



## Legislation Text

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

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**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 1<sup>st</sup> Reading 7-0; 11/10/15 2<sup>ND</sup> Reading 8-0; Deferred from 11/24/15 ) THIRD AND FINAL READING

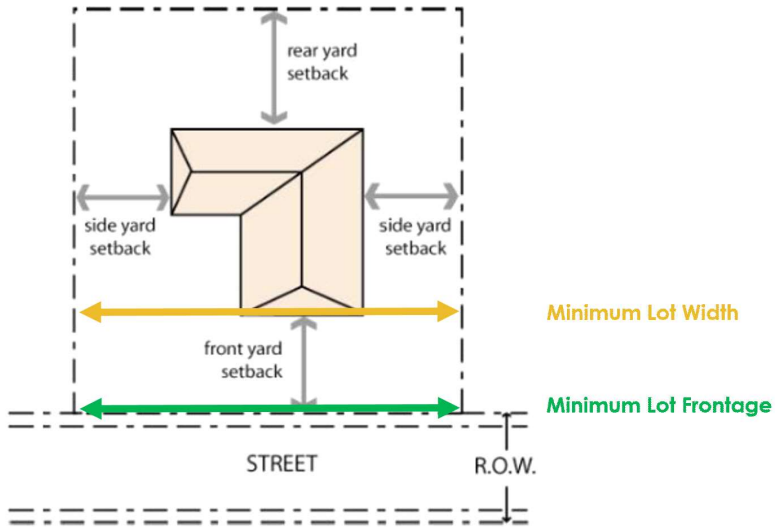
### **Background/Staff Comments**

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.**