



Legislation Text

File #: 17-0979, **Version:** 1

DATE: December 5, 2017

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Kelly Dannenfelser, Long Range Planning Supervisor

Subject

Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0; 02/13/18 Second Reading 7-1) THIRD AND FINAL READING

Project Information

Applicant: City of Franklin

Background/Staff Comments

Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding neighborhood. The City's long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character.

This text amendment broadens the current Transitional Features Section to address residential and nonresidential transitions. It addresses character-defining features, such as building setbacks, building heights, and lot widths so they will be compatible and strengthen the established neighborhood context, particularly in the central Franklin area.

Recommendation

Recommend favorably to the Board of Mayor and Aldermen.