



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, September 24, 2015

5:00 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, September 24, 2015 at 5:00pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

- 1. [15-0856](#)** (5:00-5:20pm) Review and discuss an annexation request, rezoning, and development plan, for 285 dwelling units on 165.24 acres, for the Adams property, located south of Murfreesboro Road, east of Cross Creek Drive, and west of Warren Road.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Adams Workshop Presentation 9.1](#)
- 2. [15-0857](#)** (5:20-5:40pm) Review and discuss a rezoning and development plan, for two detached dwelling units on 0.45 acres, for the property located at 117 Gist Street.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [117 Gist St - workshop slideshow 09 03 15](#)
- 3. [15-0858](#)** (5:40-6:00pm) Review and discuss a proposed Zoning Ordinance Text Amendment regarding landscape surface ratio (LSR) in the Central Franklin Character Area, Special Area 1 (CFCO-1).

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Ordinance 2015-54 - LSR CFCO1 Text Amendment](#)

4. [15-0859](#) (6:00-6:30pm) Review and discuss a proposed Zoning Ordinance Text Amendment regarding accessory dwellings in certain areas.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Ord 2015-21 Accessory Dwellings Text Amdt ZO](#)
 [Nashville Restrictive Covenant for Accessory Dwelling - Detached Historical](#)

