



## Legislation Text

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**File #:** 17-0548, **Version:** 1

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**DATE:** June 14, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Annette Whitehurst, Land Planner  
Kelly Dannenfelser, Long Range Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### **Subject**

Acknowledgement of Receipt Of Resolution 2017-35, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Envision Franklin For Properties Located In Downtown Franklin Along The Harpeth Riverfront." (06/22/17 FMPC 8-1)

### **Project Information**

**Applicant:** City of Franklin

### **Background/Staff Comments**

**\*This amendment to the Envision Franklin Plan was approved by the Planning Commission at its June 22, 2017 meeting. The information below provides a summary of the amendment.\***

The City and its consultant, Barge Waggoner Sumner & Cannon, completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin that gathered community perspectives on Riverwalk opportunities and development in the 100-year floodplain. The study results found broad support for a Riverwalk along the River in a natural setting, and the majority did not support additional development within the 100-year floodplain.

This amendment, as depicted in the attachment(s), revises the Neighborhood Mixed Use Special Consideration for First Avenue South between East Main and South Margin Streets and replaces Figure 4.4 Conceptual Plan with a new Conceptual Plan. It further defines the on-site edge of the downtown core, providing additional development flexibility along the edges of the 100-year floodplain within certain development limits while emphasizing conservation of the natural floodplain and vegetation beyond those limits.

This amendment sets the foundation for zoning to allow a small number of properties that have lost their nonconforming use rights to have expanded uses within this area.

### **Recommendation**

**Approval.**

**PROCEDURAL REQUIREMENTS:**

If the FMPC adopts the plan amendment, a copy of the resolution and amendment will be provided to the BOMA.