



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: September 10, 2025

PC 25-22 Amendments to Municipal Code

Project Overview: The City of Franklin is requesting amendments to the City’s Municipal Code Chapter 1103 Definitions, Table 1107.04-1: Agricultural, Residential, and Parks and Recreation Districts Use Table, Table 1107.04-2: Nonresidential Districts Use Table, and Sections 1107.12(d) and 1103.01 regarding the addition of “Model Home” as a temporary use.

Comments: The City of Franklin is proposing text amendments to the City’s Municipal Code to add “Model Home” as a permitted temporary use in the R-1, R-2, R-3, R-4, MU-1, RMU, TN-1, and TN-2 zoning districts. Use-specific standards are proposed for the use to limit model homes during the construction of the subdivision. A definition for “Model Home” is also proposed.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

- The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
- The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
- The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
- The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
- The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.

Considerations:

The Planning Commission can recommend approval, approval with modifications, or denial of the proposed text amendments to the City Council for their review and decision.