

**RESOLUTION NO. 2018-42**

**TO BE ENTITLED: “A Resolution to Initiate a Plan Amendment to Envision Franklin for the City-Owned Property at 403 and 405 5<sup>th</sup> Avenue North, known as “The Hill Property.”**

**WHEREAS**, 403 and 405 5<sup>th</sup> Avenue North and known informally as “The Hill Property” is owned by the City, jointly held by the General Fund (61%) and the Water & Sewer Fund (39%); and

**WHEREAS**, the property has been unused since the City’s new Public Works Facility opened in Spring of 2014, and several non-profit housing advocates have indicated interest in the property for redevelopment; and

**WHEREAS**, the southern and northern edges of the property are located within the 100-year floodplain of the Harpeth River; and

**WHEREAS**, the City’s long-range plan, *Envision Franklin*, recommends the Recreation design concept for the Hill Property which includes active and passive open spaces, as well as City parks, and other recreational uses;

**WHEREAS**, the Board of Mayor and Aldermen has received interest from the Franklin Housing Commission, Hard Bargain Neighborhood, Community Housing Partnership, and Franklin Housing Authority to utilize the Hill Property for Affordable or Workforce Housing;

**WHEREAS**, the Board of Mayor and Aldermen has also received interest from a non-profit, FrankTown, to collaboratively utilize the property for a nonprofit for child and youth mentoring, learning environment, and recreational activities;

**WHEREAS**, the Board of Mayor and Aldermen has held discussions related to the future of the property following a presentation of public outreach, including the neighborhood meeting survey results, online survey results, and video walk-throughs of three design scenarios with the following options to Envision Franklin;

- A. Leave Envision Franklin “as is” with the Hill Property remaining in the Recreation Design Concept;  
or
- B. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Mixed Residential, which could include a mix of single family homes, townhomes, big houses, and civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes;  
or
- C. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Compact Residential, which could include single family detached homes and/or civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE**, that the Board of Mayor and Aldermen, as the property owner of the Hill Property, give authority to staff to initiate option \_\_\_\_\_.

IT IS SO RESOLVED AND DONE on this \_\_\_\_ day of \_\_\_\_\_ 2018.

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