



## Legislation Text

---

**File #:** 15-1096, **Version:** 1

---

**DATE:** December 11, 2015

**TO:** Franklin Municipal Planning Commission

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

### **Subject**

Consideration Of Ordinance 2015-61 To Be Entitled: “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled “Required Open Space Set-Aside” And Subsection 5.5.3 (3).”; (12/17/15 FMPC 7-0;01/12/16 1<sup>st</sup> BOMA Reading 7-0; 02/09/16 BOMA 8-0 2<sup>nd</sup> Reading ) THIRD AND FINAL READING

### **Background/Staff Comments**

The purpose of Ordinance 2015-61 is to amend the private open space set-aside standards in the Zoning Ordinance to remove the fee in-lieu of open space set-aside option.

Currently, an applicant may request to pay a fee in-lieu of common open space set-aside if the total size of the required open space set-aside is less than one acre and if the development is located in a traditional area. This alternative has not been utilized since the Ordinance was enacted in 2008. Therefore, it is recommended that this option be removed from the Ordinance.

Ordinance 2015-61 will do the following:

- Remove the option for paying a fee in-lieu of required open space.
- Revise the required open space set-aside table (Table 5-7) to specify that formal open space set-aside is not required when the calculated amount of the required formal open space set-aside is less than the minimum size required for individual formal open space areas (5,000 sq. ft. for residential areas and 2,500 square feet for non-residential areas).
- Revise the definition of “Open Space, Private” as follows”

**Open Space on each building lot in a development** that is for the private use of inhabitants.

### **Recommendation**

**Approval of Ordinance 2015-61 is recommended**