



Legislation Text

File #: 16-0612, **Version:** 1

DATE: 8/17/16

TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels." (08/25/16 FMPC Recommended for Disapproval 8-0)

Background/Staff Comments

The purpose of Ordinance 2016-29 is to add the use type "Boutique Hotels" located in CFCO-1 (Central Franklin Character Area, Special Area 1) to the list of new uses/encroachments permitted to be constructed in the FFO - Floodway Fringe Overlay District. The Ordinance also corrects a typographical error in the Use Table to revise the reference number for the additional requirements for Boutique Hotels from (6) to (7). The existing note refers to the additional requirements for Hotel uses instead of Boutique Hotels.

The Board of Mayor and Aldermen and Planning Commission discussed this item at the June 2016 Conceptual Workshop and requested the Planning and Sustainability Department to prepare an amendment to add the use "Boutique Hotels" to the list of uses permitted to be constructed in the FFO with the restriction the use would only be permitted in CFCO-1. It was also discussed that the staff will initiate a Downtown Riverfront Plan to establish a vision for strategically located public spaces along the Harpeth River between Pinkerton and Bicentennial Park and an evaluation of the impact of expanding the types of uses permitted to be developed in the FFO within the study area.

There are several areas in CFCO-1 that are located in the FFO that are developed. Permitting the Boutique Hotels use in the FFO in CFCO-1 will permit limited redevelopment in an area that serves as an important gateway into Downtown Franklin. The FFO and FWO boundaries need to be updated and adopted by the BOMA by December 2016 to match the 2016 NFIP Flood Insurance Rate Maps (FIRMS) recently approved by FEMA. Any new construction permitted within the FFO is required to meet the floodplain development standards specified in Chapter 5 of the Zoning Ordinance. New nonresidential construction must have its finished floor elevation (FFE), including basement, elevated to 1-foot above the base flood elevation (BFE). Enclosed garages and parking areas must also meet specific floodplain development standards. No

encroachment or development is permitted in the Floodway Overlay District (FWO).

Based on feedback received at the Joint Workshops, staff recommends approval of this ordinance. It should be noted that the Land Use Plan's conservation design concept does not support this text amendment. The conservation design concept encourages as little development as possible within the 100-year floodplain.

Recommendation

Recommend approval of Ordinance 2016-29 to the Board of Mayor and Aldermen