



Legislation Text

File #: 20-0234, **Version:** 1

DATE: March 18, 2020

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2020-05: An Ordinance To Zone 5.88 Acres Neighborhood Commercial (NC) District, And To Zone 55.49 Acres Civic-Institutional (CI) District, For The Property Located West Of Lewisburg Pike And North Of Henpeck Lane, At 1268 Lewisburg Pike, 2380 & 2390 Henpeck Lane.

Project Information

COF Project Number: 7162

Applicant: Howard Varnedoe & Williamson County Schools
Owner: Varnedoe Properties & Williamson County Schools

Background/Staff Comments

The requested zoning for 1268 Lewisburg Pike is Neighborhood Commercial (NC). Envision Franklin places 1268 Lewisburg Pike in the Neighborhood Commercial Design Concept and it states that parcels within this concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations." Envision Franklin supports the proposed NC zoning for this parcel.

The requested zoning for 2380 & 2390 Henpeck Lane is Civic-Institutional (CI) to support the existing and planned schools for the property. Envision Franklin places these parcels in the Large Lot Residential Design Concept, which supports institutional uses as a secondary use if, "their locations do not impact access, scale, and traffic of the surrounding area. These uses should be located at major intersections of arterial and collector streets." The locations of the schools in the close proximity to the intersection of Lewisburg Pike and Henpeck Lane is in line with the recommendations of Envision Franklin.

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 city's project identification number shall be included on all correspondence with any city

department relative to this project.