

**SPECIAL EXCEPTION APPLICATION**  
**Sterling Development, LLC**

**STATEMENT OF INTENT**

Sterling Development, LLC intends to develop and construct a new senior living community with a mix of 116 independent living, assisted living, and memory care units on an approximately 8.9 acre piece of land (Parcel ID: 41-05-33-014-007.001-009) located on the west side of N. Morton St. between Paul Hand Blvd. and Lancer Dr. The building will be three stories tall, have approximately 150,000 square feet of gross area, and employ approximately 60 employees. The facility will be staffed 24/7 and employees will work in three shifts.

This proposal meets the requirements for granting a special exception as outlined below:

***General Welfare: The proposal will not be injurious to the public health, safety, morals, and general welfare of the community;***

The proposed use as a senior living community has low levels of impact (noise, traffic, etc.) on surrounding uses. The building is to be constructed per state building codes and will have 24-7 on-site management to ensure general welfare for residents and community.

***Development Standards: The requirements and developments standards for the requested use as prescribed by the Zoning Ordinance will be met;***

The development of the facility outlined in the site plan submitted with the application was designed to meet the requirements and standards outlined in the Franklin Code of Zoning Ordinances with the only exceptions being those requested under formal Variance from Development Standards via applications submitted to the Board of Zoning Appeals.

***Ordinance Intent: Granting the special exception will not be contrary to the general purposes served by this Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity***

This facility and the design outlined in the application meets the intent of the Ordinance to provide adequate facilities for Franklin's senior residents, promote the general welfare and safety of residents, adjacent property owners, and members of the community, and complement the future development of adjacent properties within the same zoning district and vicinity.

***Comprehensive Plan: The proposed use will be consistent with the character of the zoning district in which it is located and the Franklin Comprehensive Plan.***

The proposed use as a senior living community fits within the Mixed-Use: Community Center (MXC) intent to "provide locations for a variety of small-to-mid-sized business and institutional facilities that serve the entire Franklin-area community." This senior community is aimed to fulfill the need for independent and assisted living arrangements for Franklin's seniors and become a complementary use to the planned development of adjacent commercial and residentially zoned property that will serve as a center of mixed use activity on the north side of Franklin.