



MEMORANDUM

August 3, 2010

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 2010-45, Zoning Text Amendment to revise Permitted-uses in the Scientific Research Overlay District as established by the *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 provisions relating to an amendment to Permitted-uses within the Scientific Research Overlay (SRO) in Section 3.4.9 of the *Franklin Zoning Ordinance*.

Background

This Zoning Ordinance Text amendment is generated based on feedback from the Planning Commission regarding the permitted-uses in the Scientific Research Overlay Zoning District. This amendment will allow any existing use within the SRO to operate office and educational facilities and clinics as accessory uses, so long as they are directly related to the primary scientific research use. Staff recommends approval of this text amendment and feels it is essential to tie the permitted-uses to the purpose of the overlay in order to assure the overlay fulfills the purpose envisioned by the FMPC and BOMA in the creation of this Overlay Zoning District. Once this text amendment is approved on 3rd and final reading by the Board of Mayor and Aldermen, staff will present the rezoning request to include the Iron Horse Science and Technology Park PUD Subdivision within the SRO Zoning District.

This text amendment was unanimously recommended onto the Board of Mayor and Alderman by a vote of 7 to 0 with 1 abstention at the July 22, 2010, of the Franklin Municipal Planning Commission meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2010-45

TO BE ENTITLED: "AN ORDINANCE TO REVISE THE PERMITTED USES IN THE SCIENTIFIC RESEARCH OVERLAY ZONING DISTRICT."

WHEREAS, the Franklin Municipal Planning Commission requested a clarification to the uses permitted within the Scientific Research Overlay (SRO) Zoning District;

WHEREAS, the SRO Zone is only allowed within the Civic and Institutional (CI) Base Zoning District; and

WHEREAS, this text amendment revises the SRO to permit office and educational facilities, both permitted uses within the CI Base Zone, to be permitted only as accessory uses within the SRO.

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

SECTION I. That Chapter 3, Section 3.4.9 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:

3.4.9 SRO-- Scientific Research Overlay

...

(2) Permitted-uses

...

(b) Office, as described in 3.2.5(1)(g), clinics, and educational facilities shall be permitted only as accessory uses and only if directly related to the scientific research primary use.

(3) Prohibited-uses

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

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 DEFERRAL: 6/24/10
PLANNING COMMISSION RECOMMENDED APPROVAL: 7/22/10
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____