

Legislation Details (With Text)

File #: 17-0316 **Version:** 1 **Name:** Ord 2017-08 Amend Chapter 5 of Zoning Ordinance
Type: Ordinance **Status:** Consent Agenda
File created: 4/11/2017 **In control:** Board of Mayor & Aldermen
On agenda: 6/27/2017 **Final action:** 6/27/2017

Title: Consideration of Ordinance 2017-08, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings." (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Indexes:

Code sections:

Attachments: 1. ORD 2017-08_Amend Chapter 5_Building Design and Standards_Law Approved

Date	Ver.	Action By	Action	Result
6/27/2017	1	Board of Mayor & Aldermen	approved	Pass
6/13/2017	1	Board of Mayor & Aldermen	approved	Pass
5/9/2017	1	Work Session	acknowledged	
5/9/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
4/27/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2017-08, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings." (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Background/Staff Comments

The purpose of Ordinance 2017-08 is to amend the Zoning Ordinance to revise the building design standards in Chapter 5 to remove the 200-foot maximum length for attached residential buildings.

5.3 Building and Site Design Standards

5.3.5 Residential Development

(3) Attached Residential Structures

(b) Building Design

- (ii) ~~The maximum length of any attached residential building, regardless of the quantity of dwellings, shall be 200 feet.~~

The BOMA and FMPC have approved numerous requests for modifications from the maximum façade length requirement since the requirement was originally enacted in 2008. The Zoning Ordinance contains various other architecture and building design standards that are more effective at regulating architectural details and building design for attached residential structures. Removing the maximum façade length requirement will eliminate the need for modifications, and will not negatively impact the effectiveness of the attached residential building and site design standards.

Recommendation

Recommend approval of Ordinance 2017-08 to the Board of Mayor and Aldermen.