

RESOLUTION 2017-86

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A TEXT AND MAP AMENDMENT TO ENVISION FRANKLIN FOR PROPERTIES LOCATED AT THE SOUTHWEST AND SOUTHEAST QUADRANTS OF THE MACK HATCHER PARKWAY AND FRANKLIN ROAD INTERSECTION.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for properties located on the southwest and southeast quadrant of Mack Hatcher Parkway and Franklin Road from Conservation Subdivision to Mixed Residential; and

WHEREAS, the amendment request includes adding a Special Consideration to the Mixed Residential Design Concept; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. The following Special Consideration labeled “Southeast and Southwest Quadrant of Franklin Road and Mack Hatcher” is added to the Mixed Residential Design Concept:

Proposed developments within this location should set aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

Franklin Road is the last rural gateway into Downtown Franklin. Building setbacks should be at least 150 feet along Franklin Road and Mack Hatcher Parkway to preserve the scenic viewshed. Context sensitive parallel drives are allowed within the outer one-half (75' - 150' range) of the 150' setback. The orientation of structures should address Mack Hatcher Parkway and Franklin Road.

Development should use the existing, natural topography and minimize grading to the maximum extent practicable.

Commercial uses are not appropriate within this rural corridor.

The form, architecture, and style of new buildings should draw from the surrounding area and from historically significant buildings. Some of the historic dwellings in the area were built in the early nineteenth century and have Federal and/or Greek Revival architecture. New buildings located immediately adjacent to the side/front of historic buildings should appear to be within one-half story of the historic building height.

Residential buildings directly fronting Franklin Road should be a maximum of two-and one-half stories. Residential units located behind the first row of residential units along Franklin road shall be a maximum of three stories.

Street infrastructure improvements to Franklin Road should be context sensitive in coordination with TDOT and City Streetscape Plans. Alternative options should be taken to avoid widening Franklin Road. Streetscape improvements to Franklin Road should be rural in nature, including informal, natural landscaping and traditional rural elements.

New local streets, adjacent to Franklin Road only, should be rural in character, with swales instead of curbs, informal street-tree plantings, and traditional rural elements, such as stone walls and wood-plank fencing.

The Daniel McMahon Lane and Franklin Road intersection should be studied for possible relocation to provide safe access to the SW and SE quadrants.

Trail interconnectivity should be promoted by using current and future planned trails, together with trails along Spencer Creek and the Harpeth River.

Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.

Parking should be to the side and rear of buildings or on-street.

Creekside Manor and ancillary historic structures should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.

SECTION IV. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION V. That this Resolution shall take effect upon approval by the FMPC on December 14, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

**Mike Hathaway
Chair**

By: _____

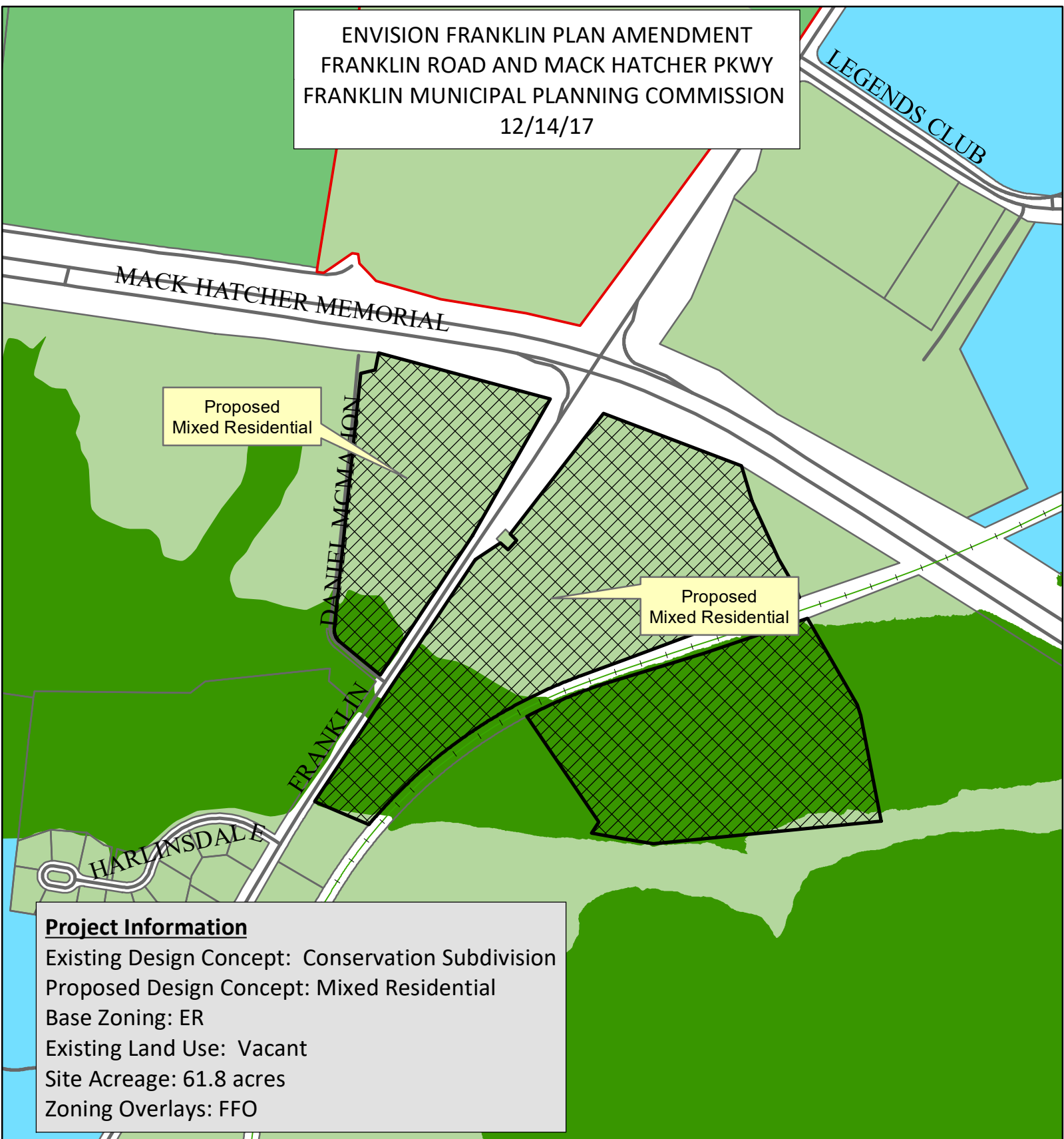
**Emily Hunter
Secretary**

Approved as to Form:

By: _____

**Shauna R. Billingsley
City Attorney**

ENVISION FRANKLIN PLAN AMENDMENT
 FRANKLIN ROAD AND MACK HATCHER PKWY
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/14/17

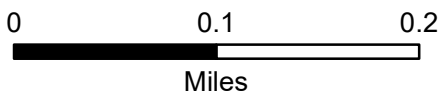


Project Information
 Existing Design Concept: Conservation Subdivision
 Proposed Design Concept: Mixed Residential
 Base Zoning: ER
 Existing Land Use: Vacant
 Site Acreage: 61.8 acres
 Zoning Overlays: FFO

Parcel Selection Design Concepts

Subject Parcels	Recreation
City Limits	Conservation
Parcels	Conservation Subdivision
	Large-Lot Residential

Railroad
 Representation:
 franklings.DBO.o...
 Rule_1



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.