



Legislation Details (With Text)

File #: 15-0860 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 9/11/2015 **In control:** Board of Mayor & Aldermen

On agenda: 1/26/2016 **Final action:** 1/26/2016

Title: Consideration Of Ordinance 2015-53, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining To Lot Measurements And Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled "Site Development Standards For Residential Building Types In Conventional Areas [1], [2], [3], [10]" And Table 3-8 Entitled "Site Development Standards For Traditional Areas [1], [2], [3]" To Add Minimum Lot Frontage Requirements For Residential Detached; (09/24/15 FMPC 8-0; 10/13/15 BOMA 1st Reading 7-0; 11/10/15 2ND Reading 8-0; Deferred from 11/24/15) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Indexes:

Code sections:

Attachments: 1. 2015-53 Lot Frontage Text Amendment_Law approved, 2. HZC Recommendation for Consideration of Minimum Lot Frontage Requirements 9 15 15

Date	Ver.	Action By	Action	Result
1/26/2016	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
11/24/2015	1	Board of Mayor & Aldermen	referred	Pass
11/10/2015	1	Board of Mayor & Aldermen	referred	Pass
10/13/2015	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
10/13/2015	1	Work Session	referred	
9/24/2015	1	Franklin Municipal Planning Commission		

DATE: 9/16/15

TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Senior Planner
Bob Martin, Interim Director of Planning and Sustainability

Subject

Consideration Of Ordinance 2015-53, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining To Lot Measurements And Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled "Site Development Standards For Residential Building Types In Conventional Areas [1], [2], [3], [10]" And Table 3-8 Entitled "Site Development Standards For Traditional Areas [1], [2], [3]" To Add Minimum Lot Frontage Requirements For Residential Detached; (09/24/15 FMPC 8-0; 10/13/15 BOMA 1st Reading 7-0; 11/10/15 2ND Reading 8-0; Deferred from 11/24/15) THIRD AND FINAL READING

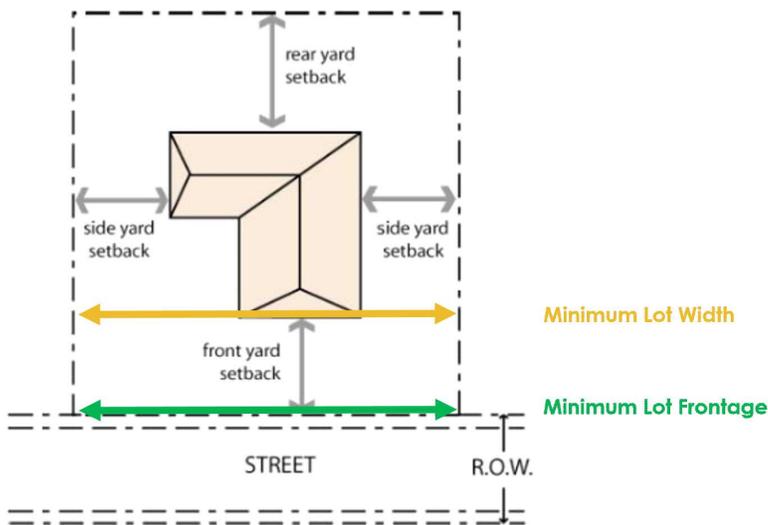
Background/Staff Comments

The Planning Commission (FMPC) and the Board of Mayor and Alderman (BOMA) have been discussing compatible lot dimensions and sizes as part of an overall discussion of infill development, both in Central Franklin and throughout the City.

Concern over “Flag Lots” and access easement lots without street frontage prompted a review of the Zoning Ordinance and the need to establish requirements regulating minimum street frontage. The FMPC and BOMA reviewed and discussed an initial draft of an ordinance at its Joint Conceptual Workshop in February 2015.

The purpose of Ordinance 2015-53 is to establish a Minimum Lot Frontage requirement for new Residential Detached lots. Lots located in Conventional Areas will require a minimum lot frontage to be 80 percent of the minimum lot width. For example, lots zoned R-3 have a minimum lot width of 60 feet and therefore will require a minimum lot frontage of 48 feet. Lots located in Traditional Areas will require a minimum lot frontage of 40 feet, except when lots are accessed by an alley, in which case they would require 30 feet. Lots that are located on a cul-de-sac will be exempt from this requirement.

This Ordinance should eliminate the creation of “Flag Lots” and lots located on private access easements.



Recommendation

Approval of Ordinance 2015-53 is recommended.