



Legislation Details (With Text)

**File #:** 17-0979      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Old Business  
**File created:** 11/3/2017      **In control:** Board of Mayor & Aldermen  
**On agenda:** 2/27/2018      **Final action:** 2/27/2018  
**Title:** Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0; 02/13/18 Second Reading 7-1) THIRD AND FINAL READING  
**Sponsors:** Emily Hunter, Kelly Dannenfelsler

**Indexes:**

**Code sections:**

**Attachments:** 1. 2017-48 ORD AS AMENDED Txt Amend Transitional Features.Law Approved 2, 2. 2017-48 ORD Txt Amend Transitional Features.Law Approved, 3. Presentation 12 14 17, 4. Traditional Conventional Standards Map, 5. Zoning and Overlay Zoning Map

Date	Ver.	Action By	Action	Result
2/27/2018	1	Board of Mayor & Aldermen	approved	Pass
2/13/2018	1	Board of Mayor & Aldermen	referred as an Old Business Item	Pass
1/9/2018	1	Work Session	acknowledged	
1/9/2018	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
12/14/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** December 5, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Hunter, Director of Planning and Sustainability  
Kelly Dannenfelsler, Long Range Planning Supervisor

**Subject**

Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0; 02/13/18 Second Reading 7-1) THIRD AND FINAL READING

**Project Information**

**Applicant:** City of Franklin

**Background/Staff Comments**

Franklin's historic core is particularly affected by infill development when it is incompatible with the

established character of the surrounding neighborhood. The City's long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character.

This text amendment broadens the current Transitional Features Section to address residential and nonresidential transitions. It addresses character-defining features, such as building setbacks, building heights, and lot widths so they will be compatible and strengthen the established neighborhood context, particularly in the central Franklin area.

**Recommendation**

**Recommend favorably to the Board of Mayor and Aldermen.**