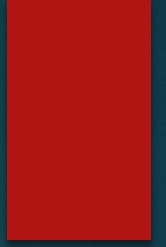




Franklin Zoning Ordinance Annual Update

BOMA WORK SESSION

SEPTEMBER 13, 2022



Proposed Scenic Corridor Overlay (SCO) District Rezoning (Refining the Linework)

Intent:

- ▶ Protects the City's natural beauty along scenic corridors by preserving viewsheds and gateways; and
- ▶ Enhances the City's community identity through landscape and common design elements

Applicability:

- ▶ Applies to new developments/subdivisions and exempts existing residential lots that are 2.25 acres or less

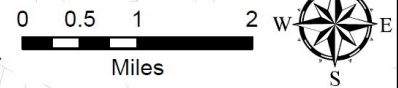
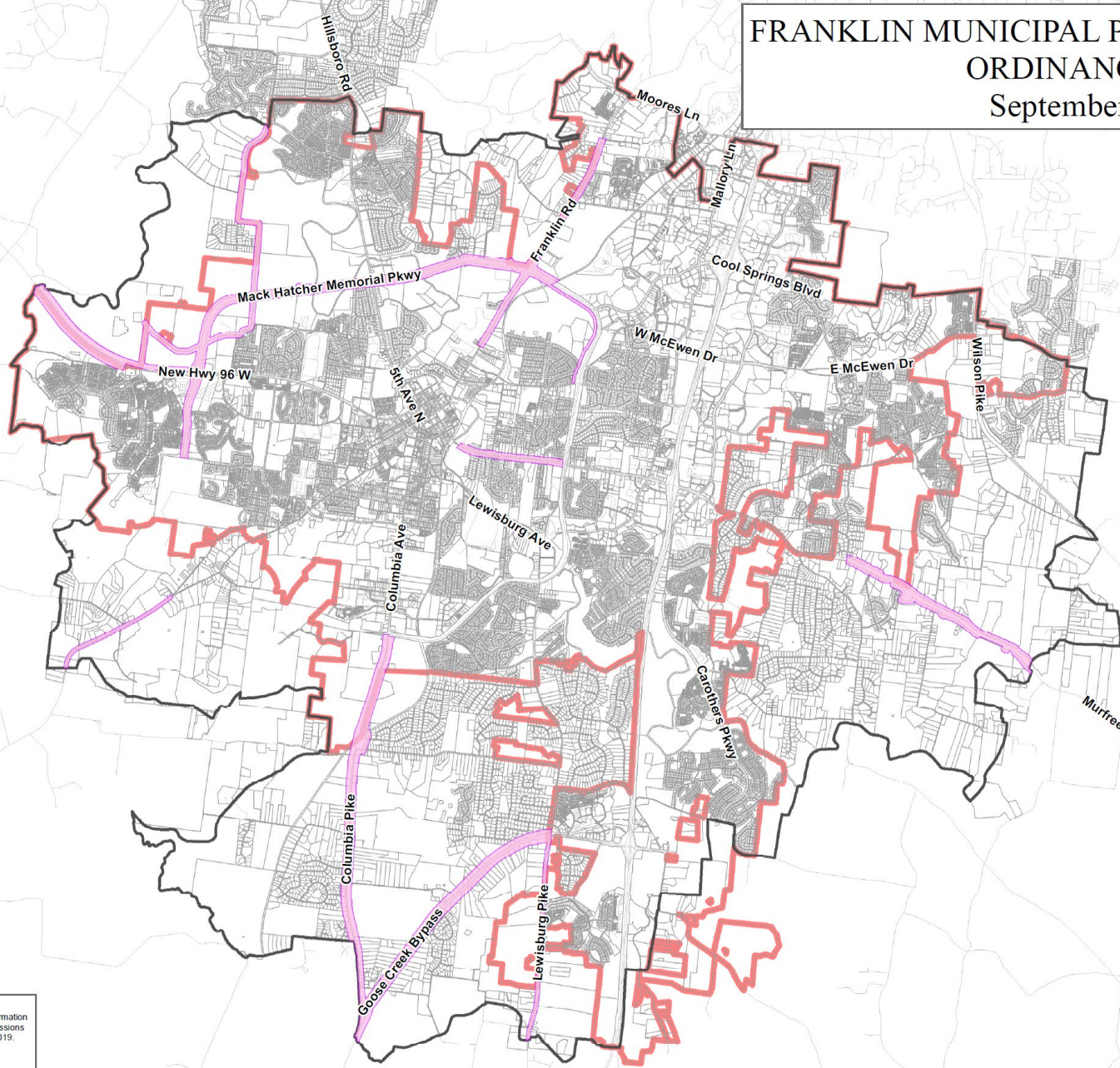
General Requirements:

