



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Monday, December 2, 2024

5:00 PM

Boardroom

Notice is hereby given that a Special Meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

ANNOUNCEMENTS

ZONING ORDINANCE TEXT AMENDMENTS

1. Consideration Of Ordinance 2024-34, As Amended, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And

Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

FMPC 10/24/24, 9-0

WS 11/12/24

BOMA 11/12/24, 8-0 (approve, with an amendment)

Sponsors:

Vernon Gerth, Emily Wright, Kelly Dannenfelser

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



File #: 21-0808

DATE: November 15, 2024
TO: Board of Mayor and Aldermen
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Ordinance 2024-34, As Amended, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

FMPC 10/24/24, 9-0

WS 11/12/24

BOMA 11/12/24, 8-0 (approve, with an amendment)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a five-year update to the Franklin Zoning Ordinance.

BACKGROUND/STAFF COMMENTS:

This item was recently recommended by the FMPC to BOMA for approval. At First Reading on November 12, the BOMA passed an amendment to allow sports fields in the Floodway Overlay District (FWO) with fencing outside of the ten-year flood zone. State law requires that any changes to the Zoning Ordinance first receive a recommendation by the FMPC, so this amendment is returning to the FMPC for a recommendation on the amendment. A special FMPC meeting was called due to the timeline required by FEMA for adoption of the updated FIRMS.

The Franklin Zoning Ordinance regulates uses and sets community development standards for development. It is periodically updated to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin. Envision Franklin recently underwent a five-year comprehensive update, and this zoning update follows suit.

This zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and

preferences of the community.

Additionally, the Federal Emergency Management Agency (FEMA) has finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin, and the City of Franklin is required to adopt the updated FIRMS within 180 days of receipt. This is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FIRM boundaries.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommend approval Ordinance 2024-34, as amended, to the Board of Mayor and Aldermen.

ORDINANCE 2024-34
As Amended

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT AS PART OF A FIVE-YEAR UPDATE AND AMEND THE ZONING MAPS OF THE CITY OF FRANKLIN, TENNESSEE TO ESTABLISH AND REZONE PROPERTY INTO THE NEW REGIONAL COMMERCE 4 DISTRICT (RC4) AND ADOPT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN INSURANCE RATE MAPS (FIRMS) UPDATED MAPS INTO THE FLOODWAY DISTRICT (FWO) AND THE FLOODWAY FRINGE OVERLAY DISTRICT (FFO).

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) adopted a five-year comprehensive update to Envision Franklin on May 23, 2024; and

WHEREAS, this year's zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and preferences; and

WHEREAS, the Federal Emergency Management Agency (FEMA) finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin and requires the City of Franklin to adopt the updated FIRMS within 180 days of receipt; and

WHEREAS, this is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FIRM boundaries; and

WHEREAS, this update will minimize danger to life and property due to flooding and maintain eligibility for participation in the National Flood Insurance Program; and

WHEREAS, on November 12, 2024, an amendment was made by the Board of Mayor and Aldermen to add a new permitted use in the Floodway Overlay District (FWO) for sports fields with no permanent structures other than fencing. Any fencing shall be located outside of the ten-year flood zone;

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That the Acknowledgements Page shall be deleted in its entirety and updated using the following names in the respective categories:

...

ACKNOWLEDGEMENTS

BOARD OF MAYOR AND ALDERMEN

Ken Moore, Mayor
Matt Brown, Vice Mayor, Ward 2
Beverly Burger, Ward 1
Jason Potts, Ward 3
Patrick Baggett, Ward 4
Clyde Barnhill, At Large
Brandy Blanton, At-Large
Greg Caesar, At-Large
Ann Petersen, At-Large

FRANKLIN MUNICIPAL PLANNING COMMISSION

Roger Lindsey, Chair
Michael Orr, Vice Chair
Marcia Allen
Jimmy Franks
Scott Harrison
Nicholas Mann
Alma McLemore
Ann Petersen, Alderman
Jennifer Williamson

PROJECT PARTNERS

TOWN PLANNING & URBAN DESIGN COLLABORATIVE, LLC.

Brian Wright, Principal
Bill Wright, Director of Coding
Becky Timmons, Director of Implementation
JJ Zanetta, Rendering and Illustration
Gorica Zivak, Graphic Design
Gustavo Sanchez, Planner

DEPARTMENT OF PLANNING AND SUSTAINABILITY

Emily Wright, Planning Director
Kelly Dannenfelser, Assistant Director of Long Range & Historic Preservation, Project Lead
Amy Diaz-Barriga, Assistant Director of Current Planning & Development
Andrew Orr, Long Range Planning Supervisor

Annette Dalrymple, Land Planner II
Eric Conner, Principal Planner
Chelsea Randolph, Principal Planner
Joseph Bryan, Principal Planner
Jason Arnold, Land Planner
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner
Ariella Stanford, Planner I
Melodie Brady, Surety Coordinator
Susan Coleman, Technical Support Specialist II
Tia Holden, Administrative Assistant

WITH SPECIAL ASSISTANCE FROM

Jimmy Wiseman, Assistant Director of Engineering
Lance Fittro, Staff Engineer
Joe Marlo, Staff Engineer
Shanna McCoy, Zoning and Floodplain Administrator
Vernon Gerth, Assistant City Administrator, Community Development
Shauna Billingsley, City Attorney

SECTION II. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on ~~July 1, 2024~~ **January 1, 2025** by Ordinance ~~2023-44~~ **2024-34**.

...

1.2.1 Pending Applications

All applications submitted on or after ~~July 1, 2024~~ **January 1, 2025** shall comply with this Ordinance, including applications submitted for the ~~August 22, 2024~~ **March 27, 2025** FMPC or administrative agenda.

...

SECTION III. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

2.3.4 Reconstruction of a New Structure

~~If a~~ **An** existing nonconforming structure, other than for a multifamily residential or manufactured home park use, ~~may be~~ **is** torn down, **damaged, or destroyed, by any means, and then** a new structure ~~of a building type~~ permitted in the applicable zoning district may be reconstructed, provided the following is met:...

...

2.3.5 Relocation of a Nonconforming Structure

An existing structure that is nonconforming due to its location on a lot shall lose its nonconforming status if it is relocated, in whole or in part. The relocated portion of the structure shall thereafter be required to conform to the requirements of this Ordinance.

2.3.65 Multifamily Residential

...

SECTION IV. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

3.1.1 Zoning Districts

...

5TH 5TH Avenue North District

RC4 Regional Commerce 4 District

RC6 Regional Commerce 6 District

...

3.10.2 Applicability

~~Rezoning of property to a PD district and the subsequent development plan shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance or for the other zoning districts, and instead, shall be used sparingly.~~

Rezoning of property to a PD district shall be limited to situations where:

~~A. Rezoning of property to a PD district shall be limited to situations where t~~This district is needed in order to implement Envision Franklin guiding principles and design concepts; or

~~B. Rezoning of property to a PD district shall be limited to situations where a~~ **A** property, ~~due to~~ **has** unique site conditions, ~~such as or the necessary intrinsic~~ size, use, building placement, building elements, building configuration, building type, or other building and development characteristics, ~~cannot under any other circumstances conform to one or more of the other zoning districts or standards specified in this Ordinance.~~

...

3.10.4 (Planned District) Building Types

A. House

B. Duplex

C. Multiplex

D. Townhouse

E. Farmstead Residential

~~F E~~ Multifamily Building

...

3.12.3 (CI District) Building Types

The following principal building types are permitted:

~~A. House (for continuum of care use only)~~

~~B. Duplex (for continuum of care use only)~~

~~C. Multiplex (for continuum of care use only)~~

~~D. Townhouse (for continuum of care use only)~~

A.E. Civic Building

B. See Chapter 5, Use Regulations, for permitted building types for the continuum of care use type.

F. Multifamily Building (for continuum of care use only)

...

3.18 RC4—Regional Commerce 4 District

3.18.1 Purpose

The RC4 district is intended to promote economic development through a diverse mix of commercial uses with a building height of up to four stories.

3.18.2 Use Regulations

A. Principal uses shall comply with Section 5.1, Principal Uses.

B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.

C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.18.3 Building Types

The following principal building types are permitted:

A. Commercial/Mixed-Use Building

B. Large-Scale Office Building

C. Large-Scale Retail Building

D. Civic Building

E. Multifamily Building

3.18.4 Frontage Types

The following frontage types are permitted:

A. Landscape Frontage

B. Urban Frontage

3.18.5 Dimensional Standards

The following dimensional standards are required:

<u>Lot Standards</u>	<u>Minimum</u>
Lot Size	-
Lot Width	-
Front Lot Line	-

<u>Number of Buildings</u>	<u>Maximum</u>
Principal Building	-
Accessory Structure	-

Principal Building Setbacks

Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
Front Yard for Arterial Streets	20 feet min to 85 feet max
Side Yard	15 feet min
Rear Yard	25 feet min

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	At least 5 feet from lot line
Rear Yard	6 feet max

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
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<u>Building Height</u>	<u>Maximum</u>
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Principal Building	4 stories
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Accessory Structure	2 stories, but shall not exceed the height of the principal building
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Landscape

Minimum Landscape Surface Area	15%
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3.18.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

...

3.19 ~~18~~ RC6—Regional Commerce 6 District

...

3.20 ~~19~~ RC12—Regional Commerce 12 District

Building Height	Maximum
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Principal Building	12 stories
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See Subsection 8.1.3, Building Height at Major Intersections in RC12, for additional height restrictions

...

SECTION V. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

4.2.4 Permitted Uses

The following uses are the only uses permitted in the FWO, subject to Section 17.6, Floodplain Protection, and the Stormwater Management Ordinance:

A. Passive parks and natural areas;

B. Active recreation features that are City owned and operated, provided that all fencing, walls, and permanent structures are located outside of the ten-year flood zone;

C. Sports fields with no permanent structures other than fencing. Any fencing shall be located outside of the ten-year flood zone;

~~D. E.~~ Parking areas for public parks that are City owned and operated;

~~E. F.~~ Golf courses, , excluding permanent structures;

~~F. G.~~ Seasonal agricultural sales, subject to Section 5.3, Temporary Uses and Structures; and

~~G. H.~~ Garage/yard sales, subject to Section 5.3, Temporary Uses and Structures.

...

4.5.4 HPO Rezoning

Rezoning and nominations related to the HPO are subject to Section 20.7.10, HPO District Rezoning.

4.5.54 Certificate of Appropriateness

...

SECTION VI. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Live/Work Units' as a use type within the 'RESIDENTIAL USES' category with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot in the PD, Planned District.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Rural Retreats' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot, within the 'COMMERCIAL USES' category.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'General Warehousing' and 'Light Industrial Uses' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to change Heavy Industrial Uses from 'Permitted' to 'Permitted with Additional Use Regulations per Subsection 5.1.4' in each district where Heavy Industrial Uses are permitted.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

5.1.4.C. Continuum of Care Facilities

1. Continuum of care facilities may have one or any combination of assisted living, nursing home, or skilled nursing for the elderly or for other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. In addition to the above, up to 30 percent of the total square footage may be used

for age-restricted independent living as regulated by the U.S. Department of Housing and Urban Department.

2. Continuum of care facilities may be located in any residential or commercial/mixed use building type based on the number of units listed in the building type descriptions. Multifamily and commercial/mixed use building types may utilize the landscape frontage. Where this clause conflicts with any other standards in this Ordinance, this clause shall supercede.

...

5.1.4.F Essential Services

Public buildings that are 12,000 square feet or less may be located in any zoning district. Larger buildings or uses shall be limited to the PD, CI, NC, CC, DD, 1ST, 5TH, **RC4**, RC6, RC12, GO, LI, and HI districts.

...

5.1.4.I.3 Gas stations shall not be located adjacent to a residential lot **or residentially zoned property**, unless approved by the BOMA as part of a development plan.

...

5.1.4.J. General Warehousing

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed general warehousing use shall be clearly defined as part of an approved development plan.

B. The general warehousing use shall be limited to the approved definition and description, which shall include:

- 1. The overall intensity and square footage of the use;**
- 2. Hours of operation;**
- 3. Noise, odor, and vibration;**
- 4. Traffic and truck demand; and**
- 5. Other use-related characteristics.**

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. General warehousing may only be a permitted principal use when it is located in a building that contains ground floor commercial uses along the entire side of the building where it fronts a street or internal drive, as applicable;

E. General warehousing shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.K Heavy Industrial Uses

If the heavy industrial use is associated with an existing or proposed privately owned-landfill or solid waste facility, approval is subject to the BOMA per Resolution 2024-22 (the Jackson Law).

...

5.1.4.L Hotels

1. Hotels in the **RC4, RC6, and RC12 districts shall contain a minimum of 100 guest rooms.**

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5.1.4.~~M~~**K** Indoor Animal Services

...

5.1.4.~~N~~**L** Indoor/Outdoor Animal Services

...

5.1.4.O Light Industrial Uses

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed light industrial use shall be clearly defined as part of an approved development plan.

B. The light industrial use shall be limited to the approved definition and description, which shall include:

1. The overall intensity and square footage of the use;

2. Hours of operation;

3. Noise, odor, and vibration;

4. Traffic and truck demand; and

5. Other use-related characteristics.

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. Light industrial uses shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.P Live/Work Units

In accordance with the building codes, live/work units shall comply with the following:

A. The live/work unit shall be within the townhouse building type.

B. The live/work unit shall not exceed 3,000 square feet.

C. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit and limited to the first or main floor only.

D. The nonresidential area shall be limited to the office use type with no customers on-site.

E. Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.

5.1.4.QM Machinery Assembly and Repair Facilities

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5.1.4.RN Multifamily Residential

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5.1.4.R.2 In the **RC4**, **RC6**, and **RC12** districts, multifamily residential is permitted only if:

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5.1.4.SΘ Multiplexes

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5.1.4.TP Neighborhood Amenities

...

5.1.4.U Rural Retreats

Rural retreats shall comply with the following:

A. The overall development shall be a minimum of 20 acres.

B. The overall development shall provide vehicular access from the development itself directly to an adjacent arterial or collector street.

C. A maximum of 20 guest accommodations shall be permitted for the first 20 acres of the overall development, and additional guest accommodations shall be permitted at a ratio of two additional guest accommodations for every five additional acres of the overall development, but in no case shall exceed 80 guest accommodations. Guest accommodations may include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping for short-term overnight stay of 21 days or less.

D. If there is more than one building as part of the guest accommodations, the main building shall be sited to meet a permitted frontage type, but other smaller buildings may be considered as accessory and are not required to meet a frontage type.

E. All buildings, parking, loading, campsites, recreation areas, and other outdoor use areas shall be set back a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots, and shall comply with Chapter 8, Transitional Features.

F. Rural retreats may have the following secondary recreational uses:

1. Swimming pools and related facilities;
2. Boating facilities;
3. Tennis and other sports courts;
4. Equestrian facilities;
5. Picnic areas;
6. Golf courses and related facilities;
7. Ball fields;
8. Outdoor playground areas; and
9. Passive recreational facilities.

G. Rural retreats may include an event venue subject to the following:

1. The overall development shall be a minimum of 40 acres;
2. All events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 9:00 PM and 9:00 AM must take place entirely within a fully enclosed building; and
3. Event venues shall also comply with Paragraph 5.1.4.G, Event Venues.

5.1.4.VQ Self-Storage Facilities

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5.1.4.WR Short Term Vacation Rentals

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5.1.4.XS Single-Family Residential

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5.1.4.YF Telecommunication Towers

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5.1.4.YF.6 Aesthetic Requirements

a. Telecommunications towers shall either be concealed within an architectural structure, such as a steeple, belltower, water tower, parapet, art; or be camouflaged by imitating vegetation that is found naturally in this geographical area.

b. Antennas mounted on the roof of a building shall be stepped back from the front facade in order to limit their impact on the building's silhouette.

c. If an antenna is installed on a structure other than a tower, then the antenna and supporting electrical and mechanical equipment shall be:

1. Of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; or

2. Shielded with material which is consistent with the features and materials of the building.

e. b. The design of the buildings, related structures, and equipment cabinets shall use colors, landscaping, materials, screening, and textures that will blend them into the natural setting and surrounding buildings.

a. Towers shall have either a galvanized steel finish or be painted a neutral color to reduce visual obtrusiveness, subject to any applicable FAA standards.

...

5.1.4.Y.13 Approval Timeframe

The review and approval timeframe shall not exceed 90 days for collocation facilities and 150 days for all other applications.

5.1.4.Y.14 T13 Maintenance

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5.1.4.~~ZU~~ Townhouses

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5.1.4.~~AAV~~ Uses with Drive-In Through Facilities

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5.1.4.~~BBW~~ Vehicles Sales and Rental

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5.1.4.~~CCX~~ Vehicle Service, Repair, or Wash Facilities

...

5.2.4.C Have a building footprint of ~~less than~~ 200 square feet **or less**;

...

5.2.4.E Not be constructed prior to the time the principal building is constructed (except for community gardens and agricultural uses); **and-**

5.2.4.F Be subject to building permit requirements per the Municipal Code.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

The Zoning Ordinance is hereby amended to revise the table in Section 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the following:

Accessory Structures Serving a Dwelling; **or Serving a House Building Form in the HPO**

...

The Zoning Ordinance is hereby amended for Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add Microbreweries/Craft Distilleries as an accessory use as permitted with additional use regulations in the PD, NC, CC, DD, 1ST, 5TH, RC6, RC12, and LI districts.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add 'Accessory Dwellings' to the R2 and R3 Districts with 'Permitted with Additional Use Regulations per Subsection 5.2.7' half moon dots.

...

5.2.7.B. Accessory Structures Serving a Dwelling; **or Serving a House Building Form in the HPO**

An accessory structure serving a dwelling, **or serving a house building form in the HPO district**, shall comply with the following:...

...

5.2.7.I Microbreweries/Craft Distilleries

1. A microbrewery/craft distillery shall be permitted only when operated as an accessory use serving a restaurant principal use.

2. The square footage associated with the microbrewery/craft distillery use shall not exceed 10 percent of the total square footage of the restaurant principal use.

3. Any beer or alcohol production that exceeds these requirements in 5.2.7.I.1 and 2 above shall be considered under the industrial use classification.

...

5.2.7.J ~~Outdoor~~ Playground Areas

...

5.2.7.U ~~Storage/Parking~~ of Commercial Vehicles or Trailers

1. Storage/parking of recreational equipment in the **RC4**, RC6, and RC12 districts shall be limited to approved self storage facilities and shall comply with Subsection 13.3.6, Outdoor Storage Areas.

...

5.2.7.V ~~U~~ Telecommunication Towers and Antenna

...

SECTION VII. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

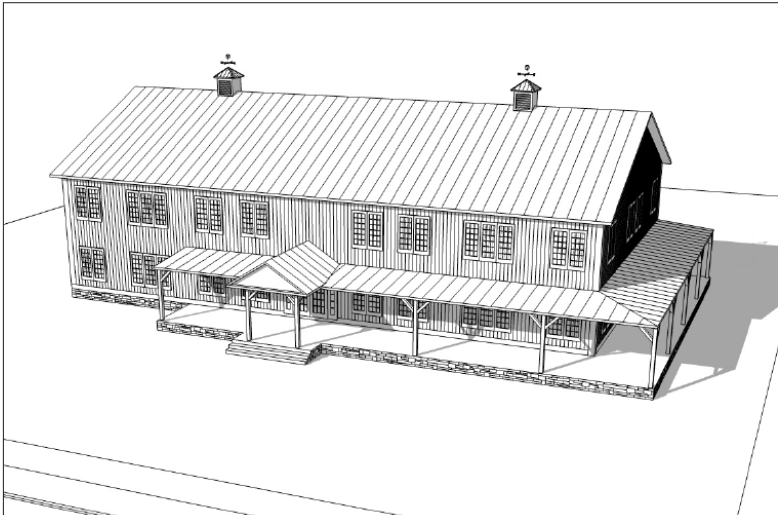
...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add the RC4 district to the 'Permitted Districts' column for the 'Multifamily Building', 'Commercial/Mixed-Use Building', 'Large-Scale Office Building', 'Large-Scale Retail Building', and 'Civic Building' building types.

...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add a new row below townhouse:

Farmstead Residential: A building containing five to eight multifamily dwelling units that resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead to the Building Type Descriptions, **PD** to the Permitted Districts column, and the following graphic to the Illustration column:



...

6.5 Multiplex

...

Façade Variety

Front Facades

Massing and Form

...

Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms

...

6.6 Townhouse

A building where the dwelling units are joined side-by-side and separated by shared walls. Each dwelling unit has independent access to the frontage and may have small yards. **This building type may be used as a live/work unit only when approved as such as part of a development plan.** This building type shall comply with all other applicable standards of this Ordinance.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.6, Townhouse, in the Colors row:

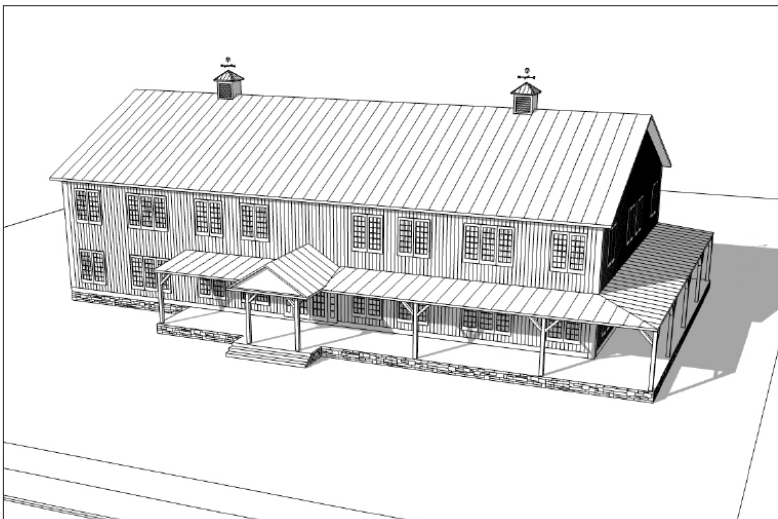
Colors Up to three colors **per front façade of each dwelling unit**,...

...

The Zoning Ordinance is hereby amended to add this new building type into the table format for building types:

6.7 Farmstead Residential

Farmstead Residential: A building containing five to eight multifamily dwelling units whose form resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead



Permitted Districts

PD

Number of Dwelling Units
Dwelling Units

Five to eight per building

Building Orientation and Entry
Entrances

Only one entrance on the front facade and prominently located and highly visible

Facade Position

Front facades shall face the frontage

Windows	
Glazing	Between 10% and 30% on facades facing frontages
Window Shape and Alignment	Vertically proportioned and symmetrically aligned, with proportions similar to those of a historic farmhouse
Dormers	Shall be set back a minimum of one foot from the exterior wall
Trim on Windows Facing a Frontage	Minimum 4-inch trim with sill and top plate when siding surrounds the window Soldier course above the lintel and a rollock course below the sill when brick surrounds the window.
Shutters	If any, shutters shall be proportioned to cover one half the width of the window from each side or the total window from one side
Façade Variety	
Front Facades	For development projects that include more than one farmstead residential building, a variety of front façade elevations shall be provided, proof of which shall be submitted with a site plan
Massing and Form	Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms
Architectural Articulation	
Base	The foundation shall anchor the building to the ground with unique design elements, such as a change in materials or a change in the profile of the façade material if brick is the wall material
Detailing	Architecture shall be of local vernacular and not overly articulated Detailing shall include a chimney, weather vane, or cupolas No two story architectural features that accentuate verticality are permitted, such as double height box or bay windows, or wall dormers
Foundations, Porches, and Stoops	
Finished Floor Elevation	Minimum 18 inches above grade at front façade
Porch Design	Shall be a one-story front porch design that does not accentuate verticality

Porch Depth	Minimum 10 feet of clear space, exclusive of railings, pillars, columns, or other porch features
Porch Width	At least one continuous front porch at least 50 percent of the front façade width
Stoop Depth	Stoops limited to side or rear elevations and between 3 and 6 feet deep
Balconies	No upper story balconies or porches are permitted
Roof Elements	
Roof Form	Shall be a simple roof form, slope, or arrangement as a historic farmhouse or barn, such as a simple side gable or gambrel roof, sometimes with dormers
Pitch	Minimum pitch of 3:12 and maximum of 12:12, excluding small roof sections over porches, entryways, or similar features
Colors	
Colors	Limited to one color for the primary material on the building Trim color may be white or earth tones
Prohibited Colors	Overly bright or neon colors
Garages	
Parking/Garage Location	Shall be located to the rear of the buildings and accessed by an alley or drive aisle
Garage Setback	5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of-way exists
Transitional Features	
Requirements	See Chapter 8, Transitional Features

...

6.87 Multifamily

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	RC4	RC6	RC12	GO
---------------------	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Building Orientation and Entry row:

Entrances ...Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units, but the DRT may approve an alternative due to topography or environmental constraints **or for continuum of care facilities**

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, after the Garage Setback row and before the Transitional Features Subsection:

One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.8 Commercial/Mixed-Use Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO	LI	HI						

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, after the Colors Subsection and before the Transitional Features Subsection:

Garages	
Parking/Garage Location	Shall be located to the rear of the buildings and accessed by an alley or drive aisle
Garage Setback	5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of way exists
One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.9 Large-Scale Office Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the 'Permitted Districts' row:

Permitted Districts	PD	RC4	RC6	RC12
---------------------	----	------------	-----	------

...

The Zoning Ordinance is hereby amended to the table in Section 6.9, Large-Scale Office Building under the Vertical Articulation Subsection:

Vertical ~~Facade~~ Articulation

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.10 Large-Scale Retail Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the 'Permitted Districts' row:

Permitted Districts PD **RC4** RC6 RC12

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.11 Civic Building

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.11, Civic Building, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI						

...

SECTION VIII. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

7.1.3.A.2 In a development of more than 50 residential dwelling units (excluding multifamily), up to ten percent of the dwelling units for houses, duplexes, multiplexes, townhouses, and **farmstead residential buildings** may be on lots that front a courtyard, pursuant to Section 11.7, Courtyard. These lots shall be served by a mews, subject to Subsection 9.4.3, Mews. If more than one courtyard is proposed, they shall be interspersed throughout the development rather than clustered in one area.

...

7.1.4 Building Site Frontage

A. Where development will result in two or more buildings located on the same lot, building sites, ~~Where two or more principal buildings are proposed on the same lot,~~ building sites for each proposed building shall be identified **on a development plan, site plan, or permit application** that designate:

- 1. The proposed boundaries of the building site;**
- 2. Streets and circulation;**
- 3. Frontage type;**
- 4. Building footprint;**
- 5. Parking placement;**

6. Any fence and wall locations; and
7. Other site development information, and location in compliance with the intent of this Ordinance.
Chapter.

B. Building sites shall be drawn to meet the intent of Envision Franklin with the following:

1. Exceptionally-designed development;
2. Buildings that front the street or internal drive;
3. Parking as secondary to the building and its relationship to the street;
4. An activated streetscape;
5. A walkable, well-connected network; and
6. Well designed, usable open space.

7.1.5 Infill Within Existing Commercial Shopping Centers

Where infill development is proposed within an existing commercial shopping center, the entire shopping center site shall comply with the following:

A. When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided:

1. Along the entire frontage of the new lot or building site; and
2. From the frontage of the new lot or building site all the way to the public street in accordance with Sections 9.2, Streets, or 9.3, Internal Drives.

B. Any new buildable lots or building sites shall comply with Subsection 7.1.3, Lot Frontage. Infill development may result in existing parking conditions as the frontage on the other side of the private street or internal drive from the new lot or building site.

C. Any new buildable lots or building sites shall comply with one of the frontage types permitted by the applicable zoning district.

D. Any existing building that was lawfully established prior to December 30, 2019 and does not comply with a permitted frontage type shall be allowed to continue its nonconforming frontage condition regardless of the placement of the new buildable lot or building site.

...

The Zoning Ordinance is hereby amended to revise Subsection 7.2, Overview of Frontage Types, to add the RC4 district to the 'Permitted Districts' column for the 'Landscape Frontage' and 'Urban Frontage' frontage types.

...

The Zoning Ordinance is hereby amended to revise Section 7.2 Overview of Frontage Types, to add Farmstead Residential to the Permitted Building Types for Yard Frontage.

...

The Zoning Ordinance is hereby amended to revise Section 7.3 Yard Frontage, to add Farmstead Residential to the Permitted Building Types.

...

7.5 Landscape Frontage

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 7.5, Landscape Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	RC4	RC6	RC12	GO
---------------------	----	----	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to revise Section 7.5 Landscape Frontage, to add Farmstead Residential to the Permitted Building Types.

...

Vehicular Access and Parking Parking shall be located behind or to the side of the principal building, but no closer to the street than the front facade, unless it is parallel parking **along the street or internal drive**

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.5, Landscape Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

7.6 Urban Frontage

...

7.6 The Zoning Ordinance is hereby amended to add the following to the table in Section 7.6, Urban Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12	MR
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.6, Urban Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

SECTION IX. That Chapter 8, Transitional Features, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

8.1.1 Applicability

~~A. This Section...~~

...

B. Transition Zone 1: Buffer

~~1-Transition Zone 1 shall...~~

...

C. Transition Zone 1: Fences, Walls, and Berms

Transition Zone 1 may include a fence, wall, or berm to enhance the screening; however, a fence, wall, or berm shall be located along the edge of a nonresidential development where it abuts existing residential lots. Any fence, wall, or berm within Transition Zone 1 shall comply with the following:

1. Fences and Walls ~~8.1.2.B.2. Fences and walls may be used in the buffer. Fences and walls shall comply with the following:~~

a. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.

~~b. a. The fence or wall~~ **Fences and walls** shall have a minimum opacity of 75 percent;

~~c. b. The fence or wall~~ **Fences and walls** shall be a minimum height of six feet, unless otherwise approved by the DRT; ~~and~~

~~d. c. The fence or wall~~ **Fences and walls** shall incorporate a masonry column at any end visible from a street or internal drive; ~~and-~~

2. Berms ~~3. Berms may be used in the buffer. Berms shall comply with the following:~~

a. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.

b. ~~a~~. Berms shall be used only...

...

D. ~~E~~. Transition Zone 2: Restricted Use

...

E. ~~D~~. Transition Zone 3: Building Height and Form

...

8.1.2.A.1 A nonresidential, mixed-use, multifamily, **farmstead residential**, or townhouse development site where it abuts an existing lot for a house, duplex, or multiplex; or

...

8.1.3 Building Height at Major Intersections in RC12

A. At major intersections of any combination of arterials and/or collectors in RC12, building height shall be balanced across the intersection. A viewshed analysis is required as per Paragraph 20.8.8.C.

B. **For the intersection of Mallory Lane and McEwen Drive, the maximum building height shall be limited to up to eight stories on sites around the intersection if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The parcel located between Centennial High School and McEwen Drive shall not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site.**

...

8.2.7 Fences, Walls, and Berms

A fence, wall, or berm shall be required along the edge of a nonresidential development where it abuts existing residential lots. The fence, wall, or berm shall comply with the following:

A. Fences and Walls

1. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.

2. Fences and walls shall have a minimum opacity of 75 percent;

3. Fences and walls shall be a minimum height of six feet, unless otherwise approved by the DRT; and

4. Fences and walls shall incorporate a masonry column at any end visible from a street or internal drive.

B. Berms

1. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.

2. Berms shall be used only along a rear property line of a residential lot and not located between a lot and a street or internal drive;

3. Berms shall be a minimum of four feet in height, unless otherwise approved by the DRT;

4. Berms shall be stabilized with a ground cover or other suitable vegetation;

5. Shrubs shall be planted on a berm to achieve a combined height of six feet within four years of planting; and

6. Berms shall in no case damage the roots or trunks of existing healthy vegetation designated to be preserved.

SECTION X. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

9.1 General Provisions

9.1.1 Applicability

This Chapter shall apply to:

- A. Development plans;**
- B. Site plans;**
- C. Preliminary plats; and**
- D. Final plats.**

9.2 Streets

9.2.1 Functional Classification

Public and private streets shall have a functional classification as defined by Connect Franklin.

