



Legislation Text

File #: 19-0329, **Version:** 1

DATE: April 17, 2019

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Amy Diaz-Barriga, Current Planning Supervisor

Subject

Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD). (04/25/19 FMPC 7-1, 05/14/19 WS, 1st BOMA Reading 5/28/19 7-0; 2ND BOMA Reading 6/25/19 6-1) THIRD AND FINAL READING

Project Information

COF Project Number: 6943

Applicant: JC Elder, Bauer Askew Architecture

Owner: Michael and Denise Bennett

Background/Staff Comments

This property is located south of Long Lane and east of the Williamson County Agricultural Expo Center. The parcel is currently vacant and across Long Lane from the Ladd Park PUD subdivision and 5 single family residences. The requested zoning for this parcel is General Office (GO). A separate Resolution 2019-29 accompanies this zoning request for the corresponding Development Plan.

Envision Franklin places this area into two separate design concepts. The developable portions of the site are in Regional Commerce.

"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.

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 Regional Commerce Design Concept was applied to this area based on the City of Franklin’s Capital Improvement Plan for roadway improvements. As part(s) of a future TIP project, Carothers Parkway and Peytonsville Road will be extended and Long Lane improved with a flyover over I-65. These future roadway improvements would be supportive of more intensive uses with appropriate transitions to the existing neighborhoods and residences in this area.

A portion of this site contains a protected hillside with slopes exceeding 14%. This area was designated on previous planning efforts conducted by the City of Franklin as worthy of preservation as part of the Hillside Protection Overlay (HHO). Envision Franklin carried these efforts forward and places this area in a Conservation Design concept.

“The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. These Conservation areas include ... hillsides with steep slopes, hilltops... Conservation of floodplains, hillsides, and hilltops has an inherent long-term value.

New development should be designed around conservation areas to highlight them as community amenities...”

The Development plan will regulate the building form, placement on site, and overall access to the site. The General Office zoning will regulate allowed uses on this site. Allowed uses (with additional requirements) in the General Office zone include:

Agricultural Uses	Assisted Living Facilities	Clinics
Day Care Centers	Essential Services	Offices
Retail Uses	Service Commercial Uses	

Recommendation

Recommend approval to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. The city’s project identification number shall be included on all correspondence with any city department relative to this project.