ORDINANCE 2019-37
AS AMENDED

AN ORDINANCE, AS AMENDED, TO ADOPT A NEW ZONING ORDINANCE AND MAP OF THE CITY OF FRANKLIN, TENNESSEE

WHEREAS, *Envision Franklin*, the City's long-range plan that guides growth and development in the City, was adopted by the Franklin Municipal Planning Commission in January 2017; and

WHEREAS, following the adoption of *Envision Franklin*, the City staff worked to make significant updates to the Zoning Ordinance and Map to more closely align with Envision Franklin; and

WHEREAS, the City hired Town Planning and Urban Design Collaborative LLC (TPUDC) to provide technical expertise and standards, code writing and testing, customized graphics, and facilitation of public outreach activities; and

WHEREAS, the new Zoning Ordinance builds upon the successes of the existing Ordinance while addressing the deficiencies; and

WHEREAS, the new Zoning Ordinance has an improved organizational structure that makes it more user-friendly to citizens, applicants, staff, and decision makers; and

WHEREAS, the City mailed notifications to every property owner, hosted numerous meetings and opportunities for outreach and feedback, posted notice in the newspaper and on social media, and posted timely information on the project website; and

WHEREAS, on November 12, 2019, an amendment was made by the Board of Mayor and Aldermen to begin the New Highway 96 West segment of the Scenic Corridor Overlay at the intersecting street of Boyd Mill Pike; and

WHEREAS, on November 26, 2019, an amendment was made by the Board of Mayor and Aldermen to the Scenic Corridor Overlay District for New Highway 96 West so that the 300-foot setback on the south side of New Highway 96 West is located between Boyd Mill Pike and the western edge of the UGB, and the setback on the north side of New Highway 96 West is located between Mack Hatcher Parkway and the western edge of the UGB; and

WHEREAS, on November 26, 2019, an amendment was made by the Board of Mayor and Aldermen to Subsection 17.2.4.B, Minimum Tree Canopy Retention, to carry forward the current SD-X tree canopy requirements for mixed-use and nonresidential development in the Planned District; and

WHEREAS, on November 26, 2019, an amendment was made by the Board of Mayor and Aldermen to the Planned District Subsection 3.10.7, Dimensional Standards, for Principal Building Setbacks to instead read: "All principal building setbacks shall be determined by the BOMA through the adoption of a development plan. Buildings shall maintain a minimum spacing of ten feet"; and

WHEREAS, on November 26, 2019, an amendment was made by the Board of Mayor and Aldermen to the house building type to remove the words "including side or wrap-around porches" from the Side Façade Facing a Frontage provision; and

WHEREAS, on November 26, 2019, an amendment was made by the Board of Mayor and Aldermen to Subsection 2.2.4, Short-Term Vacation Rentals, to add: "If ownership of a STVR changes to a

family member (persons related by blood, marriage, civil union, or adoption), grandfathering protections will continue."

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

SECTION I. That the ordinance is intended to complement other municipal, state, and federal requirements that affect land use. This ordinance is not intended to revoke or repeal any other public law, ordinance, regulation, or permit.

SECTION II. That the text of the new Zoning Ordinance and the Zoning Map are both attached and will be posted on the City's website and available to view in the Planning and Sustainability Department.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect on December 30, 2019, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE:**

By: _____   By: _____
Eric S. Stuckey   **Dr. Ken Moore**
City Administrator/Recorder   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: _____