



Legislation Text

File #: 19-0744, **Version:** 1

DATE: August 14, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2019-27: An Ordinance To Rezone 38.66 Acres From Estate Residential (ER) District To Agricultural (AG) District For The Property Located North Of Old Charlotte Pike, East Of Future Mack Hatcher Parkway, And West Of Carlisle Lane. (Proposed Animal Control Center) (FMPC 8/22/19, 6-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 7038

Applicant: Greg Gamble, GDC

Owner: Williamson County

Background/Staff Comments

Envision Franklin identifies this land in the Conservation Subdivision, which describes these area of the city as “having higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.”

It is staff’s understanding that the County wishes to use the site for their Animal Facility, a use permitted under the Agricultural Zoning District. The fact that it is an Institutional Use, and the low-scale use on such a large tract of land, supports the vision of the Conservation Subdivision Design Concept. The applicant is aware that should they wish to expand beyond the Animal Facility use, they will be required to file a rezoning to the Civic Institutional Zoning District and submit a PUD Development Plan.

Project Considerations

The applicant shall be aware of the future street name change. With Mack Hatcher Pkwy coming through and severing Old Charlotte Pike East, the street name will be changed post-construction.

The applicant shall be aware of the requirement for reclaimed water to be extended to the site for any

proposed irrigation. Contrary to the statement of impacts, there is an existing reclaim water main which runs along Old Charlotte Pike at the southern property line.

Recommendation

Recommend favorably 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.