



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 23, 2022

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklin.tn.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklin.tn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 26, 2022 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3, 4, 12, and 13 On The Consent Agenda.

SITE PLAN SURETIES

3. Pinnacle Commons Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center), Extend The Performance Agreement For Landscaping (Retail) Improvement to June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

5. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located At 801 Del Rio Pike.
FMPC 5/26/22, 8-0 Defer

Sponsors: Emily Wright, Amy Diaz-Barriga

6. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).
FMPC 5/26/22, 8-0 Defer

Sponsors: Emily Wright, Amy Diaz-Barriga

ANNEXATIONS/PLANS OF SERVICES

7. Consideration Of Resolution 2022-37, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

8. Consideration Of Resolution 2022-38, A Resolution Requesting A Referendum For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2022-17, An Ordinance To Zone 23.19 Acres Estate Residential (ER) District, For The Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. Consideration of Resolution 2022-39, A Resolution Approving A Development Plan For The Cottages At 509 Hill Drive PUD Subdivision, For The Property Located South Of West Main Street And West Of Hill Drive, On 0.56 Acres, Located At 509 Hill Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. Consideration of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Historic Magnolia Hall PUD Subdivision, Site Plan, Creating 11 Single-Family Residential Lots, On 12.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. Franklin Elementary School Subdivision, Final Plat, Creating 2 Lots On 19.31 Acres, Located At 1501 Figuers Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 07:02 PM

Board Members Present: Jimmy Franks, Scott Harrison, Alma McLemore, Michael Orr, Ann Petersen, Marcia Allen, Nick Mann, Roger Lindsey

Board Members Absent: Jenny Szilagyi

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 28, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 minutes of the 4.28.2022 FMPC meeting

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Ann Petersen to Approve the Minutes from the April 28, 2022 meeting. The motion carried 8-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Betsy Hester, 112 Valley Ridge Road, Franklin, TN - Ms. Hester expressed her concerns about the population density in the Goose Creek area and the inadequate planning for new school buildings. The multi-family developments will only increase the need for additional schools. Ms. Hester urged the Commission to work together to address these needs.

ANNOUNCEMENTS

Cheryl Hebert was introduced as the new Administrative Assistant in the Planning and Sustainability Department. Also, it was announced that Chair Lindsey's birthday is in the next few days.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**CONSENT AGENDA**

2. Consideration Of Approval Of Items 3-5 and 8-13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore, to approve items 3-5 and 8-13 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Sidewalks Improvement To May 25, 2023 (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Lincoln Square Subdivision, Site Plan, Revision 1, Lots 6-8 (Aspen Grove Plaza Office Plaza Phase III Building 4), Extend The Performance Agreement For Multipurpose Trail Improvement To May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Preserve At Echo Estates PUD Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Section 2 Buffer Improvement to May 25, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

6. Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. RES 2022-28 AMENDING THE MADISON PUD SUBDIVISION_With exhibits_Law approved
2. 2022.03.30 Madison Vested Rights Extension Request
3. MAP Exhibit A The Madison Vesting Extension

4. Exhibit B The Madison Franklin - PUD DEVELOPMENT PLAN
5. RESOLUTION 2019-134 AS AMENDED

Amy Diaz-Barriga stated that the location description of the Madison PUD Subdivision was listed incorrectly. Unfortunately, the mistake was not discovered until after the meeting agenda was published. The staff, upon approval of the Commission, would like to defer this item until the June FMPC meeting. This would allow time to correctly notice the item for the June 23, 2022, FMPC Meeting.

Chair Lindsey asked if anyone from the public would like to comment on this item.

There being none, Chair Lindsey asked for a motion to defer item number six to the June 23, 2022, FMPC meeting.

A motion was made by Commissioner Scott Harrison, seconded by Michael Orr that item 6 be deferred until the June 23, 2022 Planning Commission meeting. The motion carried 8-0.

7. Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).

Sponsors: Emily Wright, Amy Diaz-Barriga

- Attachments:**
1. RES 2022-30 WOOD DUCK COURT_With exhibits_Law approved
 2. request for vesting extension
 3. MAP Wood Duck Court Vesting Extension
 4. WoodDuck Court Development Plan one page
 5. APPROVED AND SIGNED RESOLUTION 2019-56

Commissioner Harrison recused himself from this item.

Ms. Wright stated that the Commission has been provided a standard staff report for this item regarding the implications a new ordinance would have on the property if vested rights were not extended. After new information became available this week along with discussions with senior leadership and staff members, the staff is recommending deferral of this item to the June 23, 2022, FMPC meeting. The deferral would allow time for discussions with staff, the applicant and potential future owner of the property. Specifically, discussions about the plans for the property and what commitments will be honored in relationship to the proposed original plan, as approved. Ms. Wright stated that staff did not have enough information to provide a proper recommendation to the Commission. Ms. Wright added that if there are questions, Ms. Diaz-Barriga can provide information on the potential outcomes of a new ordinance on this property. At the appropriate time, the applicant would like to address the Commission.

Chair Lindsey stated it was time for the public comment portion regarding item 7. Chair Lindsey asked those who would like to speak to approach the lectern. Please state your name and address.

William Weaver, 2068 Sunnyside Drive. Mr. Weaver stated that he is the Chief Executive Director of Community Housing Partnership. The intent of CHP, regarding this item, was to provide affordable housing in this section of Franklin, prior to the COVID crisis. Since then, CHP has determined that it is not feasible to continue with the project, as originally planned. CHP met with the Mayor and City officials last year to explain why the project was not achievable as planned and that CHP intended to sell the property. Mr. Weaver stated that the "potential" new owners plan to continue with an affordable housing component, but with a reduced number available compared to the original plan.

Brandon Pluckett, 2060 Old Hillsboro Road. Mr. Pluckett, a potential buyer, stated that it is the intention to move forward with an affordable part of the development. The site plan is not proposed to change, other than the addition of a swimming pool, a nature trail, and a dog park, from the original plan. Mr. Pluckett stated that there would be 15 units that would fall under the affordable housing category. Affordable housing is a huge need in Franklin, and as a "for-profit" company, Mr. Pluckett explained that accommodations have been made to help meet the need and to develop the area, in accordance with the original plan.

A motion to defer item number 7 to the June 23, 2022, FMPC meeting was made by Commissioner Orr, seconded by Commissioner Allen.

Chair Lindsey asked for discussion of the motion.

Commissioner Franks expressed his disappointment in CHP's abandonment of the affordable housing plan, for sale units, after all the work and time spent over the last few years to keep the project moving forward. Commissioner Franks discussed several possibilities available to secure financing that would have allowed this project, one that meets a need and one that everyone felt good about, to move forward. The updated plan discussed by the potential new buyer, to build apartments with a few affordable units, is not reflective of the original goal approved by the Commission.

Mr. Weaver shared his love of the Franklin community and his passion for serving and advocating for affordable housing. For CHP to remain a viable resource for the community, difficult business decisions have to be made. One of those difficult decisions required the re-evaluation of this project.

A motion was made by Commissioner Michael Orr, seconded by Marcia Allen, that item 7 be deferred until the June 23, 2022 Planning Commission meeting. The motion carried 7-0. Commissioner Harrison recused himself from this item.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. 1624 West Main Street PUD Subdivision, Site Plan (Bookers Corner), Creating 6,500 Square Feet Of Commercial Space, On 0.78 Acres, Located At 1624 West Main Street. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 1624 W Main PUD SP
2. 7822 1624 W Main PUD SP_Conditions of Approval_01
3. 1624 West Main PUD Subdivision, Site Plan (Bookers Corner) - submittal 003

The item was Approved on Consent Agenda.

9. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7834 Aureum PUD Subdivision, Final Plat
2. 7834 Aureum PUD Subdivision, Final Plat Conditions of Approval_01
3. PLAT 7834 Aureum PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

10. Cox Family Subdivision, Final Plat, Creating 2 Lots, On 4.153 Acres, Located Near The Intersection Of Huffines Ridge Drive And Liberty Pike. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7837 Cox Family Subdivision, Final Plat
2. 7837 Cox Family Subdivision, Final Plat Conditions of Approval_01
3. PLAT 7837 Cox Family Subdivision, Final Plat

The item was Approved on Consent Agenda.

11. Galleria Commercial Complex Subdivision, Final Plat, Revision 39 (Resubdivision of Lot 41), Creating 3 Nonresidential Lots, On 5.88 Acres, Located At 1722, 1726, And 1728 Galleria Boulevard. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Galleria Comm Complex Sub FP
2. 7664 Galleria Comm Complex Sub FP_Conditions of Approval_01

3. Galleria Commercial Complex Subdivision, Final Plat Revision 39 (Resubdivision of Lot 41) - submittal 004

The item was Approved on Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section Jewell 1, Creating 13 Single-Family Lots, 83 Townhome Lots, and 7 Open Space Lots, and Dedicating Public Right-Of-Way, On 39.927 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1
2. 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1 Conditions of Approval_01
3. PLAT 7839 Westhaven PUD Subdivision, Final Plat, Section Jewell 1

The item was Approved on Consent Agenda.

13. Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford), Creating 9 Future Buildable Lots, 61 Townhome Lots, 3 Open Spaces, And Dedicating Right-Of-Way, On 25.701 Acres, Located Near The Intersection Of Mack Hatcher Memorial Parkway And Highway 96. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)
2. 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford) Conditions of Approval_01
3. PLAT 7840 Westhaven PUD Subdivision, Final Plat, Section 62 (Blakeford)

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

The Chair asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 07:28 PM

Chair

Date



File #: 21-03105

DATE: May 25, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration of Resolution 2022-28, A Resolution Amending The Madison PUD Subdivision To Extend The Vested Rights, For The Property Located At 801 Del Rio Pike.
FMPC 5/26/22, 8-0 Defer

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the The Madison PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

This item was deferred from the May 2022 FMPC meeting due to an error in publication. The error has since been corrected, and the item has been noticed properly.

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for three years, or until March 10, 2026, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits,

and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Madison PUD was approved by BOMA on March 10, 2020. The plan includes the existing Madison multifamily complex, and proposes the demolition of one existing building and the construction of three additional multifamily buildings. The proposed development increases the unit count by 64 units, to 254 units. The project had two Modification of Standards, supported by staff and approved by BOMA, to reduce the required buffer widths along the perimeter of the development due to the location of existing buildings and porches, along with the presence of established vegetation. BOMA approved the plans, as recommended by the Planning Commission, to remove the condition of approval requiring full access to Brink Place, and instead permitted an emergency access gate to be installed.

CURRENT STATUS

This plan is within the first three-year period and is vested until March 10, 2023. They currently have a site plan awaiting One-Stop approval, which is valid until July 15, 2022. Water/Hydrant conditions have improved in the area since the approval of this project, so flows are no longer an issue. The project does still need to resolve stormwater drainage issues, through the site plan and final plat process.

APPLICANT REQUEST

In their request letter, the developer cited the impacts of the COVID-19 pandemic and the need to finalize a Public Drainage Easement as reasons for the delays in progress.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. The site layout and locations of buildings and parking lots within the existing development limit the location of new buildings and parking lots. All new buildings will be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking, while promoting the pedestrian experience in both aesthetics and safety, limits parking placement for the required spaces needed. It is unknown if the same density could be met under current development standards, and allowable density would be highly dependent upon a new design for the site that complies with the Zoning Ordinance. However, since the site is already an existing development, application of the frontage standards to only the new buildings may require changes that are easily accommodated in a new plan. Alternatively, if development was allowed to continue under its current plans, the proposed building and parking placements would be consistent with the 17 other buildings on the site.

Staff would continue to support full access to Brink Place for better connectivity for the area, and any condition to reduce full connectivity would have to be granted by the BOMA. A Modification of Standards for Buffer requirements would likely not be required along the entire perimeter of the development, and would be limited to where new development was adjacent to existing single-family lots. Based on the current layout, the requirements for Transition Zones would not limit development potential. Lastly, stormwater drainage issues would still need to be resolved, and would need to comply with the current BMP manual.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2022-28 if they determine that the continuation of vested rights is in the best interest of the community. Due to this development plan being a small revision to an existing development, application of the new development standards would not have a significant impact on the overall site.

THE MADISON PUD SUBDIVISION EXHIBIT A

Project Information

Existing Zoning: PD 12.7

Overlay Districts: N/A

Site Acreage: 20 acres

Number of Dwelling Units: 64

Zoning Districts

 The Madison

Overlays

 Hillside/Hillcrest Overlay

 500 Ft Buffer of Hillside

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

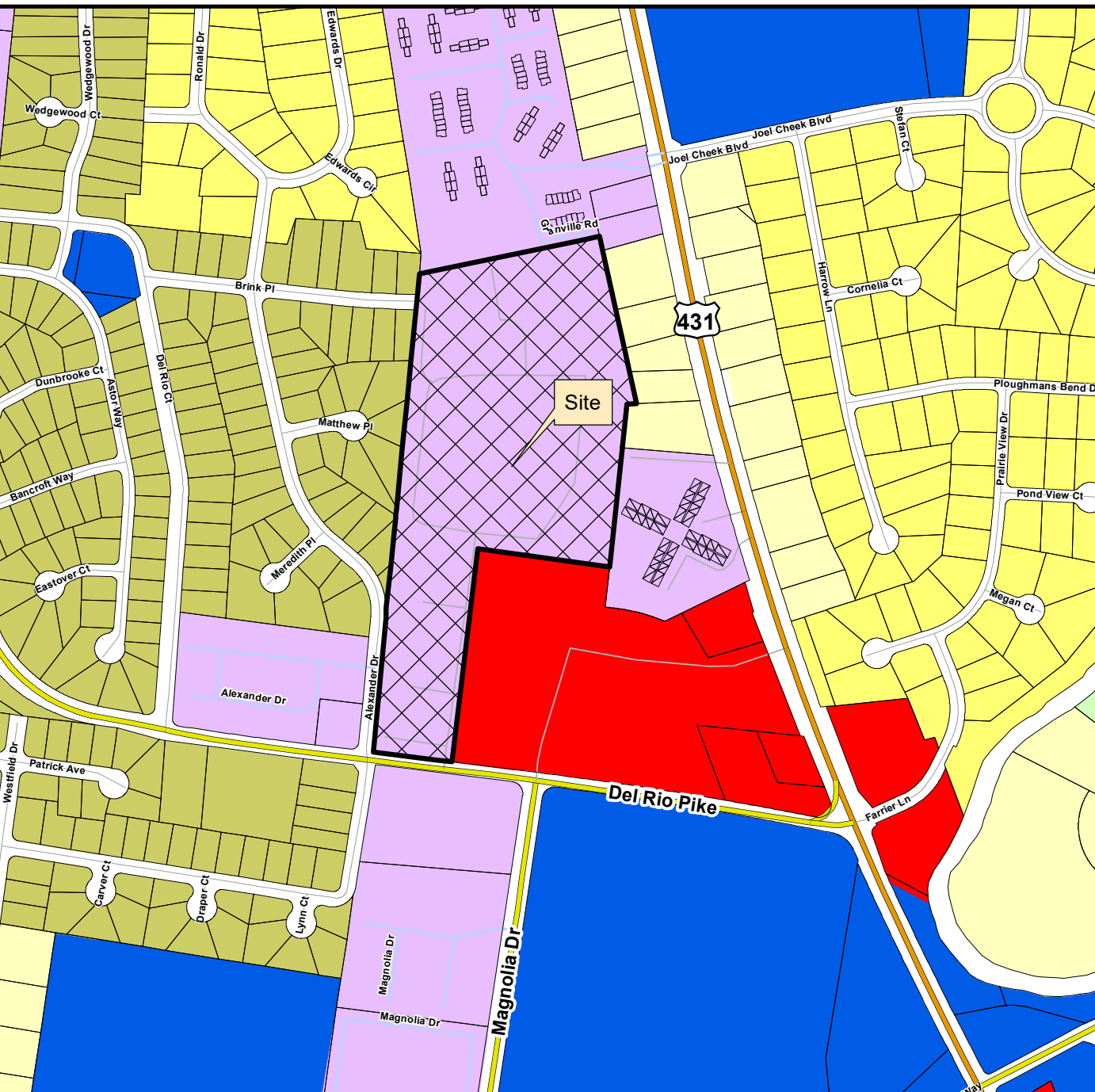
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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RESOLUTION 2022-28

A RESOLUTION AMENDING THE MADISON PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED AT 801 DEL RIO PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, BOMA of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2019-134; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison PUD vesting period began on March 10, 2020, is set to expire on March 10, 2023, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the first vesting milestone for three years, or until March 10, 2026 to obtain approval of a final development plan, secured any permits, or commenced site preparation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
63-11.00	20.0
Total	20.0

SECTION II. That the attached Location Map (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Madison PUD Subdivision, as outlined below and through Exhibit B, are as follows:

Entitlements	Madison PUD
Base Zone District	Planned District (PD 12.7)
Character Area Overlay	CFCO-4
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5% Formal 10% Informal
Number of Phases in Development	1

SECTION IV: That the following Modification of Development Standards (MOS) was requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer, and utilize only existing vegetation within the buffer. Approved: __x__ Denied: __	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved: __x__ Denied: __	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>

SECTION V. That the original vesting period was initiated on March 10, 2020, and was set to expire on March 10, 2023. The initial vesting period is extended for three years until March 10, 2026. The amended development plan will now have until March 10, 2026, to obtained approval of a final development plan, secured any permits, or commenced site preparation.

SECTION VI. That should the development plan obtained approval of a final development plan, secured any permits, or commenced site preparation within the extended timeframe listed in Section IV, the amended development plan will be granted two years from the extended date listed in Section IV to secure any necessary permits and commence construction.

SECTION VII. That the total vesting period of ten (10) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan (March 10, 2020) and shall remain at March 10, 2030.

SECTION VIII. That the original Development Plan, the exhibits accompanying the original Development Plan, and all conditions and restrictions placed upon the original Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION IX. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

THE MADISON PUD SUBDIVISION EXHIBIT A

Project Information

Existing Zoning: PD 12.7

Overlay Districts: N/A

Site Acreage: 20 acres

Number of Dwelling Units: 64

Zoning Districts

 The Madison

Overlays

 Hillside/Hillcrest Overlay

 500 Ft Buffer of Hillside

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

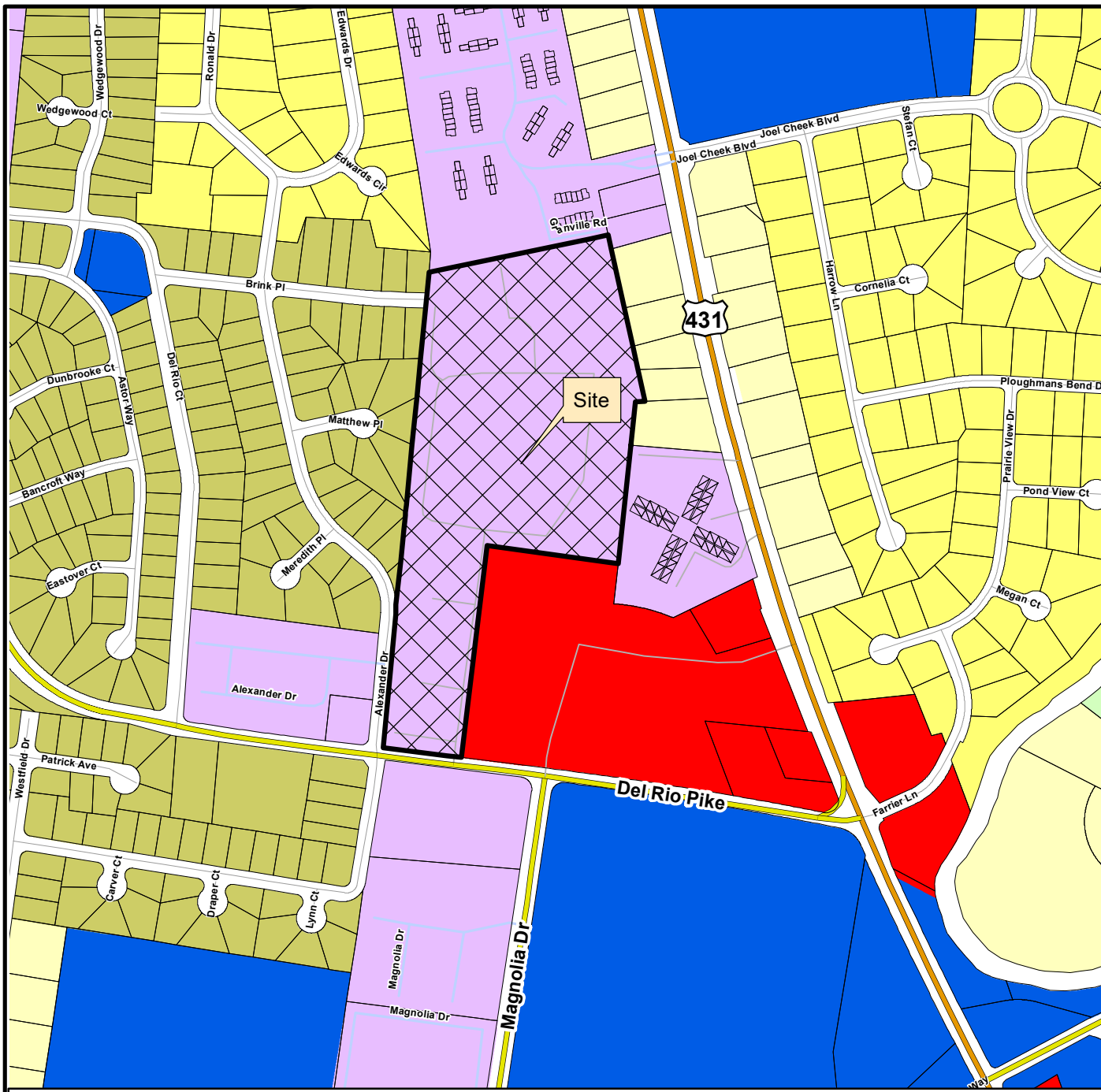
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District

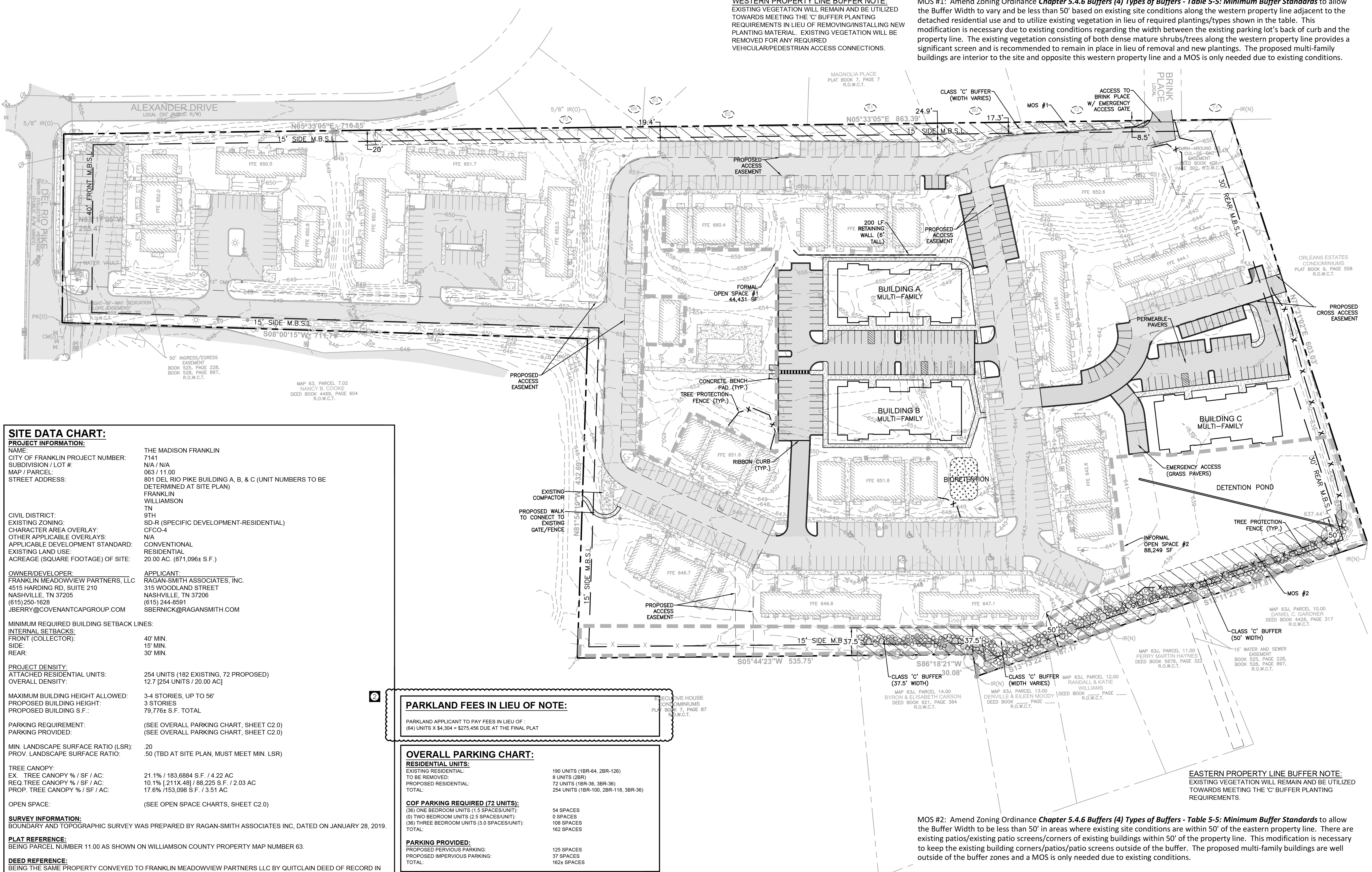


This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2021. All rights reserved.



0 250 500 1,000
Feet





SITE DATA CHART:

PROJECT INFORMATION:

NAME: THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER: 7141
SUBDIVISION / LOT #: N/A / N/A
MAP / PARCEL: 063 / 11.00
STREET ADDRESS: 801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN)
FRANKLIN
WILLIAMSON
TN
9TH
SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CF-CO-4
N/A
CONVENTIONAL
RESIDENTIAL
20.00 AC. (871,096± S.F.)

CIVIL DISTRICT:
EXISTING ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
EXISTING LAND USE:
ACREAGE (SQUARE FOOTAGE) OF SITE:

OWNER/DEVELOPER:
FRANKLIN MEADOWVIEW PARTNERS, LLC
4515 HARDING RD, SUITE 210
NASHVILLE, TN 37205
(615)250-1628
JBERRY@COVENANTCAPGROUP.COM

APPLICANT:
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:
FRONT (COLLECTOR): 40' MIN.
SIDE: 15' MIN.
REAR: 30' MIN.

PROJECT DENSITY:
ATTACHED RESIDENTIAL UNITS: 254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY: 12.7 [254 UNITS / 20.00 AC]

MAXIMUM BUILDING HEIGHT ALLOWED: 3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT: 3 STORIES
PROPOSED BUILDING S.F.: 79,776± S.F. TOTAL

PARKING REQUIREMENT: (SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED: (SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR): .20
PROV. LANDSCAPE SURFACE RATIO: .50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:
EX. TREE CANOPY % / SF / AC: 21.1% / 183,688 S.F. / 4.22 AC
REQ. TREE CANOPY % / SF / AC: 10.1% [211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC: 17.6% / 153,088 S.F. / 3.51 AC

OPEN SPACE: (SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:
BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192Q WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

PARKLAND FEES IN LIEU OF NOTE:

PARKLAND APPLICANT TO PAY FEES IN LIEU OF:
(64) UNITS X \$4,304 = \$275,456 DUE AT THE FINAL PLAT

OVERALL PARKING CHART:

RESIDENTIAL UNITS:
EXISTING RESIDENTIAL: 190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED: 8 UNITS (2BR)
PROPOSED RESIDENTIAL: 72 UNITS (1BR-36, 3BR-36)
TOTAL: 254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):
(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT): 54 SPACES
(0) TWO BEDROOM UNITS (2.5 SPACES/UNIT): 0 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT): 108 SPACES
TOTAL: 162 SPACES

PARKING PROVIDED:
PROPOSED PERVIOUS PARKING: 125 SPACES
PROPOSED IMPERVIOUS PARKING: 37 SPACES
TOTAL: 162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area): 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved ImperVIOUS
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 1.3 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 0.8 MILE FROM FIRE STATION #1 LOCATED AT 500 NEW HWY 96 W. THE SITE IS 0.7 MILES FROM BICENTENNIAL PARK; 1.1 MILES TO JIM WARREN PARK; EXISTING TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE UTILIZED BY THE NEW MULTI-FAMILY BUILDINGS. REFUSE COLLECTION FOR THE MULTI-FAMILY WILL BE PRIVATE.

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

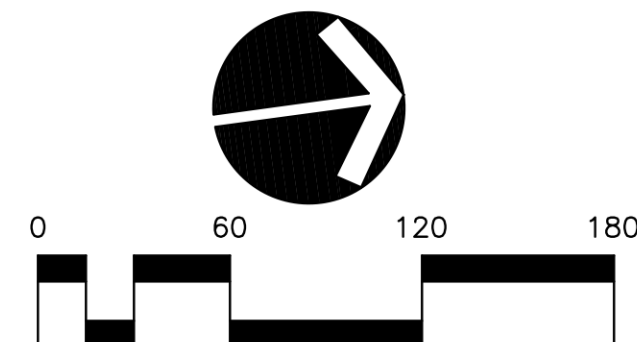
THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW PLANTING MATERIAL. EXISTING VEGETATION WILL BE REMOVED FOR ANY REQUIRED VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

MOS #1: Amend Zoning Ordinance *Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards* to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.

MOS #2: Amend Zoning Ordinance *Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards* to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga
Nashville
Murfreesboro
615-244-6591
615-496-9400
ragansmith.com



THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV	DATE	DESCRIPTION
18-162	1299	S. BERNICK	K. CHOI	1"=60'	2020.01.02	1	2020.09.2019	
					PER CONDITIONS OF APPROVAL			
					PER STAFF COMMENTS			

OVERALL DEVELOPMENT PLAN

C2.0

To: Ms. Amy Diaz-Barriga
City of Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN, 37064
615-550-6732
Amy.diaz-barriga@franklintn.gov

Re: The Madison PUD Subdivision

Dear Amy Diaz- Barriga,

Investment VII - Madison, LLC acquired The Madison April 15, 2021. The long-term investment strategy for the property included improvements to the existing units and the addition of new units. To date, we have completed several capital improvement projects associated with the existing units including roof replacements and exterior paint but we have not started the development of the additional units as approved by the Board of Mayor and Aldermen on March 10, 2020. Per Tennessee Code Annotated 13-4-310, the vesting of the associated entitlements is set to expire on March 10, 2023. Investment VII - Madison, LLC is requesting an extension of the first Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation within a period of three years.

Investment VII - Madison, LLC is requesting an extension of the first vesting period to March 10, 2026 to meet the first milestone.

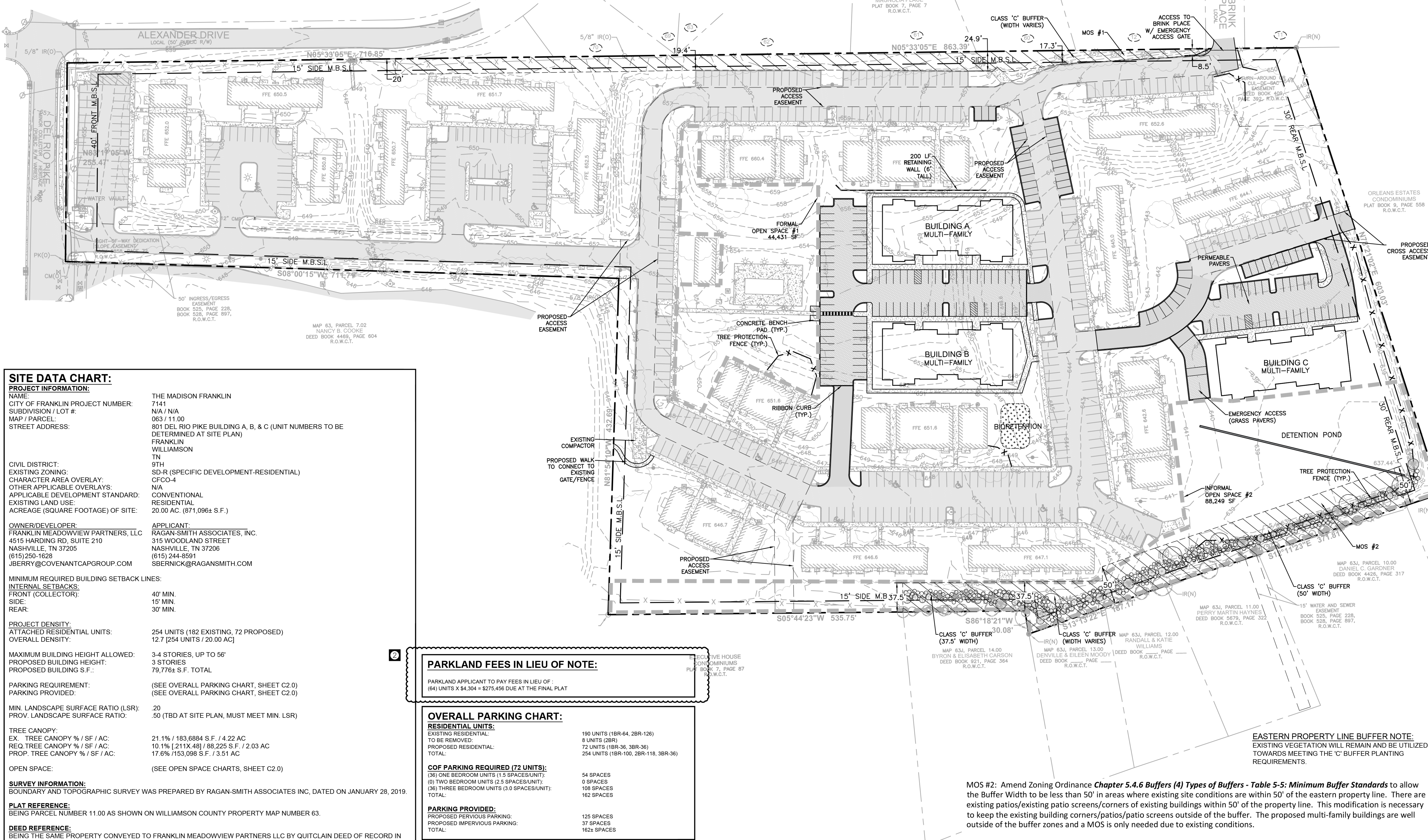
Our reasons for the extension request include:

1. The worldwide SARS-CoV-2 pandemic; its impact to individual's health, disruption to supply chains, increased pricing, and economic uncertainty.
2. The need to finalize the Public Drainage Easement.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles V. Welden III', with a long, sweeping underline.

Charles V. Welden III, Manager of
Investment VII – Madison, LLC



SITE DATA CHART:

PROJECT INFORMATION:
NAME: THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER: 7141
SUBDIVISION / LOT #: N/A / N/A
MAP / PARCEL: 063 / 11.00
STREET ADDRESS: 801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN)
FRANKLIN WILLIAMSON TN 37205
9TH SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CF-CO-4
N/A
CONVENTIONAL
RESIDENTIAL
20.00 AC. (871,096± S.F.)
OWNER/DEVELOPER: FRANKLIN MEADOWVIEW PARTNERS, LLC
4515 HARDING RD, SUITE 210
NASHVILLE, TN 37205
(615)250-1628
JBERRY@COVENANTCAPGROUP.COM
APPLICANT: RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:
INTERNAL SETBACKS:
FRONT (COLLECTOR): 40' MIN.
SIDE: 15' MIN.
REAR: 30' MIN.

PROJECT DENSITY:
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PROPOSED BUILDING HEIGHT: 3 STORIES
PROPOSED BUILDING S.F.: 79,776± S.F. TOTAL

PARKING REQUIREMENT: (SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED: (SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR): .20
PROV. LANDSCAPE SURFACE RATIO: .50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

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EX. TREE CANOPY % / SF / AC: 21.1% / 183,688 S.F. / 4.22 AC
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DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

PARKLAND FEES IN LIEU OF NOTE:

PARKLAND APPLICANT TO PAY FEES IN LIEU OF:
(64) UNITS X \$4,304 = \$275,456 DUE AT THE FINAL PLAT

OVERALL PARKING CHART:

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PARKING PROVIDED: PROPOSED PERVIOUS PARKING: 125 SPACES PROPOSED IMPERVIOUS PARKING: 37 SPACES TOTAL: 162± SPACES	

OPEN SPACE REQUIREMENT CHART

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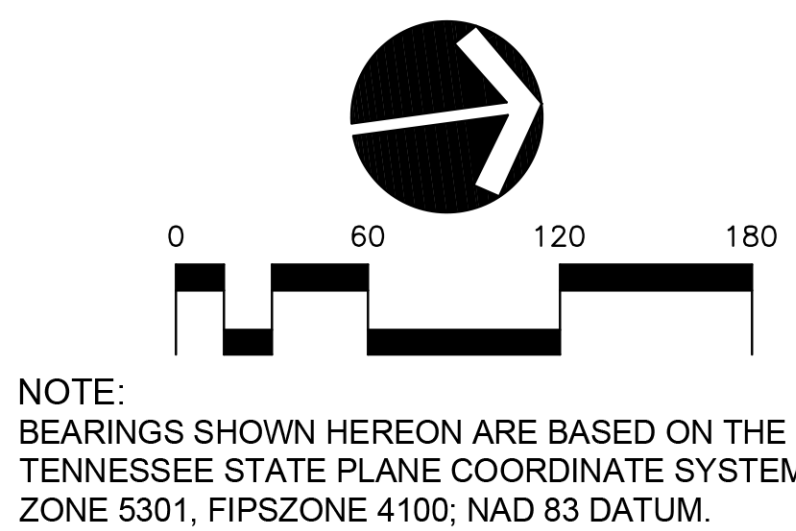
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THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	18-162	WK ORDER	1299	DESIGNED	S. BERNICK	DRAWN	K. CHOI	PER CONDITIONS OF APPROVAL	2	2020.04.16	PER STAFF COMMENTS	1	2020.01.02	DATE	DECEMBER 09, 2019	DESCRIPTION	
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OVERALL DEVELOPMENT PLAN

C2.0

RESOLUTION 2019-134
As Amended

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MADISON PUD
SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS, MOS #1 AND
MOS #2 REDUCTION OF THE CLASS C BUFFER, FOR THE PROPERTY LOCATED NORTH OF
DEL RIO PIKE AND EAST OF BRINK PLACE, LOCATED AT 801 DEL RIO PIKE.**

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
63-11.00	20.0
Total	20.0

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for The Madison PUD are as follows:

Entitlements	The Madison PUD
Base Zone District	Planned District 12.7 (PD 12.7)
Character Area Overlay	CFCO-4
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5% Formal 10% Informal
Number of Phases in Development	1

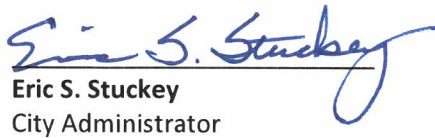
SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

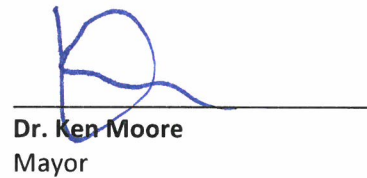
SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved:  Denied: _____	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>

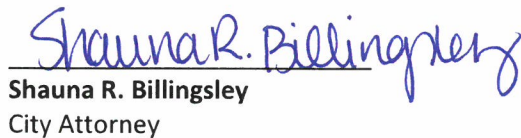
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved: <u>✓</u> Denied: <u> </u>	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>
--	--

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-59, on third and final reading, the health, safety, and welfare of the citizens requiring it.


Eric S. Stuckey
 City Administrator


Dr. Ken Moore
 Mayor

Approved as to form by:


Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE:

 12/3/2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

 12/12/2019

NEIGHBORHOOD MEETING:

 12/3/2019

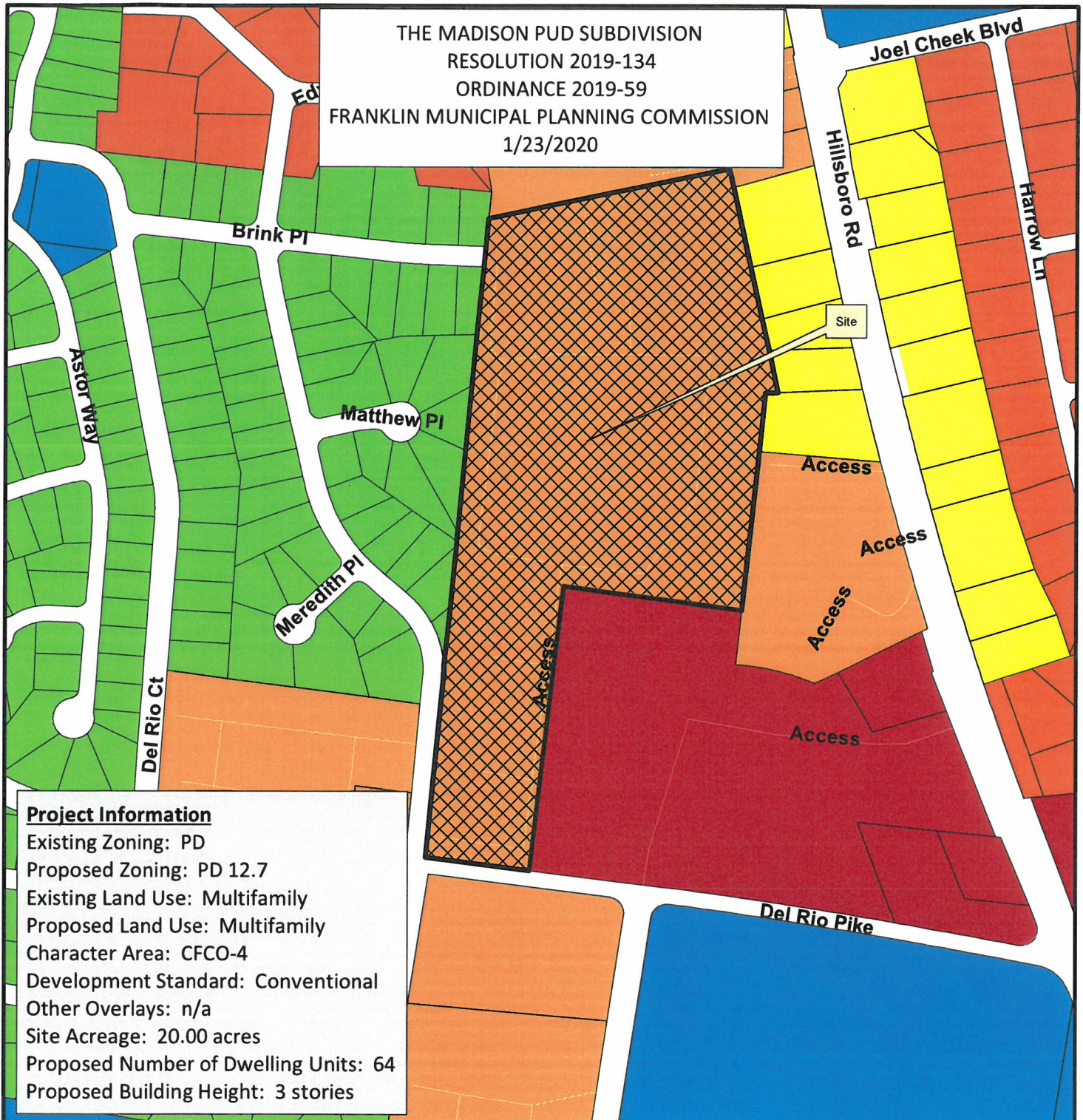
PLANNING COMMISSION RECOMMENDED APPROVAL:

 1/23/20 80

PUBLIC HEARING AND BOMA APPROVAL:

 3/10/20 80

THE MADISON PUD SUBDIVISION
 RESOLUTION 2019-134
 ORDINANCE 2019-59
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

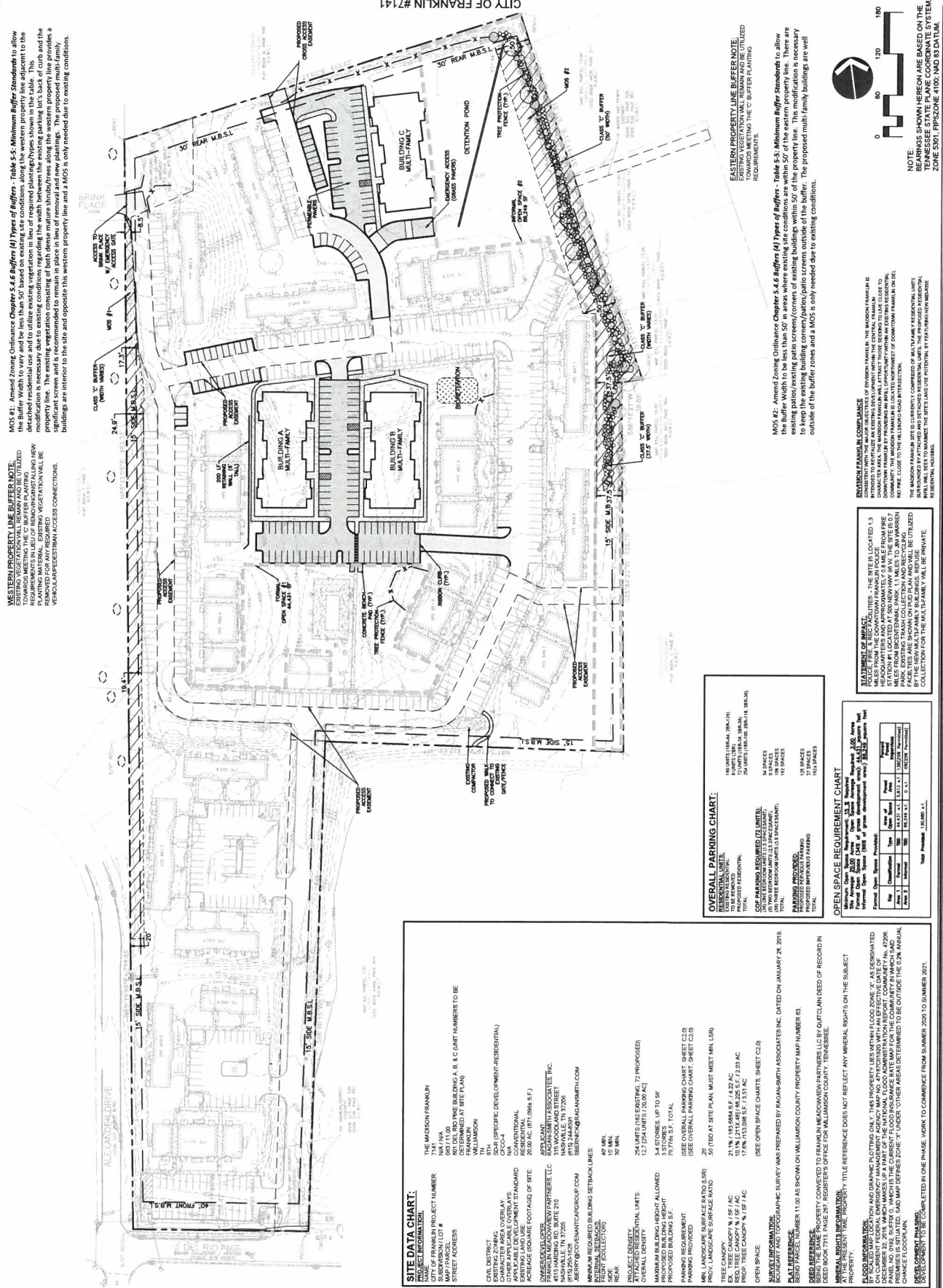
Existing Zoning: PD
 Proposed Zoning: PD 12.7
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 20.00 acres
 Proposed Number of Dwelling Units: 64
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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File #: 21-03135

DATE: June 9, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2022-30, A Resolution Amending Wood Duck Court PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court).
FMPC 5/26/22, 8-0 Defer

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Wood Duck Court PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for three years, or until September 9, 2025, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Wood Duck Court PUD was approved by BOMA on September 10, 2019. The plans include 237 multifamily units within 8 buildings. Heights for the buildings were listed as two to four stories. The project has one Modification of Standards, supported by staff and approved by BOMA, to reduce the parking requirement for 1-bedroom units from 1.50 spaces to 1.40 spaces. Due to the location of floodplain on the site, staff required a second point of access through the adjacent car dealership, for emergency purposes, and required that the access be recorded in a platted access easement. There is also a requirement to replace the bridge at Wood Duck Court, which was previously built below the Floodway.

CURRENT STATUS

This plan is within the first three-year period and is vested until September 9, 2022. The applicant has received approval of their CLOMR, but does not have approval of a site plan. A site plan is required to be approved and grading work completed before a LOMR is approved by FEMA and accepted by staff.

APPLICANT REQUEST

In their request letter, the developer cited ever-changing market conditions, the impacts from the COVID-19 pandemic, and the significant amount of coordination required with FEMA as reasons for the delays in progress.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. Since the vesting of this project, all six of the City's development standards associated with vesting have been updated. (For reference, these are: Zoning Ordinance; Subdivision Regulations; Transportation and Street Technical Standards; Stormwater BMP Manual; Technical Specifications for Utility Installation; and Municipal Code)

In reviewing the plan against these current City regulations, the current plan would not meet development standards and would need to be redesigned. This is one of the first vesting extension requests where the plan being considered would be impacted because of development standard changes. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements of the Zoning Ordinance. All new buildings would be required to face a public street, a private street, or an internal drive, and all parking not otherwise associated with the street/internal drive would be required to be completely behind the buildings. Parking could not be placed on the sides of buildings or in between buildings. Section 7.1.3 Lot Frontage regulates the orientation requirements of buildings, Section 7.2 Overview Of Frontage types regulates the applicable Frontage Type based on Base Zoning District and Building Type, and Section 7.6 Urban Frontage regulates parking locations. Frontage requirements help to codify Enivison Franklin's guiding principles of Vibrant Neighborhoods, Exceptional Design, and Connected Community. Reducing the type of parking in front of new buildings and orienting buildings along streets promotes the pedestrian experience in both aesthetics and safety, and relocating parking away from and behind building entrances promotes a resident-focused neighborhood rather than a vehicle-focused development with a series of residences sprinkled throughout parking lots. Frontage requirements would challenge this design to relocate parking within an already narrow site. The proposal took advantage of the hillside, by nestling some of the buildings into the topography. This orientation does not allow for parking to be placed to the rear of buildings. The density of the site and/or the number of buildings proposed may not be able to be maintained as currently provided.

In terms of other development standards, the Modification of Standards for Parking Reduction may

still be requested. This request was previously based on similar requests for parking reductions that the applicant had received on other sites within the City with similar development patterns. The plan currently complies with buffer requirements against the adjacent single-family subdivision to the east and provides a larger vegetative buffer than would be required today. Lastly, staff would still require the bridge replacement for any project on this site and would most likely require a second emergency access point, continuing the necessary coordination with FEMA.

The Planning Commission and the Board of Mayor and Aldermen must decide if approving the vesting extension is in the best interest of the community. Should the request for vesting extension be denied, the applicant may continue to work towards meeting the first vesting milestone prior to their vesting expiring.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2022-30 if they determine that the continuation of vested rights is in the best interest of the community. Due to the existing environmental constraints and the longer, narrow shape of the site, application of the new development standards would have a significant impact on the overall site and require the site to be redesigned.

RESOLUTION 2022-30

A RESOLUTION AMENDING WOOD DUCK COURT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD (250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT).

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-20; and

WHEREAS, BOMA, has approved the Planned Unit Development for the property as part of Resolution 2019-56; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison PUD vesting period began on September 10, 2019, is set to expire on September 9, 2022, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

WHEREAS, *Tennessee Code Annotated* § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the first vesting milestone for three years, or until September 9, 2025, to obtain approval of a final development plan, secured any permits, or commenced site preparation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
079---07705	4.26
079---09502	7.32
079---06505	9.32
Total	20.90

SECTION II. That the attached Location Map (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for Wood Duck Court PUD Subdivision, as outlined below and through Exhibit B, are as follows:

Entitlements	Wood Duck Court PUD
Base Zone District	Planned District (PD 11.34)
Character Area Overlay	MECO-5
Other Zoning Overlays	HHO buffer, FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	237
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	46,971 SF Formal 621,202 SF Informal
Number of Phases in Development	1

SECTION IV: That the following Modification of Development Standards (MOS) was requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Reduce Parking Requirements for 1-Bedroom Units to 1.40 spaces per unit.	Table 5-9: Minimum Off-Street Parking Standards. For Attached Dwellings, 0-1 BR units require 1.50 spaces per unit.
---	---

Approved: __x__	<i>Staff recommended approval.</i>
Denied: _____	

SECTION V. That the original vesting period was initiated on September 10, 2019, and was set to expire on September 9, 2022. The initial vesting period is extended for three years until September 9, 2025. The amended development plan will now have until September 9, 2025, to obtained approval of a final development plan, secured any permits, or commenced site preparation.

SECTION VI. That should the development plan obtained approval of a final development plan, secured any permits, or commenced site preparation within the extended timeframe listed in Section IV, the amended development plan will be granted two years from the extended date listed in Section IV to secure any necessary permits and commence construction.

SECTION VII. That the total vesting period of ten (10) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan (September 10, 2019) and shall remain at September 9, 2029.

SECTION VIII. That the original Development Plan, the exhibits accompanying the original Development Plan, and all conditions and restrictions placed upon the original Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION IX. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

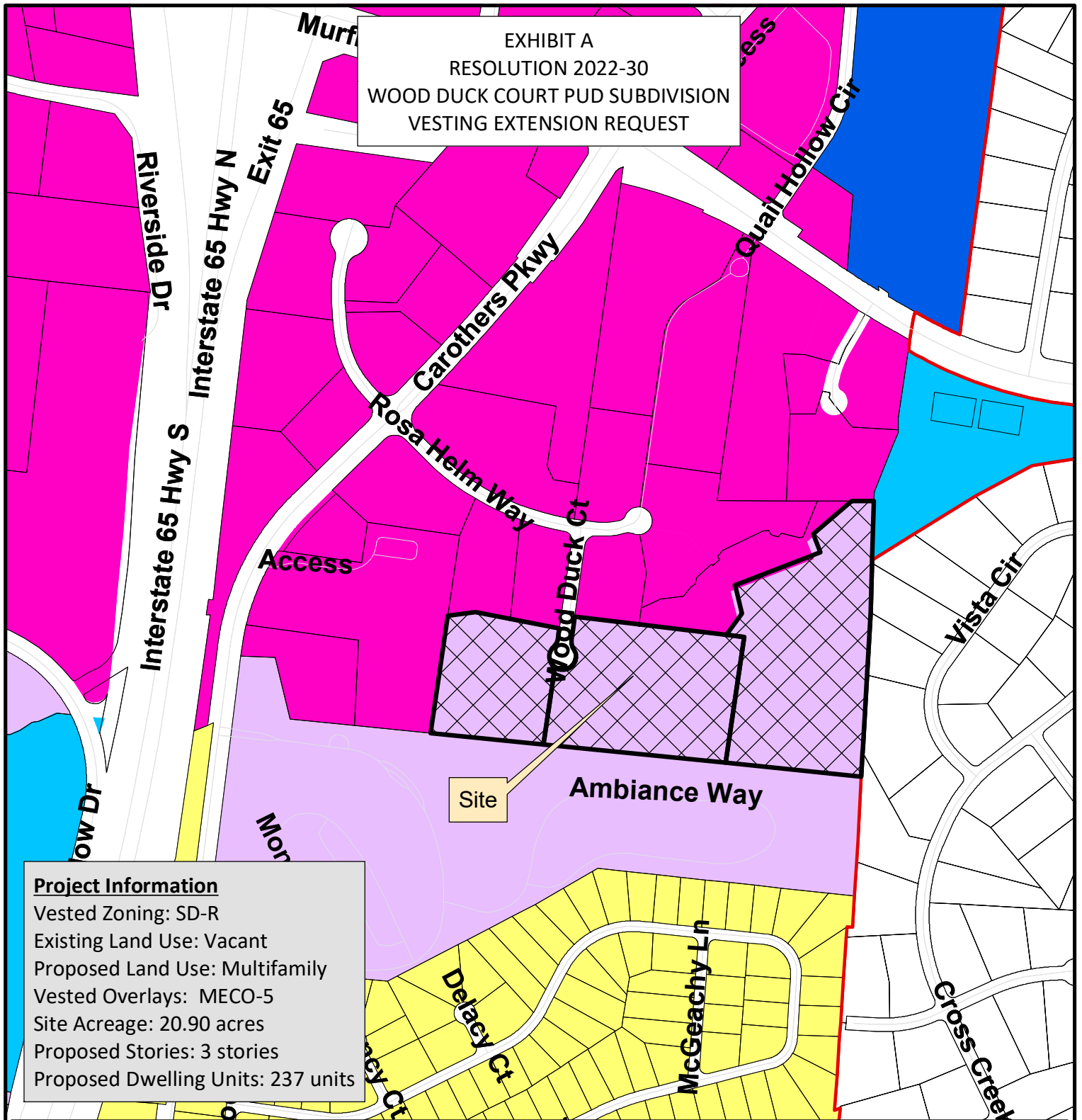
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

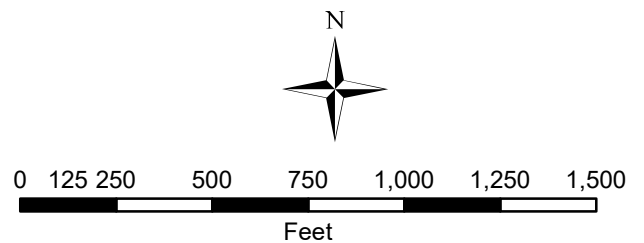
EXHIBIT A
RESOLUTION 2022-30
WOOD DUCK COURT PUD SUBDIVISION
VESTING EXTENSION REQUEST



Project Information

Vested Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Multifamily
Vested Overlays: MECO-5
Site Acreage: 20.90 acres
Proposed Stories: 3 stories
Proposed Dwelling Units: 237 units

Site	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



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SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 20'
OWNERS: 079--07705 & 079--06505
WALKER FAMILY PARTNERS
079--06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR: 224
2.5 / 2 BR: 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U.A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

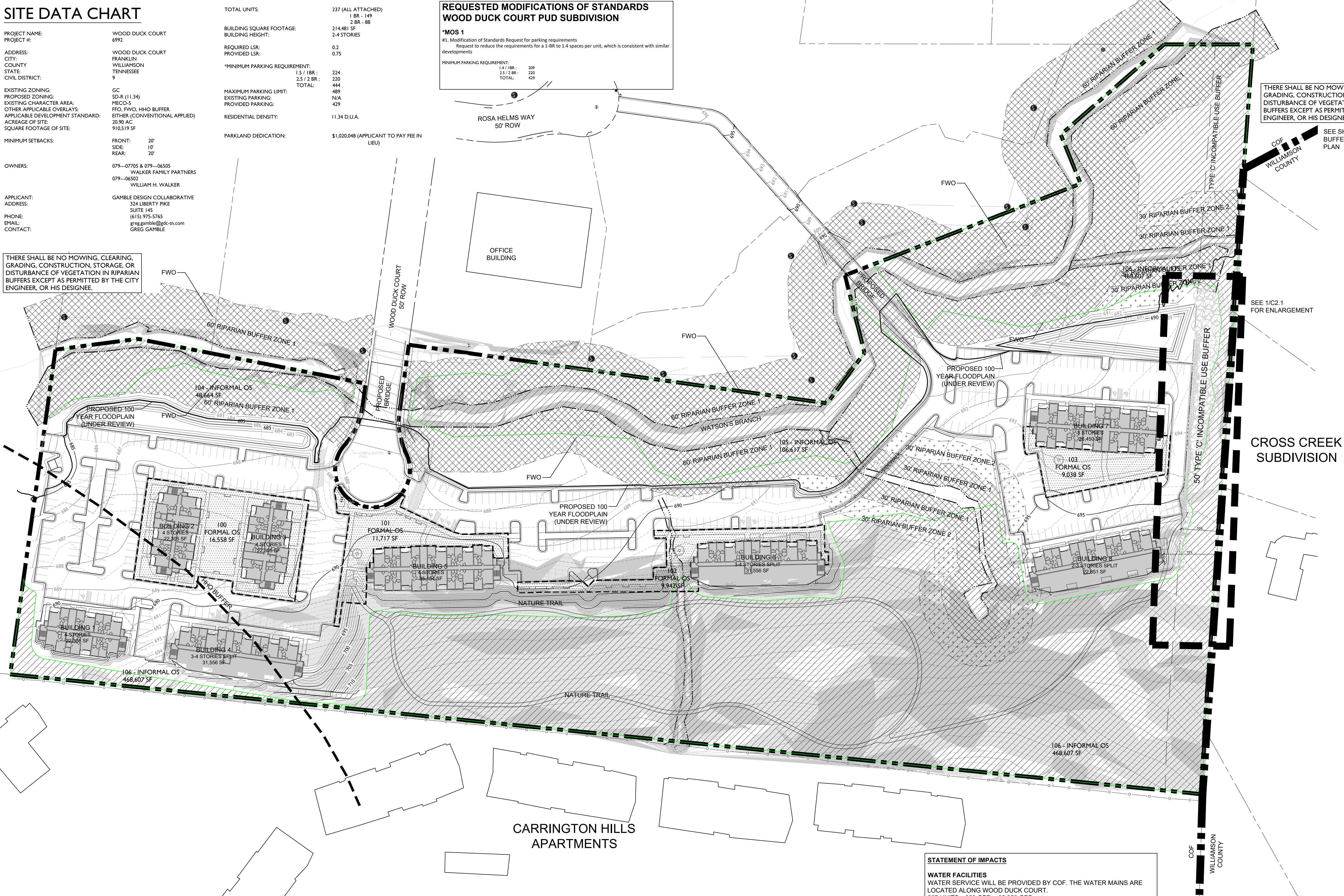
REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1BR: 209
2.5 / 2 BR: 220
TOTAL: 429

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



CARRINGTON HILLS APARTMENTS

CROSS CREEK SUBDIVISION

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,253 SF
INFORMAL = 623,888 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

DEVELOPMENT
PLAN
SHEET
C2.0
COF 6992



April 8, 2022

Dear Amy Diaz-Barriga, Emily Wright, Aldermen and Mayor Moore:

Community Housing Partnership respectfully requests an extension of the Vesting Rights for Wood Duck Court PUD Subdivision Development Plan. The PUD was approved by the Board of Mayor and Aldermen in September of 2020, and per Tennessee Code Annotated 13-4-31, the vesting of the entitlements are set to expire on September 9, 2022.

CHP is requesting an extension of the 1st Development Plan milestone for a period of three years, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation.

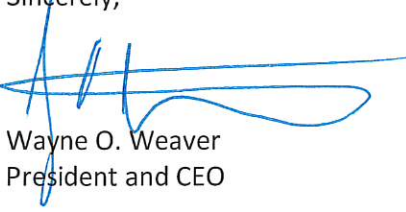
CHP is requesting an extension of the first vesting period to September 9, 2025 to meet the 1st milestone.

Our reasons for the extension request include:

1. The development of the property has been delayed by rising construction costs and pandemic restrictions.
2. The development of the property requires significant coordination with FEMA and the City of Franklin regarding the replacement of a bridge previously built below the Floodway.
3. The need in our community for affordable housing is greater than ever.

We appreciate your thoughtful consideration of our request for extension.

Sincerely,

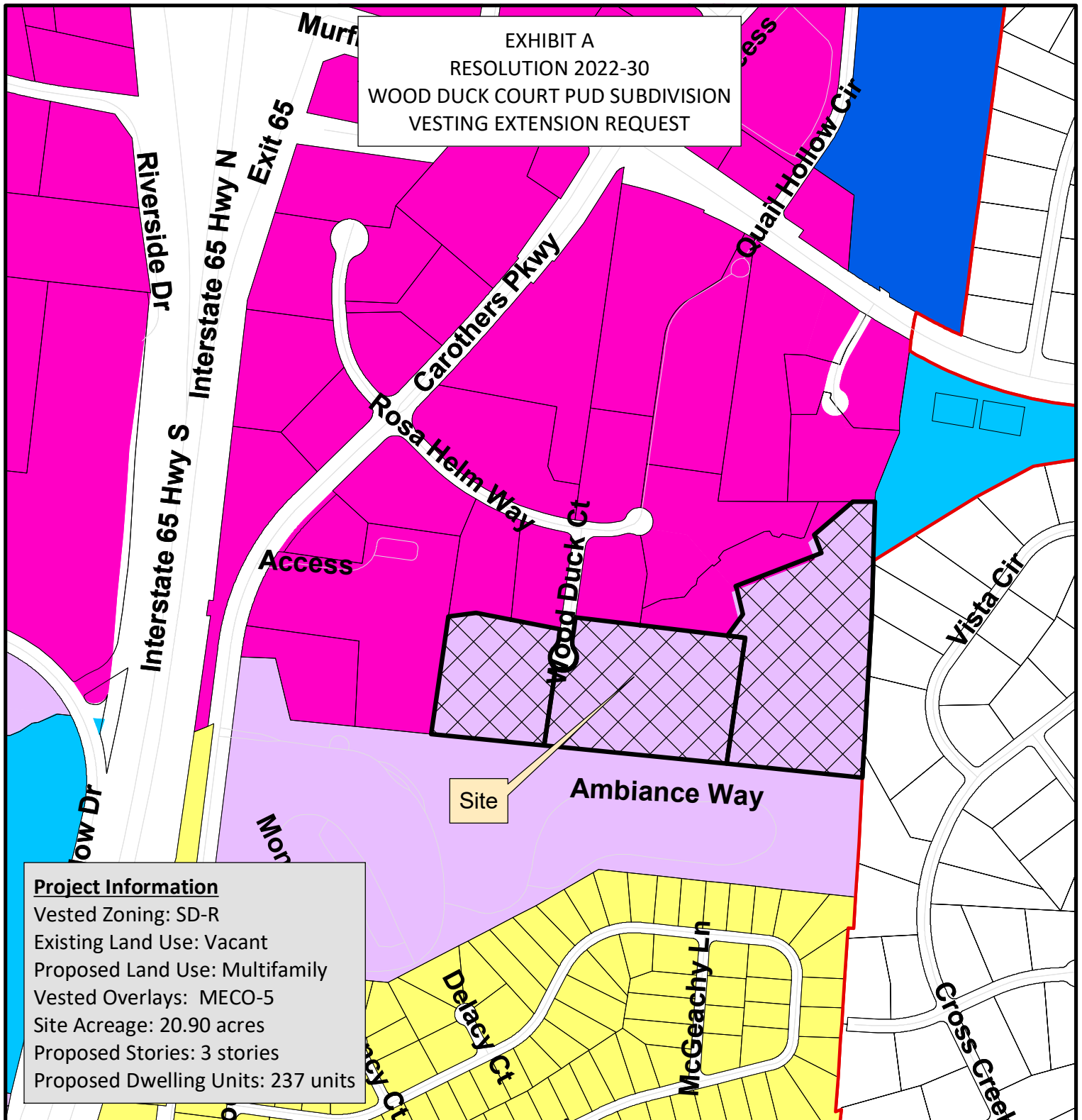

Wayne O. Weaver
President and CEO

 **Phone.**
615.790.5556

 **Website.**
www.chpwc.org

 **Address.**
129 W. Fowlkes St, Ste 124
Franklin, TN 37064

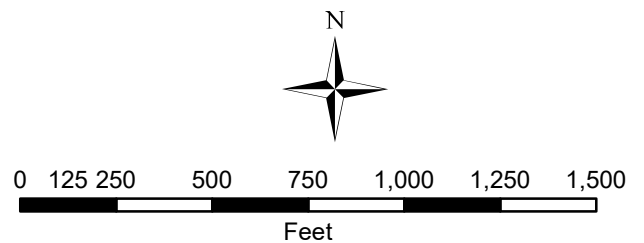
EXHIBIT A
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VESTING EXTENSION REQUEST



Project Information

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| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
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WALKER FAMILY PARTNERS
079--06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
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PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

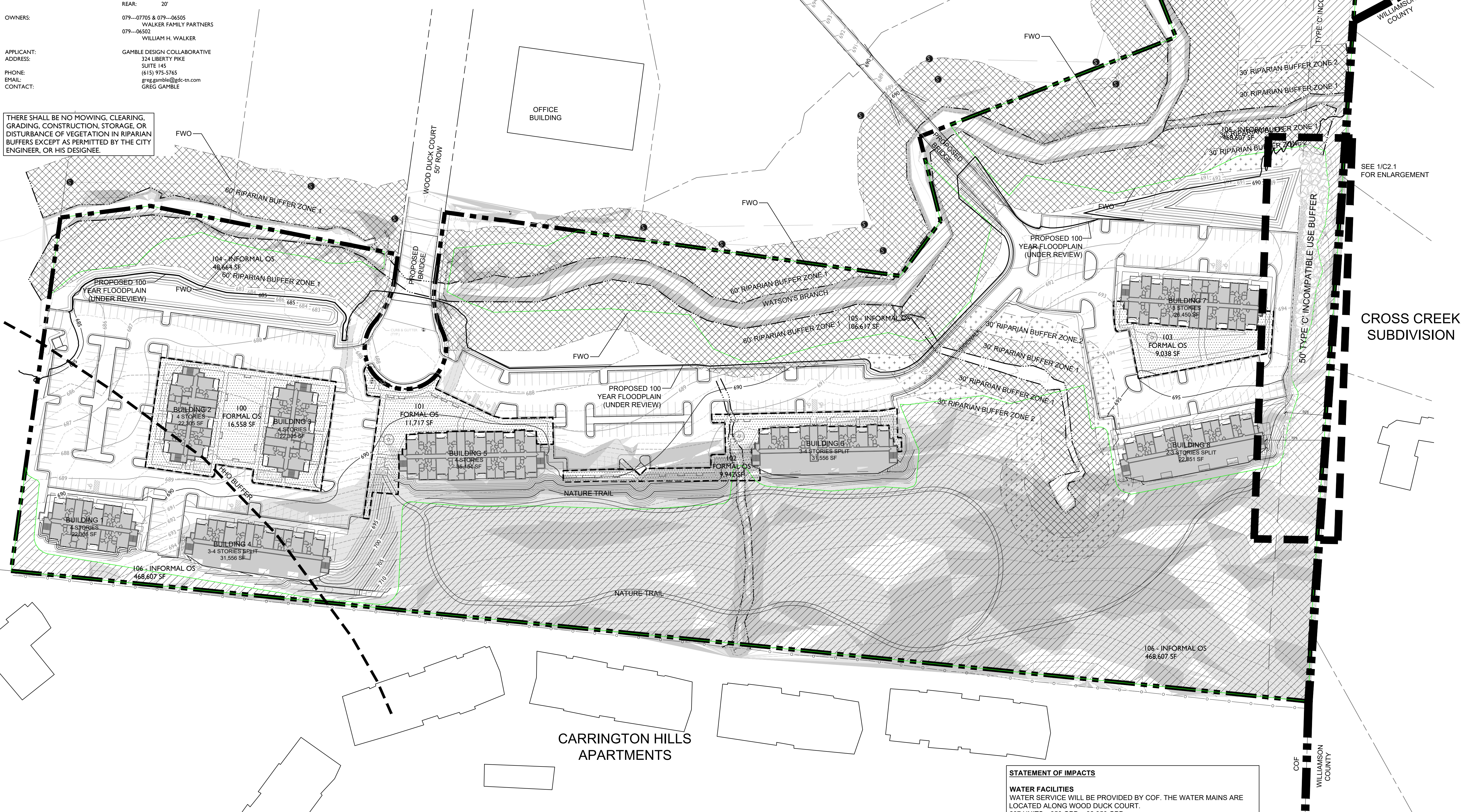
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1 BR: 209
2.5 / 2 BR: 220
TOTAL: 429

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,253 SF
INFORMAL = 623,888 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

DEVELOPMENT
PLAN

SHEET
C2.0

COF 6992

RESOLUTION 2019-56

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WOOD DUCK COURT PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (PARKING REQUIREMENTS) FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD (250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT).

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-20; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
079---07705	4.26
079---06502	7.32
079---06505	9.32
Total	20.90

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Wood Duck Court PUD Subdivision are as follows:

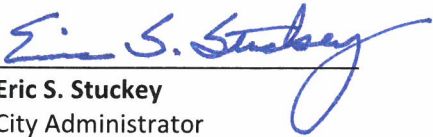
Entitlements	Wood Duck Court PUD
Base Zone District	Specific Development-Residential (SD-R 11.34)
Character Area Overlay	MECO-5
Other Zoning Overlays	HHO Buffer, FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	237
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	Formal: 46,971 SF Informal: 621,202 SF
Number of Phases in Development	1

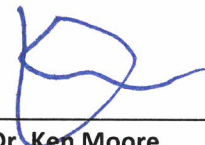
SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

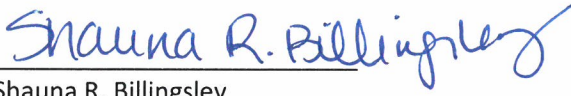
MOS 1: Parking Requirements for 1-Bedroom Units Approved: <u> X </u> Denied: <u> </u>	Table 5-9: Minimum Off-Street Parking Standards. For Detached Dwellings, 0-1 BR units require 1.50 spaces per unit. Request to provide 1.40 spaces per unit. <i>Staff recommended approval.</i>
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SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-20, on third and final reading, the health, safety, and welfare of the citizens requiring it.


Eric S. Stuckey
City Administrator


Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

5/7/19

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

5/23/19

NEIGHBORHOOD MEETING:

5/7/19

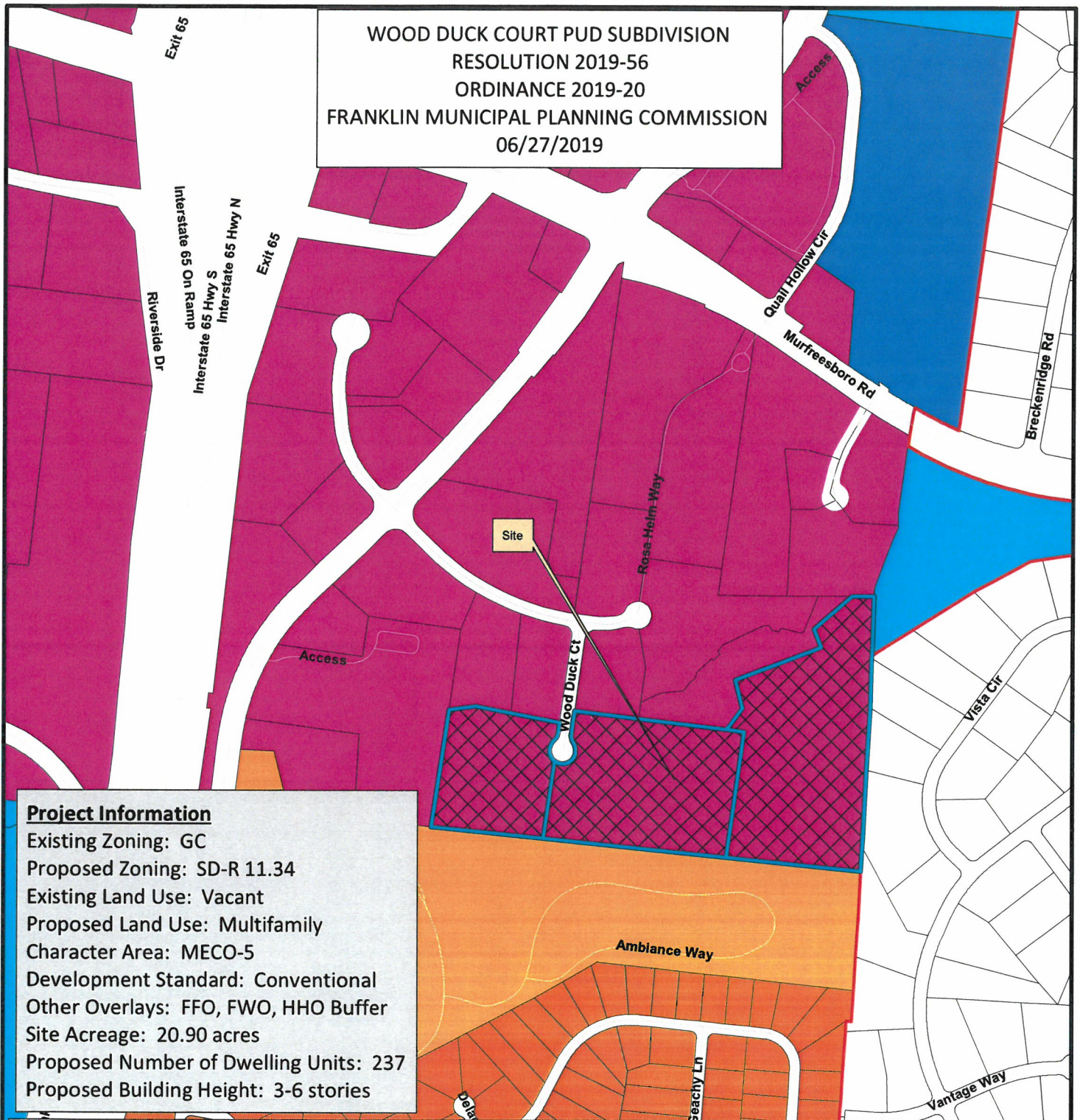
PLANNING COMMISSION RECOMMENDED APPROVAL:

7/25/19 10-0

PUBLIC HEARING AND BOMA APPROVAL:

9/10/19 8-0

WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

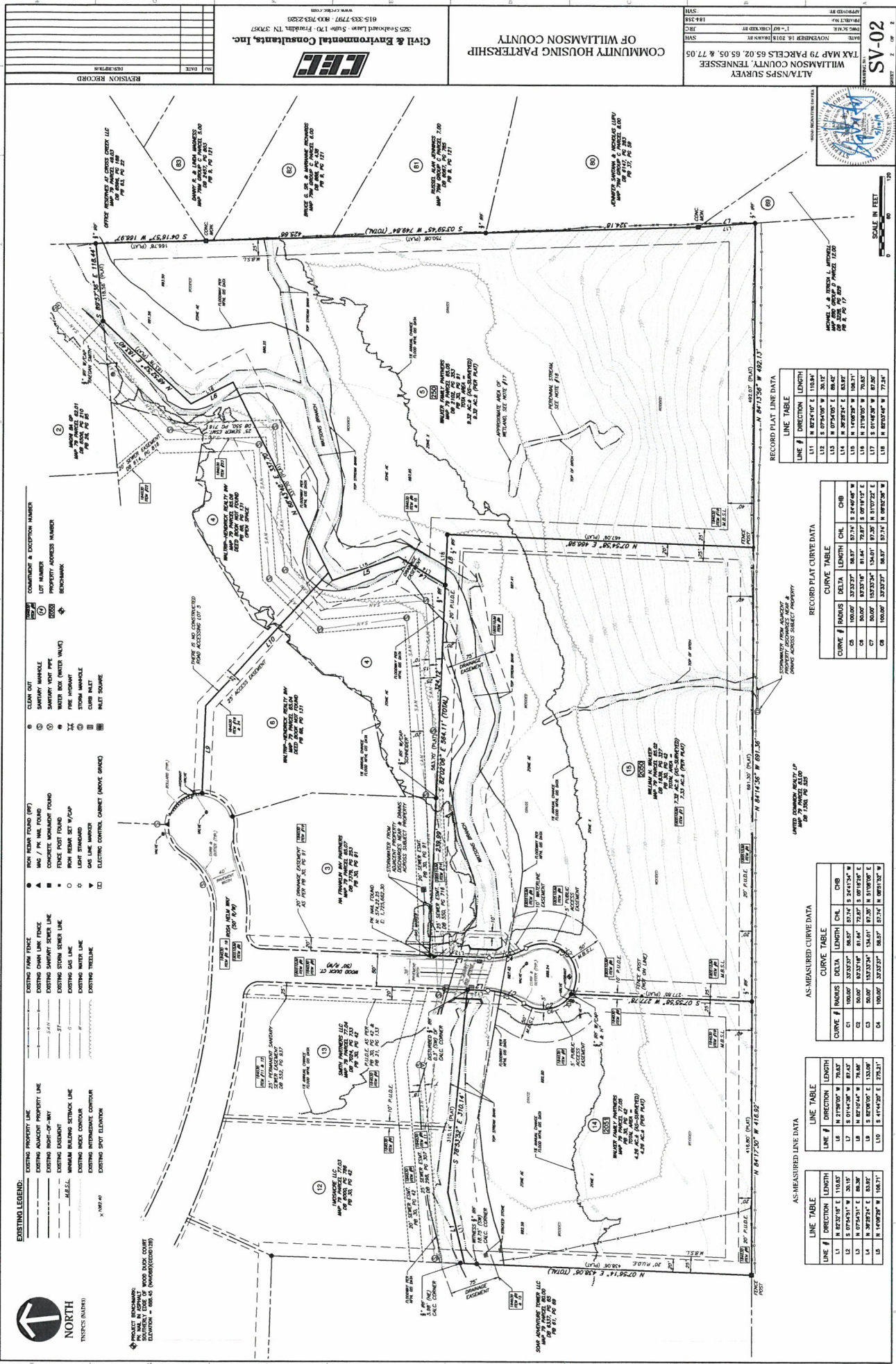
Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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NO.	DATE	REVISION RECORD
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Civil & Environmental Consultants, Inc.
325 Southeast Lane - Suite 170 - Franklin, TN 37067
615-353-7797 / 800-793-2220
www.c-e-i.com

