



HISTORIC
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ITEM #8
WRKS 09/25/2012

MEMORANDUM

September 17, 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
Jonathan Langley, Long-Range Planning Supervisor

SUBJECT: Hillsboro Road Corridor – Neighborhood Meeting and Options

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding density and to provide possible options to consider related to the Hillsboro Road corridor. This issue arose as a result of a request to rezone the property at 711 Hillsboro Road. As part of this discussion, Alderman McLendon moved to defer the rezoning vote to allow a study to be conducted since the area is in transition due to the upcoming streetscape project and the fact that this corridor is a gateway within the City.

Background

At the direction of the BOMA, staff is recommending, as a first step, that a Neighborhood Meeting be held with residents along the Hillsboro Road corridor. This meeting is tentatively scheduled for **October 11 at 6pm at Franklin High School** (date, time, and location tentative).

At the Neighborhood Meeting, staff will give a brief overview of the background relating to the rezoning request at 711 Hillsboro Road and will provide maps showing how rezoning to R-2 or R-3 could impact the character along the corridor. Additionally, staff will present alternative solutions that could be used to provide greater flexibility along Hillsboro Road. The Hillsboro Road corridors and connector project (streetscape) will be described in terms of impact on the area and on individual properties.

For some additional context, the *Franklin Land Use Plan* was revised in late 2009 to update the Central Franklin Character Areas. The Hillsboro Road corridor was included in Special Area 4, which extends from the intersection at Del Rio Pike and Hillsboro Road, north to the intersection of Hillsboro Road and Mack Hatcher Parkway. The land use recommendations for this area call for nonresidential uses to be located in nodes at major intersections of collector or arterial streets. Outside of these nodes, the Plan recognizes that established single-family residential uses should be preserved and both commercial and attached residential uses should be discouraged. Furthermore, a Key Area was created at Del Rio Pike and Hillsboro Road to take advantage of potential mixed-use redevelopment opportunities (see exhibit below).



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BOMA to approve a rezoning and Development Plan for infill situations where context is important, but redevelopment opportunities may exist. Since the PUD process would be required, significant public input would be part of the process. Also, utilizing the PUD process, a “Master Plan” for the area could be developed by private parties at their option. Density would be set through the PUD process and would need to be compatible with adjacent lots.

Recommendation

This item is intended to update the BOMA on “next steps” relating to density appropriateness and options along the Hillsboro Road Corridor, but staff recommends that a Neighborhood Meeting be held to update and receive input from the surrounding residents along Hillsboro Road tentatively on **October 11 at 6pm at Franklin High School** (date, time, and location tentative).

Staff also requests feedback from the BOMA on the above outlined options and other ideas that should be considered.