

ORDINANCE 2015-56

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.5 (2)(a) PERTAINING TO REVERSE FRONTAGE.”

WHEREAS, the City of Franklin has sound design principles for residential neighborhoods that foster a sense of community; and

WHEREAS, the City’s predominant detached residential character consists of homes that address the street; and

WHEREAS, the view of and from the public right-of-way creates the “curb appeal” of the community; and

WHEREAS, this text amendment prohibits reverse frontage of detached residential lots and structures and is in the best interest of the citizens of Franklin.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 5, Section 5.3, Subsection 5.3.5 (2) (a) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.3.5 Residential Development

...

(2) Detached Residential Structures

In addition to the basic standards for all residential development, detached residential structures shall comply with the following:

(a) Reverse Frontage Discouraged

(i) Generally Standards

- A.) Except for circumstances listed in Subsection 5.3.5(2)(a)(ii), Acceptable Situations, **detached** residential lots with a reverse frontage are **prohibited** ~~generally discouraged, particularly in Traditional Areas.~~
- B.) Lots **located** along the perimeter of a subdivision **shall** ~~should~~ **generally** be oriented so that dwellings front perimeter streets or open space instead of backing up to streets around the outside of the subdivision. ~~This is particularly important for lots fronting local streets internal to a development.~~
- C.) **Lots located along streets internal to a development shall be oriented so that the dwellings front streets or open space instead of backing up to streets.**

(ii) Acceptable Situations

Reverse frontage is acceptable for **detached residential lots and** structures ~~on lots~~ in the following locations, provided the rear of the dwelling is properly screened **according to Subsection 5.3.5(2)(a)(iii)**:

- A.) Lots or sites adjacent to the Interstate 65 and Mack Hatcher Memorial Parkway rights-of-way;
- B.) ~~Lots or sites fronting collector or arterial streets in Conventional Areas; and~~
- C.)** Existing platted lots in residential subdivisions or Planned Unit Developments approved prior to the effective date of this ordinance.

(iii) Screening for Reverse Frontage

Residential developments with reverse frontage lots shall provide a Class A Perimeter Buffer between the lots and the public street, meeting the minimum planting standards associated with a site ten acres in size. (See Table 5-5, Minimum Buffer Standards.)



Figure 5-17: The image on the left demonstrates appropriate screening for reverse frontage lots. Fences or walls without landscape are inappropriate.

(iv) Alternatives to Reverse Frontage

The use of a parallel access drive is an alternative to reversed frontage. ~~Where curb cuts for driveways are not an option along the associated street, access by rear alleys is another alternative in Traditional Areas~~ **Parallel access drives or access to lots by rear alleys are acceptable alternatives to reverse frontage when curb cuts for driveways are not an option along the associated street.**



Figure 5-18: Rear alleys can be used as an alternative to reverse frontage lots.

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:
