

ZONING

305 Attachment 3

City of Franklin

Appendix 3
Cluster Density Calculation
[Added 10-2-2006 by Ord. No. 04-07]

The density for a proposed cluster development shall be initially calculated through the preparation of a conceptual conventional subdivision plan. This conceptual plan shall:

1. Show the number of lots that can be developed utilizing all of the applicable sections of the zoning ordinance and the lot size and design criteria of the Subdivision Regulations.¹
2. Demonstrate that all roadways shown on this conceptual plan conform to the subdivision regulations, including, but not limited to, width of the right-of-way and maximum allowed grades.

Once the Board approves the conceptual conventional plan, the applicant may add up to 10% of the conventional lots to the allowed total of cluster lots. Numbers may be rounded up to the next whole number. For example:

Conceptual conventional plan = 24 lots
10% = 2.4 lots
Add 3 lots to the number of allowed lots

27 lots allowed

¹ Editor's Note: See Ch. 403, Subdivision of Land.