- ▶ Requires deeper setbacks to preserve the scenic viewshed
- ▶ Landscaping requirements along the frontage
- ▶ Traditional fencing styles



FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2022-26
September 22, 2022

SCO was hand drawn (clicked) but a newer GIS tool allowed GIS staff to match the right-of-way lines exactly and create the setbacks from those lines.



Legend

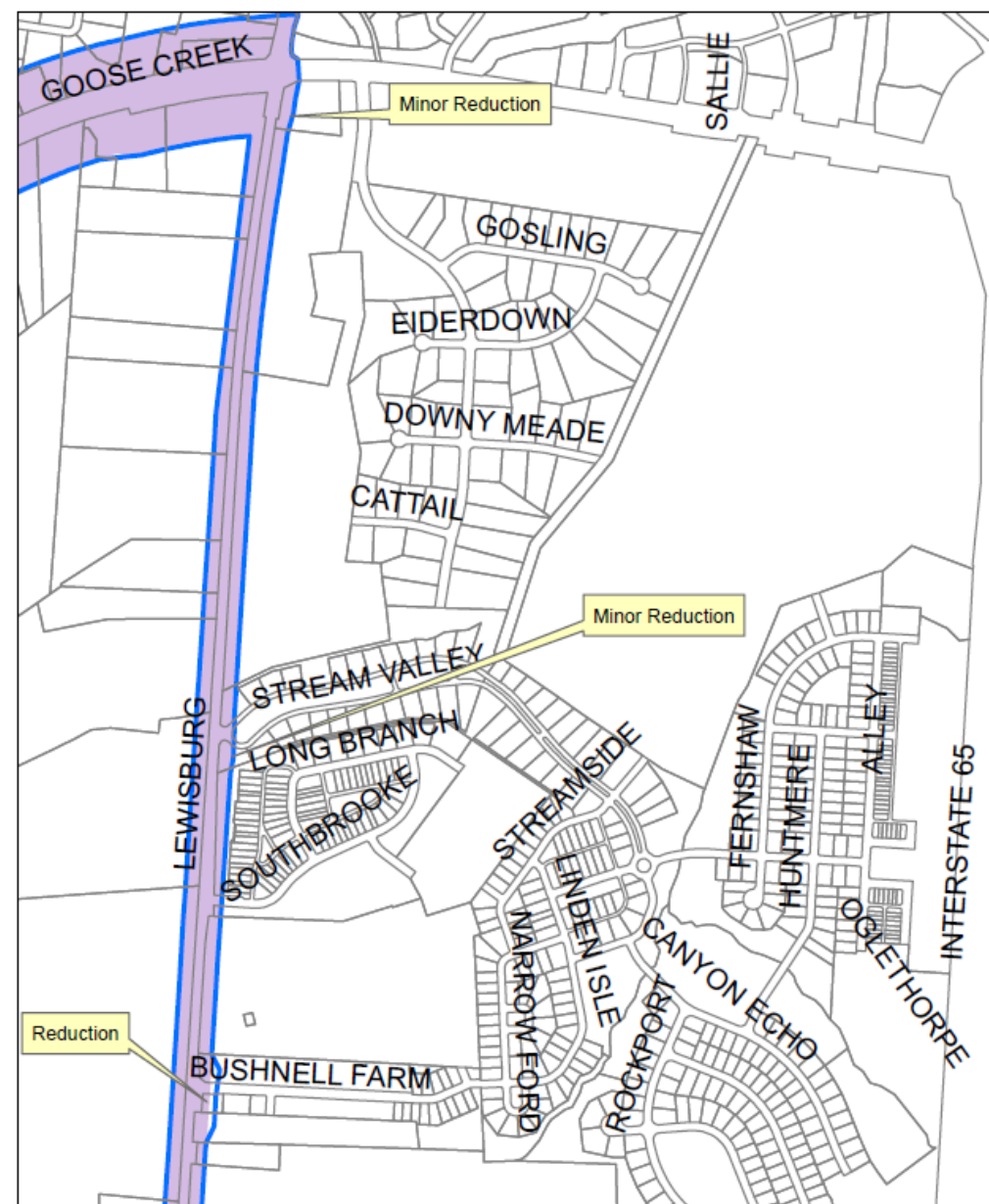
- SCO
- Urban Growth Boundary
- City Limits

This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2019.

