

CFCO-1 AND CFCO-2 TEXT AMENDMENT

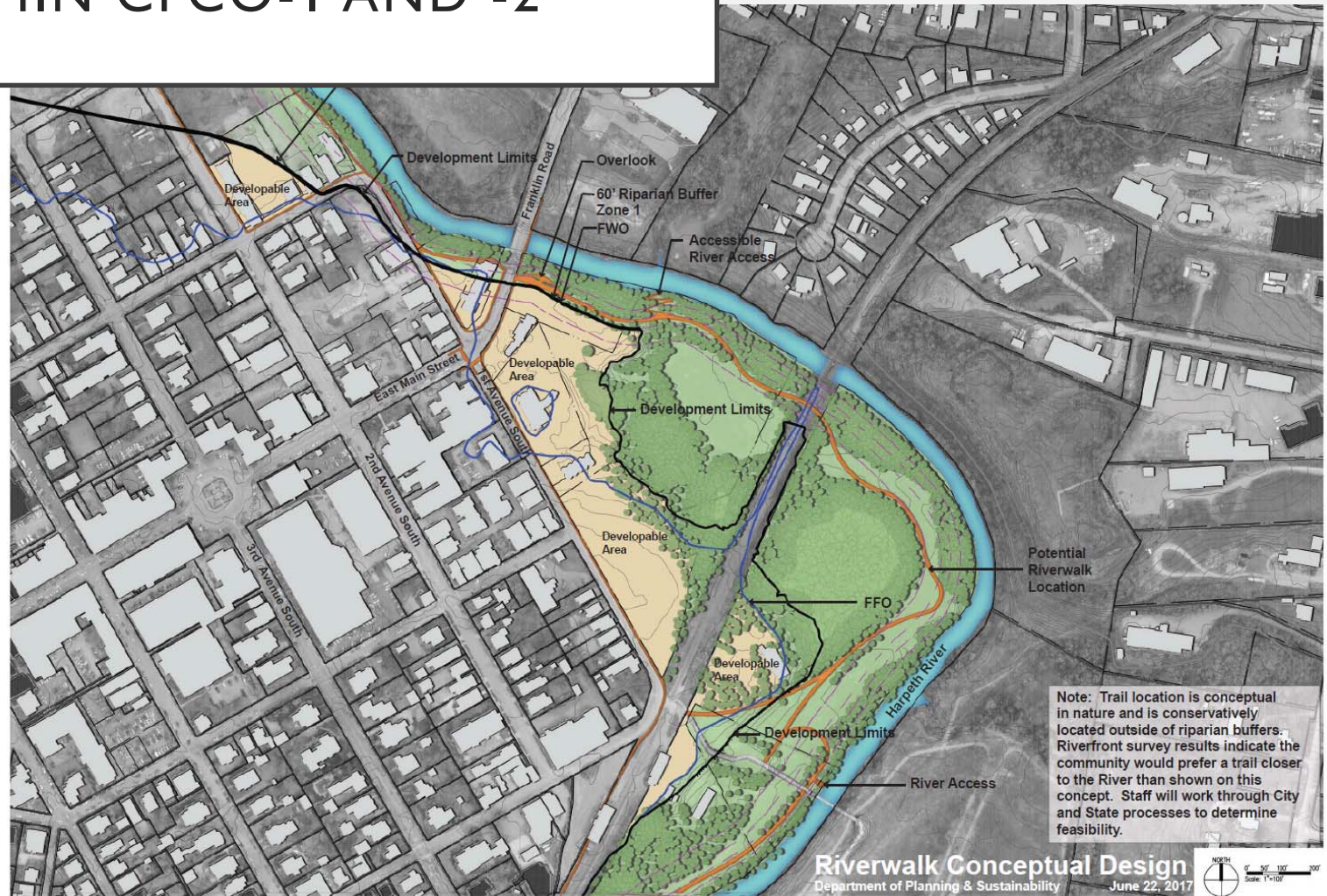
August 8, 2017
BOMA Work Session

HISTORY

- Few properties had lost nonconforming use rights in floodplain
- City and BWSC conducted Riverfront Planning Study
- Discussed the downtown riverfront area at 2 JCWs
- Held a neighborhood meeting with property owners for Envision Franklin
- Envision Franklin plan amendment adopted by FMPC in June 2017
- Corresponding text amendment given favorable recommendation by FMPC
- Text amendment deferred at BOMA from July to August Work Session