OTHER BUSINESS

Ashcroft Ridge

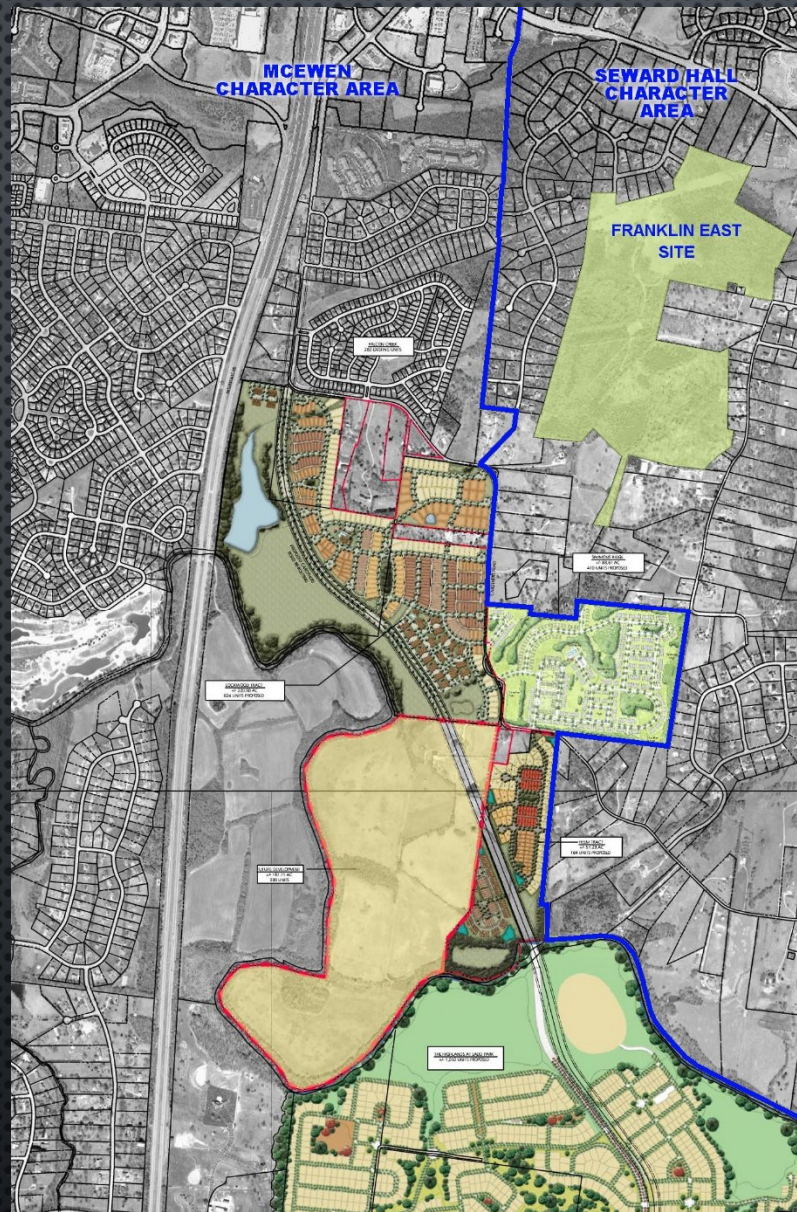
Franklin, Tennessee

BOMA & FMPC Joint Workshop
September 24, 2015

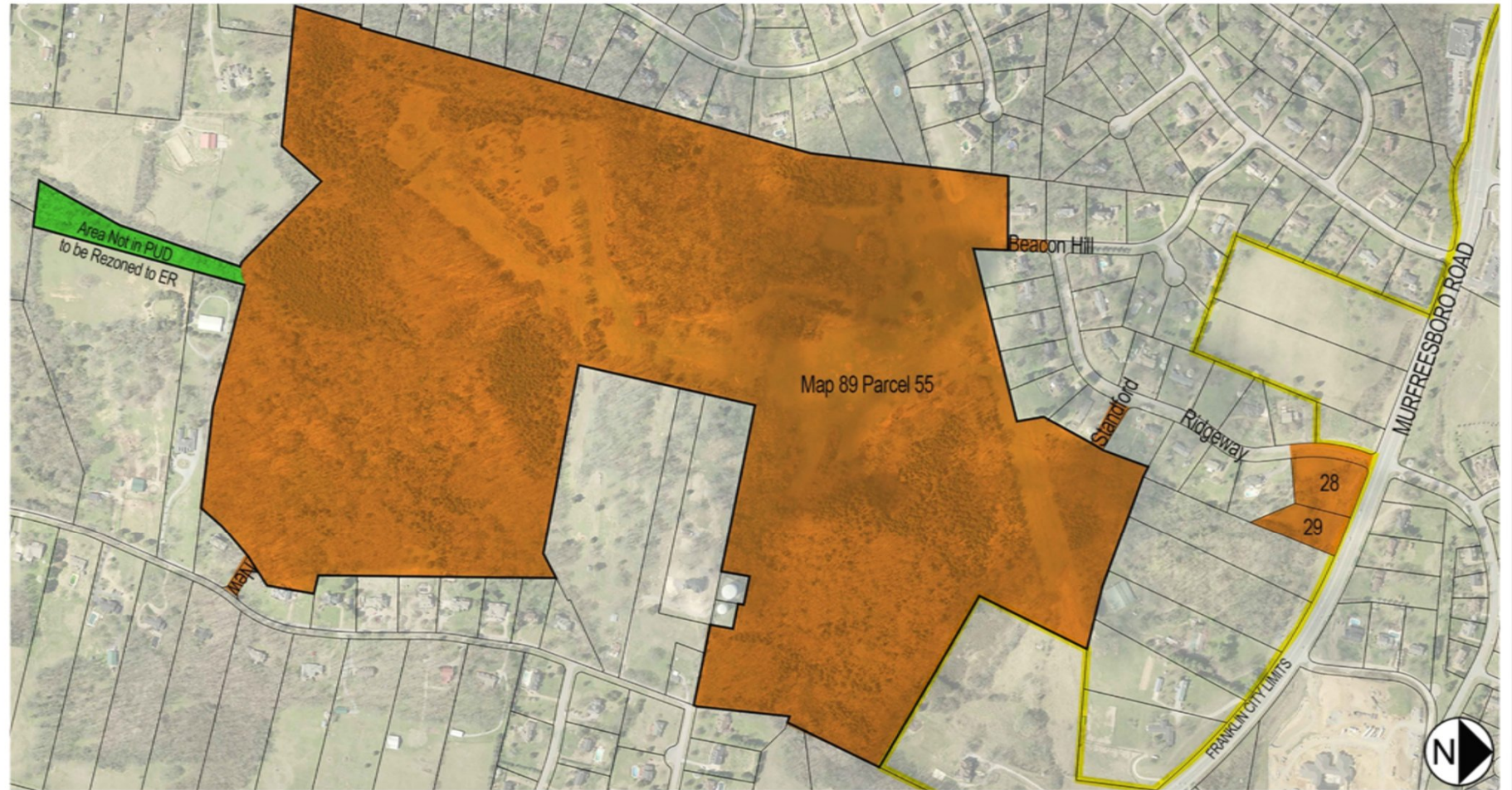
Annexation, Rezoning, and
Development Plan