9.2.2 Design

- A. Public and private streets shall be designed pursuant to the Transportation and Street Technical Standards.**
- B. New streets serving residential lots shall be public streets.**

9.2.3 Streetscape

- A. Sidewalks shall comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards.**
- B. Street trees shall comply with Section 12.8, Street Trees.**
- C. Street lights shall comply with Subsection 14.3.8, Street Lights, and the Transportation and Street Technical Standards.**

9.2.4 Parallel Parking

- A. Streets shall have parallel parking when serving houses on lots with lot widths of 45 feet or less, duplexes, multiplexes, townhouses, and multifamily residential, except where on-street parking is prohibited per the Transportation and Street Technical Standards.**
- B. Other streets may have parallel parking per the Transportation and Street Technical Standards.**

9.2.5 Traffic Impact Study

The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.

9.2.6 Traffic Calming Measures

Traffic calming measures shall comply with the Transportation and Street Technical Standards. Existing residential streets affected by connectivity requirements in this Chapter may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.

9.2.7 Public Access Easement

Private streets and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.3 Internal Drives

9.3.1 Applicability

Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.3, Frontage Description.

9.3.2 Design

A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification of a Low Volume Local street, except that internal drives shall have two ten-foot travel lanes.

B. Internal drives shall be designed as an extension of the street network and shall comply with:

1. Section 9.2.3, Streetscape; and
2. Section 9.6, Vehicular Circulation

9.3.3. Parallel Parking

Parallel parking shall be provided along the internal drive where a building facade faces it, except where on-street parking is prohibited per the Transportation and Street Technical Standards.

9.3.4 Public Access Easement

Internal drives and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.4 Alleys

9.4.1 Design

A. Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.

B. Residential lots with a lot width of 45 feet or less shall be served by an alley.

C. New alleys serving residential lots shall be public.

9.4.2 Garbage Can Pads

A. A concrete pad for garbage can collection shall be placed at the rear of each residential lot that abuts an alley.

B. The concrete pad shall be two feet by six feet in size.

9.4.3 Prohibited in Alleys

A. No fence, wall, structure, tree, or shrub shall be erected or planted within the alley right-of-way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.

B. No vehicle parking shall be permitted in the alley right-of-way.

9.4.4 Alley Screening

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by one or more of the following:

A. Providing evergreen planting material along the intersecting street to create an opaque screen;

B. Requiring a build-to line for the garage at five feet from the alley right-of-way;

C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street provided sight distance at the alley intersection with the street is maintained per Section 13.1, Fences and Walls ; or

D. Creating a curve in the alley by the third lot from the intersecting street.

9.5 Mews

9.5.1 Applicability

A mews shall provide vehicular access to the rear of a residential lot:

- A. Where the Transportation and Street Technical Standards prohibit a driveway cut from the street on which it fronts; or
- B. Where the residential lot fronts onto an open space, as permitted by Section 7.1.3, Lot Frontage.

9.5.2 Design

All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:

- A. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews. The mews layout shall not preclude the intent of improved emergency access;
- B. The maximum length of a mews shall be 800 feet, as measured along the centerline to the edge of pavement of connecting streets; and
- C. New mews serving residential lots shall be public.

9.6 Vehicular Circulation

9.6.1. General

New streets, internal drives, and cross access drive aisles shall be designed to provide vehicular interconnectivity that facilitates safe and efficient traffic movements, improves access, and connects adjacent properties.

9.6.2 Exceptions

The DRT may determine that a vehicular connection per this Section shall not be required:

- A. Due to the classification of a street;
- B. When adjacent to floodplain, wetlands, riparian buffers, or tree save areas; or
- C. When vehicular safety factors or other unique site conditions prevent a connection to a street, internal drive, or drive aisle.

9.6.3 Connection to Surrounding Street Network

- A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.
- B. Street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network.
- C. New public street rights-of-way and private street and internal drive public access easements shall be extended to adjacent property lines. Pavement shall be extended to connect to street stubs and internal drive stubs on adjacent properties, or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.
- E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.6.4 Cross Access Between Abutting Sites

- A. Vehicular circulation shall be designed to provide cross access between surface parking areas on abutting lots or building sites (where the sites are not separated by a street, internal drive, or alley), so that the driver need not enter the street system to access the abutting lots or building sites.
- B. Cross access shall be provided to all existing or planned parking areas and drive aisles on abutting lots or building sites, including those with development potential for parking areas and drive aisles.
- C. Cross access shall not be required for parking areas on single-family residential or duplex lots, or where the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- D. Cross access shall consist of two-way drive aisles arranged to provide one or more continuous paths between abutting lots or building sites and external streets or drives.
- E. Pavement for cross access shall be extended to existing pavement in access easements or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- F. Drive aisles providing cross access shall be placed in a cross access easement and recorded as part of a final plat. Cross access easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the cross access easement. Property owner(s) shall maintain and keep the cross access easement within their development in a commercially reasonable condition and state of repair.
- G. The applicant shall provide written notice of proposed cross access locations to all owners of abutting lots or building sites prior to initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- H. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy.

9.6.5 Internal Street Network

- A. When new streets or internal drives are provided, development shall provide for a network of streets or internal drives to maximize the connectivity throughout the site, wherever possible.
- B. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:
 - 1. Where environmental or topographic constraints exist;
 - 2. Where the street classification prevents a connection; or
 - 3. Where a proposal includes an internal parking structure.
- C. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.
- D. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

9.6.6 Extension to Property Lines

- A. New street rights-of-way, public access easements for internal drives, and cross access easements for drive aisles shall be extended to the adjacent property lines. Property shall not be subdivided to avoid this requirement.
- B. Pavement within rights-of-way, public access easements, and cross access easements shall be extended to connect to street stubs, internal drive stubs, and drive aisles on adjacent properties, or to property lines where a full connection is not possible, as determined by the DRT.

C. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy. The property owner(s) shall perpetually maintain public access within the cross access on their property.

D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.

E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.7 Sidewalks

9.7.1 General

Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.

9.7.2 Exemptions

Development of six single family lots or less shall be exempt from this Section when the development is located more than 1,320 feet (a five-minute walk) away from an existing or planned sidewalk and the lots front onto an existing street.

9.7.3 Design

Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and shall be placed in either a public right-of-way or a public access easement.

9.7.4 Widths

Sidewalk widths shall comply with the table below:

...

9.7.5 Materials

Sidewalk materials shall comply with the Transportation and Street Technical Standards.

9.7.6 Raised Surface Levels

Sidewalks shall be raised above adjacent driving surface and may be raised at vehicular crossings as a traffic- calming measure.

9.8 Pedestrian Circulation

A continuous internal pedestrian circulation system shall be provided throughout the development.

9.8.1 Sidewalk Connections

Sidewalk connections shall be provided:

A. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;

B. Between each dwelling unit entrance in a multiplex, townhouse, farmstead residential, or multifamily building and the nearest street or internal drive;

C. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;

- D. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
- E. That connect to existing or planned private trail systems in adjacent developments, where possible;
- F. Between open spaces within a development; and
- G. Between building main entrances and associated parking areas.

9.8.3 Mid-Block Connection

In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid-block internally to connect streets on opposite sides of the block.

9.8.4 Close or Cul-De-Sac Connection

At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.

9.8 ~~9.6.5~~ Sidewalk Fees In-Lieu

9.8.1 Applicability

A. This Section shall apply to:

- 1. Development plans;
- 2. Preliminary plats; and
- 3. Site plans that also require grading permits.

~~B.A.~~ Payment of fees in-lieu of installing a required public sidewalk may occur only when:

- 1. The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or
- 2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, HHO, or naturally-occurring slopes exceeding 20 percent.

~~C.B.~~ The determination of whether payment of fees in-lieu are applicable shall be reviewed by the DRT or FMPC as part of the development plan, **preliminary plat, or site plan, or final plat.** ~~If the BOMA decides to waive a sidewalk requirement by MOS, then fees in-lieu shall be required.~~

9.8.2 Timing of Payment

~~C.~~ The fees in-lieu of sidewalks shall be paid prior to:

- ~~A1.~~ Recording the final plat; or
- B2.** Issuance of a building permit or a grading permit **following site plan approval**, when a final plat is not required.

...

9.8.3 Municipal Code Governance

~~D.~~ Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund, **pursuant to the Municipal Code.**

...

9.9 ~~9.6.3~~ Multi-Use Paths

9.9.1 Design

~~A.~~ Multi-use paths shall be designed and constructed per the Transportation and Street Technical Standards.

9.9.2 Widths

B. Multi-use paths shall have a minimum width of 12 feet. The width may be reduced to ten feet in portions of the path to minimize disturbance to existing vegetation or other environmental constraints.

9.9.3 Right-of-Way or Easement

~~C.~~ Multi-use paths shall be placed either in a public right-of-way or in a 24-foot wide public access easement.

9.9.4 1ST District Requirement

~~D.~~ In the 1ST district, a multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main St and 1st Avenue N and S.

9.10 9.6.4 Nature Trails

Nature trails may be constructed of natural materials, such as grass, gravel, dirt, or mulch.

...

9.1 Streetscape

9.1.1 Standards

~~A. New public streets and private streets shall be designed pursuant to the Transportation and Street Technical Standards.~~

~~B. Sidewalks that comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards shall be provided along public and private streets and internal drives.~~

~~C. Street trees that comply with Section 12.8, Street Trees, shall be provided along public and private streets and internal drives.~~

~~D. Street lights that comply with Subsection 14.3.8, Street Lights, shall be provided along public and private streets and internal drives.~~

~~E. Bridge or safety barriers shall be stacked stone, concrete with a decorative finish, or painted dark green or black.~~

~~F. Traffic poles shall be painted dark green or black.~~

9.2 Streets

9.2.1 Standards

~~A. Public and private streets shall have a functional classification as defined by Connect Franklin.~~

~~B. New streets serving residential lots shall be public streets. Streets shall be required to have parallel parking when serving residential lots with lot widths of 45 feet or less.~~

~~C. The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.~~

~~D. Traffic control devices, where necessary to promote the safe and efficient movement of traffic, shall comply with the Manual on Uniform Traffic Control Devices.~~

9.3 Internal Drives

9.3.1 Applicability

Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.2, Frontage Description.

9.3.2 Standards

~~A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification based on traffic volume capacity (vehicles per day), except that internal drives shall have:~~

1. Two ten-foot travel lanes; and
 2. Parallel parking along the internal drive where a building facade faces it.
- B. Internal drives shall be designed as an extension of the street network and shall comply with:
1. Section 9.1, Streetscape; and
 2. Section 9.5, Vehicular Circulation.
- C. Internal drives shall be placed in a public access easement and recorded as part of a final plat.

9.4 Alleys

9.4.1 Standards

9.4 Alleys

9.4.1 Standards

- A. ~~Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.~~
- B. Residential lots with a lot width of 45 feet or less must be served by a public alley.
- C. On each residential lot with an alley, a two-foot by six-foot concrete pad shall be placed at the rear of the lot, parallel to the alley, for garbage can collection.
- D. No vehicle, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley right-of-way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.

9.4.2 Alley Layout

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by meeting any one of the following:

- A. Providing evergreen planting material along the intersecting street to create an opaque screen;
- B. Requiring a build-to-line for the garage at five feet from the alley right-of-way;
- C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street; or
- D. Creating a curve in the alley by the third lot from the intersecting street.

9.4.3 Mews

Where the Transportation and Street Technical Standards prohibit a driveway cutout where residential lots front onto open space, a public mews shall provide vehicular access to the rear of lots fronting onto open space. All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:

- A. The maximum length of a mews shall be 800 feet, as measured along the centerline; and
- B. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews.
- C. Additional site design standards are found in Section 11.7, Courtyard, and additional alley-loading garage standards are found in the applicable building type.

9.5 Vehicular Circulation

9.5.1 External Circulation

- A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.

~~B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.~~

~~C. The DRT may determine that a street stub or internal drive connection or alignment shall not be required due to the classification of a street or when adjacent to floodplain, wetlands, riparian buffers, tree save areas, naturally occurring slopes exceeding 14 percent, or other unique site conditions preventing a street or internal drive connection.~~

~~D. Street right-of-way and pavement shall be extended to the adjacent property lines. Internal drive pavement shall be extended to the adjacent property lines.~~

~~E. Traffic calming measures shall be consistent with the Transportation and Street Technical Standards. Existing residential streets affected by external street connectivity requirements may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.~~

~~F. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.~~

~~G. The final plat and deeds for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.~~

9.5.2 Internal Connectivity

~~A. Development shall provide a street network or internal drive network, wherever possible.~~

~~B. Development shall provide for the alignment and continuation of internal street or internal drive connections to maximize the internal connectivity of the site wherever possible.~~

~~C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:~~

- ~~1. Where environmental or topographic constraints exist;~~
- ~~2. Where the street classification prevents a connection; or~~
- ~~3. Where a proposal includes an internal parking structure.~~

~~D. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.~~

~~E. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.~~

9.5.3 Cross Access Between Adjacent Properties

~~A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.~~

~~B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.~~

~~C. Cross access shall provide two-way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.~~

~~D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.~~

~~E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first temporary certificate of occupancy, or if there is no temporary certificate~~

of use and occupancy, then prior to the issuance of the first final certificate of use and occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.

F. The cross access easement shall be recorded as part of a final plat.

...

~~9.76 Pedestrian Circulation~~

~~9.76.1 Placement and Connections~~

~~A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.~~

~~B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:~~

~~1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;~~

~~2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive;~~

~~3. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;~~

~~4. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;~~

~~5. That connect to existing or planned private trail systems in adjacent developments, where possible;~~

~~6. Between open spaces within a development; and~~

~~7. Building main entrances with associated parking areas.~~

~~C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid block internally to connect streets on opposite sides of the block.~~

~~D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.~~

~~9.6.2 Sidewalks~~

~~A. Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and placed in either a public right-of-way or a public access easement.~~

~~B. Sidewalk widths shall comply with the table below:~~

...

SECTION XI. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

10.1 General Provisions Parking

10.1.1 Applicability

This Chapter shall apply to:

A. New development;

B. An existing structure or use that will be expanded or increased in capacity; or

C. A change in use that will result in increased vehicle trips.

10.1.23 Review for Compliance

Review for compliance with this Chapter shall occur with a development plan, site plan, building permit, or temporary or final certificate of use and occupancy, as applicable.

10.1.34 Parking Plan

A. A parking plan shall be submitted with any development that is required to provide more than three parking spaces.

B. The parking plan shall accurately designate the required parking spaces, landscape islands, drive aisles, driveways, internal drives, and circulation and mobility around the development.

10.1.41-2 Exemptions

...

10.2 Minimum Parking

10.2.1 1-5 Calculation of Minimum Parking

...

10.2.2 1-7 Parking Spaces Available to Count Towards Minimum Parking Standards

Parking spaces available to count towards the minimum parking standards include the following:

A. Parking spaces on the lot;

B. Parking spaces within a garage on the lot;

CB. Demarcated parallel parking spaces abutting a lot for a nonresidential **use or along the portion of a building with ground floor nonresidential use**, ~~mixed use, or multifamily residential use~~. Spaces may not be double counted; and

DC. Parking spaces per an approved alternative parking plan per **Section 10.4** ~~Subsection 10.1.10~~, Alternative Parking Plan.

10.2.3 1-6 Minimum Parking

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3
AGRICULTURAL USES		
...	...	...
RESIDENTIAL USES		
...		
Duplexes/Multiplexes/Townhouses/ Multifamily Residential	1.5 spaces for a studio 1.5 spaces for a 1 bedroom unit 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit	No reduction
Duplexes	2 spaces per unit	No reduction
Live/Work Units	2 spaces per unit + 1 space per employee	No reduction
Multifamily Residential	Studio - 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces	No reduction
Multiplexes	2 spaces per unit	No reduction
Single Family	2 per unit	No reduction
Townhouses	2 spaces per unit	No reduction

...	...	...
COMMERCIAL USES		
...		
Offices	3 4 spaces per 1,000 square feet ²	2.85 spaces per 1,000 square feet ²
...	...	...
Rural Retreats	Variable ¹	No reduction
...		

10.3 ~~1.11~~ Maximum Parking

...

10.4 ~~1.10~~ Alternative Parking Plan

...

10.4.1 ~~A~~ Shared Parking

...

10.4.2 ~~B~~ Remote Parking

...

10.4.3 ~~C~~ Deferred Parking

...

10.4.4 ~~D~~ Valet Parking

...

10.5 Parking Structures

10.5.1 ~~1.9~~ At- or Above-Grade Parking Structures in the CFO, CAO1, or CAO2

In the CFO, CAO1, or CAO2, the following shall apply:

A. In the CFO and CAO, pAt-or-above grade parking structures shall have active ground-floor uses along all street frontages. They also may be completely wrapped by a principal building from all sides.

B. At-or-above grade pParking structures shall comply with the commercial/mixed-use building type.

C. Openings, other than entrances, shall be vertically oriented to appear as window openings that meet the intent of the building type standards.

D. Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

E. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian and vehicular circulation are minimized. The locations of parking structure entrances are subject to DRT approval.

F. Multiple pedestrian entrances shall be included for each parking structure.

10.5.2 At-or Above-Grade Parking Structures Outside the CFO or CAO1, CAO2, or CAO3

Outside of the CFO, CAO1, or CAO2, the following shall apply:

A B. Outside of the CFO and CAO, wWhere along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. At-or-above grade parking structures may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by the principal building from all sides.

B. At-or above grade parking structures for multifamily shall be placed behind the multifamily building and may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by a principal building from all sides.

C. Parking structures shall not occupy the ground floor of a building, except as permitted when in the FFO or when screened as described in Paragraphs 10.5.2.A or 10.5.2.B above.

~~D C.~~ **Outside of the CFO and CAO, At-or-above grade** parking structures shall be visually similar in character to the principal building by:

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building.

~~E. D.~~ Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

~~F. E.~~ Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian and vehicular circulation are minimized. **The locations of parking structure entrances are subject to DRT approval.**

~~G. F.~~ Multiple pedestrian entrances shall be included for each parking structure.

10.5.3 Below-Grade Parking Structures

A. Below-grade parking structure setbacks shall be at least ten feet from the property line; however, the setback may be reduced match the building footprint when the building footprint is less than ten feet from the property line.

B. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian and vehicular circulation are minimized. The locations of parking structure entrances are subject to DRT approval.

...

10.6 ~~1.12~~ Arrangement of Parking, Stacking, and Loading Areas

10.6.1 Parking Arrangement

~~A. 10.1.8 Parking Location~~ The location arrangement of parking shall be in accordance with the applicable frontage type per Chapter 7, Frontage Types.

~~B. A.~~ The arrangement of parking shall be designed to accommodate vehicular circulation, maneuvering, parking, and associated parking movements without use of the public right-of-way, except for parallel parking.

C. The arrangement of parking shall prevent vehicle circulation from backing out directly onto a street, except on single family residential lots.

D. Parking areas shall be configured so that a vehicle may be parked and un-parked without moving another vehicle. This shall not apply to single-family residential lots.

~~E. 10.1.13 Maximum Slope~~ Parking areas shall not exceed a slope of five percent. Drive aisles that connect parking areas shall not exceed ten percent.

~~F. G.~~ Surface parking areas shall provide landscaping and landscape islands pursuant to Section 12.6, Parking Area Landscape.

...

10.6.2 Stacking Arrangement

~~A. E.~~ The stacking arrangement shall not cause vehicles to queue within streets or internal drives or interfere with other customer vehicular circulation.

~~B. F.~~ Stacking space lengths shall be based on a minimum of 20 feet per space.

...

10.6.3 ~~1-23~~ Loading Areas Arrangement

...

~~B. The size of the loading area shall be a minimum:~~

~~1. Width of 12 feet;~~

~~2. Depth of 25 feet; and~~

~~3. Overhead clearance of 14 feet;~~

...

10.7 Dimensional Requirements

10.7.1 ~~1-14~~ Standard Parking Spaces and Drive Aisles

...

C. Structured parking Parking structures may have dimensional adjustments based on utilization, but in no case shall the standard space width be less than eight feet, subject to approval by the Department of Building and Neighborhood Services.

...

10.7.2 ~~1-15~~ Compact Parking Spaces and Drive Aisles

...

10.7.3 Loading Areas

The size of the loading area shall be a minimum:

A. Width of 12 feet;

B. Depth of 25 feet; and

C. Overhead clearance of 14 feet.

...

10.8 Materials

10.8.1 ~~1-18~~ Demarcation

...

10.8.2 ~~1-19~~ Surfacing

...

10.8.3 ~~1-20~~ Curbs and Wheel Stops

...

10.9 ~~1-21~~ Timing of Construction

Parking, stacking, and loading areas shall comply with the following:

...

10.10 ~~1-22~~ Maintenance

Parking, stacking, and loading areas shall comply with the following:

...

10.11 ~~1-24~~ Use

Parking, stacking, and loading areas shall comply with the following:

...

10.12 Residential Parking Pads and Driveways

10.12.1 ~~1-16~~ Parking Pads on Residential Lots

...

10.12.2 ~~1-17~~ Driveways on Residential Lots

...

10.13 ~~2~~ Bicycle Parking

10.13.1 ~~2-1~~ Minimum Bicycle Parking

...

10.13.2 ~~2-2~~ Bicycle Parking Standards

...

10.14 ~~3~~ Transit Infrastructure

...

10.14.1 ~~3-1~~ Requirement Thresholds

...

10.14.2 ~~3-2~~ Requirements on Existing Public Transit Routes

...

10.14.3 ~~3-3~~ Requirements on Future Planned Transit Routes

...

SECTION XI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

11.1.3.B Open spaces shall be placed within a residential or mixed-use development so that every house, duplex, townhouse, multiplex, **farmstead residential**, and multifamily building has an open space within a walking distance of 1,320 feet (five-minute walk), as measured from the perimeter of each open space. Houses on individual lots of at least 30,000 square feet are exempt from this requirement.

...

11.1.3.D The placement of open space shall not result in a view of any rear facade from a **street; however, existing tree lines, riparian buffers, natural topography, or distance that effectively obscure the view can meet the intent of this requirement.**

...

11.2 Overview of Open Space Types...

Courtyard: Open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other.

...

Section 11.5, Neighborhood Amenities

Neighborhood amenities ~~that count toward the open space set aside are~~ **include** outdoor recreation areas, such as pools, sports fields, sports courts, playgrounds, and dog parks typically for use by residents of the development

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	CC	RC4	RC6	RC12					

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, after the Landscape and before the Lighting rows:

Buildings Any buildings associated with neighborhood amenities are subject to the standards of one of the building types permitted in the zoning district.

11.7 Courtyard...

Description An open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other

...

Arrangement... No more than six dwellings shall be located on any one side of the courtyard

Farmstead residential buildings shall be limited to one building (up to eight dwellings) on any one side of the courtyard

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.8, Square or Green, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	1 st	5 th	RC4	RC6	RC12	GO	LI	HI	

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.9, Outdoor Dining Areas, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	LI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.10, Plaza, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI	HI					

...

11.11 Ownership of Open Space

Open space areas shall be owned and maintained as permanent open space by a homeowners association, property owners association, private ownership with conservation easement, or public ownership when dedicated to the City or another appropriate public agency. Natural areas may also be held by a land trust or conservancy. Outdoor dining areas **and plazas** are exempt from this Section.

...

The Zoning Ordinance is hereby amended to revise Subsection 11.2, Overview of Open Space Types, to add the RC4 district to the 'Districts Where Permitted' column for the 'Neighborhood Amenities', 'Square or Green', 'Outdoor Dining Areas', and 'Plaza' open space types.

...

SECTION XIII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 12.2.2, Minimum Landscape Surface Area, to add the RC4 district to the '15%' row with NC, CC, RC6, and RC12.

...

12.8.1 (Street Trees) Where Required

Street trees shall be required along both sides of all streets and internal drives, except undeveloped edges of natural areas and as required in Section 4.9, Scenic Corridor Overlay District. Street trees shall be planted within ~~either tree wells pits, or~~ planting strips, **or bulb-outs.**

12.8.2 Tree **Wells Pits**

A. Tree **wells pits** shall comply with the following:

...

B. Tree **wells pits** shall be placed adjacent to the back of the curb.

C. Where public utilities prevent tree wells from being placed adjacent to the back of the curb, the DRT may approve shifting the placement of the trees to the opposite side (back side) of the sidewalk.

....

12.8.3.D. Where public utilities **or traffic control signs** are located within the planting strip that prevent street trees from being planted in the planting strip, street trees shall be planted four feet from the back edge of sidewalk.

...

12.8.4 Bulb-Outs

Where on-street parallel parking spaces are required or provided, street trees may be planted in bulb-outs per the Transportation and Street Specifications.

...

SECTION XIV. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

13.1.2 Height

B. Measurements

1. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall, exclusive of posts, columns, and gates.

2. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

C. Permitting

Fences and walls may need a building permit, depending on the height, **subject to the requirements of the Department of Building and Neighborhood Services.**

...

13.1.3.J Within rear yards of residential lots, fencing around small home vegetable gardens and small home agricultural uses/animal husbandry are exempt from this Subsection.

...

SECTION XV. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

14.3.3 Building-Mounted Lights

A. Building-mounted lights shall be ornamental sconces, cutoff fixtures, or other fixtures that are screened by the building's architectural features.

B. Lighting shall not outline buildings, except as part of temporary holiday lighting.

...

14.3.8 Streetlights

A. Street lights shall be required on public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.

B. Street lighting shall be designed in accordance with the Transportation and Street Technical Standards ~~and -Street lights and standards shall be of a type approved by Middle Tennessee Electric MTEM.~~

C. Street lights in residential and mixed-use development shall:

1A. Not exceed a pedestrian-scale height of 18 feet, measured from finished grade to highest part of fixture or pole assembly; **and**

2B. Be an ornamental fixture. Shoebox and cobra-head style fixtures are prohibited.

...

SECTION XVI. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

15.1.11.D Where the location of an existing wall sign is nonconforming due to its location above a roofline, it may be replaced by other letters and sign facing, but shall not exceed the sign area or height of the nonconforming sign.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Awning Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Band Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Canopy Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Convenience Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Directory Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Monument Sign' row:

Permitted Districts	PD	CI	NC	CC	5 th	RC4	RC6	RC12	GO
	LI	HI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Sandwich Board Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Small Hanging/ Projecting Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Vertical Blade Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO								

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Wall Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Window Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.3, Awning Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.4, Band Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.5, Canopy Sign, in the 'Permitted Districts' row:

Permitted Districts	PD RC6	CI RC12	NC GO	CC LI	DD HI	1 st	5 th	RC4
---------------------	-----------	------------	----------	----------	----------	-----------------	-----------------	------------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.6, Convenience Sign, in the 'Permitted Districts' row:

Permitted Districts	PD RC12	CI GO	NC LI	CC HI	DD	1 ST	5 TH	RC4	RC6
---------------------	------------	----------	----------	----------	----	-----------------	-----------------	------------	-----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.8, Directory Sign, in the 'Permitted Districts' row:

Permitted Districts	OR RC12	PD GO	CI LI	NC HI	CC	DD	1 ST	5 TH	RC4	RC6
---------------------	------------	----------	----------	----------	----	----	-----------------	-----------------	------------	-----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.10, Monument Sign, in the 'Permitted Districts' row:

Permitted Districts	PD LI	CI HI	NC	CC	5 TH	RC4	RC6	RC12	GO
---------------------	----------	----------	----	----	-----------------	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.11, Sandwich Board Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.12, Small Hanging/Projecting Sign, in the 'Permitted Districts' row:

Permitted Districts	OR RC6	PD RC12	CI GO	NC LI	CC HI	DD	1 ST	5 TH	RC4
---------------------	-----------	------------	----------	----------	----------	----	-----------------	-----------------	------------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.14, Vertical Blade Sign, in the 'Permitted Districts' row:

Permitted Districts	PD GO	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
---------------------	----------	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Permitted Districts' row:

Permitted Districts	OR RC6	PD RC12	CI GO	NC LI	CC HI	DD	1 ST	5 TH	RC4
---------------------	-----------	------------	----------	----------	----------	----	-----------------	-----------------	------------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Placement' row:

Placement Maximum height shall be the main roofline of the uppermost full story; maximum height of 16 feet when located within 200 feet of a residential lot

Where there is a one story building with a retail storefront, the sign may be up to five feet above the storefront roofline on a parapet when the parapet wraps all the way around the building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.16, Window Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

SECTION XVII. That Chapter 16, Utilities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

16.1.3.D. **Tennessee Valley Authority** TVA transmission lines and **Middle Tennessee Electric** MTEM feeder lines for system needs and not needed for a specific development may be situated on poles aboveground.

...

SECTION XVII. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Paragraph 17.2.4.B, Minimum Tree Canopy Retention, to add the RC4 district to the column with RC6, RC12, LI, and HI under the 'Minimum Tree Canopy Retention by Zoning District (as a percentage of the total tree canopy cover)' heading.

...

17.2.5.A.1. Specimen trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Subsection 17.2.1, **Exemptions**. ~~and allowed by Paragraph 17.2.5.C, Removal and Replacement of Specimen Trees.~~

...

17.6.2 General Provisions

A. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Franklin, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers dated 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0335F September 29, 2006 and 47187C0180G dated December 22, 2026 and 47187CIND0E, 47187C0182H, 47187C0183H, 47187C0184H, 47187C0192H, 47187C0203H, 47187C0209G, 47187C0211H, 47187C0212G, 47187C0213H, 47187C0214H, 47187C0220G, 47187C0355G, 47187C0360G dated December 20, 2024, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

~~1. The areas of special flood hazard in the City are identified by FEMA in its Flood Insurance Study (FIS) dated December 22, 2016, and on the Flood Insurance Rate Map (FIRM), Community 470206, as follows:~~

~~a. Panel Numbers: 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0209F, 47187C0212F, 47187C0220F, 47187C0230F, 47187C0335F, 47187C0355F, 47187C0360F, dated September 29, 2006; and~~

~~b. Panel Numbers: 47187C0180G, 47187C0182G, 47187C0183G, 47187C0184G, 47187C0192G, 47187C0203G, 47187C0211G, 47187C0213G, 47187C0214G, dated December 22, 2016.~~

...

SECTION XIX. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

18.3 Naturalistic Screening

...

18.3.3 ~~Standards~~ Site Features

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

B. The natural, existing topography shall be preserved.

18.3.4 Minimum Width

~~B. Naturalistic screening shall have a minimum width of 75 feet. Development on lots containing or adjacent to a National Historic Landmark shall have a minimum width of 100 feet. This area shall be placed in a conservation easement.~~

18.3.5 Open Space Lot

The naturalistic screening shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.3.6 Plantings

A. ~~E.~~ Planting materials shall:

1. Be predominately evergreen trees;
2. Be staggered in an informal manner, which, upon maturity, creates an opaque screen;
3. Be of a sufficient height upon maturity that new development is visually screened, regardless of building heights or topography; and
4. Include at least two or more different indigenous tree species.

~~B. D.~~ Trees shall be required at a rate of one tree per every 400 square feet.

C. Credit for existing vegetation may reduce the planting requirements, so long as the existing materials and new planting materials achieve an opaque screen. **Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.**

~~F. Berms, fences, or walls shall not be used.~~

18.3.4 Grading

~~The natural, existing topography shall be preserved. Grading is prohibited.~~

18.3.7 Prohibited

The following shall be prohibited:

A. ~~E.~~ Pruning of trees or shrubs near ground level; ~~shall be prohibited.~~

~~B. F.~~ Berms, fences, or walls ~~shall not be used;~~

C. Parking areas or parking structures;

D. Stormwater retention or detention facilities; and

E. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.3.8 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted, but shall be placed in locations not visible from the historic resource and its setting.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

18.4 Farm Field Boundary

...

