



MEMORANDUM

July 6, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *E. Stuckey*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Ordinance 2010-49, Zoning Text Amendment to revise Provisions Relating to the Lot Requirements in Traditional Areas as defined 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 Lot Requirements in Traditional Areas as defined by the *Franklin Zoning Ordinance*.

Background

This Zoning Ordinance Text Amendment is generated in order to revise the lot area requirements in Traditional Areas in order to delete the Maximum Lot Size requirement and the Lot Depth requirement from Table 3-8. Staff has noted that these two development standards are problematic in allowing resubdivision and infill development, primarily within the Central Franklin Character Area. The proposed text amendment will add a provision to Section 5.3.4 to allow lots widths that are within 40% of the average lot width for existing lots on the same block in order to provide for more compatibility for future proposed infill development within Traditional Areas. Ordinance 2010-49 has been updated to include the full listing of standards within Table 3-8 in order to provide clarity on the revised footnote references.

This text amendment was favorably recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the June 24, 2010 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 2010-49

TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTIONS 3.3.4 [TABLE 3-8] AND 5.3.4 OF THE FRANKLIN ZONING ORDINANCE, WHICH ESTABLISH THE SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL DETACHED UNITS IN TRADITIONAL AREAS AND REQUIREMENTS FOR THE USE OF TRANSITIONAL FEATURES."

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

SECTION I. That Chapter 3, Section 3.3.4, Table 3-8 of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, to delete the following text noted with a ~~strikethrough~~, and is approved to read as follows:

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7] [8]	10-30 feet	10-30 feet	0 or 5-25 feet	0–15 feet	0-20 feet
Side Yard Setback [9] [8] [13] [12]	5 feet	5 feet	[10]	0-5 feet	0 feet
Rear Yard Setback [9] [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [14] [10]	50 feet	50 feet			
Minimum Lot Size	4,000 square feet	2,100 square feet			
Maximum Lot Size [6] [12]	10,200 square feet	8,400 square feet			
Lot Width [6] [5] [12] [11]	40-85 feet	30-70 feet			
Lot Depth [12]	100-140 feet	70-120 feet			

NOTES:

...

[5] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.~~

[6][5] Larger or smaller setbacks and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.

[7][6] In cases where a transitional feature is required, the minimum setback **and lot width** shall be in accordance with Subsection 5.3.4, Transitional Features.

[8][7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]

Interstate 65 shall be 100 feet.

[9][8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.

[10] [9] Minimum of zero feet each side, minimum ten feet between buildings.

[14] [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.

[12] [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing street, and the maximum lot size shall not apply.

[13] [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.

SECTION II. That Chapter 5, Section 5.3.4(3) of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, to delete the following text noted with a ~~strikethrough~~, and is approved to read as follows:

5.3.4 Transitional Features

...

(2) Applicability

(a) Transitional features shall be required:

(i) When design compatibility cannot be achieved between incompatible uses ~~on~~ or lots within traditional areas;

...

(3) Standards

In areas where a transition between uses or different building types is needed, one or more of the following approaches shall be used, subject to Department of Planning and Sustainability approval, to establish a transition between uses:

...

(b) Use lot widths that are within 40 percent of the average lot width for existing lots on the same block;

~~(b)~~(c) Ensure the façade width and height between façades of structures on opposing sides of a street are consistent with each other such that neither façade exceeds the other’s dimensions by more than 25 percent;

~~(c)~~(d) Graduate building height and mass in the form of building step-backs or other techniques so that structures with a higher intensity have a comparable scale with adjacent structures housing lower intensity uses;

~~(d)~~(e) Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower intensity use as depicted in Figure 5-7.

- ~~(e)~~(f) Locate off-street parking, loading, service, and utility areas to the rear of structures, adjacent to similar site features on surrounding sites;
- ~~(f)~~(g) Prevent incompatible exterior lighting or sources of audible noise or disturbance from building façades facing lower intensity uses;
- ~~(g)~~(h) Prevent abrupt changes in roof form by allowing adjacent incompatible uses to use similar roof types, slopes, or arrangements;
- ~~(h)~~(i) Orient porches, balconies, outdoor space, and other site attributes such as vending machines associated with attached residential development away from adjacent detached residential uses;
- ~~(i)~~(j) Orient primary building façades directly across from opposing primary façades regardless of use type (as seen in Figure 5-8); and
- ~~(j)~~(k) When dealing with multi-building developments on one or more lots, establish a continuum of use intensity where uses of moderate intensity (colored orange in Figure 5-9) are sited between high-intensity uses (colored brown in Figure 5-9) and low-intensity uses (colored yellow in Figure 5-9) (e.g., office uses between retail and detached residential).

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: _____
JOHN C. SCHROER
 Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 6/24/10

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____