



## Legislation Text

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**File #:** 15-1089, **Version:** 1

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**DATE:** 12/17/2015

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Senior Planner  
Bob Martin, Interim Director of Planning and Sustainability

**Subject**

PUBLIC HEARING: Consideration Of Resolution 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."; (FMPC 12-17-15 7-0; 01/12/16 WS)

**Project Information**

**COF Project Number:** 5977  
**Applicant:** Gary Vogrin, Kiser-Vogrin Design  
**Owner:** SouthStar Development LLC

**Background/Staff Comments**

This development plan proposes a total of two commercial-use buildings totaling 168,577 square feet on 15.35 acres. Both structures will be accessed from City streets with an internal connection drive designed to meet City of Franklin road standards.

One designated open space is proposed behind the second commercial building, on and adjacent to a portion of a closed municipal landfill. The remainder of the open space will front Carothers Parkway and be used for stormwater detention.

The Ovation Development is located to the north of this site. The Standard at Cool Springs attached residential and General Commercial parcel are located to the east. Also nearby is the new Columbia State Community College. The other three corners of Liberty Pike and Carothers Parkway are currently vacant. A preliminary plat for the outparcels identified at the previous joint conceptual workshop is expected at a future Planning Commission meeting.

The Land Use Plan sets the vision for the McEwen Special Area. It states:

The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. Murfreesboro Road will be redeveloped pursuant to a comprehensive land use and economic strategy and will be a quality gateway from I-65. High-quality design and people-

friendly environments will be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.

#### **McEwen Character Area, Special Area 4**

1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).
2. Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the interstate.
3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
4. Attached Residential is also appropriate as a transition to residential uses to the east.
5. All big box retail shall be located west of I-65.

The development form is activity center and the Land Use Plan specifies these policies:

1. Activity Centers are viewed as valuable limited resources, as key symbolic entrances into the community and as important economic resources.
2. Activity Centers should be reserved for high-quality uses that generate high economic returns for the community. They should be protected from low-quality and low-economic-benefit uses.
3. Desired land uses include Office, Regional Retail and other employment-intensive uses. Uses such as gas stations, hotels, restaurants and similar uses provide valuable services and can be appropriate, but they should be ancillary and subordinate to the regional retail and employment-related uses and designed to be integrated with those uses through coordinated access, compatible signage and landscaping, and high-quality site-plan and building design.
4. Signage in these areas should be limited and integrated into an overall site-planning theme. Billboards should be prohibited.
5. Special attention should be paid to architectural quality, and overall architectural themes should be developed for each regional center area.
6. Traffic circulation and access should be carefully planned and managed so that each regional center area operates as a coordinated circulation system.

The Liberty Pike corridor is considered a gateway corridor by the Franklin Land Use plan and calls for neighborhood monuments and suburban/rural landscaping characteristics to provide an opportunity to establish a theme and character reflecting the City of Franklin.

#### **Franklin Zoning Ordinance McEwen Character Area Overlay Area 4:**

- 1) The GC District and its associated uses and development standards is the most appropriate districts for accomplishing the land use plan's goals for this special area; however, the NC and GO districts should serve as a transition between the large scale retail in this area and the surrounding residential neighborhoods.
- 2) Retail commercial uses, service commercial uses, and hotels should be of a higher intensity along Interstate 65 and transition to less intensive uses further away from the interstate.
- 3) Attached residential dwellings are allowed as a transitional land use.
- 4) Retail commercial uses in excess of 100,000 square feet shall be located west of Interstate 65.

### **Modification of Standards 1- Exceed Maximum Parking Lot Width**

The applicant requests a modification of standards to exceed the maximum 180' parking lot width between buildings and adjacent streets. (Zoning Ordinance 5.3.6:10b) This modification is being requested to help extend the parking lot's sightlines to provide a safer distance for navigation and queueing within the parking lot, which will serve a building with a single, grand entrance. This design meets the intent of the ordinance by breaking up the parking lot into modules, with segments no longer than 125', and through the use of generous landscape treatment. Landscape islands are designed to exceed required minimum dimensions and will feature lush greenery in excess of minimum standards. They will also serve as part of the comprehensive green infrastructure plan in some cases, functioning as rain gardens, bioswales, or bioretention cells.

Staff recommends **approval, with conditions** of this Modification of Standard

### **Modification of Standards 2- Reduction in Landscape Buffer**

The applicant requests a modification of standards to eliminate a section of the required landscape buffer, measuring approximately 250', along the property's rear boundary, as well as reducing a section of the required 50' wide landscape buffer to a width of 25', for a length of approximately 475' along the property's eastern border. (Zoning Ordinance Table 5-5) This modification is being requested due to the exceptional slopes along the property's eastern boundary, which require retention within the boundaries of the site that prevents the implementation of the required buffer width. All areas where buffer is eliminated will feature an opaque screening fence in conjunction with a retaining wall. Areas where buffer is reduced will be heavily planted with landscape screening material to achieve the intent of the ordinance. Surplus landscape buffer, in excess of the compulsory depth, will be provided in all other areas where landscape buffers are required.

Staff recommends **approval, with conditions** of this Modification of Standard

### **Modification of Standards 3- Accessory Use in Front Yard**

The applicant requests a Modification of Standards to allow an accessory use (swimming pool facility) in the frontyard/sideyard between Liberty Pike and proposed building 1. Zoning Ordinance 4.1.2 (7) General Standards and limitations for Accessory Uses states that "Except for accessory structures exempted in Subsection 4.1.3, Exemptions for Accessory Uses in the AG District, accessory uses or structures shall: Not take place within required front or side yards or project beyond the front building line of the principal structure (except fences or walls); however, accessory structures may encroach into a side-street setback in Traditional Areas;

The intended use of Building 1 is that of a fitness and wellness center that includes, among other services, programmed aquatic activities as a primary function and use of the overall facility. Staff has determined this is not a primary use and therefore categorizes the pool as an accessory structure.

Hence, this Modification of Standards is being requested to allow the proposed pool facility to reside in a location which works with their established fitness and wellness program as well as to receive the greatest amount of solar exposure. Any proposed retaining walls and screen fencing will meet all requirements of the Zoning Ordinance, Section 5.6, Fences and Walls. Surplus screening landscaping will be provided as space allows along the wall and screen fence.

Staff recommends **approval, with conditions** of this Modification of Standard

### **Recommendation**

#### **Approval, With Conditions**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.