

**RESOLUTION NO. 2019-33**

**A RESOLUTION AUTHORIZING CITY STAFF TO REQUEST LETTERS OF INTEREST FOR DEVELOPING THE CITY OF FRANKLIN PROPERTY LOCATED AT 405 FIFTH AVENUE (“THE HILL”) AS AN OWNER-OCCUPIED ATTAINABLY-PRICED RESIDENTIAL NEIGHBORHOOD.**

**WHEREAS**, the Board of Mayor and Aldermen has expressed interest in developing the City and Water Management Department owned parcel located at 405 Fifth Avenue (“The Hill”) for attainable housing; and

**WHEREAS**, in 2018 the City secured the architectural services of Tuck-Hinton Architecture and Design who in collaboration with City staff evaluated The Hill property and surrounding neighborhood, met with stakeholders, and developed two concept plans for a residential neighborhood attached hereto as Options 1 and 2; and

**WHEREAS**, during the Board of Mayor and Aldermen Worksession held on March 26, 2019, City staff shared both Options 1 and 2, discussed the potential and purpose of including a civic/community building within the proposed neighborhood, and provided an overview of requesting Letters of Interest from potential development partners; and

**WHEREAS**, the Letter of Interest is a non-binding document intended to solicit ideas from interested, qualified, and experienced entities capable of developing The Hill property with the assurance the residential units would be owner-occupied and attainable by families whose incomes would be no greater than 120% of the median income within the Greater Nashville, Murfreesboro, Franklin Metropolitan Statistical Area (MSA) as reported annually by the Department of Housing and Urban Development; and

**WHEREAS**, besides demonstrating experience with developing attainable housing, the Letters of Interest are further intended to identify the roles and responsibilities of all parties, experience with deed restrictions that insure affordability, how initial and future sales will be monitored, and ensuring the neighborhood which may include a civic/community building, is managed and maintained upon completion; and

**WHEREAS**, the Letters of Interest received from interested entities will be evaluated and shared with the Board of Mayor and Aldermen together with finalizing those decisions that allow the City to proceed with the process for selecting a development partner.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE**, that City staff is authorized to proceed with requesting Letters of Interest for developing The Hill property with Options 1 and 2 used to illustrate the Board of Mayor and Aldermen’s intent for developing the property as an owner-occupied attainably-priced residential neighborhood.

**IT IS SO RESOLVED AND DONE** on this \_\_\_\_ day of \_\_\_\_\_ 2019.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE:**

