



Legislation Text

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DATE: March 18, 2020

TO: Franklin Municipal Planning Commission

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

Subject

Williamson County Animal Care Center, Site Plan, Creating 281,332 Square Feet of Civic-Institutional Space, On 38.67 Acres, Located North Of Old Charlotte Pike and East Of Under Construction Portion of Mack Hatcher Parkway. (CONSENT AGENDA)

Project Information

COF Project Number: 7199

Applicant: CJ Murrell, Kimley-Horn

Owner: Williamson County, Tennessee Representative Jim Cross

Background/Staff Comments

Williamson County is proposing a 281,332 square foot facility for Animal Care on 6.46 Acres of the 38.67-acre site. The site is zoned Civic Institutional and is reviewed under the recently adopted zoning ordinance using this base district. The corresponding roadway site plan will be used to construct the drive aisle leading up to the site.

Project Considerations

The site plan does not fully meet the requirements of the Zoning Ordinance pertaining to connectivity, frontage, water/sewer infrastructure, and roadway improvements. Necessary revisions are captured in the conditions of approval.

Recommendation

Approval, with conditions..end

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.