

## Appendix No. 1

### Land-use planning context for 403 and 405 5<sup>th</sup> Ave. North, Franklin, Tennessee 37064

---

The 5.58-acre site is a highly visible gateway property along a nonresidential corridor. Most of the site is elevated above 5<sup>th</sup> Avenue North, isolated between a retaining wall and two cemeteries. The site is constrained by the sole vehicular access through the 100-year floodplain, although there may be potential for emergency access through the private Mt. Hope Cemetery to Mt. Hope Street when flood events occur. An eclectic mix of nonresidential and institutional uses surround this property. Following intensive study of this corridor, the Land Use Plan recommends that “new uses should be limited to low-scale, low-impact public uses that respect the adjacent historic cemetery. If the BOMA decides to declare this property surplus, low-scale commercial and civic/institutional uses would be appropriate.”

Examples of public uses include:

- Overflow parking for Bicentennial Park and the adjacent National Register historic cemetery;
- A trailhead for the Harpeth Riverwalk; or
- Passive open space.

Examples of private redevelopment concepts meeting the Land Use Plan recommendations include the following:

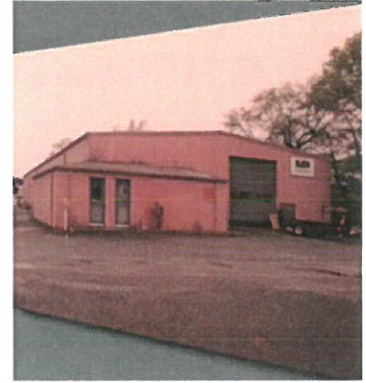
- A low-scale church building with a steeple could be situated facing north toward Hillsboro Road and Del Rio Pike. Parking could be located behind the building (south of) and could be used for both the church and the cemeteries;
- A small scale school could be an appropriate use provided emergency access is secured through the cemetery and provided appropriate safeguards are in place for the retaining wall;
- A commercial use in a new, low-scale structure that enhances the gateway into downtown Franklin and Bicentennial Park. Appropriate commercial uses include restaurants, personal services, retail and commercial uses, service commercial uses, or private recreational facilities; or
- A commercial use in an adaptive reuse scenario with a new facing or a building addition at the north end to block the view of the existing warehouses. The (approximately) 22,500 square-foot warehouse could then be renovated. It is anticipated that, with this scenario, the 4,300 square-foot warehouse at the bottom of the hill at the Third Avenue intersection would be razed with no new use located within the 100-year floodplain. Below is an example of an adaptive reuse from industrial to office in Charleston, SC.

**Appendix No. 1**  
**Land-use planning context for 403 and 405 5<sup>th</sup> Ave. North, Franklin, Tennessee 37064**

---



(Example of Adaptive Reuse: After)



(Before)

The goal for any redevelopment should be to create a new low-scale focal point along this gateway into downtown Franklin. Below is a photo of the existing conditions looking southward along 5<sup>th</sup> Avenue North toward downtown Franklin.



(View of The Hill and Historic Cemetery Looking South Along 5<sup>th</sup> Ave N Toward Downtown)