



MEMORANDUM

June 30, 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 2011-28, Zoning Text Amendment to revise Permitted Uses in Table 3-2: Permitted Uses 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 to consider amendments to Chapter 3, Section 3.2.2 and Section 3.2.3, Table 3-2: Permitted-Uses of the *Franklin Zoning Ordinance* to permit detached residential units within the Neighborhood Mixed-Use (MN) Zoning District.

Background

This Zoning Ordinance Text Amendment is proposed by the City Staff in effort to include detached residential uses in the Neighborhood Mixed-use (MN) Zoning District, which is currently not a permitted use. Staff believes that mixed-use districts, by definition, should allow various types of residential, commercial, and office uses. This revision is proposed to allow the Neighborhood Mixed-use District to include various types of neighborhoods, not just attached units.

This text amendment was recommended unanimously (7-0) by the Planning Commission at the June 23, 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 2011-28

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.2.2 AND SECTION 3.2.3, TABLE 3-2: PERMITTED USES, IN THE FRANKLIN ZONING ORDINANCE TO PERMIT DETACHED DWELLING UNITS IN THE NEIGHBORHOOD MIXED-USE (MN) ZONING DISTRICT."

WHEREAS, Mixed-use Districts are intended to provide for a variety of residential, commercial, retail and office uses; and

WHEREAS, this ordinance revises the Permitted-Use Table to allow detached residential uses within the Neighborhood Mixed (MN) Use Zoning District.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.2 of the City of 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:

3.2.2 District Purpose Statements

...

(13) Mixed-Use Districts

...

(b) In order to achieve the purposes and recommendations found in the land use plan, each of the three mixed-use districts has specific purposes, as follows:

(i) MN—Neighborhood Mixed-Use District

The Neighborhood Mixed-Use District, hereinafter referred to as the MN District", is intended to accommodate neighborhood uses that will serve the surrounding residents and neighborhoods with convenience retail and services, and to contain ~~attached dwellings~~ **residential uses** inside the MN District. The MN District is intended to accommodate some automotive-oriented uses, but an emphasis shall be placed on the pedestrian and walkability.

SECTION II. That Chapter 3, Section 3.2.3, Table 3-2: Permitted Uses 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:

TABLE 3-2: PERMITTED USES

Use Types "p" = Permitted	Base Zoning Districts																	Additional Requirements	
	AG	ER	R-1	R-2	R-3	R-6	RX	OR	GO	NC	CC	GC	MN	ML	MX	LI	HI		CI
RESIDENTIAL USES																			
Detached Dwellings	P	P	P	P	P	P	P	P				P	P	P	P				

SECTION III. 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: _____
DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>6-23-11</u>
PASSED FIRST READING:	_____
PASSED SECOND READING:	_____
PUBLIC HEARING HELD:	_____
PASSED THIRD READING:	_____