RESOLUTION 2017-35

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A PLAN AMENDMENT TO ENVISION FRANKLIN FOR PROPERTIES LOCATED IN DOWNTOWN FRANKLIN ALONG THE HARPETH RIVERFRONT.

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, these amendments generally result from special studies or because of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment; and

WHEREAS, the City and consultant, Barge Waggoner Sumner & Cannon, completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin that gathered community perspectives on Riverwalk opportunities and development in the 100-year floodplain; and

WHEREAS, the study results found broad support for a Riverwalk along the River in a natural setting and the majority did not support additional development within the 100-year floodplain; and

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, *Envision Franklin* states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and

WHEREAS, this plan amendment provides additional development flexibility along the edges of the 100-year floodplain within certain development limits without requiring compensatory cut-and-fill, while preserving the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

WHEREAS, this amendment, as depicted in the attachment(s), revises the Neighborhood Mixed Use Special Considerations for First Avenue, East Main Street, South Margin Street, and Bridge Street, and replaces Figure 4.4 Conceptual Plan with a new Conceptual Plan; 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. That Envision Franklin shall be amended to include the Conceptual Plan and Neighborhood Mixed Use Special Considerations as described in the attachments.

SECTION II. 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 III. That this Resolution shall take effect upon approval by the FMPC on June 22, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____

Emily Hunter
Planning Director

CITY OF FRANKLIN, TENNESSEE:

PLANNING COMMISSION

By:_____

Mike Hathaway
Chair

Approved as to Form:

By: _____
Shauna Billingsley
City Attorney

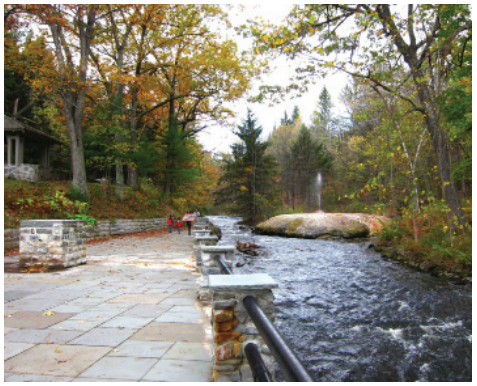
NEIGHBORHOOD MEETING: 6/6/2017

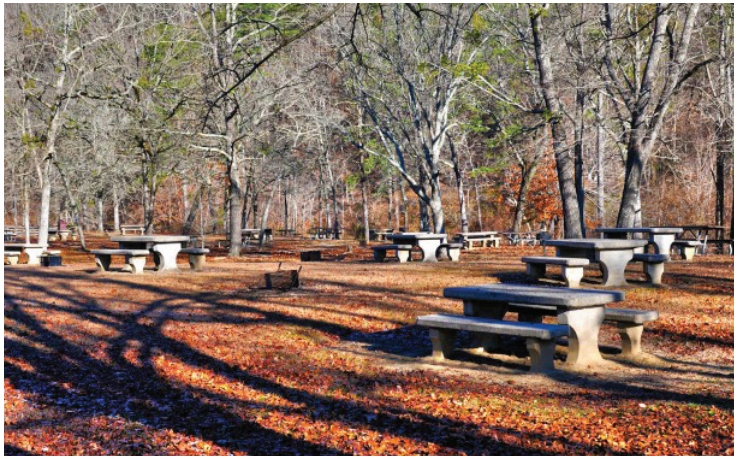
PUBLIC HEARING: 6/22/2017

Law Dept. approved 06.13.17

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	
First Avenue, East Main Street, Bridge Street Area along the Harpeth River	In 2017, the City and its consultant, Barge Waggoner Sumner & Cannon, Inc., conducted a Riverfront Planning Study to identify the community's vision for a Riverwalk and opinions about development. The results found broad support for a Riverwalk in a natural setting along the River and the majority did not support additional development within the floodplain. This area provides a unique opportunity to enhance the role of the Harpeth River in downtown Franklin. Open space along the River should be integrated into the downtown core, while also defining an on-site edge of the downtown core. Open space areas within the floodplain should be preserved and enhanced with a system of multi-use paths along the Harpeth River. These paths should provide connections to downtown uses and public parks, with periodic overlooks and access points to the River. The images below represent the community's desired amenities along the Riverwalk. These types of amenities are encouraged along the Riverwalk.





NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS (CONT.)	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	This area contains a significant amount of Harpeth River 100-year floodplain. The City generally requires locating new development outside of floodplain limits. Floodplain alteration can remove land from the floodplain to create buildable area, but doing so can result in unnatural landscape and removal of existing vegetation. In this historic downtown location, the City should allow additional use and development along the existing street network without compensatory cut-and-fill. Beyond that, the natural floodplain contours and native vegetation should be preserved to define an on-site edge of the downtown core. See Figure 4.4 for appropriate development limits. Redevelopment along existing streets provides flexibility to properties that originally developed prior to Federal and local floodplain regulations. For public safety purposes, uses within the 100-year floodplain should be limited to nonresidential uses that avoid potential for overnight stay. Additionally, all construction is expected to be raised above the Base Flood Elevation in accordance with City standards. This area has infill potential that can complete the block face on the east side of First Avenue South and the east side of East Main Street. Site design considerations should adhere to the following: • Buildings should face both the street and the River with pedestrian gathering spaces on the path side. • The historic buildings on the west side of First Avenue South should be preserved. New buildings fronting the east side of First Avenue South, between Church Street and South Margin Street, should maintain the established single-family building character and rhythm of the opposing historic block face. Height should be sensitive to these historic buildings; therefore, a mix of predominantly one and one-half story and scattered two-story buildings is appropriate with approximately 15-foot front-yard setbacks. New buildings internal to the site may be up to three stories with transitional features. • New buildings up to three stories are appropriate north of Church Street and along East Main Street.

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS (CONT.)		
	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	• A distinctive and unique feature of the skyline is the grain silos of the historic Lillie Belle Flour Company. Efforts should be made to repurpose this structure instead of removing it. These structures offer potential for truly scenic views of Central Franklin from what could become multifamily residential, offices, or even a specialty hotel, such as Quaker Square in Akron, Ohio. New-building architecture between Church and East Main Streets should pay homage to the industrial/agricultural history of the area. • Church Street should extend east into this area, connecting to an internal street/driveway network providing a system of north-south access parallel to First Avenue South. • Open spaces in the developable area will be limited to small greens or outdoor plaza spaces, highly accessible and visible and in a prominent location that encourages continued active use.

Riverwalk Overlook Visualization
View from E. Main Street looking across Tywater property

NEIGHBORHOOD MIXED-USE

FIGURE 4.4: CONCEPTUAL PLAN - FIRST AVENUE, EAST MAIN STREET, BRIDGE STREET AREA ALONG HARPETH RIVER