



Legislation Text

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DATE: 9/14/2016

TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2016-39, To Be Entitled: "An Ordinance To Amend Chapters 3 And 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Adopt The New FEMA Flood Insurance Rate Maps, And Amend The City Of Franklin Zoning Map To Update The Boundaries Of The Floodway Fringe (FFO) And Floodway (FWO) Overlay Districts Accordingly." (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st BOMA Reading 8-0; 11/08/16 2nd Reading 8-0) THIRD AND FINAL READING

Background/Staff Comments

The purpose of Ordinance 2016-39 is to amend Chapters 3 and 5 of the Franklin Zoning Ordinance to adopt the new Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), Flood Insurance Study (FIS), and to amend the Franklin Zoning Map to update the boundaries of the Floodway Fringe (FFO) and Floodway (FWO) Overlay Districts to match the FIRMs.

The City of Franklin received a final determination notice from FEMA on June 22, 2016, that the proposed modified flood hazard determinations (FHDs) affecting the City's FIRMs and FIS had been approved by FEMA, effective as of December 22, 2016. The Floodplain Protection standards in Chapter 5 enable the City to consider the new FIS data and FIRMs as better data and the City is able to enforce the new maps prior to adoption of Ordinance 2016-39. However, in order to maintain eligibility in the National Flood Insurance Program (NFIP), the City is required by Federal Regulations to adopt an Ordinance formally adopting the FIS and FIRMs.

The FIS and FIRMs that were updated by FEMA were prepared for the Harpeth River Watershed area and did not include other watersheds with the City of Franklin or the Urban Growth Boundary (UGB). Therefore, the FIRMs that were not included in the new FIS will maintain their original panel numbers and effective date of September 29, 2006. The FIRMs that were included in the new FIS have been given new panel numbers and will have an effective date of December 22, 2016. Ordinance 2016-39, updates the Floodplain Protection Standards in Chapter 5 of the Zoning Ordinance, Subsection 5.8.5 (2) (b), to formally amend and adopt the FIS and list of FIRMs as required by FEMA.

It is necessary to also update the Franklin Zoning Map to amend the FFO and FWO Overlay Districts

boundaries accordingly to reflect the floodplain and floodway boundaries identified on the existing and new maps identified in Subsection 5.8.5 (2) (b) described above. The corresponding text that delimitates the boundaries of the FWO and FFO Overlay Districts in Subsections 3.4.4 (4) and 3.4.5 (5) have been updated to reference the FIS and FIRMs that are being adopted in Subsection 5.8.5 (2) (b).

A draft map is included with the staff report that illustrates the approximate locations of the revised FFO and FWO boundaries within the City and the areas of special flood hazard located in the UGB. Upon passage of this Ordinance the Zoning Map will be amended to reflect the location of the FFO and FWO for the areas located within the existing city limits. In addition, when properties within the UGB are annexed by the City, the Ordinance that zones the property will include any FFO and/or FWO overlay districts that need to be adopted according to the adopted FIS and FIRMs.

****The Ordinance and Map for this item are pending and will be added to the Item by Friday, September 16, 2016.***

Recommendation

Recommend approval of Ordinance 2016-39 to the Board of Mayor and Aldermen.