




HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
WRKS 06/21/12

MEMORANDUM

June 12, 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 2012-27, Zoning Text Amendment to amend Chapter 4, Section 4.1.6, of the *City of Franklin Zoning Ordinance*

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an amendment to Chapter 4, Sections 4.1.6 of the *City of Franklin Zoning Ordinance*.

Background

This Zoning Ordinance Text Amendment is proposed by the City Staff in effort to permit Government Facilities to store equipment and materials outside. Currently, the Accessory Use standards in Chapter 4 require that outdoor storage be fully covered and screened. Since Government Facilities are not specially exempted, this standard applies to City, County, and State facilities within the City of Franklin. Since the material or equipment that would be stored outside is part of essential government services, staff believes that Government Facilities should be exempted from the requirement to cover the outdoor storage, but that it should still be required to be fully screened according to the standards within the Franklin Zoning Ordinance (FZO).

This text amendment was recommended by the FMPC with a 6-0 vote at the May 24, 2012 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2012-27

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 4 SECTION 4.1 OF THE CITY OF FRANKLIN ZONING ORDINANCE TO PERMIT OUTDOOR STORAGE AT GOVERNMENT FACILITIES."

Whereas, the *Franklin Zoning Ordinance* limits outdoor storage; and

Whereas, governmental facilities have need to store equipment and materials outdoors; and

Whereas, this storage is for the function of public services; and

Whereas, this ordinance proposes to permit government facilities to store materials and equipment outdoors, so long as it is fully screened according to the requirements of the *Franklin Zoning Ordinance*.

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

SECTION I. That Chapter 4, Section 4.1.6 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

4.1.6 Additional Standards for Certain Accessory Uses

...

(7) Outdoor Sales/Storage Areas

Except where exempted by Subsection 4.1.6(7)(a), storage shall be located inside a building and shall comply with the following standards:

(a) Exemptions

- (i) The following forms of outdoor storage ~~shall be~~ located outside of a building, ~~and~~ are not required to be fully covered or screened:
 - ~~(i) A.)~~ Outdoor sales areas pursuant to Subsection 4.1.6(7)(f);
 - ~~(ii) B.)~~ Vehicles or farm equipment for sale or lease; and
 - ~~(iii) C.)~~ The storage of live vegetation provided the location and extent of the area used for such storage is indicated on the Site Plan.
- (ii) The following form of outdoor storage located outside of a building is not required to be fully covered, but shall be fully screened:
 - A.) Storage of equipment or material related to Local, State, or Federal government facilities.**

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: 5/24/12

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____