LENNAR

GDC
gamble design collaborative

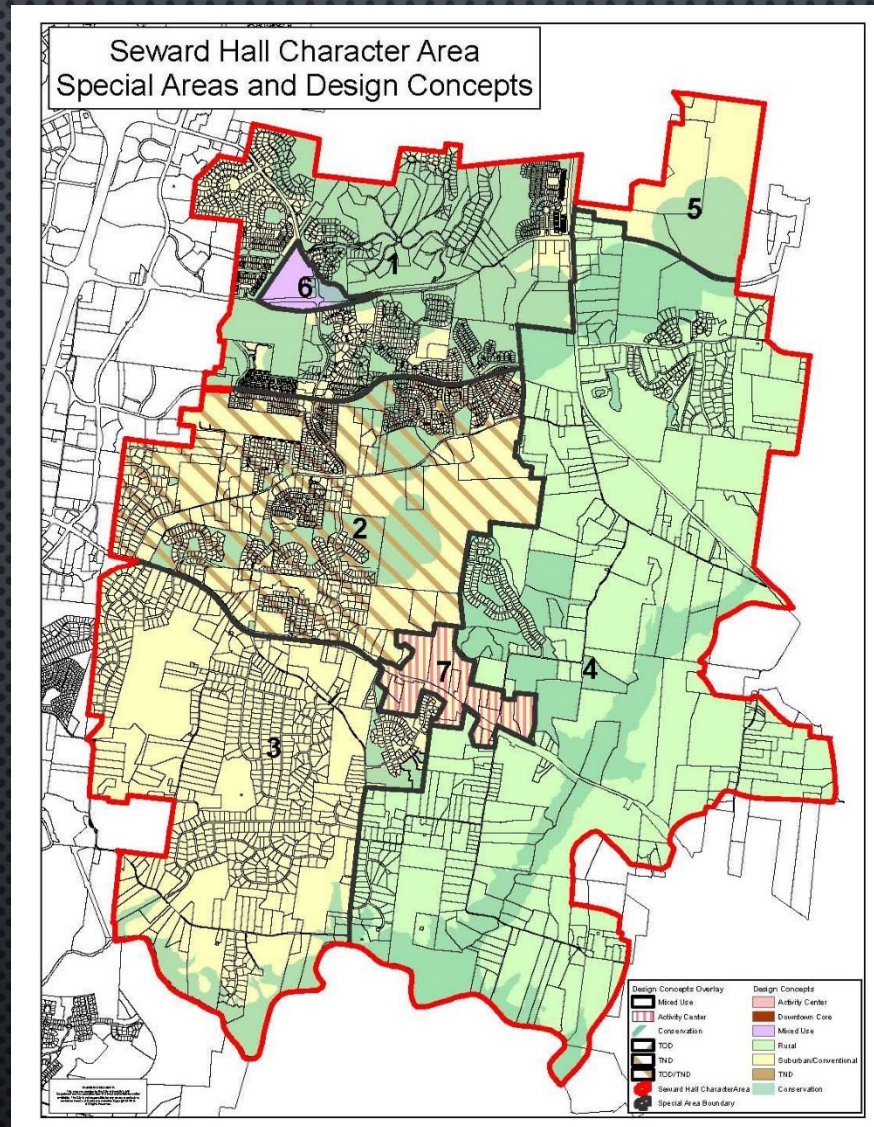


Area Context

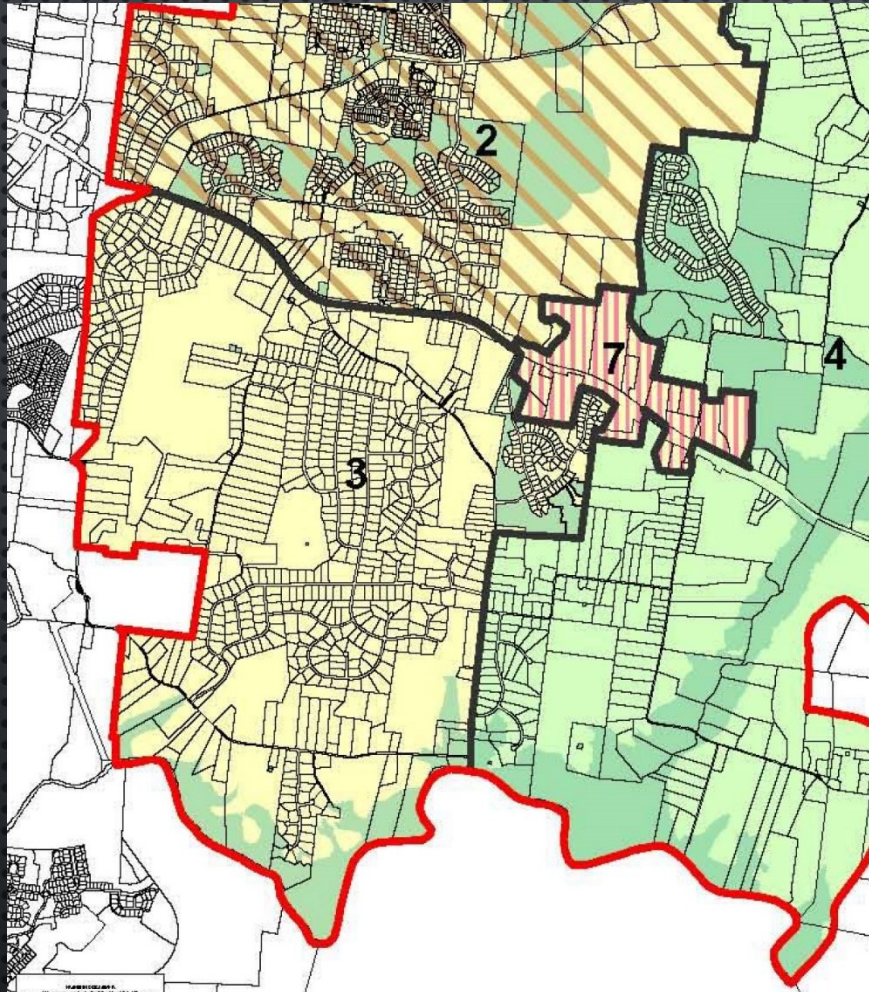


Total Acreage: 169.89 acres

Area of Annexation



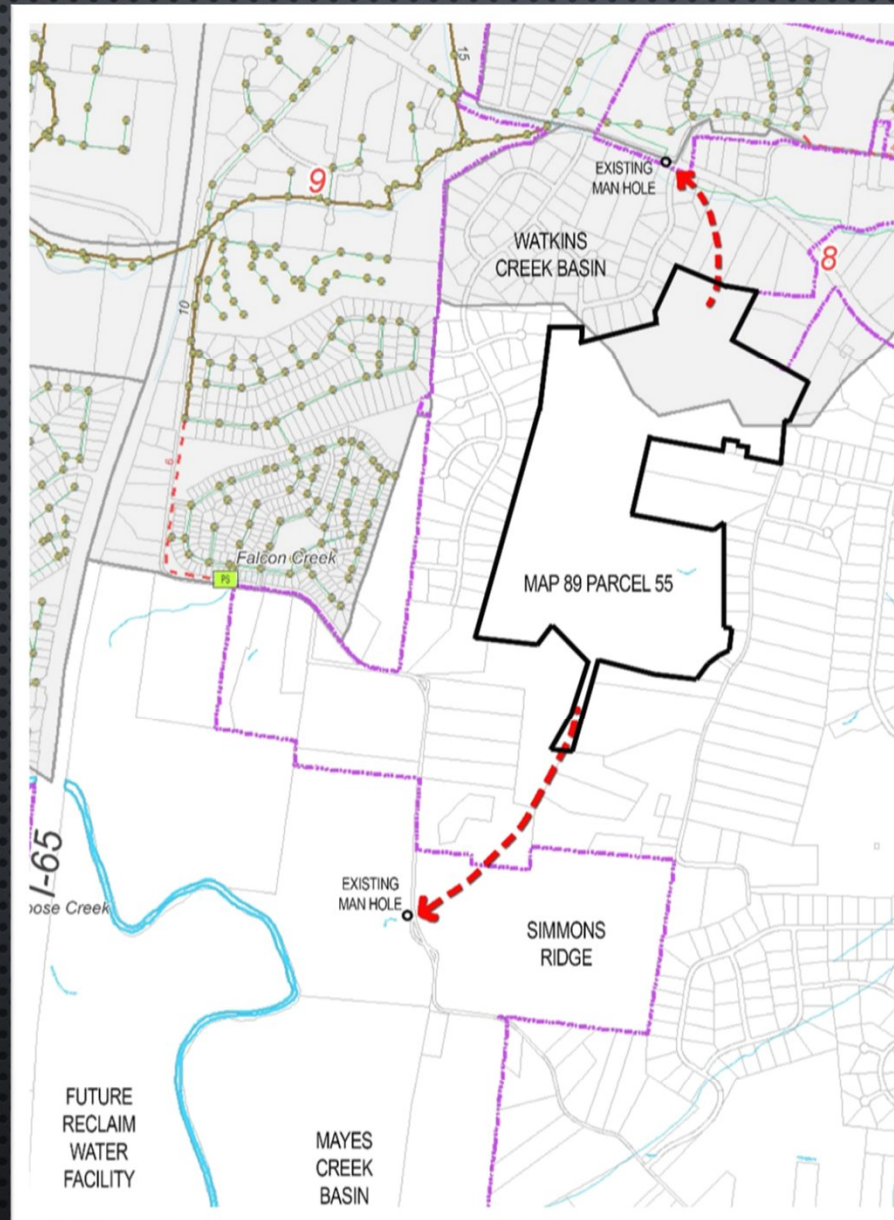
Land Use Plan



Seward Hall Character Area, Special Area 3

- Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
- New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.
- Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patters. However if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

Land Use Plan



Sewer Plan



Existing Conditions

Master Plan Design Principles

- Plan with compatibility to existing adjacent lots and neighborhoods.
- Transition to the interior of the development. Large lots are planned on the exterior with smaller lots located on the interior.
- Plan for tree preservation and open space buffers along the boundaries of the development.
- Overall density is less than 1.5 units per acre.
- Plan with respect to environmental constraints.
- Centrally locate open space areas that are community gathering spaces.
- SWCO-3 calls for a well-integrated network of connected open spaces and parks.
- Consider stormwater run-off to improve existing conditions and add controls for the future.
- Consider roadway improvements for Ridgeway Drive and Highway 96.

Master Plan



NOVEMBER 2014 MASTER PLAN

Master Plan #1

290 Lots
1.73 du/ac

- Remove new access to Ridgeway Drive close to Highway 96. Access should be from existing connections.
- Better utilize open space to integrate into the neighborhood.
- Provide more future off-site connection.



NOVEMBER 2014 MASTER PLAN



Master Plan #2

305 Lots
1.82 du/ac

- Attached homes are not permitted in the Seward Hall Character Area #3.
- Staff has concern about small lot alley access homes.
- Provide more transition adjacent to existing neighborhoods.
- Continue to work on open space areas within the subdivision.



AUGUST 2015 MASTER PLAN



MODIFICATIONS IN RESPONSE TO STAFF COMMENTS

Master Plan #3

285 Lots
1.7 du/ac

4. Existing uses are predominantly detached residential. New development shall be consistent with these predominant uses.

--The proposal needs to have more lots of similar size to the predominant lot type of the area. Smaller lots could be introduced, but they need to be a small portion of the overall development, and need to be buffered by more contextually similar lots.

Development Form

9. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns.

--The proposal should be lined with lot sizes that are nearly identical to the existing adjacent lots.

Open Space

16. A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.

--In the empty spaces of the attached plan, there are opportunities to provide open spaces that are meaningful and purposeful, as was done in some areas of your previous plan.



