



TOWN OF SMYRNA
TOWN COUNCIL QUARTERLY JOINT WORKSHOP WITH
THE MUNICIPAL PLANNING COMMISSION
July 31, 2025
Town Hall
3:00 PM



Items for Discussion

1. Public Comment.
Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.
2. Tree Ordinance/Landscaping Requirements.
3. Self-Storage Buildings in Commercial Districts.
4. Temporary Retail Uses.
5. Tourist Homes in C-4 Districts.
6. Detached Accessory Structures.
7. Other.

Presentation Materials

1. Presentation



2025 FRANKLIN ZONING ORDINANCE

ADOPTED & EFFECTIVE
1-1-2025



CHAPTER 12

LANDSCAPE

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12.1 General Provisions

12.1.1 Review for Compliance

Review for compliance with this Chapter shall occur at the time of submittal of development plans, site plans, and preliminary plats.

12.1.2 Landscape Plan

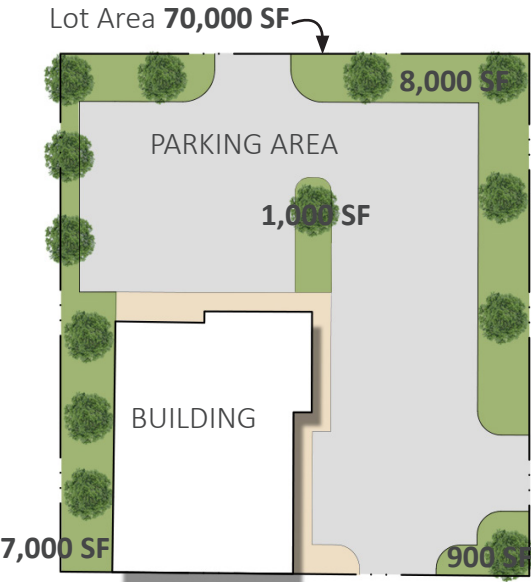
A landscape plan that demonstrates how landscape will be planted on a development site shall be submitted as a part of a site plan application in accordance with the requirements established by the Department of Planning and Sustainability as posted on the City website. Additional landscape plantings may be required by the Stormwater Management Ordinance.

12.2 Landscape Surface Area

12.2.1 Calculation of Landscape Surface Area

- A. The minimum landscape surface area (LSA) requirement shall be calculated by multiplying the total development site acreage or square feet by the minimum LSA percentage for the applicable district.
- B. The existing or proposed landscape surface area on a lot shall be measured as follows:
 - 1. Calculate the total amount of area not covered by impervious surface and available for accommodating landscape material on the lot; then
 - 2. Divide by the total lot area.

Figure 12.2.1 Example Calculation of Landscape Surface Area of an Existing Lot in Square Feet (SF)



Lot Area	70,000 SF
Minimum LSA per the Applicable Zoning District	15%
Multiply the Lot Area by the Minimum LSA to Find the Required LSA in Square Feet	$70,000 \text{ SF} \times 0.15 = 10,500 \text{ SF}$
Find the Sum of All the Pervious Areas Available for Landscape Material to Find the Total Pervious Area of the Lot	$8,000 \text{ SF} + 900 \text{ SF} + 7,000 \text{ SF} + 1,000 = 16,900 \text{ SF}$
Divide the Total Pervious Area by the Lot Area	$16,900 \text{ SF} / 70,000 \text{ SF} = 24\%$
LSA	24%

12.2.2 Minimum Landscape Surface Area

Development sites and lots shall have a minimum LSA acreage according to the table below:

District	Minimum Landscape Surface Area (LSA)
AG	70%
ER	60%
R1	50%
R2 R3 R4 OR CI	40%
R6 MR GO 1ST	30%
PD	20%
NC CC RC4 RC6 RC12	15%
DD 5TH	0%
LI HI	20%

12.3 Overall Required Plantings

12.3.1 Calculation of Overall Required Plantings

C. The overall required plantings shall be calculated by multiplying the minimum LSA acreage per Section 12.2, Landscape Surface Area, by the quantity per acre of LSA for each type of landscape material in Subsection 12.3.2, Minimum Overall Required Plantings:

(0.64 Acre Minimum LSA) x

(82 ACI of Canopy Trees) =

(52 ACI of Canopy Trees)

D. Any required plantings for lots, open space set-asides, parking area landscape, buffers, street trees, and historic edge treatment may be counted toward the overall required plantings. In some cases, these plantings may exceed the minimum required by this Section; however, all plantings within this Chapter are required.

E. Tree canopy replacement cannot be used to achieve the overall required plantings; however, tree save areas may be excluded from the minimum LSA acreage per Section 12.2, Landscape Surface Area, used to calculate the overall required plantings in Subsection 12.3.2, Minimum Overall Required Plantings:

(0.64 Acre Minimum LSA) -

(0.2 Acre Tree Save Area) =

(0.44 Acre Adjusted LSA with Credit)

(0.44 Acre X 82 ACI of Canopy Trees) =

(36 ACI of Canopy Trees)

F. Portions of lots used for athletic fields, golf courses, cemeteries, agricultural uses, and other uses where new trees and shrubs are not appropriate may be excluded from the LSA acreage used to calculate the overall

Lot Plantings for Single-Family, Duplex, or Multiplex Residential

required plantings if the Department of Planning and Sustainability determines that the application of the requirements would serve no meaningful purpose.

12.3.2 Minimum Overall Required Plantings

The landscape surface area shall have the following plantings:

Type of Landscape Material	Quantity Per Acre of LSA	Minimum Evergreen
Canopy Trees	82 ACI	25%
Understory Trees	21 ACI	25%
Number of Shrubs	96	25%

12.4 Lot Plantings for Single-Family, Duplex, or Multiplex Residential

The landscape surface area for single-family, duplex, or multiplex residential lots shall have the following plantings:

Lot	Quantity of Trees
Less than 20,000 square feet	1 three-inch caliper canopy tree per every 5,000 square feet
20,000 square feet or larger	4 three-inch caliper canopy trees for the first 20,000 square feet + 1 three-inch caliper canopy tree per each additional 10,000 square feet
Alley-Loading with Garage Setback of 22 Feet or More	1 three-inch caliper canopy tree per every 5,000 square feet + 1 one-inch caliper understory tree or 3 shrubs planted along the alley side of the lot

12.5 Required Plantings for Open Space Set-Asides

Open space set-asides shall be planted according to the open space type requirements in Chapter 11, Open Space.

12.6 Parking Area Landscape

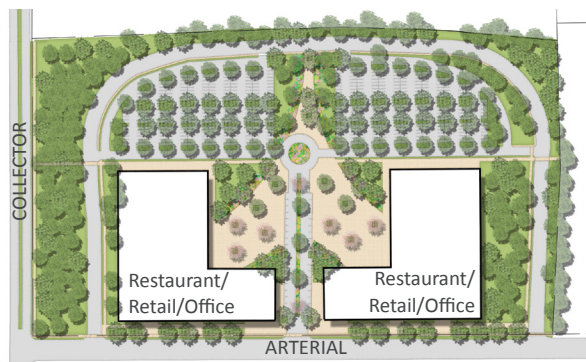
12.6.1 Internal Drives

See Section 9.3, Internal Drives.

12.6.2 Landscape Islands

- A. Surface parking areas of 20 spaces or more shall provide landscape islands that:
 - 1. Are placed at maximum intervals of every ten parking spaces and at the end of each row of parking spaces;
 - 2. Provide a minimum width of at least eight feet and the same length as adjacent parking spaces;
 - 3. Contain one canopy tree within a landscape island that spans one parking space length; and
 - 4. Contain two canopy trees within a landscape island that spans two parking space lengths.
- B. Additionally, surface parking areas of 100 or more spaces shall be organized into a series of smaller modules, no more than four parking bays wide, separated by a landscape island that:
 - 1. Is a minimum of eight feet wide, or 17 feet wide if accommodating a sidewalk that connects a building main entrance with its associated parking area;
 - 2. Runs the length of the parking bay; and
 - 3. Contains a minimum of two canopy trees.

Figure 12.6.2 Landscape Islands



12.6.3 Perimeter Landscape

Perimeter landscape shall screen the view of surface parking areas from streets and adjacent properties with an opaque screen, excluding required sight clearances at driveways and ingress/egress locations.

- A. A perimeter planting strip shall:
 - 1. Be located along the perimeter of a surface parking area and maintain a minimum average width of six feet, as measured from the outer edge of the parking area;
 - 2. Contain a continuous hedge composed of a double staggered row of evergreen shrubs and deciduous shrubs with a minimum planting height of 30 inches and planted three feet on-center. Up to 25 percent may be deciduous; and
 - 3. Include three canopy trees per 100 linear feet of the perimeter of the total parking area. Clustering is permitted. In areas where overhead utilities prevent the use of canopy trees, understory trees may be substituted.
- B. A perimeter planting strip shall not be required when:
 - 1. A parking area is contiguous to a required buffer and the screening intent of this Section is met; or
 - 2. A parking area is contiguous to another parking area that is on an adjacent property.

12.6.4 Planting Location

Plant material shall be located at least 2.5 feet from the back edge of the curb.

12.6.5 Fences and Walls

The width of a perimeter planting strip may be reduced to three feet when a fence or wall is provided that meets one of the following:

- A. An opaque brick or stone wall of between three and six feet tall shall be located along the perimeter of the parking area adjacent to the right-of-way; or
- B. A decorative metal fence of between three and six feet tall shall be located within the planting strip, supplemented with evergreen shrubs planted between the fence and the property line. The shrubs shall be 30-inches high and planted three feet on-center.

12.7 Buffers

12.7.1 General Standards

- A. Plant materials shall be arranged in a manner that creates an opaque screen.
- B. Existing vegetation listed on the Tennessee Exotic Plant Council list shall be removed from the buffer.

12.7.2 Buffers in Transitional Areas

See Section 8.1.2, Transitional Areas Abutting Residential Lots.