18.4.3 ~~Standards~~ Site Features

~~A.~~ Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.4.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 30 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 50 feet.

18.4.5 Open Space Lot

The farm-field boundary shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.4.6 Fence or Wall

~~C.~~ Farm-field boundaries ~~shall be linear in form and~~ shall include a historically-based fence or wall along the length of the boundary. Acceptable types include rail fences, four-board horse fences, or dry stacked stone walls consistent in design and stone type with historic antecedents found in the County.

18.4.7 Plantings

~~A. D.~~ Planting materials shall:

1. Be spaced in an informal, irregular manner along the fence or wall; and

2. Be dominated by deciduous trees, although native evergreens, such as cedars, may be included for diversity and visual screening purposes; and

~~B. E.~~ Trees shall be required at a rate of one canopy tree per every 400 square feet.

C. Credit for existing vegetation may reduce the planting requirements when located in a suitable location. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.4.8 New Buildings Within View

~~F.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.4.9 Prohibited

The following shall be prohibited:

- A. Pruning of trees or shrubs near ground level;
- B. Parking areas or parking structures;
- C. Stormwater retention or detention facilities; and
- D. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.4.10 Infrastructure

- A. Sidewalks, trails, and multi-use paths are permitted.
- B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.
- C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.5 Estate Enclosure

...

18.5.3 ~~Standards~~ Site Features

~~A.~~ Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.5.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 50 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 75 feet.

18.5.5 Open Space Lot

The estate enclosure shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.5.6 Plantings

~~A. C. Estate enclosures shall:~~ 1. **C** Planting materials shall consist of **predominantly deciduous** trees planted formally in rows with regular spacing, such as an orchard. ;

~~2. Be dominated by deciduous trees; and~~

~~B. 3. Plantings shall H~~have either:

1. ~~a.~~ A combination of hedgerows and fencing; or

2. ~~b.~~ A brick or stone wall consistent in design and stone type with historic antecedents found in the County.

~~C. D.~~ Trees shall be required at a rate of one tree per every 400 square feet of the estate enclosure area.

D. Credit for existing vegetation may reduce the planting requirements when located in a suitable location. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.5.7 New Buildings Within View

~~E.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.5.8 Prohibited

The following shall be prohibited:

- A. Parking areas or parking structures;
- B. Stormwater retention or detention facilities; and
- C. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.5.9 Infrastructure

- A. Sidewalks, trails, and multi-use paths are permitted.
- B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.
- C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.6.1.A The integrated edge incorporates the historic resource into the overall design of the development or redevelopment, with the historic building **and its setting** being a prominent focal point, appearing as if the balance of the site evolved around it.

SECTION XX. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

19.5.3.B To nominate properties for inclusion in the HPO; **and**

19.5.3.C To review nominations for the National Register of Historic Places; ~~and~~

~~19.5.3.D To comment on projects that may have a potential adverse impact on historic properties as defined by T.C.A. § 13-7-404.~~

...

SECTION XXI. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

20.2.7 Sequence of Applications

...

1. Initiation of Annexation

2. ~~1.~~ Plan Amendment

3. ~~2.~~ Annexation

...

The Zoning Ordinance is hereby amended for Section 20.2.9, Public Notice Requirements, to add a grey dot to Annexation Published Notice.

...

20.2.9 Public Notice Requirements

Application...	Timing
...	
Annexation	Various published, mailed, and posted notices in accordance with State law Published notice shall align with plans of service published notice requirements per State law
...	
Rezoning	Published notice of the public hearing shall be published at least 21 15 -days before the BOMA meeting
...	

20.2.9.A.3. Published notice for the BOMA public hearings for annexation, text amendments, rezonings, and development plans shall be published **in accordance with Subsection 20.2.9, Public Notice Requirements** at least ~~15 days~~ before the BOMA meeting.

20.7.8 Approval Criteria

Recommendations and final action on a rezoning shall be based on consideration of the following criteria:

A. Whether the proposed rezoning is consistent with Envision Franklin and the purpose of this Ordinance;
B. Whether the proposed rezoning will protect the health, safety, and welfare of the public; ~~and~~

C. Whether the proposed rezoning corrects an error; or

~~D.C.~~ **D.** Whether the proposed rezoning ~~corrects an error or meets the challenge of~~ **reflects** changed conditions, changes in public policy, or changes necessary to advance the health, safety, and welfare of the City.

20.8.16.B. Changes in building types, building heights, ~~or~~ number of stories, **or other structures**, which impact the visual character or transitional features of the section or plan;

20.10.10 ~~Time Limit~~ Expiration of a Variance

A. Variances shall expire two years from the date of issuance, except as outlined in Paragraph 20.10.10.B below. One six month extension may be granted by the Department of Building and Neighborhood Services for the approved scope of work. Requests must be made in writing prior to the variance expiration date.

B. For variances associated with the approval of a plan considered vested by Subsection 20.19.1, Initiation of Vesting, a variance expiration shall coincide with the duration of that vesting period, in accordance with Section 20.19, Vesting.

~~A. Unless otherwise specified in the variance, an application for a building permit shall be applied for and issued within one year of the date of variance approval; otherwise, the variance shall become invalid.~~

~~B. Upon written request, one extension of six months may be granted by the Department of Building and Neighborhood Services if the applicant can show good cause.~~

~~C. The decision of the Department of Building and Neighborhood Services as to what constitutes substantial compliance with the time limit or applicable conditions for a variance shall be final.~~

20.11.2.C. For single-family residential site plans, an applicant may request a preliminary HZC recommendation prior to final action on a site plan. In these cases, a ~~preliminary HZC recommendation~~ **certificate of appropriateness** shall be issued prior to issuance of a building permit.

The Zoning Ordinance is hereby amended to replace “COA” and “COAs” in Subsection 20.11.8 to “certificate of appropriateness” and “certificates of appropriateness”.

...

20.12.3.B Multifamily residential in the **RC4**, RC6, and RC12 districts, where permitted as part of the overall building square footage of a development, shall be submitted as a unified site plan that includes the entire development site.

...

20.15.6 Expiration of a Building Permit

Building permits shall expire in accordance with the applicable building codes.

...

20.17.7 ~~Time Limit~~ Expiration of a Sign Permit

...

SECTION XXII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

23.3 Abbreviations

MTEMC ——— Middle Tennessee Electric Membership Corporation

...

RC4 Regional Commerce 4 District

...

~~23.2.35~~ Building Height

A. Building height shall be measured ~~in~~ as the number of complete stories above the finished grade for any building or at-grade or above-grade parking structure **plus any one-half stories, which include the uppermost habitable building level under a sloping roof and usually having dormer windows for light. One-half stories include habitable attics, lofts, or mezzanines.** ~~, but excludes:~~

~~1. Habitable attics, half stories, and mezzanines; and~~

~~B.2.~~ **Building height does not include uninhabitable attics and** ~~s~~spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and below-grade parking structures.

~~C. D.~~ Building height **does not include** ~~maximums do not apply to~~ belfries, chimneys,...

~~B. Half story height shall be measured for habitable attics, half stories, and mezzanines.~~

...

Figure 23.2.~~35~~.A Building height with uninhabitable attic

...

Figure 23.2.~~35~~.B Building height with inhabitable attic

...

~~D. E.~~ In the R4, R6, and OR districts and for transitional features...

Figure 23.2.~~35~~.C Calculating height

23.2.4 ~~23.2.3.C.~~ Front Lot Line

The front lot line is the length of the front lot line and is maintained to the front yard setback line, at which point the lot width applies.

23.2.5 ~~23.2.4.A.~~ Front Yard

A ~~1.~~ Front yard setbacks are measured perpendicular from the edge of the existing or proposed right-of-way, whichever is greater.

B ~~2.~~ For corner lots, front yard setbacks are measured along all lot lines facing streets or internal drives, not including alleys. The remaining yards are measured as side yards.

C. Lots in the R4, R6, CC, and DD districts have context-based front yard setbacks. The average front yard setback shall be calculated per the following steps:

1. Find the front yard setback (in feet) for each existing lot that has frontage on the block face. All existing lots with existing principal buildings are included in the calculation, including the subject lot. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof;

2. Next, find the average front yard setback by adding all front yard setbacks together and dividing by the total number of lots in step 1 above to find the average front yard setback.

23.2.6 ~~23.2.3~~ Lot Size Standards

~~A. Lot Size~~

A~~1.~~ The lot size shall be that area, measured in gross square feet or acres, contained within a lot.

B~~2.~~ The minimum lot size is the smallest size of a lot established by this Ordinance on which a use or structure may be located in a particular district.

C. Lots in the R4 and OR districts have context-based lot size minimums, which shall be calculated per the following steps:

1. Find the lot size (in square feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the existing lot being requested to subdivide;

2. Next, find the average lot size by adding all lot sizes together and dividing by the total number of lots in step 1 above;

3. Then, multiply the average lot size from step 2 above by 75% (0.75) to find the 75% of the average lot size;

4. If the number in step 3 is more than 6,500 square feet, the number from step 3 is the minimum lot size. If the number from step 3 is less than 6,500 square feet, then 6,500 square feet is the minimum lot size.

23.2.7 ~~22.2.3.B.~~ Lot Width

A~~1.~~ For lots that front onto one street, lot width is the distance between the side lot lines measured at the point of the front yard setback line.

B~~2.~~ Corner lots have two lot width minimums; one facing each street. For corner lots, the lot width is the distance between the side lot line and the opposite side-street-facing front lot line, measured at the point of the front yard setback line.

C. Lots in the R4 and OR districts have context-based lot width minimums, which shall be calculated per the following steps:

1. Find the lot width (in feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the subject lot;

2. Next, find the average lot width by adding all lot widths together and dividing by the total number of lots from step 1 above;
3. Then multiply the average lot width from step 2 above by 75% (0.75) to find the minimum lot width requirement;
4. If the number in step 3 is more than 60 feet, the number from step 3 is the minimum lot width. If the number from step 3 is less than 60 feet, then 60 feet is the minimum lot width.

23.2.8 ~~23.2.4.C.~~ Rear Yard

The rear yard setback extends the full width of the lot. Rear setbacks are measured perpendicular from the rear property line or the edge of the existing or proposed alley, whichever is greater, as applicable.

~~23.2.4~~ Setbacks and Yards

23.2.9 ~~23.2.4.B.~~ Side Yard

The side yard setback extends from the required front yard setback line to the required rear yard setback line. If no front or rear yard setback is required, the setback extends the full depth of the lot. Side setbacks are measured perpendicular from the side lot line. **Corner lots have side yards along any lot line that does not front a street or internal drive.**

...

23.3 The Zoning Ordinance is hereby amended to revise Subsection 23.3, Abbreviations, to add the RC4 abbreviation and for the abbreviation to be defined as Regional Commerce 4 District.

...

23.2.10 ~~23.2.4.D.~~ Yards Required for Buildings

A yard or other open area required about a building may not be included in the measurement of a required yard or other open space for another building.

Figure **23.2.4.B** ~~23.2.3.C.~~ Lot Lines

Figure **23.2.5.A** ~~23.2.4.A.~~ Lot Setbacks and Yards

Figure **23.2.7.A** ~~22.2.3.B.~~ Lot Width

...

23.4 Defined Terms

Abut

The condition of two adjoining parcels having a common property line or boundary, including cases where two or more parcels adjoin a corner, but not including cases where adjoining lots are separated by a street, **internal drive**, or alley. Where not describing land, property, lot lines, or parcel lines, abut describes touching or sharing a common boundary with.

...

Building Site

~~A parcel of land~~ **A part of a lot or parcel** that has not been subdivided as a separate lot, which is designated ~~by an applicant as a building site in~~ **on** a development plan, site plan, or permit application, and which accommodates, or is available to accommodate, a principal building. **This is intended for**

sites where there will be two or more nonresidential buildings on the same lot for the purpose of ensuring that building sites meet the same requirements for development as buildable lots in accordance with this Ordinance.

...

Commercial Shopping Center

An area or complex of retail and service establishments with associated parking.

...

Corner Lot

A lot located at the intersection of two streets that has frontage on each street. Each street frontage is considered a front lot line **and has a front yard. The lot lines that do not front any street are considered side lot lines with side yards, which are defined separately.**

...

Cross Access

Vehicular and pedestrian access provided between parking areas of two or more development sites, **building sites, or parcels of land, or any combination thereof,** intended to allow movement between the sites without the use of a public street.

...

Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paintball or lasertag arenas, recreational day camps, and other recreational activities. **This definition does not include golf courses, which are defined separately in this Ordinance.**

...

Farmstead Residential (Building Type)

The principal building type described as such in Section 6.7, Farmstead Residential.

...

One-Half Story

The uppermost habitable building level in which ~~under a sloping roof and usually having dormer windows replaces the upper part of one or more of the facade walls,~~ and which level contains less finished area than the first level of the building.

...

Landscape Surface Area

The portion of a lot or development site not covered by impervious surface and is available for accommodating landscape material, **inclusive of plant material, soil, dirt, sand, gravel, rock, stone, mulch, or pervious hardscape.**

...

Live/Work Units

A dwelling unit in a townhouse building in which a significant portion of the space includes a nonresidential use that is operated by the tenant, who also resides in the dwelling unit.

...

Microbreweries/Craft Distilleries (Accessory Use)

An accessory use that is part of a restaurant principal use, which includes small brewery or distillery production that is limited to artisanal, small-batch, or specialty beer or alcohol. This use is intended primarily for on-site retail sales and consumption.

...

Quick Service Restaurant

A type of restaurant that serves fast service food cuisine, **inclusive of fast food restaurants, fast casual restaurants, bakeries, coffee shops, or other food and beverage sales with order service at counters, kiosks, order boards, or other self-service.**

...

Retail Uses

An establishment primarily engaged in the sale of goods and materials to the general public. Retail uses may include retail shops, bookstores, antique stores, convenience stores, ~~bakeries~~, grocery stores, retail plant sales, and similar uses.

...

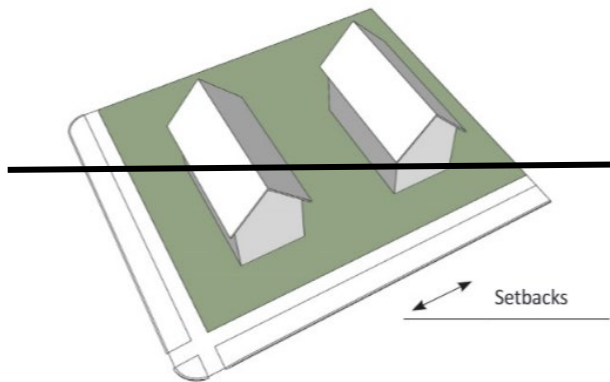
Rural Retreats

An establishment in which sleeping accommodations are offered to the public and intended primarily for temporary occupancy by persons on an overnight basis that can include any combination of individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping accommodations. Rural retreats may include on-site amenities, such as restaurants or fitness centers, secondary recreational uses, and event venues as further regulated by Chapter 5, Use Regulations. This definition does not include hotels or bed and breakfast establishments, which are defined separately.

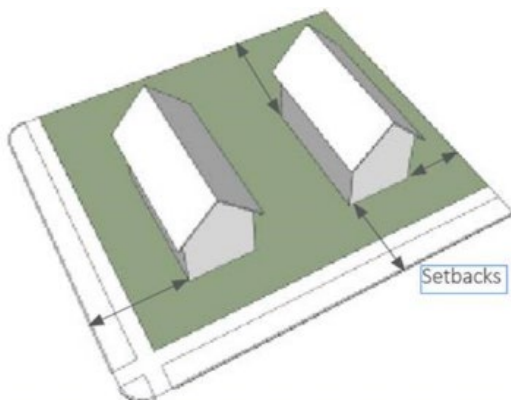
...

Setbacks

The Zoning Ordinance is hereby amended to remove the graphic below in the Setbacks definition



and replace it with this corrected version below:



Underground Parking Structure

Parking facilities that are located underground, often under a building or open space.

SECTION XXIII. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references, and include, but not limited to the following:

...

The Zoning Ordinance is hereby amended to change all references of 'Building & Neighborhood Services' to 'Building and Neighborhood Services.'

...

The Zoning Ordinance is hereby amended to change all references of 'Planning & Sustainability' to 'Planning and Sustainability.'

...

The Zoning Ordinance is hereby amended to change the term tree pit to tree well throughout its entirety.

...

The Zoning Ordinance is hereby amended to change the term 'homeowner's association' and 'homeowner association' to 'homeowners association' .

...

The Zoning Ordinance is hereby amended to change all references of 'roofline' to 'roof line'.

SECTION XXIV. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
100 MISSION CT	062G A 01000 00008062G	1.15	RC6	RC4
1074 W MCEWEN DR	062G A 01002 00008062G	1.04	RC6	RC4
1096 W MCEWEN DR	062G A 01003 00008062G	0.89	RC6	RC4
1124 W MCEWEN DR	062G A 01004 00008062G	1.14	RC6	RC4
106 MISSION CT #101	062G A 01005C00108062G	3.64	RC6	RC4
244 COOL SPRINGS BLVD	062G A 01100 00008062G	1.82	RC6	RC4
106 MISSION CT	062G A 01005C02408062G		RC6	RC4
106 MISSION CT	062G A 01005C02308062G		RC6	RC4
106 MISSION CT	062G A 01005C02208062G		RC6	RC4
106 MISSION CT	062G A 01005C02908062G		RC6	RC4
106 MISSION CT	062G A 01005C02108062G		RC6	RC4
106 MISSION CT	062G A 01005C02008062G		RC6	RC4
106 MISSION CT	062G A 01005C03008062G		RC6	RC4
106 MISSION CT	062G A 01005C01908062G		RC6	RC4
106 MISSION CT	062G A 01005C01808062G		RC6	RC4
106 MISSION CT	062G A 01005C01708062G		RC6	RC4
106 MISSION CT	062G A 01005C03108062G		RC6	RC4
106 MISSION CT	062G A 01005C01608062G		RC6	RC4
106 MISSION CT	062G A 01005C01508062G		RC6	RC4
106 MISSION CT	062G A 01005C03208062G		RC6	RC4
106 MISSION CT	062G A 01005C01408062G		RC6	RC4
106 MISSION CT	062G A 01005C01308062G		RC6	RC4
106 MISSION CT	062G A 01005C01208062G		RC6	RC4
106 MISSION CT	062G A 01005C01108062G		RC6	RC4
106 MISSION CT	062G A 01005C03308062G		RC6	RC4
106 MISSION CT	062G A 01005C03408062G		RC6	RC4
106 MISSION CT	062G A 01005C02808062G		RC6	RC4
106 MISSION CT	062G A 01005C03508062G		RC6	RC4
106 MISSION CT	062G A 01005C02508062G		RC6	RC4
106 MISSION CT	062G A 01005C02708062G		RC6	RC4
106 MISSION CT	062G A 01005C03608062G		RC6	RC4
106 MISSION CT	062G A 01005C02608062G		RC6	RC4
106 MISSION CT	062G A 01005C03708062G		RC6	RC4
106 MISSION CT	062G A 01005C01008062G		RC6	RC4
106 MISSION CT	062G A 01005C03808062G		RC6	RC4

106 MISSION CT	062G A 01005C00908062G		RC6	RC4
106 MISSION CT	062G A 01005C03908062G		RC6	RC4
106 MISSION CT	062G A 01005C00808062G		RC6	RC4
106 MISSION CT	062G A 01005C04008062G		RC6	RC4
106 MISSION CT	062G A 01005C00708062G		RC6	RC4
106 MISSION CT	062G A 01005C00608062G		RC6	RC4
106 MISSION CT	062G A 01005C04108062G		RC6	RC4
106 MISSION CT	062G A 01005C00508062G		RC6	RC4
106 MISSION CT	062G A 01005C00408062G		RC6	RC4
106 MISSION CT	062G A 01005C00308062G		RC6	RC4
106 MISSION CT	062G A 01005C00208062G		RC6	RC4
106 MISSION CT	062G A 01005C00108062G		RC6	RC4
106 MISSION CT	062G A 01005C04208062G		RC6	RC4
MACK HATCHER PKWY	062 04400 00008062	3.87	RC6	RC4
125 COOL SPRINGS BLVD	062 04506 00008062	4.52	RC6	RC4
101 COOL SPRINGS BLVD	062 04510 00008062	2.9	RC6	RC4
100 COOL SPRINGS BLVD	062G A 00100 00008062G	0.9	RC6	RC4
114 COOL SPRINGS BLVD	062G A 00200 00008062G	0.6	RC6	RC4
122 COOL SPRINGS BLVD	062G A 00300 00008062G	0.77	RC6	RC4
1009 WINDCROSS CT	062G A 00400 00008062G	5.09	RC6	RC4
1021 WINDCROSS CT	062G A 00500 00008062G	6.34	RC6	RC4
1010 WINDCROSS CT	062G A 00800 00008062G	2.44	RC6	RC4
200 COOL SPRINGS BLVD	062G A 00900 00008062G	2.33	RC6	RC4
206 COOL SPRINGS BLVD	062G A 01001 00008062G	3.72	RC6	RC4
101 MISSION CT	062G A 01008 00008062G	1.59	RC6	RC4
1021 W MCEWEN DR	062G A 01200 00008062G	0.98	RC6	RC4
1004 MERYLINGER CT	062G A 01201 00008062G	1.01	RC6	RC4
1006 MERYLINGER CT	062G A 01202 00008062G	0.78	RC6	RC4
1005 MERYLINGER CT	062G A 01203 00008062G	1.6	RC6	RC4
1001 MERYLINGER CT	062G A 01204 00008062G	0.72	RC6	RC4
1095 W MCEWEN DR	062G A 01205 00008062G	0.64	RC6	RC4
1115 W MCEWEN DR	062G A 01206 00008062G	1	RC6	RC4
4085 Mallory Lane	062 02108 00008062	1.69	RC6	RC4
570 BAKERS BRIDGE AVE	054 00302 00008054	2.42	RC6	RC4
9100 CAROTHERS PKWY	054 00303 00008054	1.84	RC6	RC4
9200 CAROTHERS PKWY	054 00304 00008054	2.37	RC6	RC4
9160 CAROTHERS PKWY	054 00317 00008054	1.89	RC6	RC4
9050 CAROTHERS PKWY	054 00610 00008054	2.44	RC6	RC4
330 MAYFIELD DR	054 00611 00008054	8.09	RC6	RC4
9040 B CAROTHERS PKWY #101	054 00612 00008054	3.2	RC6	RC4
9000 CAROTHERS PKWY	054 00613 00008054	2	RC6	RC4
740 COOL SPRINGS BLVD	061 00100 00008061	3.02	RC6	RC4
741 COOL SPRINGS BLVD	061 00103 00008061	4.41	RC6	RC4

751 COOL SPRINGS BLVD #100	061 00104C00108061	1.53	RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00408061	2.46	RC6	RC4
320 BILLINGSLEY CT	061 00110 00008061	3.01	RC6	RC4
300 BILLINGSLEY CT	061 00111 00008061	1.96	RC6	RC4
310 BILLINGSLEY CT 100	061 00112C00108061	1.13	RC6	RC4
321 BILLINGSLEY CT #5	061 00104C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01808061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00308061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00408061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00608061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01708061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00508061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00708061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01608061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00109C01008061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01408061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00104C01408061		RC6	RC4
321 BILLINGSLEY CT #5	061 00104C01508061		RC6	RC4
321 BILLINGSLEY CT #5	061 00104C01608061		RC6	RC4
321 BILLINGSLEY CT #5	061 00112C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00112C00208061		RC6	RC4
4101 MALLORY LN	062 03201 00009062	1.13	RC6	RC4
4115 MALLORY LN	062 03202 00009062	2.56	RC6	RC4
4149 MALLORY LN	062 03203 00009062	0.54	RC6	RC4

4169 MALLORY LN	062 03204 00009062	0.83	RC6	RC4
4199 MALLORY LN	062 03205 00009062	1.15	RC6	RC4
4095 MALLORY LN	062 03206 00009062	1	RC6	RC4
4091 MALLORY LN	062 03207 00009062	4.03	RC6	RC4
4107 MALLORY LN	062 03208 00009062	2.13	RC6	RC4
1154 LIBERTY PK	079 03610 00009079	1.7	RC6	RC4
112 RAND PL	079J B 00700 00009079J	5.42	RC6	RC4
225 S ROYAL OAKS BLVD	079O A 00100 00009079O	1.57	RC6	RC4
108 RAND PL	079O A 00101 00009079J	1.46	RC6	RC4
114 RAND PL	079O A 00200 00009079O	1.05	RC6	RC4
109 RAND PL	079O A 00300 00009079O	0.96	RC6	RC4
150 RAND PL	079O A 00301 00009079O	0.96	RC6	RC4
229 S ROYAL OAKS BLVD	079O A 00302 00009079O	1.23	RC6	RC4
813 OAK MEADOW DR	079O A 00303 00009079O	1.42	RC6	RC4
231 S ROYAL OAKS BLVD	079O A 00401 00009079O	1	RC6	RC4
4085 MALLORY LANE	062 02108 00008062	1.69	RC12	RC4

Overlay Zoning District Changes		
Location		Proposed Overlay Zoning District
Harpeth River Floodway and Floodway Fringe According to Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMs) Update		Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO)

SECTION XXV. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XXVI. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

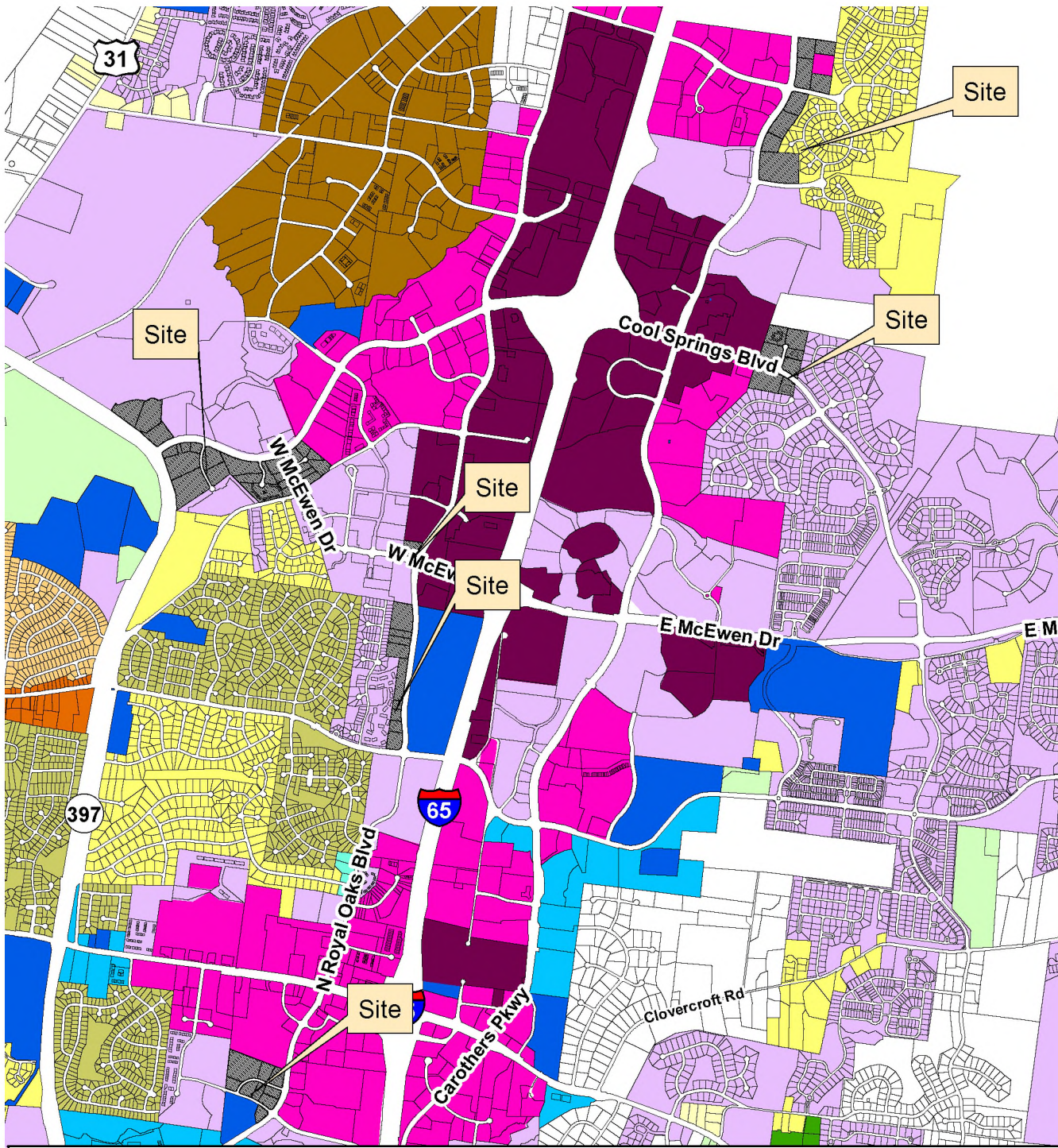
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

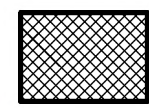
PASSED SECOND READING:

PASSED THIRD READING:



RC 4 Rezoning

All parcels shown in hatch are proposed to be rezoned from RC 6 to RC4 except for one parcel that is currently zoned RC12.

