

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: 249 Fourth Avenue North, site plan
LOCATION: 249 Fourth Avenue North
PROJECT DESCRIPTION: Site plan for 1 commercial structure on 0.72 acres
APPLICANT: Gerald Bucy, Consulting Engineer
(615) 794-0323, bucycorp@bellsouth.net
OWNER: Robert Moore
(615) 791-4447, mmcompany@aol.com
PROJECT STAFF: Donald Anthony
TYPE OF REVIEW: Site plan
RECOMMENDATION: Deferral to the April 2014 FMPC meeting

PROJECT INFORMATION	
Existing Land Use	Commerical (child care / vacant)
Proposed Land Use	Commercial (personal services)
Existing Zoning	GC General Commercial
Proposed Zoning	N/A
Acreage	0.72 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	11,310 square feet
Proposed Open Space	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
Physical Characteristics	Built-out site
Development Standard	Traditional
Character Area Overlay	CFCO-2 Central Franklin Character Area Overlay
Other Applicable Overlays	HPO, FFL
Water Utility District	City of Franklin
Proposed Building Height	1 story (22')
Minimum Landscape Surface Ratio	0.30

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Cemetery	CI
South	Office	OR
East	Office	OR
West	Commercial	GC

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Deferral to the April 2014 FMPC meeting

COMMENTS: The applicant intends to remodel the existing structure both internally and externally. Flood vents will be added to the structure, and parking will be shifted to the western and eastern sides of the building.

The applicant seeks a waiver from the loading zone requirement found in Section 5.9.12 (2) of the Zoning Ordinance. Per Zoning Ordinance standards, this site must include one designated loading zone at the rear of the structure; the loading zone must have minimum width of 12 feet and minimum length of 25 feet.

Deferral on this item is requested in order to give staff and the applicant additional time to discuss and correct issues related to water service and parking/access on the site.

See attached pages for a list of staff recommended conditions of approval.

SURETIES:

1. Surety amounts shall be determined during the Post-FMPC review.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 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 all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
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.

***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.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Landscape

- Landscape surety shall be determined at Post PC - TBD \$

Engineering

249 Building - submittal 002.pdf

2. Parking

- The applicant shall orient the diagonal stripes to deflect vehicles toward the driving lane.

Fire

249 Building - submittal 001.pdf

3. Fire Protection

- A fire flow test is required and shall be performed as a condition of approval.

Planning

General Comments

4. Signed and sealed elevations

- Building elevations shall be sealed and signed by a Tennessee licensed architect.

5. Setbacks

- Applicant shall revise site data chart on cover sheet to show correct rear setback. (The data chart currently indicates "N/A" for rear setback.)

6. Resolving outstanding issues

- Applicant shall work with staff to resolve outstanding issues related to water service, fire flow, access, and circulation. Applicant shall meet with staff to discuss these issues. Adjustments to the site plan may result in changes to the conditions listed on this staff report.

Preservation/HZC

General Comments

7. Signage

- The applicant shall remove the note pertaining to site signage from page C-1 of the submittal.

Stormwater

General Comments

8. Downspout Disconnection

- After discussing with one of our engineers it is agreed that standard PVC piping will be used instead of perforated pipe.

Streets

249 Building - submittal 003.pdf

9. ADA/detectable warnings

- The applicant shall show detectable warnings at both sides of the driveways and in the radius of North Margin St. and 4th Ave.

Water/Sewer

General Comments

5

10. Water

- This comment has not been addressed, the Water Management department will not allow a 4" water line to serve a 6" fire line. This comment is to remain open.

249 Building - submittal 001.pdf

11. Water

- The Water Management dept will not allow a 4" water line to serve a 6" fire line. This shall be addressed with the upsizing or redesign of the water line.

Zoning

General Comments

12. Loading Dock

- A service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.' Revise the plan to show the loading area.