



## Legislation Text

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**File #:** 17-0619, **Version:** 1

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**DATE:** July 19, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Hunter, Director of Planning and Sustainability  
Amy Diaz-Barriga, Current Planning Supervisor  
Josh King, Principal Planner

### Subject

PUBLIC HEARING: Consideration of Resolution 2017-54, To Be Entitled: "A Resolution Approving A PUD Development Plan For Williamson County Medical Center, For The Property Located North Of Murfreesboro Road And West Of Carothers Parkway, 4321 Carothers Parkway"; (07/27/17 FMPC 9-0, 08/08/17 WS)

### Project Information

**COF Project Number:** 6474  
**Applicant:** Andrew Johnson, Smith Seckman Reid, Inc.  
**Owner:** Williamson Medical Center, LLC.

### Background/Staff Comments

The Civic-Institutional District (CI) requires a PUD Development plan for every development/redevelopment under this zoning district. The CI zoning district for the main hospital portion of the site was approved with the 2008 Zoning Ordinance update. Parcel 04601 was rezoned from General Commercial (GC) to Civic Institutional (CI) in 2016 (Ordinance 2016-44) in anticipation of future growth at the hospital.

Envision Franklin recommends a Regional Commerce concept district in this area. The Regional Commerce concept:

The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Interchange locations are limited in number and should be efficiently planned to capitalize on economic development and revenue-producing potential. Infill buildings and parking structures are encouraged to replace existing surface parking lots. Sufficient transportation and transit infrastructure is needed to accommodate the increasing travel demands created by these land uses.

Regional Commerce should transition in intensity and scale across this design concept. Higher-

intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas.

Regional Commerce areas have a high level of visibility along I-65 and primary arterial streets and are important gateways into Franklin. New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.

The development proposed is a stand-alone, 121,252 square foot medical office building in 3-4 stories. The total acreage being developed by the hospital now is 8.9 acres. The area being re-developed is currently a mixture of parking lots and a previously disturbed stormwater channel.

Envision Franklin contains a special area consideration for the area along Carothers Parkway between Murfreesboro Road and Liberty Pike. It states:

Medical uses and supporting businesses are encouraged to remain and expand in this area.

The proposed development meets the intent of the special area consideration by providing for an expansion of the hospital's outpatient medical facilities and office in this location.

### **Project Considerations**

*Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.*

Architecture is not approved at Development Plan stage, but should stay consistent through site plan and permitting stage.

### **Recommendation**

**Recommend favorably to the Board of Mayor and Aldermen.**

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

### **PROCEDURAL REQUIREMENTS:**

1. The applicant shall upload the corrected plan to the online plan review website ( [<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). 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.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.