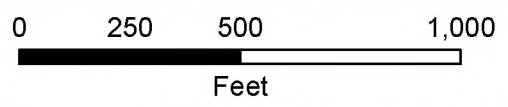


Subject Parcels to be rezoned to RC4

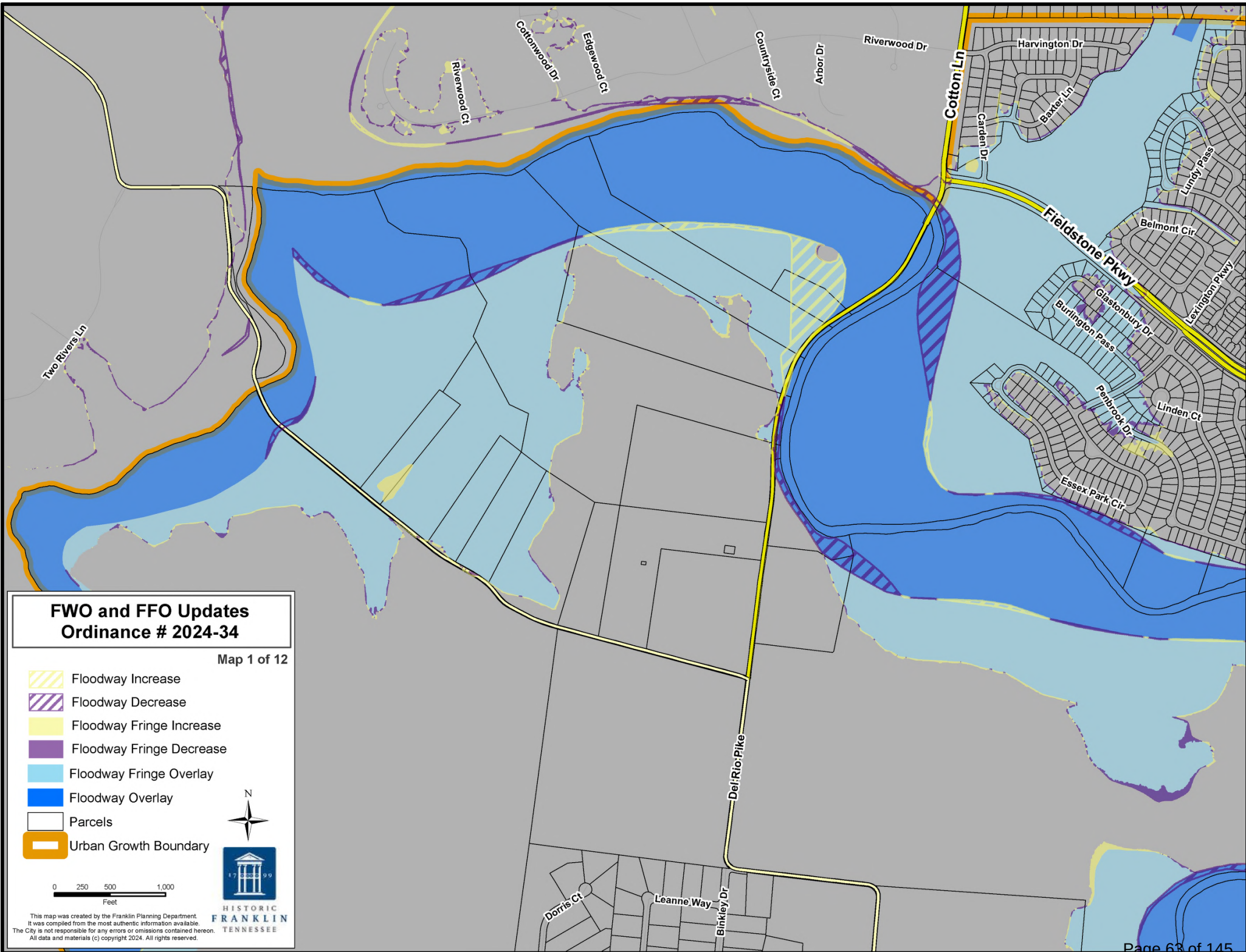
Legend

Street Labels

- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District



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FWO and FFO Updates Ordinance # 2024-34

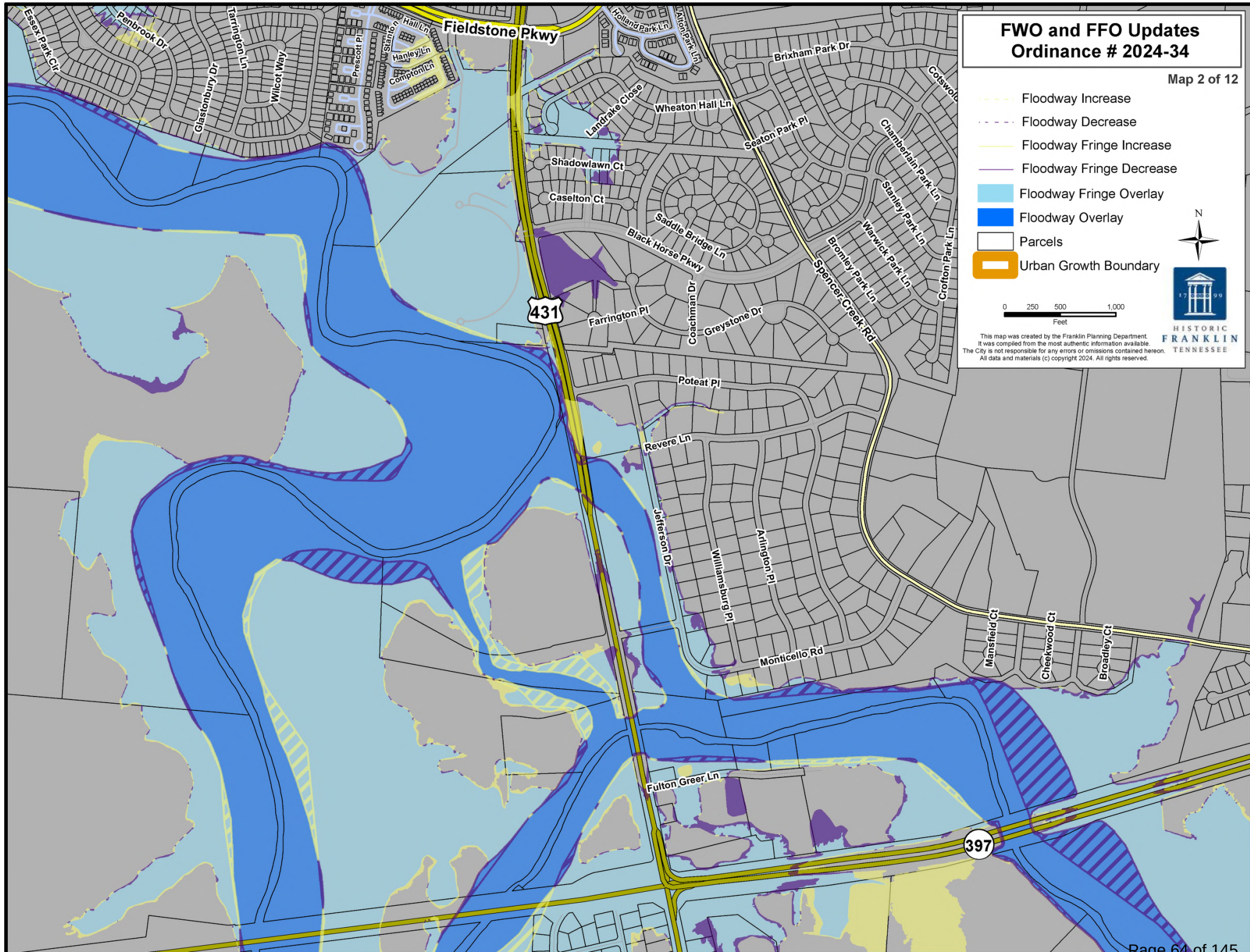
Map 2 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 3 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

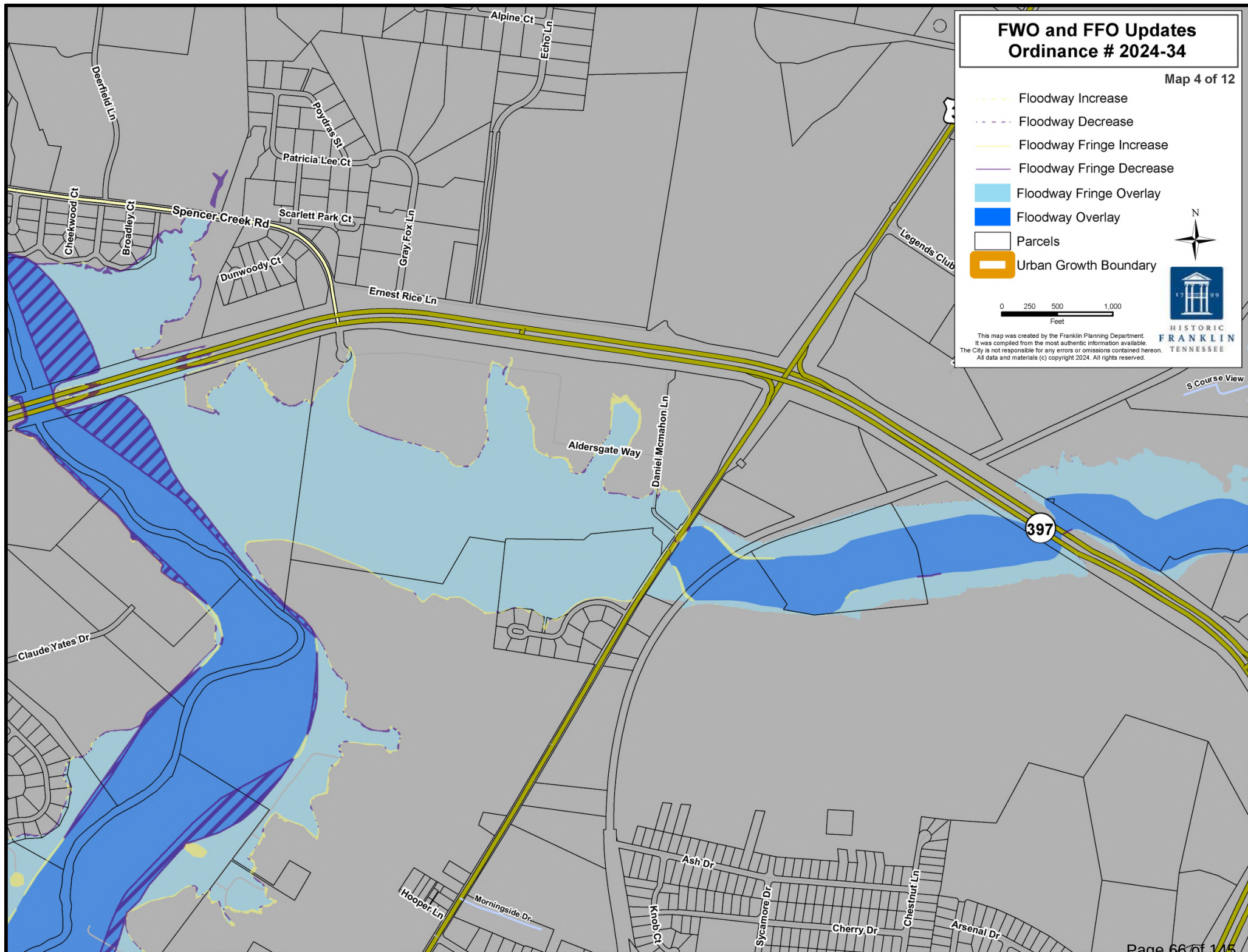
Map 4 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 5 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
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Feet

FWO and FFO Updates Ordinance # 2024-34

Map 6 of 12

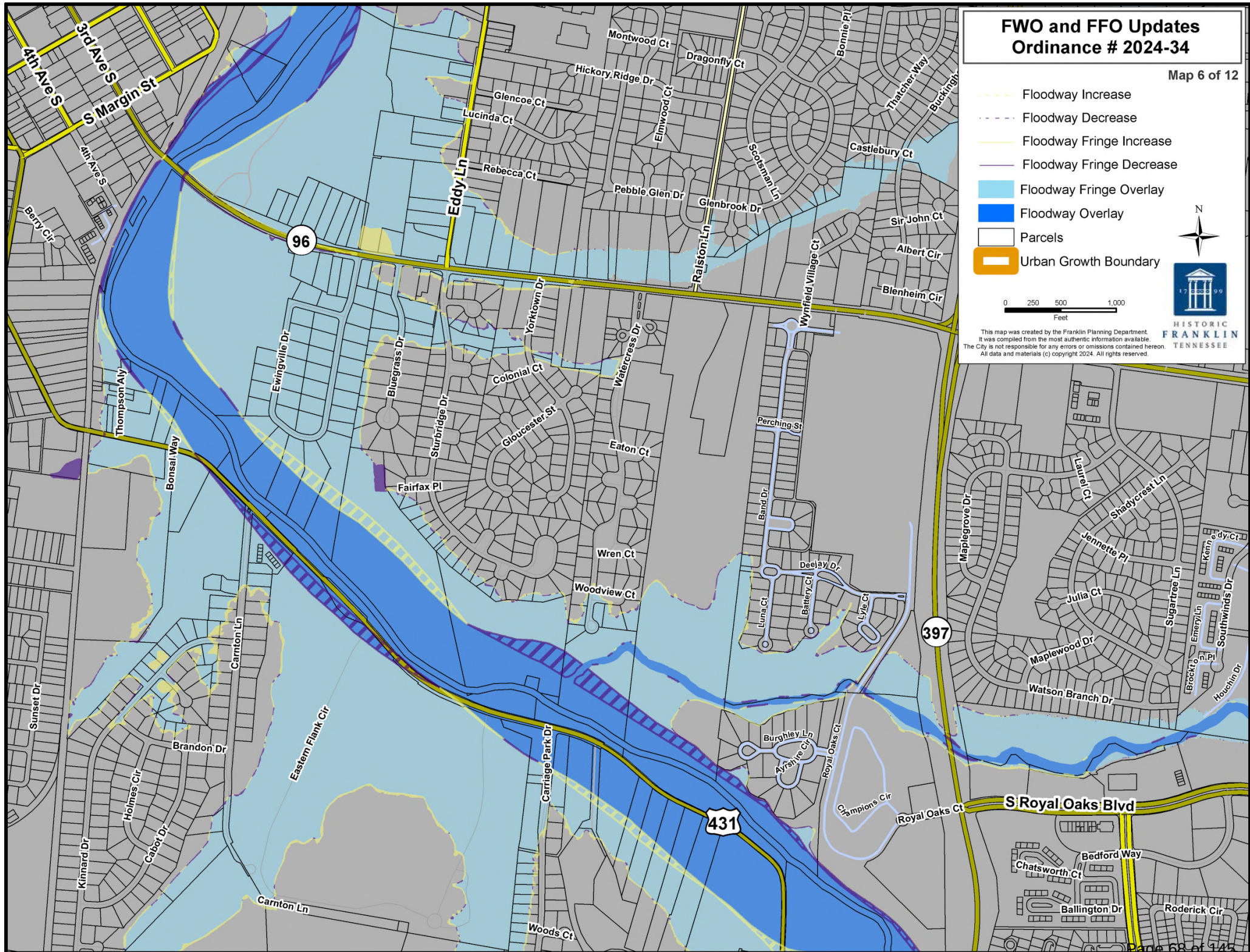
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- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

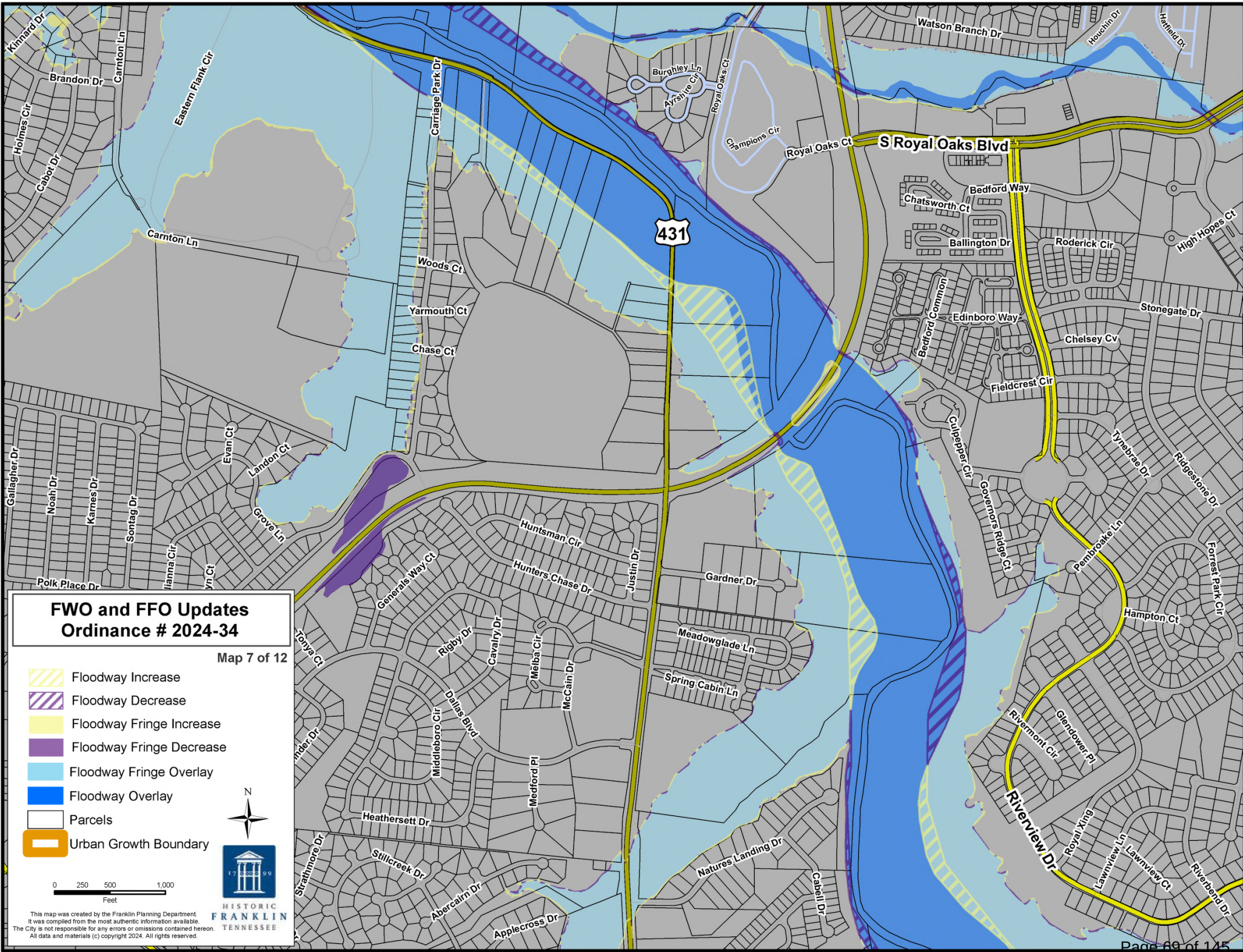
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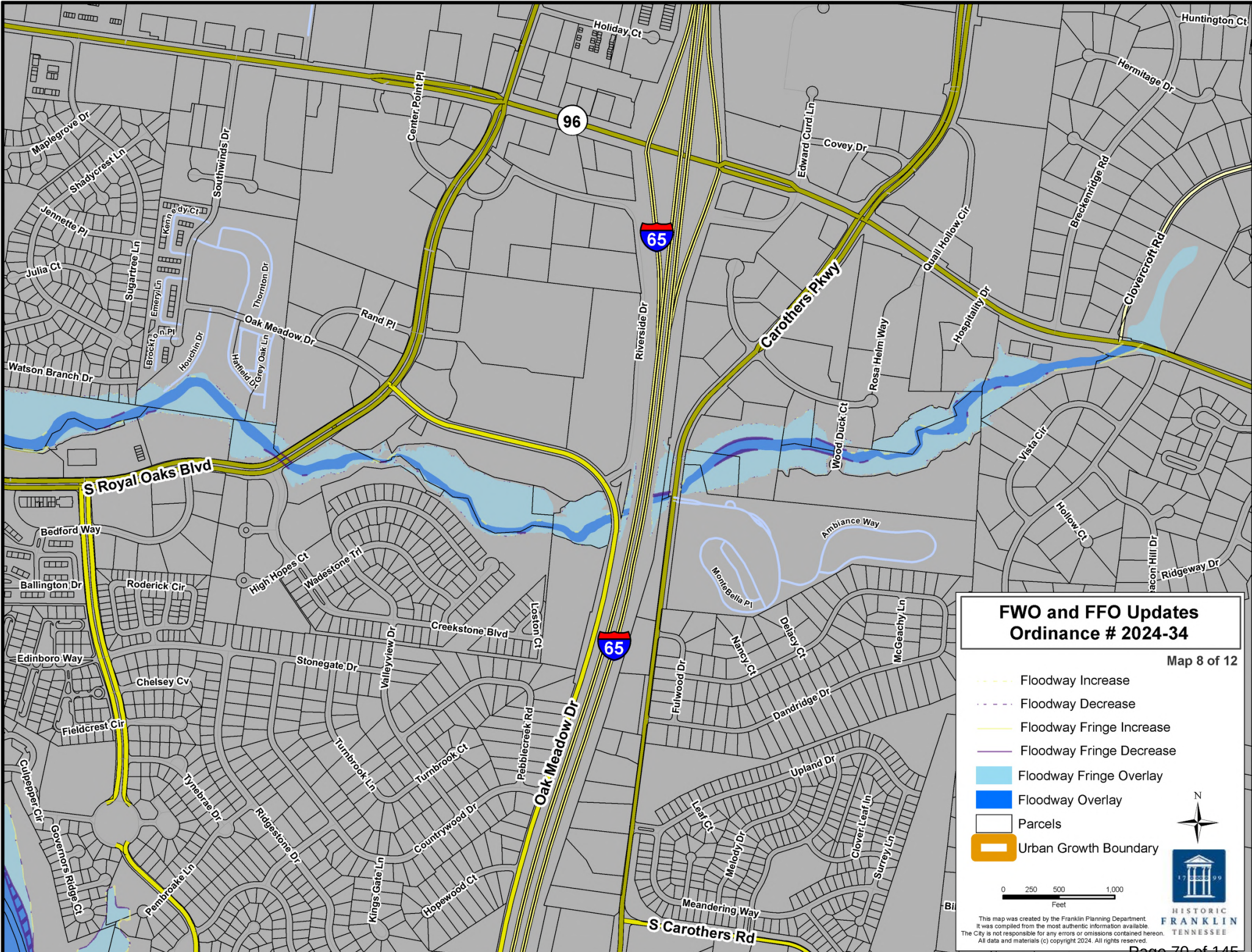
Map 7 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

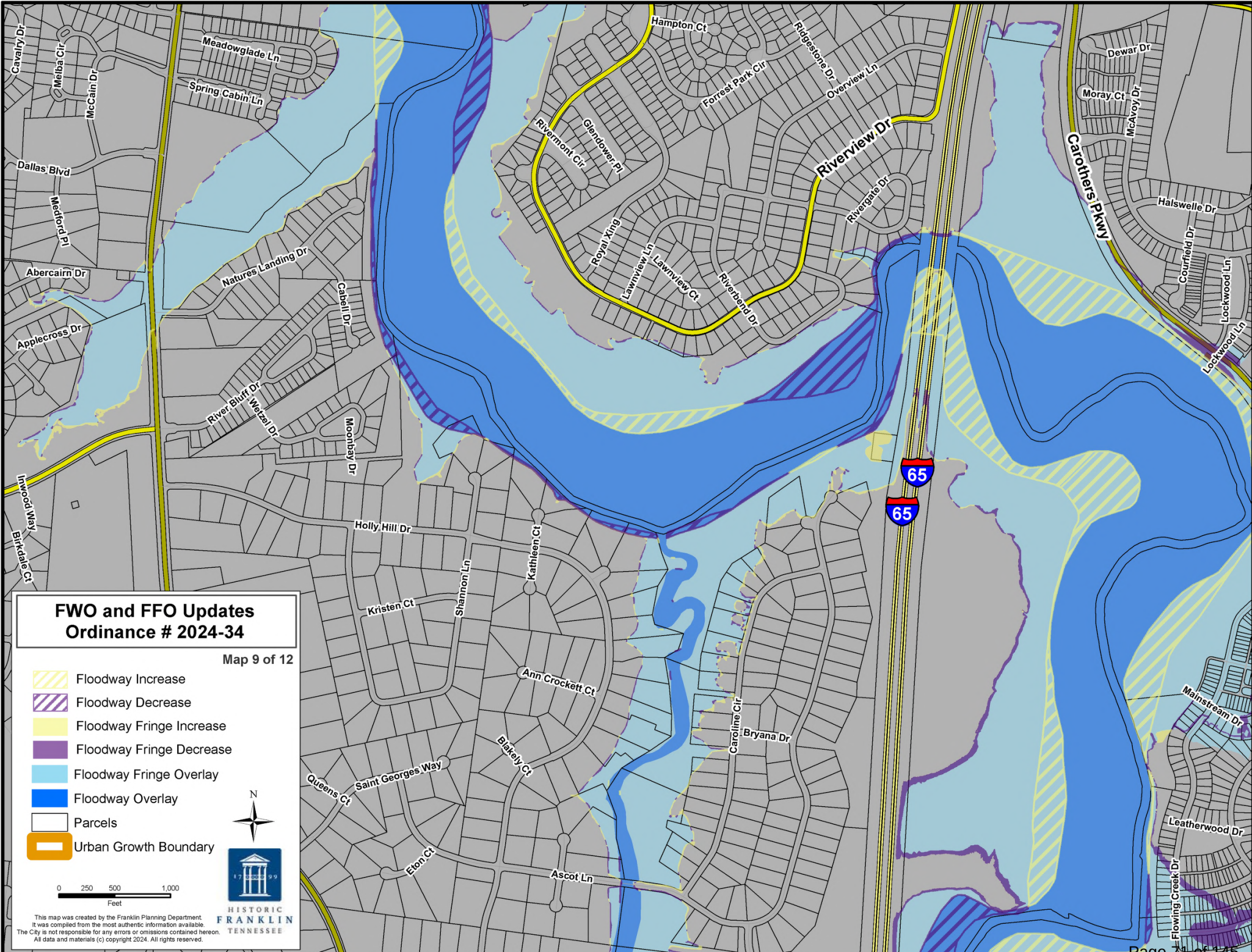
Map 8 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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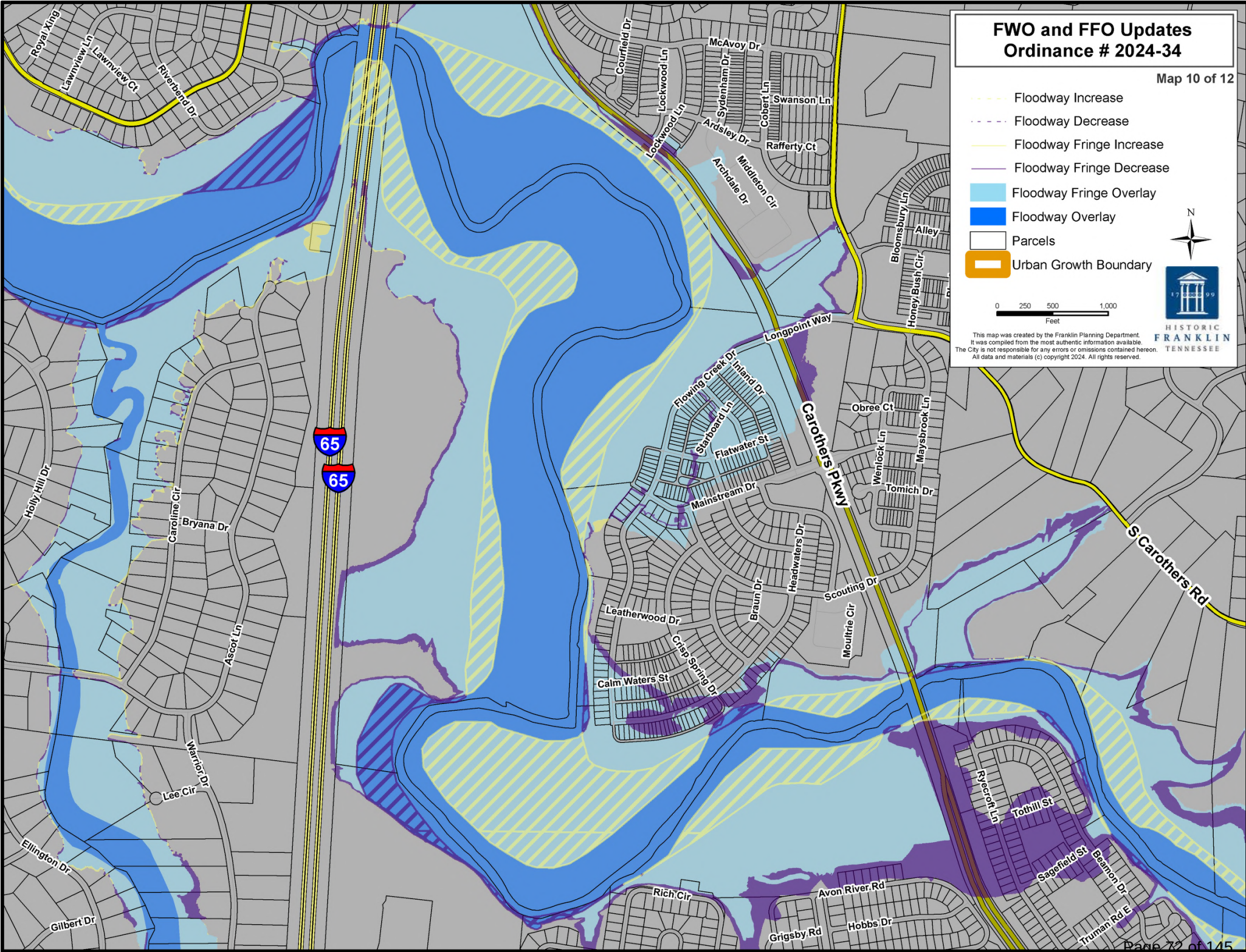
**FWO and FFO Updates
Ordinance # 2024-34**

Map 9 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



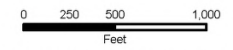
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FWO and FFO Updates Ordinance # 2024-34

Map 10 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary



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**FWO and FFO Updates
Ordinance # 2024-34**

Map 11 of 12

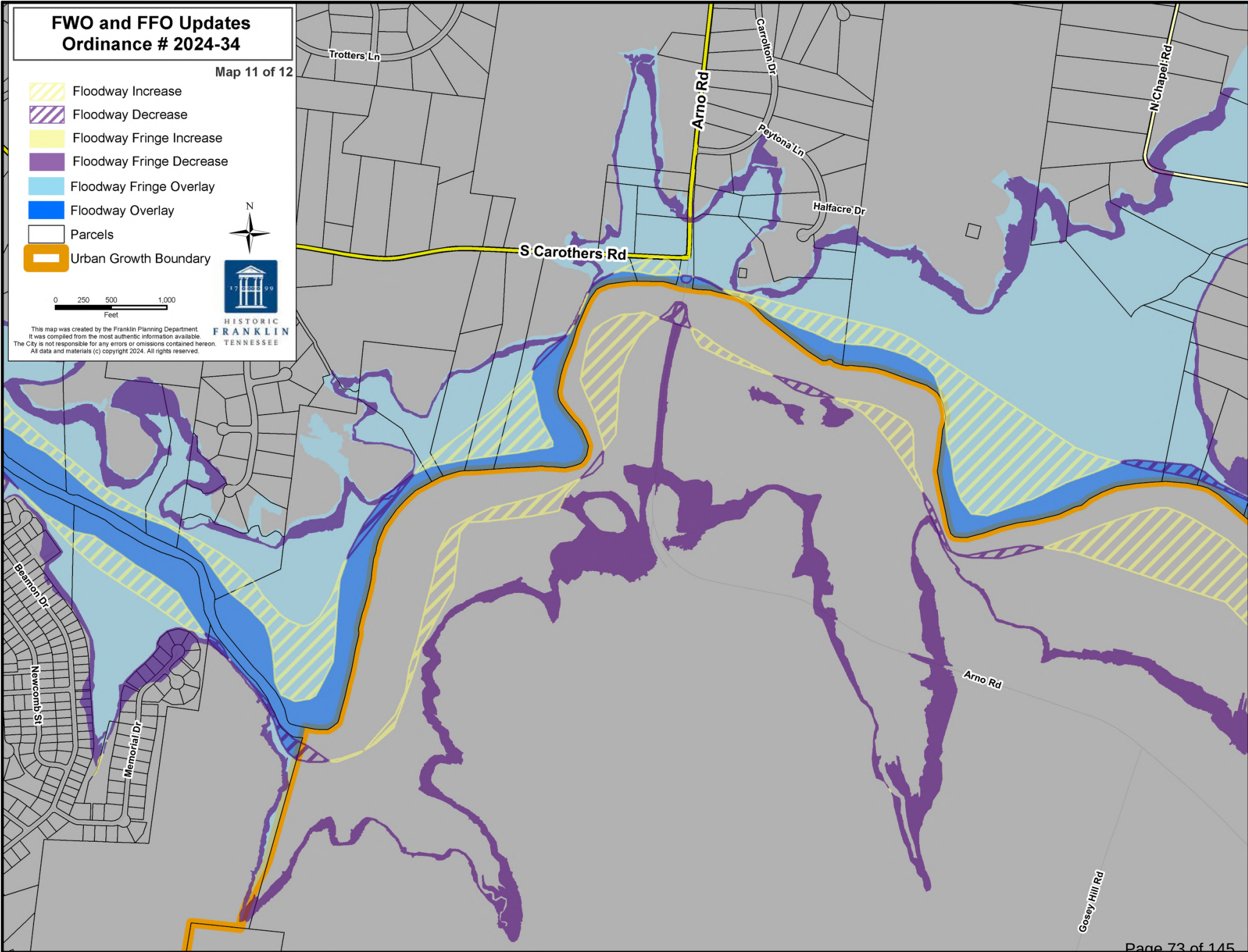
-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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TENNESSEE

0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

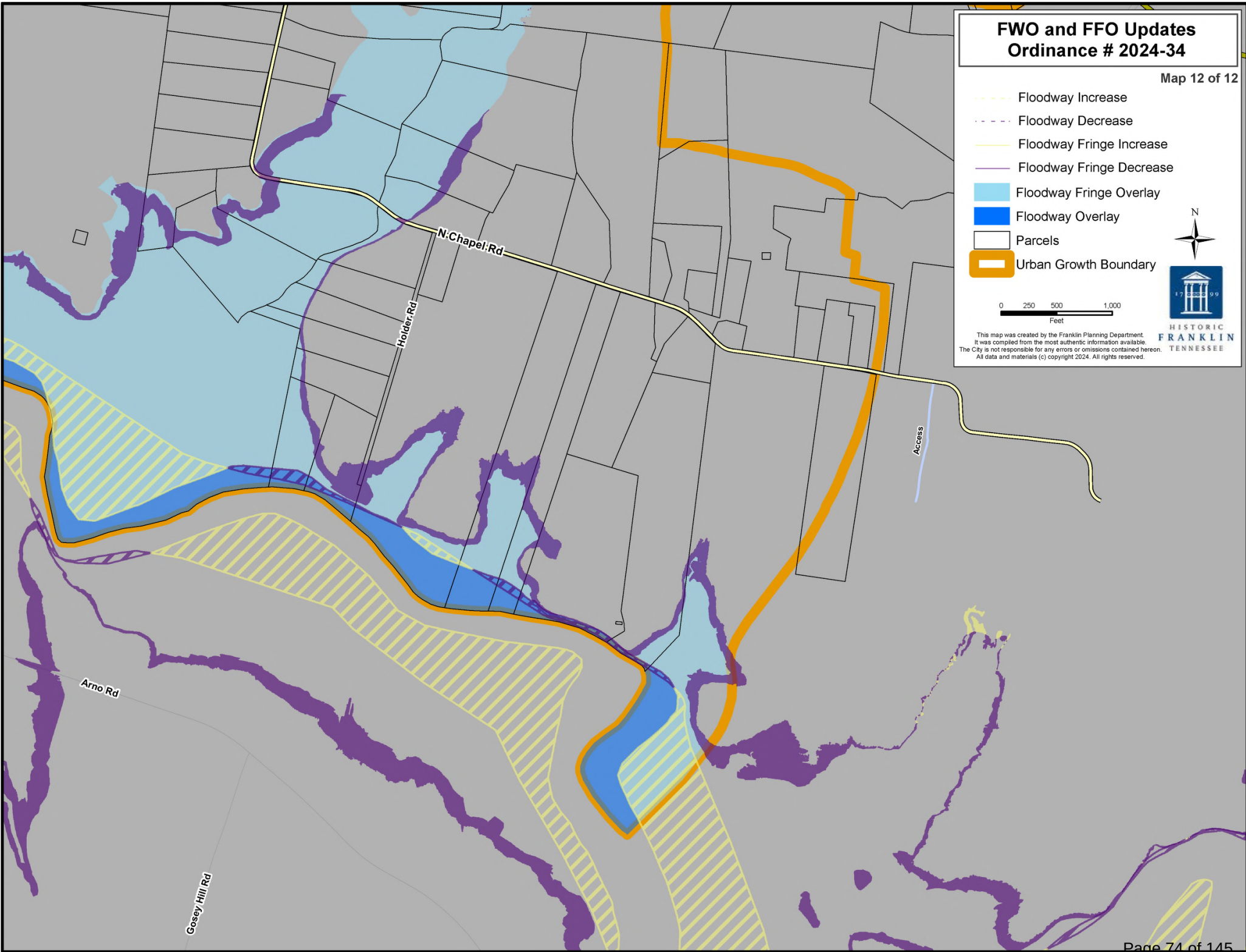
Map 12 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- ▬ Urban Growth Boundary

0 250 500 1,000
Feet



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ORDINANCE 2024-34

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT AS PART OF A FIVE-YEAR UPDATE AND AMEND THE ZONING MAPS OF THE CITY OF FRANKLIN, TENNESSEE TO ESTABLISH AND REZONE PROPERTY INTO THE NEW REGIONAL COMMERCE 4 DISTRICT (RC4) AND ADOPT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN INSURANCE RATE MAPS (FIRMS) UPDATED MAPS INTO THE FLOODWAY DISTRICT (FWO) AND THE FLOODWAY FRINGE OVERLAY DISTRICT (FFO).

