



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #7  
WRKS  
07/08/14

## MEMORANDUM

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June 27, 2014

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2014-10, An ordinance to amend Section 2.4.3(3) of the Franklin Zoning Ordinance which regulates exemption to site plan review.

### **Purpose**

The purpose of this memorandum is to consider allowing an exemption to the Site Plan Review Regulations as in Section 2.4.3 (3), Site Plan Review.

### **Background**

The City of Franklin occasionally receives requests for Site Plan Review of projects that are very small in scope. Generally, these projects are small additions to existing buildings, paving of existing parking lots or adding a few spaces to a paved lot to accommodate a greater parking need. At the current time, these small nonresidential projects are subject to a full Site Plan Review. However, since there is not a requirement for a Stormwater Plan and most of the infrastructure is existing, there is little information to review.

Staff would, therefore, request consideration of allowing these projects to be exempted from Site Plan Review and provide a Zoning Review at the time of Building Permit issuance. This revision will not diminish the level of review and will reduce by at least 45 days the amount of time required to receive a permit. The change will also provide staff more time to review larger, more detailed plans.

### **Financial Impact**

Not applicable to this item.

### **Options**

The Board could approve, amend, or decline the proposed amendment.

### **Recommendation**

Approval of Ordinance 2014-10 is recommended.

**ORDINANCE 2014-10**

**TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 2.4.3 (3) OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATE EXEMPTION TO SITE PLAN REVIEW."**

**WHEREAS**, the City of Franklin receives applications for small additions and parking lots which do not require Stormwater Plans; and

**WHEREAS**, these small projects have existing infrastructure that is not part of review; and

**WHEREAS**, Building and Neighborhood Services could more efficiently review zoning issues at the time of Building Permit Issuance.

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

**SECTION I.** That Chapter 2, Section 2.4.3 (3), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**, and is approved to read as follows:

2.4.3 Site Plan Review  
(3) Exemptions

**All development exempted from the Site Plan Review process shall meet all criteria of the Zoning Ordinance, as well as any other City requirements, prior to issuance of building permits.** The following shall be exempted from Site Plan review.

- (a) Individual plans for detached residential uses;
- (b) **Plans for nonresidential additions not to exceed 10% of the square footage of the building and not requiring submittal of a Stormwater Plan per the provision of the Land Disturbance section of the Stormwater Ordinance;**
- (c) **Additions to parking lots, formal open spaces or accessory structures that do not require submittal of a Stormwater Plan per the provision of the Land Disturbance section of the Stormwater Ordinance;**
- (d) ~~(b)~~ The internal construction or change in floor area of a development that does not increase gross floor area, increase the intensity of use, or affect parking requirements on a site that meets all development and site design standards of this ordinance;
- (e) ~~(e)~~ Temporary uses other than Temporary Field Offices; and
- (f) ~~(d)~~ Critical Lot Plans.

**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: \_\_\_\_\_

By: \_\_\_\_\_

**Eric Stuckey**

**Dr. Ken Moore**

City Administrator/Recorder

Mayor

PLANNING COMMISSION RECOMMENDED:

06/26/14

PASSED FIRST READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

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PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

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