




HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
WRKS 05/24/2011

MEMORANDUM

May 10, 2011

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 2011-15 Zoning Text Amendment to Various Chapters and Sections of 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 various chapters and sections of the *Franklin Zoning Ordinance* to clarify requirements and correct minor textual errors relative to canopies, off-street parking standards, and day-care centers.

Background

This *Zoning Ordinance* Text Amendment is proposed by the Planning Department in effort to clarify inconsistencies and make minor changes within the *City of Franklin Zoning Ordinance (FZO)*. All of the proposed changes within Ordinance 2010-78 are intended to 1) provide consistency between various sections within the *FZO* where obvious inconsistencies exist, 2) provide further detail to make certain requirements within the *FZO* less ambiguous or 3) correct minor textual errors within the *FZO*.

This text amendment was recommended unanimously (8-0) by the Planning Commission at the April 28, 2011 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2011-15

TO BE ENTITLED: “AN ORDINANCE TO AMEND VARIOUS CHAPTERS AND SECTIONS OF THE CITY OF FRANKLIN ZONING ORDINANCE TO CLARIFY REQUIREMENTS AND CORRECT MINOR TEXTUAL ERRORS RELATIVE TO CANOPIES, OFF-STREET PARKING STANDARDS, AND DAY-CARE CENTERS.”

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

SECTION I. That Chapter 4, Section 4.1.6 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

4.1.6 Additional Standards for Certain Accessory Uses

...

(2) Canopies

- (a) Canopies shall be attached to a principal structure and shall not be freestanding or attached to an accessory structure unless located to the rear of the principal structure **or includes functional equipment for the generation of energy by solar power, such as solar-assisted charging station. In no instance shall the location of a canopy** ~~and do not~~ result in the stacking of vehicles in a public right-of-way.

SECTION II. That Chapter 5, Section 5.9.4, Table 5-9 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:

5.9.4 Off-street Parking Standards

...

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]

Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
Commercial Uses				
Restaurant	7.50 + 0.67/outdoor seat	▪ 0.75/emp on largest shift	10 + 0.67/outdoor seat	▪ 1/emp on largest shift
Restaurant, Drive In/Drive Through	---	▪ 0.67/seat (indoor and outdoor)	---	▪ 0.67/seat (indoor and outdoor)
Vehicle Sales and Rental [7]	1.50	---	2	---
Notes: ... [7] The parking requirements in the Vehicle Sales and Rental use type shall be based on Customer and Employee parking. Parking for the display of inventory shall not be counted in the total parking requirement, but shall be labeled as Inventory Parking. All other standards of this ordinance shall apply to the Inventory Parking.				

SECTION III. That Chapter 8, Section 8.3 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:

8.3 Definitions and Use Classifications

...

Day Care Center

A facility designed to provide care and instruction for children **or adults**.

...

Parking, Inventory

Parking for the display inventory of items, as allowed in Vehicle Sales and Rental. Inventory parking shall not be calculated in the site parking requirements, but all other standards of this ordinance apply to this type of parking.

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

By: _____
DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 4/28/11

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____