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) adopted a five-year comprehensive update to Envision Franklin on May 23, 2024; and

WHEREAS, this year's zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and preferences; and

WHEREAS, the Federal Emergency Management Agency (FEMA) finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin and requires the City of Franklin to adopt the updated FIRMS within 180 days of receipt; and

WHEREAS, this is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FIRM boundaries; and

WHEREAS, this update will minimize danger to life and property due to flooding and maintain eligibility for participation in the National Flood Insurance Program; and

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That the Acknowledgements Page shall be deleted in its entirety and updated using the following names in the respective categories:

...

ACKNOWLEDGEMENTS

BOARD OF MAYOR AND ALDERMEN

Ken Moore, Mayor
Matt Brown, Vice Mayor, Ward 2
Beverly Burger, Ward 1
Jason Potts, Ward 3
Patrick Baggett, Ward 4
Clyde Barnhill, At Large
Brandy Blanton, At-Large
Greg Caesar, At-Large
Ann Petersen, At-Large

FRANKLIN MUNICIPAL PLANNING COMMISSION

Roger Lindsey, Chair
Michael Orr, Vice Chair
Marcia Allen
Jimmy Franks
Scott Harrison
Nicholas Mann
Alma McLemore
Ann Petersen, Alderman
Jennifer Williamson

PROJECT PARTNERS

TOWN PLANNING & URBAN DESIGN COLLABORATIVE, LLC.

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Bill Wright, Director of Coding
Becky Timmons, Director of Implementation
JJ Zanetta, Rendering and Illustration
Gorica Zivak, Graphic Design
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Andrew Orr, Long Range Planning Supervisor
Annette Dalrymple, Land Planner II
Eric Conner, Principal Planner
Chelsea Randolph, Principal Planner
Joseph Bryan, Principal Planner
Jason Arnold, Land Planner
Emily Huffer, Preservation Planner

Elizabeth Bulay, Assistant Preservation Planner
Ariella Stanford, Planner I
Melodie Brady, Surety Coordinator
Susan Coleman, Technical Support Specialist II
Tia Holden, Administrative Assistant

WITH SPECIAL ASSISTANCE FROM
Jimmy Wiseman, Assistant Director of Engineering
Lance Fittro, Staff Engineer
Joe Marlo, Staff Engineer
Shanna McCoy, Zoning and Floodplain Administrator
Vernon Gerth, Assistant City Administrator, Community Development

SECTION II. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on ~~July 1, 2024~~ **January 1, 2025** by Ordinance ~~2023-44~~ **2024-34**.

...

1.2.1 Pending Applications

All applications submitted on or after ~~July 1, 2024~~ **January 1, 2025** shall comply with this Ordinance, including applications submitted for the ~~August 22, 2024~~ **March 27, 2025** FMPC or administrative agenda.

...

SECTION III. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

2.3.4 Reconstruction of a New Structure

~~If a~~ **An** existing nonconforming structure, other than for a multifamily residential or manufactured home park use, ~~may be~~ **is** torn down, **damaged, or destroyed, by any means, and then** a new structure ~~of a building type~~ permitted in the applicable zoning district may be reconstructed, provided the following is met:...

...

2.3.5 Relocation of a Nonconforming Structure

An existing structure that is nonconforming due to its location on a lot shall lose its nonconforming status if it is relocated, in whole or in part. The relocated portion of the structure shall thereafter be required to conform to the requirements of this Ordinance.

2.3.65 Multifamily Residential

...

SECTION IV. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

3.1.1 Zoning Districts

...

5TH 5TH Avenue North District

RC4 Regional Commerce 4 District

RC6 Regional Commerce 6 District

...

3.10.2 Applicability

~~Rezoning of property to a PD district and the subsequent development plan shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance or for the other zoning districts, and instead, shall be used sparingly.~~

Rezoning of property to a PD district shall be limited to situations where:

~~A. Rezoning of property to a PD district shall be limited to situations where t~~This district is needed in order to implement Envision Franklin guiding principles and design concepts; or

~~B. Rezoning of property to a PD district shall be limited to situations where a~~ **A** property, ~~due to~~ **has** unique site conditions, ~~such as or the necessary~~ intrinsic size, use, building placement, building elements, building configuration, building type, or other building and development characteristics, ~~cannot under any other circumstances conform to one or more of the other zoning districts or standards specified in this Ordinance.~~

...

3.10.4 (Planned District) Building Types

A. House

B. Duplex

C. Multiplex

D. Townhouse

E. Farmstead Residential

~~F E.~~ Multifamily Building

...

3.12.3 (CI District) Building Types

The following principal building types are permitted:

~~A. House (for continuum of care use only)~~

~~B. Duplex (for continuum of care use only)~~

~~C. Multiplex (for continuum of care use only)~~

~~D. Townhouse (for continuum of care use only)~~

A.E. Civic Building

B. See Chapter 5, Use Regulations, for permitted building types for the continuum of care use type.

~~F. Multifamily Building (for continuum of care use only)~~

...

3.18 RC4—Regional Commerce 4 District

3.18.1 Purpose

The RC4 district is intended to promote economic development through a diverse mix of commercial uses with a building height of up to four stories.

3.18.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.18.3 Building Types

The following principal building types are permitted:

- A. Commercial/Mixed-Use Building
- B. Large-Scale Office Building
- C. Large-Scale Retail Building
- D. Civic Building
- E. Multifamily Building

3.18.4 Frontage Types

The following frontage types are permitted:

- A. Landscape Frontage
- B. Urban Frontage

3.18.5 Dimensional Standards

The following dimensional standards are required:

<u>Lot Standards</u>	<u>Minimum</u>
Lot Size	-
Lot Width	-
Front Lot Line	-

<u>Number of Buildings</u>	<u>Maximum</u>
Principal Building	-
Accessory Structure	-

Principal Building Setbacks

Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
Front Yard for Arterial Streets	20 feet min to 85 feet max
Side Yard	15 feet min
Rear Yard	25 feet min

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	At least 5 feet from lot line
Rear Yard	6 feet max

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
----------	--

<u>Building Height</u>	<u>Maximum</u>
Principal Building	4 stories

Accessory Structure 2 stories, but shall not exceed the height of the principal building

Landscape

Minimum Landscape Surface Area 15%

3.18.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

...

3.19 ~~18~~ RC6—Regional Commerce 6 District

...

3.20 ~~19~~ RC12—Regional Commerce 12 District

Building Height Maximum

Principal Building 12 stories

See Subsection 8.1.3, Building Height at Major Intersections in RC12, for additional height restrictions

...

SECTION V. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

4.5.4 HPO Rezoning

Rezoning and nominations related to the HPO are subject to Section 20.7.10, HPO District Rezoning.

4.5.54 Certificate of Appropriateness

...

SECTION VI. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Live/Work Units' as a use type within the 'RESIDENTIAL USES' category with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot in the PD, Planned District.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Rural Retreats' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot, within the 'COMMERCIAL USES' category.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'General Warehousing' and 'Light Industrial Uses' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to change Heavy Industrial Uses from 'Permitted' to 'Permitted with Additional Use Regulations per Subsection 5.1.4' in each district where Heavy Industrial Uses are permitted.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

5.1.4.C. Continuum of Care Facilities

1. Continuum of care facilities may have one or any combination of assisted living, nursing home, or skilled nursing for the elderly or for other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. In addition to the above, up to 30 percent of the total square footage may be used for age-restricted independent living as regulated by the U.S. Department of Housing and Urban Department.

2. Continuum of care facilities may be located in any residential or commercial/mixed use building type based on the number of units listed in the building type descriptions. Multifamily and commercial/mixed use building types may utilize the landscape frontage. Where this clause conflicts with any other standards in this Ordinance, this clause shall supersede.

...

5.1.4.F Essential Services

Public buildings that are 12,000 square feet or less may be located in any zoning district. Larger buildings or uses shall be limited to the PD, CI, NC, CC, DD, 1ST, 5TH, **RC4**, RC6, RC12, GO, LI, and HI districts.

...

5.1.4.I.3 Gas stations shall not be located adjacent to a residential lot **or residentially zoned property**, unless approved by the BOMA as part of a development plan.

...

5.1.4.J. General Warehousing

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed general warehousing use shall be clearly defined as part of an approved development plan.

B. The general warehousing use shall be limited to the approved definition and description, which shall include:

1. The overall intensity and square footage of the use;

2. Hours of operation;

- 3. Noise, odor, and vibration;
- 4. Traffic and truck demand; and
- 5. Other use-related characteristics.

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. General warehousing may only be a permitted principal use when it is located in a building that contains ground floor commercial uses along the entire side of the building where it fronts a street or internal drive, as applicable;

E. General warehousing shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.K Heavy Industrial Uses

If the heavy industrial use is associated with an existing or proposed privately owned-landfill or solid waste facility, approval is subject to the BOMA per Resolution 2024-22 (the Jackson Law).

...

5.1.4.L Hotels

1. Hotels in the **RC4**, RC6, and RC12 districts shall contain a minimum of 100 guest rooms.

...

5.1.4.M Indoor Animal Services

...

5.1.4.N Indoor/Outdoor Animal Services

...

5.1.4.O Light Industrial Uses

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed light industrial use shall be clearly defined as part of an approved development plan.

B. The light industrial use shall be limited to the approved definition and description, which shall include:

- 1. The overall intensity and square footage of the use;
- 2. Hours of operation;
- 3. Noise, odor, and vibration;
- 4. Traffic and truck demand; and
- 5. Other use-related characteristics.

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. Light industrial uses shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.P Live/Work Units

In accordance with the building codes, live/work units shall comply with the following:

A. The live/work unit shall be within the townhouse building type.

B. The live/work unit shall not exceed 3,000 square feet.

C. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit and limited to the first or main floor only.

D. The nonresidential area shall be limited to the office use type with no customers on-site.

E. Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.

5.1.4.~~QM~~ Machinery Assembly and Repair Facilities

...

5.1.4.~~RN~~ Multifamily Residential

...

5.1.4.**R.2** In the **RC4**, RC6, and RC12 districts, multifamily residential is permitted only if:

...

5.1.4.~~SO~~ Multiplexes

...

5.1.4.~~TP~~ Neighborhood Amenities

...

5.1.4.U Rural Retreats

Rural retreats shall comply with the following:

A. The overall development shall be a minimum of 20 acres.

B. The overall development shall provide vehicular access from the development itself directly to an adjacent arterial or collector street.

C. A maximum of 20 guest accommodations shall be permitted for the first 20 acres of the overall development, and additional guest accommodations shall be permitted at a ratio of two additional guest accommodations for every five additional acres of the overall development, but in no case shall exceed 80 guest accommodations. Guest accommodations may include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping for short-term overnight stay of 21 days or less.

D. If there is more than one building as part of the guest accommodations, the main building shall be sited to meet a permitted frontage type, but other smaller buildings may be considered as accessory and are not required to meet a frontage type.

E. All buildings, parking, loading, campsites, recreation areas, and other outdoor use areas shall be set back a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots, and shall comply with Chapter 8, Transitional Features.

F. Rural retreats may have the following secondary recreational uses:

- 1. Swimming pools and related facilities;**
- 2. Boating facilities;**
- 3. Tennis and other sports courts;**
- 4. Equestrian facilities;**
- 5. Picnic areas;**
- 6. Golf courses and related facilities;**
- 7. Ball fields;**
- 8. Outdoor playground areas; and**
- 9. Passive recreational facilities.**

G. Rural retreats may include an event venue subject to the following:

- 1. The overall development shall be a minimum of 40 acres;**
- 2. All events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 9:00 PM and 9:00 AM must take place entirely within a fully enclosed building; and**
- 3. Event venues shall also comply with Paragraph 5.1.4.G, Event Venues.**

5.1.4.**VQ** Self-Storage Facilities

...

5.1.4.~~WR~~ Short Term Vacation Rentals

...

5.1.4.XS Single-Family Residential

...

5.1.4.YT Telecommunication Towers

...

5.1.4.YT.6 Aesthetic Requirements

a. Telecommunications towers shall either be concealed within an architectural structure, such as a steeple, belltower, water tower, parapet, art; or be camouflaged by imitating vegetation that is found naturally in this geographical area.

b. Antennas mounted on the roof of a building shall be stepped back from the front facade in order to limit their impact on the building's silhouette.

c. If an antenna is installed on a structure other than a tower, then the antenna and supporting electrical and mechanical equipment shall be:

1. Of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; or

2. Shielded with material which is consistent with the features and materials of the building.

~~e. b.~~ The design of the buildings, related structures, and equipment cabinets shall use colors, landscaping, materials, screening, and textures that will blend them into the natural setting and surrounding buildings.

~~a. Towers shall have either a galvanized steel finish or be painted a neutral color to reduce visual obtrusiveness, subject to any applicable FAA standards.~~

...

5.1.4.Y.13 Approval Timeframe

The review and approval timeframe shall not exceed 90 days for collocation facilities and 150 days for all other applications.

5.1.4.Y.14 T13 Maintenance

...

5.1.4.ZU Townhouses

...

5.1.4.AAV Uses with Drive-In Through Facilities

...

5.1.4.BBW Vehicles Sales and Rental

...

5.1.4.CCX Vehicle Service, Repair, or Wash Facilities

...

5.2.4.C Have a building footprint of less than 200 square feet **or less;**

...

5.2.4.E Not be constructed prior to the time the principal building is constructed (except for community gardens and agricultural uses); **and-**

5.2.4.F Be subject to building permit requirements per the Municipal Code.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

The Zoning Ordinance is hereby amended to revise the table in Section 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the following:

Accessory Structures Serving a Dwelling; **or Serving a House Building Form in the HPO**

...

The Zoning Ordinance is hereby amended for Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add Microbreweries/Craft Distilleries as an accessory use as permitted with additional use regulations in the PD, NC, CC, DD, 1ST, 5TH, RC6, RC12, and LI districts.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add 'Accessory Dwellings' to the R2 and R3 Districts with 'Permitted with Additional Use Regulations per Subsection 5.2.7' half moon dots.

...

5.2.7.B. Accessory Structures Serving a Dwelling; or Serving a House Building Form in the HPO

An accessory structure serving a dwelling, **or serving a house building form in the HPO district**, shall comply with the following:...

...

5.2.7.I Microbreweries/Craft Distilleries

1. A microbrewery/craft distillery shall be permitted only when operated as an accessory use serving a restaurant principal use.

2. The square footage associated with the microbrewery/craft distillery use shall not exceed 10 percent of the total square footage of the restaurant principal use.

3. Any beer or alcohol production that exceeds these requirements in 5.2.7.I.1 and 2 above shall be considered under the industrial use classification.

...

5.2.7.J Outdoor Playground Areas

...

5.2.7.U Storage/Parking of Commercial Vehicles or Trailers

1. Storage/parking of recreational equipment in the **RC4**, RC6, and RC12 districts shall be limited to approved self storage facilities and shall comply with Subsection 13.3.6, Outdoor Storage Areas.

...

5.2.7.V Telecommunication Towers and Antenna

...

SECTION VII. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

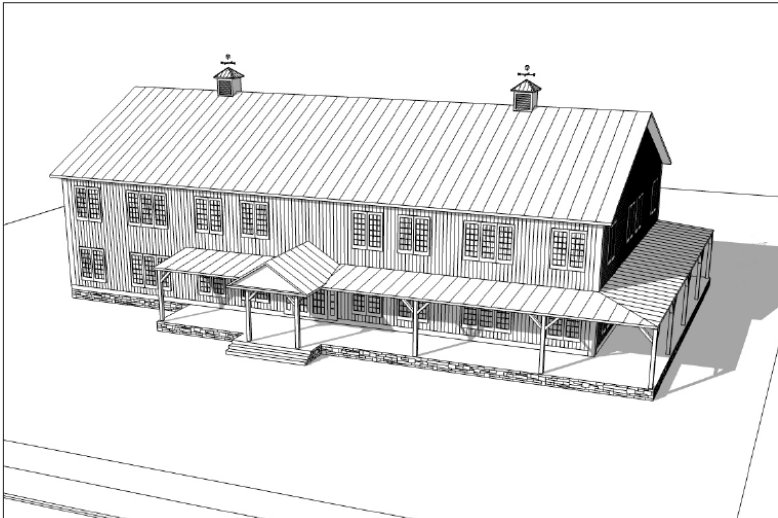
...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add the RC4 district to the 'Permitted Districts' column for the 'Multifamily Building', 'Commercial/Mixed-Use Building', 'Large-Scale Office Building', 'Large-Scale Retail Building', and 'Civic Building' building types.

...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add a new row below townhouse:

Farmstead Residential: A building containing five to eight multifamily dwelling units that resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead to the Building Type Descriptions, **PD** to the Permitted Districts column, and the following graphic to the Illustration column:



...

6.5 Multiplex

...

Façade Variety

Front Facades

Massing and Form

...

Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms

...

6.6 Townhouse

A building where the dwelling units are joined side-by-side and separated by shared walls. Each dwelling unit has independent access to the frontage and may have small yards. **This building type may be used as a live/work unit only when approved as such as part of a development plan.** This building type shall comply with all other applicable standards of this Ordinance.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.6, Townhouse, in the Colors row:

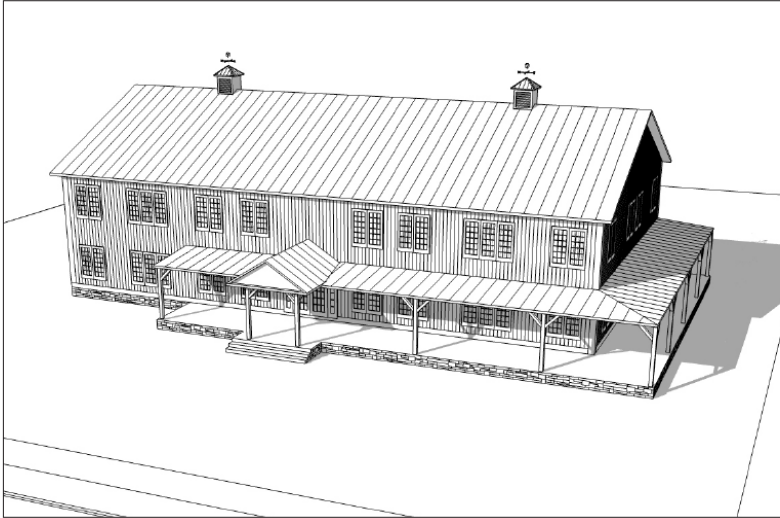
Colors Up to three colors **per front façade of each dwelling unit,**...

...

The Zoning Ordinance is hereby amended to add this new building type into the table format for building types:

6.7 Farmstead Residential

Farmstead Residential: A building containing five to eight multifamily dwelling units whose form resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead



Permitted Districts

PD

**Number of Dwelling Units
Dwelling Units**

Five to eight per building

**Building Orientation and Entry
Entrances**

Only one entrance on the front facade and prominently located and highly visible

Facade Position

Front facades shall face the frontage

**Windows
Glazing**

Between 10% and 30% on facades facing frontages

Window Shape and Alignment

Vertically proportioned and symmetrically aligned, with proportions similar to those of a historic farmhouse

Dormers

Shall be set back a minimum of one foot from the exterior wall

Trim on Windows Facing a Frontage

**Minimum 4-inch trim with sill and top plate when siding surrounds the window
Soldier course above the lintel and a rollock course below the sill when brick surrounds the window.**

Shutters

If any, shutters shall be proportioned to cover one half the width of the window from each side or the total window from one side

**Façade Variety
Front Facades**

For development projects that include more than one farmstead residential building, a variety of front façade

	elevations shall be provided, proof of which shall be submitted with a site plan
Massing and Form	Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms
Architectural Articulation Base	The foundation shall anchor the building to the ground with unique design elements, such as a change in materials or a change in the profile of the façade material if brick is the wall material
Detailing	Architecture shall be of local vernacular and not overly articulated Detailing shall include a chimney, weather vane, or cupolas No two story architectural features that accentuate verticality are permitted, such as double height box or bay windows, or wall dormers
Foundations, Porches, and Stoops Finished Floor Elevation Porch Design	Minimum 18 inches above grade at front façade Shall be a one-story front porch design that does not accentuate verticality
Porch Depth	Minimum 10 feet of clear space, exclusive of railings, pillars, columns, or other porch features
Porch Width	At least one continuous front porch at least 50 percent of the front façade width
Stoop Depth	Stoops limited to side or rear elevations and between 3 and 6 feet deep
Balconies	No upper story balconies or porches are permitted
Roof Elements Roof Form	Shall be a simple roof form, slope, or arrangement as a historic farmhouse or barn, such as a simple side gable or gambrel roof, sometimes with dormers
Pitch	Minimum pitch of 3:12 and maximum of 12:12, excluding small roof sections over porches, entryways, or similar features
Colors Colors	Limited to one color for the primary material on the building Trim color may be white or earth tones

Prohibited Colors**Overly bright or neon colors****Garages****Parking/Garage Location****Shall be located to the rear of the buildings and accessed by an alley or drive aisle****Garage Setback****5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of-way exists****Transitional Features****Requirements****See Chapter 8, Transitional Features**

...

6.87 Multifamily

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	RC4	RC6	RC12	GO
---------------------	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Building Orientation and Entry row:

Entrances ...Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units, but the DRT may approve an alternative due to topography or environmental constraints **or for continuum of care facilities**

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, after the Garage Setback row and before the Transitional Features Subsection:

One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.8 Commercial/Mixed-Use Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO	LI	HI						

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, after the Colors Subsection and before the Transitional Features Subsection:

Garages

Parking/Garage Location	Shall be located to the rear of the buildings and accessed by an alley or drive aisle
Garage Setback	5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of way exists
One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.9 Large-Scale Office Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the 'Permitted Districts' row:

Permitted Districts PD **RC4** RC6 RC12

...

The Zoning Ordinance is hereby amended to the table in Section 6.9, Large-Scale Office Building under the Vertical Articulation Subsection:

~~Vertical~~ **Facade** Articulation

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.10 Large-Scale Retail Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the 'Permitted Districts' row:

Permitted Districts PD **RC4** RC6 RC12

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.11 Civic Building

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.11, Civic Building, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI						

...

SECTION VIII. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

7.1.3.A.2 In a development of more than 50 residential dwelling units (excluding multifamily), up to ten percent of the dwelling units for houses, duplexes, multiplexes, townhouses, and **farmstead residential buildings** may be on lots that front a courtyard, pursuant to Section 11.7, Courtyard. These lots shall be served by a mews, subject to Subsection 9.4.3, Mews. If more than one courtyard is proposed, they shall be interspersed throughout the development rather than clustered in one area.

...

7.1.4 Building Site Frontage

A. Where development will result in two or more buildings located on the same lot, building sites, ~~Where two or more principal buildings are proposed on the same lot,~~ building sites for each proposed building shall be identified **on a development plan, site plan, or permit application** that designate:

- 1. The proposed boundaries of the building site;**
- 2. Streets and circulation;**
- 3. Frontage type;**
- 4. Building footprint;**
- 5. Parking placement;**
- 6. Any fence and wall locations; and**
- 7. Other site development information, and location in compliance with the intent of this Ordinance.**

~~Chapter.~~

B. Building sites shall be drawn to meet the intent of Envision Franklin with the following:

- 1. Exceptionally-designed development;**
- 2. Buildings that front the street or internal drive;**
- 3. Parking as secondary to the building and its relationship to the street;**
- 4. An activated streetscape;**
- 5. A walkable, well-connected network; and**
- 6. Well designed, usable open space.**

7.1.5 Infill Within Existing Commercial Shopping Centers

Where infill development is proposed within an existing commercial shopping center, the entire shopping center site shall comply with the following:

A. When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided:

- 1. Along the entire frontage of the new lot or building site; and**
- 2. From the frontage of the new lot or building site all the way to the public street in accordance with Sections 9.2, Streets, or 9.3, Internal Drives.**

B. Any new buildable lots or building sites shall comply with Subsection 7.1.3, Lot Frontage. Infill development may result in existing parking conditions as the frontage on the other side of the private street or internal drive from the new lot or building site.

C. Any new buildable lots or building sites shall comply with one of the frontage types permitted by the applicable zoning district.

D. Any existing building that was lawfully established prior to December 30, 2019 and does not comply with a permitted frontage type shall be allowed to continue its nonconforming frontage condition regardless of the placement of the new buildable lot or building site.

...

The Zoning Ordinance is hereby amended to revise Subsection 7.2, Overview of Frontage Types, to add the RC4 district to the 'Permitted Districts' column for the 'Landscape Frontage' and 'Urban Frontage' frontage types.

...

The Zoning Ordinance is hereby amended to revise Section 7.2 Overview of Frontage Types, to add Farmstead Residential to the Permitted Building Types for Yard Frontage.

...

The Zoning Ordinance is hereby amended to revise Section 7.3 Yard Frontage, to add Farmstead Residential to the Permitted Building Types.

...

7.5 Landscape Frontage

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 7.5, Landscape Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	RC4	RC6	RC12	GO
---------------------	----	----	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to revise Section 7.5 Landscape Frontage, to add Farmstead Residential to the Permitted Building Types.

...

Vehicular Access and Parking Parking shall be located behind or to the side of the principal building, but no closer to the street than the front facade, unless it is parallel parking **along the street or internal drive**

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.5, Landscape Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

7.6 Urban Frontage

...

7.6 The Zoning Ordinance is hereby amended to add the following to the table in Section 7.6, Urban Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12	MR
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.6, Urban Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

SECTION IX. That Chapter 8, Transitional Features, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

8.1.1 Applicability

~~A. This Section...~~

...

B. Transition Zone 1: Buffer

~~1-Transition Zone 1 shall...~~

...

C. Transition Zone 1: Fences, Walls, and Berms

Transition Zone 1 may include a fence, wall, or berm to enhance the screening; however, a fence, wall, or berm shall be located along the edge of a nonresidential development where it abuts existing residential lots. Any fence, wall, or berm within Transition Zone 1 shall comply with the following:

1. Fences and Walls ~~8.1.2.B.2. Fences and walls may be used in the buffer. Fences and walls shall comply with the following:~~

a. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.

~~b.a. The fence or wall~~ **Fences and walls** shall have a minimum opacity of 75 percent;

~~c. b. The fence or wall~~ **Fences and walls** shall be a minimum height of six feet, unless otherwise approved by the DRT; ~~and~~

~~d. c. The fence or wall~~ **Fences and walls** shall incorporate a masonry column at any end visible from a street or internal drive; ~~and-~~

2. Berms ~~3. Berms may be used in the buffer. Berms shall comply with the following:~~

a. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.

~~b. a. Berms shall be used only...~~

...

~~D. C.~~ Transition Zone 2: Restricted Use

...

~~E. D.~~ Transition Zone 3: Building Height and Form

...

8.1.2.A.1 A nonresidential, mixed-use, multifamily, **farmstead residential**, or townhouse development site where it abuts an existing lot for a house, duplex, or multiplex; or

...

8.1.3 Building Height at Major Intersections in RC12

A. At major intersections of any combination of arterials and/or collectors in RC12, building height shall be balanced across the intersection. A viewshed analysis is required as per Paragraph 20.8.8.C.