12.7.3 Buffers Along I-65 and Mack Hatcher

- A. Where new lots are oriented so that the rear facades of buildings face I-65 or Mack Hatcher Parkway outside of the SCO, the following buffers shall be required:

Lot Type	Minimum Buffer Width
Residential Lots	100 feet
All Other Lots	50 feet

- B. The buffer for residential lots shall contain the following minimum plantings:

Type of Landscape Material	Number per 100 liner feet	Minimum Evergreen Plantings
Canopy Trees	16	50%
Understory Trees	6	50%
Shrubs	80	75%

C. The buffer for all other lots shall contain the following minimum plantings:

Type of Landscape Material	Number per 100 Linear feet	Minimum Evergreen Plantings
Canopy Trees	10	50%
Understory Trees	4	50%
Shrubs	60	75%

12.7.4 Location of Buffers

Buffers shall be located along the periphery of the development site and shall extend to the abutting property line or right-of-way line.

12.7.5 Development Within Buffers

- A. Buffers shall not contain any:
- 1. Development;
 - 2. Parking areas;
 - 3. Parking structures;
 - 4. Streets or alleys that run parallel to the property boundary;
 - 5. Impervious surfaces;
 - 6. Dumpsters; or
 - 7. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in this Ordinance.
- B. The Department of Planning and Sustainability may approve the following uses and structures within the buffer if the screening intent of this Section is met:
- 1. Sidewalks, trails, and multi-use paths;
 - 2. Fences and walls;
 - 3. Landscape plantings;
 - 4. Stormwater retention or detention facilities, green infrastructure pursuant to the Stormwater Management Ordinance and best management practices, provided they do not interfere with the performance or

- 5. Driveways or internal drives, provided they cross the buffer at a 90-degree angle and do not encroach into the buffer in a parallel fashion for more than 35 feet.
- C. In the event that utilities are installed within a buffer in a manner that is parallel to the buffer, additional width shall be added to the buffer 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.

12.7.6 Credit for Existing Vegetation

- A. Existing vegetation within the buffer may be credited toward the buffer requirement if it meets the minimum size requirement. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.
- B. The DRT may reduce or waive the buffer requirements if an existing buffer has been recorded on an adjacent property that achieves the intent of this Section.

12.8 Street Trees

12.8.1 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 tree wells, planting strips or bulb-outs.

12.8.2 Tree Wells

A. Tree wells shall comply with the following:

Minimum Surface Area	Minimum Width on One Side	Additional Requirements
25 square feet	4 feet	Underground tree structural support system not required
9 square feet	3 feet	Underground tree structural support system is required

- B. Tree wells 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.
- D. Tree wells shall include irrigation systems and structural soils or screened backfill to ensure appropriate root growth and drainage.

Figure 12.8.2.A Tree Wells



12.8.3 Planting Strips

- A. Planting strips shall have a minimum width of six feet.
- B. Planting strips shall be located between the back of the curb and the edge of the sidewalk, unless otherwise approved by the DRT.
- C. The trunks of street trees shall be a minimum of three feet from the back edge of the street curb at time of planting.
- 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.

Figure 12.8.3.A Planting Strip



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.

12.8.5 Tree Types

Street trees shall be large-maturing canopy trees. In areas where overhead utilities prevent the use of canopy trees, understory trees may be substituted.

12.8.6 Spacing

- A. Canopy trees shall be planted between 35 to 45 feet on-center. Columnar trees shall be planted between 20 to 25 feet on-center.
- B. Understory trees shall be planted between 20 to 25 feet on-center.
- C. Clustering of street trees is permitted when utility conflicts or required sight distances prevent the minimum spacing requirements.

12.8.7 Sight Distance

Street tree placement along streets shall allow for adequate site distance for traffic control signs. These signs include mid-block warnings, speed limits signs, and stop signs. The following standards shall apply:

Street With Designated Speed Limit	Placement of First Street Tree in Front of Sign ^{1 2}
20 or 25 MPH	Minimum of 45 feet before the sign
30 MPH	Minimum of 60 feet before the sign
40 MPH or Higher	Minimum of 75 feet before the sign

- Notes:
- 1. Street trees may be placed closer than the minimum distances above if the vertical clearance between the grade and the lowest branches is at least ten feet, but in no case shall a street tree be closer than 25 feet to the sign.
 - 2. Where signs are placed at the front end of curb extensions or bulb-outs, the above street tree placements shall not apply.

12.8.8 Exception to Tree Installation

The Department of Planning and Sustainability may waive developer installation of street trees in the public right-of-way in special circumstances where timing of the installation would result in tree removal shortly thereafter due to street widenings, streetscape projects, or other capital improvement projects.

12.8.9 Credit for Existing Vegetation

Existing healthy, well-formed canopy trees or understory trees located along the street shall be credited toward the street tree requirements, provided the vegetation is:

- A. Surveyed, inventoried, and protected before and during development of the site in accordance with Subsection 17.2.6, Tree Protection During Construction; and
- B. Located in suitable locations to meet the standards of this Section.

12.9 Planting Standards

12.9.1 Minimum Quality and Size Standards

- A. Newly planted landscape plant materials shall conform to the latest version of the American Standard for Nursery Stock, ANSI Z60.1-2014.
- B. Type 1, 2, and 3 Trees, shall meet the planting and size requirements as defined in ANSI Z60.1.
 1. Canopy trees shall be a minimum of two inches in caliper at the time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1-2004.
 2. Understory trees shall have a caliper of 1.5 inches at time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60.1-2004. Multi-stem varieties shall be a minimum of ten feet in height above ground level at the time of planting.
 3. Evergreen trees shall be a minimum of six feet in height and a minimum of two inches in caliper at the time of planting.
 4. Except where required to be taller, shrubs shall be a minimum of 18 inches in height above ground level at the time of planting, and shall typically grow to a minimum height of five to six feet within four years.
- C. Plant materials used to meet the requirements of this Ordinance shall be selected, installed, and maintained from the City's approved list, specifications, and details on the City website, unless otherwise approved by the Department of Planning and Sustainability.
- D. Plants listed on the current edition of the Invasive Exotic Pest Plants of Tennessee, as published by the Tennessee Exotic Pest

Plant Council, shall be prohibited and shall not be credited towards the minimum requirements of this Ordinance.

12.9.2 Plant Diversity

To maintain plant species diversity and health, new plantings shall meet the following:

Number of Required Trees or Shrubs	Minimum Number of Different Genuses in Roughly Equal Proportions
Less Than 20	2 Genuses
20 to 39	3 Genuses
40 or More	4 Genuses

12.9.3 Stabilization

Landscape planting areas shall be stabilized and maintained with seed, sod, ground covers, mulches, or other approved materials to prevent soil erosion and allow rainwater infiltration.

12.9.4 Planting in Easements

- A. Groundcover may be planted or installed within any utility or drainage easement. Trees and shrubs require approval by the easement holder.
- B. In areas that require canopy trees where overhead utilities prevent the use of canopy trees, understory trees may be substituted. Multi-stemmed understory trees may be used provided they meet the minimum size at time of planting.

12.9.5 Planting Near Light Poles

Trees shall be clustered or moved to a more appropriate location if light poles conflict with tree locations.

12.9.6 Planting Near Fire Hydrants

Tree locations near fire hydrants shall comply with the Fire Code, as applicable.

12.10 Compliance with Landscape Standards

12.10.1 Inspections

The Department of Planning and Sustainability shall inspect the site prior to the release of any applicable performance agreement and again, after release of the performance agreement, to determine if the landscape material is living, healthy, installed, and/or properly maintained in accordance with the approved landscape plan and the standards in this Chapter.

12.10.2 Time Limits

All landscape, including mulching and seeding, shall be completed in accordance with the approved development plan, site plan, preliminary plat, or building permit prior to issuance of a final certificate of use and occupancy, unless a performance agreement and surety is in place pursuant Chapter 21, Performance Agreements.

12.10.3 Extensions

The Department of Planning and Sustainability may grant extensions related to the installation of the landscape improvements due to:

- A. Unusual environmental conditions, such as drought, ice, over-saturated soil (deep mud), or inappropriate planting season for the plant species;
- B. The substitution or unavailability of plant species or acceptable plant size as specified on the landscape plan in cases where such materials are not commercially available within a reasonable time;
- C. Circumstances beyond the developer's or landowner's control, such as incomplete construction or utility work to occur in a proposed landscape area within 30 days after expected site completion, provided the developer or property owner submits a

letter from the utility company stating the estimated installation date; or

- D. Other circumstance warranting extension in the opinion of the Department of Planning and Sustainability.

12.10.4 Maintenance

- A. The property owner shall be responsible for the maintenance of all required landscape areas on the lot.
- B. Street trees shall be maintained in accordance with this Chapter and the Municipal Code.
- C. Homeowners associations (HOAs) and property owner associations (POAs) are responsible for the maintenance of open space lots and medians associated with the development. Street trees associated with the development with a specified HOA or POA shall be maintained in accordance with this Chapter and the Municipal Code.
- D. Landscape areas shall be maintained in accordance with the approved landscape plan and shall present a healthy and orderly appearance free from refuse and debris.
- E. All plant life shown on an approved landscape plan used to meet a minimum standard of this Ordinance shall be maintained thereafter in a healthy growing condition and shall be replaced if it dies, is seriously damaged, or removed.
- F. Plants shall be maintained in a way that does not obstruct sight distances at intersections of streets or internal drives or driveways, obstruct traffic signs or devices, and/or interfere with the use of sidewalks or pedestrian trails.
- G. All required trees and shrubs used for screening purposes and buffering shall be maintained in their characteristic natural shape, and shall not be severely pruned, sheared or topped. Required trees shall

not be shaped as shrubs. Trees and shrubs required by this Ordinance that have been severely pruned, sheared, topped, or any trees shaped as shrubs that no longer meet their intended function shall be considered damaged vegetation in need of replacement and shall be replaced within one year.

- H. The Department of Planning and Sustainability shall determine the extent and timing of all other replanting requirements.

CHAPTER 17

NATURAL RESOURCES

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17.1 Steep Slopes

17.1.1 Applicability

- A. This Section shall apply to development or redevelopment when any portion of a lot contains naturally occurring slopes of 14 percent or greater.
- B. Lots shall not be graded to avoid the applicability or the requirements of this Section.