Master Plan



Master Plan #4

167.45 Acres

250 Lots

1.49 du/ac

Ashcroft Ridge Master Plan



Estate and 90' Side Entry Lots



65' Front Entry Lots



50' and 45' Alley Entry

Traffic Study Intersections

Murfreesboro Road and Clovercroft Road

Murfreesboro Road and Cross Creek Drive

Murfreesboro Road and Ridgeway Drive

Ridgeway Drive and Beacon Hill Drive

Cross Creek Drive and Beacon Hill Drive

Cedarmont Drive and Warren Road

Arno Road and Cedarmont Drive

Murfreesboro Road and Arno Road



Traffic Study

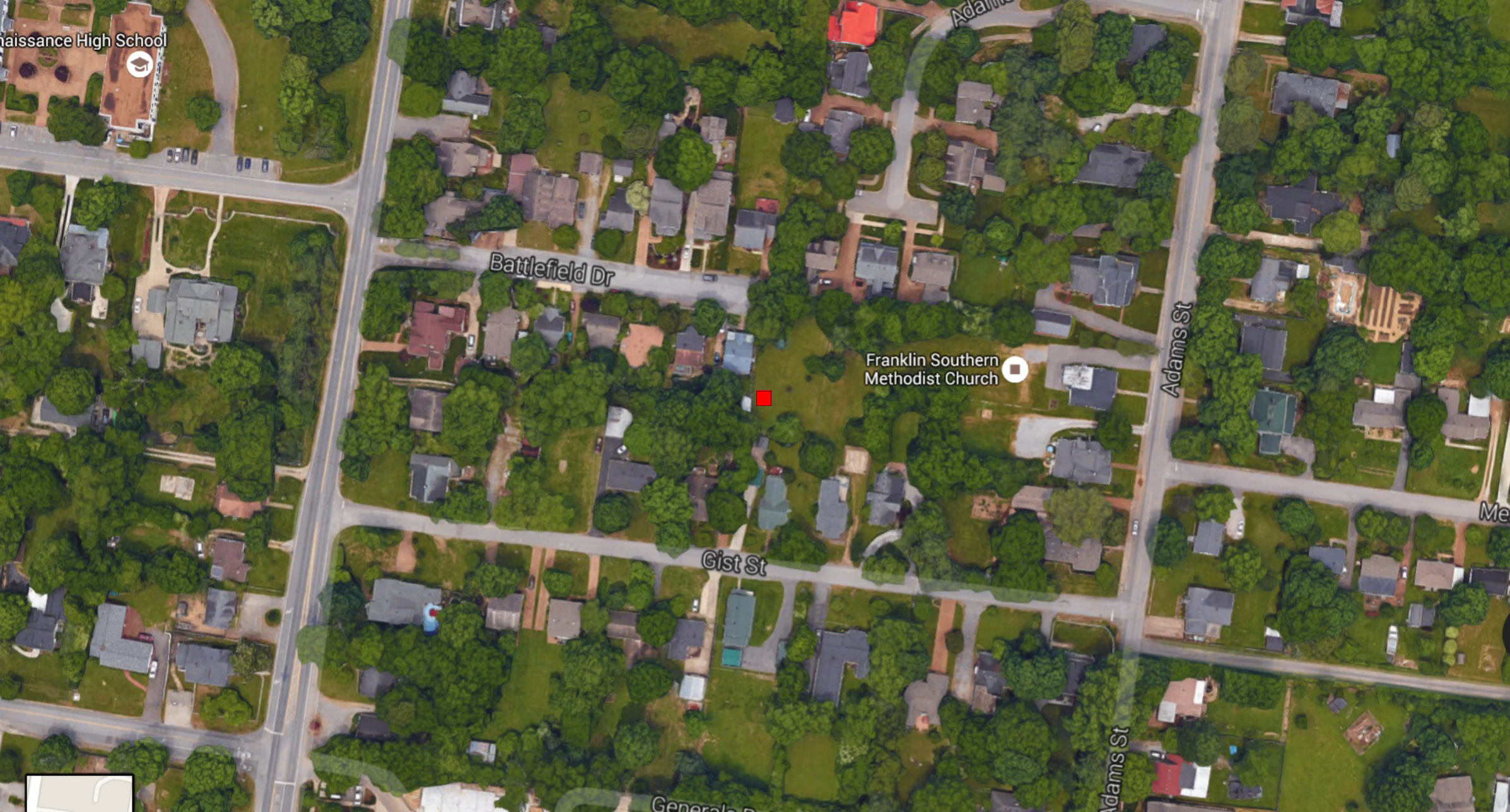


Traffic Signal Warrants

If 60% of traffic from the proposed development, Cross Creek Subdivision, and Franklin East use this intersection, then a signal will be warranted.