B. For the intersection of Mallory Lane and McEwen Drive, the maximum building height shall be limited to up to eight stories on sites around the intersection if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The parcel located between Centennial High School and McEwen Drive shall not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site.

...

8.2.7 Fences, Walls, and Berms

A fence, wall, or berm shall be required along the edge of a nonresidential development where it abuts existing residential lots. The fence, wall, or berm shall comply with the following:

A. Fences and Walls

1. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.
2. Fences and walls shall have a minimum opacity of 75 percent;
3. Fences and walls shall be a minimum height of six feet, unless otherwise approved by the DRT; and
4. Fences and walls shall incorporate a masonry column at any end visible from a street or internal drive.

B. Berms

1. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.
2. Berms shall be used only along a rear property line of a residential lot and not located between a lot and a street or internal drive;
3. Berms shall be a minimum of four feet in height, unless otherwise approved by the DRT;
4. Berms shall be stabilized with a ground cover or other suitable vegetation;
5. Shrubs shall be planted on a berm to achieve a combined height of six feet within four years of planting; and
6. Berms shall in no case damage the roots or trunks of existing healthy vegetation designated to be preserved.

SECTION X. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

9.1 General Provisions

9.1.1 Applicability

This Chapter shall apply to:

- A. Development plans;
- B. Site plans;
- C. Preliminary plats; and
- D. Final plats.

9.2 Streets

9.2.1 Functional Classification

Public and private streets shall have a functional classification as defined by Connect Franklin.

9.2.2 Design

- A. Public and private streets shall be designed pursuant to the Transportation and Street Technical Standards.
- B. New streets serving residential lots shall be public streets.

9.2.3 Streetscape

- A. Sidewalks shall comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards.
- B. Street trees shall comply with Section 12.8, Street Trees.

C. Street lights shall comply with Subsection 14.3.8, Street Lights, and the Transportation and Street Technical Standards.

9.2.4 Parallel Parking

A. Streets shall have parallel parking when serving houses on lots with lot widths of 45 feet or less, duplexes, multiplexes, townhouses, and multifamily residential, except where on-street parking is prohibited per the Transportation and Street Technical Standards.

B. Other streets may have parallel parking per the Transportation and Street Technical Standards.

9.2.5 Traffic Impact Study

The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.

9.2.6 Traffic Calming Measures

Traffic calming measures shall comply with the Transportation and Street Technical Standards. Existing residential streets affected by connectivity requirements in this Chapter may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.

9.2.7 Public Access Easement

Private streets and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.3 Internal Drives

9.3.1 Applicability

Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.3, Frontage Description.

9.3.2 Design

A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification of a Low Volume Local street, except that internal drives shall have two ten-foot travel lanes.

B. Internal drives shall be designed as an extension of the street network and shall comply with:

- 1. Section 9.2.3, Streetscape; and**
- 2. Section 9.6, Vehicular Circulation**

9.3.3. Parallel Parking

Parallel parking shall be provided along the internal drive where a building facade faces it, except where on-street parking is prohibited per the Transportation and Street Technical Standards.

9.3.4 Public Access Easement

Internal drives and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.4 Alleys

9.4.1 Design

- A. Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.**
- B. Residential lots with a lot width of 45 feet or less shall be served by an alley.**
- C. New alleys serving residential lots shall be public.**

9.4.2 Garbage Can Pads

- A. A concrete pad for garbage can collection shall be placed at the rear of each residential lot that abuts an alley.**
- B. The concrete pad shall be two feet by six feet in size.**

9.4.3 Prohibited in Alleys

- A. No fence, wall, structure, tree, or shrub shall be erected or planted within the alley right-of-way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.**
- B. No vehicle parking shall be permitted in the alley right-of-way.**

9.4.4 Alley Screening

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by one or more of the following:

- A. Providing evergreen planting material along the intersecting street to create an opaque screen;**
- B. Requiring a build-to line for the garage at five feet from the alley right-of-way;**
- C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street provided sight distance at the alley intersection with the street is maintained per Section 13.1, Fences and Walls ; or**
- D. Creating a curve in the alley by the third lot from the intersecting street.**

9.5 Mews

9.5.1 Applicability

A mews shall provide vehicular access to the rear of a residential lot:

- A. Where the Transportation and Street Technical Standards prohibit a driveway cut from the street on which it fronts; or**
- B. Where the residential lot fronts onto an open space, as permitted by Section 7.1.3, Lot Frontage.**

9.5.2 Design

All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:

- A. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews. The mews layout shall not preclude the intent of improved emergency access;**
- B. The maximum length of a mews shall be 800 feet, as measured along the centerline to the edge of pavement of connecting streets; and**
- C. New mews serving residential lots shall be public.**

9.6 Vehicular Circulation

9.6.1. General

New streets, internal drives, and cross access drive aisles shall be designed to provide vehicular interconnectivity that facilitates safe and efficient traffic movements, improves access, and connects adjacent properties.

9.6.2 Exceptions

The DRT may determine that a vehicular connection per this Section shall not be required:

- A. Due to the classification of a street;
- B. When adjacent to floodplain, wetlands, riparian buffers, or tree save areas; or
- C. When vehicular safety factors or other unique site conditions prevent a connection to a street, internal drive, or drive aisle.

9.6.3 Connection to Surrounding Street Network

- A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.
- B. Street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network.
- C. New public street rights-of-way and private street and internal drive public access easements shall be extended to adjacent property lines. Pavement shall be extended to connect to street stubs and internal drive stubs on adjacent properties, or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.
- E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.6.4 Cross Access Between Abutting Sites

- A. Vehicular circulation shall be designed to provide cross access between surface parking areas on abutting lots or building sites (where the sites are not separated by a street, internal drive, or alley), so that the driver need not enter the street system to access the abutting lots or building sites.
- B. Cross access shall be provided to all existing or planned parking areas and drive aisles on abutting lots or building sites, including those with development potential for parking areas and drive aisles.
- C. Cross access shall not be required for parking areas on single-family residential or duplex lots, or where the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- D. Cross access shall consist of two-way drive aisles arranged to provide one or more continuous paths between abutting lots or building sites and external streets or drives.
- E. Pavement for cross access shall be extended to existing pavement in access easements or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- F. Drive aisles providing cross access shall be placed in a cross access easement and recorded as part of a final plat. Cross access easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the cross access easement. Property owner(s) shall maintain and keep the cross access easement within their development in a commercially reasonable condition and state of repair.

G. The applicant shall provide written notice of proposed cross access locations to all owners of abutting lots or building sites prior to initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.

H. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy.

9.6.5 Internal Street Network

A. When new streets or internal drives are provided, development shall provide for a network of streets or internal drives to maximize the connectivity throughout the site, wherever possible.

B. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

- 1. Where environmental or topographic constraints exist;**
- 2. Where the street classification prevents a connection; or**
- 3. Where a proposal includes an internal parking structure.**

C. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.

D. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

9.6.6 Extension to Property Lines

A. New street rights-of-way, public access easements for internal drives, and cross access easements for drive aisles shall be extended to the adjacent property lines. Property shall not be subdivided to avoid this requirement.

B. Pavement within rights-of-way, public access easements, and cross access easements shall be extended to connect to street stubs, internal drive stubs, and drive aisles on adjacent properties, or to property lines where a full connection is not possible, as determined by the DRT.

C. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy. The property owner(s) shall perpetually maintain public access within the cross access on their property.

D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.

E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.7 Sidewalks

9.7.1 General

Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.

9.7.2 Exemptions

Development of six single family lots or less shall be exempt from this Section when the development is located more than 1,320 feet (a five-minute walk) away from an existing or planned sidewalk and the lots front onto an existing street.

9.7.3 Design

Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and shall be placed in either a public right-of-way or a public access easement.

9.7.4 Widths

Sidewalk widths shall comply with the table below:

...

9.7.5 Materials

Sidewalk materials shall comply with the Transportation and Street Technical Standards.

9.7.6 Raised Surface Levels

Sidewalks shall be raised above adjacent driving surface and may be raised at vehicular crossings as a traffic- calming measure.

9.8 Pedestrian Circulation

A continuous internal pedestrian circulation system shall be provided throughout the development.

9.8.1 Sidewalk Connections

Sidewalk connections shall be provided:

- A. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
- B. Between each dwelling unit entrance in a multiplex, townhouse, farmstead residential, or multifamily building and the nearest street or internal drive;
- C. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
- D. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
- E. That connect to existing or planned private trail systems in adjacent developments, where possible;
- F. Between open spaces within a development; and
- G. Between building main entrances and associated parking areas.

9.8.3 Mid-Block Connection

In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid-block internally to connect streets on opposite sides of the block.

9.8.4 Close or Cul-De-Sac Connection

At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.

9.8.5 Sidewalk Fees In-Lieu

9.8.1 Applicability

- A. This Section shall apply to:

1. Development plans;
2. Preliminary plats; and
3. Site plans that also require grading permits.

~~B.A.~~ Payment of fees in-lieu of installing a required public sidewalk may occur only when:

1. The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or
2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, HHO, or naturally-occurring slopes exceeding 20 percent.

~~C.B.~~ The determination of whether payment of fees in-lieu are applicable shall be reviewed by the DRT or FMPC as part of the development plan, **preliminary plat, or site plan, or final plat.** ~~If the BOMA decides to waive a sidewalk requirement by MOS, then fees in-lieu shall be required.~~

9.8.2 Timing of Payment

~~C.~~ The fees in-lieu of sidewalks shall be paid prior to:

~~A1.~~ Recording the final plat; or

~~B2.~~ Issuance of a building permit or a grading permit **following site plan approval**, when a final plat is not required.

...

9.8.3 Municipal Code Governance

~~D.~~ Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund, **pursuant to the Municipal Code.**

...

9.9 ~~9.6.3~~ Multi-Use Paths

9.9.1 Design

~~A.~~ Multi-use paths shall be designed and constructed per the Transportation and Street Technical Standards.

9.9.2 Widths

~~B.~~ Multi-use paths shall have a minimum width of 12 feet. The width may be reduced to ten feet in portions of the path to minimize disturbance to existing vegetation or other environmental constraints.

9.9.3 Right-of-Way or Easement

~~C.~~ Multi-use paths shall be placed either in a public right-of-way or in a 24-foot wide public access easement.

9.9.4 1ST District Requirement

~~D.~~ In the 1ST district, a multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main St and 1st Avenue N and S.

9.10 ~~9.6.4~~ Nature Trails

Nature trails may be constructed of natural materials, such as grass, gravel, dirt, or mulch.

...

~~9.1~~ Streetscape

~~9.1.1~~ Standards

~~A.~~ ~~New public streets and private streets shall be designed pursuant to the Transportation and Street Technical Standards.~~

- ~~B. Sidewalks that comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards shall be provided along public and private streets and internal drives.~~
- ~~C. Street trees that comply with Section 12.8, Street Trees, shall be provided along public and private streets and internal drives.~~
- ~~D. Street lights that comply with Subsection 14.3.8, Street Lights, shall be provided along public and private streets and internal drives.~~
- ~~E. Bridge or safety barriers shall be stacked stone, concrete with a decorative finish, or painted dark green or black.~~
- ~~F. Traffic poles shall be painted dark green or black.~~

9.2 Streets

9.2.1 Standards

- ~~A. Public and private streets shall have a functional classification as defined by Connect Franklin.~~
- ~~B. New streets serving residential lots shall be public streets. Streets shall be required to have parallel parking when serving residential lots with lot widths of 45 feet or less.~~
- ~~C. The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.~~
- ~~D. Traffic control devices, where necessary to promote the safe and efficient movement of traffic, shall comply with the Manual on Uniform Traffic Control Devices.~~

9.3 Internal Drives

9.3.1 Applicability

~~Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.2, Frontage Description.~~

9.3.2 Standards

- ~~A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification based on traffic volume capacity (vehicles per day), except that internal drives shall have:~~
 - ~~1. Two ten-foot travel lanes; and~~
 - ~~2. Parallel parking along the internal drive where a building facade faces it.~~
- ~~B. Internal drives shall be designed as an extension of the street network and shall comply with:~~
 - ~~1. Section 9.1, Streetscape; and~~
 - ~~2. Section 9.5, Vehicular Circulation.~~
- ~~C. Internal drives shall be placed in a public access easement and recorded as part of a final plat.~~

9.4 Alleys

9.4.1 Standards

9.4 Alleys

9.4.1 Standards

- ~~A. Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.~~
- ~~B. Residential lots with a lot width of 45 feet or less must be served by a public alley.~~
- ~~C. On each residential lot with an alley, a two-foot by six-foot concrete pad shall be placed at the rear of the lot, parallel to the alley, for garbage can collection.~~

~~D. No vehicle, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley right of way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.~~

9.4.2 Alley Layout

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by meeting any one of the following:

- ~~A. Providing evergreen planting material along the intersecting street to create an opaque screen;~~
- ~~B. Requiring a build-to line for the garage at five feet from the alley right-of-way;~~
- ~~C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street; or~~
- ~~D. Creating a curve in the alley by the third lot from the intersecting street.~~

9.4.3 Mews

~~Where the Transportation and Street Technical Standards prohibit a driveway cut or where residential lots front onto open space, a public mews shall provide vehicular access to the rear of lots fronting onto open space. All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:~~

- ~~A. The maximum length of a mews shall be 800 feet, as measured along the centerline; and~~
- ~~B. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews.~~
- ~~C. Additional site design standards are found in Section 11.7, Courtyard, and additional alley loading garage standards are found in the applicable building type.~~

9.5 Vehicular Circulation

9.5.1 External Circulation

- ~~A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.~~
- ~~B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.~~
- ~~C. The DRT may determine that a street stub or internal drive connection or alignment shall not be required due to the classification of a street or when adjacent to floodplain, wetlands, riparian buffers, tree save areas, naturally occurring slopes exceeding 14 percent, or other unique site conditions preventing a street or internal drive connection.~~
- ~~D. Street right of way and pavement shall be extended to the adjacent property lines. Internal drive pavement shall be extended to the adjacent property lines.~~
- ~~E. Traffic calming measures shall be consistent with the Transportation and Street Technical Standards. Existing residential streets affected by external street connectivity requirements may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.~~
- ~~F. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.~~
- ~~G. The final plat and deeds for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.~~

9.5.2 Internal Connectivity

- A. Development shall provide a street network or internal drive network, wherever possible.
- B. Development shall provide for the alignment and continuation of internal street or internal drive connections to maximize the internal connectivity of the site wherever possible.
- C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:
 - 1. Where environmental or topographic constraints exist;
 - 2. Where the street classification prevents a connection; or
 - 3. Where a proposal includes an internal parking structure.
- D. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.
- E. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

9.5.3 Cross Access Between Adjacent Properties

- A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.
- C. Cross access shall provide two-way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.
- D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first temporary certificate of occupancy, or if there is no temporary certificate of use and occupancy, then prior to the issuance of the first final certificate of use and occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.
- F. The cross access easement shall be recorded as part of a final plat.

...

9.76 Pedestrian Circulation

9.76.1 Placement and Connections

- A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
- B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:
 - 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
 - 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive;
 - 3. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
 - 4. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
 - 5. That connect to existing or planned private trail systems in adjacent developments, where possible;
 - 6. Between open spaces within a development; and

~~7. Building main entrances with associated parking areas.~~

~~C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid block internally to connect streets on opposite sides of the block.~~

~~D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.~~

~~9.6.2 Sidewalks~~

~~A. Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and placed in either a public right-of-way or a public access easement.~~

~~B. Sidewalk widths shall comply with the table below:~~

...

SECTION XI. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

10.1 General Provisions Parking

10.1.1 Applicability

This Chapter shall apply to:

- A. New development;
- B. An existing structure or use that will be expanded or increased in capacity; or
- C. A change in use that will result in increased vehicle trips.

~~10.1.23~~ **Review for Compliance**

Review for compliance with this Chapter shall occur with a development plan, site plan, building permit, or temporary or final certificate of use and occupancy, as applicable.

~~10.1.34~~ **Parking Plan**

- A. A parking plan shall be submitted with any development that is required to provide more than three parking spaces.
- B. The parking plan shall accurately designate the required parking spaces, landscape islands, drive aisles, driveways, internal drives, and circulation and mobility around the development.

~~10.1.41-2~~ **Exemptions**

...

10.2 Minimum Parking

~~10.2.1 1-5~~ **Calculation of Minimum Parking**

...

~~10.2.2 1-7~~ **Parking Spaces Available to Count Towards Minimum Parking Standards**

Parking spaces available to count towards the minimum parking standards include the following:

A. Parking spaces on the lot;

B. Parking spaces within a garage on the lot;

CB. Demarcated parallel parking spaces abutting a lot for a nonresidential **use or along the portion of a building with ground floor nonresidential use**, ~~mixed-use, or multifamily residential use~~. Spaces may not be double counted; and

DC. Parking spaces per an approved alternative parking plan per **Section 10.4** ~~Subsection 10.1.10,~~
Alternative Parking Plan.

10.2.3 1-6 Minimum Parking

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3
AGRICULTURAL USES		
...	...	...
RESIDENTIAL USES		
...		
Duplexes/Multiplexes/Townhouses/Multifamily Residential	1.5 spaces for a studio unit 1.5 spaces for a 1 bedroom unit 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit	No reduction
Duplexes	2 spaces per unit	No reduction
Live/Work Units	2 spaces per unit + 1 space per employee	No reduction
Multifamily Residential	Studio - 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces	No reduction
Multiplexes	2 spaces per unit	No reduction
Single Family	2 per unit	No reduction
Townhouses	2 spaces per unit	No reduction
...	...	...
COMMERCIAL USES		
...		
Offices	3 4 spaces per 1,000 square feet²	2.85 spaces per 1,000 square feet ²
...	...	...
Rural Retreats	Variable¹	No reduction
...		

10.3 1-11 Maximum Parking

...

10.4 1-10 Alternative Parking Plan

...

10.4.1 A- Shared Parking

...

10.4.2 B- Remote Parking

...

10.4.3 ~~C.~~ Deferred Parking

...

10.4.4 ~~D.~~ Valet Parking

...

10.5 Parking Structures

10.5.1 ~~1-9~~ At- or Above-Grade Parking Structures in the CFO, CAO1, or CAO2

In the CFO, CAO1, or CAO2, the following shall apply:

~~A. In the CFO and CAO, p~~**At-or-above grade** parking structures shall have active ground-floor uses along all street frontages. **They also may be completely wrapped by a principal building from all sides.**

B. At-or-above grade pParking structures shall comply with the commercial/mixed-use building type.

C. Openings, other than entrances, shall be vertically oriented to appear as window openings that meet the intent of the building type standards.

D. Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

E. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian **and vehicular** circulation are minimized. **The locations of parking structure entrances are subject to DRT approval.**

F. Multiple pedestrian entrances shall be included for each parking structure.

10.5.2 At-or Above-Grade Parking Structures Outside the CFO or CAO1, CAO2, or CAO3

Outside of the CFO, CAO1, or CAO2, the following shall apply:

~~A B. Outside of the CFO and CAO, w~~**Where along an arterial or collector street, at-or-above grade** parking structures shall be screened by buildings at least as tall as the parking structures. **At-or-above grade parking structures may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by the principal building from all sides.**

B. At-or above grade parking structures for multifamily shall be placed behind the multifamily building and may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by a principal building from all sides.

C. Parking structures shall not occupy the ground floor of a building, except as permitted when in the FFO or when screened as described in Paragraphs 10.5.2.A or 10.5.2.B above.

~~D C. Outside of the CFO and CAO,~~ **At-or-above grade** parking structures shall be visually similar in character to the principal building by:

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building.

~~E. D.~~ Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

~~F. E.~~ Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian **and vehicular** circulation are minimized. **The locations of parking structure entrances are subject to DRT approval.**

~~G. F.~~ Multiple pedestrian entrances shall be included for each parking structure.

10.5.3 Below-Grade Parking Structures

A. Below-grade parking structure setbacks shall be at least ten feet from the property line; however, the setback may be reduced match the building footprint when the building footprint is less than ten feet from the property line.

B. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian and vehicular circulation are minimized. The locations of parking structure entrances are subject to DRT approval.

...

10.6 ~~1-12~~ Arrangement of Parking, Stacking, and Loading Areas

10.6.1 Parking Arrangement

A. ~~10.1.8 Parking Location~~ The location arrangement of parking shall be in accordance with the applicable frontage type per Chapter 7, Frontage Types.

B. ~~A.~~ The arrangement of parking shall be designed to accommodate vehicular circulation, maneuvering, parking, and associated parking movements without use of the public right-of-way, except for parallel parking.

C. The arrangement of parking shall prevent vehicle circulation from backing out directly onto a street, except on single family residential lots.

D. Parking areas shall be configured so that a vehicle may be parked and un-parked without moving another vehicle. This shall not apply to single-family residential lots.

E. ~~10.1.13 Maximum Slope~~ Parking areas shall not exceed a slope of five percent. Drive aisles that connect parking areas shall not exceed ten percent.

F. ~~G.~~ Surface parking areas shall provide landscaping and landscape islands pursuant to Section 12.6, Parking Area Landscape.

...

10.6.2 Stacking Arrangement

A. ~~E.~~ The stacking arrangement shall not cause vehicles to queue within streets or internal drives or interfere with other customer vehicular circulation.

B. ~~F.~~ Stacking space lengths shall be based on a minimum of 20 feet per space.

...

10.6.3 ~~1-23~~ Loading Areas Arrangement

...

B. The size of the loading area shall be a minimum:

1. Width of 12 feet;

2. Depth of 25 feet; and

3. Overhead clearance of 14 feet;

...

10.7 Dimensional Requirements

10.7.1 ~~1-14~~ Standard Parking Spaces and Drive Aisles

...

C. Structured parking ~~Parking structures~~ may have dimensional adjustments based on utilization, but in no case shall the standard space width be less than eight feet, subject to approval by the Department of Building and Neighborhood Services.

...

10.7.2 ~~1-15~~ Compact Parking Spaces and Drive Aisles

...

10.7.3 Loading Areas

The size of the loading area shall be a minimum:

- A. Width of 12 feet;**
- B. Depth of 25 feet; and**
- C. Overhead clearance of 14 feet.**

...

10.8 Materials

10.8.1 ~~1-18~~ Demarcation

...

10.8.2 ~~1-19~~ Surfacing

...

10.8.3 ~~1-20~~ Curbs and Wheel Stops

...

10.9 ~~1-21~~ Timing of Construction

Parking, stacking, and loading areas shall comply with the following:

...

10.10 ~~1-22~~ Maintenance

Parking, stacking, and loading areas shall comply with the following:

...

10.11 ~~1-24~~ Use

Parking, stacking, and loading areas shall comply with the following:

...

10.12 Residential Parking Pads and Driveways

10.12.1 ~~1-16~~ Parking Pads on Residential Lots

...

10. ~~12.2~~ ~~1-17~~ Driveways on Residential Lots

...

10.13 ~~2~~ Bicycle Parking

10.13.1 ~~2-1~~ Minimum Bicycle Parking

...

10.13.2 ~~2-2~~ Bicycle Parking Standards

...

10.14 ~~3~~ Transit Infrastructure

...

10.14.1 ~~3-1~~ Requirement Thresholds

...

10.14.2 ~~3-2~~ Requirements on Existing Public Transit Routes

...

10.14.3 ~~3-3~~ Requirements on Future Planned Transit Routes

...

SECTION XI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

11.1.3.B Open spaces shall be placed within a residential or mixed-use development so that every house, duplex, townhouse, multiplex, **farmstead residential**, and multifamily building has an open space within a walking distance of 1,320 feet (five-minute walk), as measured from the perimeter of each open space. Houses on individual lots of at least 30,000 square feet are exempt from this requirement.

...

11.1.3.D The placement of open space shall not result in a view of any rear facade from a **street; however, existing tree lines, riparian buffers, natural topography, or distance that effectively obscure the view can meet the intent of this requirement.**

...

11.2 Overview of Open Space Types...

Courtyard: Open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other.

...

Section 11.5, Neighborhood Amenities

Neighborhood amenities ~~that count toward the open space set aside are~~ **include** outdoor recreation areas, such as pools, sports fields, sports courts, playgrounds, and dog parks typically for use by residents of the development

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	CC	RC4	RC6	RC12					

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, after the Landscape and before the Lighting rows:

Buildings Any buildings associated with neighborhood amenities are subject to the standards of one of the building types permitted in the zoning district.

11.7 Courtyard...

Description An open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other

...

Arrangement... No more than six dwellings shall be located on any one side of the courtyard

Farmstead residential buildings shall be limited to one building (up to eight dwellings) on any one side of the courtyard

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.8, Square or Green, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	1 st	5 th	RC4	RC6	RC12	GO	LI	HI	

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.9, Outdoor Dining Areas, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	LI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.10, Plaza, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI	HI					

...

11.11 Ownership of Open Space

Open space areas shall be owned and maintained as permanent open space by a homeowners association, property owners association, private ownership with conservation easement, or public ownership when dedicated to the City or another appropriate public agency. Natural areas may also be held by a land trust or conservancy. Outdoor dining areas **and plazas** are exempt from this Section.

...

The Zoning Ordinance is hereby amended to revise Subsection 11.2, Overview of Open Space Types, to add the RC4 district to the 'Districts Where Permitted' column for the 'Neighborhood Amenities', 'Square or Green', 'Outdoor Dining Areas', and 'Plaza' open space types.

...

SECTION XIII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 12.2.2, Minimum Landscape Surface Area, to add the RC4 district to the '15%' row with NC, CC, RC6, and RC12.

...

12.8.1 (Street Trees) Where Required

Street trees shall be required along both sides of all streets and internal drives, except undeveloped edges of natural areas and as required in Section 4.9, Scenic Corridor Overlay District. Street trees shall be planted within either tree **wells** ~~pits~~, ~~or~~ planting strips, **or bulb-outs**.

12.8.2 Tree **Wells** ~~Pits~~

A. Tree **wells** ~~pits~~ shall comply with the following:

...

B. Tree **wells** ~~pits~~ shall be placed adjacent to the back of the curb.

C. Where public utilities prevent tree wells from being placed adjacent to the back of the curb, the DRT may approve shifting the placement of the trees to the opposite side (back side) of the sidewalk.

....

12.8.3.D. Where public utilities **or traffic control signs** are located within the planting strip that prevent street trees from being planted in the planting strip, street trees shall be planted four feet from the back edge of sidewalk.

...

12.8.4 Bulb-Outs

Where on-street parallel parking spaces are required or provided, street trees may be planted in bulb-outs per the Transportation and Street Specifications.

...

SECTION XIV. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

13.1.2 Height

B. Measurements

- 1. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall, exclusive of posts, columns, and gates.**
- 2. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.**

C. Permitting

Fences and walls may need a building permit, depending on the height, **subject to the requirements of the Department of Building and Neighborhood Services.**

...

13.1.3.J Within rear yards of residential lots, fencing around small home vegetable gardens and small home agricultural uses/animal husbandry are exempt from this Subsection.

...

SECTION XV. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

14.3.3 Building-Mounted Lights

A. Building-mounted lights shall be ornamental sconces, cutoff fixtures, or other fixtures that are screened by the building's architectural features.

B. Lighting shall not outline buildings, except as part of temporary holiday lighting.

...

14.3.8 Streetlights

A. Street lights shall be required on public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.

B. Street lighting shall be designed in accordance with the Transportation and Street Technical Standards and ~~Street lights and standards shall~~ be of a type approved by Middle Tennessee Electric MTEMC.

C. Street lights in residential and mixed-use development shall:

1A. Not exceed a pedestrian-scale height of 18 feet, measured from finished grade to highest part of fixture or pole assembly; and

2B. Be an ornamental fixture. Shoebox and cobra-head style fixtures are prohibited.

...

SECTION XVI. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

15.1.11.D Where the location of an existing wall sign is nonconforming due to its location above a roofline, it may be replaced by other letters and sign facing, but shall not exceed the sign area or height of the nonconforming sign.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Awning Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Band Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Canopy Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Convenience Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Directory Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Monument Sign' row:

Permitted Districts	PD	CI	NC	CC	5 th	RC4	RC6	RC12	GO
	LI	HI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Sandwich Board Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Small Hanging/ Projecting Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Vertical Blade Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO								

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Wall Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Window Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.3, Awning Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.4, Band Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.5, Canopy Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.6, Convenience Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 ST	5 TH	RC4	RC6
	RC12	GO	LI	HI					

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.8, Directory Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4	RC6
	RC12	GO	LI	HI						

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.10, Monument Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	5 TH	RC4	RC6	RC12	GO
	LI	HI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.11, Sandwich Board Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.12, Small Hanging/Projecting Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.14, Vertical Blade Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
	GO								

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Placement' row:

Placement Maximum height shall be the main roofline of the uppermost full story; maximum height of 16 feet when located within 200 feet of a residential lot

Where there is a one story building with a retail storefront, the sign may be up to five feet above the storefront roofline on a parapet when the parapet wraps all the way around the building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.16, Window Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

SECTION XVII. That Chapter 16, Utilities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

16.1.3.D. **Tennessee Valley Authority** TVA transmission lines and **Middle Tennessee Electric** MTEMC feeder lines for system needs and not needed for a specific development may be situated on poles aboveground.

...

SECTION XVII. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Paragraph 17.2.4.B, Minimum Tree Canopy Retention, to add the RC4 district to the column with RC6, RC12, LI, and HI under the 'Minimum Tree Canopy Retention by Zoning District (as a percentage of the total tree canopy cover)' heading.

...

17.2.5.A.1. Specimen trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Subsection 17.2.1, **Exemptions**. ~~and allowed by Paragraph 17.2.5.C, Removal and Replacement of Specimen Trees.~~

...

17.6.2 General Provisions

A. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Franklin, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers dated 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0335F September 29, 2006 and 47187C0180G dated December 22, 2026 and 47187CIND0E, 47187C0182H, 47187C0183H, 47187C0184H, 47187C0192H, 47187C0203H, 47187C0209G, 47187C0211H, 47187C0212G, 47187C0213H, 47187C0214H, 47187C0220G, 47187C0355G, 47187C0360G dated December 20, 2024, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

~~1. The areas of special flood hazard in the City are identified by FEMA in its Flood Insurance Study (FIS) dated December 22, 2016, and on the Flood Insurance Rate Map (FIRM), Community 470206, as follows:~~

~~a. Panel Numbers: 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0209F, 47187C0212F, 47187C0220F, 47187C0230F, 47187C0335F, 47187C0355F, 47187C0360F, dated September 29, 2006; and~~

~~b. Panel Numbers: 47187C0180G, 47187C0182G, 47187C0183G, 47187C0184G, 47187C0192G, 47187C0203G, 47187C0211G, 47187C0213G, 47187C0214G, dated December 22, 2016.~~

...

SECTION XIX. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

18.3 Naturalistic Screening

...

18.3.3 ~~Standards~~ **Site Features**

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

B. The natural, existing topography shall be preserved.

18.3.4 **Minimum Width**

~~B.~~ Naturalistic screening shall have a minimum width of 75 feet. Development on lots containing or adjacent to a National Historic Landmark shall have a minimum width of 100 feet. ~~This area shall be placed in a conservation easement.~~

18.3.5 **Open Space Lot**

The naturalistic screening shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.3.6 Plantings

A. ~~C.~~ Planting materials shall:

1. Be predominately evergreen trees;
2. Be staggered in an informal manner, which, upon maturity, creates an opaque screen;
3. Be of a sufficient height upon maturity that new development is visually screened, regardless of building heights or topography; and
4. Include at least two or more different indigenous tree species.