COMMUNITY HOUSING PARTNERSHIP
OF WILLIAMSON COUNTY
ALTA/NPS SURVEY
WILLIAMSON COUNTY, TENNESSEE
TAX MAP 79 PARCELS 65.02, 65.05, & 77.05
DATE: NOVEMBER 16, 2018
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 40'



SCALE IN FEET
0 20 40 60 80 100
MICHAEL J. ANDERSON, L. 22052
DATE: 11/16/18
PROJECT: 18-0000000000000000

SYMBOL	DESCRIPTION
(1)	CONCRETE MONUMENT
(2)	WOOD POST
(3)	IRON REBAR SET W/ CAP
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(70)	IRON REBAR SET W/ CAP

LINE #	DIRECTION	LENGTH
111	N 87°41'00" E	118.81'
112	S 87°41'00" W	30.12'
113	N 07°43'00" E	88.42'
114	N 07°43'00" E	88.42'
115	N 14°00'00" E	88.42'
116	N 21°00'00" E	76.52'
117	S 01°48'00" W	82.50'
118	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C2	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C3	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C4	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C5	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
119	N 87°41'00" E	118.81'
120	S 87°41'00" W	30.12'
121	N 07°43'00" E	88.42'
122	N 07°43'00" E	88.42'
123	N 14°00'00" E	88.42'
124	N 21°00'00" E	76.52'
125	S 01°48'00" W	82.50'
126	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C6	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C7	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C8	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C9	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C10	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
127	N 87°41'00" E	118.81'
128	S 87°41'00" W	30.12'
129	N 07°43'00" E	88.42'
130	N 07°43'00" E	88.42'
131	N 14°00'00" E	88.42'
132	N 21°00'00" E	76.52'
133	S 01°48'00" W	82.50'
134	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
135	N 87°41'00" E	118.81'
136	S 87°41'00" W	30.12'
137	N 07°43'00" E	88.42'
138	N 07°43'00" E	88.42'
139	N 14°00'00" E	88.42'
140	N 21°00'00" E	76.52'
141	S 01°48'00" W	82.50'
142	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
143	N 87°41'00" E	118.81'
144	S 87°41'00" W	30.12'
145	N 07°43'00" E	88.42'
146	N 07°43'00" E	88.42'
147	N 14°00'00" E	88.42'
148	N 21°00'00" E	76.52'
149	S 01°48'00" W	82.50'
150	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
151	N 87°41'00" E	118.81'
152	S 87°41'00" W	30.12'
153	N 07°43'00" E	88.42'
154	N 07°43'00" E	88.42'
155	N 14°00'00" E	88.42'
156	N 21°00'00" E	76.52'
157	S 01°48'00" W	82.50'
158	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C11	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C12	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C13	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C14	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C15	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
159	N 87°41'00" E	118.81'
160	S 87°41'00" W	30.12'
161	N 07°43'00" E	88.42'
162	N 07°43'00" E	88.42'
163	N 14°00'00" E	88.42'
164	N 21°00'00" E	76.52'
165	S 01°48'00" W	82.50'
166	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C16	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C17	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C18	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C19	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C20	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
167	N 87°41'00" E	118.81'
168	S 87°41'00" W	30.12'
169	N 07°43'00" E	88.42'
170	N 07°43'00" E	88.42'
171	N 14°00'00" E	88.42'
172	N 21°00'00" E	76.52'
173	S 01°48'00" W	82.50'
174	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
175	N 87°41'00" E	118.81'
176	S 87°41'00" W	30.12'
177	N 07°43'00" E	88.42'
178	N 07°43'00" E	88.42'
179	N 14°00'00" E	88.42'
180	N 21°00'00" E	76.52'
181	S 01°48'00" W	82.50'
182	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
183	N 87°41'00" E	118.81'
184	S 87°41'00" W	30.12'
185	N 07°43'00" E	88.42'
186	N 07°43'00" E	88.42'
187	N 14°00'00" E	88.42'
188	N 21°00'00" E	76.52'
189	S 01°48'00" W	82.50'
190	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
191	N 87°41'00" E	118.81'
192	S 87°41'00" W	30.12'
193	N 07°43'00" E	88.42'
194	N 07°43'00" E	88.42'
195	N 14°00'00" E	88.42'
196	N 21°00'00" E	76.52'
197	S 01°48'00" W	82.50'
198	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C21	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C22	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C23	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C24	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C25	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
199	N 87°41'00" E	118.81'
200	S 87°41'00" W	30.12'
201	N 07°43'00" E	88.42'
202	N 07°43'00" E	88.42'
203	N 14°00'00" E	88.42'
204	N 21°00'00" E	76.52'
205	S 01°48'00" W	82.50'
206	N 82°03'00" W	73.34'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C26	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C27	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C28	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C29	100.00'	32°33'27"	88.87'	57.74'	5.244154"
C30	100.00'	32°33'27"	88.87'	57.74'	5.244154"

LINE #	DIRECTION	LENGTH
207	N 87°41'00" E	118.81'
208	S 87°41'00" W	30.12'
209	N 07°43'00" E	88.42'
210	N 07°43'00" E	88.42'
211	N 14°00'00" E	88.42'
212	N 21°00'00" E	76.52'
213	S 01°48'00" W	82.50'
214	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
215	N 87°41'00" E	118.81'
216	S 87°41'00" W	30.12'
217	N 07°43'00" E	88.42'
218	N 07°43'00" E	88.42'
219	N 14°00'00" E	88.42'
220	N 21°00'00" E	76.52'
221	S 01°48'00" W	82.50'
222	N 82°03'00" W	73.34'

LINE #	DIRECTION	LENGTH
223	N 87°41'00" E	118.81'
224	S 87°41'00" W	30.12'
225	N 07°43'00" E	88.42'
226	N 07°43'00" E	88.42'
227	N 14°00'00" E	88.42'
228	N 21°00'00" E	76.52'
229	S 01°48'00" W	82.50'
230	N 82°03'00" W	73.34'



File #: 21-03272

DATE: May 24, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-37, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7856
Applicant: Abhishek Yerra
Owner: Abhishek Yerra

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential, due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located East of the Intersection Of Peytonsville Road and Pratt Lane (Map-Parcel: 117-34.01). A map of the property is attached. The plan of services outlines how the City will serve the property should it be annexed and gives any considerations for future development. Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezonings and development plans.

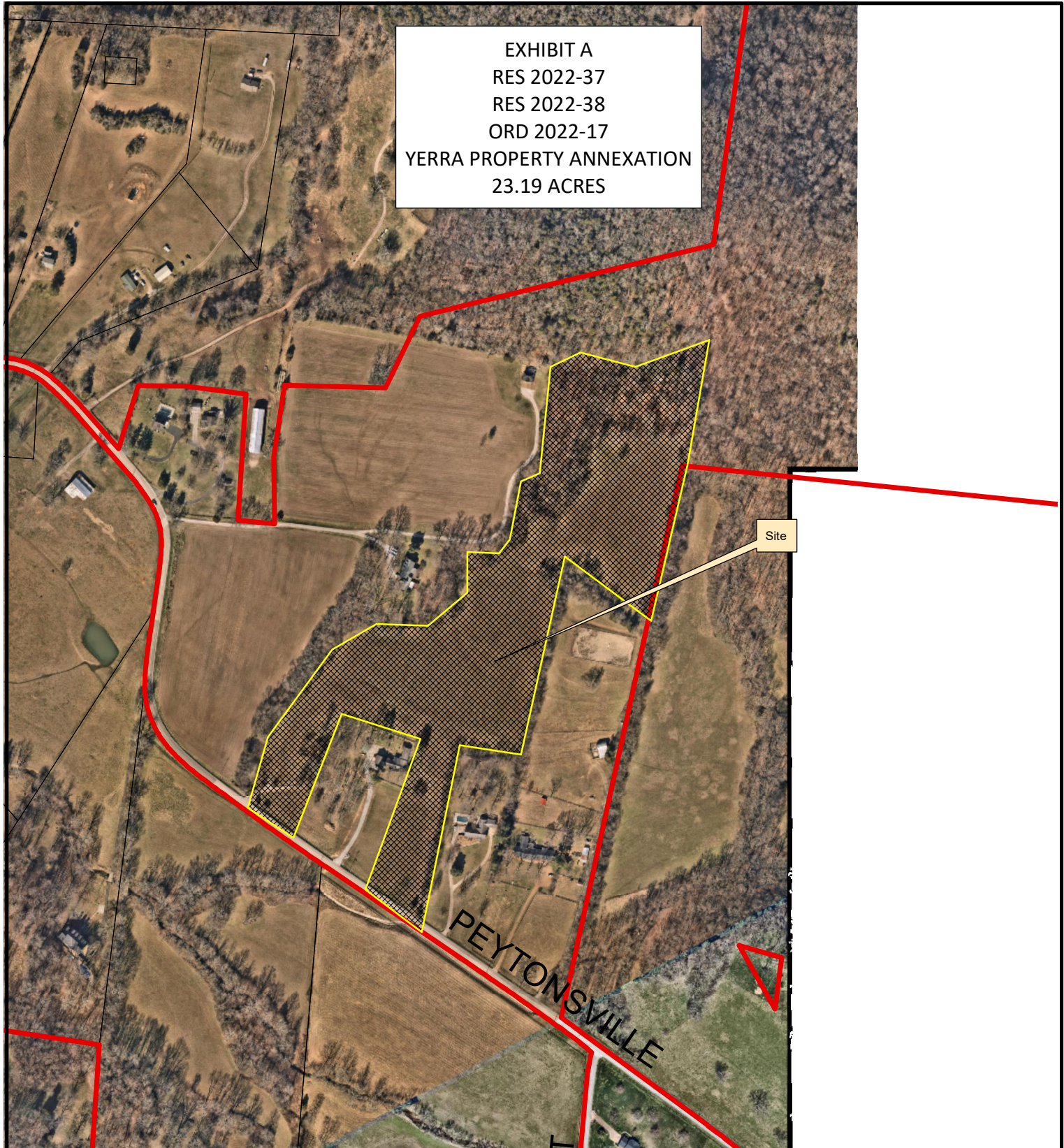
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-37.

EXHIBIT A
RES 2022-37
RES 2022-38
ORD 2022-17
YERRA PROPERTY ANNEXATION
23.19 ACRES



Legend

 Existing City Limits



0 250 500 1,000 1,500
Feet

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It was compiled from the most authentic information available.
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RESOLUTION 2022-37

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY, LOCATED EAST OF THE INTERSECTION OF PEYTONSVILLE ROAD AND PRATT LANE, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to an annexation; and

WHEREAS, the property owners as listed below petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex one (1) parcel, containing 23.19 acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located east of the intersection of Peytons ville Road and Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	34.01	23.19	Peytons ville Rd	Abhishek Yerra
		23.19	TOTAL ACRES	

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-102 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

The Property is located east of the intersection of Peytons ville Road and Pratt Lane , as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	34.01	23.19	Peytonsville Road	Abhishek Yerra
		23.19	TOTAL ACRES	

A. Water

1. The Property is located within the Milcrofton Utility District service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension greater than 4,200 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct single-family homes.
3. The Owner shall be required to extend the gravity sanitary sewer approximately 4,250 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch main flowing to a 12-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.

3. Access to the Property shall be provided from Peytonsville Road. Any redevelopment of the property will require the access to be studied with the review of a development plan, plat and or site plan.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.
5. An Interlocal Agreement with the County addressing the maintenance of roads and bridges shall be drafted.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. This property is located outside of the UGB and has not yet been designated a design concept in Envision Franklin.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

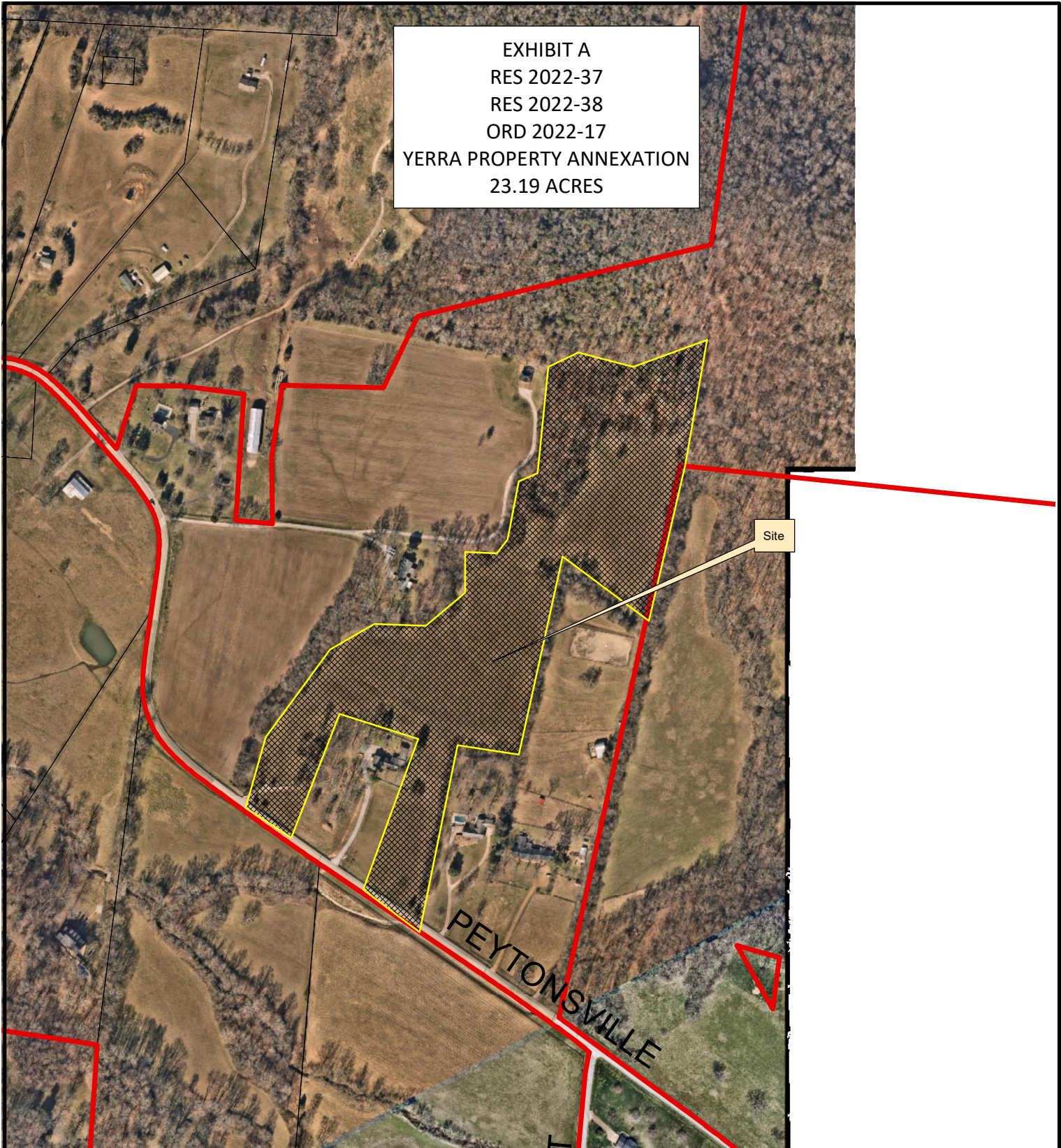
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

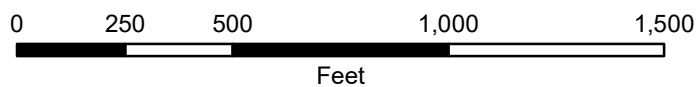
Shauna R. Billingsley
City Attorney

EXHIBIT A
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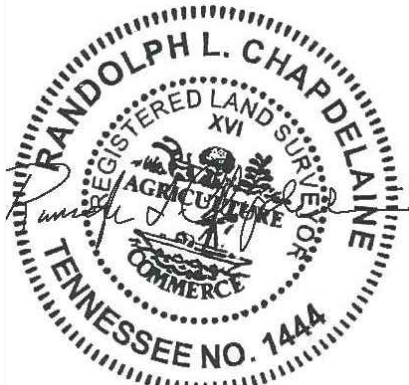
Legend

 Existing City Limits



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Law Dept approved (2) 06.15.22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9659.49'	101.28'	101.27'	N 55°42'46" W	0°36'03"
C2	11173.10'	394.99'	394.97'	N 54°23'04" W	2°01'32"
LINE	BEARING	DISTANCE			
L1	S 56°00'47" E	193.73'			



- LEGEND**
- UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - SILT FENCE
 - WELL
 - UTILITY POLE
 - TICK MARKS (GRID STAKES SET)
 - IRON PIN SET UNLESS NOTED
 - POINT
 - FIRE HYDRANT
 - ELECTRIC METER
 - WATER METER
 - GAS METER

- GENERAL NOTES**
- THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
 - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORRS.
 - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 - PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THE PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT, DESIGN OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 - TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 - THE SUBJECT PROPERTY LIES IN A ZONE "A" (AREAS OF MINIMAL FLOODING AS SHOWN ON FIRM MAP 47187C035SF DATED 9/29/2006).

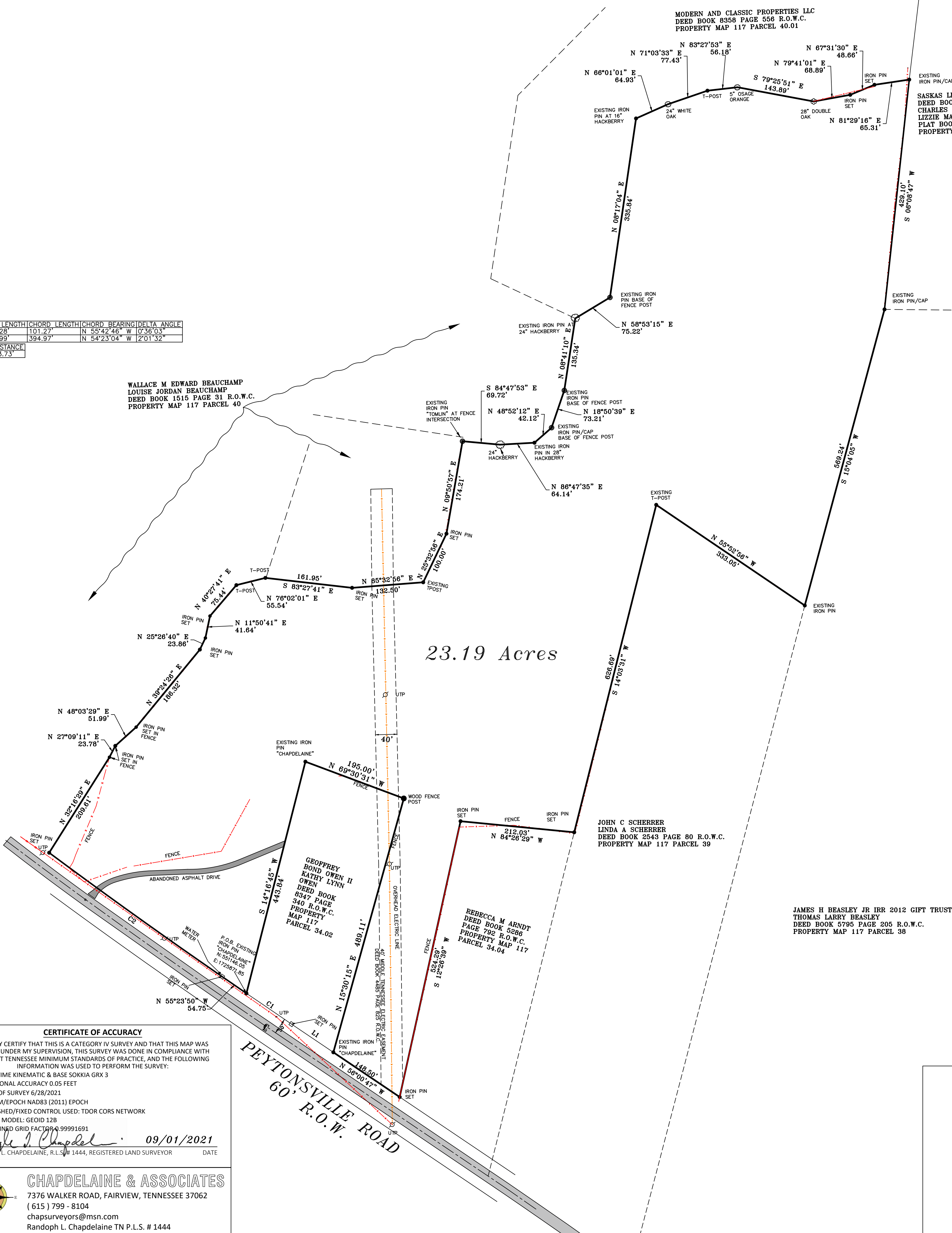
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY 0.05 FEET
- DATE OF SURVEY 6/28/2021
- DATUM/EPOCH NAD83 (2011) EPOCH
- PUBLISHED/FIXED CONTROL USED: TDOR CORRS NETWORK
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 0.99991691

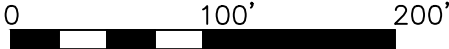
Randolph L. Chapdelaine 09/01/2021
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN P.L.S. # 1444



**RETRACEMENT BOUNDARY SURVEY FOR
JENNIFER WELL JORDAN-THOMPSON, JEFFREY HUME JORDAN
AND JERRY WRAY JORDAN HEIRS OF WALTER H. JORDAN
PEYTONSVILLE ROAD**

REMAINDER OF DEED BOOK 399 PAGE 283 R.O.W.C.
10th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 117 PARCEL 34.01
DATE SEPTEMBER 01, 2021
JOB # 6330
SCALE 1"=100'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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LINE	BEARING	DISTANCE			
L1	S 56°00'47" E	193.73'			

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 - OVERHEAD ELECTRIC LINE
 - FENCE
 - WATER LINE
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 - SILT FENCE
 - WELL
 - UTILITY POLE
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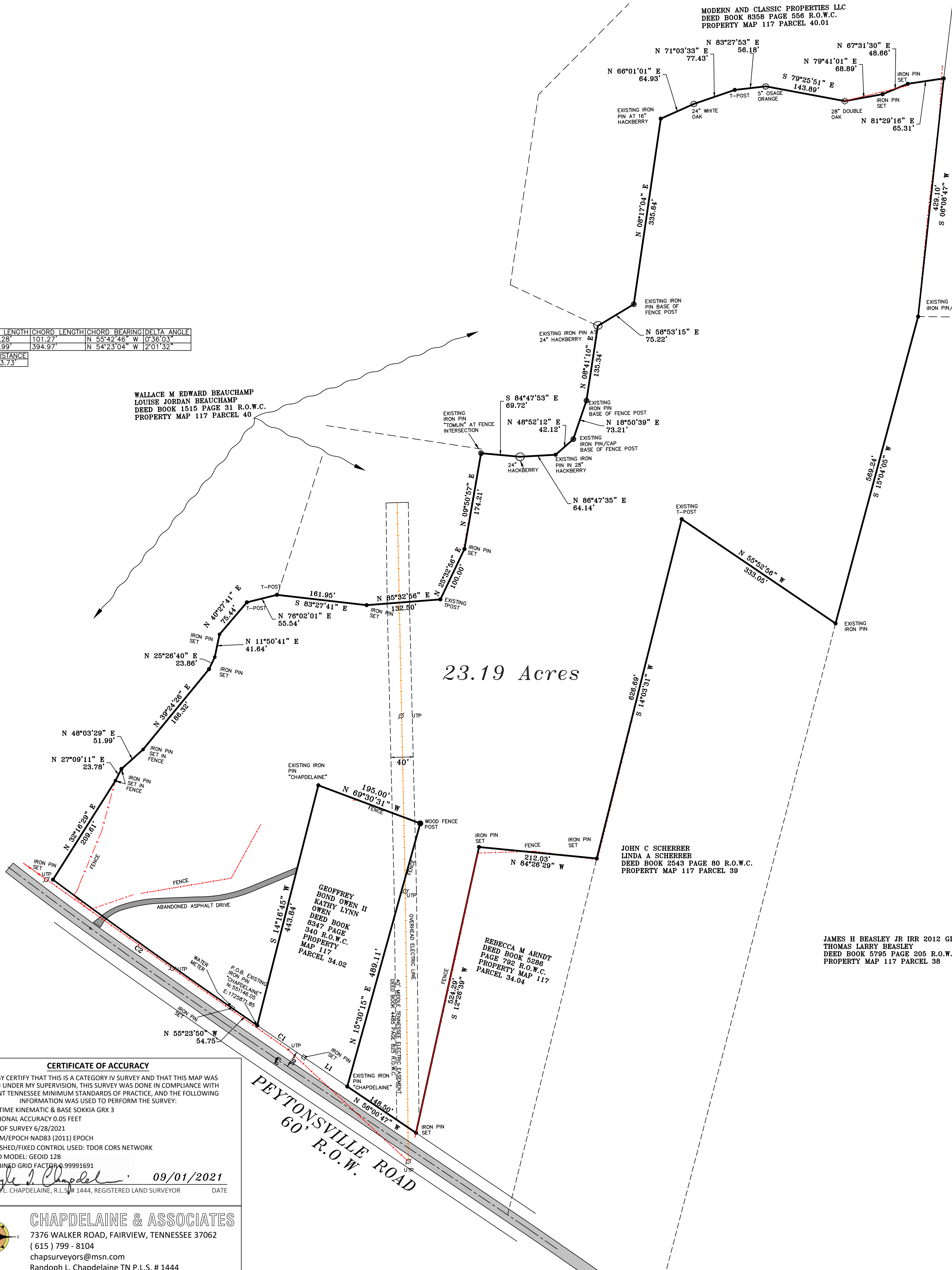
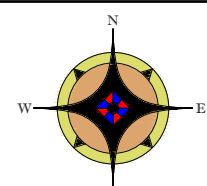
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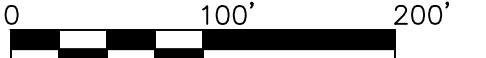
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RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN P.L.S. # 1444



**RETRACEMENT BOUNDARY SURVEY FOR
JENNIFER WELL JORDAN-THOMPSON, JEFFREY HUME JORDAN
AND JERRY WRAY JORDAN HEIRS OF WALTER H. JORDAN
PEYTONSVILLE ROAD**

REMAINDER OF DEED BOOK 399 PAGE 283 R.O.W.C.
10th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 117 PARCEL 34.01
DATE SEPTEMBER 01, 2021
JOB # 6330
SCALE 1"=100'



**ZONING EXHIBIT
YERRA PROPERTY ANNEXATION
23.19 ACRES**

Legend

- Existing City Limits
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

Site

PEYTONSVILLE

LYKE BENNETT



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File #: 21-03273

DATE: May 24, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-38, A Resolution Requesting A Referendum For The Annexation Of Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7856
Applicant: Abhishek Yerra
Owner: Abhishek Yerra

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential, due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located East of the Intersection Of Peytonsville Road and Pratt Lane (Map-Parcel: 117-34.01). A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on November 8, 2022 in conjunction with the State General Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

The subject property is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

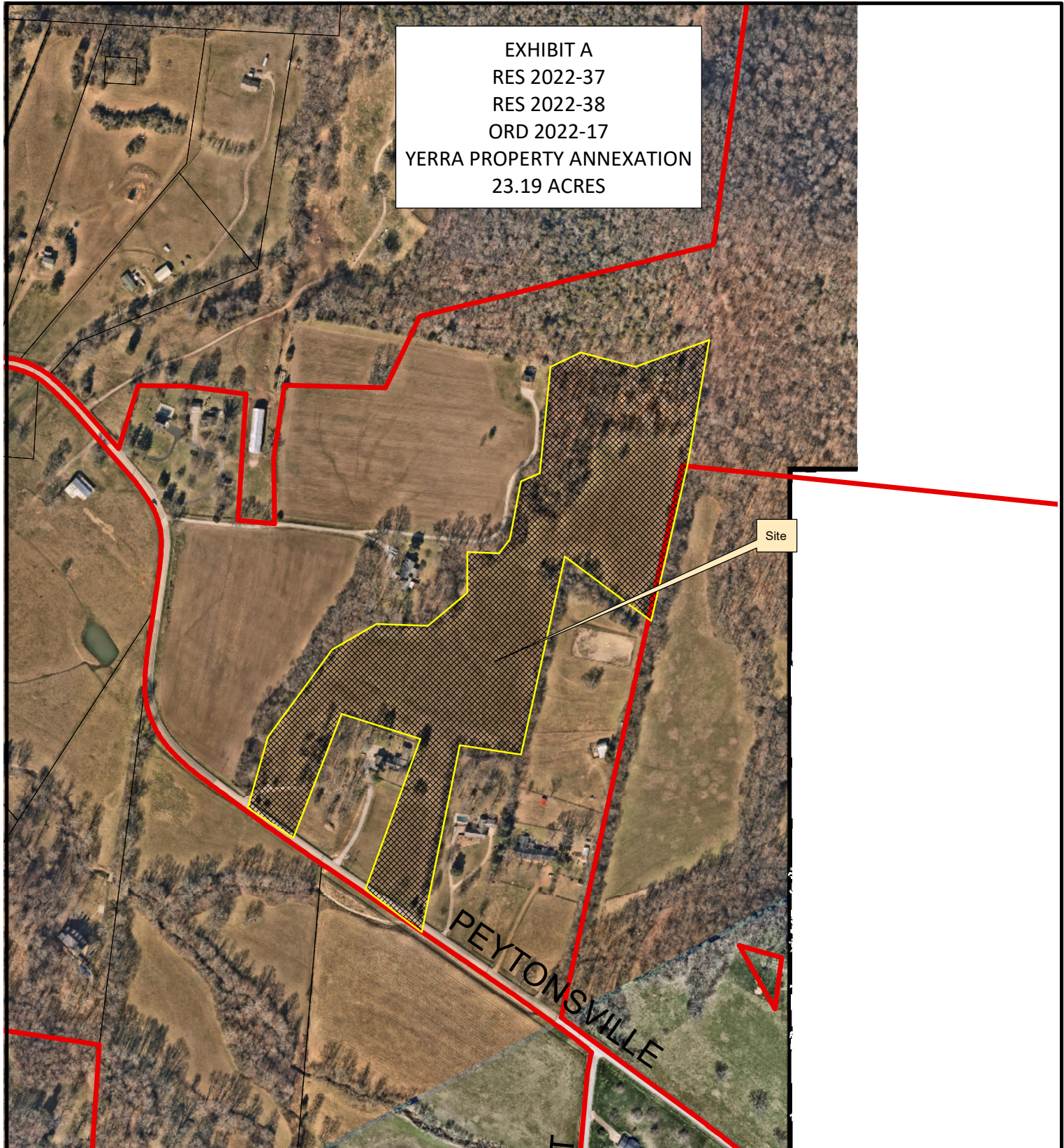
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-38.