Major Thoroughfare Plan

Traffic Study



Renaissance High School



Battlefield Dr

Franklin Southern
Methodist Church

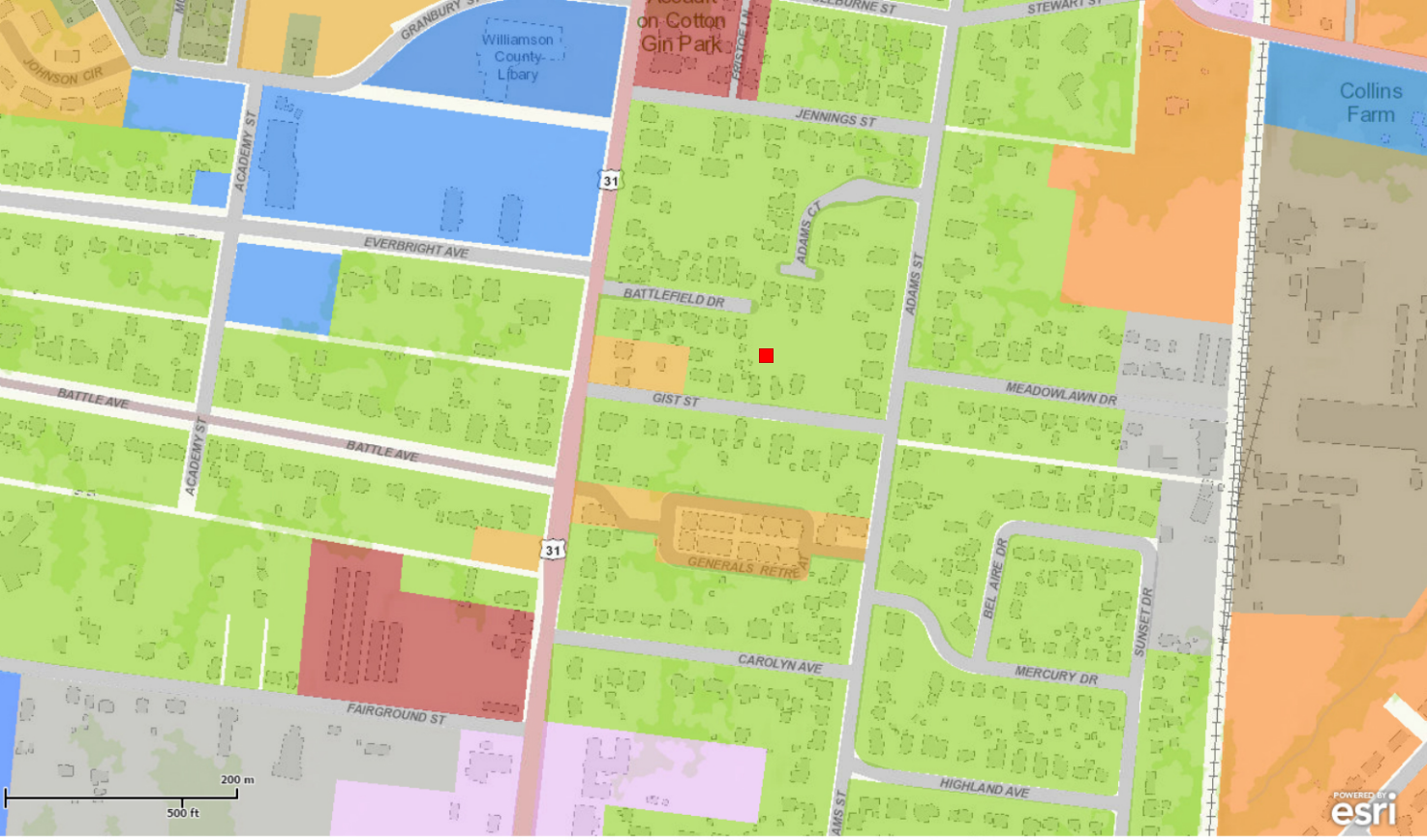
Adams St

Gist St

General St

Adams St

Me











Hide image

126 Battlefield Dr

Franklin, Tennessee

Street View - Jun 2013



Hide imagery



Gist St

GRAPHIC SCALE

1:40



0

40

80



BATTLEFIELD
DRIVE
38' ROW

N81°39'46"W
73.28'

10' DRAINAGE ESMT

LOT 1
.45 AC +-
19,622 SF

TRACT B
.22 AC +-
9628 SF

131.43'

N09°49'23"W
267.86'

N09°49'23"W
267.86'

PROPOSED DIVISION
5' MBSL LINE

5' MBSL

5' MBSL

136.43'

PROPOSED CONC. DRIVE

TRACT A
.23 AC +-
9994 SF

PROPOSED
RESIDENCE

5.50'

PROPERTY OWNER:
HENRY A KENDALL

PROPERTY ADDRESS:
117 GIST STREET
FRANKLIN, TN 37064

SITE EXHIBIT

LOT 1

GIST STREET SUBDIVISION

TAX MAP 78K, GROUP B,
PARCEL 16.00

PLAT BOOK 18, PAGE 1

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

08/04/2015

ARROWHEAD SURVEY
4154 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347

N81°39'46"W
73.28'
GIST STREET
40' ROW



1 - Front Elevation



BATTLEFIELD
DRIVE



GIST ST.

ORDINANCE 2015-54

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.3, SUBSECTION 3.3.2, TABLE 3-5 ENTITLED “BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]” AND SECTION 3.5, SUBSECTION 3.5.6 (2)(b)(xi) ENTITLED “LANDSCAPE” AND CHAPTER 5, SECTION 5.5, SUBSECTION 5.5.3(1), TABLE 5-7 ENTITLED “REQUIRED OPEN SPACE SET-ASIDE” IN ORDER TO REVISE THE LANDSCAPE SURFACE RATIO AND OPEN SPACE REQUIREMENTS WITHIN CENTRAL FRANKLIN CHARACTER OVERLAY SPECIAL AREA 1.”

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed and appropriately sized open spaces for development projects; and

WHEREAS, the area within Central Franklin Character Area Special Area 1 is an urban form and does not lend itself to ample area of open space; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

SECTION I. That Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Base District Density and Building Height [1], [2], of the 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:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]																			
Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]

Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]
NOTES: [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA. [2] Shaded cells indicate that no requirement exists. [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10. [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District. [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40. [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map. [7] SD district LSR requirement is .10 for CFCO-1, CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas. [8] Development within CFCO-1 is exempt from the minimum LSR requirement.																			

SECTION II. That Chapter 3, Section 3.5, Subsection 3.5.6(2)(b)(xi), of the 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:

3.5.6 CFCO—Central Franklin Character Area Overlay District

...

(2) Special Areas

...

(b) CFCO-1 Standards

...

(xi) Landscape

A.) Street trees shall be provided per the standards established in Chapter 5: Development Standards.

B.) ~~Front yard landscape~~ **Open Space** is not required. See Subsection 5.4.6, Vehicular Use Area Landscape, for applicable interior and perimeter parking lot landscape requirements.