B. ~~D.~~ Trees shall be required at a rate of one tree per every 400 square feet.

C. Credit for existing vegetation may reduce the planting requirements, so long as the existing materials and new planting materials achieve an opaque screen. **Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.**

~~F. Berms, fences, or walls shall not be used.~~

18.3.4 Grading

~~The natural, existing topography shall be preserved. Grading is prohibited.~~

18.3.7 Prohibited

The following shall be prohibited:

A. ~~E.~~ Pruning of trees or shrubs near ground level; ~~shall be prohibited.~~

B. ~~F.~~ Berms, fences, or walls ~~shall not be used;~~

C. Parking areas or parking structures;

D. Stormwater retention or detention facilities; and

E. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.3.8 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted, but shall be placed in locations not visible from the historic resource and its setting.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

18.4 Farm Field Boundary

...

18.4.3 Standards Site Features

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.4.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 30 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 50 feet.

18.4.5 Open Space Lot

The farm-field boundary shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.4.6 Fence or Wall

~~C.~~ Farm-field boundaries ~~shall be linear in form and~~ shall include a historically-based fence or wall along the length of the boundary. Acceptable types include rail fences, four-board horse fences, or dry stacked stone walls consistent in design and stone type with historic antecedents found in the County.

18.4.7 Plantings

~~A. D.~~ Planting materials shall:

1. Be spaced in an informal, irregular manner along the fence or wall; and
2. Be dominated by deciduous trees, although native evergreens, such as cedars, may be included for diversity and visual screening purposes; and

~~B. E.~~ Trees shall be required at a rate of one canopy tree per every 400 square feet.

~~C.~~ Credit for existing vegetation may reduce the planting requirements when located in a suitable location.

Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.4.8 New Buildings Within View

~~F.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.4.9 Prohibited

The following shall be prohibited:

- A. Pruning of trees or shrubs near ground level;
- B. Parking areas or parking structures;
- C. Stormwater retention or detention facilities; and
- D. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.4.10 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.5 Estate Enclosure

...

18.5.3 Standards Site Features

~~A.~~ Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.5.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 50 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 75 feet.

18.5.5 Open Space Lot

The estate enclosure shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.5.6 Plantings

~~A. C. Estate enclosures shall: 1. C~~ **Planting materials shall consist of predominantly deciduous trees planted formally in rows with regular spacing, such as an orchard. ;**

~~2. Be dominated by deciduous trees; and~~

~~B. 3.~~ **Plantings shall have either:**

~~1. a.~~ A combination of hedgerows and fencing; or

~~2. b.~~ A brick or stone wall consistent in design and stone type with historic antecedents found in the County.

~~C. D.~~ Trees shall be required at a rate of one tree per every 400 square feet of the estate enclosure area.

D. Credit for existing vegetation may reduce the planting requirements when located in a suitable location. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.5.7 New Buildings Within View

~~E.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.5.8 Prohibited

The following shall be prohibited:

A. Parking areas or parking structures;

B. Stormwater retention or detention facilities; and

C. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.5.9 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.6.1.A The integrated edge incorporates the historic resource into the overall design of the development or redevelopment, with the historic building **and its setting** being a prominent focal point, appearing as if the balance of the site evolved around it.

SECTION XX. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

19.5.3.B To nominate properties for inclusion in the HPO; **and**

19.5.3.C To review nominations for the National Register of Historic Places.; ~~and~~

~~19.5.3.D To comment on projects that may have a potential adverse impact on historic properties as defined by T.C.A. § 13-7-404.~~

...

SECTION XXI. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

20.2.7 Sequence of Applications

...

1. Initiation of Annexation

2. ~~1.~~ Plan Amendment

3. ~~2.~~ Annexation

...

The Zoning Ordinance is hereby amended for Section 20.2.9, Public Notice Requirements, to add a grey dot to Annexation Published Notice.

...

20.2.9 Public Notice Requirements

Application... Timing

...

Annexation Various published, mailed, and posted notices in accordance with State law
Published notice shall align with plans of service published notice requirements per State law

...

Rezoning Published notice of the public hearing shall be published at least **21** ~~15~~ days before the BOMA meeting

...

20.2.9.A.3. Published notice for the BOMA public hearings for annexation, text amendments, rezonings, and development plans shall be published **in accordance with Subsection 20.2.9, Public Notice Requirements** ~~at least 15 days before the BOMA meeting.~~

...

20.7.8 Approval Criteria

Recommendations and final action on a rezoning shall be based on consideration of the following criteria:

A. Whether the proposed rezoning is consistent with Envision Franklin and the purpose of this Ordinance;

B. Whether the proposed rezoning will protect the health, safety, and welfare of the public; ~~and~~

C. Whether the proposed rezoning corrects an error; or

~~D.C.~~ Whether the proposed rezoning ~~corrects an error or meets the challenge of~~ **reflects** changed conditions, changes in public policy, or changes necessary to advance the health, safety, and welfare of the City.

20.8.16.B. Changes in building types, building heights, ~~or~~ number of stories, **or other structures**, which impact the visual character or transitional features of the section or plan;

...

20.10.10 ~~Time Limit~~ **Expiration of a Variance**

A. Variances shall expire two years from the date of issuance, except as outlined in Paragraph 20.10.10.B below. One six month extension may be granted by the Department of Building and Neighborhood Services for the approved scope of work. Requests must be made in writing prior to the variance expiration date.

B. For variances associated with the approval of a plan considered vested by Subsection 20.19.1, Initiation of Vesting, a variance expiration shall coincide with the duration of that vesting period, in accordance with Section 20.19, Vesting.

~~A. Unless otherwise specified in the variance, an application for a building permit shall be applied for and issued within one year of the date of variance approval; otherwise, the variance shall become invalid.~~

~~B. Upon written request, one extension of six months may be granted by the Department of Building and Neighborhood Services if the applicant can show good cause.~~

~~C. The decision of the Department of Building and Neighborhood Services as to what constitutes substantial compliance with the time limit or applicable conditions for a variance shall be final.~~

...

20.11.2.C. For single-family residential site plans, an applicant may request a preliminary HZC recommendation prior to final action on a site plan. In these cases, a ~~preliminary HZC recommendation~~ **certificate of appropriateness** shall be issued prior to issuance of a building permit.

...

The Zoning Ordinance is hereby amended to replace “COA” and “COAs” in Subsection 20.11.8 to “certificate of appropriateness” and “certificates of appropriateness”.

...

20.12.3.B Multifamily residential in the **RC4**, RC6, and RC12 districts, where permitted as part of the overall building square footage of a development, shall be submitted as a unified site plan that includes the entire development site.

...

20.15.6 Expiration of a Building Permit

Building permits shall expire in accordance with the applicable building codes.

...

20.17.7 ~~Time Limit~~ **Expiration of a Sign Permit**

...

SECTION XXII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

23.3 Abbreviations

MTEMC — Middle Tennessee Electric Membership Corporation

...

RC4 **Regional Commerce 4 District**

...

23.2.35 Building Height

A. Building height shall be measured ~~in~~ **as** the number of complete stories above the finished grade for any building or at-grade or above-grade parking structure **plus any one-half stories, which include the uppermost habitable building level under a sloping roof and usually having dormer windows for light. One-half stories include habitable attics, lofts, or mezzanines.** ~~, but excludes:~~

~~1. Habitable attics, half stories, and mezzanines; and~~

~~B. 2. Building height does not include uninhabitable attics and spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and below-grade parking structures.~~

~~C. D. Building height does not include maximums do not apply to belfries, chimneys,...~~

~~B. Half story height shall be measured for habitable attics, half stories, and mezzanines.~~

...

Figure 23.2.35.A Building height with uninhabitable attic

...

Figure 23.2.35.B Building height with inhabitable attic

...

~~D. C.~~ In the R4, R6, and OR districts and for transitional features...

Figure 23.2.35.C Calculating height

~~23.2.4~~ ~~23.2.3.C.~~ Front Lot Line

The front lot line is the length of the front lot line and is maintained to the front yard setback line, at which point the lot width applies.

~~23.2.5~~ ~~23.2.4.A.~~ Front Yard

~~A 1.~~ Front yard setbacks are measured perpendicular from the edge of the existing or proposed right-of-way, whichever is greater.

~~B 2.~~ For corner lots, front yard setbacks are measured along all lot lines facing streets or internal drives, not including alleys. The remaining yards are measured as side yards.

C. Lots in the R4, R6, CC, and DD districts have context-based front yard setbacks. The average front yard setback shall be calculated per the following steps:

1. Find the front yard setback (in feet) for each existing lot that has frontage on the block face. All existing lots with existing principal buildings are included in the calculation, including the subject lot. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof;

2. Next, find the average front yard setback by adding all front yard setbacks together and dividing by the total number of lots in step 1 above to find the average front yard setback.

~~23.2.6~~ ~~23.2.3~~ Lot Size Standards

~~A. Lot Size~~

A1. The lot size shall be that area, measured in gross square feet or acres, contained within a lot.

B2. The minimum lot size is the smallest size of a lot established by this Ordinance on which a use or structure may be located in a particular district.

C. Lots in the R4 and OR districts have context-based lot size minimums, which shall be calculated per the following steps:

1. Find the lot size (in square feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the existing lot being requested to subdivide;

2. Next, find the average lot size by adding all lot sizes together and dividing by the total number of lots in step 1 above;

3. Then, multiply the average lot size from step 2 above by 75% (0.75) to find the 75% of the average lot size;

4. If the number in step 3 is more than 6,500 square feet, the number from step 3 is the minimum lot size. If the number from step 3 is less than 6,500 square feet, then 6,500 square feet is the minimum lot size.

23.2.7 ~~22.2.3.B.~~ Lot Width

A1. For lots that front onto one street, Lot width is the distance between the side lot lines measured at the point of the front yard setback line.

B2. Corner lots have two lot width minimums; one facing each street. For corner lots, the lot width is the distance between the side lot line and the **opposite** side-street-facing **front** lot line, measured at the point of the front yard setback line.

C. Lots in the R4 and OR districts have context-based lot width minimums, which shall be calculated per the following steps:

1. Find the lot width (in feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the subject lot;

2. Next, find the average lot width by adding all lot widths together and dividing by the total number of lots from step 1 above;

3. Then multiply the average lot width from step 2 above by 75% (0.75) to find the minimum lot width requirement;

4. If the number in step 3 is more than 60 feet, the number from step 3 is the minimum lot width. If the number from step 3 is less than 60 feet, then 60 feet is the minimum lot width.

23.2.8 ~~23.2.4.C.~~ Rear Yard

The rear yard setback extends the full width of the lot. Rear setbacks are measured perpendicular from the rear property line or the edge of the existing or proposed alley, whichever is greater, as applicable.

~~23.2.4~~ Setbacks and Yards

~~23.2.9-23.2.4.B.~~ Side Yard

The side yard setback extends from the required front yard setback line to the required rear yard setback line. If no front or rear yard setback is required, the setback extends the full depth of the lot. Side setbacks are measured perpendicular from the side lot line. **Corner lots have side yards along any lot line that does not front a street or internal drive.**

...

23.3 The Zoning Ordinance is hereby amended to revise Subsection 23.3, Abbreviations, to add the RC4 abbreviation and for the abbreviation to be defined as Regional Commerce 4 District.

...

23.2.10 ~~23.2.4.D.~~ Yards Required for Buildings

A yard or other open area required about a building may not be included in the measurement of a required yard or other open space for another building.

Figure **23.2.4.B ~~23.2.3.C.~~** Lot Lines

Figure **23.2.5.A ~~23.2.4.A.~~** Lot Setbacks and Yards

Figure **23.2.7.A ~~22.2.3.B.~~** Lot Width

...

23.4 Defined Terms

Abut

The condition of two adjoining parcels having a common property line or boundary, including cases where two or more parcels adjoin a corner, but not including cases where adjoining lots are separated by a street, **internal drive**, or alley. Where not describing land, property, lot lines, or parcel lines, abut describes touching or sharing a common boundary with.

...

Building Site

~~A parcel of land~~ **A part of a lot or parcel** that has not been subdivided as a separate lot, which is designated ~~by an applicant as a building site in~~ on a development plan, site plan, or permit application, and which accommodates, or is available to accommodate, a principal building. **This is intended for sites where there will be two or more nonresidential buildings on the same lot for the purpose of ensuring that building sites meet the same requirements for development as buildable lots in accordance with this Ordinance.**

...

Commercial Shopping Center

An area or complex of retail and service establishments with associated parking.

...

Corner Lot

A lot located at the intersection of two streets that has frontage on each street. Each street frontage is considered a front lot line **and has a front yard. The lot lines that do not front any street are considered side lot lines with side yards, which are defined separately.**

...

Cross Access

Vehicular and pedestrian access provided between parking areas of two or more development sites, **building sites**, or parcels of land, **or any combination thereof**, intended to allow movement between the sites without the use of a public street.

...

Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paintball or lasertag arenas, recreational day camps, and other recreational activities. **This definition does not include golf courses, which are defined separately in this Ordinance.**

...

Farmstead Residential (Building Type)

The principal building type described as such in Section 6.7, Farmstead Residential.

...

One-Half Story

The uppermost habitable building level ~~in which~~ **under** a sloping roof **and usually having dormer windows** ~~replaces the upper part of one or more of the facade walls,~~ and which level contains less finished area than the first level of the building.

...

Landscape Surface Area

The portion of a lot or development site not covered by impervious surface and is available for accommodating landscape material, **inclusive of plant material, soil, dirt, sand, gravel, rock, stone, mulch, or pervious hardscape.**

...

Live/Work Units

A dwelling unit in a townhouse building in which a significant portion of the space includes a nonresidential use that is operated by the tenant, who also resides in the dwelling unit.

...

Microbreweries/Craft Distilleries (Accessory Use)

An accessory use that is part of a restaurant principal use, which includes small brewery or distillery production that is limited to artisanal, small-batch, or specialty beer or alcohol. This use is intended primarily for on-site retail sales and consumption.

...

Quick Service Restaurant

A type of restaurant that serves fast service food cuisine, **inclusive of fast food restaurants, fast casual restaurants, bakeries, coffee shops, or other food and beverage sales with order service at counters, kiosks, order boards, or other self-service.**

...

Retail Uses

An establishment primarily engaged in the sale of goods and materials to the general public. Retail uses may include retail shops, bookstores, antique stores, convenience stores, ~~bakeries,~~ grocery stores, retail plant sales, and similar uses.

...

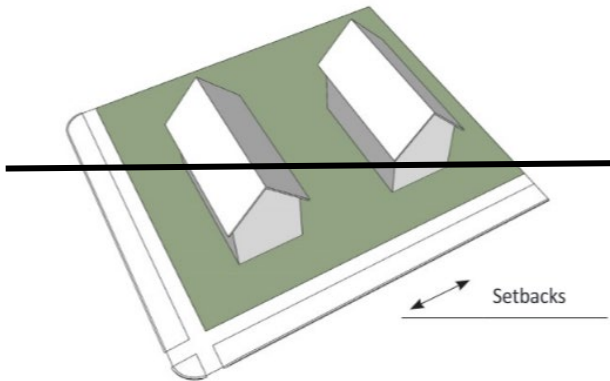
Rural Retreats

An establishment in which sleeping accommodations are offered to the public and intended primarily for temporary occupancy by persons on an overnight basis that can include any combination of individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping accommodations. Rural retreats may include on-site amenities, such as restaurants or fitness centers, secondary recreational uses, and event venues as further regulated by Chapter 5, Use Regulations. This definition does not include hotels or bed and breakfast establishments, which are defined separately.

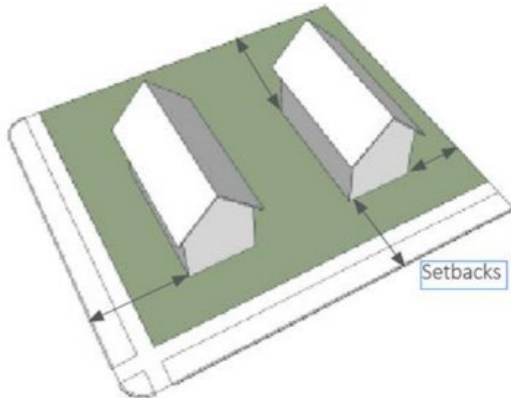
...

Setbacks

The Zoning Ordinance is hereby amended to remove the graphic below in the Setbacks definition



and replace it with this corrected version below:



Underground Parking Structure

Parking facilities that are located underground, often under a building or open space.

SECTION XXIII. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references, and include, but not limited to the following:

...

The Zoning Ordinance is hereby amended to change all references of 'Building & Neighborhood Services' to 'Building and Neighborhood Services.'

...

The Zoning Ordinance is hereby amended to change all references of 'Planning & Sustainability' to 'Planning and Sustainability.'

...

The Zoning Ordinance is hereby amended to change the term tree pit to tree well throughout its entirety.

...

The Zoning Ordinance is hereby amended to change the term 'homeowner's association' and 'homeowner association' to 'homeowners association' .

...

The Zoning Ordinance is hereby amended to change all references of 'roofline' to 'roof line'.

SECTION XXIV. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
100 MISSION CT	062G A 01000 00008062G	1.15	RC6	RC4
1074 W MCEWEN DR	062G A 01002 00008062G	1.04	RC6	RC4
1096 W MCEWEN DR	062G A 01003 00008062G	0.89	RC6	RC4
1124 W MCEWEN DR	062G A 01004 00008062G	1.14	RC6	RC4
106 MISSION CT #101	062G A 01005C00108062G	3.64	RC6	RC4
244 COOL SPRINGS BLVD	062G A 01100 00008062G	1.82	RC6	RC4
106 MISSION CT	062G A 01005C02408062G		RC6	RC4
106 MISSION CT	062G A 01005C02308062G		RC6	RC4
106 MISSION CT	062G A 01005C02208062G		RC6	RC4
106 MISSION CT	062G A 01005C02908062G		RC6	RC4
106 MISSION CT	062G A 01005C02108062G		RC6	RC4
106 MISSION CT	062G A 01005C02008062G		RC6	RC4
106 MISSION CT	062G A 01005C03008062G		RC6	RC4
106 MISSION CT	062G A 01005C01908062G		RC6	RC4
106 MISSION CT	062G A 01005C01808062G		RC6	RC4
106 MISSION CT	062G A 01005C01708062G		RC6	RC4
106 MISSION CT	062G A 01005C03108062G		RC6	RC4
106 MISSION CT	062G A 01005C01608062G		RC6	RC4
106 MISSION CT	062G A 01005C01508062G		RC6	RC4
106 MISSION CT	062G A 01005C03208062G		RC6	RC4
106 MISSION CT	062G A 01005C01408062G		RC6	RC4
106 MISSION CT	062G A 01005C01308062G		RC6	RC4
106 MISSION CT	062G A 01005C01208062G		RC6	RC4
106 MISSION CT	062G A 01005C01108062G		RC6	RC4
106 MISSION CT	062G A 01005C03308062G		RC6	RC4
106 MISSION CT	062G A 01005C03408062G		RC6	RC4
106 MISSION CT	062G A 01005C02808062G		RC6	RC4
106 MISSION CT	062G A 01005C03508062G		RC6	RC4
106 MISSION CT	062G A 01005C02508062G		RC6	RC4
106 MISSION CT	062G A 01005C02708062G		RC6	RC4
106 MISSION CT	062G A 01005C03608062G		RC6	RC4
106 MISSION CT	062G A 01005C02608062G		RC6	RC4
106 MISSION CT	062G A 01005C03708062G		RC6	RC4
106 MISSION CT	062G A 01005C01008062G		RC6	RC4
106 MISSION CT	062G A 01005C03808062G		RC6	RC4

106 MISSION CT	062G A 01005C00908062G		RC6	RC4
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106 MISSION CT	062G A 01005C04108062G		RC6	RC4
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MACK HATCHER PKWY	062 04400 00008062	3.87	RC6	RC4
125 COOL SPRINGS BLVD	062 04506 00008062	4.52	RC6	RC4
101 COOL SPRINGS BLVD	062 04510 00008062	2.9	RC6	RC4
100 COOL SPRINGS BLVD	062G A 00100 00008062G	0.9	RC6	RC4
114 COOL SPRINGS BLVD	062G A 00200 00008062G	0.6	RC6	RC4
122 COOL SPRINGS BLVD	062G A 00300 00008062G	0.77	RC6	RC4
1009 WINDCROSS CT	062G A 00400 00008062G	5.09	RC6	RC4
1021 WINDCROSS CT	062G A 00500 00008062G	6.34	RC6	RC4
1010 WINDCROSS CT	062G A 00800 00008062G	2.44	RC6	RC4
200 COOL SPRINGS BLVD	062G A 00900 00008062G	2.33	RC6	RC4
206 COOL SPRINGS BLVD	062G A 01001 00008062G	3.72	RC6	RC4
101 MISSION CT	062G A 01008 00008062G	1.59	RC6	RC4
1021 W MCEWEN DR	062G A 01200 00008062G	0.98	RC6	RC4
1004 MERYLINGER CT	062G A 01201 00008062G	1.01	RC6	RC4
1006 MERYLINGER CT	062G A 01202 00008062G	0.78	RC6	RC4
1005 MERYLINGER CT	062G A 01203 00008062G	1.6	RC6	RC4
1001 MERYLINGER CT	062G A 01204 00008062G	0.72	RC6	RC4
1095 W MCEWEN DR	062G A 01205 00008062G	0.64	RC6	RC4
1115 W MCEWEN DR	062G A 01206 00008062G	1	RC6	RC4
4085 Mallory Lane	062 02108 00008062	1.69	RC6	RC4
570 BAKERS BRIDGE AVE	054 00302 00008054	2.42	RC6	RC4
9100 CAROTHERS PKWY	054 00303 00008054	1.84	RC6	RC4
9200 CAROTHERS PKWY	054 00304 00008054	2.37	RC6	RC4
9160 CAROTHERS PKWY	054 00317 00008054	1.89	RC6	RC4
9050 CAROTHERS PKWY	054 00610 00008054	2.44	RC6	RC4
330 MAYFIELD DR	054 00611 00008054	8.09	RC6	RC4
9040 B CAROTHERS PKWY #101	054 00612 00008054	3.2	RC6	RC4
9000 CAROTHERS PKWY	054 00613 00008054	2	RC6	RC4
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741 COOL SPRINGS BLVD	061 00103 00008061	4.41	RC6	RC4

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321 BILLINGSLEY CT #5	061 00109C00408061	2.46	RC6	RC4
320 BILLINGSLEY CT	061 00110 00008061	3.01	RC6	RC4
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310 BILLINGSLEY CT 100	061 00112C00108061	1.13	RC6	RC4
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4115 MALLORY LN	062 03202 00009062	2.56	RC6	RC4
4149 MALLORY LN	062 03203 00009062	0.54	RC6	RC4

4169 MALLORY LN	062 03204 00009062	0.83	RC6	RC4
4199 MALLORY LN	062 03205 00009062	1.15	RC6	RC4
4095 MALLORY LN	062 03206 00009062	1	RC6	RC4
4091 MALLORY LN	062 03207 00009062	4.03	RC6	RC4
4107 MALLORY LN	062 03208 00009062	2.13	RC6	RC4
1154 LIBERTY PK	079 03610 00009079	1.7	RC6	RC4
112 RAND PL	079J B 00700 00009079J	5.42	RC6	RC4
225 S ROYAL OAKS BLVD	079O A 00100 00009079O	1.57	RC6	RC4
108 RAND PL	079O A 00101 00009079J	1.46	RC6	RC4
114 RAND PL	079O A 00200 00009079O	1.05	RC6	RC4
109 RAND PL	079O A 00300 00009079O	0.96	RC6	RC4
150 RAND PL	079O A 00301 00009079O	0.96	RC6	RC4
229 S ROYAL OAKS BLVD	079O A 00302 00009079O	1.23	RC6	RC4
813 OAK MEADOW DR	079O A 00303 00009079O	1.42	RC6	RC4
231 S ROYAL OAKS BLVD	079O A 00401 00009079O	1	RC6	RC4
4085 MALLORY LANE	062 02108 00008062	1.69	RC12	RC4

Overlay Zoning District Changes

Location	Proposed Overlay Zoning District
Harpeth River Floodway and Floodway Fringe According to Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMs) Update	Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO)

SECTION XXV. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XXVI. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

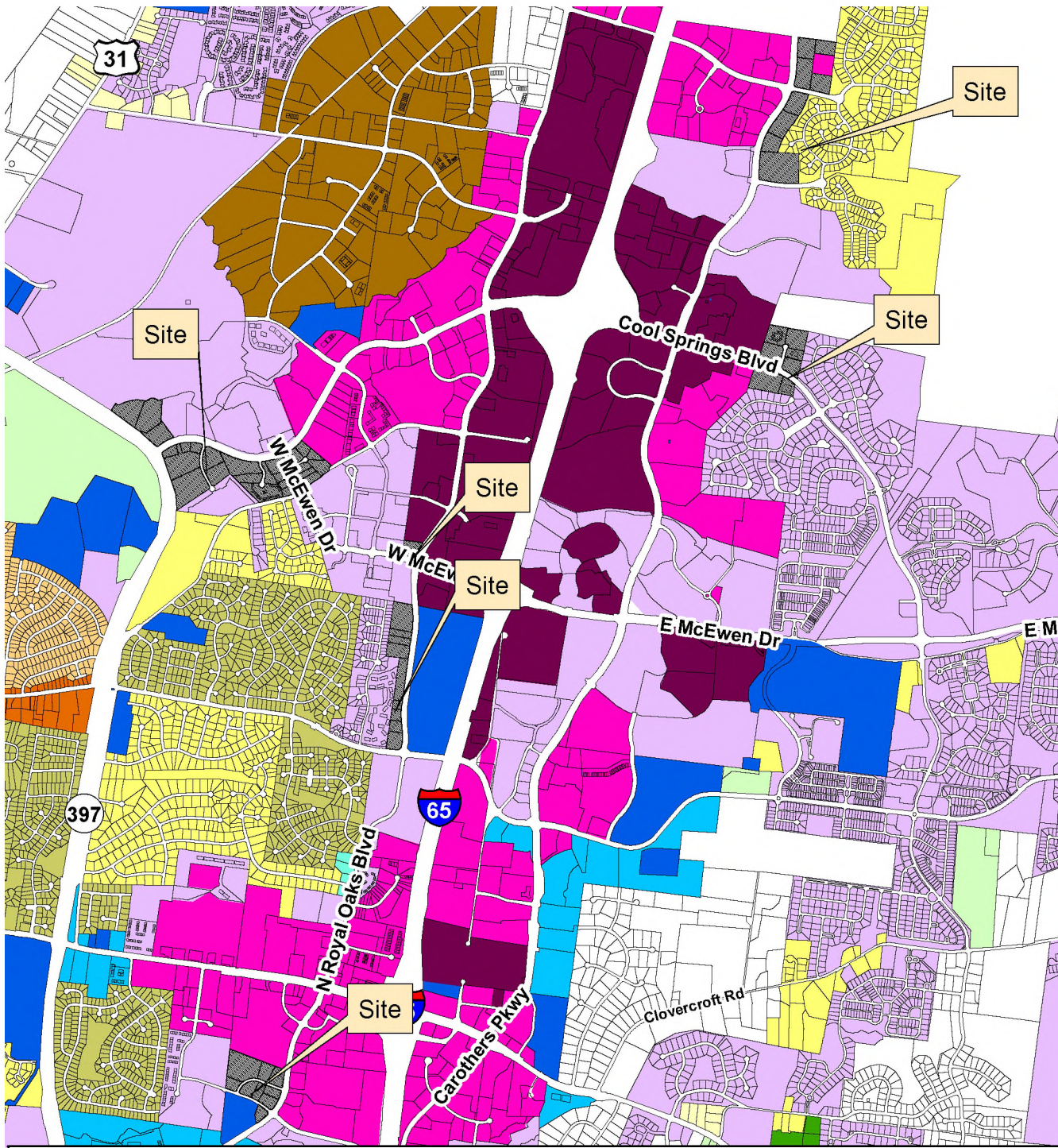
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

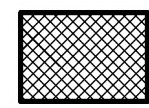
PASSED SECOND READING:

PASSED THIRD READING:



RC 4 Rezoning

All parcels shown in hatch are proposed to be rezoned from RC 6 to RC4 except for one parcel that is currently zoned RC12.



