- The new Ordinance is waaaay better than our current one!
- Ordinance doesn't have to be perfect to adopt it
- Can't anticipate every scenario right now
- Test the Ordinance for a year
- Conduct a cleanup after 12 months



A PATH FORWARD