



Legislation Text

File #: 19-0423, **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

PUBLIC HEARING: Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center. (04/25/19 FMPC 7-1, 05/14/19 WS)

Project Information

COF Project Number: 6939

Applicant: JC Elder, Bauer Askew Architecture

Owner: Michael and Denise Bennett

Background/Staff Comments

The applicant has submitted a development plan for the property located on the south side of Long Lane and adjacent to 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.

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 development plan and General Office zoning complies with Envision Franklin by:

1. Providing the least intensive commercial zoning on this site (General Office)
2. Providing an office building with Residential Design features and scale
3. Clustering all development (walls, parking lot, and site amenities) on the portions of the lot under the Regional Commerce design concept
4. Preserving (No grading or structures) the portion of the lot covered by the Conservation Design Concept.
5. Providing an additional landscape screen and compatible setbacks along Long Lane to mitigate the transition of uses from Single Family Residential to an office use on this site.

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.

Three options for extending sewer to this location have been proposed and vetted by City Engineering and Water Management staff. It is up to the applicant to secure a route for sewer extension at the time a site plan is submitted.

Recommendation

Recommend approval 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.