

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: March 23, 2020
SUBJECT: Residential Conversion – Downtown – STP 812-2020 (5322 Main Street)

STP 812-2020: Submitted by Crunk Engineering for 5322 Main Street. The property is zoned C-D-C and contains 0.3 acres. The applicant requests site plan approval for the conversion of a residential property to a commercial property. Requested by Adam Crunk.

Request: The applicant proposes to convert a former residence into a retail commercial property.

Property Description and History: This property is located at 5322 Main Street. The current building was recently vacated and was previously used as a residence. The Spring Hill Historic Commission believes that this structure is historically significant to the City of Spring Hill. All surrounding properties share the same C-D-C zoning.

Historic Commission: This item was presented before the Historic Commission on March 5, 2020. Even though the subject property is not on the National Register of Historic Places or the City's list of Historically-Significant Properties, it was suggested by Commissioner Legendre that the proposal should go before the Historic Commission due to its age. According to the Historic Commission, the home was built by Dr. Gorham Wing between the years of 1825 – 1835. It is perhaps the oldest standing home in Spring Hill and Dr. Wing is buried in the Spring Hill Cemetery. The members of the Historic Commission provided the following comments and concerns:

1. The extension of the parking lot in relationship to the historic home. The proposed parking lot is parallel to the home and not set behind it.
2. Advised other materials for the parking lot to be explored to lower the long-term impact on the property, as compared to blacktop.
3. Aesthetic of the site. The location of the garbage pad is concerning and additional landscaping should be used to block the view of the parking lot from Main Street.
 - a) At the time of this meeting, the garbage pad was shown on the south side of the building. Since then, the intent is to have the garbage pad at the rear (east) of the site and out of view.
4. A wrap around drive would not be ideal for this property.
5. There may be additional concerns regarding fire codes and overall safety with the existing proposal.

Access: The site is currently accessible via a single one-lane access driveway from Main Street. The applicant will need to obtain a driveway permit through TDOT prior to construction and all drive and sidewalk slope approaches must meet TDOT standards. The driveway is proposed to be widened and drive aisles are two-way with a width of 24'. Staff has discussed the subject of shared and cross access with adjoining properties with the applicant. The applicant has indicated that adjacent property owners are not willing to provide cross access or to share a driveway to Main Street. Templates for fire, refuse and/or delivery trucks have not been submitted. The Fire Marshal will need to confirm that the design for fire apparatus access meets all applicable requirements.

Streets and Sidewalks: There is an existing 5' wide sidewalk along Main Street and a sidewalk that connects the building to the sidewalk along Main Street. Two-way drive aisles are shown as 24' and the minimum is 25'.

Building and Site Design: The applicant is not proposing any changes to the exterior of the building and has provided pictures of the existing building. The building materials are not labeled but the façade appears to be composed of siding

that has been recently painted yellow and brick veneer. The main entrance to the building is located on the south side of the building, adjacent to the parking lot. There are two additional doors on the west (front) and one door on the east.

No dumpster is being proposed for the site. However, the applicant has explained to staff that for a number of sites along main street, rollout trash cans are used. These cans are not rolled out to the street and are housed to the rear of the site. Waste Management will pick up the trash using a standard pickup truck and the site appears to provide more than enough space to properly turnaround and prevents the need to back up into Main Street. The cans will be housed on an existing covered porch located at the rear (east) of the building. The applicant will need to provide the city with something in writing from Waste Management approving his type of refuse collection. Bicycle parking has been provided but appears to restrict pedestrian access.

Lighting: No additional lighting is being proposed and the applicant intends to use the four (4) existing lights on the building. A photometric plan has been provided and is in compliance with the requirements of the UDC.

Parking and Loading: The site includes 7 parking spaces, which exceeds the minimum requirement of 5 spaces for a retail use. The site includes one ADA space, with a proposed pedestrian path the building. Within the C-D district parking is prohibited in the front yard. All of the parking on the site is shown as 90°. Staff suggests that the driveway be reduced by at least two feet to provide separation between vehicles and the rear wing of the building.

Landscaping and Buffering: The applicant is showing three types of shrubs and a total of four (4) Red Maple trees along the northern and eastern property lines. The most northwestern tree on the property is mislabeled as "SP" and has a total amount of nine (9). The tree is shown as the same symbol as the other Red Maple trees but the applicant will need to verify and correct the landscape plan. A few existing trees are to remain on the site. Along the southern property line, there is a row of trees and existing vegetation that lies between the two properties. Majority of the vegetation is on the neighboring property and shall remain. Aerial and street view photos have been provided. A variety of five (5) types of shrubs are shown along the foundation of the building adjacent to Main Street and the parking lot. Additional landscaping is needed along the three eastern parking spaces located at the rear of the site. Even though there is an existing tree and a new tree shown, staff recommends additional landscaping to the west of the first parking stall to provide more of a buffer from Main Street. There is no requirement for the number of on-site trees in the C-D districts. However, one tree per 35' linear feet is required along any arterial street. A list of recommended street tree species can be found in Appendix A of the UDC.

Utilities: The site is currently served by City of Spring Hill Water and Sewer. The applicant must install RP backflow due to the property transitioning from a residential to commercial use.

Bulk and area requirements: The site complies with the requirements of the C-D-C zoning district.

Bicycle and Greenway Plan: This project is not impacted by the Bicycle and Greenway Plan.

Summary: The applicant met with staff to discuss the site plan on March 11, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (March 30, 2020):

1. Provide a narrative of the existing building materials.
2. Talk with Fire Department to confirm that access is compliant.
3. Add bike parking to parking requirements under the site data table.
4. Building must install RP backflow due to it going to commercial vs residential status.
5. The requirement for a two-way drive aisle is 25'.
6. The applicant will need to provide a narrative of the refuse collection and a letter from Waste Management approving his type of collection.
7. Add Plant Schedule to Landscape Plan (L1.0).
8. Street trees are required along Main Street. Along an Arterial Street, one tree per 35' linear feet is required. A list of recommended street tree species can be found in Appendix A of the UDC. Fully screen parking from Main Street.

9. Refuse collection shall only be provided by vehicles that do not back into Main Street.
10. For this site plan approval to be valid and prior to any construction, an approved TDOT Drive permit will be required to improve the existing access at this location, all drive and sidewalk slope approaches must meet TDOT standards.
11. Provide a cross section along the proposed driveway.
12. Provide a 2' green space between the rear wing of the building and the driveway.
13. The applicant must install RP backflow due to the property transitioning from a residential to commercial use.



