

ORDINANCE 2015-45

(AS AMENDED)

TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.5, SUBSECTION 3.5.6, THE CFCO, CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, OF THE FRANKLIN ZONING ORDINANCE.”

WHEREAS, the City requested and received assistance from the American Planning Association Community Planning Assistance Team (CPAT) initiative to perform an intensive study of the floodplain-constrained 5th Avenue North corridor into downtown Franklin; and

WHEREAS, the CPAT report provided a series of recommended policies that address an area which had been developed with nonresidential uses prior to federal and local floodplain regulations; and

WHEREAS, the Franklin Land Use Plan was amended to include the policy recommendations that allow redevelopment in the shallower part of the floodway fringe because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this text amendment modifies Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) and establishes standards for a new Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 3, Section 3.5, Subsection 3.5.6, Central Franklin Character Area Overlay District, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and to renumber the subsequent figures accordingly, and is approved to read as follows:

3.5.6 CFCO—Central Franklin Character Area Overlay District

(1) Purpose and Vision

...

(2) Special Areas

(a) Establishment of Special Areas

The CFCO District is hereby divided into ~~nine~~ **ten** special areas as illustrated on the zoning map.

...

(j) CFCO-9 Standards:

~~(i) Buildings shall not exceed 2 stories in height. However, a maximum height limit of four stories, or a total of 56 feet, is permitted in PUDs if~~

the building and site design complies with Subsection 5.3.4, Transitional Features.

(i) Applicability

To better address context and the emphasis on design, Special Area 9 is defined as the 5th Avenue North corridor and adjacent properties leading into the downtown core. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict between this subsection and Section 3.4.5, Floodway Fringe Overlay District, or Chapter 5, Development Standards, the regulations of this subsection shall apply.

(ii) 5th Avenue North between North Margin Street and Del Rio Pike and between Mt Hope Street and Del Rio Pike

A.) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, whichever is applicable.

(iii) 5th Avenue North between New Highway 96 West and Mt. Hope Street and between Bridge Street and North Margin Street

A.) Uses

1. Use types in the applicable base zoning district shall be permitted, except the following prohibited uses: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.



Figure 3-15. Conceptual redevelopment illustrating traditional development standards, mid-block vehicular access, and shared parking.

B.) Building Form

1. Redevelopment in accordance with traditional development standards shall be permitted that meets Section 5.8.5, Floodplain Protection.
2. Flat roofs with parapet walls to deemphasize overall building height shall be required.
3. Arcades to span a mid-block driveway entrances shall be permitted.

C.) Northern Half of Block, along 5th Avenue North within +/- 300 feet of North Margin Street and within +/-500 feet of Mt. Hope Street

1. Building height shall not exceed three stories, except for the corner of Mt. Hope Street and 5th Avenue North, which shall not exceed two stories.
2. The first story may be used only for structured parking, itinerate merchants, or temporary uses below the Base Flood Elevation. The first story shall appear as a building façade using architectural features and landscaping. An internal vestibule is permitted for the staircase/elevator in accordance with Section 5.8.5, Floodplain Protection.
3. The second story shall be located above the Base Flood Elevation, in accordance with Section 5.8.5 (4)(b)(2).
4. The third story, if applicable, shall be recessed back 20 feet from the second story front building façade.
5. Development shall not be required to meet Formal Open space or LSR requirements.



Figure 3-16. Conceptual model of low-rise nonresidential for the northern half of the block illustrating first floor parking, vestibule, and recessed third story. This sketch, from Mt. Hope Street, looks southward down 5th Avenue North toward Bridge Street.

D.) Southern Half of Block, along 5th Avenue North within +/- 300 feet of Bridge Street and New Highway 96 West

- 1. Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
- 2. New development or redevelopment at the intersection of Bridge Street/New Hwy 96 W shall provide an architectural feature at the corner facing the intersection.**
- 3. Development or redevelopment shall not be required to meet Formal Open space or LSR requirements.**



Figure 3-17. Conceptual model of low-rise nonresidential building above the Base Flood Elevation, along the southern half of the block.

E.) Southwest corner of 4th Avenue North and North Margin Street

- 1. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures.**
- 2. Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
- 3. Off-street parking shall be located behind the buildings.**

(k) CFCO-10 Standards

(i) Applicability

To better address context and emphasize design, Special Area 10 is defined as the area adjacent to (north of) the downtown core consisting mostly of established, historic residential structures with a traditional development pattern. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict, the regulations of this subsection shall apply.

(ii) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, if applicable.

- (iii) **Building height shall not exceed two stories above the Base Flood Elevation. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures. Park facilities are excluded from this requirement.**
- (iv) **Buildings shall front the street. Surface or structured parking shall be located to the side of rear of buildings. Parking lots shall be permitted as primary uses within the Floodway Fringe Overlay District.**

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
 City Administrator/Recorder

By: _____
Dr. Ken Moore
 Mayor

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Approved as to form by:

 Kristen L. Corn, Assistant City Attorney