SECTION III. That Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Required Open Space Set-Aside", of the 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:

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE

Location of Development	Residential Development			Nonresidential and Mixed-use Development		
	Total Open Space Set-Aside (% of gross Development size) [4]	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2] [3]	Total Open Space Set-Aside (% of gross development size)	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2]
Traditional Areas [1][5]	5%	100%	None	3%	100%	None
Conventional Areas	15%	33%	66%	5%	100%	None
NOTES: [1] Development within traditional areas and within mixed-use developments may substitute the provision of amenity features for formal open space set-aside area as provided in this subsection. [2] In the event that the required percentage figure results in an open space set-aside smaller than one acre, then the city may require a fee-in-lieu as an alternative. [3] Because not all sites contain natural features appropriate as informal open space, open space provided in accordance with the formal open space requirements may be credited toward fulfilling the informal open space requirement. [4] Informal open space located within Hamlets or Conservation Subdivisions shall be provided in accordance with the applicable standards in Subsections 5.3.7 and 5.3.8. [5] There is no required open space set-aside, formal or informal, for development within CFCO-1.						

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: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

ORDINANCE 2015-21

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 8, SECTION 8.3, AND CHAPTER 4, SECTIONS 4.1.4 AND 4.1.6 OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATE ACCESSORY USES AND STRUCTURES, AND CHAPTER 3, SECTION 3.5.6, CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, TO PERMIT ACCESSORY DWELLINGS IN CERTAIN SPECIAL AREAS."

WHEREAS, the Land Use Plan, which is the City's guiding policy document for land use, recommends that the Franklin Zoning Ordinance be amended to allow accessory dwellings within certain areas of Central Franklin to broaden the range of housing options for citizens; and

WHEREAS, the City of Franklin Housing Needs Assessment recommends accessory dwellings as a housing strategy for a healthy community; and

WHEREAS, accessory dwellings subordinate in height and size to the principal dwelling allow for neighborhood scale infill while retaining the overall character of the neighborhood; and

WHEREAS, this Ordinance text amendment allows accessory dwellings to be located in certain Character Area Overlay Districts and establishes additional standards; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 8, Section 8.3, Definitions and Use Classifications, of the 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:

8.3 Definitions and Use Classifications

. . .

Accessory Dwelling

An accessory dwelling is a small, detached, self-contained dwelling located on the same lot as a larger, existing single-family dwelling. It may be a stand-alone structure or be located above a detached garage.

. . .

Mobile Service Provider Office

A permitted home occupation use, ~~as specified in Section 4.1.6(5) of this ordinance~~, that is limited to the office of a professional service that is carried out in transitory locations. Examples include, but are not limited to mobile automotive detailing services and mobile pet grooming services.

. . .

Roof Ridge

The top horizontal member of a roof where the sloping surfaces meet.

SECTION II. That Chapter 4, Section 4.1, Subsection 4.1.4 (1), Listed Accessory Uses, of the 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:

TABLE 4-1: PERMITTED ACCESSORY USES																				
P = Permitted Shaded Cell = Prohibited																				
Accessory Use or Structure	Base Zoning Districts [1]																	Addt'l Req.		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CI	GO	NC	CC	GC		LI	HI
Accessory Dwelling [1] [3]		P	P	P	P	P	P	P												Sec 4.1.6(1)
Automated Teller Machines/Kiosk (ATM)								P					P	P	P	P	P	P	P	Sec. 4.1.6(12)
Canopies	P							P					P	P	P	P	P	P	P	Sec. 4.1.6(23)
Communication Towers or Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.10
Fences or Walls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 5.6
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P				P				Sec. 4.1.6(56)
Indoor Food Sales								P					P	P	P	P	P	P	P	Sec. 4.1.6(67)
Outdoor Sales/Storage (as an accessory use)	P							P							P	P	P	P	P	Sec. 4.1.6(78)
Produce Stands	P							P						P		P	P	P		Sec. 4.1.6(89)
Recreational Facilities, (including playground equipment & non-illuminated athletic fields)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recycling Drop-Off Stations	P												P	P	P	P	P	P	P	Sec. 4.1.6(910)
Retail Sales of Goods (as part of a freight or warehouse use)																		P	P	Sec. 4.1.6(1011)
Satellite Dish Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(1112)
Security or Caretaker Quarters	P													P	P	P	P	P	P	Sec. 4.1.6(1213)
Stand-Alone Drive-Through Uses								P						P	P	P	P	P	P	Sec. 4.1.6(1314)
Storage or Parking of Heavy Trucks or															P	P		P	P	Sec.

TABLE 4-1: PERMITTED ACCESSORY USES

P = Permitted

Shaded Cell = Prohibited

Accessory Use or Structure	Base Zoning Districts [1]																	Addt'l Req.		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	CI	GO	NC	CC	GC		LI	HI
Trailers																				4.1.6(1415)
Storage or Parking of Major Recreational Equipment [2]	P	P	P	P									P							
Storage Buildings or Equipment Sheds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(1415)
NOTES:																				
[1] Lots within an overlay district are subject to the district-specific standards in Chapter 3: Zone Districts, Use Tables, and Dimensional Standards, that may prohibit an accessory use otherwise allowed in a base district.																				
[2] Major Recreational Equipment shall also be permitted to be stored or parked at an approved Self-Storage Facility.																				
[3] Accessory dwellings shall be permitted in the CFCO 1, 2, 3, 7, and 8 Overlay Districts in accordance with the standards in 4.1.6.																				