17.1.2 Prohibited Development

Other than public infrastructure and passive parks, development shall be prohibited on naturally occurring slopes having at least 20 feet of rise over 100 feet of run. Such slopes shall:

- A. Be placed in an open space lot and noted on the final plat as non-buildable; or
- B. Be placed in a conservation easement within a larger buildable lot. Individual single-family residential lots with a conservation easement shall be identified on the site plan as a critical lots, subject to Subsection 20.15.4, Critical Lots.

17.1.3 Grading Standards

- A. The maximum permitted grades for streets, internal drives, and driveway approaches shall comply with the Transportation and Street Technical Standards.
- B. The maximum permitted grades for driveways for single-family residential development shall be 14 percent. Driveways with lengths of longer than 100 feet may require a reduced slope, subject to approval by the Fire Department. The maximum permitted grades for all other development shall be ten percent.
- C. All driveways shall have landings at the top and bottom to prevent vehicles from scraping pavement.

- D. The maximum permitted grade for cut and fill areas shall be three units horizontal to one unit vertical.
- E. Retaining wall height shall comply with Section 13.2, Retaining Walls, and shall not be modified.

17.1.4 Development Standards Within 500 Feet of an HHO Boundary

Within 500 feet of an HHO boundary, the following shall apply:

- A. Lots that contain naturally occurring slopes of 14 percent or greater shall meet the lot standards in the following table rather than the lot standards of the applicable zoning district:

Lot Standards	Minimum
Lot Size	2 acres
Lot Width	150 feet
Lot Frontage	150 feet

- B. Development or redevelopment shall comply with Subsection 17.1.2, Prohibited Development, and 17.1.3, Grading Standards.
- C. Structures shall be sited to minimize grading and tree removal.

17.2 Tree Protection

17.2.1 Exemptions

The following tree removal activities are exempt from this Section:

- A. The tree proposed for removal is located:
 - 1. On a single-family residential lot of one acre or less that is not noted as a critical lot; or
 - 2. On a lot in the DD district;
- B. Removal of trees that are determined to be unhealthy by the Department of Planning and Sustainability or with written verification of the tree's condition as dead, dying, or structurally unsound as prepared by a certified arborist;
- C. Removal of trees that are determined by the Department of Planning and Sustainability to be nuisance trees or a threat to an existing structure, underground utility, or public safety;
- D. The tree encroaches into established utility easements;
- E. Damage will result to utilities or structures from tree roots;
- F. Removal of trees listed in the current edition of Invasive Exotic Pest Plants, published by the Tennessee Exotic Pest Plant Council;
- G. Removal of trees on City-owned land or within public right-of-way by the City or its authorized agent;
- H. Removal of a tree is a necessary to access the site and no alternative exists for relocating such access, as determined by the Department of Building and Neighborhood Services;
- I. The Department of Building and Neighborhood Services makes an exception in extraordinary circumstances, such as weather-related emergencies, natural

disasters, or similar occurrences. The Department of Building and Neighborhood Services may impose conditions as it determines are necessary to ensure compliance with this Section.

17.2.2 Tree Removal

Existing trees on a lot or development site shall not be removed or disturbed unless:

- A. Trees are removed in accordance with an approved development plan, site plan, preliminary plat, building permit, or grading permit that meets Subsections 17.2.4, Protection of Tree Canopy, and 17.2.5, Protection of Specimen Trees; or
- B. Trees are removed in accordance with an approved tree removal permit that meets Subsection 17.2.9, Tree Removal Permits.

17.2.3 Tree Preservation Plan

As part of the application required for a development plan, site plan, or preliminary plat, the applicant shall submit a tree preservation plan with the following information:

- A. The lot lines associated with the proposed development;
- B. A recent aerial photograph with date photograph was taken;
- C. The location and extent of the existing on-site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
- D. The exact location, health, and size of all specimen trees; however, in the instances of large established tree stands, the Department of Planning and Sustainability may accept an approximation of the location, health, and size of specimen trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated tree save area; and

E. The minimum tree canopy retention requirement.

17.2.4 Protection of Tree Canopy

A. Exemptions

Tree removal activities associated with agricultural uses are exempt from this Subsection.

B. Minimum Tree Canopy Retention

A percentage of the existing tree canopy shall be retained on a development site in accordance with the table below:

Existing Tree Canopy Cover (as a percentage of the total development site size)	Minimum Tree Canopy Retention by Zoning District (as a percentage of the total tree canopy cover) ^{1, 2}			
	AG R1 R3 R6 PD ³ 1ST	ER R2 R4 MR OR	CI NC CC GO PD ⁴	RC4 RC6 RC12 LI HI
80%- 100%	30%		15%	10%
60%-79%	36%		18%	11%
40%- 59%	45%		22%	12%
20%- 39%	48%		24%	13%
19% or less	54%		26%	14%

Notes:

1. Additional tree canopy retention may be required by the Stormwater Management Ordinance.
2. The 5TH and DD districts do not have minimum tree canopy retention requirements.
3. Development with only residential uses in the PD district shall comply with these standards.
4. Development with nonresidential and mixed-uses in the PD district shall comply with these standards.

C. Designation of Tree Save Areas

1. The minimum tree canopy to be retained within the development site shall be placed in tree save areas, which shall include the areas occupied by the critical root zones of all healthy trees being retained in accordance with this Subsection.
2. The location of tree save areas shall be based on the presence of any one or more of the following:
 - a. Woodland forest;
 - b. Established tree stands;
 - c. Tree rows; or
 - d. Specimen trees.
3. Tree save areas shall be depicted as an open space lot or conservation easement on the development plan, site plan, or preliminary plat, and recorded on the final plat.
4. Individual single-family residential lots with tree save areas in conservation easements shall be identified on the site plan as critical lots, pursuant to Subsection 20.15.4, Critical Lots, and shall be platted on the final plat with denotation on an individual lot.

D. Tree Save Area Priorities

Consideration shall be given to the following when determining tree save locations:

1. Woodland forests greater than five acres;
2. Riparian buffers or natural drainage courses;
3. Land within the HHO or naturally occurring slopes of 20 percent or greater;
4. Habitat used by endangered or threatened species;
5. Scenic corridors and viewsheds;

6. Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
7. Areas needed for buffers or historic resource edge treatments.

E. Removal of Trees in Tree Save Areas

The removal, damage, or destruction of trees within a tree save area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

1. Any tree that is damaged or removed from the tree save area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to tree removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.
2. Replacement trees for trees removed from the tree save area shall be planted in the tree save area or, in cases where adequate room is not available, planted elsewhere on the lot or development site. In cases when adequate room on the lot or development site is not available as determined by the DRT, mitigation may take the form of payment to the City tree bank, pursuant to Subsection 17.2.8, Tree Bank.
3. Following notice of violation related to this Section by the Department of Building and Neighborhood Services, no review body shall review or approve any applications for the site from the

date of the violation until:

- a. A replacement plan has been approved by the Department of Planning and Sustainability and a guarantee for the associated replacement has been established in accordance with Chapter 21, Performance Agreements; or
- b. Payment has been made to the City's tree bank in-lieu of providing some or all of the required replacement trees.

17.2.5 Protection of Specimen Trees

A. General Protections

1. Specimen trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Subsection 17.2.1, Exemptions.
2. The area within the critical root zone, known as the tree protection zone, of any specimen tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Department of Planning and Sustainability.

B. Designation of Critical Lots

Individual single-family residential lots with specimen trees shall be identified on the site plan as critical lots, pursuant to Subsection 20.15.4, Critical Lots. Critical lots shall be denoted on the final plat on each individual lot with a specimen tree, which shall be preserved and cannot be removed.

C. Removal and Replacement of Specimen Trees

The removal, damage, or destruction

of specimen trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

1. Two caliper inches of replacement trees shall be provided for each caliper inch of specimen tree removed. Each replacement tree shall be a minimum of two caliper inches, and shall either be replanted within 12 months of the removal of the specimen tree, or within a timeframe approved by the Department of Planning and Sustainability Department. Performance agreements for the associated replacement, if warranted in the opinion of the Department of Planning and Sustainability, shall be established in accordance with Chapter 21, Performance Agreements. Replacement trees shall not be used to meet any other landscape requirements.
2. Replacement trees shall be either planted on the lot or site where the specimen tree was removed; however, in cases where space on the lot or site is insufficient, DRT may determine if mitigation may take the form of payment to the City's tree bank, pursuant to Section 17.2.8, Tree Bank.

17.2.6 Tree Protection During Construction

A. Tree Protection Fencing

1. All specimen trees in a tree protection zone and the perimeter of tree save areas shall be fenced in accordance with this Subsection before any land-disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's critical root zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Department of Building and Neighborhood Services shall consider existing site conditions in determining the exact location of any tree protection fencing.
2. All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
3. Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
4. All tree protection measures shall be inspected by and approved by the Department of Building and Neighborhood Services prior to start of any land disturbing activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
5. The tree protection fencing shall be clearly shown on the site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Paragraph 17.2.6.B, Encroachments into Root Zones. Fencing shall be maintained until the land disturbance

activities are complete.

B. Encroachments into Critical Root Zones

1. Encroachments within the root zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
2. If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

C. Owner's Responsibility

During development, the owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

17.2.7 Monitoring and Maintenance of Trees Post-Construction

Owners of land shall be responsible for the preservation and maintenance of all trees required to be saved and protected under this Section.

17.2.8 Tree Bank**A. Purpose**

The tree bank shall be a fund to receive:

1. Cash contributions for removal or damage to trees pursuant to Section 17.2, Tree Protection;
2. Charitable contributions given to the City for planting trees; and
3. Civil penalties received for the illegal cutting or damage of trees.

B. Use of Funds

Tree bank funds shall be used solely for purchasing, installing, and replacing trees, or maintenance of trees during their first five years after planting, on public lands such as parks, public open spaces, at community and civic facilities, and within public right-of-way.

