



# Zoning Ordinance Cleanup

## JCW August 27 2020

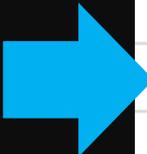
# Text Amendment Cleanup

- Corrections, Clarifications and Refinements
- Topical Updates



# Home Occupation-Swim Lessons?

- The Zoning Ordinance does not currently permit residents in neighborhoods to operate swim lessons as a business in their backyard pools. Should residents in neighborhoods be allowed to operate swim lessons as a business in their backyard pools?



ANSWER CHOICES	RESPONSES	
Should not be allowed.	17.76%	114
Should be allowed for individual lessons to limit potential noise and traffic.	39.41%	253
Should be allowed for group lessons up to a certain maximum at a time	24.30%	156
Should be allowed for group lessons without limitations on a maximum size at a time.	7.17%	46
No Preference	8.88%	57
Other (please specify)	2.49%	16
TOTAL		642

# Proposed

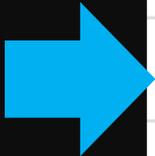
# Swim Lessons

- No more than one student at a time or the total number of students from a single family at a time, whichever is greater
- Lots of one acre or more may have group swim lessons with up to four students

# Home Occupation-Pet Sitting/Grooming?

- The Zoning Ordinance does not currently permit residents in neighborhoods to operate pet grooming and pet sitting businesses in their homes. Should residents in neighborhoods be allowed to operate pet grooming and pet sitting businesses in their homes?

ANSWER CHOICES	RESPONSES	
Should not be allowed.	27.46%	176
Should be allowed with limits on the maximum number at a time to limit potential noise and traffic.	56.32%	361
Should be allowed without limitations on the maximum number at a time.	9.05%	58
No Preference	5.30%	34
Other (please specify)	1.87%	12
TOTAL		641



## Proposed

## Pet Sitting/Grooming

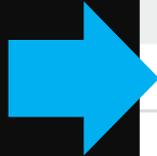
- Pet sitting that provides at-home services or overnight boarding to no more than two pets at a time and keep pets mostly indoors
- Pet grooming that provides services to no more than one pet at a time

# Trailers in Residential Areas?

Trailers that attach to vehicles are prohibited in residential neighborhoods by the Municipal Code. Should the City continue to prohibit parking and storage of trailers in neighborhoods?



ANSWER CHOICES	RESPONSES	
Continue to prohibit trailers in neighborhoods.	49.69%	319
Allow trailers in certain locations on residential lots, such as behind the house.	34.42%	221
Do not regulate trailers in neighborhoods.	10.75%	69
No Preference	2.96%	19
Other (please specify)	2.18%	14
TOTAL		642



# Proposed

# Trailers

- Citizen comment: No change
- If BOMA/FMPC considers change:
  - Prohibited in front yards of residential areas
  - Permitted behind the front façade of the dwelling on a parking pad
  - Building and Neighborhood Services would have the discretion to approve alternative locations if adequate space is not available behind the front façade of the dwelling.

# Fences

- Fence permits/education and awareness
- Information in BNS Dept, online, and provided to HOAs and fence contractors
- Minor text amendment to address fences in drainage easements to allow water flow through



# Other Updates

- Reorganize Transitional Features Chapter
- Address Class A Corporate Office building type
- Address Modification of Standard approvals for multifamily entrances and signage

