

## ORDINANCE 2017-23

**TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 3.5.6, THE CENTRAL FRANKLIN CHARACTER OVERLAY DISTRICT, CFCO-1 STANDARDS, OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO ALLOW LIMITED DEVELOPMENT WITHIN THE FLOODWAY FRINGE OVERLAY DISTRICT (FFO)."**

**WHEREAS**, the City completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin; and

**WHEREAS**, some properties in downtown Franklin along and near East Main Street developed prior to Federal or local floodplain regulations; and

**WHEREAS**, this text amendment amends the CFCO-1 Standards to allow limited development opportunities in this specific area to allow some flexibility for properties with business operations prior to Federal and local floodplain regulations.

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

**SECTION I.** That Chapter 3, Section 3.5.6, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(b) CFCO-1 Standards

(i) Applicability

...

**In cases of conflict between this Subsection and Section 3.4.5, Floodway Fringe Overlay District, the regulations of this subsection shall apply.**

...

(xv) Development within the FFO

**A.) Development and/or redevelopment shall be permitted within the FFO in accordance with this Subsection, Traditional Development standards, and Floodplain Protection standards. In no case, shall the maximum encroachment into the FFO be closer to the River than the elevation contour of 630 feet above sea level, prior to any modification of floodplain.**

**B.) Compensatory cut-and-fill shall be required where possible to remove land from the 100-year floodplain to accommodate development.**

**C.) Use types in the applicable base zoning district shall be permitted, with the exception of the following uses which shall be prohibited: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.**

D.) A public multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main Street and 1<sup>st</sup> Avenue South. Paths shall have a minimum width of 12 feet. The width may be reduced to 8 feet in portions of the path to minimize disturbance to existing vegetation or environmental constraints.

E.) Parking areas shall be screened from the paths.

F.) Buildings shall face both the street and the path with pedestrian gathering spaces on the path side.

**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 S. Stuckey  
**City Administrator**

**BY:** \_\_\_\_\_  
Dr. Ken Moore  
**Mayor**

**Approved as to Form:**

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

PLANNING COMMISSION RECOMMENDED:

\_\_\_\_\_

PASSED FIRST READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

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PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

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