



Legislation Text

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TO: Franklin Municipal Planning Commission

FROM: James Svoboda, Senior Planner
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Subject

Consideration Of Ordinance 2015-56, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 5, Section 5.3, Subsection 5.3.5 (2)(a) Pertaining To Reverse Frontage." (11/19/15 FMPC 9-0; 12/08/15 WS; 1ST Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Background/Staff Comments

Reverse Frontage is defined by the Zoning Ordinance as the "orientation of a building on a lot bounded by more than one street that results in the rear of the building abutting or facing a street."

The Zoning Ordinance just generally discourages the development of detached residential lots with reverse frontage in Traditional Areas and permits them to be developed with a 100-foot wide landscape buffer when they are located adjacent to Interstate 65 or Mack Hatcher Parkway or if the lots front a collector or arterial streets in Conventional Areas.

The purpose of Ordinance 2015-56 is to amend the Zoning Ordinance to prohibit reverse frontage and require that new detached residential lots be developed so that the dwellings front streets or open space instead of backing up to them. This requirement applies to both the lots that are located along the perimeter of a subdivision and those that are located along streets internal to the development. Parallel access drives or access to lots by rear alleys are considered to be acceptable alternatives to reverse frontage.

Reverse frontage would still be permitted in the following situations:

- On new lots or sites located adjacent to Interstate 65 and Mack Hatcher Parkway so long as they provide the required 100-foot wide, Class A landscape buffer.
- On existing platted lots in residential subdivisions or in Planned Units Developments approved prior to the effective date of the Ordinance.

Recommendation

Approval of Ordinance 2015-56 is recommended.