EXHIBIT A
RES 2022-37
RES 2022-38
ORD 2022-17
YERRA PROPERTY ANNEXATION
23.19 ACRES



Legend

 Existing City Limits



0 250 500 1,000 1,500
Feet

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RESOLUTION 2022-38

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF PROPERTY LOCATED EAST OF THE INTERSECTION OF PEYTONSVILLE ROAD AND PRATT LANE, AND OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, the property owner, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex 1 parcels, containing 23.19 acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located east of the intersection of Peytons ville Road and Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	34.01	23.19	Peytons ville Rd	Abhishek Yerra
		23.19	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, in order to provide for future development in accordance with City standards, and the Board Of Mayor and Aldermen has, or will, approve the Plan of Services as part of Resolution 2022-37.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following property:

Map	Parcel	Acreage	Address	Owner
117	34.01	23.19	Peytonsville Rd	Abhishek Yerra
		23.19	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on November 8, 2022, in conjunction with the County General Election.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be "FOR ANNEXATION" and "AGAINST ANNEXATION."

SECTION IV. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

EXHIBIT A
RES 2022-37
RES 2022-38
ORD 2022-17
YERRA PROPERTY ANNEXATION
23.19 ACRES



Legend

 Existing City Limits



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LINE	BEARING	DISTANCE			
L1	S 56°00'47" E	193.73'			



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 - FENCE
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 - SILT FENCE
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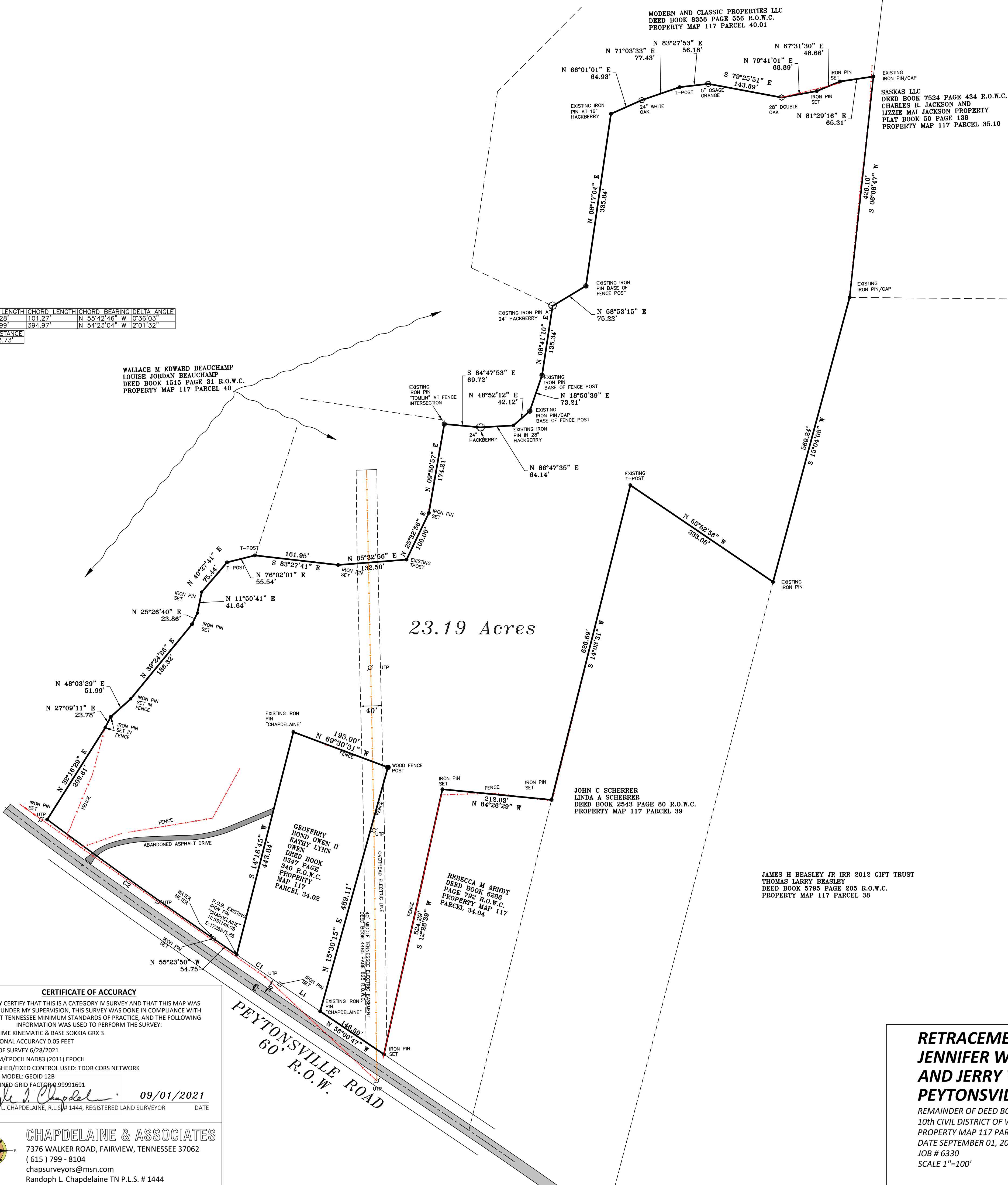
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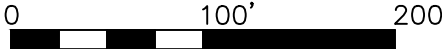
Randolph L. Chapdelaine 09/01/2021
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN P.L.S. # 1444



**RETRACEMENT BOUNDARY SURVEY FOR
JENNIFER WELL JORDAN-THOMPSON, JEFFREY HUME JORDAN
AND JERRY WRAY JORDAN HEIRS OF WALTER H. JORDAN
PEYTONSVILLE ROAD**

REMAINDER OF DEED BOOK 399 PAGE 283 R.O.W.C.
10th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 117 PARCEL 34.01
DATE SEPTEMBER 01, 2021
JOB # 6330
SCALE 1"=100'



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23.19 Acres

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KATHY LYNN
OWEN
DEED BOOK
8347 PAGE
340 R.O.W.C.
PROPERTY
MAP 117
PARCEL 34.02

REBECCA M ARNDT
DEED BOOK 5286
PAGE 702 R.O.W.C.
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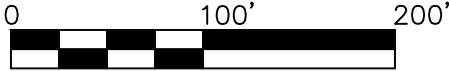
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Annexation by Referendum Timeline (NOVEMBER 8, 2022 ELECTION)		
No later than Monday February 14th	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Tuesday, March 22nd	Last available BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, April 26th	Last available BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, May 9th	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, June 23rd	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the November ballot		
Tuesday, July 12 th	BOMA Worksession	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning
Tuesday, August 9th	BOMA regular meeting (1 st Reading)	1 st reading of Annexation and Zoning items
Tuesday, September 13th (Tuesday September 27 th is the only other Public Hearing within the 30-60 day window)	BOMA Public Hearing	RES Annexation by Referendum (56 days prior to referendum date: must be 30-60 days) (public hearing one month after 1 st reading) RES Plan of Services ORD Zone properties
Tuesday, September 27 th	BOMA 3 rd Reading	ORD Zone properties
Tuesday, November 8, 2022	State General Election (Governor, House of Rep, Senate)/Municipal Elections (including FSSD Board of Election, County Clerk); vote on referendum	(30 days prior = Sunday Oct 9; 60 days prior = Friday, Sept 9)
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

**ZONING EXHIBIT
YERRA PROPERTY ANNEXATION
23.19 ACRES**

Legend

- Existing City Limits
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

Site

PEYTONSVILLE

LYKE BENNETT



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File #: 21-03274

DATE: May 24, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2022-17, An Ordinance To Zone 23.19 Acres Estate Residential (ER) District, For The Property Located East Of The Intersection Of Peytonsville Road And Pratt Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7856
Applicant: Abhishek Yerra
Owner: Abhishek Yerra

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to zone the property located East of the Intersection Of Peytonsville Road and Pratt Lane (Map-Parcel: 117-34.01) to Estate Residential (ER), should the Plan of Services, RES 2022-37, and Annexation, RES 2022-38, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

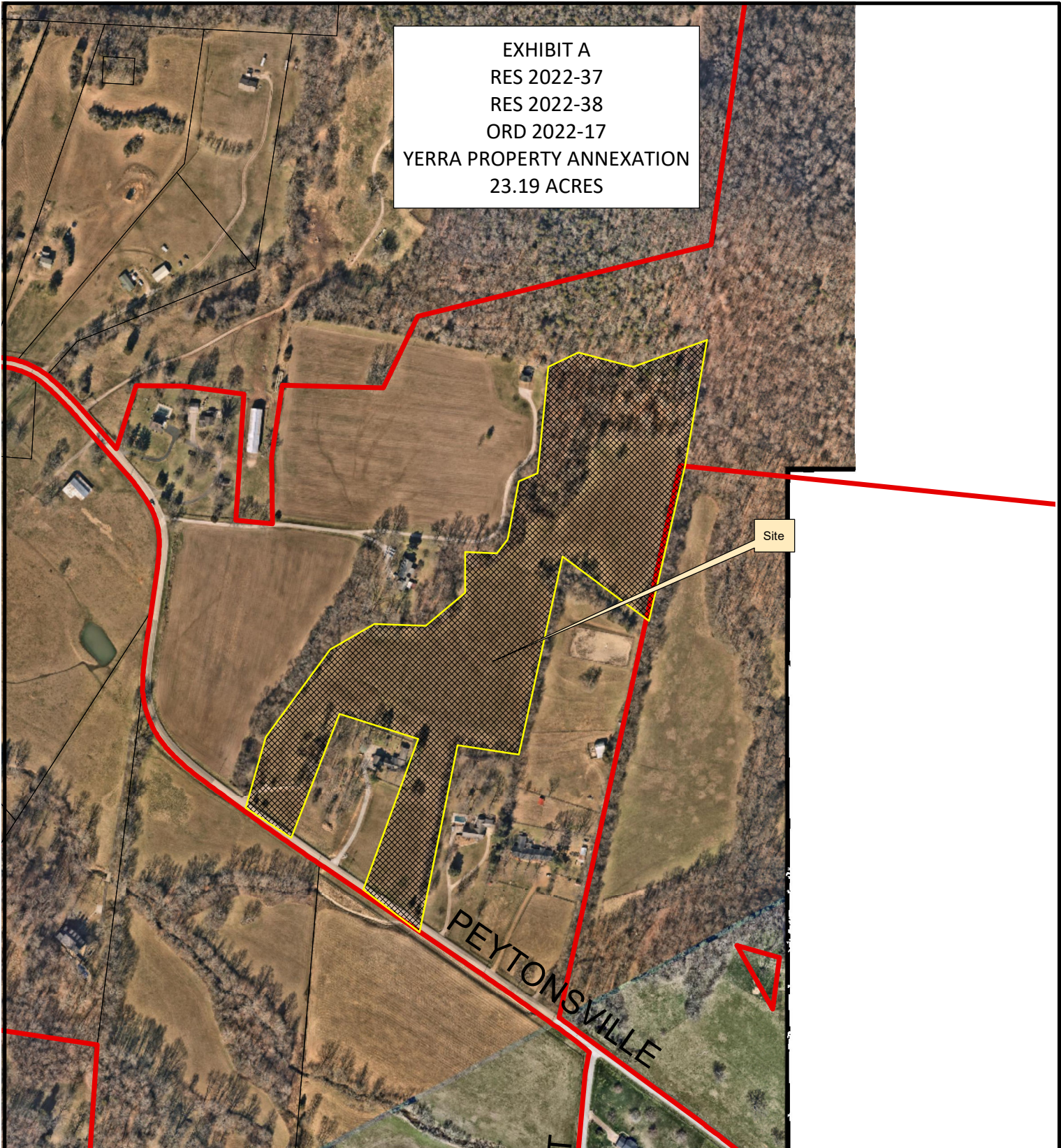
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

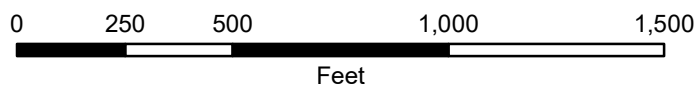
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-17.

EXHIBIT A
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ORDINANCE 2022-17

AN ORDINANCE TO ZONE 23.19 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED EAST OF THE INTERSECTION OF PEYTONSVILLE ROAD AND PRATT LANE.

WHEREAS, the property owner, listed below, of property located east of the intersection of Peytons ville Road and Pratt Lane, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services as described in Resolution 2022-37, and annexed the property through referendum held on November 8, 2022; and

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Estate Residential (ER) district, provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts, Character Area Overlay District, and Development Standards will be assigned after the area can be studied by the Planning and Sustainability Department, and the land can be included in Envision Franklin; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, zoned Estate Residential (ER) District:

PREMISES CONSIDERED

Map	Parcel	Acreage	Address	Owner
117	34.01	23.19	Peytons ville Rd	Abhishek Yerra
		23.19	TOTAL ACRES	

SECTION II: That the attached Location Map (Exhibit A) shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III: The zoning shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the annexation.

SECTION IV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

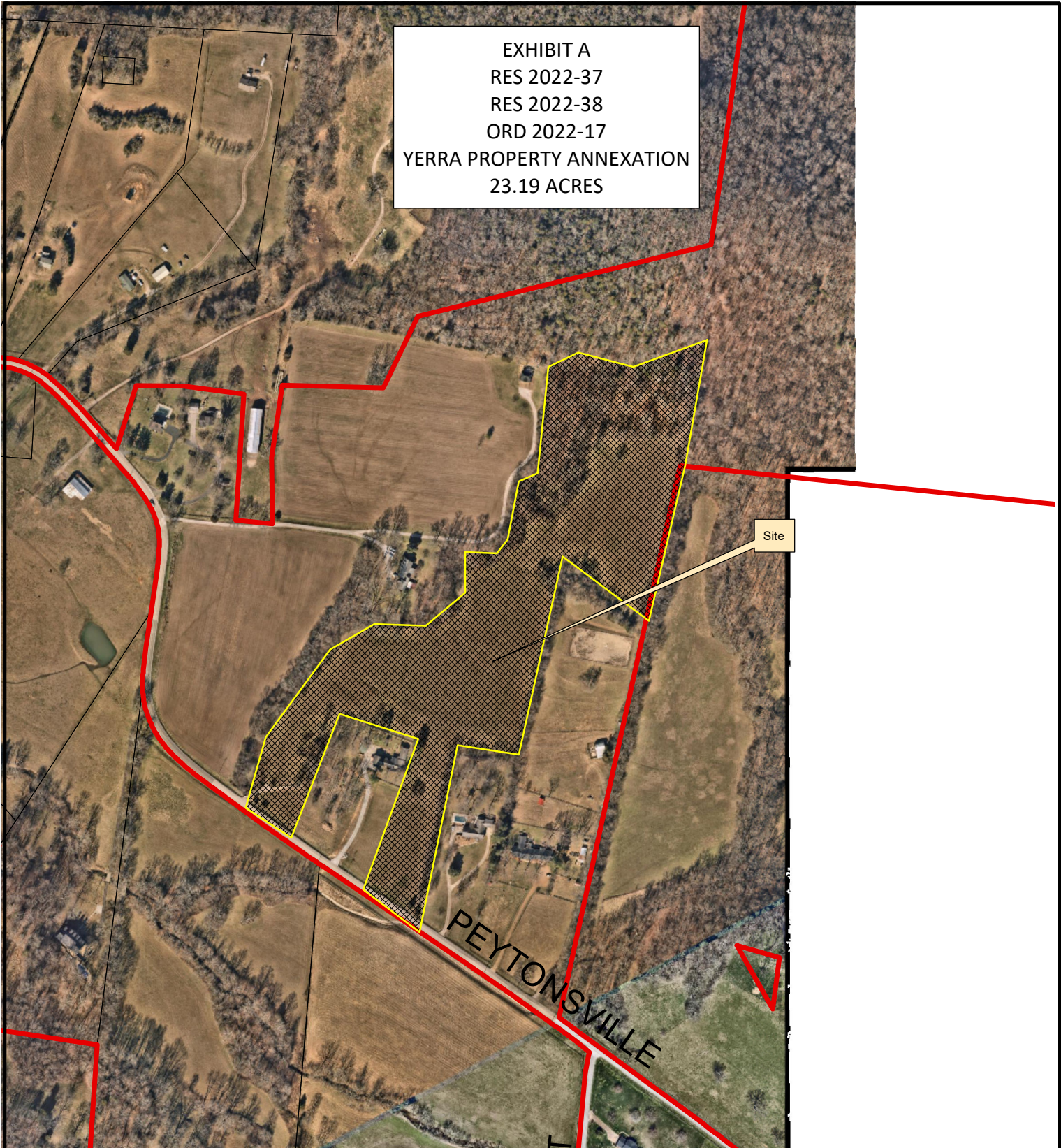
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

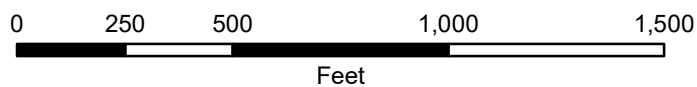
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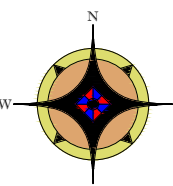
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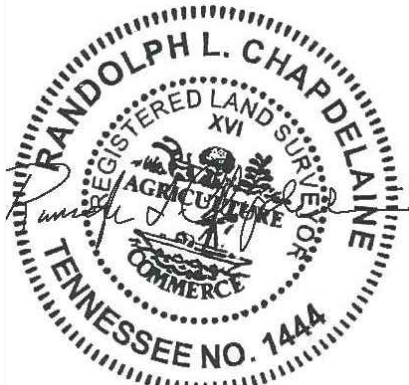
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- GENERAL NOTES**
- THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
 - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORRS.
 - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 - PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THE PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT, DESIGN OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 - TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 - THE SUBJECT PROPERTY LIES IN A ZONE "A" (AREAS OF MINIMAL FLOODING AS SHOWN ON FIRM MAP 47187C035SF DATED 9/29/2006).

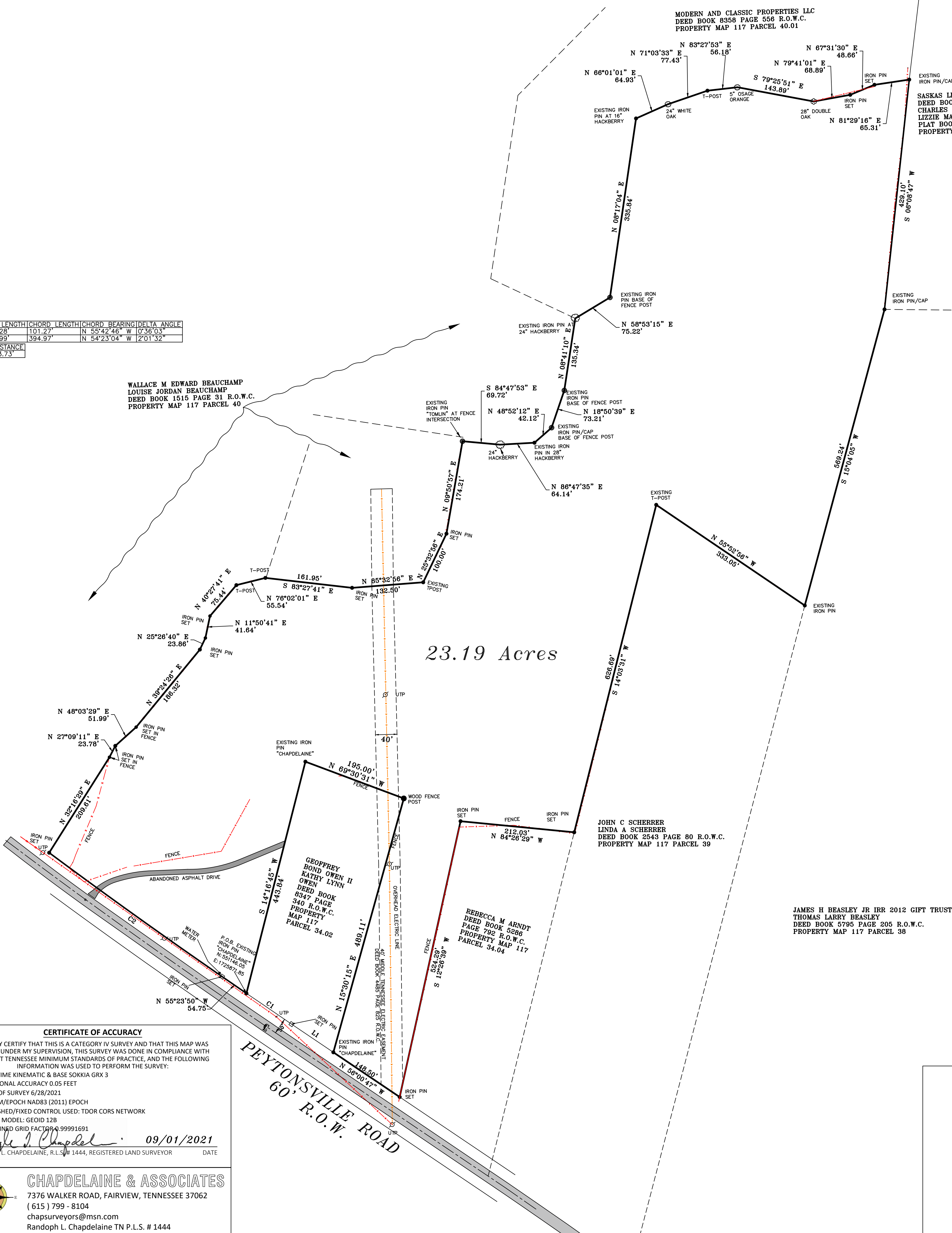
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY 0.05 FEET
- DATE OF SURVEY 6/28/2021
- DATUM/EPOCH NAD83 (2011) EPOCH
- PUBLISHED/FIXED CONTROL USED: TDOR CORRS NETWORK
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 99991691

Randolph L. Chapdelaine 09/01/2021
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN P.L.S. # 1444



**RETRACEMENT BOUNDARY SURVEY FOR
JENNIFER WELL JORDAN-THOMPSON, JEFFREY HUME JORDAN
AND JERRY WRAY JORDAN HEIRS OF WALTER H. JORDAN
PEYTONSVILLE ROAD**

REMAINDER OF DEED BOOK 399 PAGE 283 R.O.W.C.
10th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 117 PARCEL 34.01
DATE SEPTEMBER 01, 2021
JOB # 6330
SCALE 1"=100'



**ZONING EXHIBIT
YERRA PROPERTY ANNEXATION
23.19 ACRES**

Legend

- Existing City Limits
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

Site

PEYTONSVILLE

LYKE BENNETT



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File #: 21-03259

DATE: May 20, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Resolution 2022-39, A Resolution Approving A Development Plan For The Cottages At 509 Hill Drive PUD Subdivision, For The Property Located South Of West Main Street And West Of Hill Drive, On 0.56 Acres, Located At 509 Hill Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7859
Applicant: Christopher Wood, Kiser-Vogrin
Owner: Tyler Pennington

BACKGROUND/STAFF COMMENTS:

The Development Plan for The Cottages at 509 Hill Drive PUD Subdivision proposes 4 single-family lots and 1 open space lot on 0.56 acres located at 509 Hill Drive. Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept, which supports the proposed development. This plan was previously approved by the Board of Mayor and Aldermen in 2015, but recently lost its vesting, and with it all entitlements to build. This plan re-establishes that same plan, but under the development standards in place today. It is essentially the same plan that was approved by the Board of Mayor and Aldermen in 2015 with a few minor adjustments to meet the regulations of the current Zoning Ordinance, including the required street parking. It proposes four single-family lots, with a shared driveway and attached, rear-loaded garages. The applicant is continuing to use the zoning that was approved by Ordinance 2015-01, which is still in effect in PD(PD 8) Zoning District, so there is no accompanying rezoning request.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). 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. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-39.

