



November 16, 2017

HISTORIC  
FRANKLIN  
TENNESSEE

Project: Envision Franklin Plan Amendment Request  
Site: South side of Franklin Road/Mack Hatcher Parkway intersection  
Applicant: Dwight Kiser, Gary Vogrin, and Eric Flynn

Background:

The applicant is proposing to change the Envision Franklin Design Concept from Conservation Subdivision to Mixed Residential for the two parcels directly southwest and southeast of the Mack Hatcher Parkway and Franklin Road intersection:

- Conservation Subdivision is primarily a single-family design concept. Duplexes and big houses (four-unit maximum) are supported as secondary uses, but should have a single-family character. A minimum of 50% open space is also required.
- Mixed Residential supports townhomes, duplexes, big houses, and single family as primary uses.

Envision Franklin lays out several criteria used to evaluate plan amendments including (1) what conditions have changed since the adoption of the Plan to warrant an amendment; (2) consistency with the overall intent of the Plan and nearby land uses; (3) adverse impacts to scenic viewsheds; and (4) achievement of substantial improvements to the quality of life for city residents.

Staff Comments:

**The staff does not support this amendment request because conditions have not changed enough since the adoption of the Plan and because the proposal is not consistent with the overall intent of the Plan and nearby land uses. Some of the key issues are listed below:**

- Envision Franklin designates Franklin Road as a rural corridor, which leads into Downtown Franklin. The property is zoned Estate Residential (ER), which allows for one dwelling on two acres. The conceptual plan and addition of townhomes would create an urban character and create an intense development node that is not recommended at this location.
- Envision Franklin identifies Daniel McMahon Drive as the closest access from Mack Hatcher Parkway. The applicant desires to relocate this access closer to Mack Hatcher, near the Creekside historic home. There are several concerns about the proposed site access.
- Envision Franklin sets forth a 150' setback from Franklin Road and Mack Hatcher Parkway. The applicant is requesting to encroach into this setback along Franklin Road. The staff seeks to preserve this setback in its entirety.
- Several historic resources exist in the area: Roper's Knob, Creekside Manor, and Wyatt Hall. The staff has concerns these historic resources may be negatively impacted by the proposed changes.
- Approximately thirty citizens attended the neighborhood meeting held on November 2, 2017. Seven comment cards were submitted and all of them listed concerns or displeasure with the proposed amendment.