




HISTORIC
FRANKLIN
TENNESSEE

ITEM #21
WRKS 05/08/2012

MEMORANDUM

April 27, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Ordinance 2012-07, an ordinance amend the Character Area and Development Standard Overlays of the City of Franklin Zoning Map

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance amend the Character Area and Development Standard Overlays of the City of Franklin Zoning Map.

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a unanimous vote (8-0) at the April, 26, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

This Zoning Ordinance Map Amendment is proposed by City Staff in an effort to update the Development Standard Overlays to meet the standards adopted in recent updates to the Franklin Land Use Plan. Over the past two years, the Planning Commission has adopted revisions to the Land Use Plan Character Areas, including: the Central Franklin Character Area, the Seward Hall Character Area, and the Berrys Chapel Character Area. In each update to those Land Use Plan Character Areas, the Special Areas were modified, necessitating an update to both the Franklin Zoning Map and the Franklin Zoning Ordinance. This Zoning Map Amendment will update the Franklin Zoning Map, while Ordinance 2012-08 will update the text of the Franklin Zoning Ordinance to bring the Land Use Plan and the Zoning Ordinance into conformance.

Ordinance 2012-07 includes the following:

- Changes to the Special Areas within the Central Franklin Character Area Overlay, based on adopted amendments to the Land Use Plan
- Changes to the Special Areas within the Seward Hall and Berrys Chapel Character Areas, based on adopted amendments to the Land Use Plan.
- Changes to some areas previously designated as having “Traditional Standards,” which are now assigned “Either Standard” in order to increase flexibility within the City for development and redevelopment.

Attachment A is the proposed Development Standards map and is included with Ordinance 2012-08. For reference, the current Development Standards map is included with this report as Exhibit 1. Full size



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versions of both maps are available in the Planning Department and are online at franklintn.gov/planning.

STAFF RECOMMENDATION TO FMPC:

Favorable recommendation to the BOMA

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2012-07 is recommended.

ORDINANCE 2012-07

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE CHARACTER AREA AND DEVELOPMENT STANDARD OVERLAYS OF THE CITY OF FRANKLIN ZONING MAP."

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the City of Franklin Zoning Map is hereby amended to revise the Character Area and Development Standard Overlays, as depicted on Attachment A.

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

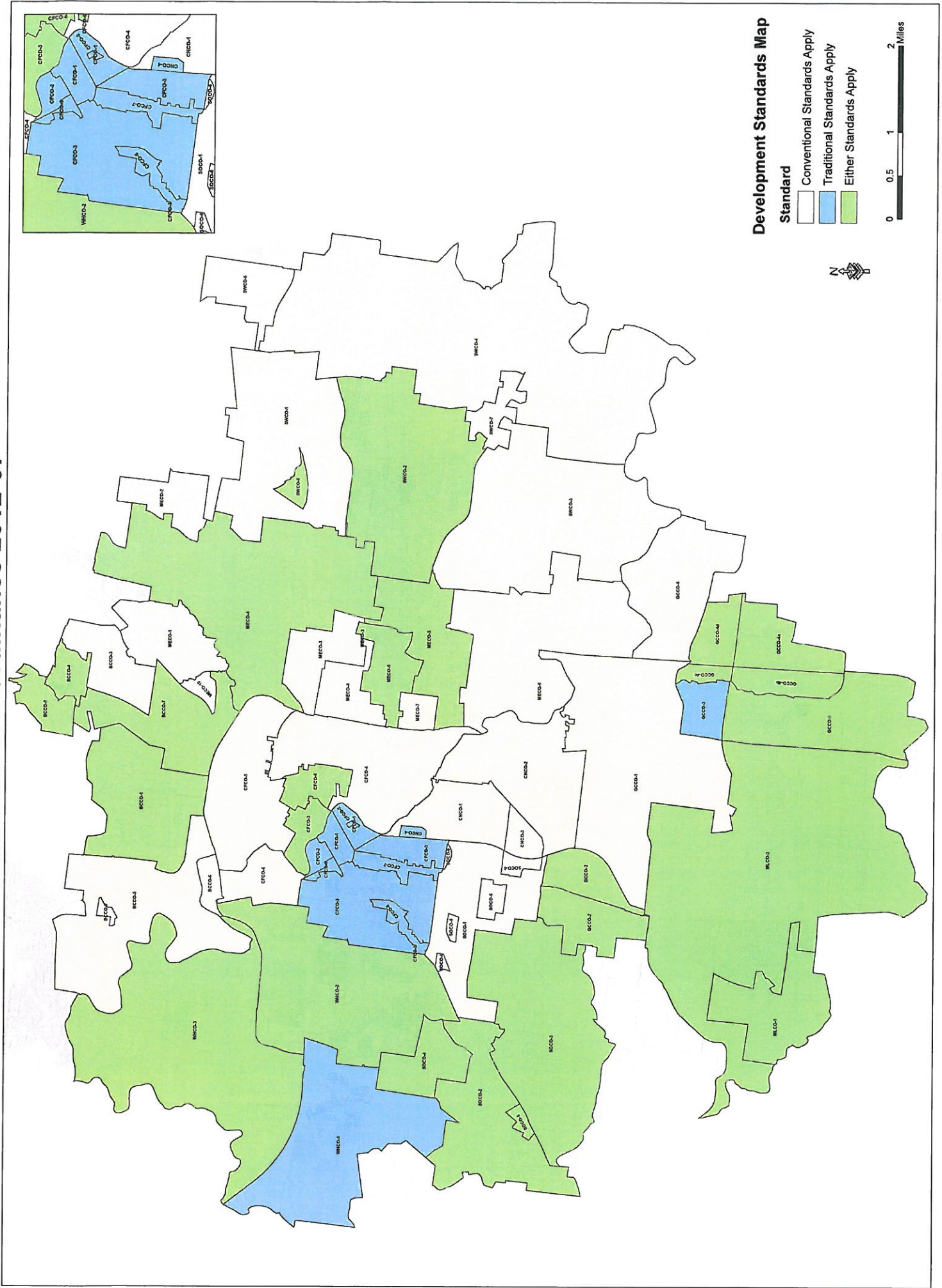
CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED:	<u>4/26/12</u>
PASSED FIRST READING:	_____
PASSED SECOND READING:	_____
PUBLIC HEARING HELD:	_____
PASSED THIRD READING:	_____