**THE COTTAGES AT 509 HILL DRIVE
PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2022-39**

Project Information

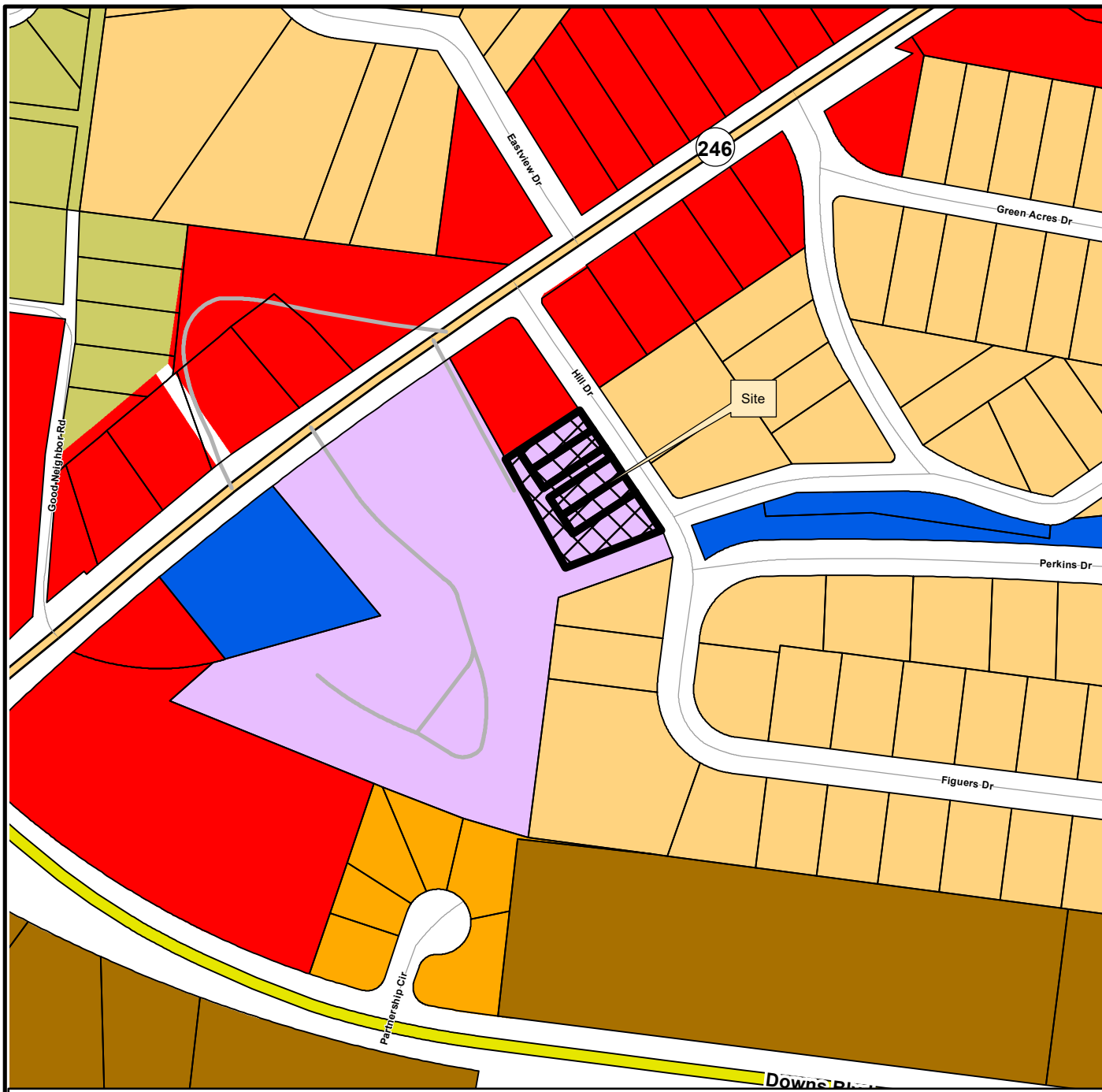
Existing Zoning: PD 8
Proposed Zoning: PD 8
Overlay Districts: CFO
Site Acreage: 0.56 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 0

Zoning Districts

 The Cottages At 509 Hill Drive PUD

Overlays

-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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0 250 500 1,000
Feet



RESOLUTION 2022-39

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES AT 509 HILL DRIVE PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF WEST MAIN STREET AND WEST OF HILL DRIVE, LOCATED AT 509 HILL DRIVE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2015-01; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcels	Acres
78 I-1.00 – 5.00	.56
Total	.56

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for The Cottages at 509 Hill Drive PUD Subdivision are as follows:

Entitlements	Cottages at 509 Hill Drive
Base Zone District	PD (8)
Other Zoning Overlays	CFO
Number of Dwelling Units	4
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION VI. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____5/3/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____5/26/22_____

NEIGHBORHOOD MEETING: _____5/4/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

**THE COTTAGES AT 509 HILL DRIVE
PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2022-39**

Project Information

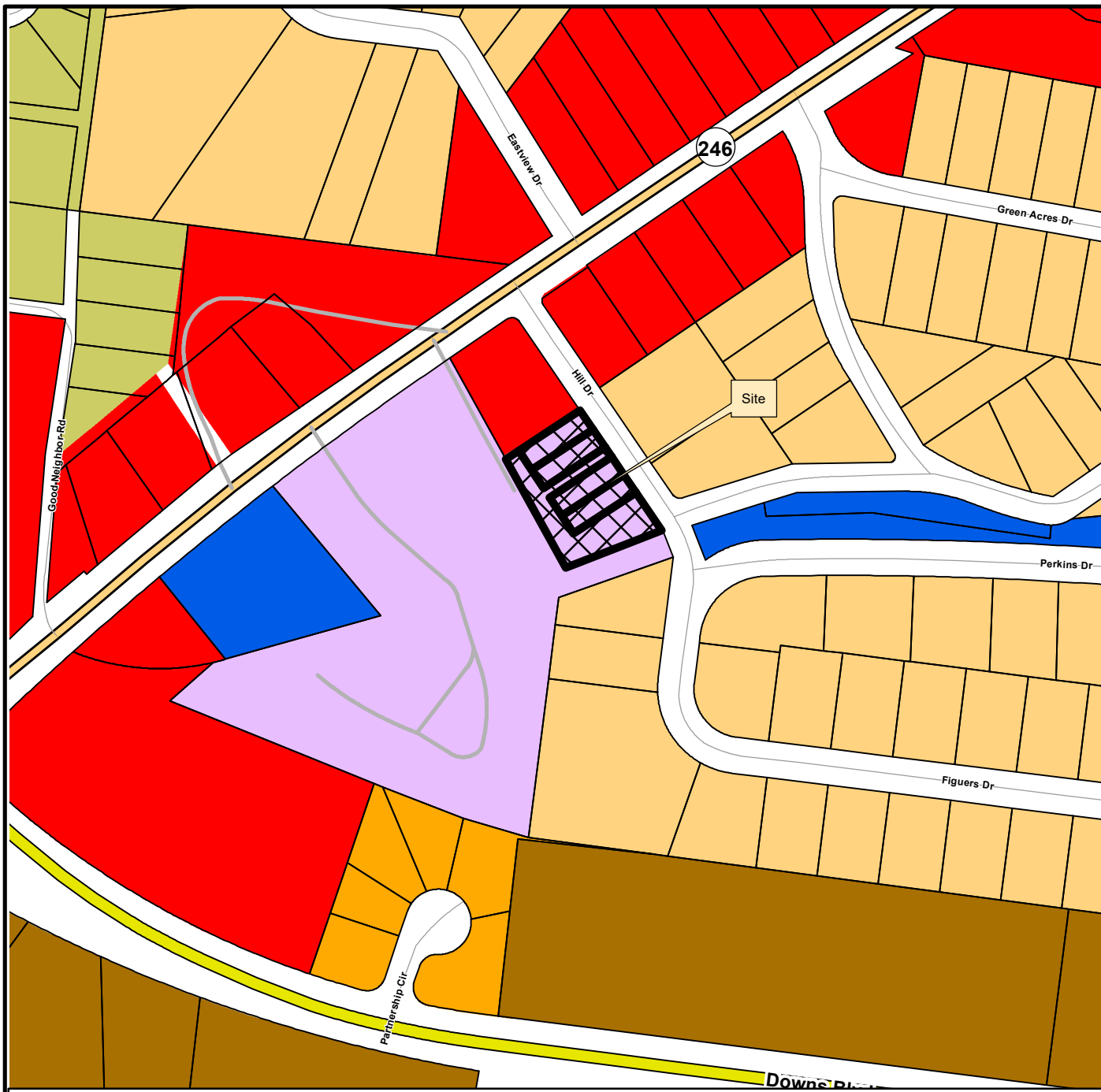
Existing Zoning: PD 8
Proposed Zoning: PD 8
Overlay Districts: CFO
Site Acreage: 0.56 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 0

Zoning Districts

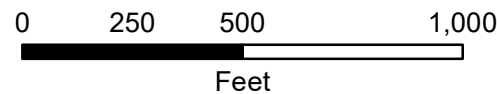
 The Cottages At 509 Hill Drive PUD

Overlays

-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
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THE COTTAGES AT 509 HILL DRIVE
PUD DEVELOPMENT PLAN SUBMITTAL
601, 607, 613 and 619 HILL DRIVE
TAX MAP 781, PARCEL I-5
FRANKLIN, TENNESSEE
COF #7859

OWNER

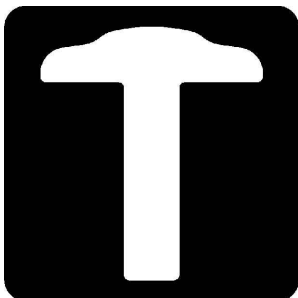
509 Hill Drive, LLC
2317 Cruzen Street
Nashville, TN 37211
Contact: Tyler Pennington
615.482.6357
tyler@whitepinesbuilding.com

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

CIVIL ENGINEER



T-Square Engineering
1329 West Main Street
Franklin, TN 37064
Contact: Louis Sloyan
615.678.8212
louis.sloyan@t2-eng.com



TWM
504 Autumn Springs Ct., Ste. B-14
Franklin, TN, 37067
Contact: Roger Harrah
615.814.7414
rharrah@twm-inc.com

PURPOSE STATEMENT

THIS PROPOSED DEVELOPMENT IS WITHIN A PD DISTRICT PER THE CURRENT THE CITY OF FRANKLIN GIS MAP. PER FIGURE 4.2 "DESIGN CONCEPTS MAP" WITHIN ENVISION FRANKLIN, THIS PARCEL IS IDENTIFIED TO BE NEIGHBORHOOD MIXED-USE WHICH WOULD SUPPORT THE PROPOSED PROJECT USES. THE PARCEL IS CURRENTLY ZONED PD-R-8. THIS PROJECT PROPOSES THE CONSTRUCTION OF FOUR (SINGLE FAMILY) TOTAL UNITS ON THIS SITE FOR A DUA OF 7.14.

PARKLAND DEDICATION

PARKLAND DEDICATION:
4 UNITS TOTAL (2 EXISTING TRAILER WHICH HAVE BEEN REMOVED)
2 UNITS X \$4,304= \$8,608 TO MEET THE ORDINANCE.

FEES SHALL BE PAID AT THE FINAL PLAT OR IN THE CASE WHERE A FINAL PLAT IS NOT NEEDED IT WILL BE BEFORE THE FIRST BUILDING PERMIT CAN BE PULLED.

CHANGES TO PREVIOUSLY APPROVED
DEVELOPMENT PLAN STATEMENT

THE ORIGINAL DEVELOPMENT PLAN (COF #: 5747) ASSOCIATED WITH THIS PARCEL WAS APPROVED ON 09/23/16. BUT SINCE THAT APPROVAL, THE VESTED ENTITLEMENT RIGHTS HAVE EXPIRED. THE PURPOSE OF THIS DEVELOPMENT PLAN SUBMITTAL IS TO REINSTATE THE PREVIOUSLY APPROVED DEVELOPMENT RIGHTS. THEREFORE NO CHANGES ARE PROPOSED.

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX:

		Pre-App Submittal	Initial Submittal	Resubmittal	One Stop Submittal
CVR	COVER SHEET	04-25-2022	05-09-2022	06-02-2022	
C0.1	CONTEXT PLAN	04-25-2022	05-09-2022	06-02-2022	
C1.0	EXISTING CONDITIONS	04-25-2022	05-09-2022	06-02-2022	
C2.0	DEVELOPMENT PLAN	04-25-2022	05-09-2022	06-02-2022	
C3.0	GRADING AND DRAINAGE PLAN	04-25-2022	05-09-2022	06-02-2022	
C3.1	PRE STORM WATER PLAN		05-09-2022	06-02-2022	
C3.2	POST STORM WATER PLAN		05-09-2022	06-02-2022	
C4.0	ROW AND ACCESS PLAN	04-25-2022	05-09-2022	06-02-2022	
C4.1	AUTO TURN PLAN	04-25-2022	05-09-2022	06-02-2022	
C5.0	UTILITY PLAN	04-25-2022	05-09-2022	06-02-2022	
LI.0	TREE PRESERVATION PLAN	04-25-2022	05-09-2022	06-02-2022	
TI.0	ARCHITECTURAL TITLE AND NOTES	04-25-2022	05-09-2022	06-02-2022	
A2.0	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	
A2.1	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	
A2.2	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	

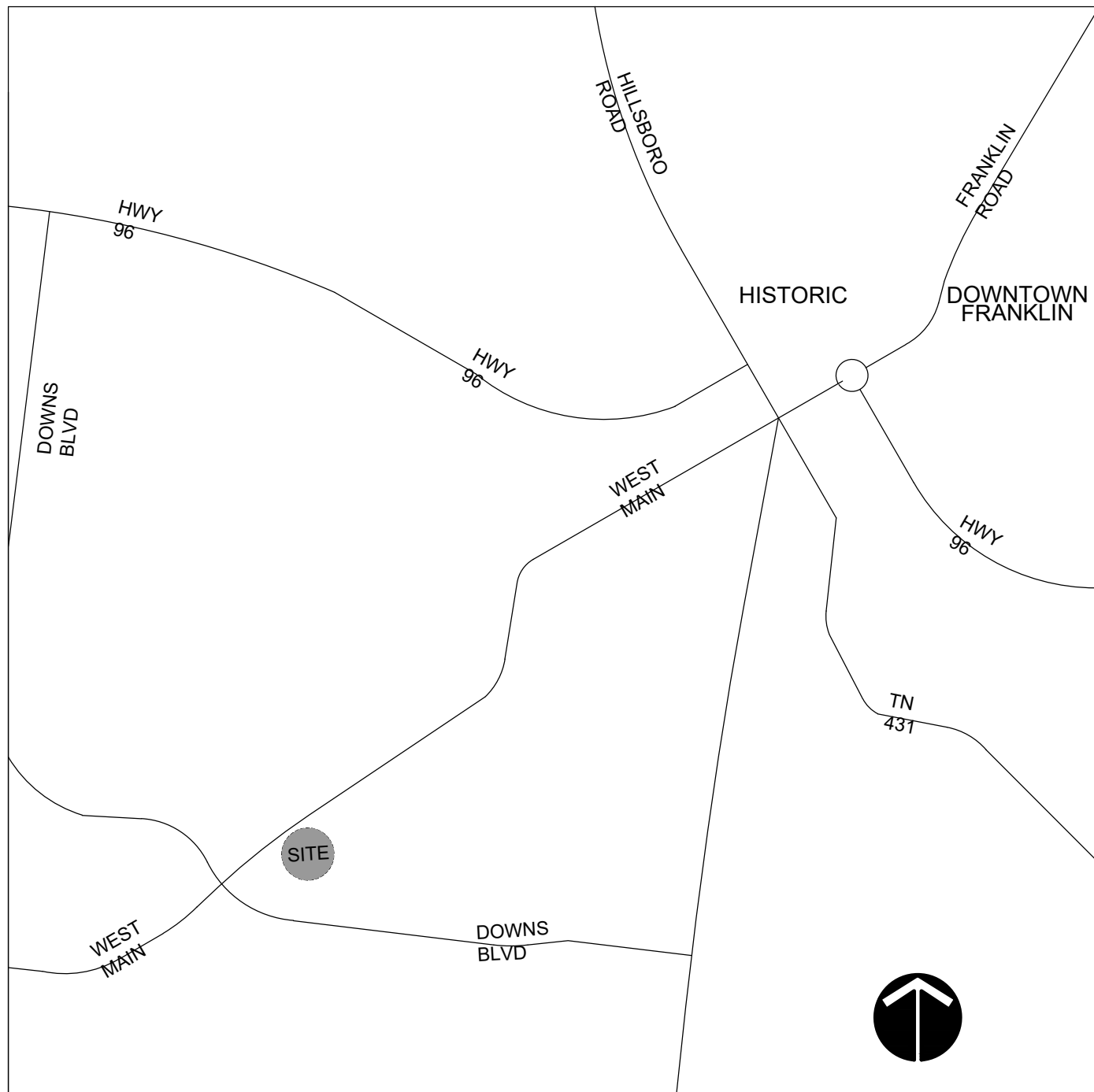
SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: 7859
ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 1-5
(PLAT BOOK P65, PAGE 94)
SUBDIVISION: COTTAGES AT 509 HILL DRIVE
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
VESTING: N/A

REGULATIONS:

BASE ZONING: EXISTING ZONING: PD 8
PROPOSED ZONING: N/A
OVERLAYS: CENTRAL FRANKLIN OVERLAY (CFO)
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 29.75' AND 31.75'
SETBACKS -
FRONT YARD: 15'
SIDE YARD: 3' & 5'
REAR YARD: 5'
DWELLING UNIT COUNT: 4 SINGLE FAMILY DETACHED HOMES
COMMERCIAL SF BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 2 STORIES
MINIMUM LANDSCAPE SURFACE AREA:
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE:
REQUIRED: .064 ACRES (2,825 SF)
PROVIDED: .074 ACRES (3,239 SF)
MINIMUM PARKING REQUIRED- RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
PARKING PROVIDED: 8 GARAGE ENCLOSED SPACES; 2 PER HOUSE
HISTORIC RESOURCE: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF SPRING 2023 COMPLETION FALL/WINTER 2023.



SITE VICINITY MAP (NTS)

VESTING DEVELOPMENT STANDARDS
PRE-APPLICATION SUBMITTAL DATE: 04/25/22

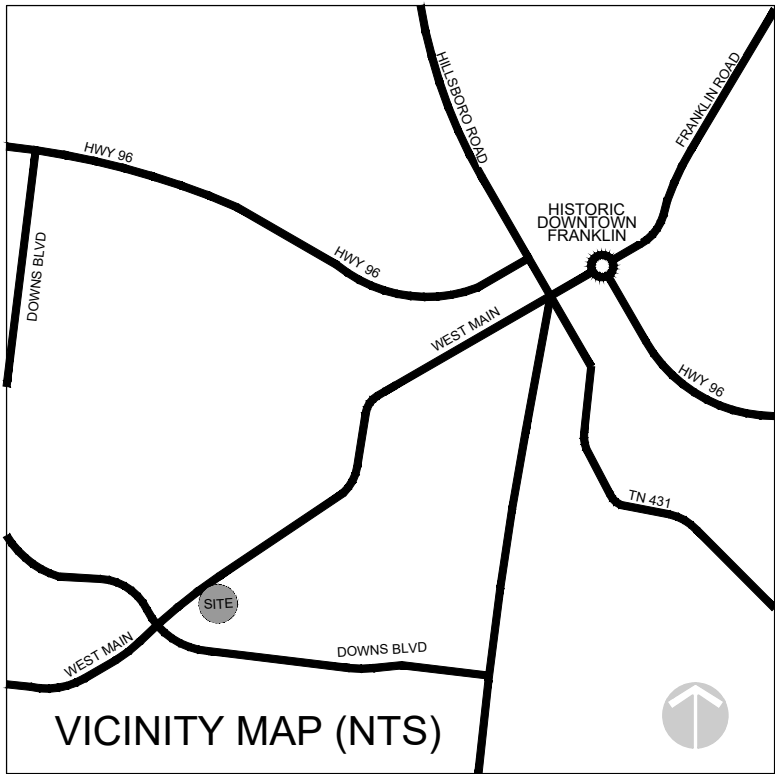
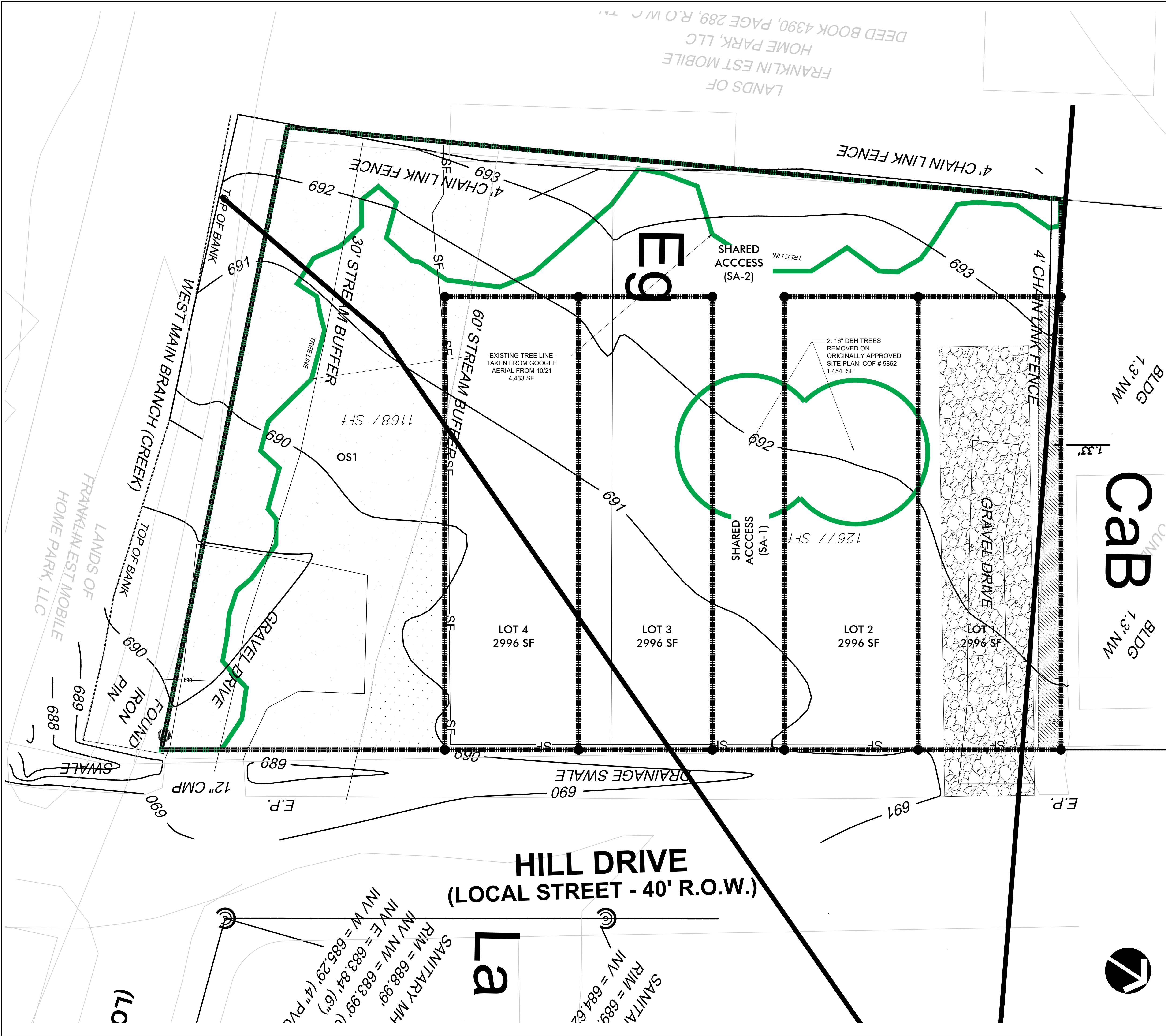
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2022
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	3/29/2022

KVD PROJECT# : 21088
COF # : 7859

Sheet #:

CVR

DATE: 04-25-22



OVERALL SITE DATA:

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
COF PROJECT #: 7859
SUBDIVISION NAME: THE COTTAGES AT 509 HILL DRIVE; APPROVED 09.28.16
TAX MAP: 78.1 - PARCEL: 1-5
PLAT BOOK: P65; PAGE: 94
SITE ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

PROPERTY OWNER: 509 HILL DRIVE, LLC (TYLER PENNINGTON)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY DETACHED
ZONING DISTRICT: PLANNED DISTRICT (PD); PD 8
OVERLAY DISTRICT: CENTRAL FRANKLIN OVERLAY
NO HISTORIC STRUCTURES ON SITE
CONTOUR INTERVAL: 1 FOOT
EXISTING TREE LINE: 5,887 SF (4,433 + 1,454 SF), 1,454 SF OF TREE CANOPY REMOVED UNDER APPROVED SITE PLAN #5862

STORMWATER NARRATIVE:

IN THE CURRENT CONDITION, DURING A STORM EVENT, STORMWATER SHEET FLOWS OVER LOW SLOPED GRASS/HERBACEOUS VEGETATION FROM THE NORTHWEST CORNER OF THE SITE TOWARD THE SOUTHEAST CORNER OF THE SITE AND ULTIMATELY DISCHARGING INTO WEST MAIN BRANCH CREEK

SURVEY NOTES:

- 1. DIGITAL SURVEY DATA PROVIDED BY HARRAH AND ASSOCIATES, ROGER HARRAH, RLS 2039, RECEIVED ON 10/07/2014.