C. Procedure for Tree Bank Requests

1. An applicant shall submit a written request to use the tree bank for removal of trees.
2. The Department of Planning and Sustainability shall determine the eligibility and extent of contributions during the site plan review and shall forward the recommendation to the applicable review body.
3. If, after the site plan is approved, the applicant wishes to reevaluate a decision to contribute to the tree bank, a revised landscape plan and a proposal to change the amount of the cash contribution shall be submitted to the Department of Planning and Sustainability for approval.
4. The applicant shall provide the cash contribution payment in the form of a cashier's check payable to City of Franklin prior to recording of the final plat and/or issuance of a building permit.

17.2.9 Tree Removal Permits**A. Exemptions**

A tree removal permit is not required for trees removed in compliance with an approved building permit, grading permit, site plan, preliminary plat, final plat, stormwater management permit, or as otherwise exempted by Section 17.2.1,

Exemptions.

B. Tree Removal Permit Application

An application for a tree removal permit shall be made in accordance with application requirements established by the Department of Building and Neighborhood Services.

C. Staff Review

The Department of Planning and Sustainability and/or City arborist shall review the application for a tree removal permit and make a recommendation to the Department of Building and Neighborhood Services.

D. Department Building and Neighborhood Services Final Action

The Department of Building and Neighborhood Services shall review the application and approve, approve with conditions, or disapprove the tree removal permit.

E. Approval Criteria

The Department of Building and Neighborhood Services may approve a tree removal permit only when the tree proposed for removal is not:

1. Located in an open space lot or conservation easement;
2. Part of required landscape material or contributes to the screening function of a required landscape area;
3. The subject of a condition of approval requiring their retention; and
4. A specimen tree.

F. Issuance of a Building Permit or Grading Permit

No building permit or grading permit shall be issued unless the City department issuing the permit receives a written decision from the Department of Building and Neighborhood Services that the proposed development has received a tree removal permit or is exempt from the requirement to obtain a tree removal permit.

G. Tree Removal Violations

The removal, damage, or destruction of trees without obtaining a tree removal permit, as applicable, is in violation of this Subsection and shall require mitigation in accordance with the following:

1. Specimen trees removed shall be replaced at a two caliper inches for each caliper inch of specimen tree removed;
2. Replacement trees shall be replanted within 12 months of removal;
3. Any tree that is damaged or removed from a tree save area, conservation easement, or open space shall be replaced at a one caliper inch to one caliper inch ratio with replacement trees having a diameter of at least two inches in caliper;
4. Damage or destruction of trees due to excessive pruning or tree topping shall constitute a violation of this Ordinance and result in the prescribed replacement and/or mitigation of the damaged trees; and
5. A surety and maintenance agreement shall be established for replacement trees.

17.3 Riparian Setbacks

Development and land-disturbing activities shall comply with the Stormwater Management Ordinance.

17.4 Erosion and Sedimentation Control

Development and land-disturbing activities shall comply with the Stormwater Management Ordinance.

17.5 Stormwater Management Features

17.5.1 Design

- A. The design and lot configuration for all stormwater management features, such as bioretention, detention ponds, and retention ponds, shall comply with the Stormwater Management Ordinance and Stormwater BMP Manual design specifications.
- B. Stormwater management features shall be designed to be an integral and aesthetic part of the site landscape.
- C. Stormwater management features shall be located and designed to avoid tree removal.
- D. Walls and retaining walls for stormwater management features shall comply with Section 13.2, Retaining Walls.

17.5.2 Retention Ponds

- A. Measures for aeration, such as fountain features, shall be used to reduce stagnation in retention (wet) ponds.
- B. Retention (wet) ponds shall be planted with moisture tolerant plant material, trees, and native grasses to enhance their presence within the built environment.

17.6 Floodplain Protection

17.6.1 Statutory Authorization, Findings of Fact, Purpose, and Objectives

A. Statutory Authorization

The Legislature of the State of Tennessee has in T.C.A. § 13-7-201 through § 13-7-210, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the BOMA ordains as follows:

B. Findings of Fact

1. The City wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Chapter 1, Section 60.3.
2. Areas of the City are subject to periodic inundation, which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

C. Statement of Purpose

The purpose of this Section is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Section is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage or erosion; and
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

D. Objectives

The objectives of this Section are:

1. To protect human life, health, safety and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding, which are generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas

mains, electric, telephone and sewer lines, streets and bridges located in flood prone areas;

6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a flood prone area; and
8. To maintain eligibility for participation in the NFIP.

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.

B. Requirement for Floodplain Development Permit

A floodplain development permit shall be required prior to the commencement of any development or redevelopment activities.

C. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Section and other applicable regulations.

D. Abrogation and Greater Restrictions

This Section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Section conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

E. Interpretation

In the interpretation and application of this Section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

F. Warning and Disclaimer of Liability

The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Section does not imply that land outside the areas of special flood hazard or uses

permitted within such areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made hereunder.

G. Penalties for Violation

Penalties for violation of the provisions of this Section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violated this Section or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful actions to prevent or remedy any violation.

17.6.3 Administration

A. Designation of Floodplain Administrator

A floodplain administrator is hereby appointed to implement the provisions of this Section.

B. Permit Procedures

An application for a floodplain development permit shall be made to the floodplain administrator on forms available on the City website prior to any development activities. The floodplain development permit may include, but is not limited to the following: plans in duplicate drawn to

scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application Stage

- a. An elevation certificate is required at the application stage in accordance with Clause 17.6.3.B.2.a, b, c, d, or e as applicable.
- b. Elevation in relation to mean-sea-level of the proposed lowest floor, including basement, of all buildings where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this Section.
- c. Elevation in relation to mean-sea-level to which any nonresidential structure will be floodproofed where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this Section.
- d. A FEMA floodproofing certificate from a Tennessee registered professional engineer or architect that the proposed nonresidential floodproofed building will meet the floodproofing criteria in Subsection 17.6.4, Provisions for Flood Hazard Reduction.
- e. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- f. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the

applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:

- i. An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
- ii. Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
- iii. A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
- iv. A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

- a. A second elevation certificate is required with the foundation inspection in accordance with Clause 17.6.3.B.2.c, d, or e, as applicable.
- b. Within AE Zones, where base flood elevation data is available, any lowest floor certification made relative to mean-sea-level shall be prepared by or under the direct supervision of a Tennessee registered, certified floodplain land surveyor and certified by same. The floodplain administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.
- c. Within approximate A Zones, where base flood elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The floodplain administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.
- d. For all new construction and

- substantial improvements, the permit holder shall provide to the floodplain administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.
- e. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The floodplain administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.
3. **Finished Construction Stage**
 A final Finished Construction Elevation Certificate is required after construction is completed and prior to issuance of a Temporary Certificate of Use and Occupancy, or if there is no Temporary Certificate of Use and Occupancy, then prior to issuance of the first Final Certificate of Use and Occupancy in accordance with Clause 17.6.3.B.2.c, d, or e. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

C. Duties and Responsibilities of the Floodplain Administrator

Duties of the floodplain administrator shall include, but not be limited to, the following:

1. Review all floodplain development permits to assure that the permit requirements of this Section have been satisfied, and that proposed building sites will be reasonably safe from flooding;
2. Review proposed development or redevelopment to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;
3. Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA;
4. For any altered or relocated watercourse, submit engineering data/analysis within six months to FEMA to ensure accuracy of community FIRMs through the Letter of Map Revision process;
5. Assure that the flood-carrying capacity within an altered or relocated portion of any watercourse is maintained;
6. Record the elevation, in relation to mean-sea-level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with this Section;

7. Record the actual elevation, in relation to mean-sea-level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Paragraph 17.6.3.B, Permit Procedures;
8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Paragraph 17.6.3.B, Permit Procedures;
9. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance;
10. When base flood elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A, on the City FIRM meet the requirements of this Section; and
11. Maintain all records pertaining to the provisions of this Section in the office of the floodplain administrator, which records shall be open for public inspection. Permits issued under the provisions of this Section shall be maintained in a separate file or marked for expedited retrieval within combined files.
12. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to issuance of a Temporary Certificate of Use and Occupancy, or if there is no Temporary Certificate of Use and Occupancy, then prior to issuance of the first Final Certificate of Use and Occupancy. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to issuance of either a Temporary or Final Certificate of Use and Occupancy. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of either a Temporary or Final Certificate of Use and Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least two photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these

photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

17.6.4 Provisions For Flood Hazard Reduction

A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces;
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located at required freeboard level so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Section shall meet the requirements of "new construction" as contained in this Section;
10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions in this Section shall be undertaken only if said non-conformity is not further extended or replaced;
11. Copies of all new construction and substantial improvement proposals shall be provided for all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
12. All subdivision proposals and other new development proposals shall meet

the standards of this Subsection;

13. When proposed new construction and substantial improvements are partially located in special flood hazard area, the entire structure shall meet the standards for new construction; and
14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall comply with the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

B. Specific Standards

In addition to the standards set forth in Subsection 17.6.4, Provisions for Flood Hazard Reduction, all areas of special flood hazard shall comply with the following:

1. Residential Structures

In AE Zones, where base flood elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than three feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of Clause 17.6.4.B.3, Enclosures, Within approximate A Zones where base flood elevations have not been established and where alternative data is not available, the floodplain

administrator shall require the lowest floor of a building to be elevated to a level of at least three feet above the highest adjacent grade. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of Clause 17.6.4.B.3, Enclosures.

2. Nonresidential Structures

- a. In AE Zones, where base flood elevation data is available, new construction and substantial improvement of any nonresidential building shall have the lowest floor, including basement, elevated or floodproofed to no lower than one foot above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of Clause 17.6.4.B.3, Enclosures.
- b. In approximate A Zones, where base flood elevations have not been established and where alternative data is not available, new construction and substantial improvement of any nonresidential building shall have the lowest floor, including basement, elevated or floodproofed to no lower than three feet above the highest adjacent grade. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient

to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of Clause 17.6.4.B.3, Enclosures.

- c. Nonresidential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the floodplain administrator as set forth in Subsection 17.6.3, Administration.

