

ORDINANCE 2015-54

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.3, SUBSECTION 3.3.2, TABLE 3-5 ENTITLED “BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]” AND SECTION 3.5, SUBSECTION 3.5.6 (2)(b)(xi) ENTITLED “LANDSCAPE” AND CHAPTER 5, SECTION 5.5, SUBSECTION 5.5.3(1), TABLE 5-7 ENTITLED “REQUIRED OPEN SPACE SET-ASIDE” IN ORDER TO REVISE THE LANDSCAPE SURFACE RATIO AND OPEN SPACE REQUIREMENTS WITHIN CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-1 AND SPECIAL AREA CFCO-9.”

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed and appropriately sized open spaces for development projects; and

WHEREAS, the area within Central Franklin Character Area Special Area 1 is an urban form and does not lend itself to ample area of open space; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

SECTION I. That Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Base District Density and Building Height [1], [2], 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:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]																			
Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]

Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]
---	-----	-----	-----	-----	-----	-----	----------------	----------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for ~~CFCO-1~~, CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.**

SECTION II. That Chapter 3, Section 3.5, Subsection 3.5.6(2)(b)(xi), 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:

3.5.6 CFCO—Central Franklin Character Area Overlay District

...
(2) Special Areas

...
(b) CFCO-1 Standards

...
(xi) Landscape

A.) Street trees shall be provided per the standards established in Chapter 5: Development Standards.

B.) ~~Front yard landscape~~ **Open Space** is not required. See Subsection 5.4.6, Vehicular Use Area Landscape, for applicable interior and perimeter parking lot landscape requirements.

SECTION III. That Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Required Open Space Set-Aside”, 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:

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	Residential Development			Nonresidential and Mixed-use Development		
	Total Open Space Set-Aside (% of gross Development size) [4]	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2] [3]	Total Open Space Set-Aside (% of gross development size)	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2]
Traditional Areas [1][5]	5%	100%	None	3%	100%	None
Conventional Areas	15%	33%	66%	5%	100%	None
<p>NOTES:</p> <p>[1] Development within traditional areas and within mixed-use developments may substitute the provision of amenity features for formal open space set-aside area as provided in this subsection.</p> <p>[2] In the event that the required percentage figure results in an open space set-aside smaller than one acre, then the city may require a fee-in-lieu as an alternative.</p> <p>[3] Because not all sites contain natural features appropriate as informal open space, open space provided in accordance with the formal open space requirements may be credited toward fulfilling the informal open space requirement.</p> <p>[4] Informal open space located within Hamlets or Conservation Subdivisions shall be provided in accordance with the applicable standards in Subsections 5.3.7 and 5.3.8.</p> <p>[5] There is no required open space set-aside, formal or informal, for development within CFCO-1 and CFCO-9.</p>						

SECTION IV. 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: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

October 22, 2015

PASSED FIRST READING:

November 10, 2015

PASSED SECOND READING:

December 8, 2015

PUBLIC HEARING HELD:

December 8, 2015

PASSED THIRD READING:

January 12, 2016