SLOPE NOTES:

NO EXISTING SLOPES GREATER THAN 14%

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LOT 13 AND LOT 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00 WILLIAMSON COUNTY, TENNESSEE:

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

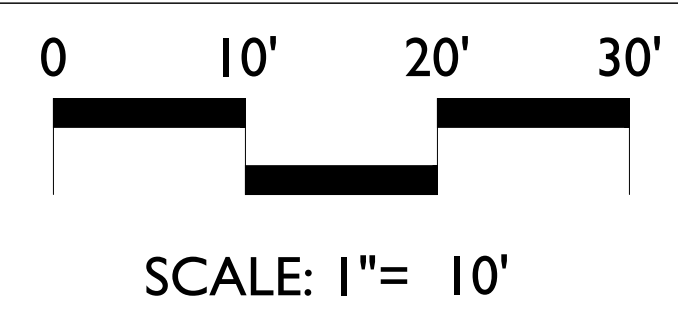
Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

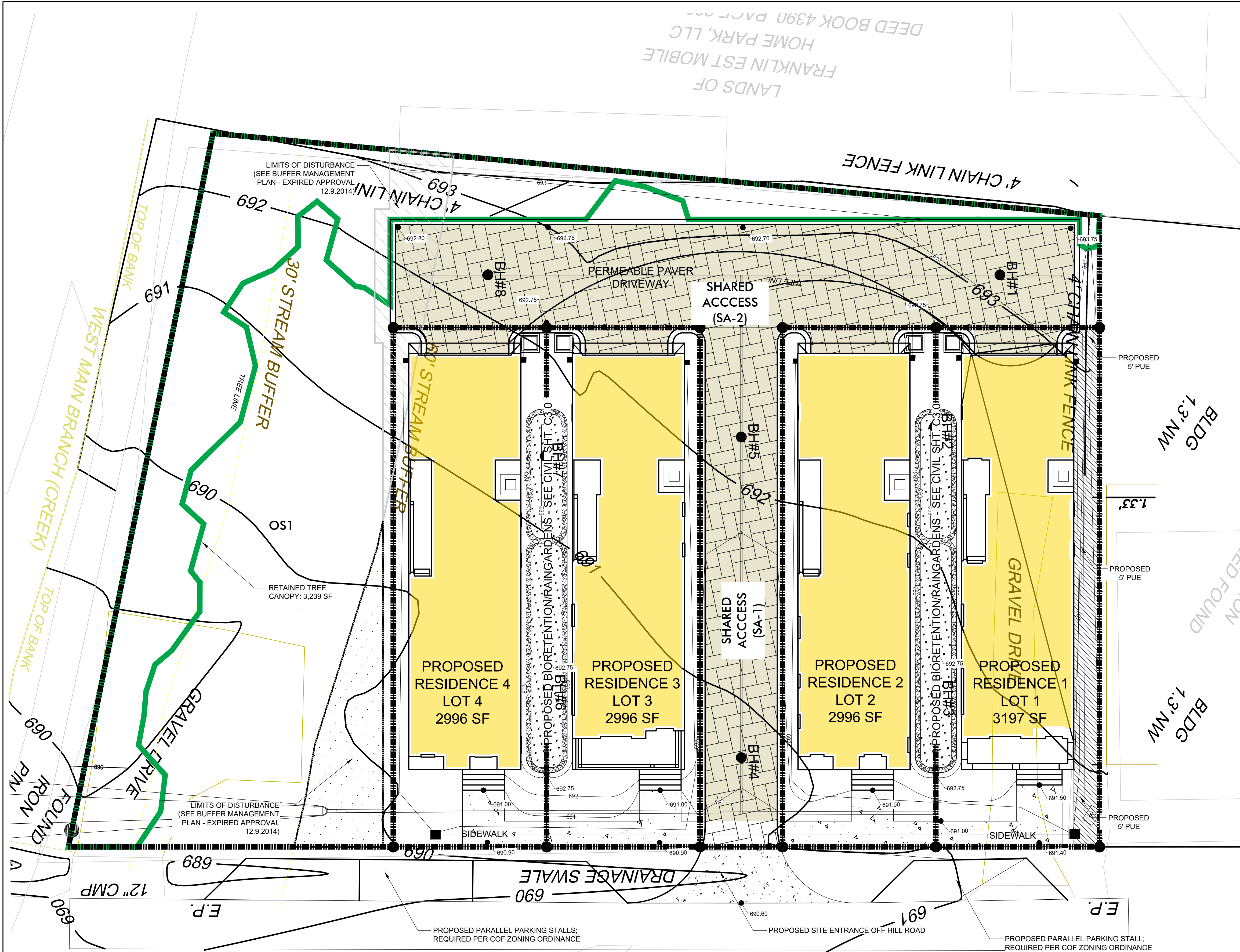


DEVELOPMENT PLAN APPLICATION
THE COTTAGES AT 509 HILL DRIVE
COF PROJECT # 7859
509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	PRE-APPLICATION COMMENTS; INITIAL SUBMITTAL	05-09-22	CBW
2	INITIAL SUBMITTAL COMMENTS	06-02-22	CBW

DESIGNED BY:	CW
DRAWN BY:	GV
CHECKED BY:	CW
DATE:	04.25.2022

KVD PROJECT NO. 21088
DRAWING TITLE: EXISTING CONDITIONS
SHEET NUMBER C1.0

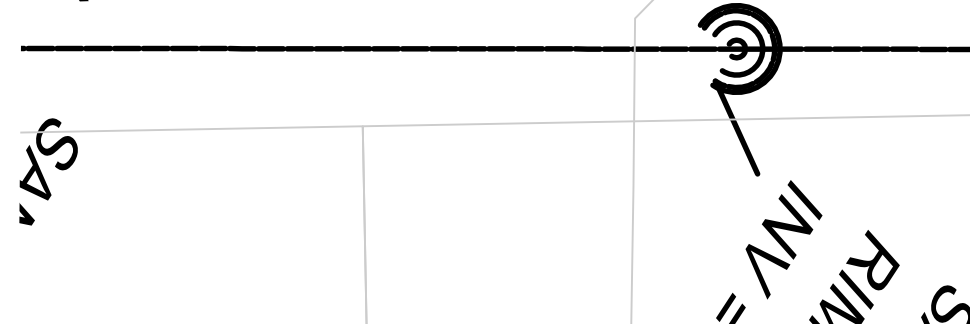


ENVISION FRANKLIN COMPLIANCE:

THIS PROPOSED PROJECT IS IN KEEPING WITH THE DESIRED GUIDING PRINCIPLES AND DESIGN CONCEPT OF ENVISION FRANKLIN BY THE IMPLEMENTATION OF APPROPRIATE MANAGED GROWTH IN KEEPING WITH SURROUNDING USES, VIBRANT NEIGHBORHOOD BY INTRODUCING HISTORIC ARCHITECTURAL DETAILS INTO THE PROPOSED SINGLE FAMILY HOUSES, EXCEPTIONAL DESIGN THRU USE OF HIGH QUALITY MATERIALS AND DETAILING, CONNECTED COMMUNITY BY INSTALLING MUCH NEEDED SIDEWALK IN FRONT OF THE DEVELOPMENT AND CONTEXT-RESPONSIVE INFILL BY KEEPING THE MASS AND SCALE RELATIVE TO SURROUNDING HOMES WHILE ACKNOWLEDGING THIS AREA WILL HAVE THE POTENTIAL TO TRANSITION ARCHITECTURAL SPEAKING.

THIS PROJECT ALSO IS RESPONDING TO ENVISION FRANKLIN'S NEIGHBORHOOD MIXED USE DESIGN CONCEPTS SINCE SINGLE FAMILY RESIDENTIAL USE IS IDENTIFIED AS A SECONDARY USE WITHIN ENVISION FRANKLIN.

HILL DRIVE
(LOCAL STREET - 40' R.O.W.)



OVERALL SITE DATA:

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: 7859
PROJECT ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP: PARCEL NUMBERS, MAP 78 I, GROUP E, PARCEL 1-5
(PLAT BOOK P65, PAGE 94)
SUBDIVISION: COTTAGES AT 509 HILL DRIVE
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
VESTING: N/A

OWNER/DEVELOPER:
TYLER PENNINGTON
509 HILL DRIVE, LLC
2317 CRUIZEN STREET
NASHVILLE, TN 37211
APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: CHRISTOPHER WOOD
615.719.1943
CHRIS@KISERVOGRIN.COM

REGULATIONS:
BASE ZONING: EXISTING ZONING: PD 8
PROPOSED ZONING: PD 8
OVERLAYS: CENTRAL FRANKLIN OVERLAY (CFO)
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 29.75' & 31.75'
SETBACKS -
FRONT YARD: 15'
SIDE YARD: 3' & 5'
REAR YARD: 5'
DWELLING UNIT COUNT: 4 SINGLE FAMILY DETACHED HOMES
COMMERCIAL SF BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 2 STORIES
MINIMUM LANDSCAPE SURFACE AREA:
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE:
REQUIRED: .064 ACRES (2,825 SF)
PROVIDED: .074 ACRES (3,239 SF)
MINIMUM PARKING REQUIRED: RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
PARKING PROVIDED: 8 GARAGE ENCLOSED SPACES; 2 PER HOUSE
HISTORIC RESOURCE: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF SPRING 2023 COMPLETION FALL/WINTER 2023.

GENERAL NOTES:

- Per Envision Franklin Neighborhood Mixed Use, detached residential dwellings uses are appropriate on this parcel. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
- This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr. and to the north along West Main St.
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Adequate turning movements shall be provided for utility and service vehicles.
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
- Refuse collection from residential units will be private.
- Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using a LED or 100 Watt HPS fixture type: Ribbed and Banded Granville Post Light with a 12" Wadsworth Post, or similar.
- Mineral rights are held by the owner of the property.
- The following schools represent the closest public education facilities to this site:
FSSD: Franklin Elementary School = 0.4 miles
FSSD: Freedom Intermediate = 1.65 miles
FSSD: Freedom Middle = 2.36 miles
WCS: Centennial High School = 5.3 miles
- Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
- Nearest Facilities:
FIRE = Franklin Fire Department Station 2, 1.4 miles
POLICE = Franklin Police Department, 1.9 miles
RECREATIONAL = Academy Park, 1 mile
- Statement of Architectural Intent: The four single family homes are designed with high quality materials and historic architectural detailing will complement the historic residential architecture of the Franklin area while adding a higher level of quality to the proposed homes and the neighborhood. Appropriate scale and quality materials are at the forefront of the architectural language.
- City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
Average water use for final development is estimated at:
(4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
- Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
- Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STATEMENT OF IMPACTS:

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 12" WATER MAIN WHICH RUNS ALONG THE WEST SIDE OF HILL DRIVE. PROJECTED WATER DEMAND FOR PARCEL 1,2,3 AND 4 IS APPROXIMATELY 4 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER (8" INSTALLED BY OWNER).
MAXIMUM SEWER DEMAND FOR PARCEL 1, 2, 3 AND 4 IS APPROXIMATELY 4 SFUE

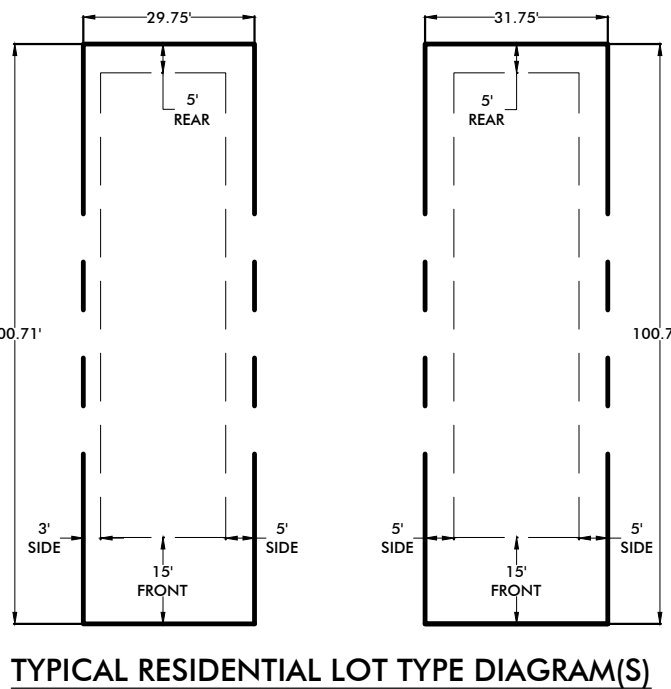
STORMWATER
IN THE CURRENT CONDITION, DURING A STORM EVENT, STORMWATER SHEET FLOWS OVER LOW SLOPED GRASS/HERBACEOUS VEGETATION FROM THE NORTHWEST CORNER OF THE SITE TOWARD THE SOUTHEAST CORNER OF THE SITE AND ULTIMATELY DISCHARGING INTO WEST MAIN BRANCH CREEK.
POST DEVELOPMENT PEAK FLOW WILL BE CONTROLLED BY BIOBASINS AND PERMEABLE PAVERS AND DISCHARGED SOUTH OF PARCEL 4 AND FLOWS VIA A CONSTRUCTION SWALE/DITCH TO WEST MAIN BRANCH CREEK.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

NATURAL GAS
NATURAL GAS TO BE PROVIDED BY ATMOS ENERGY CORP.

SURROUNDING ZONING AND LAND USE:

LOCATION	LAND USE	ZONING
NORTH	CENTRAL COMMERCIAL DISTRICT	CC
SOUTH	PLANNED DISTRICT	PD
EAST	SINGLE FAMILY RESIDENTIAL	R-4
WEST	PLANNED DISTRICT	PD



DEVELOPMENT PLAN APPLICATION
THE COTTAGES AT 509 HILL DRIVE
COF PROJECT # 7859
509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	PRE-APPLICATION COMMENTS; INITIAL SUBMITTAL	05-09-22	CBW
2	INITIAL SUBMITTAL COMMENTS	06-02-22	CBW

DESIGNED BY:	CW
DRAWN BY:	GV
CHECKED BY:	CW
DATE:	04.25.2022

KVD PROJECT NO. 21088
DRAWING TITLE: DEVELOPMENT PLAN
SHEET NUMBER C2.0



509 HILL DRIVE

FRANKLIN, TENNESSEE

INDEX OF DRAWINGS

SHEET No.	DRAWING TITLE
T1.0	TITLE
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS

PROJECT TEAM

BUILDER	ARCHITECT
KP PROPOERTIES	PFEFFER TORODE ARCHITECTURE
615-472-8916	521 8TH AVENUE S, SUITE 103
TPENN24@YAHOO.COM	NASHVILLE, TN 37203
	615-618-3565
	jamie@pfefferarchitecture.com

GENERAL DRAWING NOTES

APPLICABLE CODES AND TYPES

- BUILDING CODE - 2009 INTERNATIONAL RESIDENTIAL CODE
- BUILDING TYPE - SINGLE FAMILY RESIDENCE

GENERAL

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 1997 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS AND EXCEPT AS MODIFIED BY THE ARCHITECTS 'SUPPLEMENTARY CONDITIONS', ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK WILL BE BASED.
- THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- ALL ITEMS DEPICTED GRAPHICALLY, WHETHER NOTED OR NOT, ARE PART OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED AT NO EXTRA CHARGE.
- ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR.
- EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL CONFIRM THAT THE LAYOUT OF THE SPACE CAN BE ACCOMPLISHED AS DESIGNED. THE ARCHITECT MUST BE NOTIFIED OF ANY PROBLEMS WITH PROPOSED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE FRAMING IS FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS.
- IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATIONS.
- THE GENERAL CONTRACTORS SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- FOR THE ENTIRE LENGTH OF CONTRACT WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
- PROVIDE 'CUTTING AND PATCHING' INTO EXISTING CONSTRUCTION FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK AND SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION. DO NOT CUT AND PATCH WORK EXPOSED ON THE BUILDING'S EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECTS OPINION, RESULT IN LESSENING THE BUILDINGS AESTHETIC QUALITIES. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

MATERIALS BY FACADE (PER UNIT)

ELEVATION		SURFACE AREA	PERCENT OF NET
FRONT	GROSS OF WALL	428 SF	N/A
	NET OF WALL	361 SF	N/A
	NET SIDING	154 SF	43%
	NET BRICK	207 SF	57%
SIDE 1	GROSS OF WALL	1491 SF	N/A
	NET OF WALL	1248 SF	N/A
	NET SIDING	855 SF	69%
	NET BRICK	393 SF	31%
SIDE 2	GROSS OF WALL	1488 SF	N/A
	NET OF WALL	1324 SF	N/A
	NET SIDING	816 SF	62%
	NET BRICK	508 SF	38%
REAR	GROSS OF WALL	579 SF	N/A
	NET OF WALL	344 SF	N/A
	NET SIDING	338 SF	98%
	NET BRICK	6 SF	2%

NOTE: OPTION SHOWING ALL-BRICK WOULD ONLY HAVE SIDING PORTIONS AT GARAGE AND CONNECTOR

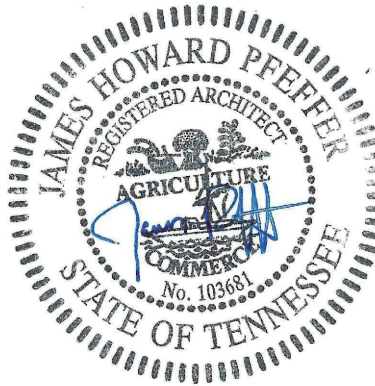


1 ARCHITECTURAL RENDERING
NTS

ARCHITECT:



Pfeffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334-513-1976 Nash. 615-667-8808
www.pfefferarch.com

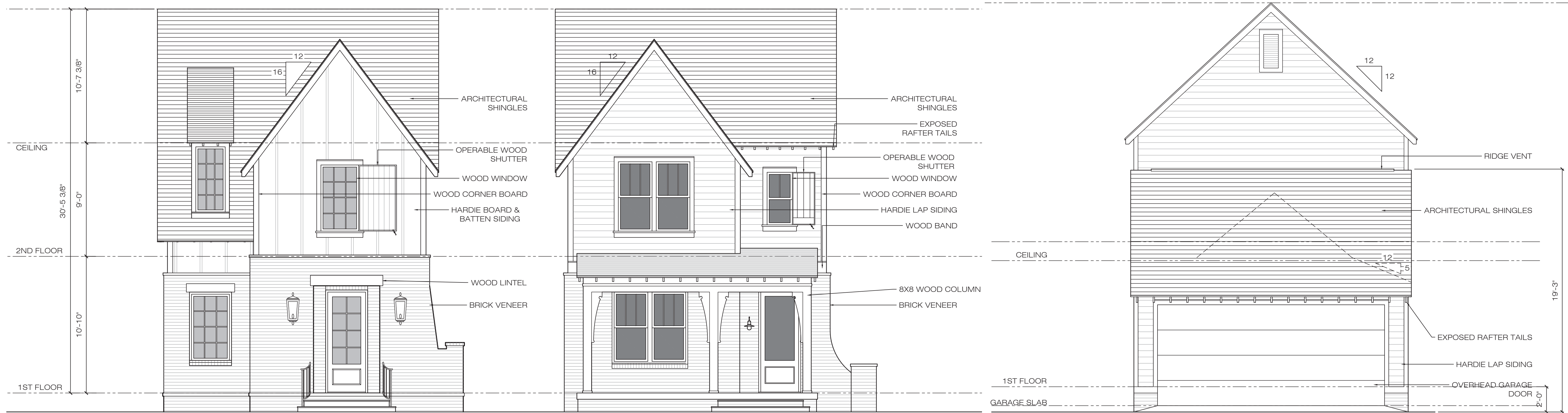


PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
TITLE SHEET

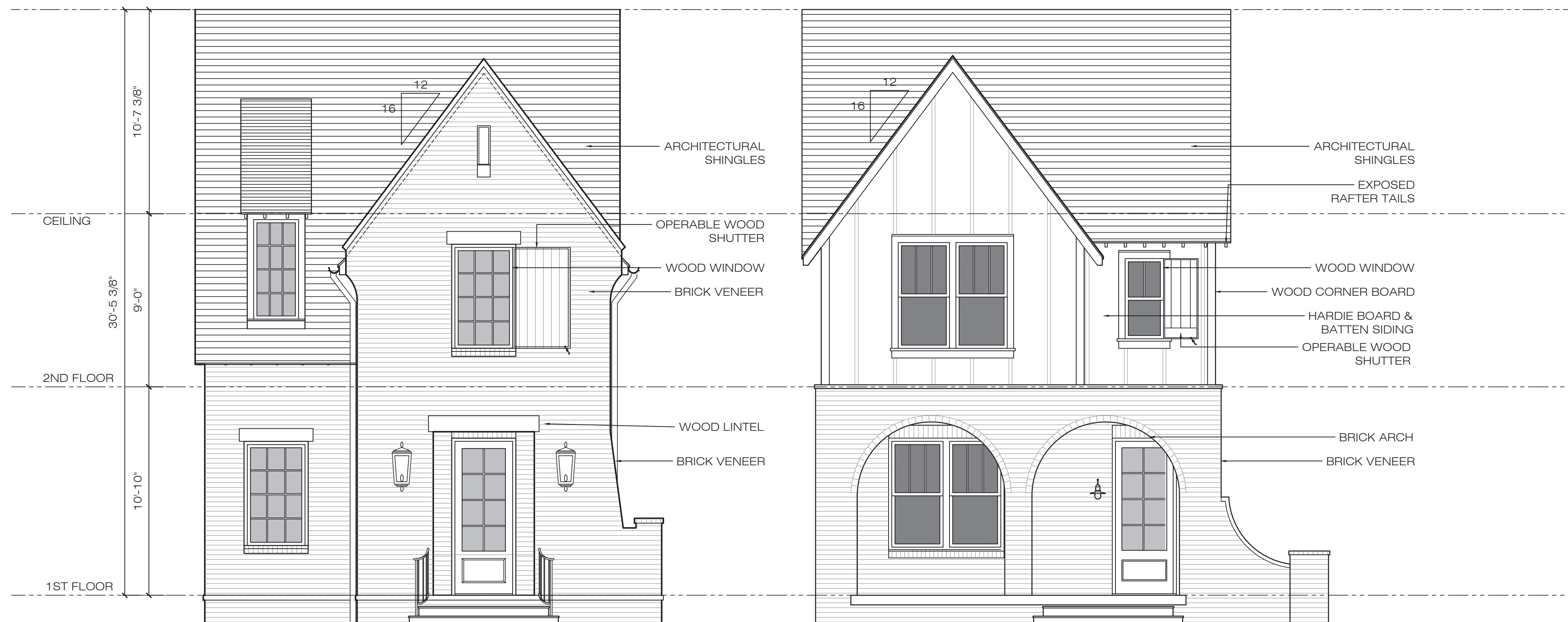
21 AUG 2015

T1.0



1 STREET ELEVATION
SCALE 1/4" = 1'-0"

1 TYP REAR ELEVATION
SCALE 1/4" = 1'-0"



2 STREET ELEVATION
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL
IN NATURE. INDIVIDUAL BUILDING
ELEVATIONS MAY VARY BUT WILL BE
REVIEWED AND APPROVED BY THE BNS
DEPARTMENT ACCORDING TO CITY
REQUIREMENTS AT THE TIME OF
PERMITTING.

ARCHITECT:



Pfeiffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334.513.1976 Nash. 615.667.8808
www.ptaarch.com



PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.0



1 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"



2 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

ARCHITECT:



Pfeiffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334.513.1976 Nash. 615.667.8808
www.pfeiffertorode.com



PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.1



1 TYP. SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"

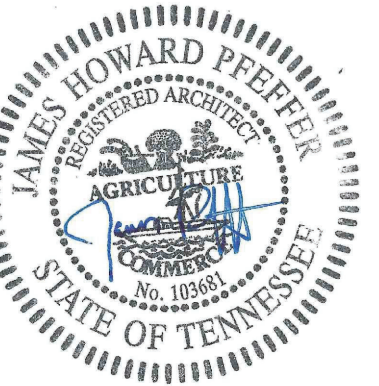


2 TYP. SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL
IN NATURE. INDIVIDUAL BUILDING
ELEVATIONS MAY VARY BUT WILL BE
REVIEWED AND APPROVED BY THE BNS
DEPARTMENT ACCORDING TO CITY
REQUIREMENTS AT THE TIME OF
PERMITTING.

ARCHITECT:

Pfeffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334.513.1976 Nash. 615.667.8808
www.pfeffortorode.com



PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.2

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Addressing

General Issues

23. Addressing

lori.jarosz@franklintn.gov Please contact Lori Jarosz at lori.jarosz@franklintn.gov to receive addresses. All addresses are required to be on final plats and site plans.

FIRE--Planning--DRT

General Issues

4. Fire Protection

curt.edelmann@franklintn.gov The applicant shall provide the results from a recent hydrant flow test. Minimum flow should be 1,500-gpm. Flow test information must be received before the project can move out of One-Stop.

Parks

General Issues

2. Parkland information

kevinl@franklintn.gov I have sent the law approved Parkland Agreement to Chris Wood for signatures.
[Edited By Kevin Lindsey]

THE COTTAGES AT 509 HILL DRIVE
PUD DEVELOPMENT PLAN SUBMITTAL
601, 607, 613 and 619 HILL DRIVE
TAX MAP 781, PARCEL 1-5
FRANKLIN, TENNESSEE
COF #7859

OWNER

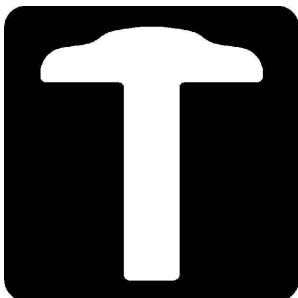
509 Hill Drive, LLC
2317 Cruzen Street
Nashville, TN 37211
Contact: Tyler Pennington
615.482.6357
tyler@whitepinesbuilding.com

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

CIVIL ENGINEER



T-Square Engineering
1329 West Main Street
Franklin, TN 37064
Contact: Louis Sloyan
615.678.8212
louis.sloyan@t2-eng.com



TWM
504 Autumn Springs Ct., Ste. B-14
Franklin, TN, 37067
Contact: Roger Harrah
615.814.7414
rharrah@twm-inc.com

PURPOSE STATEMENT

THIS PROPOSED DEVELOPMENT IS WITHIN A PD DISTRICT PER THE CURRENT THE CITY OF FRANKLIN GIS MAP. PER FIGURE 4.2 "DESIGN CONCEPTS MAP" WITHIN ENVISION FRANKLIN, THIS PARCEL IS IDENTIFIED TO BE NEIGHBORHOOD MIXED-USE WHICH WOULD SUPPORT THE PROPOSED PROJECT USES. THE PARCEL IS CURRENTLY ZONED PD-R-8. THIS PROJECT PROPOSES THE CONSTRUCTION OF FOUR (SINGLE FAMILY) TOTAL UNITS ON THIS SITE FOR A DUA OF 7.14.

PARKLAND DEDICATION

PARKLAND DEDICATION:
4 UNITS TOTAL (2 EXISTING TRAILER WHICH HAVE BEEN REMOVED)
2 UNITS X \$4,304= \$8,608 TO MEET THE ORDINANCE.

FEES SHALL BE PAID AT THE FINAL PLAT OR IN THE CASE WHERE A FINAL PLAT IS NOT NEEDED IT WILL BE BEFORE THE FIRST BUILDING PERMIT CAN BE PULLED.

CHANGES TO PREVIOUSLY APPROVED
DEVELOPMENT PLAN STATEMENT

THE ORIGINAL DEVELOPMENT PLAN (COF #: 5747) ASSOCIATED WITH THIS PARCEL WAS APPROVED ON 09/23/16. BUT SINCE THAT APPROVAL, THE VESTED ENTITLEMENT RIGHTS HAVE EXPIRED. THE PURPOSE OF THIS DEVELOPMENT PLAN SUBMITTAL IS TO REINSTATE THE PREVIOUSLY APPROVED DEVELOPMENT RIGHTS. THEREFORE NO CHANGES ARE PROPOSED.

