



Legislation Details (With Text)

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Sponsors: Emily Hunter
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12/12/2019	1	Franklin Municipal Planning Commission	approved	Pass

DATE: December 4, 2019

TO: Franklin Municipal Planning Commission

FROM: Andrew Orr, Long Range Planning Supervisor
 Amy Diaz-Barriga, Current Planning Supervisor
 Kelly Dannenfelser, Assistant Director of Planning and Sustainability
 Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Resolution 2019-107: A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations. (PUBLIC HEARING)

Background/Staff Comments

The Franklin Municipal Planning Commission is responsible for adopting, administering, and amending the Subdivision Regulations, per the authority granted by the Tennessee General Assembly. The Subdivision Regulations serve as a foundational planning document designed to provide for the harmonious development of the City by providing standards to secure the adequate provision for light, air, recreation, transportation, water, wastewater, drainage, and other facilities. They establish the procedures for the preparation and submittal of preliminary and final plats. They were first adopted in 1966 and last underwent a minor update in 2013.

The major changes include modernizing the overall organization and formatting of the document, providing references to applicable external standards and plans, and providing specificity to the plat submittal and approval process. The Subdivision Regulations remain a concise document with only a few chapters, which

have been reordered and renamed to make it more user-friendly. The same format that was used for the new Zoning Ordinance has also been used for this document. The City began utilizing flipping book in 2017 for ease of use and the Subdivision Regulations have also been placed into flipping book with internal and external hyperlinks. As the City has grown and evolved over time, many plans and documents have been adopted, negating the need for overly detailed Subdivision Regulations. However, the need remains to provide references to the other documents and standards that are applied during the platting process.

Chapter 4, Procedures, is the most detailed chapter and establishes the process for submitting preliminary and final plats for approval. It clearly outlines the steps needed to prepare a plat for approval, lists the approval criteria, and identifies the grounds for plat revisions. The Departmental Review Team (DRT) also updated the list of information required to be shown on preliminary and final plats, which has been reflected with this update.

Overall, the update modernizes the framework and formatting, provides links to applicable standards and plans, clarifies the procedure for submitting a plat and gaining approval, and fine-tunes the list of items to be shown on plats.

The Subdivision Regulations can be viewed using flipping book at the following link:

<http://web.franklintn.gov/FlippingBook/SubdivisionRegulations/index.html>

Project Considerations

At the October 24, 2019 Joint Conceptual Workshop, the staff received overwhelming feedback to keep the existing 500' public notice requirement for preliminary plats. This standard is above and beyond the state law requirement for public notice, but the overwhelming sentiment was that mailed notice to nearby property owners is a preferred step in the review process. The final version of the Subdivision Regulations presented with this item include the additional public notice requirement for preliminary plats.

Recommendation

Approval.