SECTION III. That Chapter 4, Section 4.1, Subsection 4.1.6, Additional Standards for Certain Accessory Uses, of the Franklin Zoning Ordinance is hereby amended to add the following text in bold as a new Subsection 4.1.6(1) and to renumber the subsequent Subsections accordingly, and to replace (____) with the effective date of this ordinance:

4.1.6 Additional Standards for Certain Accessory Uses

(1) Accessory Dwellings

Accessory dwellings shall:

- (a) Be permitted only in detached residential zoning districts that are also within CFCO 1, 2, 3, 7, or 8 and be permitted within SD-R or SD-X as part of an approved development plan;
- (b) Be accessory to an existing, detached principal dwelling;
- (c) Be subordinate to the principal dwelling by:
 - i. Limiting the building footprint to 35 percent of the building footprint of the principal dwelling;
 - ii. Not exceeding one story when the principal dwelling is one story or one and one-half stories, but in no case shall the height of the accessory dwelling roof ridge exceed the height of the principal dwelling roof ridge;
 - iii. Not exceeding one and one-half stories when the principal dwelling is two or more stories, but in no case shall the height of the accessory dwelling roof ridge be within three feet of the height of the principal dwelling roof ridge.
- (d) Be on a lot of 4,000 square feet or more and be located to the rear, behind the rear plane of the principal dwelling;

- (e) Be served by at least one, but not more than two, off-street parking spaces dedicated to the accessory dwelling. Tandem spaces shall not be counted toward meeting the parking requirement;
- (f) Not be permitted to have an additional curb cut along the street where the principal dwelling fronts;
- (g) Not be counted in calculations of maximum residential density in the base zoning district, but if an accessory dwelling is connected to the principal dwelling by a covered walkway, then the accessory dwelling shall be counted toward the maximum accessory building allowance in Section 4.1.2(8) and shall meet the size requirements in 4.1.6(1)(b);
- (h) Be located on a lot where:
 - i. Either the principal dwelling or the accessory dwelling is owner-occupied;
 - ii. The lot shall not be subdivided such that the accessory dwelling is located on a different lot than the principal dwelling; and
 - iii. The accessory dwelling shall be owned by the same person as the principal structure and shall not be sold apart or as a condominium.
- (i) Meet the following design standards:
 - i. Durable exterior building materials shall be used that are the same or higher quality as surrounding developments; however, when the principal structure is predominantly brick or stone, the introduction of smooth wood or fibrous cement siding is allowed to reinforce the ancillary and subordinate nature of the accessory dwelling, and the foundation shall not be required to meet Section 5.3.5(1)(e);
 - ii. The style and design shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure;
 - iii. Dormers shall relate to the style and proportion of windows on the principal dwelling and shall be set back a minimum of two feet from the exterior wall;
 - iv. The location and design of the accessory dwelling shall minimize its impact on the privacy of adjacent properties by limiting the stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley or street, or to the interior of the lot, and away from adjacent properties where feasible;
- (j) Be allowed to be converted from an existing accessory structure in existence at the adoption of this Ordinance dated (____) as long as the conversion does not increase any existing nonconformity. Any accessory structure constructed after the date of this adoption may be converted into an accessory dwelling as long as it meets all standards in Section 4.1.6(1);
- (k) Meet all other applicable code requirements, including a Certificate of Appropriateness as applicable. Prior to the issuance of a Certificate of Occupancy, an instrument shall be prepared and recorded with the register's office covenanting that the accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed in Section 4.1.6(1)(h).

. . .

SECTION IV. That Chapter 3, Section 3.5, Subsection 3.5.6, CFCO—Central Franklin Character Area Overlay District, of the 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:

3.5.6—Central Franklin Character Area Overlay District

. . .

(2) Special Areas

(b) CFCO-1 Standards

. . .

(ii) Uses

This special area allows for a diverse mix of uses, including detached and attached residential dwellings, accessory ~~units~~ dwellings in accordance with Section 4.1.6(1), neighborhood and local commercial and office uses, civic uses and vertical mixed-uses. Such uses shall be permitted in compliance with the land use plan.

. . .

(c) CFCO-2 Standards

. . .

(ii) Uses

This special area allows for a diverse mix of uses, including detached and attached residential dwellings, accessory ~~units~~ dwellings in accordance with Section 4.1.6(1), neighborhood and local commercial and office uses, civic uses and vertical mixed-uses. Such uses shall be permitted in compliance with the land use plan.

. . .

(d) CFCO-3 Standards

- (i) New residential development shall match the existing character of traditional areas, including architecture, materials, scale, and setbacks. Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).

. . .

(h) CFCO-7 Standards

- (i) Structured parking, if provided shall be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains active ground floor uses.
- (ii) Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).

(i) CFCO-8 Standards

- (i) Buildings shall not exceed 2 stories in height.
- (ii) Accessory dwellings shall be permitted in accordance with Section 4.1.6(1).

. . .

SECTION V. 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 Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

RESTRICTIVE COVENANT FOR ACCESSORY DWELLING, DETACHED

IN CONSIDERATION of the issuance of a building/use and occupancy by the Metropolitan Government of Nashville and Davidson County, for a single-family accessory dwelling, detached residence on certain property herein described,

I/We, the undersigned owner(s) of the property located at

Lot Number _____ Subdivision _____. Further identified as Map/Parcel Number _____, being the same property conveyed in Book/Page/Instrument Number _____, R. O. D. C., Tennessee, hereby agree, covenant and bind myself/ourselves, our heirs, and assigns that this unit shall be used in compliance with Section 17.16.030 F of the Metropolitan Zoning Code and in all other laws of the Metropolitan Government.

This _____, day of _____, 2012.

EXAMPLE

NAME (PRINT)

ADDRESS (STREET and NUMBER)

CITY and STATE

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the said State and County, personally appeared _____, who upon oath, acknowledge _____, to be the owner(s) of the property therein described, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal _____, Tennessee,
this _____, day of _____, 2012.

Notary Public

My Commission expires:
