



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT › DEPARTMENT OF ENGINEERING
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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: September 10, 2012
Re: Case PC 2012-13 (SPR)

REQUEST:

Case PC 2012-13 (SPR)...Downtown Parking Lot – Wayne Street & Jackson Street (waivers). A request for approval of waiver requests from drainage requirements. The subject property is located at the northeast corner of Wayne Street & Jackson Street and is located in the Mixed Use: Downtown Center (MXD) zoning district.

ZONING:

Surrounding Zoning:

North: MXD (Mixed Use: Downtown Center)
South: MXD (Mixed Use: Downtown Center)
East: MXD (Mixed Use: Downtown Center)
West: MXD (Mixed Use: Downtown Center)

Surrounding Land Use:

North: Restaurant & Auto Parts Store
South: Single family residential
East: Single family residential
West: Single family residential & Auction

CONSIDERATIONS:

1. The City of Franklin Redevelopment Commission submitted a site development plan proposing to construct a parking lot at the northeast corner of Wayne Street & Jackson Street and to utilize a rain garden for stormwater detention. The properties are currently vacant.
2. The plan was reviewed by the Technical Review Committee on August 30, 2012 and forwarded to the Plan Commission for review of waiver requests.
3. A revised site plan was submitted by the petitioner on September 4, 2012 (attached). The outside review Engineer reviewed the revised plan and issued an updated review. All items have been met with the exception of the waiver requests.
4. Article 6.19(C)(5) of the Subdivision Control Ordinance states that all detention design shall conform to the current Soil Conservation Service hydrograph methods for drainage or an approved equal as determined by the City Engineer. The design of all drainage facilities shall include analysis of all storm durations to determine the critical peak to be used. The “Rational Method” is acceptable for pipe design only.

5. The petitioner is requesting a waiver from Article 6.19(C)(5): Detention Design. The waiver request states “Since the draft copy of the City of Franklin Stormwater Management Ordinance allows the use of a modified Rational Method to calculate detention capacity for sites less than 5 acres, the modified Rational Method was utilized for the design of this project as the site is only 0.49 acres.”
6. Article 6.19(H)(1)(d) of the Subdivision Control Ordinance states that emergency spillways shall be capable of handling one and one-quarter times the peak discharge and peak flow velocity resulting from the 100-year design storm event runoff from the entire contributing watershed, assuming post-development conditions, draining to detention/retention facility. However, engineering judgment may dictate use of a higher design standard. Many types of emergency spillways are allowable provided adequate provision is made for the discharge of the flow through the facility and a minimum freeboard of 2 feet is provided above the maximum anticipated flow depth through the emergency spillway.
7. Article 6.19(H)(2) states that the minimum accepted bottom longitudinal and transverse slope of dry detention basins shall be 1: and must be designed to include underdrains. Vegetated bank side-slopes shall be no steeper than 4 (horizontal) to 1 (vertical).
8. The petitioner is requesting a waiver from Article 6.19(H)(1)(d) and 6.19(H)(2): Detention Facility Specifications. The waiver request states “Due to the proposed use of the property (parking lot), the small size of the site, and the City’s desire to maximize the parking layout and spaces on the site, the requirements of Article 6.19(H)(1)(d) and 6.19(H)(2) couldn’t be implemented in the detention design. The proposed rain garden design will detain stormwater runoff while it percolates through the backfill in the underdrain trench which connects to the outlet control structure which is below grade, therefore a 1% bottom slope is not necessary.”

CRITERIA FOR DECISIONS (WAIVER REQUEST):

In taking action on waiver requests, the Plan Commission shall use the decision criteria outlined in Article 2.4(B) of the City of Franklin Subdivision Control Ordinance.

1. **Public Welfare:** The granting of the waiver will not be detrimental to the public safety, health, and/or welfare;
2. **Adjacent Property:** The granting of the waiver will not be injurious to the reasonable use and development of other property;
3. **Unique Conditions:** The conditions upon which the request for the waiver is based are unique to the property for which it is sought and are not applicable generally to other property;
4. **Physical Conditions:** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved a hardship to the owner would result if the strict letter of these regulations were carried out; and
5. **Comprehensive Plan:** The waiver will not contradict the intent of the City of Franklin Comprehensive Plan.