

Franklin Forum- Minutes
June 18, 2009

Attendees- Danny Anderson, Sean Anderson, Melissa Archer, Jennifer Bickerstaff, Dick Casada, Jay Edward Campbell, Brenda Tuck Campbell, Colene Dooley, Bob Downing, Jimmy Dugger, Jeremy Flax, Kevin Green, Lynn Hammond, Davis Lamb, Tricia Leigh, Matt Ligon, Emil Mongeon, Kathie Moore, Jan Nichols, Debbie Parker, Lois Silagi, Mort Stein, Candice Wade

~ Franklin Zoning Ordinance/Maps

http://www.franklin-gov.com/planning/zoning_map.html

~ Franklin Department of Planning- (615) 791-3212

<http://www.franklin-gov.com/planning/index.html>

~ Meeting Presentation

<http://www.williamsoncountyrealtors.org/UserFiles/File/Presentation-FranklinForum.pdf>

~ Documents used to guide the development process

- Land Use Plan- adopted in 2004
- Zoning Ordinance- effective July 1, 2008
- Administrative Manual- requirements/guidelines for the development process

~ Process changes to the zoning ordinance prior to implementation

- Intent of most changes were to provide feedback/input from elected/appointed officials and citizens earlier in the development process
- Neighborhood meetings and workshops are now required before submitting a concept plan
- Public notification/signage must be posted prior to considering a rezoning or annexation request
 - i. Public notification mailings required for concept plans only
- Return to 'bubble plans' being submitted as concept plans
 - i. Assessment of infrastructure capacity of the proposed site
 - ii. Label access points, ingress/egress
 - iii. Residential plans- number of dwelling units
 - iv. Commercial plans- building(s) square footage
- Regulating plans- contain specific details regarding project.
 - i. Submitted later in the approval process due to increased costs of preparation
 - ii. More emphasis placed on Landscape Surface Ratio as opposed to Floor-Area-Ratio (FAR)

Zoning Layers (total of four)

1. Base Zoning District

- Determines permitted uses, bulk lot requirements, base density, building height
- Building height is now evaluated by the number of stories versus height of the buildings
- Most districts allow up to three (3) stories except Interstate Commercial (IC) which allows up to six (6) stories

2. Overlay Districts- examples

- Historic Preservation- Downtown Franklin
- Environmental (Hillside Protection, Floodway Zone)
- Columbia Avenue corridor

3. Character Area District

- Determines parking requirements, landscaping, building/site design

4. Development Standards

- Conventional- more suburban in development/design
- Traditional- more urban in development/design
- Combination (mixed uses)

~ Ongoing Long-Range Planning Projects

- Central Franklin Area Plan/Historic District Design Review Guidelines
 1. <http://www.franklin-gov.com/planning/longrange.html#central>
 2. Next meeting scheduled for late August or early September
- Greenway/Open Space Plan-
 1. <http://www.franklin-gov.com/planning/longrange.html#greenway>
 2. New zoning ordinance requires either parkland dedication or fees in lieu
 3. Next meeting- July 29 at 6:00 at City Hall

Guest Speaker Contact Information

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