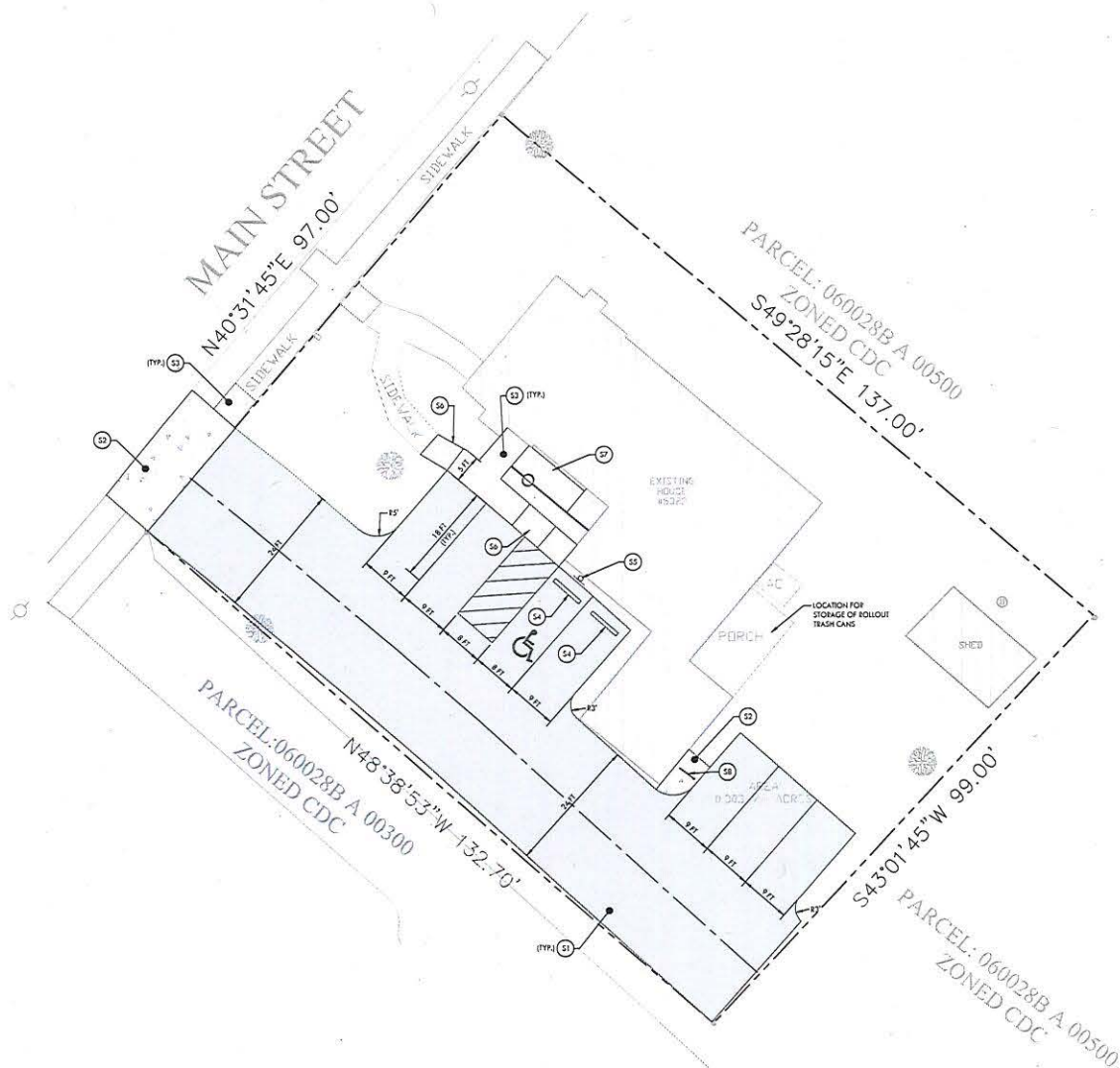
CITY OF SPRING HILL, TN

Default View



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CODE	DESCRIPTION	DETAIL LOCATION
(51)	ASPHALT PAVEMENT	C.B.O - 1
(52)	CONCRETE PAVEMENT	C.B.O - 1
(53)	CONCRETE SIDEWALK	C.B.O - 3
(54)	CONCRETE WHEEL STOP	C.B.O - 4
(55)	ACCESSIBLE PARKING SIGN	C.B.O - 5
(56)	ACCESSIBLE RAMP - ADA	C.B.O - 5
(57)	ACCESSIBLE RAMP WITH HANDRAIL	C.B.O - 7
(58)	BIKE RACK	C.B.O - 8

PROPOSED LAYOUT LEGEND

SITE DATA TABLE	
ZONING CLASSIFICATION:	C-D-C
MAP/PAID/CEU NUMBER:	SUBJECT/PAID 0340
LOT AREA:	0.30 ACRES
PROPOSED USE:	RETAIL
LOCK IN EFFECT:	AUGUST 20, 2018
DATE OF PREPARATION:	MARCH 2, 2020
LOT REQUIREMENTS (C-D-C)	
MIN. LOT WIDTH:	NONE
MIN. LOT AREA:	0.5 ¹ NEEDED TO ZONE
MIN. FRONT SETBACK:	NONE
MIN. SIDE SETBACK:	NONE
MIN. REAR SETBACK:	NONE
MAX BUILDING HEIGHT:	50 FT
TOTAL SITE AREA: 0.30 ACRES	
TOTAL BUILDING AREA: 2,295 SF OR 0.05 ACRES	
PROPOSED BUILDING COVERAGE: 0.05/0.20 = 0.17 OF 17%.	
MAX IMPERVIOUS SURFACE: = 90%.	
IMPERVIOUS SURFACE PERCENTAGE: = 79% 51 SF OR 0.18 ACRES	
= 0.18 ACRES / 0.30 ACRES = 60%	
BUILDING SQUARE FOOTAGE:	
1ST FLOOR FLOOR AREA:	= 2,295 SF.
2ND FLOOR RETAIL SPACE:	= 200 SF.
3RD FLOOR:	= 232 SF.
4TH FLOOR:	= 232 SF.

REVISIONS	
No.	DATE
REV 1	03/16/2020

C5.0

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7112 CROSSROADS BOULEVARD
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5322 MAIN STREET



NO CHANGES ARE PROPOSED FOR THE EXTERIOR OF THE BUILDING

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5322 MAIN STREET

SPRING HILL, TENNESSEE

	REVISIONS		
	No.	DATE	
	REV 1	03/16/2020	
03/02/2020			20001