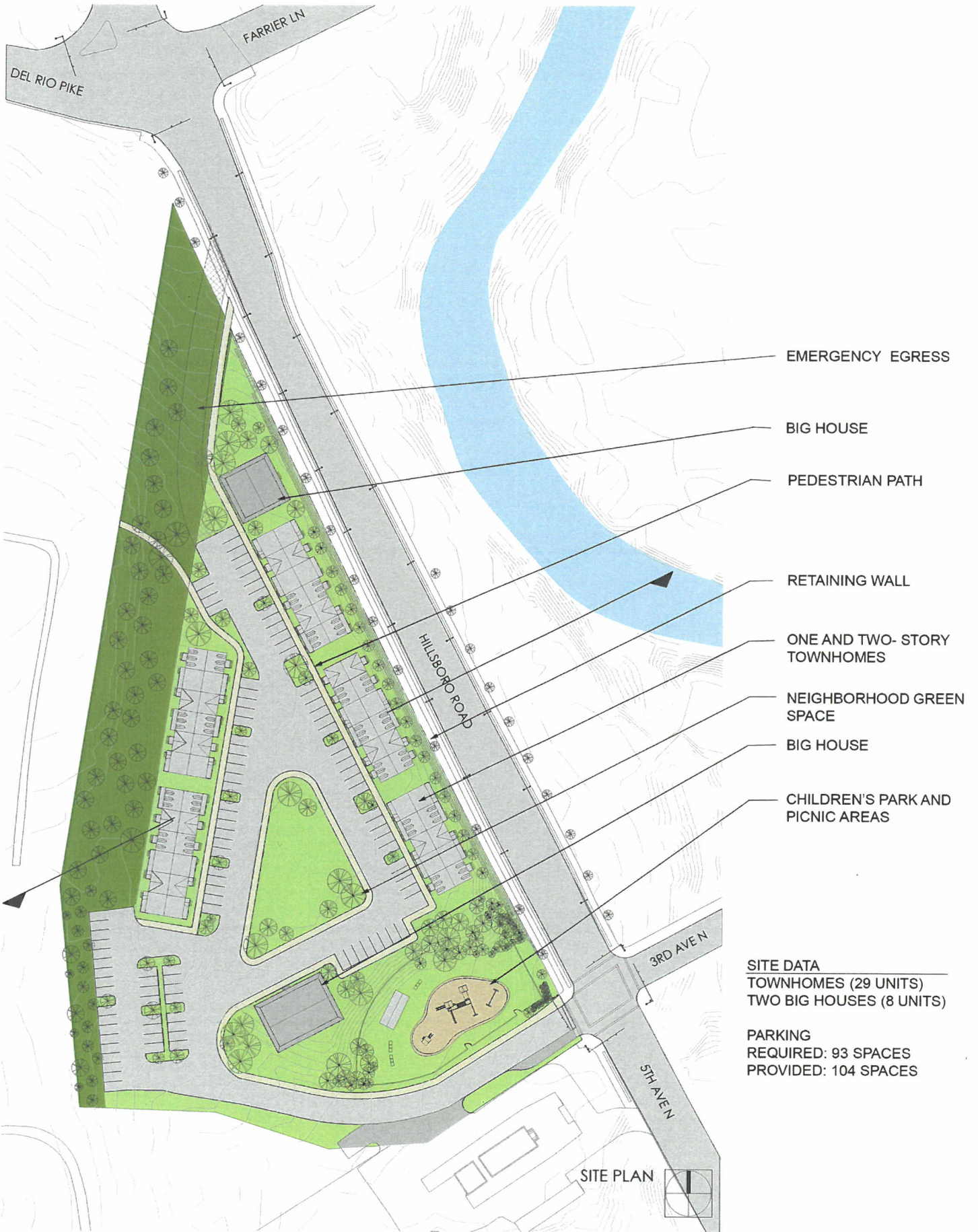
By: \_\_\_\_\_  
ERIC S. STUCKEY  
City Administrator

By: \_\_\_\_\_  
DR. KEN MOORE  
Mayor

**Approved as to Form:**

By: \_\_\_\_\_  
Shauna R. Billingsley, City Attorney

# The Hill Property – Option 1



EMERGENCY EGRESS

BIG HOUSE

PEDESTRIAN PATH

RETAINING WALL

ONE AND TWO-STORY TOWNHOMES

NEIGHBORHOOD GREEN SPACE

BIG HOUSE

CHILDREN'S PARK AND PICNIC AREAS

**SITE DATA**  
 TOWNHOMES (29 UNITS)  
 TWO BIG HOUSES (8 UNITS)

**PARKING**  
 REQUIRED: 93 SPACES  
 PROVIDED: 104 SPACES

SITE PLAN 



# The Hill Property – Option 2



EMERGENCY EGRESS

BIG HOUSE

PEDESTRIAN PATH

RETAINING WALL

ONE AND TWO-STORY TOWNHOMES

NEIGHBORHOOD GREEN SPACE

TWO-STORY CIVIC BUILDING

CHILDREN'S PARK AND PICNIC AREAS

**SITE DATA**  
 TOWNHOMES (29 UNITS)  
 ONE BIG HOUSE (4 UNITS)  
 CIVIC BUILDING (10,000 SQ.FT)

**PARKING**  
 REQUIRED: 83 SPACES FOR RESIDENTIAL  
 31 FOR CIVIC BUILDING  
 PROVIDED: 104 SPACES  
 (10 additional parking spaces are needed)

SITE PLAN

