

RESOLUTION 2018-47

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PROPERTIES LOCATED IN THE MAYES CREEK DRAINAGE BASIN, LOCATED GENERALLY ALONG MURFREESBORO ROAD (96E) IN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY TO CHANGE THE DESIGN CONCEPT FROM DEVELOPMENT RESERVE TO LARGE-LOT RESIDENTIAL, MIXED RESIDENTIAL, AND CONSERVATION SUBDIVISION AND FROM NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD MIXED-USE AND FROM SINGLE-FAMILY RESIDENTIAL TO MIXED RESIDENTIAL.

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, if Resolution 2018-46 is approved, then the growth policy and design concepts along the Murfreesboro Road corridor near North Chapel Road will change, and this City-sponsored plan amendment adjusts the land use policy for the remainder of the properties in the Mayes Creek Basin; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concepts for properties located in the Mayes Creek Basin, the eastern part of the Franklin UGB, from Development Reserve to Mixed Residential, Conservation Subdivision, and Large-Lot Residential and from Single-Family Residential to Mixed Residential and from Neighborhood Commercial to Neighborhood Mixed-Use; 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 of the amendment request as described by this Resolution.

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map used to delineate the boundaries.

SECTION III. The Planning and Sustainability Staff recommend approval of Resolution 2018-47 only if Resolution 2018-46 is approved.

SECTION IV. 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 V. That this Resolution shall take effect upon approval by the FMPC on June 28, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Mike Hathaway
Chair

By: _____

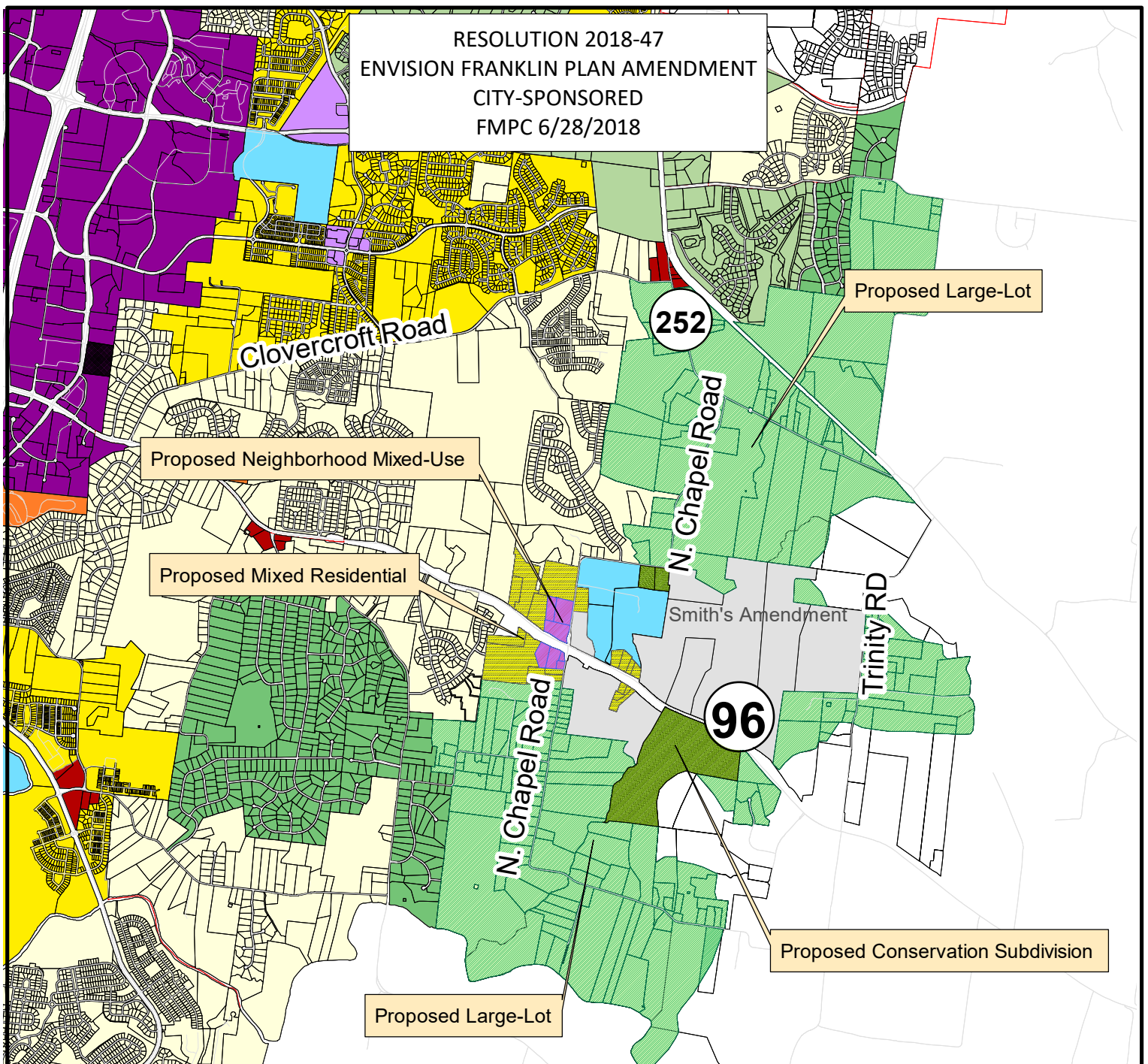
Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-47
ENVISION FRANKLIN PLAN AMENDMENT
CITY-SPONSORED
FMPC 6/28/2018



Design Concepts: Mostly Development Reserve & Neighborhood Commercial
Proposed Design Concepts: Mixed Residential, Conservation Subdivision, Neighborhood Mixed-Use, and Large-Lot Residential
Overlays: Conservation

Legend

Streets	Proposed NMU	Development Reserve	Mixed Residential
Proposed Conservation Subd	Recreation	Multifamily Residential	Neighborhood Mixed-Use
Proposed Mixed Residential	Conservation Subdivision	Neighborhood Commercial	Regional Commerce
Proposed Large Lot Res	Large-Lot Residential		
Smith's Property	Single-Family Residential		
Parcels			

1 0.5 0 1 Miles



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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