3. Enclosures

- a. All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.
- b. Designs for complying with this requirement must either be certified by a Tennessee

professional engineer or architect or meet or exceed the following minimum criteria:

- i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - ii. The bottom of all openings shall be no higher than one foot above the finished grade; and
 - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - c. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access; and
 - d. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Subsection 17.6.4, Provisions for Flood Hazard Reduction.
- ### 4. Standards for Manufactured Homes and Recreational Vehicles
- a. All manufactured homes placed or substantially improved must meet all the requirements of new construction when:
 - i. On individual lots or parcels;
 - ii. In expansions to existing manufactured home parks or subdivisions; or
 - iii. In new or substantially improved manufactured home

- parks or subdivisions.
- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - i. In AE Zones, with base flood elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one foot above the level of the base flood elevation or
 - ii. In approximate A Zones, where base flood elevations have not been established, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three feet in height above the highest adjacent grade.
 - c. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Subsection 17.6.4, Provisions for Flood Hazard Reduction.
 - d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - e. All recreational vehicles placed in an identified special flood hazard area must either:
 - i. Be on the site for fewer than 180 consecutive days; and
 - ii. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
 - iii. The recreational vehicle must meet all the requirements for new construction.
5. Standards for Subdivisions and Other New Development Proposals
- a. Subdivisions and other new development proposals, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.
 - b. All subdivision and other new development proposals shall be consistent with the need to minimize flood damage.
 - c. All subdivision and other new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
 - d. All subdivision and other new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - e. In all approximate A Zones, all new subdivision and other development proposals (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, shall include within such proposals base flood elevation data in accordance with this Section.

C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and with Floodways Designated

Located within the special flood hazard areas established in Subsection 17.6.2, General Provisions, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris, or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted, however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification, thereof;
2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of T.C.A § 65.12, and receives the approval of FEMA;

3. ONLY if Clauses 17.6.4.C.1 and 2 above are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Paragraphs 17.6.4.A, General Standards, and 17.6.4.B, Specific Standards.

D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the special flood hazard areas established in Subsection 17.6.2, General Provisions, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions shall apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
2. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions

as established under the provisions of T.C.A § 65.12, and receives the approval of FEMA;

3. ONLY if Clauses 17.6.4.D.1 and 2 above are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Paragraphs 17.6.4.A, General Standards, and 17.6.4.B, Specific Standards.

E. Standards for Streams Without Established Base Flood Elevations and Floodways (A Zones)

Located within the special flood hazard areas established in Subsection 17.6.2, General Provisions, where streams exist, but no base flood data has been provided and where a floodway has not been delineated, the following provisions shall apply:

1. The floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2, below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Subsection 17.6.4, Provisions for Flood Hazard Reduction;
2. All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, shall include within such proposals base flood elevation data;

3. Within approximate A Zones, where base flood elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three feet above the highest adjacent grade. All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Paragraph 17.6.3.B, Permit Procedures. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Subsection 17.6.4, Provisions for Flood Hazard Reduction;
4. Within approximate A Zones, where base flood elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 20 feet, whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles; and
5. New construction and substantial improvements of buildings, where

permitted, shall comply with all applicable flood hazard reduction provisions of Subsection 17.6.4, Provisions for Flood Hazard Reduction. Within approximate A Zones, those subsections of Subsection 17.6.4, dealing with the alteration or relocation of a watercourse, shall assure watercourse carrying capacities are maintained and manufactured home provisions are complied with as required.

F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Subsection 17.6.2, General Provisions, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Paragraphs 17.6.4.A, General Standards, and 17.6.4.B, Specific Standards, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one foot above the highest adjacent grade; or at least three feet above the highest adjacent grade, if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Clause 17.6.4.F.1 above so that the structure, together with attendant utility and sanitary facilities, below that level shall

be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Clauses 17.6.3.B.1.d and 17.6.4.B.2.

3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Subsection 17.6.2, General Provisions, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one to three feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Paragraphs 17.6.4.A, General Standards, and 17.6.4.B, Specific Standards, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

H. Standards for Areas Protected by Flood Protection System (A-99 Zones)

Located within the areas of special flood hazard established in Subsection 17.6.2, General Provisions, are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations have not been determined.

Within these areas (A-99 Zones) all provisions of Subsections 17.6.3 and 17.6.4, shall apply.

I. Standards for Unmapped Streams

Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the locality.
2. When a new flood hazard risk zone, and base flood elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Subsections 17.6.3, Administration, and 17.6.4, Provisions for Flood Hazard Reduction.
3. ONLY if Clauses 17.6.4.I.1 and 2 above are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Paragraphs 17.6.4.A, General Standards, and 17.6.4.B, Specific Standards

17.6.5 Appeals to the Board of Zoning Appeals

A. Variance Procedures

In the case of a request for a variance to a provision within this Section, the following shall apply:

1. The Board of Zoning Appeals (BZA) shall hear and decide appeals and requests for variances from the requirements of Section 17.6, Floodplain Protection, as specified in this Subsection;
2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Section to preserve the historic character and design of the structure;
3. In passing upon variance applications, the BZA shall consider all technical evaluations, all relevant factors, this Section, and:
 - a. The danger that materials may be swept onto other property to the injury of others;
 - b. The danger to life and property due to flooding or erosion;
 - c. The susceptibility of the proposed facility and its contents to flood damage;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity of the facility to a waterfront location, in the case of a functionally dependent use;
 - f. The availability of alternative locations, not subject to flooding or

- erosion damage, for the proposed use;
 - g. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
4. Upon consideration of the factors listed above, and the purposes of this Section, the BZA may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Section.
 5. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - b. A determination that failure to grant the variance would result in exceptional hardship; or
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.
 3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the base flood elevation increases risks to life and property.
 4. The floodplain administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

B. Conditions for Variances

1. Variances shall be issued only upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Paragraph 17.6.5.A.
2. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;

Special Exception in C-2 Zones in addition to the currently allowed industrial districts.

7.061.21 Special Conditions for Climate Controlled Self-Storage Facilities

- A. The minimum size of a lot for this use shall be two (2) acres.
- B. The maximum size of an individual storage unit shall be six-hundred (600) square feet.
- C. Storage units shall not be used for the manufacturing, processing or assembly of goods, the sale of goods, or personal services on the premises or for customer pickup.
- D. The operation of equipment or tools shall be prohibited on the premises.
- E. All storage shall be kept inside with the exception of propane or gasoline engines.
- F. Outdoor self-storage shall not be conducted on the same site as climate controlled self-storage facilities.
- G. Auctions are prohibited with the exception of an auction conducted by property management for abandoned units.
- H. No storage units may be visible from the public right-of-way.
- I. A facility shall not be located within 300' from any major intersection. A major intersection shall be defined as any two arterial streets, any arterial and any collector street or any two collector streets.

Parking Requirements:

- Current Requirement: 1 Space/3,000 SF of Gross Floor Area; (2 spaces shall be provided in addition to the above requirement if an accessory apartment is present)
- Recommended Requirement: 1 Space/50 Units + 5 Spaces

Municipality	Requirement
Murfreesboro	1 Space/5,000 SF or 5 Spaces, whichever is greater + 1 Spaces/ADU on site
Nolensville	1 Space/2,000 SF of Storage Space
Franklin	0.01 Spaces/Storage Unit (1 Space/100 Units) + 4 Spaces
Mt. Juliet	1 Space/5,000 SF + 2 Spaces for Rental Office + 1 Space/Employee
Lebanon	1 Space/40 Storage Stalls + 1 Space/Managers Residence
Knoxville - Minimum	5 Spaces Adjacent to Office/Entry + 0.02 Spaces/Unit (1 Space/50 Units)
Knoxville - Maximum	7 Spaces Adjacent to Office/Entry + 0.033 Spaces/Unit (1 Space/30 Units)

Examples:

- Extra Space Storage - Isabella Lane
86,982 square feet / 548 units
 - Smyrna: 29 Spaces
 - Murfreesboro: 18 Spaces
 - Nolensville: 44 Spaces
 - Franklin: 10 Spaces
 - Mt. Juliet: 21 Spaces
 - Lebanon: 14 Spaces
 - Knoxville: 16 Spaces

- StorPlace - New Nashville Highway
11,677 square feet / 76 units
 - Smyrna: 4 Spaces
 - Murfreesboro: 5 Spaces
 - Nolensville: 6 Spaces
 - Franklin: 5 Spaces
 - Mt. Juliet: 6 Spaces
 - Lebanon: 2 Spaces
 - Knoxville: 7 Spaces

