

D. Conditional Use Statement

OH Franklin East 2nd, LLC is proposing to construct a multi-tenant development, including a new oil change facility and a quick service restaurant at the existing addresses at 1296 E Second Street, 1288 Route 73, and 1276 Route 73. Valvoline LLC, a leading nationwide quick-lube provider in the United States, intends to provide a convenient, neighborhood-serving vehicle maintenance service that supports the transportation needs of residents and commuters in the City of Franklin. The use is appropriately located within a commercial setting, complements surrounding uses, and reduces the need for residents to travel outside the area for routine automotive services.

The proposed oil change facility is located within an established commercial area of the City of Franklin, where similar auto-oriented and service uses are appropriate. The use is compatible with surrounding properties and the general neighborhood in terms of scale, operation, and intensity. Potential impacts related to traffic, noise, lighting, and visual character have been addressed through site design, buffering, and operational standards, ensuring that the proposed conditional use will not adversely affect nearby properties or the area's overall character.

Potential negative impacts associated with the proposed conditional use will be mitigated through thoughtful site design and operational controls. Traffic circulation is designed to provide safe ingress and egress and to minimize conflicts with surrounding roadways, while on-site parking complies with UDO requirements to prevent overflow onto adjacent properties. Noise impacts will be limited through building placement, enclosure of service activities, and adherence to applicable operating standards. Exterior lighting will be designed to provide adequate illumination for safety while preventing light intrusion onto adjacent properties through shielding and cut-off fixtures. Solid waste storage areas will be fully enclosed and screened from view, and waste removal will be managed in accordance with City requirements to ensure regular and sanitary collection.