# Proposed MR District Update

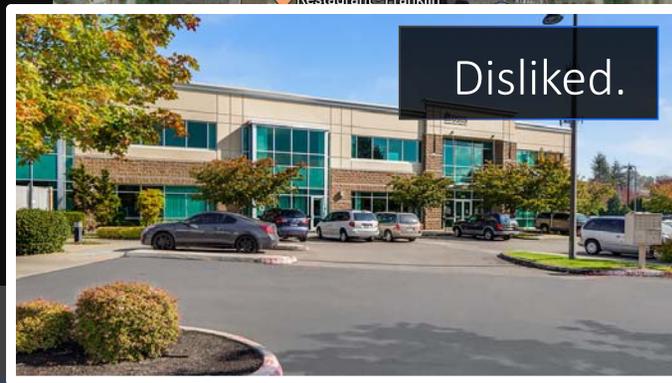
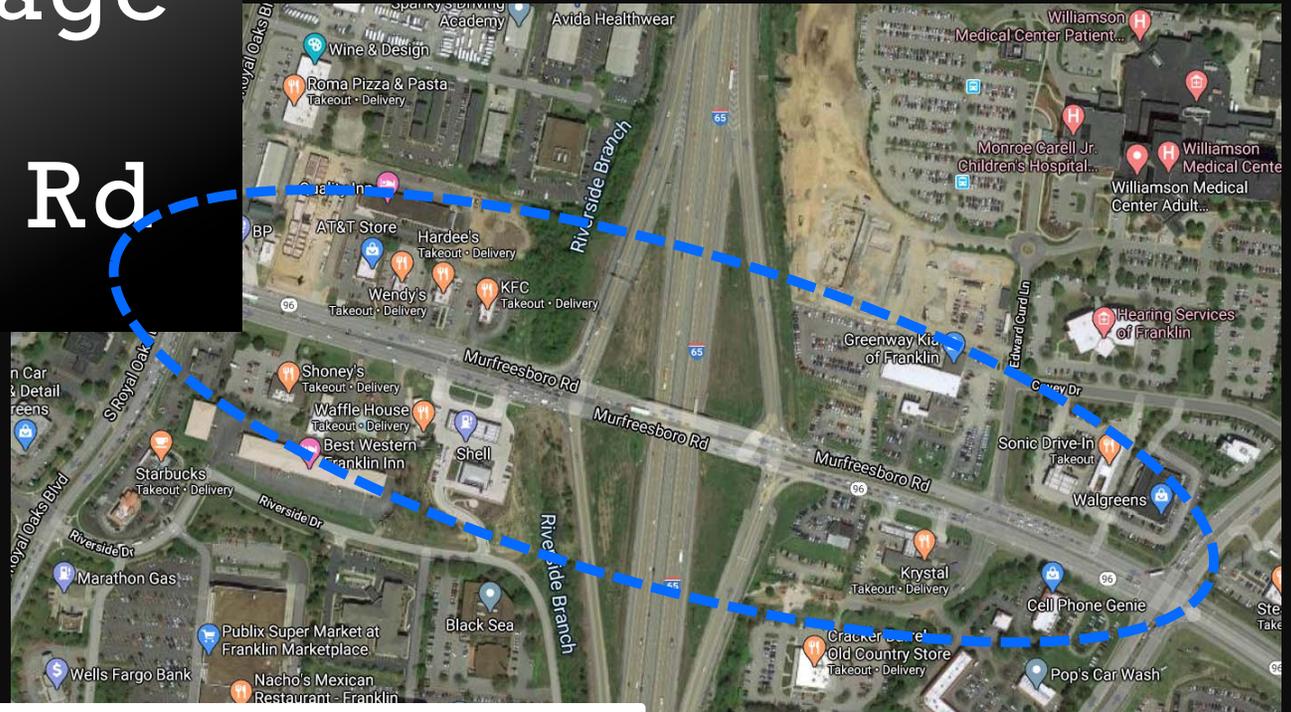
- FMPC recently approved a plan amendment for Mixed Residential design concept to reduce the minimum lot dimensions and allow up to 15% be smaller than the new minimums
- Update the MR zoning district with the new minimum numbers from Envision Franklin (40 feet width and 4,000 lot size)
- Continue to require lots smaller than the minimum to go through development plan approval process with opportunity to review context and location and have public input

# Proposed Frontages

- Move driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance Yard Frontage
- Add more flexibility to address existing buildings and small commercial lots

# Parking Frontage at I-65/Murfreesboro Rd Interchange

- Zoning Ordinance has requirements for parking that align with community input on design
- This area has had some recent reinvestment under the previous Ordinance
- Should parking frontage be permitted in this area?



# Zoning Map Cleanup

Address	Map-Parcel	Acres	Existing Zoning	Proposed Zoning
846 Lewisburg Ave	078-10100	4.2	R2	CI
1115 Carriage Park Dr	078-09903	N/A	R2	CI
1140 Thompson Alley	078K-01000	N/A	R2	CI
204 Old Liberty Pk	063M-01101	N/A	R4	CI
134 2 <sup>nd</sup> Ave N	078C-01600	0.29	PD	DD
1106-A Hooper Lane	063L-00600	N/A	PD	R4
Rucker Park PUD Subdivision including:				
118 Rucker Ave	078P-03100	N/A	R4	PD
117 Rucker Ave	078P-03700	N/A	R4	PD
155 Velena Ct	078P-03200	N/A	R4/PD	PD
157 Velena Ct	078P-03300	N/A	R4/PD	PD
159 Velena Ct	078P-03400	N/A	R4/PD	PD
161 Velena Ct	078P-03500	N/A	R4/PD	PD
163 Velena Ct	078P-03600	N/A	R4/PD	PD

# Recap of Zoning Text Changes

- Swimming Lessons
- Pet Sitting
- Pet Grooming
- Large-Scale Office Building Type
- Frontage Standards
- Lot Dimensions in MR
- Trailers in Residential Areas/Municipal Code
- Parking Frontage at Murfreesboro Rd/I-65 Interchange

# Timeline

Joint Conceptual Workshop	July 25
Public Meeting	August 13 6:00 p.m.
<b>Joint Conceptual Workshop</b>	<b>August 27</b>
FMPC Public Hearing	September 24
BOMA 1 <sup>st</sup> Reading	October 13
BOMA 2 <sup>nd</sup> Reading/Public Hearing	November 10
BOMA 3 <sup>rd</sup> Reading	December 8
Effective Date	December 31, 2020