

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Wild Duck Subdivision, site plan, revision 8, lot 8 (Car Wash revision)

LOCATION: 1440 Murfreesboro Road

PROJECT DESCRIPTION: Site plan for a 1,368 square foot commercial structure on 4.49 acres

APPLICANT: Jeff Mangas, EMH&T
(704) 353-9956, jmangas@emht.com

OWNER: Waltrip-Hendrick Automotive Realty (Attn: Greg Clark)
(704) 568-5550, greg.clark@hendrickauto.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Site plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Commercial (automobile inventory)
Proposed Land Use	Commerical (car wash)
Existing Zoning	GC General commercial
Proposed Zoning	N/A
Acreage	4.49 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	1,368 square feet (new)
Proposed Open Space	<i>Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A</i>
Physical Characteristics	Developed site
Development Standard	Conventional
Character Area Overlay	MECO-5 McEwen Character Area Overlay
Other Applicable Overlays	FFO, FWO
Water Utility District	City of Franklin
Proposed Building Height	1 story (18 feet)
Minimum Landscape Surface Ratio	0.30

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	GC
<i>South</i>	Commercial	GC
<i>East</i>	Commercial	GC
<i>West</i>	Commercial	GC

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: The proposed car wash structure was previously approved on an adjacent lot (COF# 2726).

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.
 7. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans online to the City's IDT plan review site and in person to the Department of Building and Neighborhood Services by 3:00 PM on Friday, June 27, 2014. A review and response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.

***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.

COF# 4582

CONDITIONS OF APPROVAL:

Planning (Landscape)

General Comments

1. Trees/Landscape Plan

- Applicant shall submit the previously approved landscape plans for this area and any revisions necessary at Post PC, and then shall coordinate with COF Land Planner to ensure proper surety has been provided for this area.