

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Alexander Subdivision, site plan, revision 1, lot 1 (Ford Lincoln Addition)

LOCATION: 1129 Murfreesboro Road

PROJECT DESCRIPTION: Replacement of an existing 31,506 square foot building with a 57,000 square foot building on 20.21 acres

APPLICANT: Bryan Richter, C & I Design (brichter_cidesign@comcast.net)

OWNER: Adam Chimner, Automotive Management Services, Inc
(achimner@amsinet.com)

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Site Plan

RECOMMENDATION: Deferral to the February 23, 2012 FMPC meeting

PROJECT INFORMATION	
Existing Land Use	Commercial
Proposed Land Use	N/A
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	20.21
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	57,000 (one new building to replace an existing 31,506 square foot building)
Proposed Open Space	<i>Formal Open Space: 12,525 square feet Informal Open Space: N/A Total Open Space: 12,525 square feet</i>
Physical Characteristics	N/A
Character Area Overlay/ Development Standard	MECO-9/Conventional
Other Applicable Overlays	HHO Buffer
Proposed Building Height	29'
Minimum Landscape Surface Ratio	0.3 (Conventional Area Standard)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family Residential/Open Space	R-2
South	Commercial	GC
East	Commercial	GC
West	Commercial	GC

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Not available;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Murfreesboro Road
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: Deferral to the February 23, 2012 FMPC meeting

COMMENTS: Deferral to the February 23, 2012 FMPC meeting is recommended for this Site Plan due to conditions that will have a substantial impact on the proposed utilities, grading, and layout of the development. Additionally, there are numerous conditions, indicating that this site plan is in an incomplete form. Revised plans shall be submitted by February 2, 2012 to remain on the February 23, 2012 FMPC meeting.

The plans provided do not clearly distinguish the existing and proposed grading contours and the existing and proposed drainage pipes and structures. Therefore, it is not possible to properly review the grading and drainage plans. Furthermore, the location of the sewer service line is a key issue that must be resolved prior to Planning Commission approval of this site plan, and the developer must obtain a

sewer easement. The current location of the sewer service goes under an existing building, which could result in damages to the building if the service line were to rupture due to pressure. The site plan proposes a retaining wall over the sewer service line, which is not permitted. Based on the information provided with the site plan, it is not possible to locate the storm drainage line and the sewer service line between the building and retaining wall, as proposed, and provide the minimum separation required between them.

For the reasons listed above, as well as numerous stormwater deficiencies and unsatisfied general requirements, deferral to the February 23, 2012 FMPC meeting is recommended for this Site Plan.

CONDITIONS OF APPROVAL:

PLANNING:

1. Sheet C0.01 Existing Conditions shall show the entire site/parcel with property boundary lengths labeled. The required incompatible use buffer shall be shown and labeled with the dimension on this sheet, as well. The applicant shall also label the existing dumpster.
2. The applicant shall show and label the 500' Hillside/Hillcrest Overlay Zoning District Buffer (HHO Buffer) on the Existing Conditions and Site Layout Sheets. The applicant shall refer to the City's Zoning Map for these boundaries.
3. The applicant shall list land use, overlay zoning districts, and character area overlay zoning districts for the adjacent parcels on Sheet C0.01.
4. The applicant shall darken the text on the title blocks to make the project name and number legible on all sheets.
5. All building area, existing or proposed, within the window of development shown on the Site Plan sheet shall be delineated and labeled with square footage. It appears that there is an area of building just north of the limits of disturbance that is currently missing from this sheet.
6. All easements shall be labeled with type and dimension on Sheet C1.01.
7. The applicant shall clearly identify the proposed maximum height of all retaining walls and the proposed exterior material on Sheet C1.01. Details of the walls shall coordinate with the information shown on this sheet. The applicant shall verify that the exterior material of the wall lining the southern and western boundaries of the site does not change at the corner.
8. Detail #2 on Sheet C4.03 shall be revised to note a brick veneer face.
9. The project name shall be corrected on the Site Data Chart on Sheet C1.01.
10. Building setbacks shall not be shown on the site layout and shall only be listed in the site data chart.
11. The formal open space areas shall be identified, delineated, and labeled with the acreage/square footage on Sheet C1.01.

