

RESOLUTION 2018-70

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE CITY-OWNED PROPERTY AT 403 AND 405 5TH AVENUE NORTH, KNOWN AS “THE HILL PROPERTY” TO CHANGE THE DESIGN CONCEPT FROM RECREATION TO MIXED RESIDENTIAL, WITH A SPECIAL CONSIDERATION FOR SECONDARY ACCESS OUTSIDE OF THE FLOODPLAIN FOR PUBLIC SAFETY PURPOSES

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, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 403 and 405 5th Avenue north, known as the “Hill Property”, from Recreation to Mixed Residential; and

WHEREAS, the BOMA initiated an Envision Franklin Plan Amendment on June 12, 2018, to revise the City-owned 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; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; 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. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. 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 IV. That this Resolution shall take effect upon approval by the FMPC on September 27, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

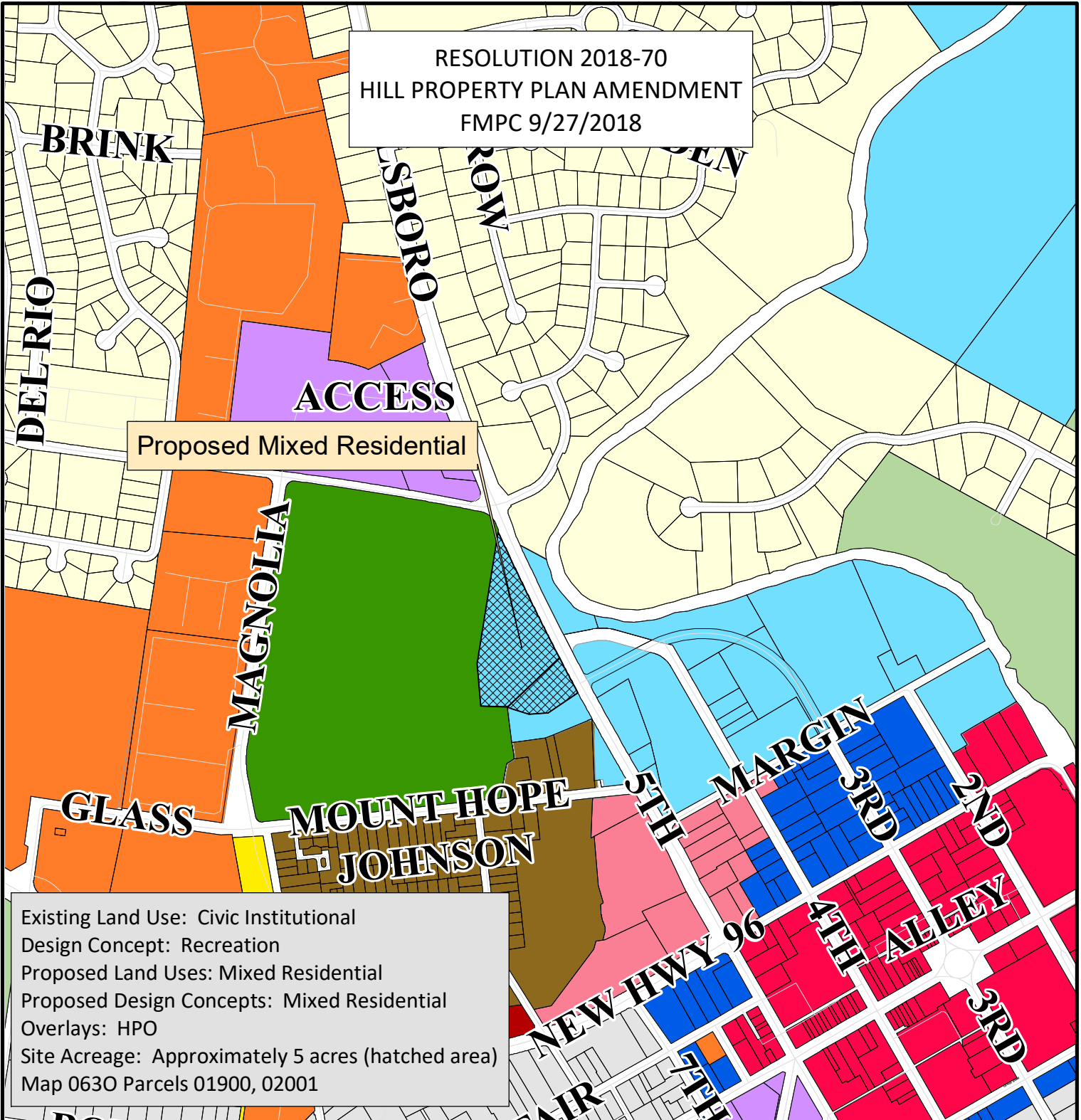
By: _____
Mike Hathaway
Chair

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2018-70
 HILL PROPERTY PLAN AMENDMENT
 FMPC 9/27/2018



Existing Land Use: Civic Institutional
 Design Concept: Recreation
 Proposed Land Uses: Mixed Residential
 Proposed Design Concepts: Mixed Residential
 Overlays: HPO
 Site Acreage: Approximately 5 acres (hatched area)
 Map 0630 Parcels 01900, 02001

Legend

Streets	Single-Family Residential
Proposed Mixed Residential	Office Residential
City Limits	Mixed Residential
Parcels	Multifamily Residential
Recreation	Fifth Avenue North
Conservation	Main Street
Conservation Subdivision	Neighborhood Mixed-Use
Historic Residential	Neighborhood Commercial
Compact Residential	

0 ————— 0.2 Miles

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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*Highlighted yellow is proposed text change.

MIXED RESIDENTIAL

TRANSPORTATION	Vehicular	Vehicular connections should be provided through adjacent developments and connect to the existing street network. New development should provide an interconnected street and sidewalk network in a grid or modified grid pattern, where appropriate. New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per the Corridor Character Matrix , Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
	Franklin Housing Authority	Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans.
	Hill Property	The City-Owned Property at 403 and 405 5th Avenue North shall provide a secondary access outside of the floodplain for public safety purposes.
SPECIAL CONSIDERATIONS	Murfreesboro Road, Inside of Mack Hatcher Parkway	The historic dwelling at the southwest corner of the intersection should be preserved and restored. The front yard should remain open space, continuing the deep setback along Murfreesboro Road. Infill development should be located behind the dwelling and its associated accessory structures.
	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	Seward Hall	This historic home and its setting should be preserved. Infill should be single-family residential, which should be sensitively sited to preserve the viewshed.
	Columbia Pike and Mack Hatcher Parkway, Southeast Quadrant	New development should be designed to preserve the viewshed of Winstead Hill and should be set back 250' along Columbia Pike. Assisted Living facilities may be appropriate at this location with the appearance of a Farmstead Compound. Building height should not exceed two stories to protect the viewshed of the historic Winstead Hill.
	Institutional Uses	Institutional uses may be appropriate if their locations do not negatively impact access, scale, and traffic of the surrounding area. These uses should be located at major intersections of arterial and collector streets or designed within master-planned developments so that increased traffic is handled internally. An additional story may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.