AREA WITHIN CFCO-1 AND -2

- Development Limits
- Construction Standards
- FFO/FWO uses
- Grading requirements
- Multi-use path along River

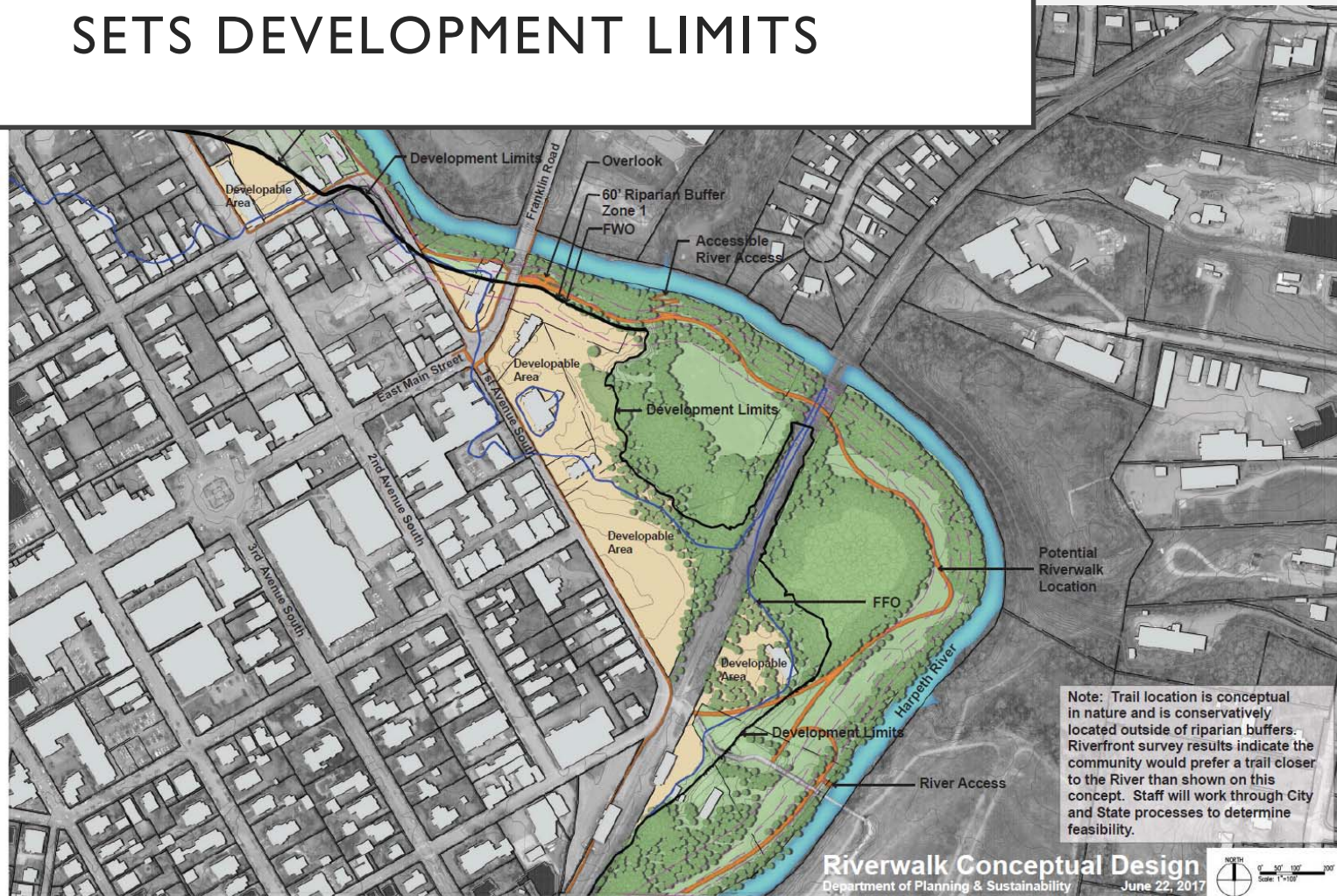


PROPOSED TEXT AMENDMENT ZONING ORDINANCE

- Creates a developable area within the FFO along its edges to allow redevelopment and nonresidential uses along E Main St and 1st Avenue S
- Establishes limits for developable area using elevation contour of 630, the riparian buffer, or the FWO, whichever is most restrictive
- Requires development to meet all construction standards for floodplain protection
- Allows only FFO/FWO uses beyond the “development limits”
- Requires any grading within the developable area to be reviewed by the FMPC with development proposal and limits grading beyond the development limits
- Requires a multi-use path along the Harpeth River with connections to E Main St and 1st Avenue

