

ORDINANCE 2009-56

TO BE ENTITLED: “AN ORDINANCE TO REVISE CERTAIN CHAPTERS OF THE FRANKLIN ZONING ORDINANCE IN ORDER TO CREATE A SCIENTIFIC RESEARCH OVERLAY ZONING DISTRICT.”

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

SECTION I. That Chapter 3, Table 3-10 of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold** and is approved to read as follows:

TABLE 3-10: OVERLAY DISTRICTS	
Abbreviation	District Name
SRO	Scientific Research Overlay District

SECTION II. That Chapter 3, Section 3.4.9 of the City of Franklin Zoning Ordinance is hereby created with the following text noted in **bold** and is approved to read as follows:

3.4.9 SRO-- Scientific Research Overlay

(1) Purpose

The purpose of the Scientific Research Overlay (SRO) is to allow areas for the concentration of scientific research facilities and related uses in a campus-like setting to enable the provision of a wide range of scientific services to enhance the public’s health, safety and general welfare. The overlay is intended to provide sites for the location of such enterprises in an attractive, master planned setting. It is the intent of the provisions of this section to establish an overlay district in which scientific research facilities, pilot and prototype production facilities, or other operations requiring a high degree of scientific input will be permitted.

The SRO shall be limited to the Civic and Institutional (CI) and Light Industrial (LI) Zoning Districts.

(2) Permitted-uses

(a) Hospitals, Rehabilitation Centers, research laboratories, essential services, passive parks and open space, and accessory-uses, as defined by Section 4.1.

(3) Prohibited-uses

The development of uses, except those permitted in Subsection 3.4.9(2)(a) above, shall be prohibited.

SECTION III. That Chapter 8, Table 8.1 of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold** and is approved to read as follows:

TABLE 8.1: ABBREVIATIONS	
Abbreviation	Term
SRO	Scientific Research Overlay

SECTION IV. 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: _____
JOHN C. SCHROER
 Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL:

9/24/09

PASSED FIRST READING:

11/10/09

PASSED SECOND READING:

12/08/09

PUBLIC HEARING HELD:

12/08/09

PASSED THIRD READING:



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

October 5, 2009

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
Vernon Gerth, Assistant City Administrator - Community and Economic
Development
Gary Luffman, Interim Planning Director

SUBJECT: Ordinance 2009-56, Zoning Text Amendment to revise certain chapters of the of
the City of Franklin Zoning Ordinance to create a Scientific Research Overlay
Zoning District

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding the revising of certain chapters in the *Franklin Zoning Ordinance* to create a Scientific Research Overlay Zoning District.

This text amendment was recommended unanimously by the Planning Commission at the September 24, 2009 FMPC meeting.

Background

This *Zoning Ordinance* Text Amendment is proposed to revise both the *Zoning Ordinance* and the *Zoning Map* in order to create a new Overlay Zoning District. This overlay district would provide a tool to better control those proposed uses in Planned Unit Developments (PUD) that are related to scientific research and development. This overlay district is tied to the Civic and Institutional (CI) Base Zoning District and would limit the permitted uses to only scientific and research related-uses, while excluding all other uses allowed in the CI Base Zoning District.

This Scientific Research Overlay District (SRO) could be requested by an applicant or prescribed by the city to better ensure that a PUD, which includes scientific research and development, is located and developed according to all city standards, while reducing, as much as possible, any negative impacts to adjacent neighbors or property owners. The Planning Commission struck a provision to prohibit any uses that required Tennessee Department of Environment and Conservation (TDEC) approval at their September meeting.

Financial Impact

Not applicable to this item.



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MEMORANDUM

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.