- Lowry Station - S. Lowry Street
78,277 square feet / ~440 units
 - Smyrna: 26 Spaces
 - Murfreesboro: 16 Spaces
 - Nolensville: 39 Spaces
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- Seven Oaks Storage
97,176 square feet / 630 units
 - Smyrna: 33 Spaces
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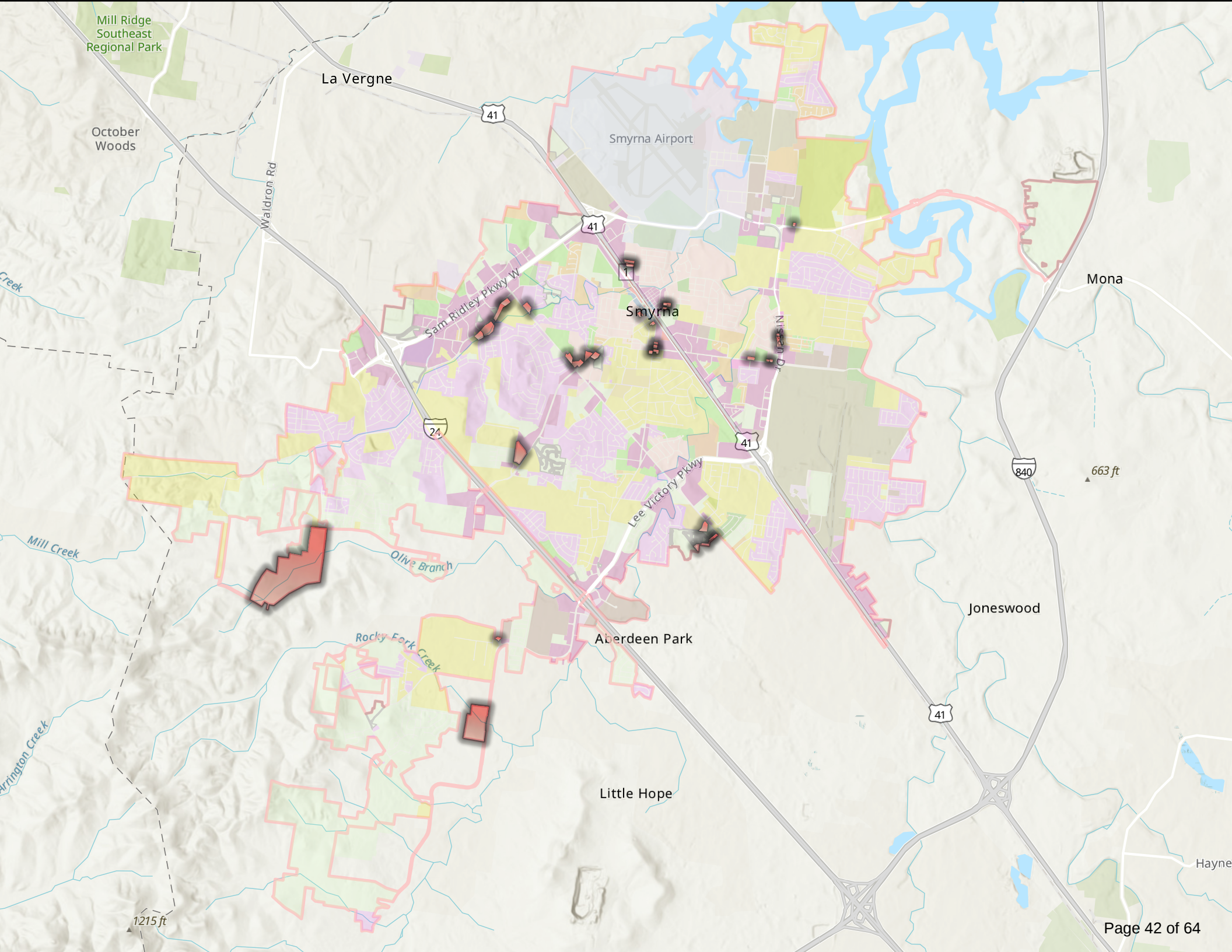
Temporary Outdoors Sales of Food or Retail Merchandise

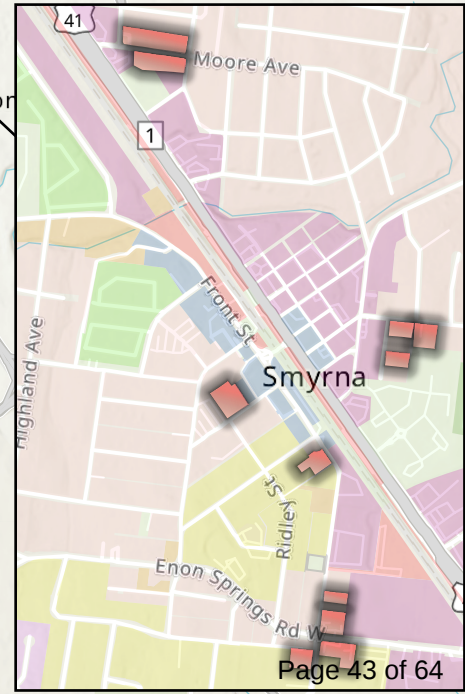
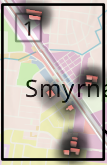
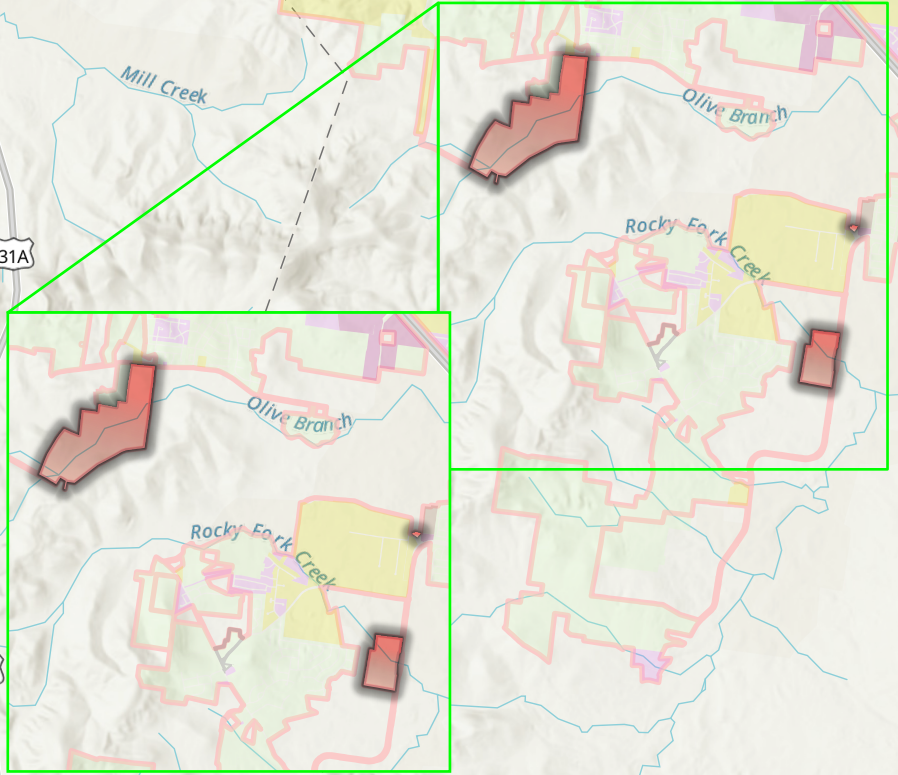
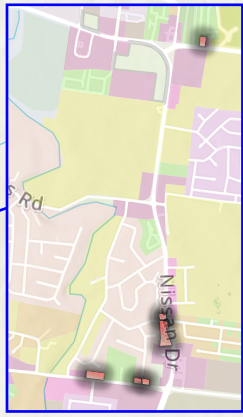
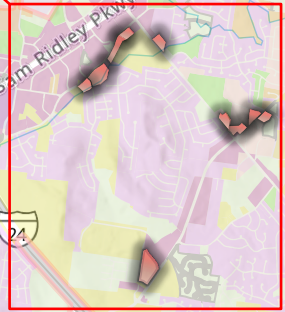
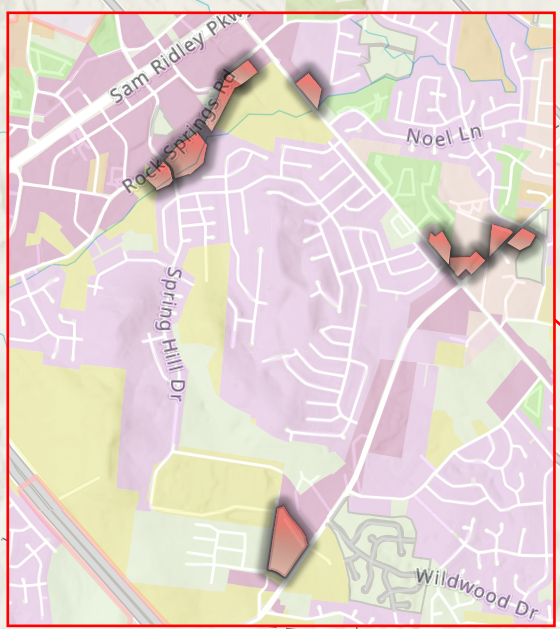
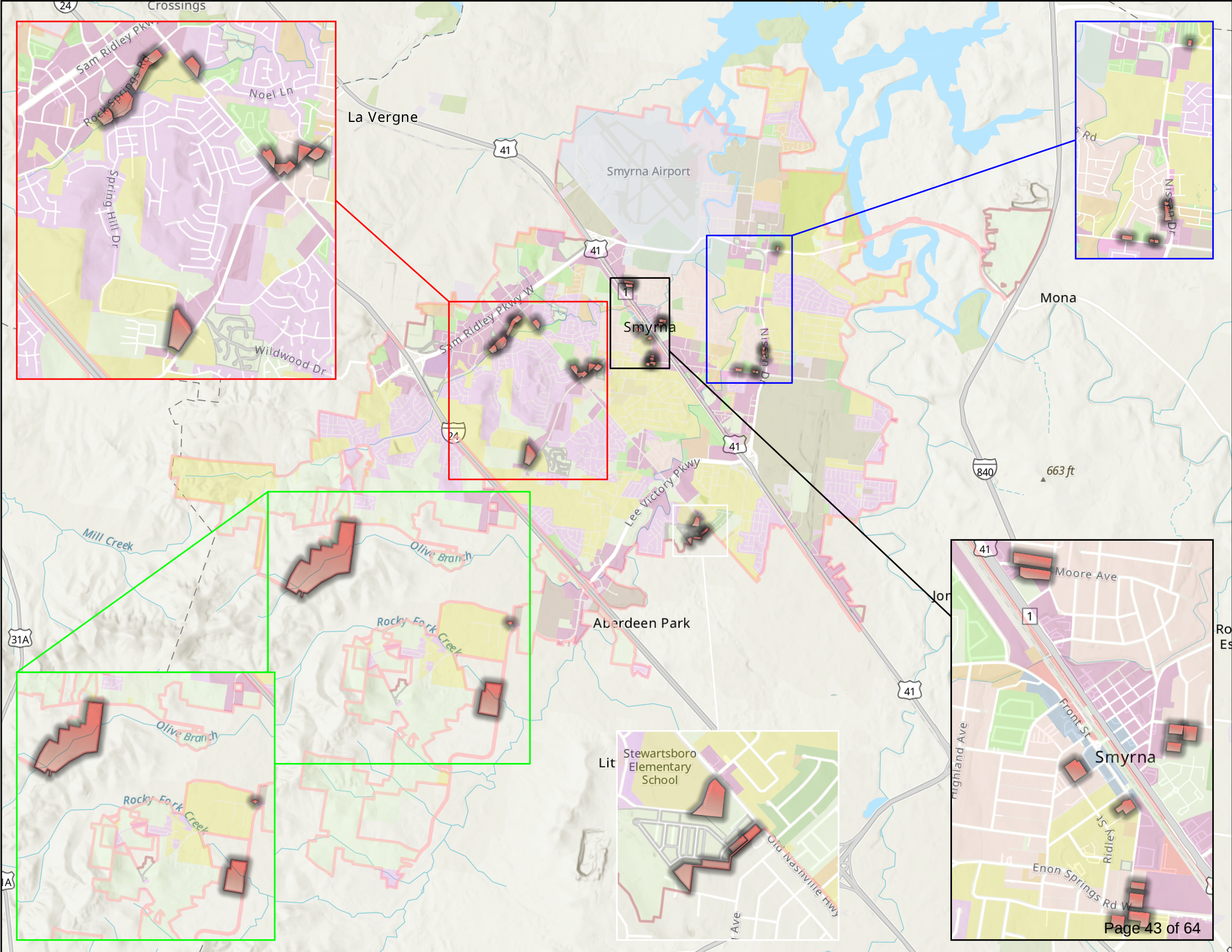
Current Requirements:

- Permitted in the C-2 zone
- Food does not include food and beverages prepared on site for consumption
- Retail includes, but is not limited to, furniture, appliances, floor coverings, art or decorative items, clothing, and souvenirs
- Any temporary outdoor sales of food or retail merchandise located on property owned or leased by the Town are exempt from these requirements
- Temporary outdoor sales are allowed in any zone when a company or non-profit entity has a private event with no sales to the general public
- If a permanent commercial building is on site, temporary outdoor sales are allowed by right provided the following conditions are met without fee or permit:
 - All merchandise is located so that all fire codes are met
 - The merchandise, tents, carts, and trash shall be removed at the end of each day
 - No cart, trailer or other vehicle capable of being operated on a public roadway are utilized

Mobile Food Vendors:

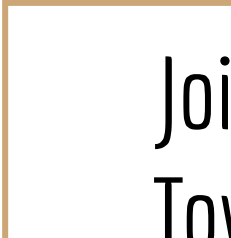
- Fee
 - Daily: \$50 + Technology Fee
 - Annual (YTD - December 31): \$200 + Technology Fee
- Permitted within C-2 and C-3 zones and may not be on an unimproved parcel
- No more than 40 days per location per calendar year
- Vendors must leave site at the end of each day





Detached Accessory Structures

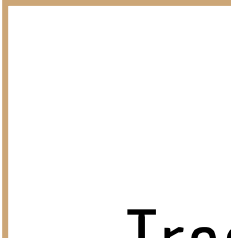
The Town currently has a setback requirement for detached accessory structures in residential districts of 8' for side and rear setbacks. If an easement present along the side or rear property line, whichever setback (8' or easement width) is larger shall take precedence. This proposed modification would not have any effect on the requirements of detached accessory structures adhering to front setbacks. Multiple jurisdictions surrounding Smyrna have a 5' side and rear setback requirement including: Rutherford County, Murfreesboro, Lebanon, Mt. Juliet and Franklin. Other municipalities found to have varying setback requirements include LaVergne (10' side and rear accessory structure setback) and Brentwood (all accessory structures are to meet the same setbacks as the primary structure). In the vast majority of the municipalities that allow a 5' setback requirement for detached accessory structures, the structure is to be placed a minimum of 5' off of the principal structure. Reducing the side and rear setback requirements for detached accessory structures would assist residents who have smaller lot sizes and avoid confusion from citizens and contractors who may have found requirements for the County when preparing to install a structure.



Joint Workshop Town Council & Planning Commission

July 31, 2025





Tree Ordinance / Landscaping Requirements



Tree Ordinance / Landscaping Requirements

Smyrna

- If any 18" or larger caliper trees on site proposed to be developed are removed, it is required to be replaced
- Single family residential development has no landscaping minimums
- Multi-Family/Commercial/Industrial requirements
 - Street trees spaced no more than 40' apart
 - Trees along arterial streets to be at least 3 - 3 ½" caliper
 - Trees along collector and minor streets to be at least 2 - 2 ½" caliper
 - Multi-Family & Commercial require at least 10% vehicular use area to be landscaped
 - Industrial requires at least 8% vehicular use area to be landscaped
 - Shrubs shall be at least 2' high with minimum spread of 18"

Tree Ordinance / Landscaping Requirements

Franklin, TN

- Residential
 - Lots less than 20,000 SF: 1 three inch caliper canopy tree per 5,000 SF
 - Lots at or above 20,000 SF: 4 three inch caliper canopy trees for first 20,000 SF + 1 three inch caliper canopy tree per each additional 10,000 SF
 - Alley loaded with garage setback of 22' or more: 1 three inch caliper canopy tree per 5,000 SF + 1 one inch caliper understory tree or 3 shrubs planted along the alley side of the lot
- Commercial
 - Landscaped Surface Area (LSA) = Lot impervious area divided by lot size
 - Minimum LSA is determined by zoning
 - Further details minimum shrubs, trees and caliper requirements

District	Minimum Landscape Surface Area (LSA)
AG	70%
ER	60%
R1	50%
R2 R3 R4 OR CI	40%
R6 MR GO 1ST	30%
PD	20%
NC CC RC4 RC6 RC12	15%
DD STH	0%
LI HI	20%

Tree Ordinance / Landscaping Requirements

Franklin, TN

- Existing Vegetation
 - Vegetation within a buffer may be credited towards a buffer requirement if minimum size requirement is met. Exotic plants shall not be credited.
- Utilities
 - If utilities are installed within a buffer, parallel to the buffer, additional width shall be added to the buffer equivalent to the amount occupied by the utility lines and any associated easements
 - A path cleared by utility installation shall be replaced with plant materials consistent with the removed species
- Plant Diversity
 - Number of trees or shrubs
 - Less than 20 - 2 Genuses minimum
 - 20-39 - 3 Genuses minimum
 - 40 or more - 4 Genuses minimum

- Tree Canopy Retention

Existing Tree Canopy Cover (as a percentage of the total development site size)	Minimum Tree Canopy Retention by Zoning District (as a percentage of the total tree canopy cover) ^{1,2}							
	AG	ER	R1	R2	R3	R4	CI	NC
	R6	MR	PD ³	OR	1ST		CC	GO
							PD ⁴	
								RC4
								RC6
								RC12
								LI
								HI
80%- 100%					30%		15%	10%
60%-79%					36%		18%	11%
40%- 59%					45%		22%	12%
20%- 39%					48%		24%	13%
19% or less					54%		26%	14%

Tree Ordinance / Landscaping Requirements

Tree City USA

Middle TN "Tree City USA Community": Nashville*, Franklin*, Murfreesboro, Clarksville*, Goodlettsville, Brentwood, Fairview, Bell Buckle*

Tree City USA standards - Community must meet or exceed all four standards below:

- A Tree board or department
- A public tree care ordinance
- Annual expenditure of \$2 per capita for community tree care activities - expenditures include tree planting and initial care, maintenance, removal, management, utility line clearance and volunteer hours
- An Arbor Day observance and proclamation - Celebrated any day of the year

Tree Ordinance / Landscaping Requirements

Readiness quiz

Gauge your city's level of readiness for the Tree City USA process.

→ TAKE QUIZ

State Urban Forestry Coordinators

Find your state urban forestry coordinator to start the conversation.

→ SEE DIRECTORY

Program summary

Get buy-in from community leaders with this quick overview.

DOWNLOAD SUMMARY ↓

Shop Tree City USA

Already a partner? Share your pride with flags, shirts, magnets, and more.

→ SHOP NOW

Growth Award

This award honors our most committed partners – learn how to apply today.

→ LEARN MORE

Tree resources

Find Tree City Bulletins and more materials in our resource center.

→ SEE RESOURCES

Arbor Day proclamation

Download sample language for your city or town's Arbor Day proclamation.

DOWNLOAD ↓

Sample ordinances

Find examples of municipal tree ordinances for cities with and without tree boards.

DOWNLOAD ↓

Qualified expenses

See expenses that can be counted to meet standard three for an annual tree care budget.

DOWNLOAD ↓

Application checklist

Reference a handy list of everything your municipality needs to apply for recognition.

DOWNLOAD ↓

State deadlines

Each state has a deadline for completing your annual Tree City USA application. View your state's deadline to ensure you complete the application on time.

→ SEE DEADLINES

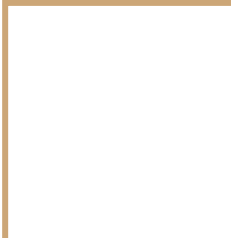
Recognized Tree City USA Communities

Explore nationally recognized communities in your state and throughout the country.

