



# MEMORANDUM

July 10, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator for Community and Economic Development  
Catherine Powers, Planning and Sustainability Director  
Kelly Dannenfelser, PT-Principal Planner

SUBJECT: Resolution 2012-35, a resolution to authorize the Mayor to submit a community application to the American Planning Association Community Planning Assistance Team Initiative for a study of the 5<sup>th</sup> Avenue North area

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to authorize the Mayor to submit a community application to the American Planning Association Community Planning Assistance Team Initiative for a study of the 5<sup>th</sup> Avenue North area.

**Background**

This resolution is one of the five options that staff is systematically bringing before the FMPC and BOMA regarding floodplain issues, based on a number of public meetings. See the options below:

	Floodplain Options	Status
1	Establish process for the determination of nonconforming use status for commercial properties.	BOMA passed resolution.
2	Allow base zoning district uses for historic structures.	FMPC recommended and BOMA passed 1 <sup>st</sup> of 3 Readings.
3	Automatically update FFO/FWO map boundaries, as they are amended by FEMA.	-
4	Broaden allowed uses for existing nonresidential structures.	FMPC recommended.
5	<b>Study the 5<sup>th</sup> Avenue North area using national expertise.</b>	<b>FMPC recommended.</b>

As noted above, Resolution 2012-35 authorizes the Mayor to sign and submit a community application for the American Planning Association Community Planning Assistance Program, which would provide national expertise to study the 5<sup>th</sup> Avenue North corridor and deliver objective recommendations regarding the area's future. The next application deadline is December 5, 2012 and the selection will be determined by January 2013. If selected, the timeframe for the study and final report is six to eight months.



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## MEMORANDUM

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### **Financial Impact**

If selected by the APA CPAT, the national expertise is provided pro bono (usually including five team members and two APA staff members for three to five days), while the local community covers the travel related expenses. It is not expected that expenses would exceed \$20,000 and the example in the APA application is \$12,225.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of Resolution 2012-35 is recommended.

**RESOLUTION 2012-35**

**A RESOLUTION TO AUTHORIZE THE MAYOR TO SUBMIT A COMMUNITY APPLICATION  
TO THE AMERICAN PLANNING ASSOCIATION  
COMMUNITY PLANNING ASSISTANCE TEAM INITIATIVE  
FOR A STUDY OF THE 5<sup>TH</sup> AVENUE NORTH AREA**

**WHEREAS**, the Franklin Zoning Ordinance, effective July 1, 2008, includes the Floodway (FWO) and Floodway Fringe (FFO) Zoning Overlay Districts that allow limited new uses and encroachments within the 100-year floodplain; and

**WHEREAS**, the original Town of Franklin was located on the Harpeth River and one of the commercial gateways into the Historic Downtown, 5<sup>th</sup> Avenue North, is located in the 100-year floodplain at the confluence of Sharps Branch; and

**WHEREAS**, a majority of the nonresidential structures in the city's floodplain are located at this confluence, which was inundated in the May 2010 Flood and multiple buildings remain vacant today; and

**WHEREAS**, although the City's Land Use Plan discourages development in the floodplain, it also encourages redevelopment of 5<sup>th</sup> Avenue North to create an urban gateway into Downtown, assuming the modification of floodplain boundaries, which appears unrealistic based on the City's stringent floodplain regulations and the depth of floodplain in this area; and

**WHEREAS**, the City is grappling with balancing public safety and private property rights, significant public infrastructure improvements such as the Gateway Corridors and Connector Streets Project, and visual and economic impacts of potential redevelopment as per floodplain management regulations on the adjacent locally and nationally designated Historic District; and

**WHEREAS**, the City of Franklin is seeking outside expertise of a national caliber who can conduct an intensive study and provide objective, multi-disciplinary recommendations regarding the future of the 5<sup>th</sup> Avenue North corridor; and

**WHEREAS**, the American Planning Association (APA) Community Planning Assistance Team (CPAT) is an application-based initiative that provides a custom-tailored team of experts to work on a complex issue and deliver unbiased, objective recommendations; and

**WHEREAS**, if selected, the CPAT expertise is provided pro bono to the community while the local community partners to cover travel expenses and accommodations; and

**WHEREAS**, the CPAT follows a six to eight month timeframe following selection and the next application period deadline is December 5, 2012 with an application fee of \$50.

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE:**

That Dr. Ken Moore, Mayor, is authorized to sign and submit a community application for the American Planning Association Community Planning Assistance Program that would provide national expertise to study the 5<sup>th</sup> Avenue North area of the City of Franklin and deliver objective recommendations to the City of Franklin regarding the area's future.

**Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_**

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE**

BY: \_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator

BY: \_\_\_\_\_  
**Dr. KEN MOORE**  
Mayor

Approved as to form by

\_\_\_\_\_  
Kristen L. Corn, Staff Attorney