

RESOLUTION 2018-46

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PROPERTIES LOCATED AT AND NEAR 3610 AND 3698 NORTH CHAPEL ROAD AND 4417 AND 4468 MURFREESBORO ROAD AND 151 TRINITY ROAD TO CHANGE THE DESIGN CONCEPT FROM DEVELOPMENT RESERVE TO CONSERVATION SUBDIVISION AND FROM NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD MIXED-USE.

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 concepts for properties located in the eastern part of the Franklin UGB along Murfreesboro Road from Development Reserve to Conservation Subdivision and from Neighborhood Commercial to Neighborhood Mixed-Use; and

WHEREAS, the amendment request includes adding a Special Consideration to the Conservation Subdivision Design Concept to support three-story buildings; 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 used to delineate the boundaries.

SECTION III. The following Special Consideration is added to the Conservation Subdivision Design Concept:

A maximum of three stories are supported for buildings within 750 feet of the right-of-way of Murfreesboro Road, in the Mayes Creek Basin; new buildings on the periphery of developments should appear to be within one-half story of surrounding building heights to ensure compatibility.

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: _____

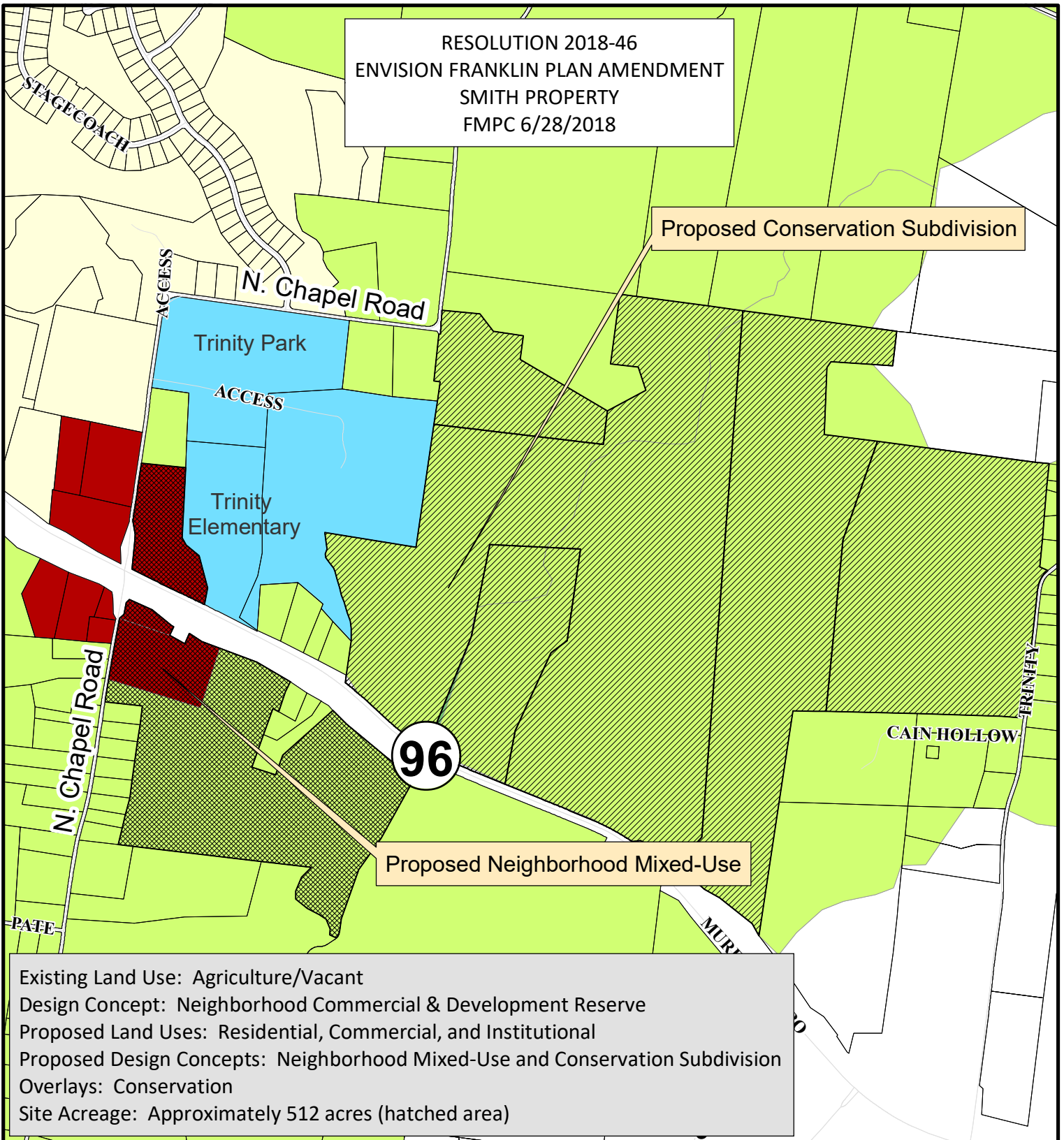
Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-46
ENVISION FRANKLIN PLAN AMENDMENT
SMITH PROPERTY
FMPC 6/28/2018



Existing Land Use: Agriculture/Vacant
Design Concept: Neighborhood Commercial & Development Reserve
Proposed Land Uses: Residential, Commercial, and Institutional
Proposed Design Concepts: Neighborhood Mixed-Use and Conservation Subdivision
Overlays: Conservation
Site Acreage: Approximately 512 acres (hatched area)

Legend

- Streets
- Proposed Neighborhood Mixed Use
- Proposed Conservation Subdivision
- Parcels
- Development Reserve
- Recreation
- Large-Lot Residential
- Single-Family Residential
- Neighborhood Commercial

0.3 0.15 0 0.3 Miles



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