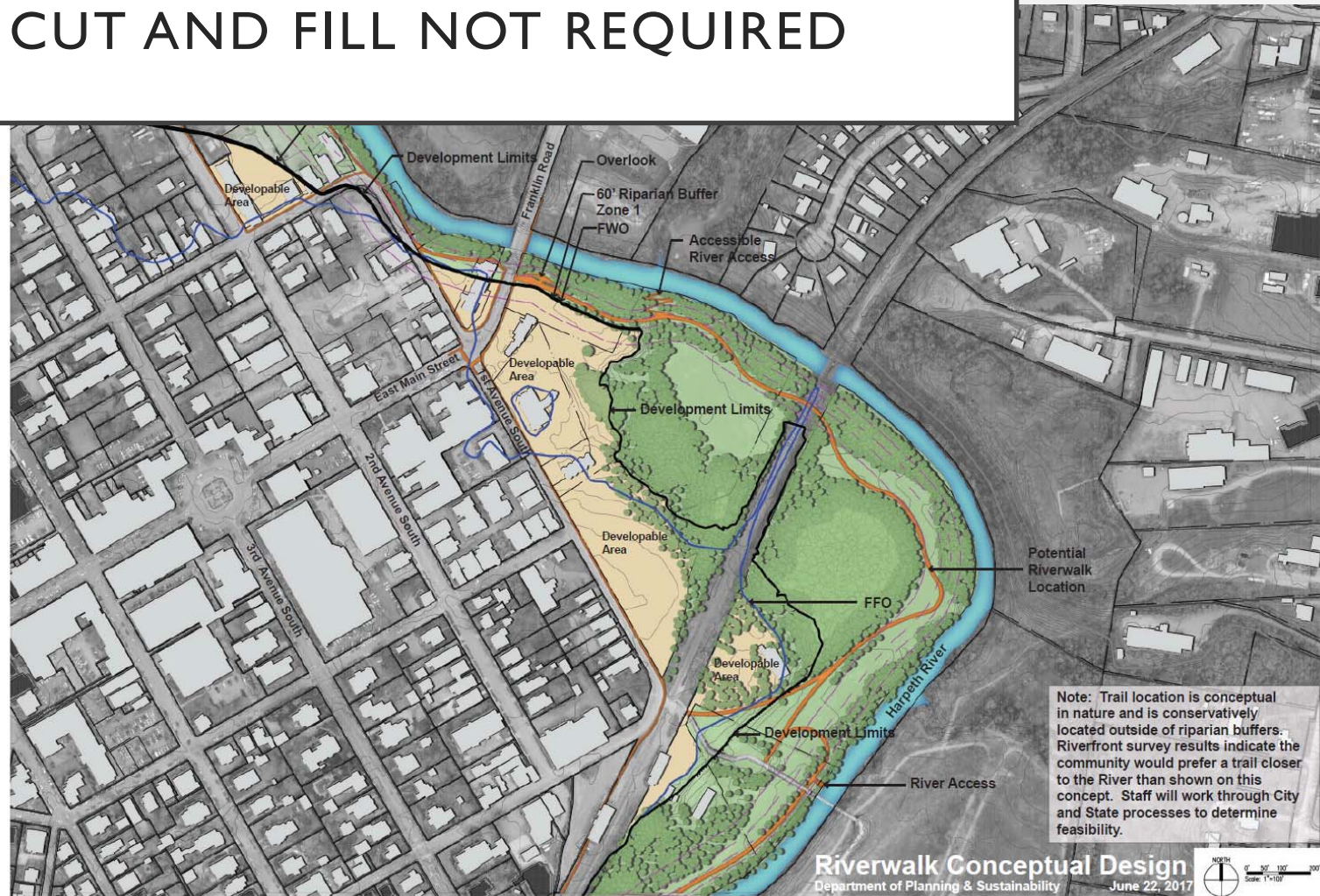
SETS DEVELOPMENT LIMITS

- Text sets a development limits line at 630 feet above sea level, or the riparian buffer, or the FWO, whichever is most restrictive
- 630 is part of steep slope dropping into deeper floodplain
- Most of developable area is at 636 or higher



CUT AND FILL NOT REQUIRED

- Grading requires FMPC review in developable area
- Text does not require cut-and-fill
- Relies upon construction standards in Section 5.8.5, Floodplain Protection
- This is the same approach used in CFCO-9 (5th Ave N)
- Restricts cut-and-fill beyond development limits to preserve the natural floodplain



10-YEAR FLOOD ZONE

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, the City's general plan, *Envision Franklin*, states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and


WHEREAS, some properties in this area had developed prior to Federal or local floodplain regulations but have lost their legally nonconforming use rights in the FFO; and

