



Legislation Details (With Text)

File #: 15-1096 **Version:** 1 **Name:** Ord 2015-61 Amend Zoning Ord
Type: Ordinance **Status:** Passed
File created: 12/4/2015 **In control:** Board of Mayor & Aldermen
On agenda: 2/23/2016 **Final action:** 2/23/2016
Title: 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 1st BOMA Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING
Sponsors: Ald. Ann Petersen

Indexes:

Code sections:

Attachments: 1. Ordinance 2015-61 Remove Fee-in-lieu Open Space_Law Approved

Date	Ver.	Action By	Action	Result
2/23/2016	1	Board of Mayor & Aldermen	approved on third and final reading	
2/9/2016	1	Board of Mayor & Aldermen	referred	Pass
1/12/2016	1	Work Session	acknowledged	
1/12/2016	1	Board of Mayor & Aldermen	referred	Pass
12/17/2015	1	Franklin Municipal Planning Commission	referred	Pass

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 1st BOMA Reading 7-0; 02/09/16 BOMA 8-0 2nd 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