

Subdivision Regulations Update

Joint Conceptual Workshop
October 24, 2019

Franklin Subdivision Regulations

- **The State of Tennessee authorizes Planning Commissions to adopt subdivision regulations**
- **Purpose is to ensure coordination of streets, water, sewer, utilities, open space, drainage, and other infrastructure with regards to the subdivision of land**
- **Establishes processes and procedures for platting**
- **The City's Sub-Regs were first adopted in 1966**
 - **Updated plat certifications in 2013**

Significant Changes

Organization

Goal: ease of use (using flipping book)

- 1. General Provisions**
- 2. Development Standards**
- 3. Infrastructure Standards**
- 4. Procedures**
- 5. Certificates**
- 6. Definitions**

Content

Goal: Provide references to applicable standards

Includes hyperlinked references to external plans:

- | | |
|---|---|
| • Streets and alleys → | Street Technical Standards and Connect Franklin |
| • Water and sewer requirements → | General Requirements/Tech. Specifications |
| | Title 18 of the Municipal Code |
| • Stormwater Requirements → | Municipal Code, BMP Manual, Zoning Ordinance |
| • Lot standards and development regulations → | Zoning Ordinance |
| • Parkland Dedication → | Municipal Code |
| • Performance Agreements → | Zoning Ordinance |

Procedures

- Added specificity to the submittal and approval process
- Refined the list of what is required to be shown on plats

Public Notice

Eliminated the public notice requirement for preliminary plats, as state law does not require it.

- Currently, applicants are required to mail notices to property owners within 500 feet, informing them of the development and the time and place of the public hearing.

Conclusion and Next Steps

- Sub-Regs only require FMPC approval
 - Public Hearing and 30-day notice in newspaper
- Seeking December 12th FMPC approval
- Requesting same effective date as Zoning Ordinance, December 30th