



Legislation Text

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TO: Franklin Municipal Planning Commission

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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