

ORDINANCE 2009-52

TO BE ENTITLED: “AN ORDINANCE TO AMEND TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT 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 3, Table 3-5: Base District Density and Building Height of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]

Standard	Base Zoning Districts																	
	AG	ER	R-1	R-2	R-3	R-6	RX	OR	CC	GO	NC	GC	MN	ML	MX	LI	HI	CI
Building Height in Stories (Max.)- [6]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4] [6]	3 [4]	3 [4] [6]	3 [4] [6]	3	3	3 [4]

NOTES:

- ...
- [4] A maximum height limit of four stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Subsection 5.3.4, Transitional Features
- ...
- [6] Buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed 3 stories, but shall not exceed 6 stories in height unless located within an HTO District subject to the provisions of Subsection 3.4.6, Height Overlay District. Buildings within an HTO District may exceed 6 stories; however, no building shall have a floor surface used for human occupancy located more than one hundred fifty (150) feet above the lowest level of fire department vehicle access. Buildings greater than 3 stories shall have automatic sprinkler systems and dry standpipes with external fire department connections. Buildings within the following Character Area Overlay Districts may exceed three stories, but shall not exceed six stories (84 feet) in height, however, no heights may be increased to a maximum of six stories (84 feet) in the character area overlay districts.

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: _____
JOHN C. SCHROER
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL:

8/27/09

PASSED FIRST READING:

10/13/09

PASSED SECOND READING:

11/10/09

PUBLIC HEARING HELD:

10/10/09

PASSED THIRD READING:



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

September 15, 2009

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Gary Luffman, Planning Director

SUBJECT: Ordinance 2009-52, Zoning Text Amendment to Amend Table 3-5: Base District Density and Building Height City of Franklin Zoning Ordinance

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding amendments to Table 3-5: Base District Density and Building Height of the *Franklin Zoning Ordinance* to revise requirements relating to allowed building height.

Background

This *Zoning Ordinance* Text Amendment is proposed to revise Table 3-5: Base District Density and Building Height in order to allow developments within Planned Unit Developments (PUD) to have the option of a fourth floor in the General Commercial, Mixed-use Local, and Mixed-use Regional Zoning Districts. The option is allowed for PUDs in Table 3-5, as Footnote [4], in the Residential Variety, Office Residential, Central Commercial, General Office, Mixed-use Neighborhood, and Civic/Institutional Zoning Districts. The amendment would extend that allowance. The amendment also strikes footnote [6] from the Building Height in Stories (Max.) standard. The inclusion of footnote [6] in this location seems to be an error, as that footnote is also included within the requirements of the Base Zoning Districts.

This text amendment was recommended 8-to-0 by the Planning Commission at the August 28, 2009 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.