Subject Parcels to be rezoned to RC4

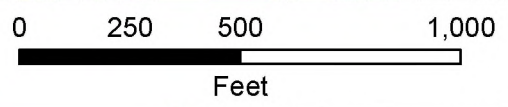
Legend

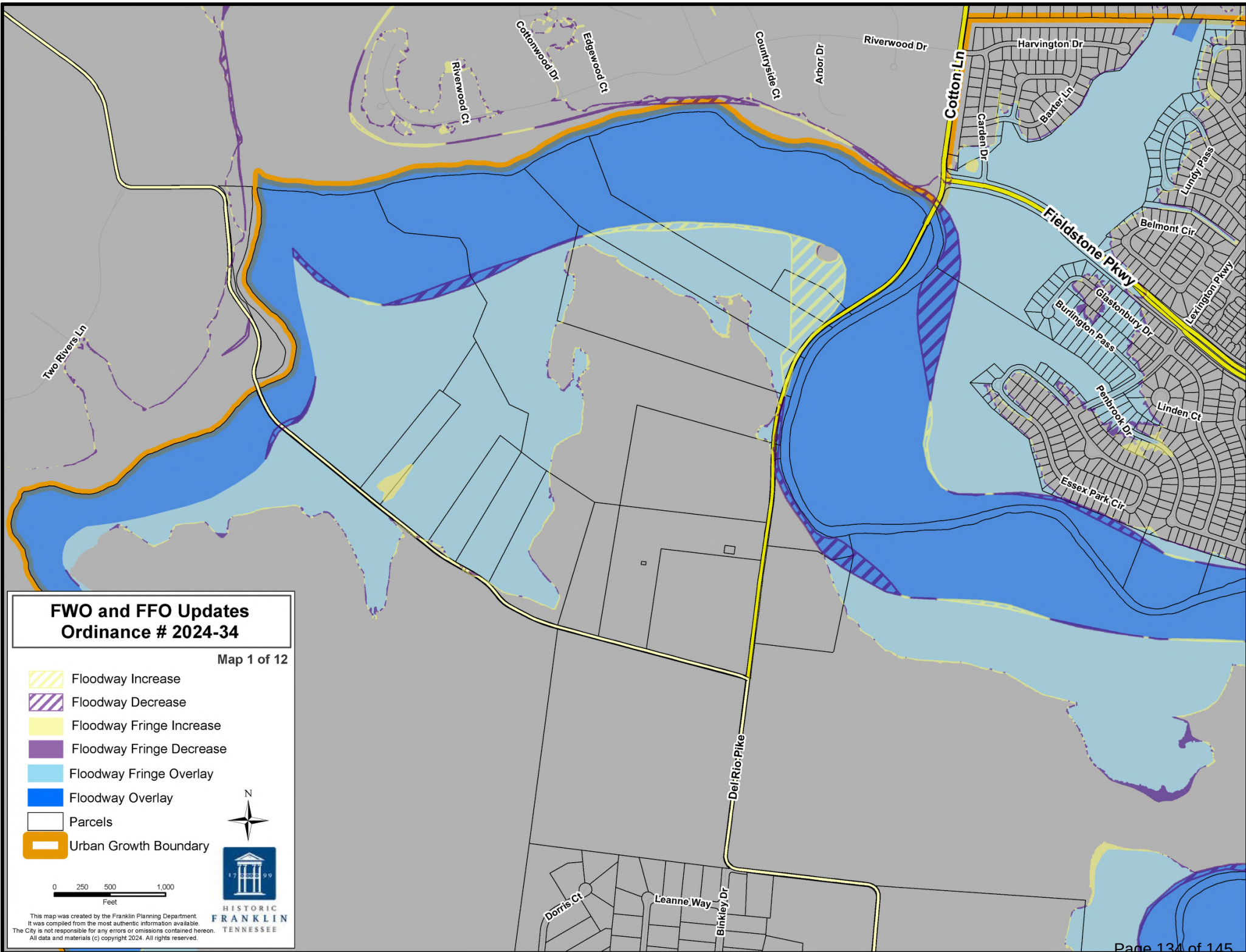
- Street Labels
- AG Agricultural District
 - ER Estate Residential District
 - R1 Residential 1 District
 - R2 Residential 2 District
 - R3 Residential 3 District
 - R4 Residential 4 District
 - R6 Residential 6 District
 - MR Mixed Residential District
 - PD Planned District
 - OR Office Residential District
 - CI Civic Institutional District
 - NC Neighborhood Commercial
 - CC Central Commercial District
 - DD Downtown District
 - 1ST Avenue District
 - 5TH Avenue District
 - RC4 Regional Commerce 4 District
 - RC6 Regional Commerce 6 District
 - RC12 Regional Commerce 12 District
 - GO General Office District
 - LI Light Industrial District
 - HI Heavy Industrial District



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**FWO and FFO Updates
Ordinance # 2024-34**

Map 1 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

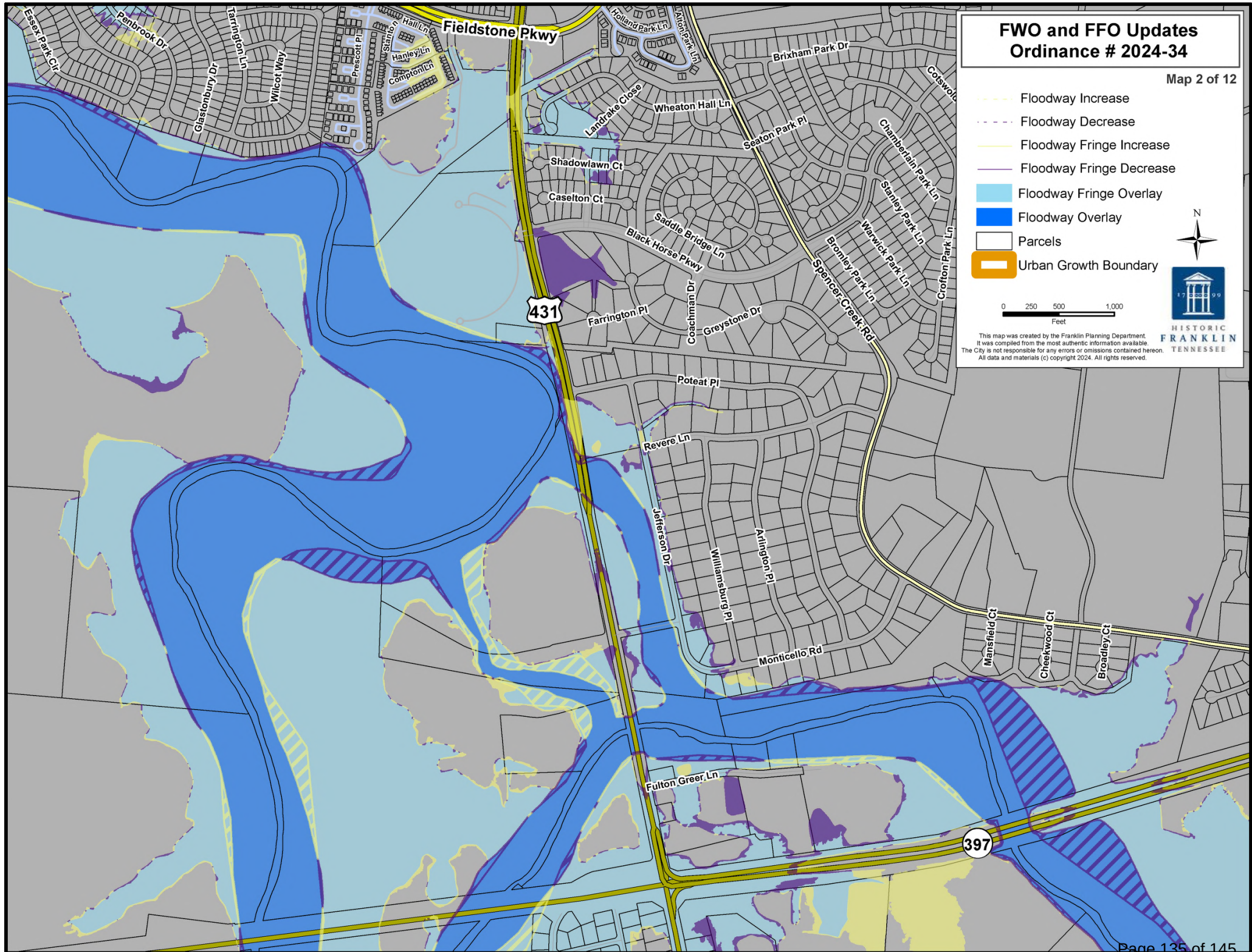
Map 2 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 3 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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0 250 500 1,000
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FWO and FFO Updates Ordinance # 2024-34

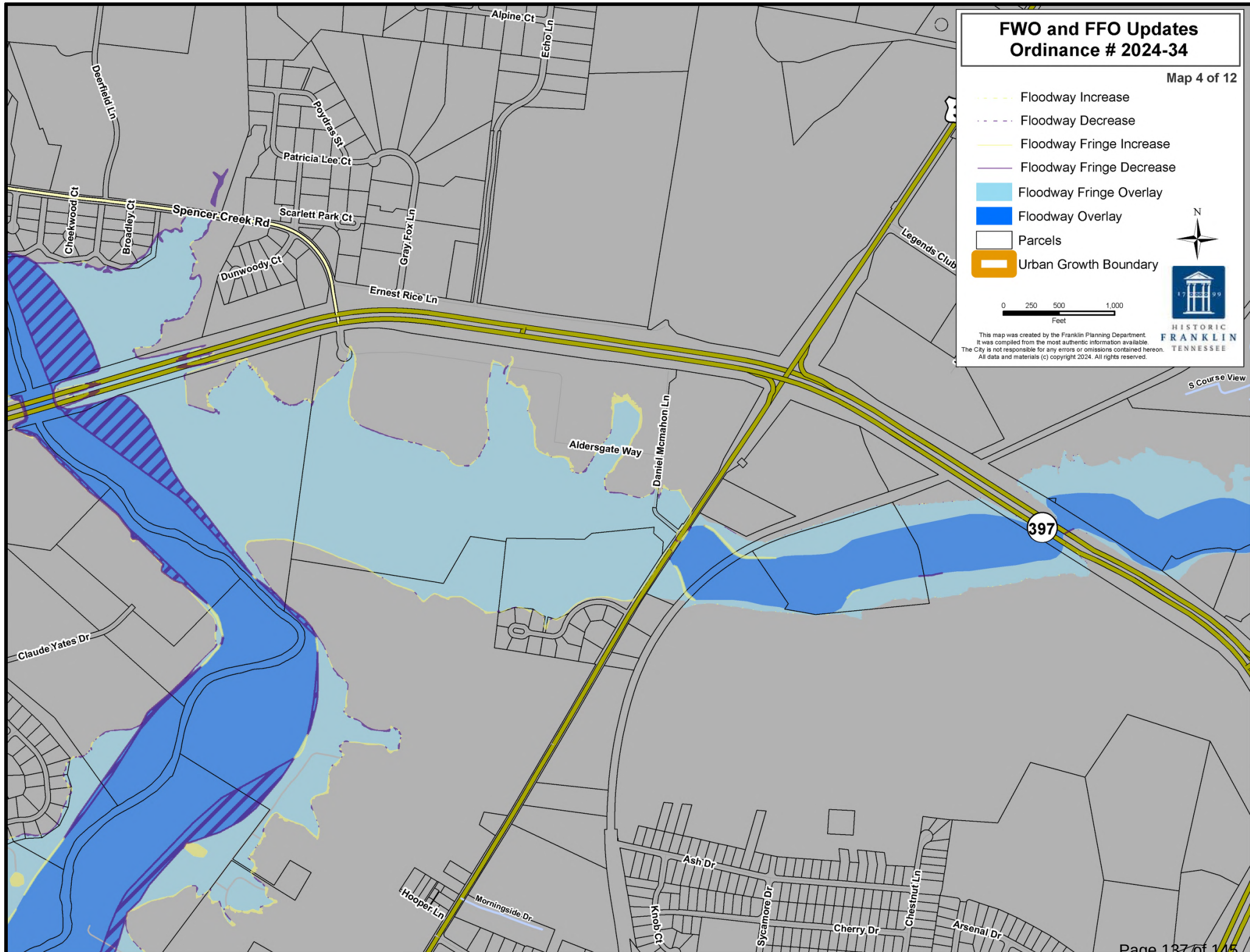
Map 4 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 5 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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FWO and FFO Updates Ordinance # 2024-34

Map 6 of 12

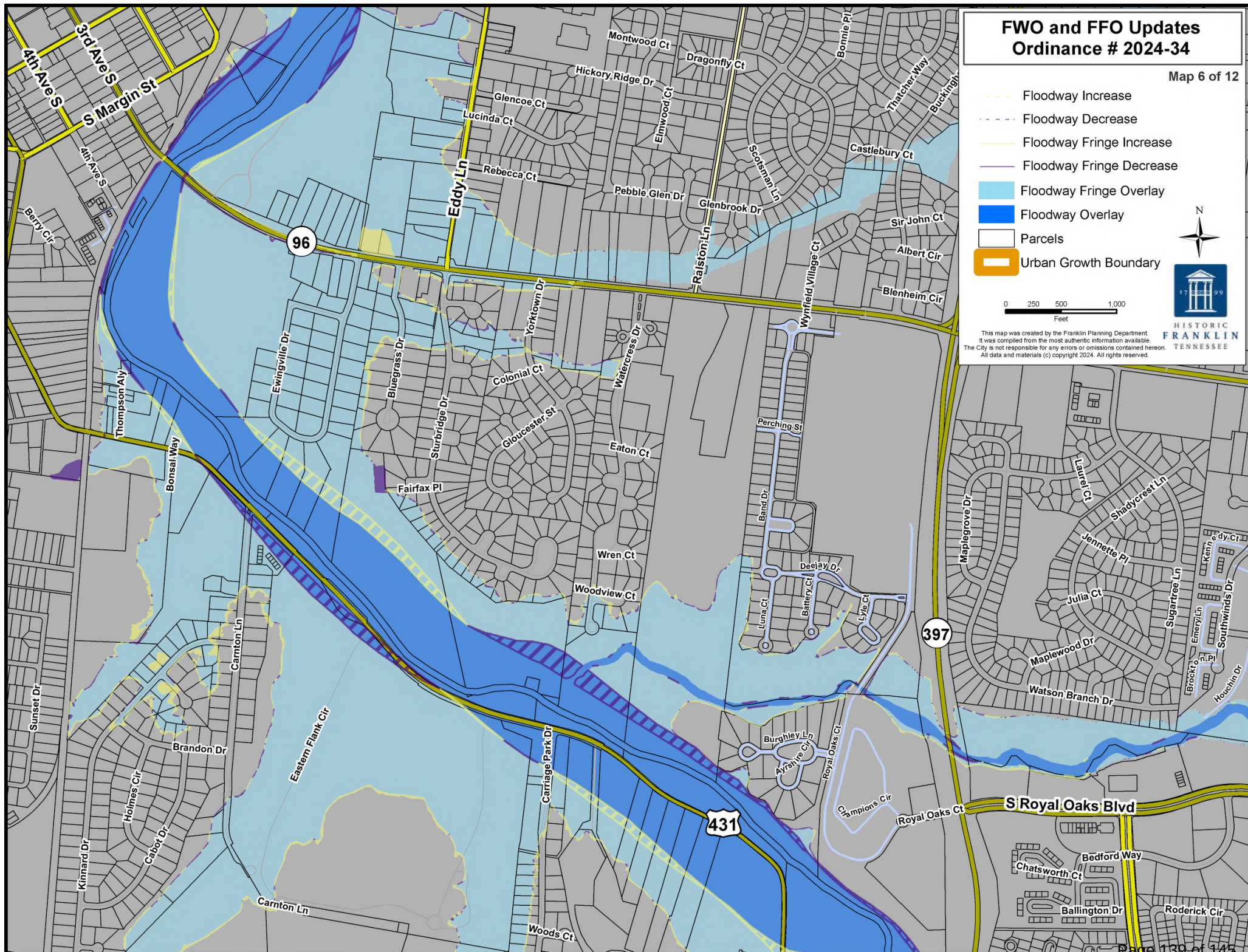
- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

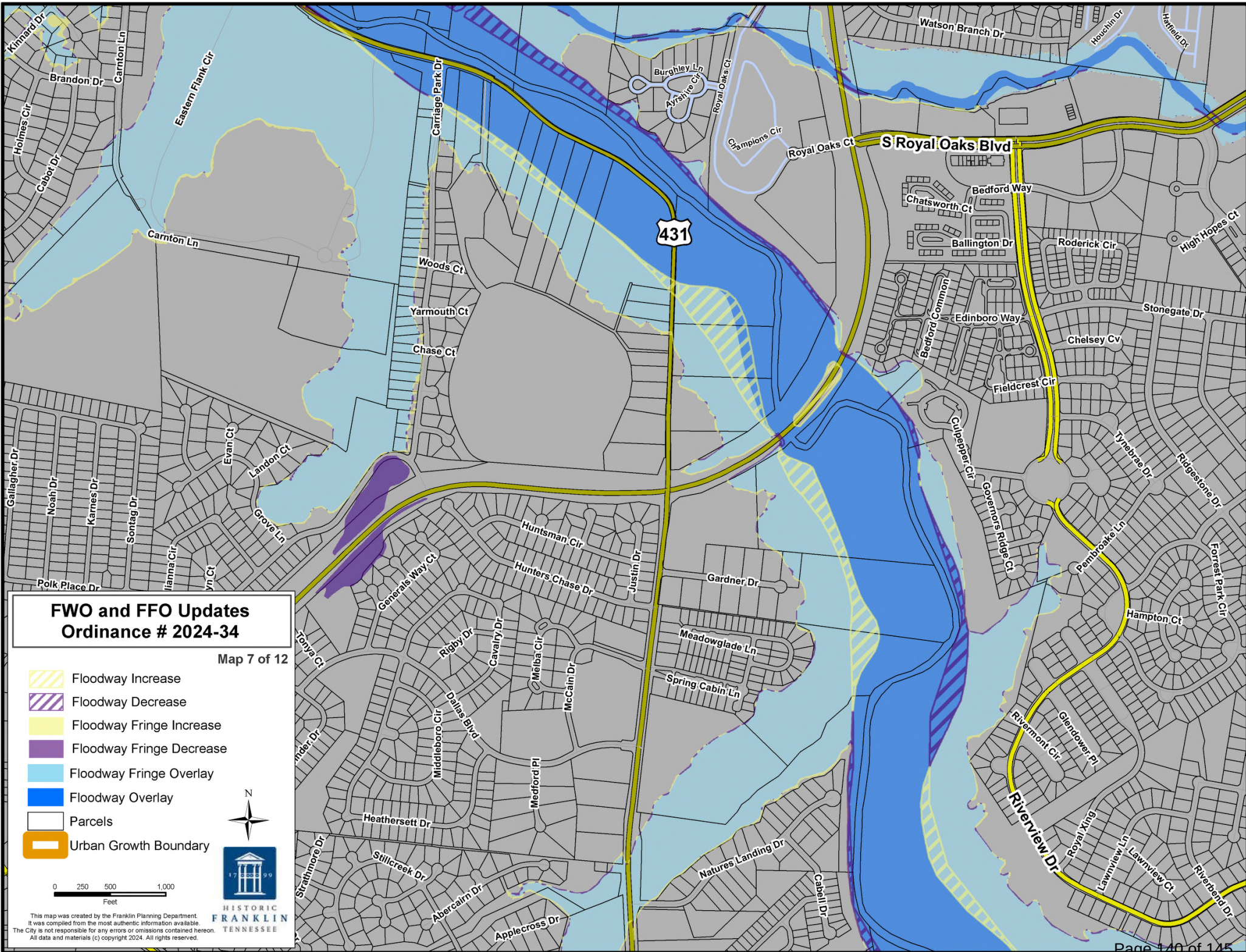
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FWO and FFO Updates Ordinance # 2024-34

Map 7 of 12

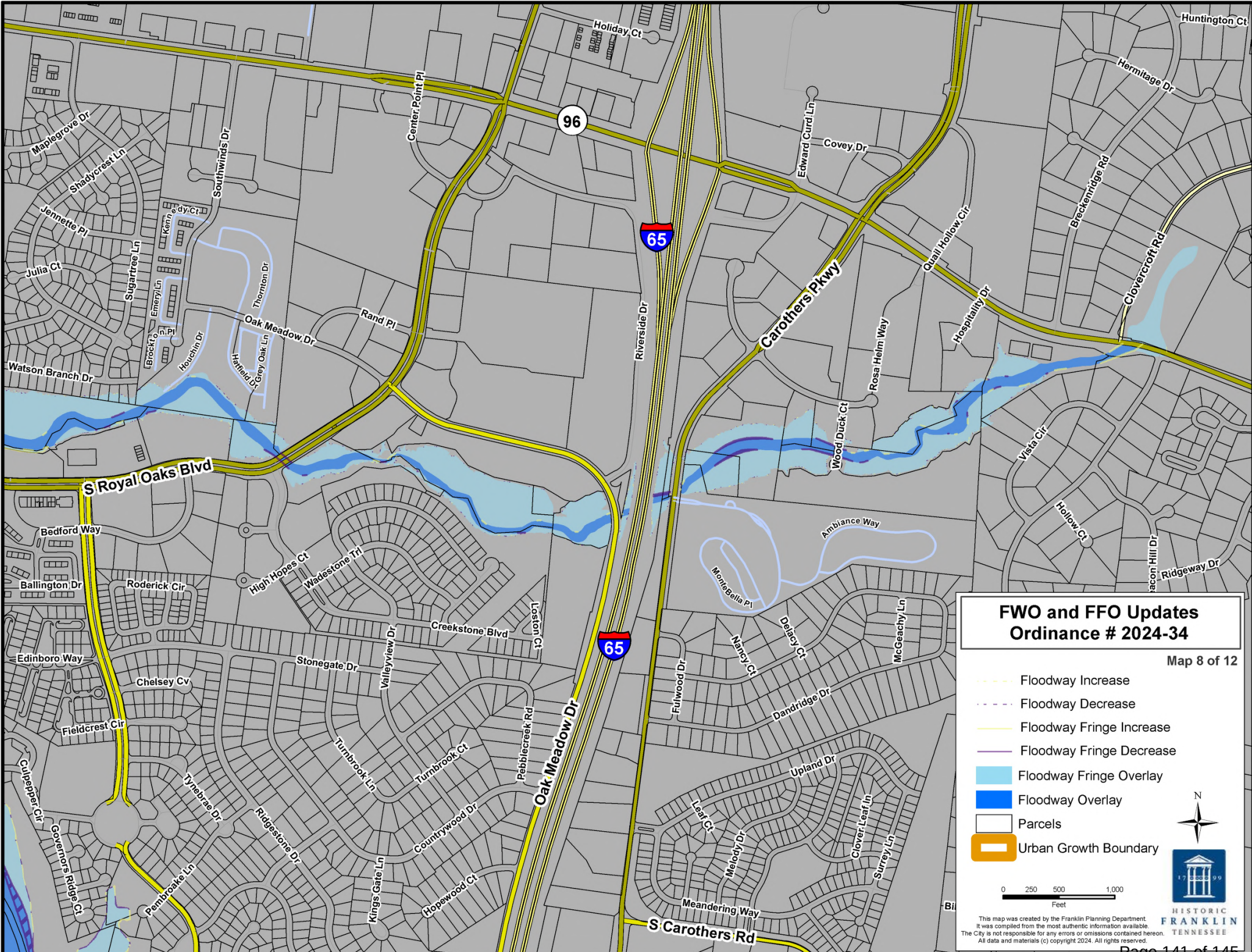
- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary



0 250 500 1,000
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**FWO and FFO Updates
Ordinance # 2024-34**

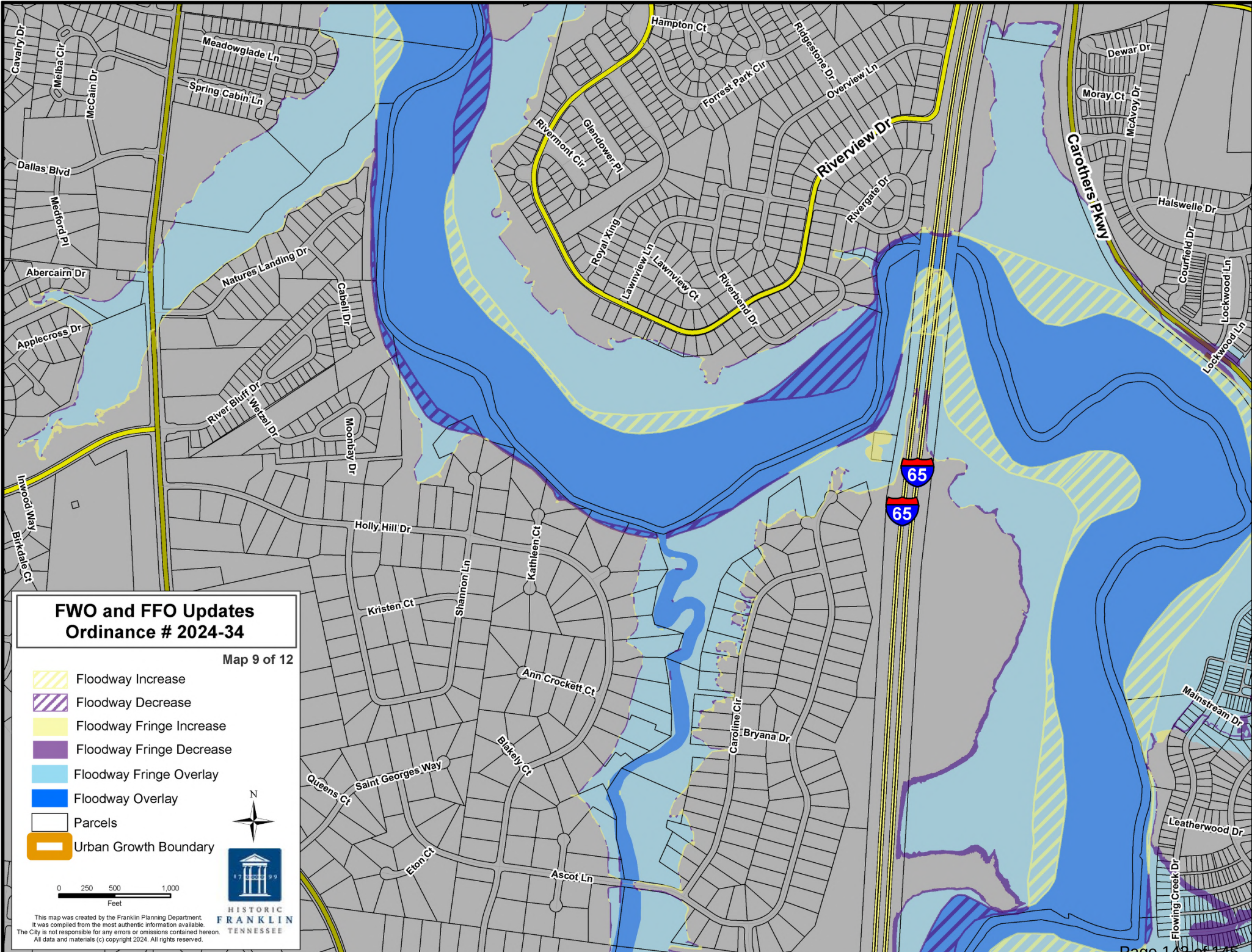
Map 8 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Light Blue Floodway Fringe Overlay
- Dark Blue Floodway Overlay
- White Parcels
- Orange Urban Growth Boundary

0 250 500 1,000
Feet



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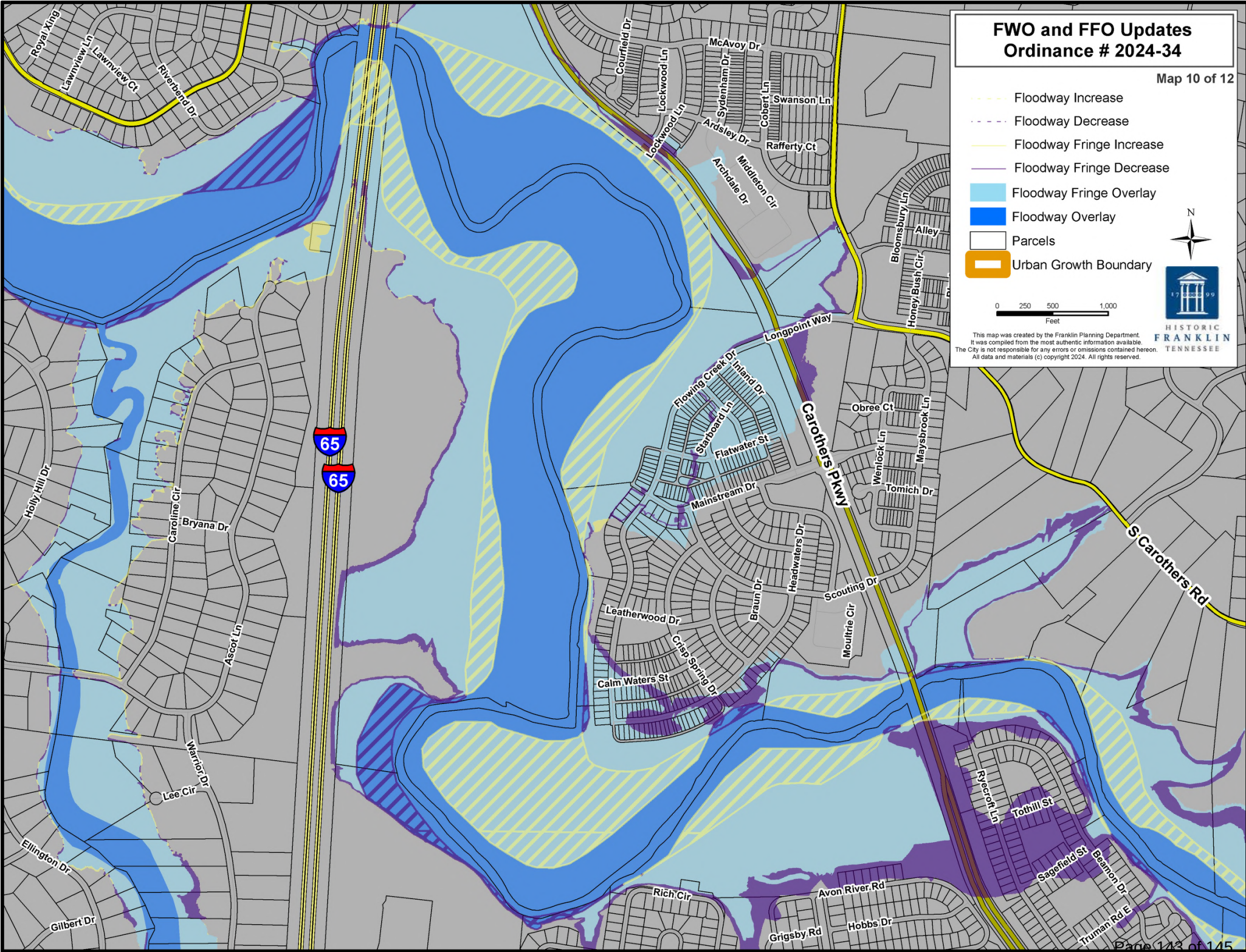
**FWO and FFO Updates
Ordinance # 2024-34**

Map 9 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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FWO and FFO Updates Ordinance # 2024-34

Map 10 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
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**FWO and FFO Updates
Ordinance # 2024-34**

Map 11 of 12

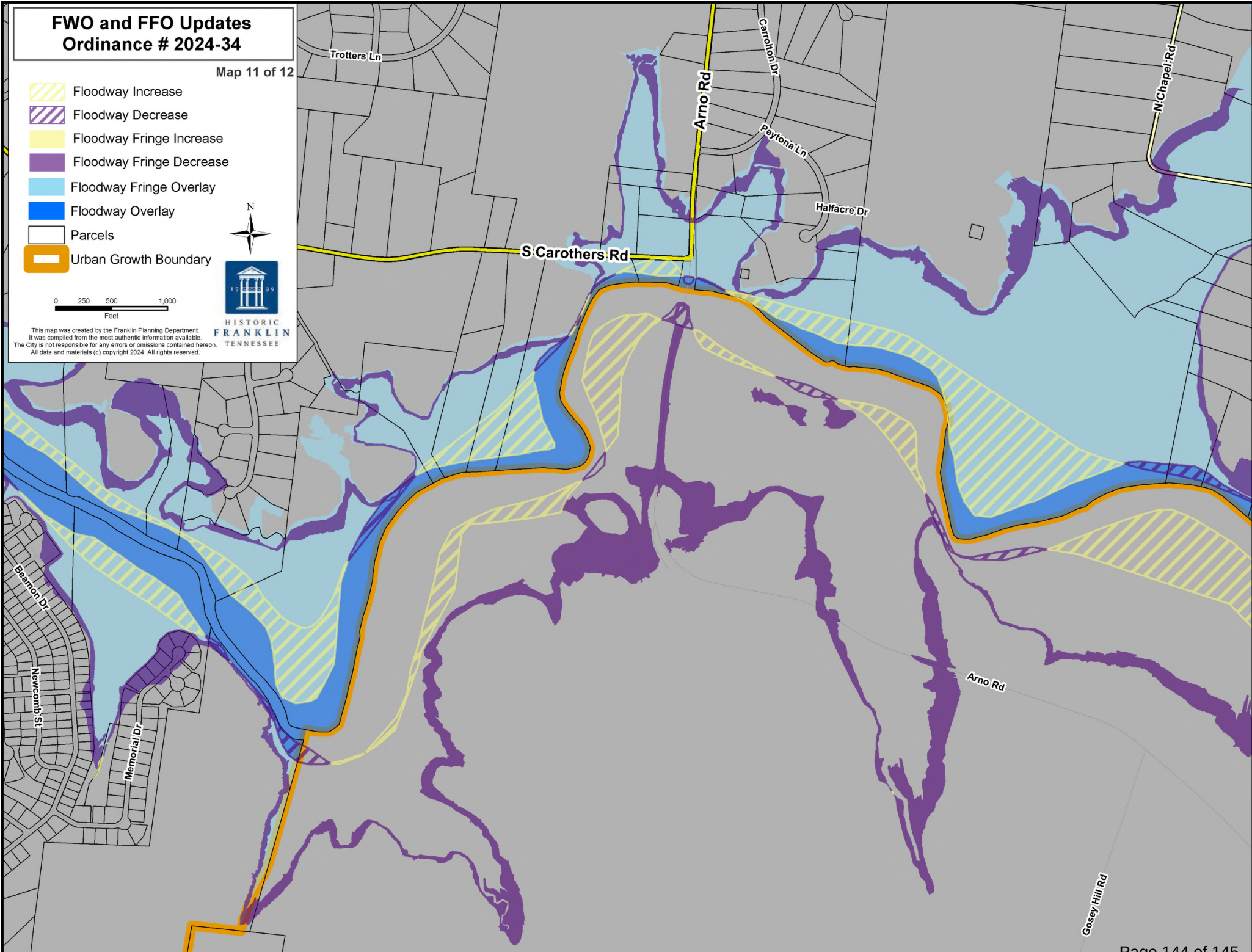
-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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FWO and FFO Updates Ordinance # 2024-34

Map 12 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- ▬ Urban Growth Boundary

0 250 500 1,000
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