The zoning overlays depicted on the map apply to properties within the Franklin city limits. Upon annexation, properties in the UGB will be zoned accordingly.

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Lewisburg Pike



Legend

- Parcels
- Current SCO Alignment
- Proposed SCO Alignment



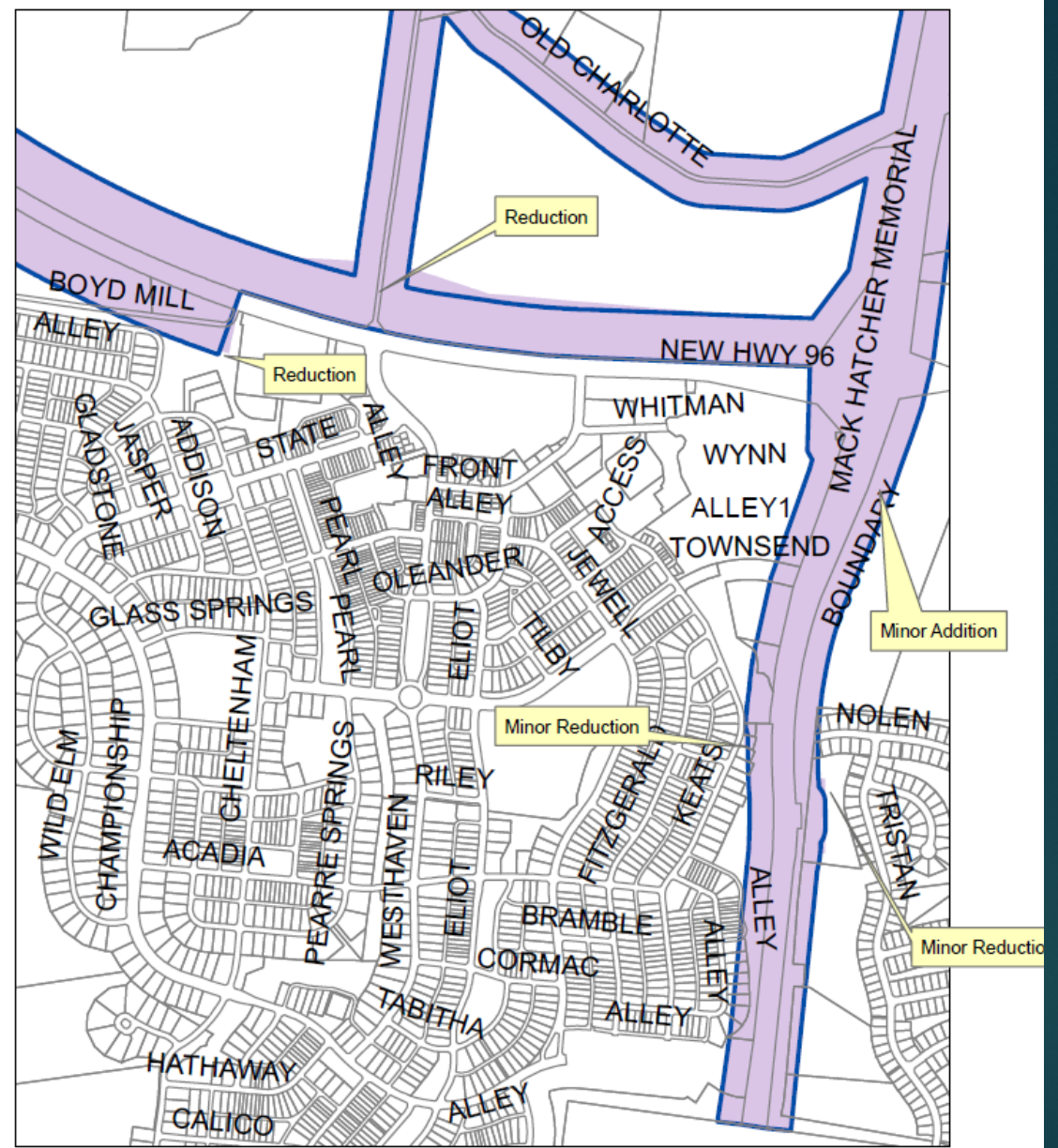
0 0.15 0.3 Miles



Mack Hatcher Pkwy

New Highway 96 W

Old Charlotte



Legend

- Parcels
- Proposed SCO
- Current SCO

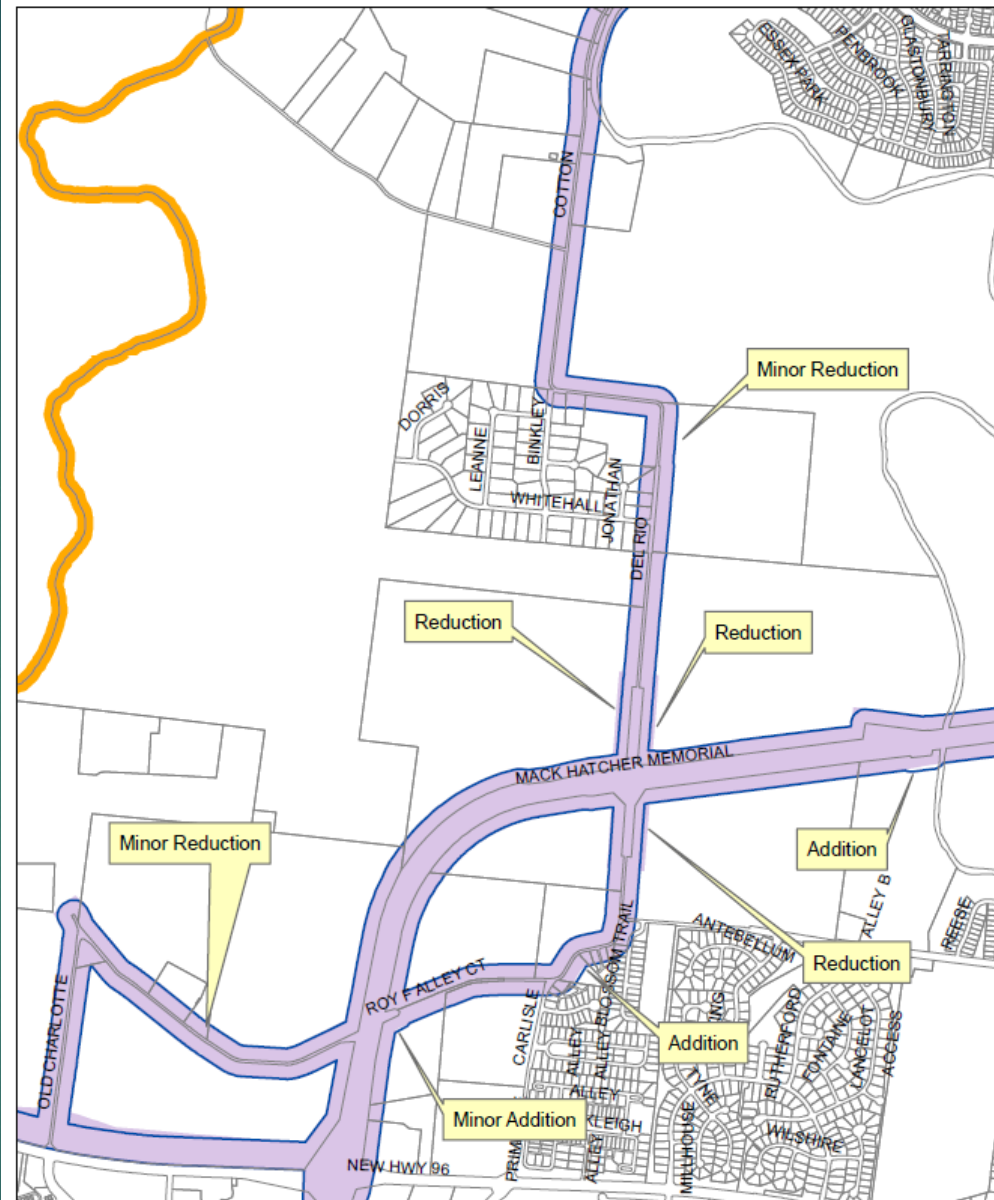
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Del Rio Pike

Carlisle Lane

Old Charlotte



Legend

- Parcels
- Proposed SCD
- Current SCD

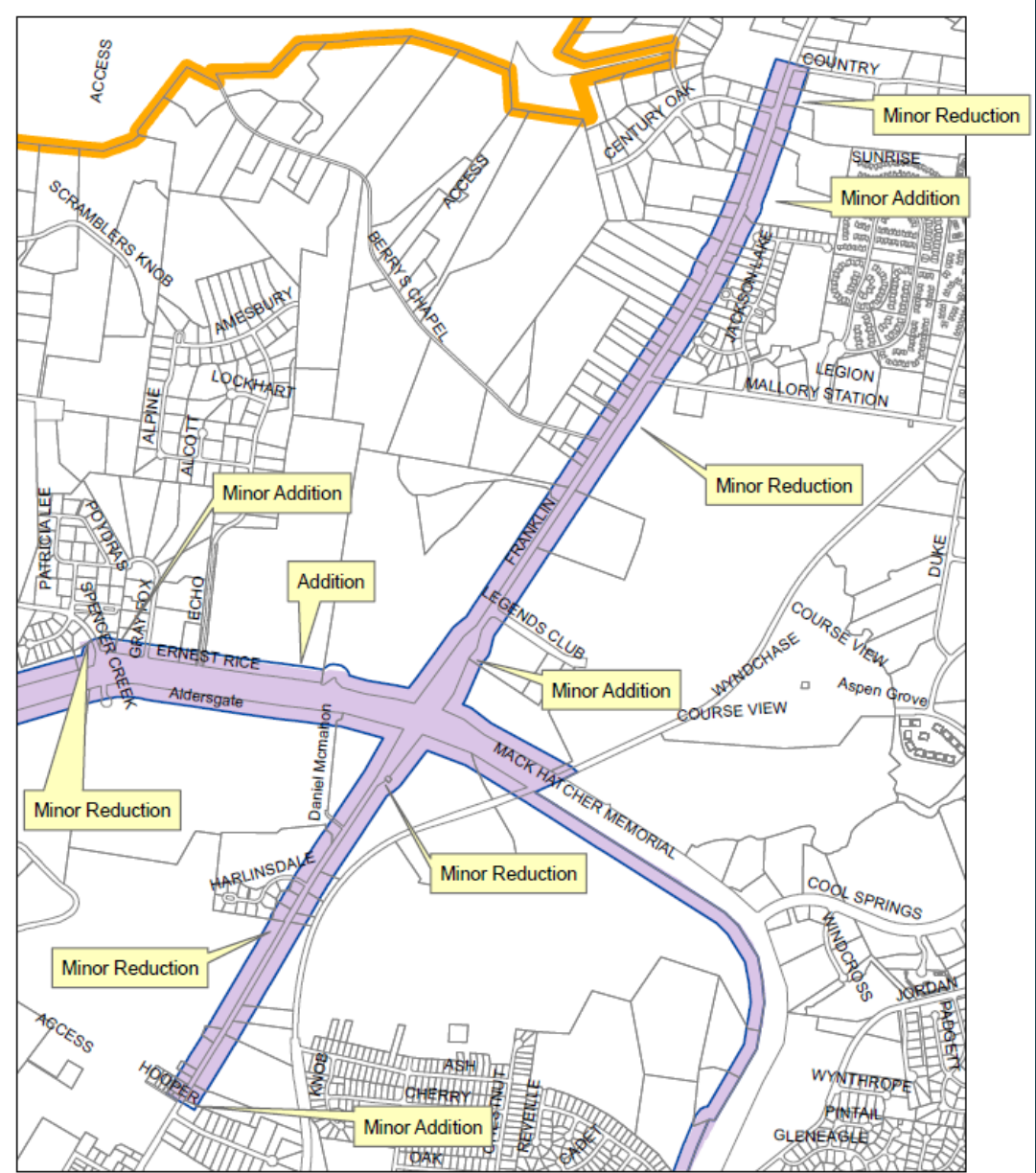
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N



Franklin Road Mack Hatcher Pkwy



Legend

- Parcels
- Proposed SCO
- Current SCO

0 0.5 1 Miles

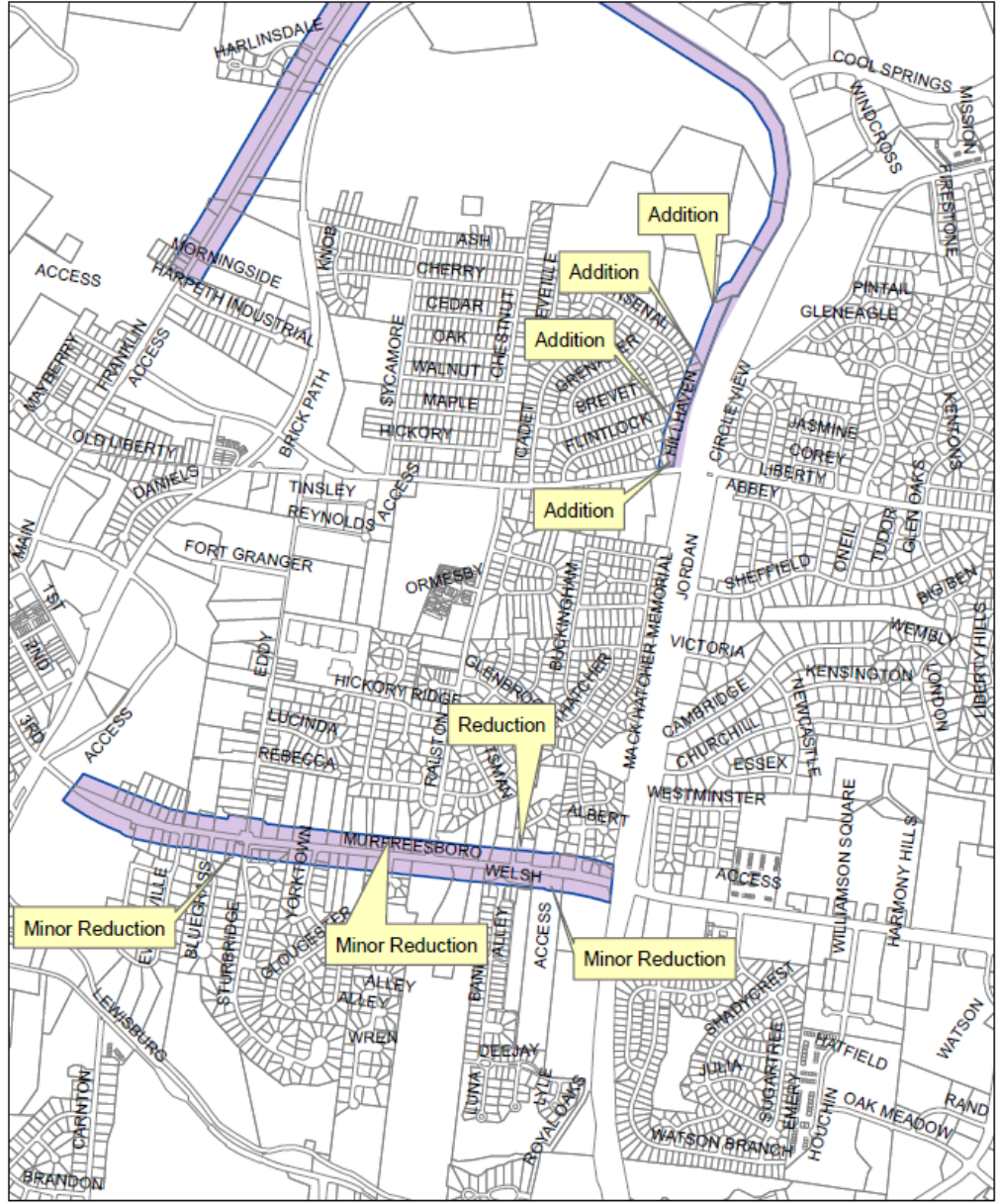


N



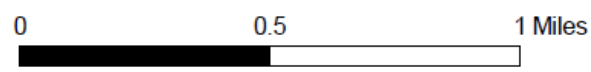
Mack Hatcher Pkwy

Murfreesboro Rd



Legend

- Parcels
- Proposed SCO
- Current SCO



Proposed Natchez Street Rezoning to Civic/Institutional (CI) District and Historic Preservation Overlay (HPO) District



Shorter Chapel African Methodist Episcopal Church

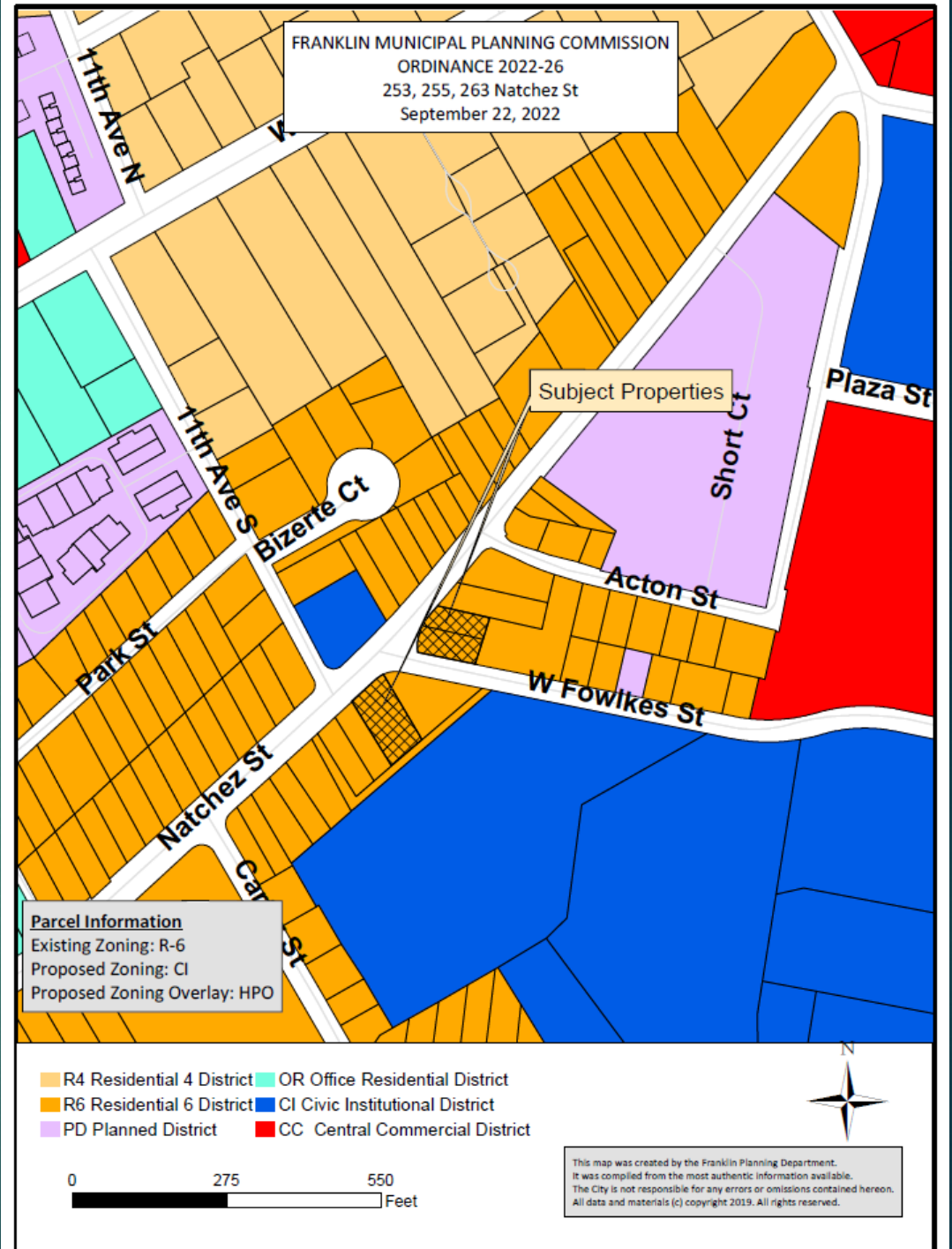
The City has rezoned larger civic/institutional properties to Civic/Institutional (CI) district over time but has left smaller properties in residential districts unless they have requested rezoning.



Franklin's Green Book House



Bazelia S. Harris Community Life Center



Bazelia S. Harris Community Life Center

263 Natchez Street

History:

2006: City issued a building permit for a small community center (1,726 SF) for the Natchez Street Community.

2007: Use was established when civic/institutional uses were permitted by-right in residential districts.

2008: The Civic Institutional (CI) district was created and many larger civic/institutional properties were rezoned to CI over time, but small institutional properties remained in the residential districts as legally nonconforming uses.

Today: The Center continues to operate as a civic/institutional use. The proposed rezoning to CI will bring the use into conformance with the Zoning Ordinance.



Next Steps

