



MEMORANDUM

DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 12**, Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (phase two), 17,584 square foot addition to an existing church, on 8.74 acres, located at 1101 Gardner Drive.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a site plan for a 17,584 square foot addition to an existing church, at 1101 Gardner Drive.

Project Information

COF Project Number: 4631

Applicant: Gary Batson, Batson and Associates, Inc.

Owner: Kevin Howell, Harpeth Community Church

Background/Staff Comments

This site plan proposes to expand the footprint of the existing Harpeth Community Church, at the corner of Lewisburg Pike and Mack Hatcher Parkway. The site is zoned Detached Residential (R2), and has Floodway Fringe Overlay on the eastern portion of the property. The original site plan (COF # 1029) was approved in February 2006. The existing church complex comprises of three buildings that total 18,187 square feet. This proposal places new development between two existing buildings (physically connecting to one of them), and creates a new 17,584 square foot space. The new addition is similar in height to the existing building to which it is connecting, and will be clad in similar materials. The site plan adds parking spaces to the northwest area of the site, and all new spaces are to be constructed with pervious pavement. The existing entrance into the site is being maintained, as is the incompatible land use buffer along the eastern property lines.

Recommendation

Staff recommends **approval, with conditions.**

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

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.

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.



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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.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

- VI. Drainage: \$10,000
- VII. Green Infrastructure: \$108,000

2. Landscape

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

Planning

[Harpeth Community Church Phase 11 - submittal 001.pdf](#)

3. FWO and FFO

- The applicant shall correctly label the FFO overlay limits, as shown on City of Franklin zoning maps, on the existing conditions plan sheet and the site layout plan sheet.

[Harpeth Community Church Phase II - submittal 002.pdf](#)

4. Parking

- The applicant shall revise the Parking Summary on the Site Layout Plan page. The maximum parking spaces shall not be fewer than the minimum required parking spaces.

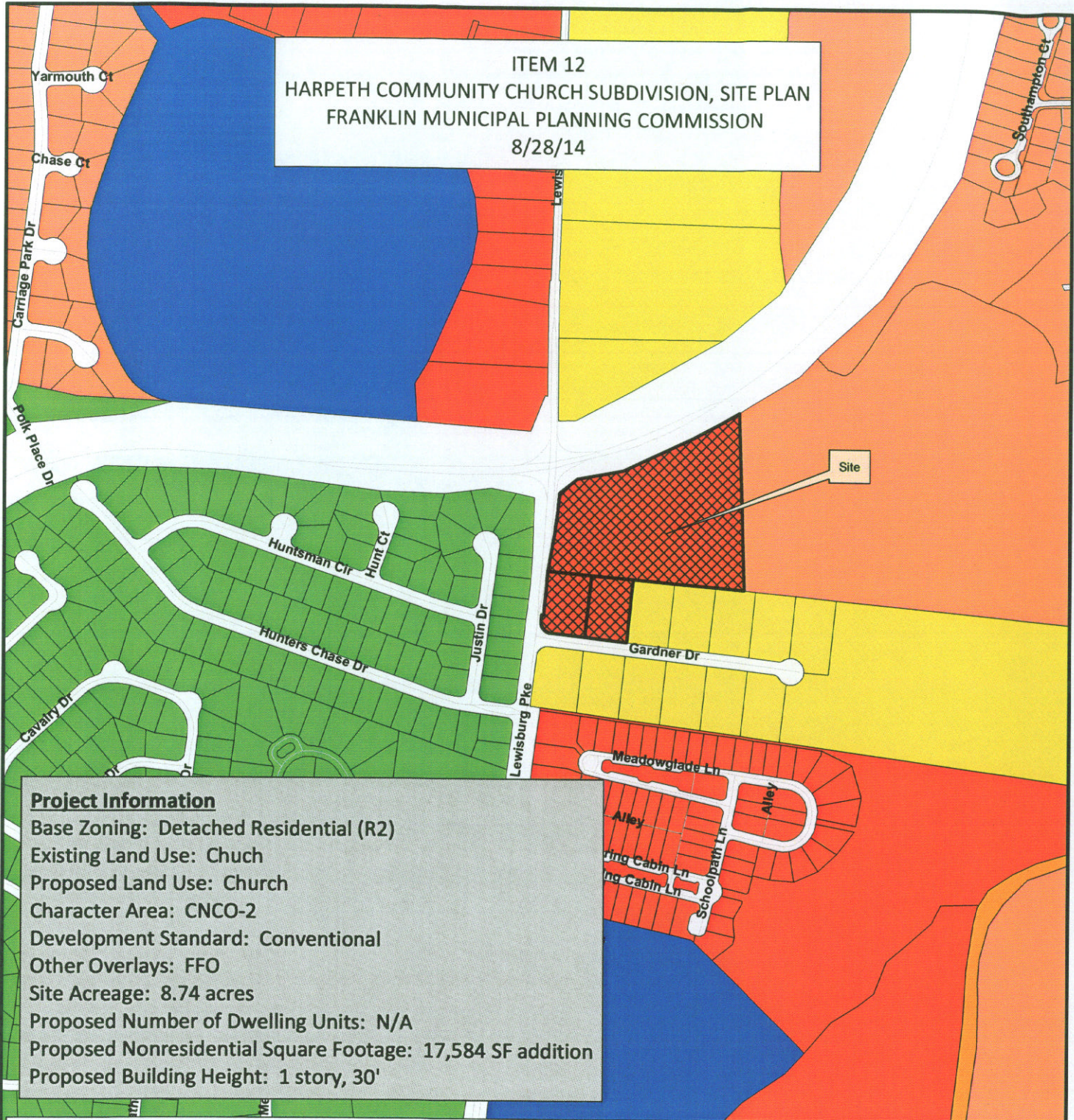
Zoning

[Harpeth Community Church Phase II - submittal 002.pdf](#)

5. Question

- The proposed fence is required to have masonry columns every 50' on center or at a minimum located at the corners of the fenced area.

ITEM 12
 HARPETH COMMUNITY CHURCH SUBDIVISION, SITE PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/28/14



Project Information

Base Zoning: Detached Residential (R2)
 Existing Land Use: Church
 Proposed Land Use: Church
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 8.74 acres
 Proposed Number of Dwelling Units: N/A
 Proposed Nonresidential Square Footage: 17,584 SF addition
 Proposed Building Height: 1 story, 30'

Legend

Harpeth Community Church	GO General Office District
AG Agricultural District	CC Central Commercial District
ER Estate Residential	NC Neighborhood Commercial District
R-1 Residential District	GC General Commercial District
R-2 Residential District	MN Neighborhood Mixed-Use District
R-3 Residential District	ML Local Mixed-Use District
Historic Core Residential District	MX Regional Mixed-Use District
RX Residential Variety	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
	CI Civic and Institutional District



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