

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Carothers Development Property Subdivision, Site Plan, Lot 2

LOCATION: 1217 Liberty Pike

PROJECT DESCRIPTION: An 11,780 square foot office building on 13.705 acres.

APPLICANT: Adam Crunk, Littlejohn Engineering Associates

OWNER: Tim Kelly, Carothers Development LLC

PROJECT STAFF: Brad Baumgartner

TYPE OF REVIEW: Site Plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Office
Existing Zoning	General Office
Proposed Zoning	N/A
Acreage	13.705
Proposed Number of Lots	1
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	11,780
Proposed Open Space	<i>Formal Open Space: .10 acres Informal Open Space: N/A Total Open Space: .10 acres</i>
Physical Characteristics	Site slopes slightly towards the rear of the property.
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	N/A
Water Utility District	Milcrofton
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	.30

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	ML/CI
<i>South</i>	Residential Single Family	County
<i>East</i>	Office	GO
<i>West</i>	Vacant	GO/GC

PROJECT BACKGROUND: A final plat to create this lot was approved at the August 2013 FMPC meeting. A revision to the final plat was administratively approved on June 18, 2014 to revise easements on the property in coordination with this proposed site plan.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

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

General Comments

2. drainage

- The previous comment "provide the length of the proposed box culvert and provide a structure at each bend for maintenance operations. Provide the inlet and outlet elevations at each structure" was not addressed. Fully address the previous comment.

[20120386 Complete Drawing Set.pdf](#)

3. Sidewalks

- Previous comment not fully addressed. The applicant shall show the extents of the sidewalk to be provided on the plans.

4. Water Quality

- The applicant shall provide soil testing data to support the use of a "Type B" soil for the water quality calculations.
This comment is in response to calculations provided with this submittal.

5. Water Quality

- It shall be noted that if the applicant is meeting the water quality requirements by having a large amount of undisturbed area, that this will need to be taken into account for any future development on Lot 2.

6. Sanitary Sewer

- Previous comment not addressed: On C7.1, the applicant shall provide the existing invert elevation of Manhole EX-1.

[The Carothers Development Property Subdivision, site plan, lot 2 - submittal 003.pdf](#)

7. Easements

- The applicant shall relocate the bio-retention area out of the access easement.
This comment was added based on the new information that this bio-retention area is permanent.

8. Easements

- The applicant shall revise the sewer easement for the sewer on Lot 1 so the easement matches the sewer alignment.
This comment was initially made on the plat but was added to this plan as well for clarity.

9. ROW

- The applicant shall change the label on C5.0 to say "Dedicated ROW Line" instead of "Reserved ROW line".
This is a new comment.

Fire

[20120386 Complete Drawing Set.pdf](#)

10. Fire Sprinkler System

- Change not made. Fire department connection on the building is still labeled as a fire hydrant assembly.
To prevent confusion at construction, the applicant shall properly label all fire protection features appropriately.

11. Landscaping

- This comment was not addressed by the applicant.

L2.0 Landscaping still shows the same plant materials located in close proximity to the proposed fire department connection.

The applicant shall remove or fully relocate the plant material to prevent obstructing the view and access to the fire department/fire sprinkler connection.

Planning

General Comments

12. Final Plat

- Final plat to revise easements shall be recorded prior to issuance of building permits.

All easements shown on the site plan and final plat shall match.

Planning (Landscape)

General Comments

13. Plant Schedule

- Plant schedule shall be provided on the General Landscape Plan sheet.

14. Plant symbols

- Plant symbols as shown on the General Landscape Plan shall also be shown on the Plant Schedule.

Stormwater

General Comments

15. Water Quality

- According to the site plans a road is being proposed to go through the bioretention at some point. The stormwater management plans still states that this is temporary as well. Applicant shall address.

16. Water Quality

- Please reference the City BMP manual for proper bioretention plantings. A mixture of specimen shrubs and grasses shall be included. It is also confusing as the bioretention detail calls for mulch and the landscape plans call for a wetland seed mix as ground cover. Clarify.

Only Tennessee native plants shall be installed in the bioretention areas. Acceptable bioretention plantings can be found in the City's BMP manual in the bioretention section

<http://www.franklintn.gov/Modules/ShowDocument.aspx?documentid=17885>

17. Water Quality

- Include at least 2 individuals from each of the following genus in the bioretention area.

-Any native species from the Asclepias genus

-Any native species from the Monarda genus

18. Water Quality

- It shall be noted on all EPSC, Grading and Stormwater Management sheets that water quality BMPs shall not be installed until build out is near completion to prevent construction sediment from entering water quality BMPs. Water quality areas shall not be used as sediment basins during construction.

19. Water Quality

- Provide note that installer's of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the City's website.

20. Water Quality

- Provide detail of soil mixture for planting soil in bioretention. Please reference BMP manual for proper soil mixtures. <http://www.franklintn.gov/Modules/ShowDocument.aspx?documentid=17885>

Streets

[The Carothers Development Property Subdivision, site plan, lot 2 - submittal 003.pdf](#)

21. ADA/detectable warning

- On page C8.1 detail 8 (Parallel Accessible Ramp) the detectable warning should be 48 inches wide not 60 inches wide.

Water/Sewer

[20120386 Complete Drawing Set.pdf](#)

22. Wastewater

- Applicant did not fully address comment, applicant shall show slope and length of sanitary sewer service on site plan.

Zoning

[20120386 Complete Drawing Set.pdf](#)

23. 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.