Attachment A: Ordinance 2012-07



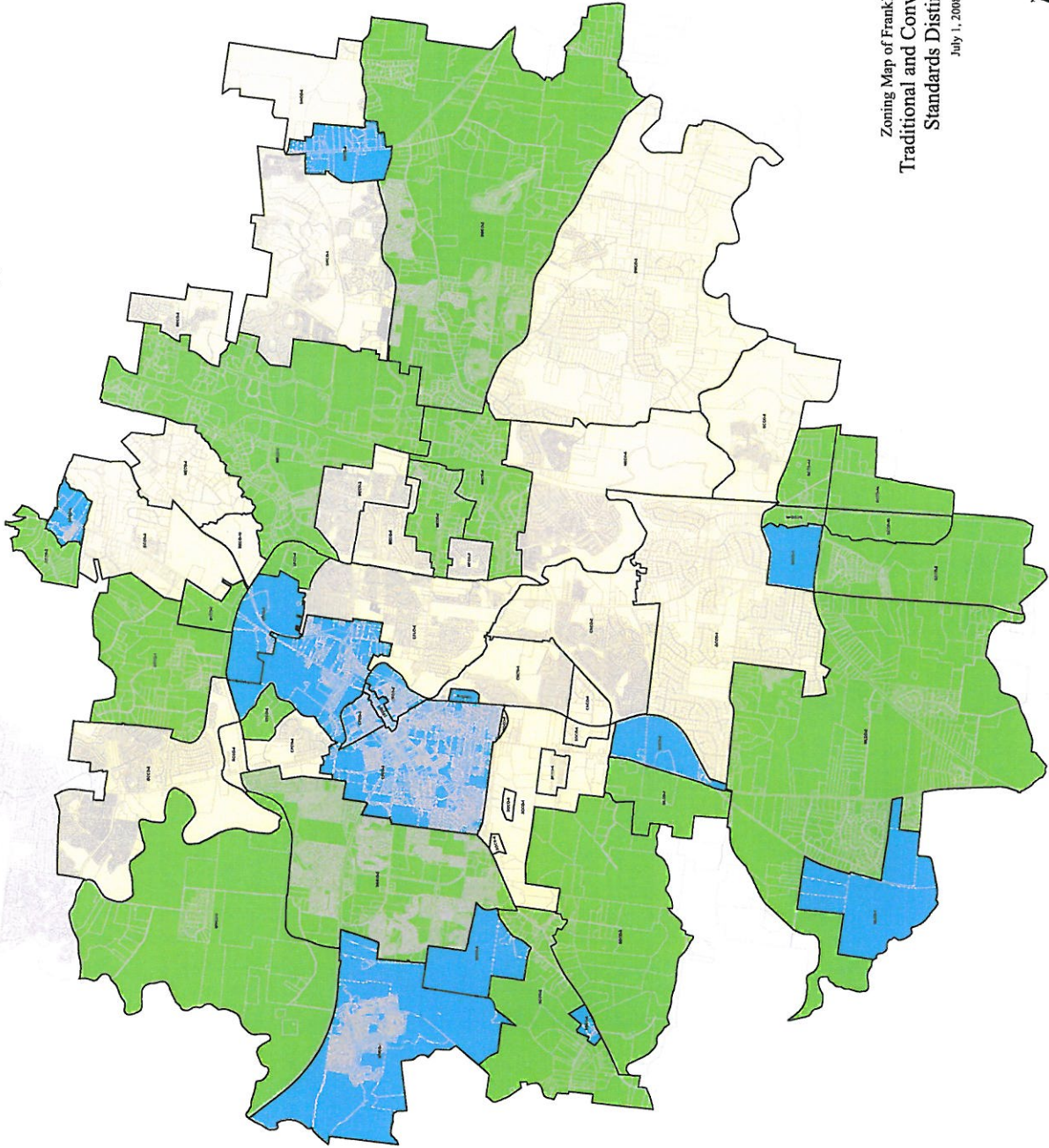
Development Standards Map

Standard

- Conventional Standards Apply
- Traditional Standards Apply
- Either Standards Apply



Exhibit 1: Current Map



Zoning Map of Franklin, Tennessee:
Traditional and Conventional Area
Standards Distinguished
July 1, 2008

Legend

- Parcel
- Character Area Overlay District
- Conventional Standards Apply
- Traditional Standards Apply
- Either Standard Apply

N
Scale
Ordinance 2006-75

Franklin, Tennessee
City of Franklin
Planning Department
2008