→ SEE THE COMMUNITIES

Tree City USA





Self-Storage in Commercial Districts



Self-Storage Buildings in Commercial Districts

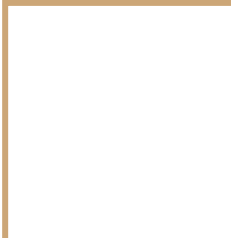
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Knoxville - Minimum	5 Spaces Adjacent to Office/Entry + 0.02 Spaces/Unit (1 Space/50 Units)
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Self-Storage Buildings in Commercial Districts

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Self-Storage Buildings in Commercial Districts

- Parking Requirements:
 - Current: 1 Space/3,000 SF of Gross Floor Area; (2 spaces shall be provided in addition to the above requirement if an accessory apartment is present)
 - Recommended: 1 Space/50 units + 5 Spaces
- Special Conditions for Climate Controlled Self-Storage Facilities
 - Minimum size lot for this use shall be two (2) acres
 - Maximum size of an individual storage unit shall be six-hundred (600) square feet
 - Units shall not be used for manufacturing, processing or assembly of goods, sale of goods, or personal services on premise or for customer pickup
 - Operation of equipment or tools shall be prohibited on the premises
 - All storage shall be kept inside with the exception of propane or gasoline engines
 - Outdoor self-storage shall not be conducted on the same site as climate controlled self-storage facilities
 - Auctions are prohibited with the exception of an auction conducted by property management for abandoned units
 - No storage units may be visible from the public right-of-way
 - A facility shall not be located within 300' from any major intersection (arterial/arterial, arterial/collector, or collector/collector)



Temporary Retail Uses



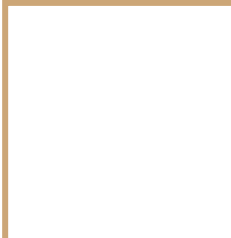
Temporary Retail Uses

Temp. Sales Food or Retail Merchandise

- Permitted in C-2 zone
- Food does not include products prepared on site for consumption
- Retail includes furniture, appliances, art, decorative items, clothing, souvenirs, etc.
- Allowed by right when:
 - All merchandise located to meet fire codes
 - Merchandise, tents, carts and trash removed at end of day
 - No cart, trailer, or vehicle capable of operating on roadway shall be utilized

Mobile Food Vendor

- Permitted within C-2 and C-3 zones
- Fee:
 - Daily: \$50 + Tech. Fee
 - Annual (YTD - Dec. 31): \$200 + Tech. Fee
- No more than 40 days per location per calendar year
- Vendors must leave site at the end of each day

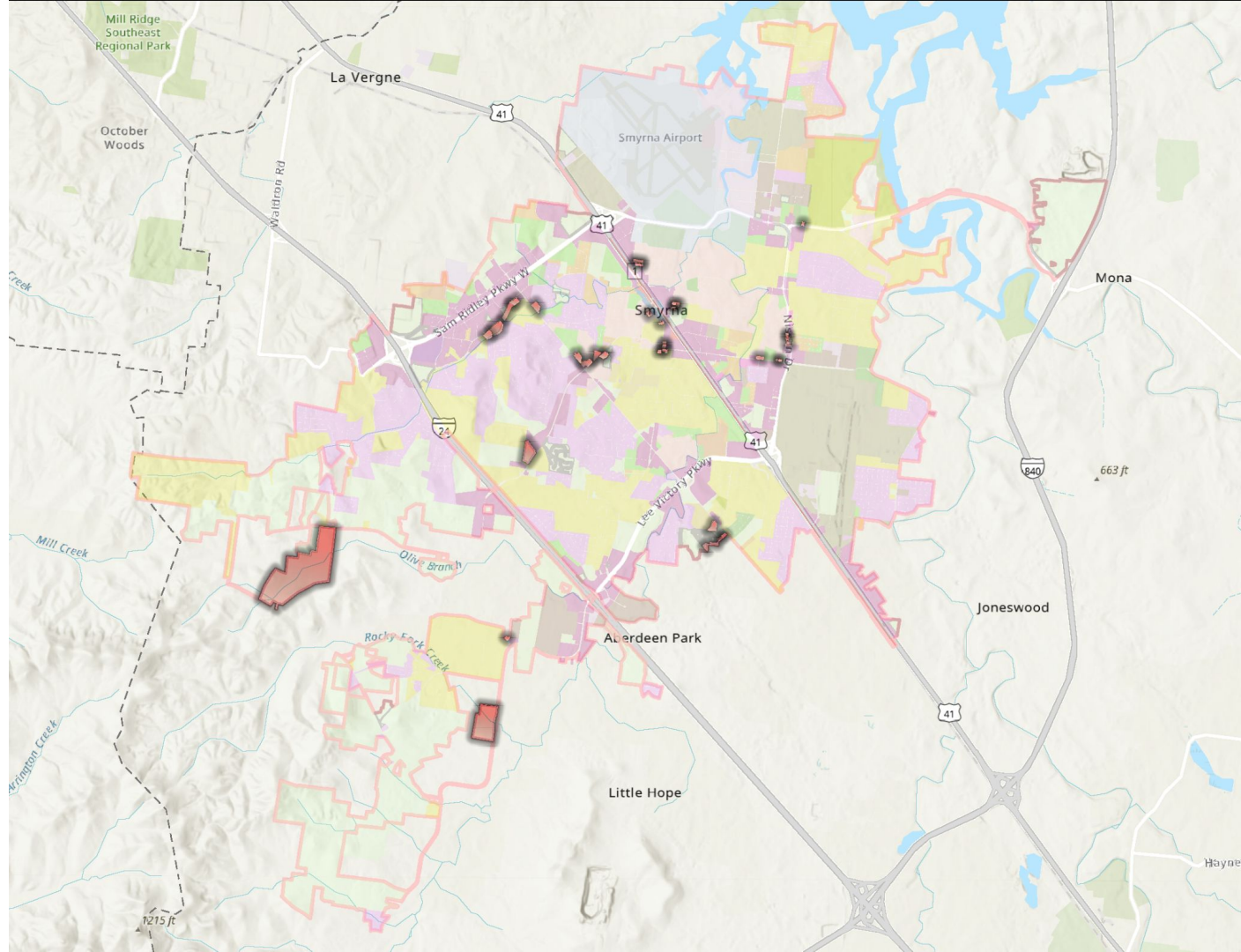


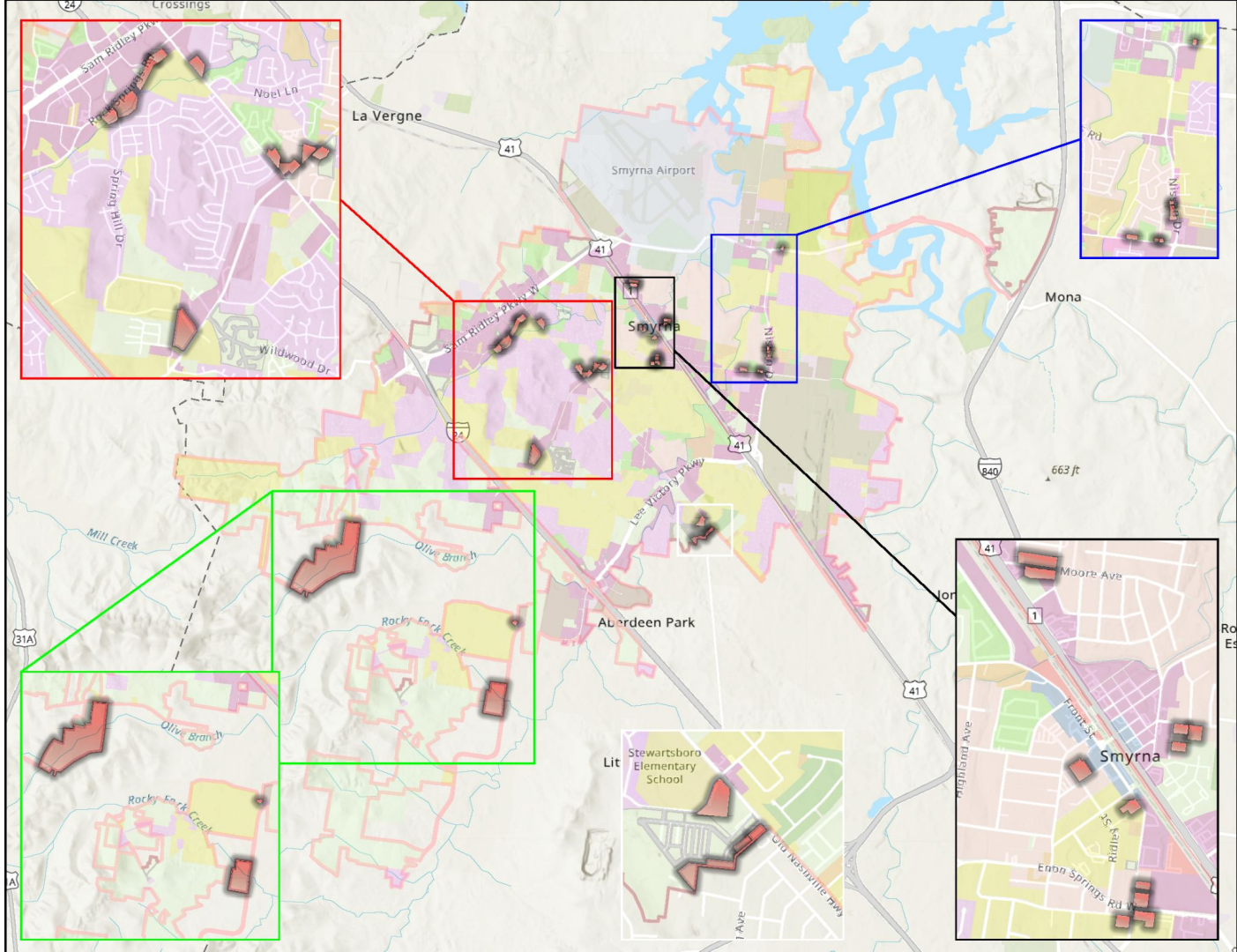
Tourist Homes in C-4 Zoning District



Tourist Homes in C-4 Districts

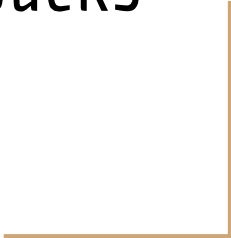
- Tourist Home: A residential building where lodging is furnished to transients for compensation, and containing not more than five (5) sleeping rooms for such transients.
- Approximately 80 parcels zoned C-4
- Approximately 22 parcels zoned C-4 are vacant
- Alternative to short term rentals







Detached Accessory Structures Minimum Setbacks



Detached Accessory Structures - Minimum Setbacks

- Current Requirement
 - 8' side and rear setbacks for detached accessory structures
 - Structures may not encroach upon easements
 - Structures may not encroach upon the front setback

Detached Accessory Structures - Minimum Setbacks

- Municipalities permitting 5' side and rear setbacks:
 - *Rutherford County, Murfreesboro, Lebanon, Mt. Juliet and Franklin*
- Municipalities larger than 5' setbacks:
 - *LaVergne*: 10' side and rear
 - *Brentwood*: Accessory structures to meet setbacks of principal structure
- Detached structure shall be setback off the principal structure a minimum of 5'
- Smaller lots & confusion amongst residents and contractors