

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Centennial Business Park Subdivision, final plat, revision 7, lots 5 & 9

LOCATION: 4101 and 4107 Mallory Lane

PROJECT DESCRIPTION: 2 lots on 3.281 acres

APPLICANT: Morton Stein (tracerealty@mindspring.com)

OWNER: David Watson (david.r.watson@gmail.com) and Douglas C. York (yorkmedoffice@yahoo.com)

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Final Plat

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant/Commercial
Proposed Land Use	N/A
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	3.281
Proposed Number of Lots	2
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Site sits below elevation of Mallory Lane. There is a large tree near the center of the site.
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial/Office	GC
<i>South</i>	Open Space/Commercial	GC/RX
<i>East</i>	Civic/Institutional	CI
<i>West</i>	Single Family Residential	RX

INFRASTRUCTURE AVAILABILITY	
Water	Mallory Valley Utility District;
Sewer	Available;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Access from Mallory Lane;
Trip Generation	Not provided;

PROJECT MEETS FRANKLIN'S **LAND USE PLAN:** **Yes**
GREENWAY/OPEN SPACE PLAN: **N/A**
HISTORIC DISTRICT GUIDELINES: **N/A**

PROJECT BACKGROUND: None;

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. The applicant shall show the street addresses for the two lots.

PLANNING (LANDSCAPE):

2. Note shall be added to plat: "With the site plan submittal, the tree shown on the plat shall have tree protection fence per the COF Zoning Ordinance."

ENGINEERING:

3. The applicant shall provide a drainage easement along the western boundary that is 70 feet wide at the northern boundary and 95 feet wide at the southern boundary.

4. The applicant shall provide an access easement to lot 4 that will make it possible for the north-south access to intersect with the east-west access the minimum distance from Mallory Lane as is required by the City of Franklin Street Technical Standards. Specifically, driveways for nonresidential uses shall extend a minimum of 30 feet into the property from the lot line abutting the street before the edge of the driveway may be intersected by a drive, aisle, or parking lot space.

BUILDING AND NEIGHBORHOOD SERVICES:

5. None;

FIRE:

6. None;

PARKS:

7. None;

WATER/SEWER:

8. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Access	\$	6,000
Total	\$	6,000

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.