12. The maximum building height shall be removed from the site data chart, if it refers to any building within this zoning district and character area. The proposed building height shall include the maximum height of the proposed building.
13. The parking information provided on the site data chart on Sheet C1.01 shall be revised as follows: minimum parking shall be calculated based on all buildings on site and their use; existing parking on the entire parcel shall be listed as existing parking number in site data chart; total parking shall be the full amount of proposed parking on entire parcel; finally, the total proposed number needs to be broken down by customer/employee parking and inventory parking, as well as by pervious and impervious.
14. The applicant shall coordinate the above parking information with the project planner prior to resubmittal since the plan currently utilizes the wrong parking ratio for this development area and since the customer/employee parking listed does not meet the minimum Z.O. parking requirements. Once the existing parking information for the entire site is provided, parking requirements will likely be met.
15. The site data chart shall be revised to include an entry for the incompatible use buffer and state that such a buffer is required with the location and dimension.
16. The applicant shall list the required bicycle parking and provided bicycle parking on Sheet C1.01. A detail of the bike rack shall also be provided.
17. The applicant shall coordinate the R.O.W. width for Murfreesboro Road with the recorded plat for this property. It appears that the recorded plat shows the southern lot boundary as 75' from the SR96 centerline for the east side of the site.
18. The provided retaining wall details shall be referenced on the grading plan (Sheet C2.01) in addition to the Site Layout sheet.
19. The incompatible use buffer labeled and delineated on Sheet L100 shall be revised to show the required minimum 37.5' Class B buffer.
20. The following note shall be added to the Photometric plan, Sheet E001: "Street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC"
21. The applicant shall verify that, at no point, footcandles exceed 1.0 at property lines or 2.0 at R.O.W. Based on the photometric plan submitted, it appears that there are a few questionable areas. The applicant shall revise the photometric grid, where necessary, to show that these lighting requirements are met.
22. The Calculation Summary table on the Photometric plan, Sheet E001, shall be updated based on the photometric grid shown. The table does not currently meet the City's lighting standards.

PLANNING (LANDSCAPE):

23. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

ENGINEERING:

24. There is a grease trap located north of the existing building. The applicant shall provide a note stating if that grease trap is to be removed or not. If that grease trap is not to be removed, the applicant shall provide the location of the sewer service line connected to the grease trap.

25. The applicant shall provide the location of all access and utility easements west of the Williamson Square private drive access easement and in close proximity to the existing manhole north of the Shell Service Station.
26. The applicant shall provide a cross section of the area between and including the building wall and footing and the retaining wall and footing on the east side of the proposed building. The location of both the storm drainage pipe and the sewer line shall be included in the cross section. Dimensions between the pipes and the structures from the outside surfaces shall be provided.
27. The applicant shall provide and clearly label the existing contours on the adjacent property to the east, within 10 feet of the property line.
28. The existing contours shall be clearly distinguished from the proposed contours. Clearly label all contours. The proposed storm drainage pipes and structures shall be clearly distinguished from the existing storm drainage pipes and structures.
29. The applicant shall provide the location of existing buildings near or on top of any required off-site utility.
30. The retaining wall that is indicated to be placed over the sewer line shall be removed, or the sewer line shall be removed so that it is not located under the retaining wall.
31. The applicant shall provide documentation of recorded easements for all of the site utilities crossing over adjacent property.
32. The applicant shall provide a water quality treatment train for all stormwater runoff; schedule a meeting with the Engineering department to further discuss stormwater issues prior to submitting subsequent plans.
33. The stormwater management design of this site does not meet the criteria to receive overland flow design credits. The ISD-Tool water quality volume calculations shall be revised to remove this credit.
34. The applicant shall provide the location of the downspout outlets around the building.

BUILDING AND NEIGHBORHOOD SERVICES:

35. The color and type of retaining walls shall be coordinated with the building façades, as required.
36. The applicant shall add a note to the site plan stating that no vehicles are permitted to be parked in any landscape area.
37. The southern façade shall be revised to increase the height of the base material to match the height of the base shown on the other facades.
38. Revise the material charts provided with the building elevations to show that no more than 50% of the net façades are split face. The material charts shown on the color elevations shall be coordinated with those shown on the black and white elevations. (Planning and BNS)
39. The first handicapped space is required to be van accessible. The applicant shall provide wheel stops for the handicapped parking only.

FIRE:

40. Twenty (20) feet clear width shall be provided and shown around western side of building as required by the International Fire Code (503.2).

41. Fire Department Connection (FDC) is not permitted to be free standing. The applicant shall revise plans accordingly.
42. A public fire hydrant is required within 100 feet of the FDC as measured by how fire hose is laid on the ground (not straight line). Plans shall be revised accordingly.
43. The existing maintenance building shall be connected to the property's private fire service main and fire flow meter.

PARKS:

44. None;

WATER/SEWER:

45. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	TBD
Sewer	\$	TBD
Drainage	\$	TBD
Sidewalk	\$	TBD
Total	\$	TBD

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

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one 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.
5. 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 (6) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.

***PROJECT CONSIDERATIONS:**

1. A demolition permit is required. (BNS)

2. Any wall greater than 48" in height (measured from the bottom of the footing) requires a separate building permit submittal to BNS. (BNS)
3. A separate plan submittal, review, and permit is required for any new proposed signage. (BNS)
4. Utility plan, Sheet C3.01, indicates boring under SR 96 to connect to a 16 inch public water main. An eight (8) inch public water main is located in the ROW adjacent to the property that would not require boring under Murfreesboro Road. (Fire)

* 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.