



Detailed Statement of Reason(s) for Applying for Special Exception/Dev. Variance:

1. Special Exception from the requirements of Article 3, Chapter 23 of the City of Franklin Zoning Ordinance to allow equipment sales and rentals/farm equipment sales and service as the primary use within the IG zoning district.
  - a. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community as the use proposed on the subject property is consistent with the existing uses within the surrounding industrial development (loading docks/truck parking).
  - b. Development Standards: The requirements and developments standards for the requested use as prescribed by the Zoning Ordinance will be met with the exception of the variance listed below.
  - c. 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, because the proposed use is similar to those within the area.
  - d. 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 as it is compatible with permitted uses adjacent to the subject property, and the Comprehensive Plan identifies this area as industrial use.
2. Development Standards Variance from the requirements of Article 7, Chapter 17 of the City of Franklin Zoning Ordinance to allow no fencing (or chain link fencing if desired for security) adjacent to the existing railroad mainline/siding where 100% opaque fence is required, and no landscaping where either evergreen shrubs or trees are required about outdoor storage area adjacent to the existing railroad mainline/siding.
  - a. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community as the proposed outdoor storage area that requires screening is adjacent to an existing railroad mainline/siding. The lack of fencing and landscaping adjacent to the railroad will have no negative impact to the community. All other development standards related to the storage area will be met.
  - b. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner,

- as the eastern adjoiner is a railroad right-of-way, and to the east of that is property zoned Heavy Commercial (Johnson County). The property to the north is also zoned IG with truck loading docks that are north of the railroad siding that enters into the subject property. Existing and anticipated uses are consistent with the use proposed on the subject property.
- c. Practical Difficulty: The strict application of the terms of the Ordinance will result in a practical difficulty in the use of the property because the intent of the buffering and screening is to lessen potential conflicts between uses. The existence of the railroad mainline/siding prevent any possible conflicts to the adjoining northern and eastern properties.