WHEREAS, this Zoning Ordinance text amendment provides additional development rights along the edges of the FFO within certain development limits without requiring compensatory cut-and-fill, while preserving the remainder of the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

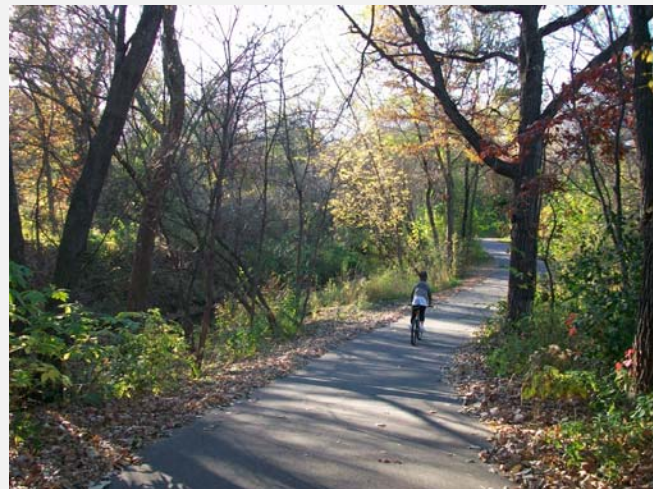
WHEREAS, this Zoning Ordinance text amendment to amend the CFCO-1 and CFCO-2 Standards is in the best interest of the citizens of Franklin.

Ten-year was not used in analysis, but conveys that deeper, higher-risk floodplain should be preserved



REQUIRES PATH ALONG THE HARPETH

- Zoning Ordinance can require connectivity and pedestrian facilities
- Riverfront Study results show community is:
 - Very supportive of a path by the River in a natural setting
 - Want connectivity to neighborhoods and the community



CONFLICTS BETWEEN OVERLAY AND CH. 5

- When there is conflict between an Overlay District and Development Standards, the Overlay District supercedes.
- Text written so CFCO-1 and -2 supercede FFO (uses)
- Construction would need to meet all standards
- Staff sees no problematic conflicts