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX:

		Pre-App Submittal	Initial Submittal	Resubmittal	One Stop Submittal
CVR	COVER SHEET	04-25-2022	05-09-2022	06-02-2022	
C0.1	CONTEXT PLAN	04-25-2022	05-09-2022	06-02-2022	
C1.0	EXISTING CONDITIONS	04-25-2022	05-09-2022	06-02-2022	
C2.0	DEVELOPMENT PLAN	04-25-2022	05-09-2022	06-02-2022	
C3.0	GRADING AND DRAINAGE PLAN	04-25-2022	05-09-2022	06-02-2022	
C3.1	PRE STORM WATER PLAN		05-09-2022	06-02-2022	
C3.2	POST STORM WATER PLAN		05-09-2022	06-02-2022	
C4.0	ROW AND ACCESS PLAN	04-25-2022	05-09-2022	06-02-2022	
C4.1	AUTO TURN PLAN	04-25-2022	05-09-2022	06-02-2022	
C5.0	UTILITY PLAN	04-25-2022	05-09-2022	06-02-2022	
L1.0	TREE PRESERVATION PLAN	04-25-2022	05-09-2022	06-02-2022	
T1.0	ARCHITECTURAL TITLE AND NOTES	04-25-2022	05-09-2022	06-02-2022	
A2.0	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	
A2.1	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	
A2.2	ARCHITECTURAL ELEVATIONS	04-25-2022	05-09-2022	06-02-2022	

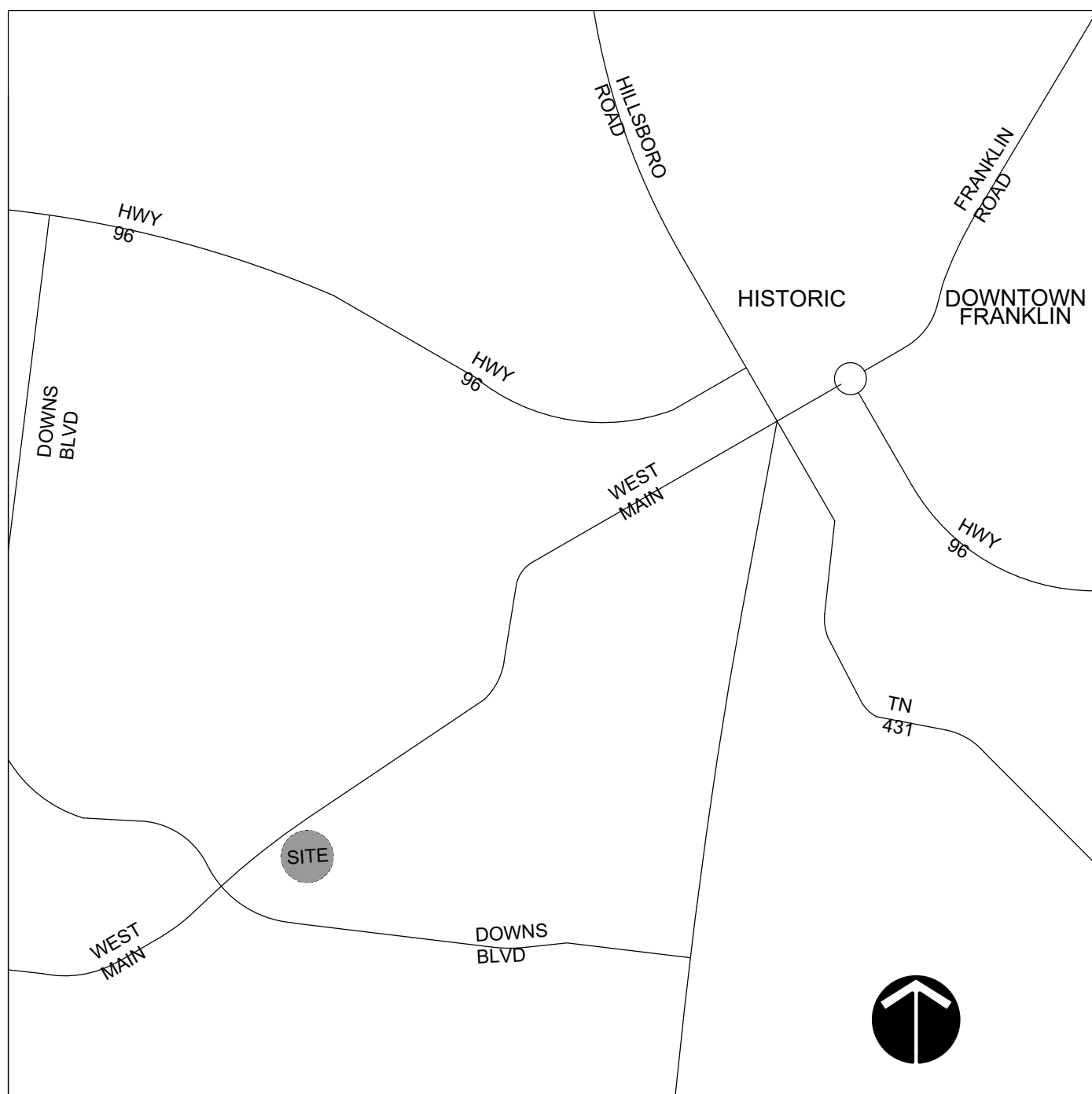
SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: 7859
ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
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COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP, PARCEL NUMBERS: MAP 781, GROUP E, PARCEL 1-5
(PLAT BOOK P65, PAGE 94)
SUBDIVISION: COTTAGES AT 509 HILL DRIVE
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
VESTING: N/A

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PROPOSED ZONING: N/A
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FRONTAGE TYPES APPLIED: YARD
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COMMERCIAL SF BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 2 STORIES
MINIMUM LANDSCAPE SURFACE AREA:
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE:
REQUIRED: .064 ACRES (2,825 SF)
PROVIDED: .074 ACRES (3,239 SF)
MINIMUM PARKING REQUIRED- RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
PARKING PROVIDED: 8 GARAGE ENCLOSED SPACES; 2 PER HOUSE
HISTORIC RESOURCE: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF SPRING 2023 COMPLETION FALL/WINTER 2023.



SITE VICINITY MAP (NTS)

VESTING DEVELOPMENT STANDARDS
PRE-APPLICATION SUBMITTAL DATE: 04/25/22

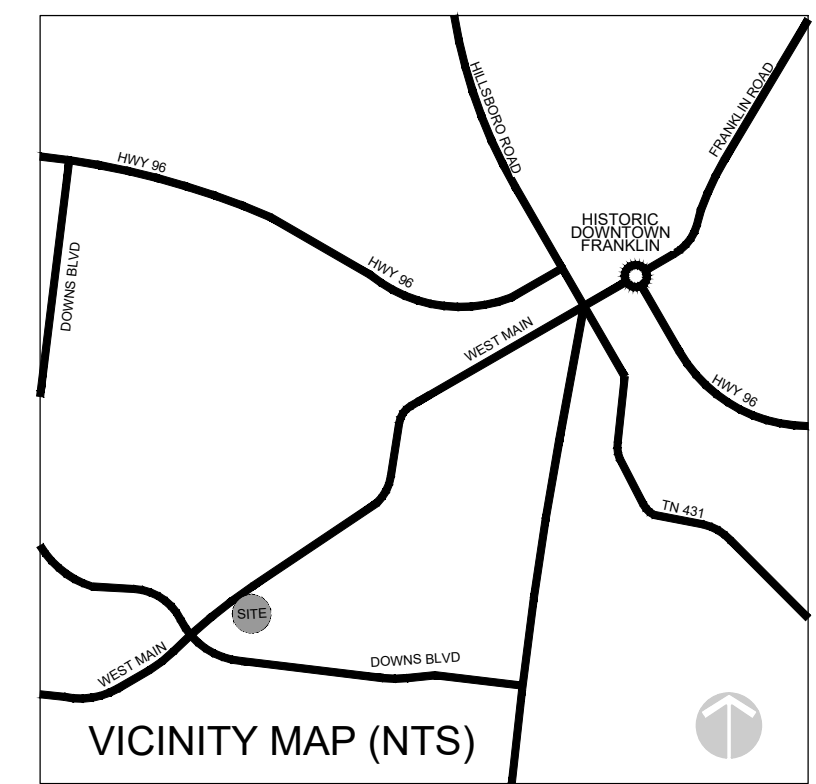
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2022
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	3/29/2022

KVD PROJECT# : 21088
COF # : 7859

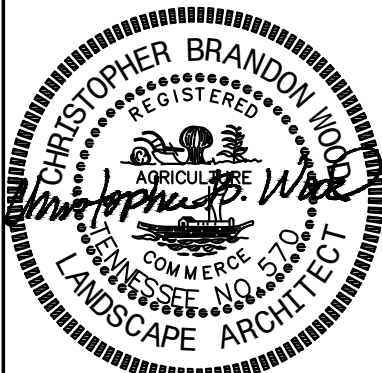
Sheet #:

CVR

DATE: 04-25-22



KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com



06.02.2022

DEVELOPMENT PLAN APPLICATION
THE COTTAGES AT 509 HILL DRIVE
COF PROJECT # 7859
509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.		REVISIONS		BY	DATE
1		PRE-APPLICATION COMMENTS, INITIAL SUBMITTAL		CBW	05-09-22
2		INITIAL SUBMITTAL COMMENTS		CBW	06-02-22
DESIGNED BY:				CW	
DRAWN BY:				GV	
CHECKED BY:				CW	
DATE:				04.25.2022	

KVD PROJECT NO.
21088

DRAWING TITLE:

**CONTEXT
PLAN**

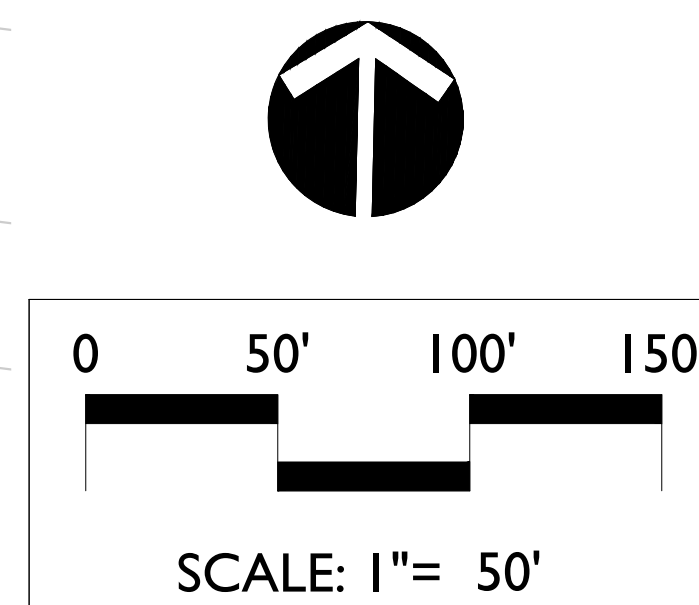
SHEET NUMBER

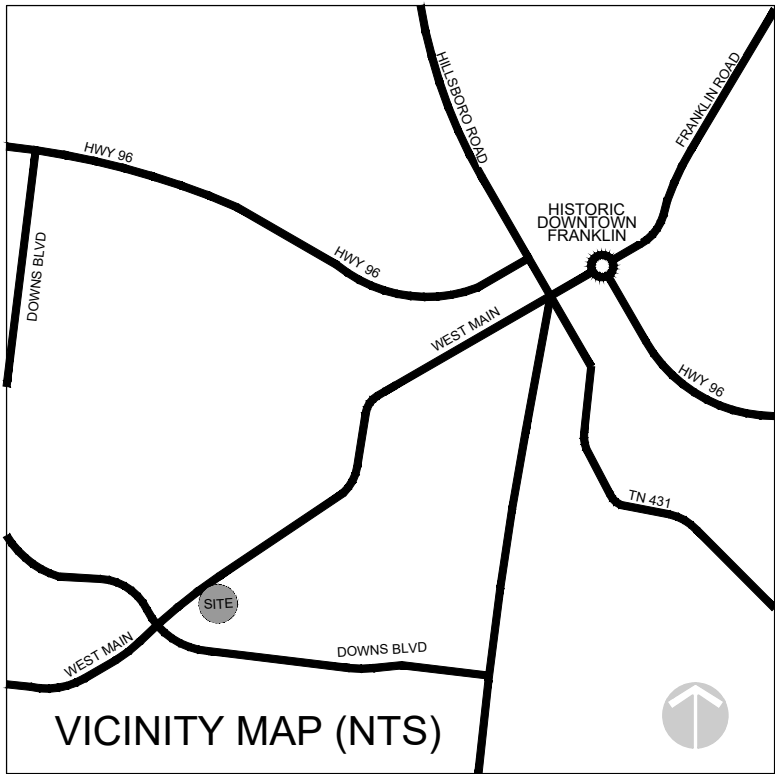
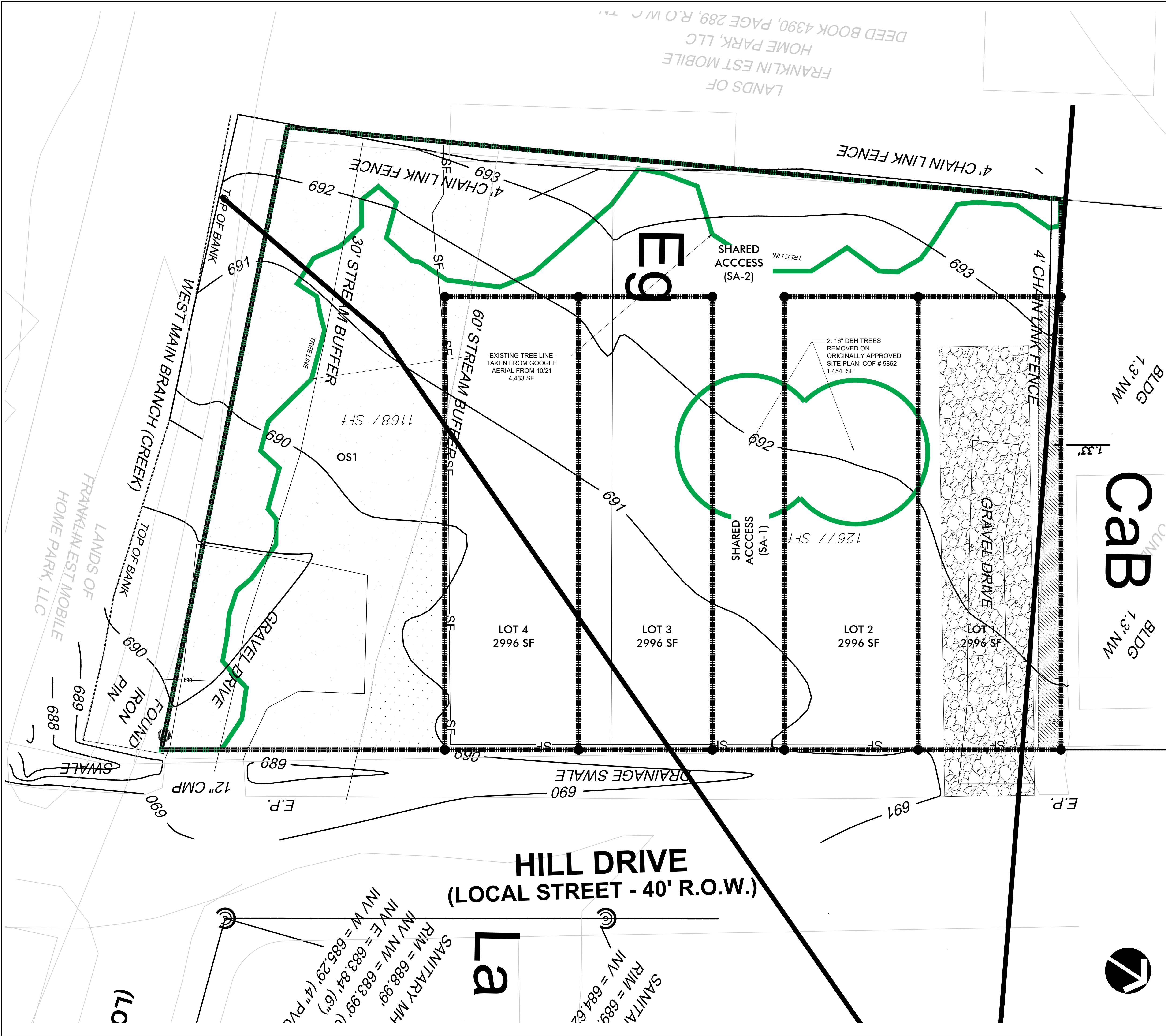
C0.1



SURROUNDING ZONING AND LAND USE:

LOCATION	LAND USE	ZONING
NORTH	CENTRAL COMMERCIAL DISTRICT	CC
SOUTH	PLANNED DISTRICT	PD
EAST	SINGLE FAMILY RESIDENTIAL	R-4
WEST	PLANNED DISTRICT	PD





OVERALL SITE DATA:

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
COF PROJECT #: 7859
SUBDIVISION NAME: THE COTTAGES AT 509 HILL DRIVE; APPROVED 09.28.16
TAX MAP: 78 I - PARCEL: 1-5
PLAT BOOK: P65; PAGE: 94
SITE ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

PROPERTY OWNER: 509 HILL DRIVE, LLC (TYLER PENNINGTON)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY DETACHED
ZONING DISTRICT: PLANNED DISTRICT (PD); PD 8
OVERLAY DISTRICT: CENTRAL FRANKLIN OVERLAY
NO HISTORIC STRUCTURES ON SITE
CONTOUR INTERVAL: 1 FOOT
EXISTING TREE LINE: 5,887 SF (4,433 + 1,454 SF), 1,454 SF OF TREE CANOPY REMOVED UNDER APPROVED SITE PLAN #5862

STORMWATER NARRATIVE:

IN THE CURRENT CONDITION, DURING A STORM EVENT, STORMWATER SHEET FLOWS OVER LOW SLOPED GRASS/HERBACEOUS VEGETATION FROM THE NORTHWEST CORNER OF THE SITE TOWARD THE SOUTHEAST CORNER OF THE SITE AND ULTIMATELY DISCHARGING INTO WEST MAIN BRANCH CREEK

SURVEY NOTES:

- DIGITAL SURVEY DATA PROVIDED BY HARRAH AND ASSOCIATES, ROGER HARRAH, RLS 2039, RECEIVED ON 10/07/2014.

SLOPE NOTES:

NO EXISTING SLOPES GREATER THAN 14%

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LOT 13 AND LOT 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00 WILLIAMSON COUNTY, TENNESSEE:

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

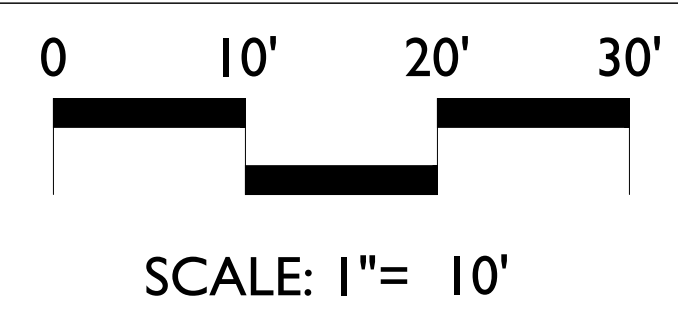
Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

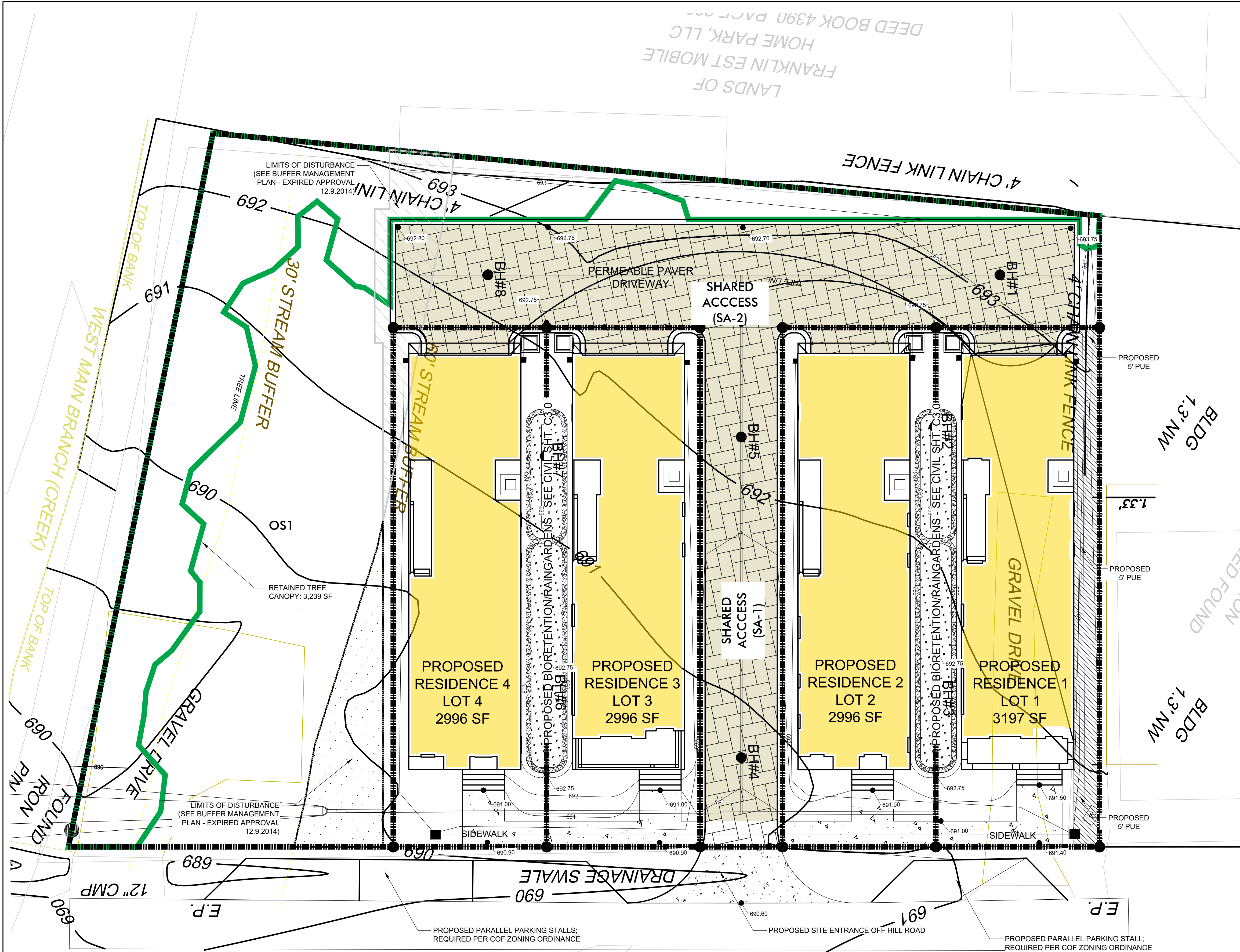
Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;



DEVELOPMENT PLAN APPLICATION
THE COTTAGES AT 509 HILL DRIVE
COF PROJECT # 7859
509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	PRE-APPLICATION COMMENTS; INITIAL SUBMITTAL	05-09-22	CBW
2	INITIAL SUBMITTAL COMMENTS	06-02-22	CBW
DESIGNED BY:	CW		
DRAWN BY:	GV		
CHECKED BY:	CW		
DATE:	04.25.2022		

KVD PROJECT NO. 21088
DRAWING TITLE: EXISTING CONDITIONS
SHEET NUMBER C1.0

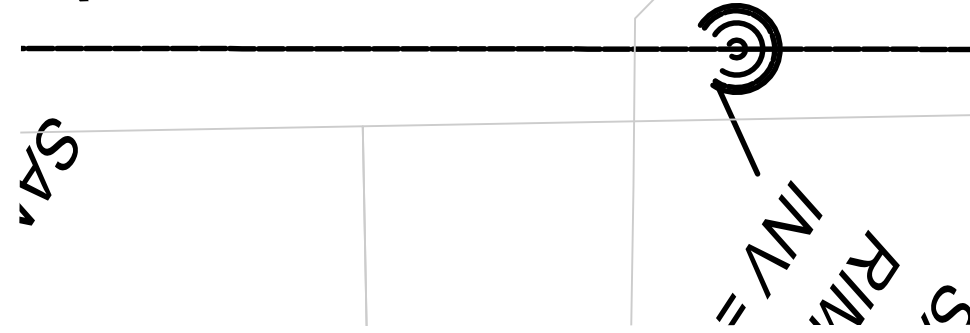


ENVISION FRANKLIN COMPLIANCE:

THIS PROPOSED PROJECT IS IN KEEPING WITH THE DESIRED GUIDING PRINCIPLES AND DESIGN CONCEPT OF ENVISION FRANKLIN BY THE IMPLEMENTATION OF APPROPRIATE MANAGED GROWTH IN KEEPING WITH SURROUNDING USES, VIBRANT NEIGHBORHOOD BY INTRODUCING HISTORIC ARCHITECTURAL DETAILS INTO THE PROPOSED SINGLE FAMILY HOUSES, EXCEPTIONAL DESIGN THRU USE OF HIGH QUALITY MATERIALS AND DETAILING, CONNECTED COMMUNITY BY INSTALLING MUCH NEEDED SIDEWALK IN FRONT OF THE DEVELOPMENT AND CONTEXT-RESPONSIVE INFILL BY KEEPING THE MASS AND SCALE RELATIVE TO SURROUNDING HOMES WHILE ACKNOWLEDGING THIS AREA WILL HAVE THE POTENTIAL TO TRANSITION ARCHITECTURAL SPEAKING.

THIS PROJECT ALSO IS RESPONDING TO ENVISION FRANKLIN'S NEIGHBORHOOD MIXED USE DESIGN CONCEPTS SINCE SINGLE FAMILY RESIDENTIAL USE IS IDENTIFIED AS A SECONDARY USE WITHIN ENVISION FRANKLIN.

HILL DRIVE
(LOCAL STREET - 40' R.O.W.)



OVERALL SITE DATA:

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: 7859
PROJECT ADDRESS: 601, 607, 613 AND 619 HILL DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
MAP: PARCEL NUMBERS, MAP 78 I, GROUP E, PARCEL 1-5
(PLAT BOOK P65, PAGE 94)
SUBDIVISION: COTTAGES AT 509 HILL DRIVE
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
VESTING: N/A

OWNER/DEVELOPER:
TYLER PENNINGTON
509 HILL DRIVE, LLC
2317 CRUZEN STREET
NASHVILLE, TN 37211
APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: CHRISTOPHER WOOD
615.719.1943
CHRIS@KISERVOGRIN.COM

REGULATIONS:
BASE ZONING: EXISTING ZONING: PD 8
PROPOSED ZONING: PD 8
OVERLAYS: CENTRAL FRANKLIN OVERLAY (CFO)
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 29.75' & 31.75'
SETBACKS -
FRONT YARD: 15'
SIDE YARD: 3' & 5'
REAR YARD: 5'

DWELLING UNIT COUNT: 4 SINGLE FAMILY DETACHED HOMES
COMMERCIAL SF BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 2 STORIES
MINIMUM LANDSCAPE SURFACE AREA:
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE:
REQUIRED: .064 ACRES (2,825 SF)
PROVIDED: .074 ACRES (3,239 SF)
MINIMUM PARKING REQUIRED: RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
PARKING PROVIDED: 8 GARAGE ENCLOSED SPACES; 2 PER HOUSE
HISTORIC RESOURCE: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF SPRING 2023 COMPLETION FALL/WINTER 2023.

GENERAL NOTES:

- Per Envision Franklin Neighborhood Mixed Use, detached residential dwellings uses are appropriate on this parcel. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
- This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr. and to the north along West Main St.
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Adequate turning movements shall be provided for utility and service vehicles.
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
- Refuse collection from residential units will be private.
- Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using a LED or 100 Watt HPS fixture type: Ribbed and Banded Granville Post Light with a 12" Wadsworth Post, or similar.
- Mineral rights are held by the owner of the property.
- The following schools represent the closest public education facilities to this site:
FSSD: Franklin Elementary School = 0.4 miles
FSSD: Freedom Intermediate = 1.65 miles
FSSD: Freedom Middle = 2.36 miles
WCS: Centennial High School = 5.3 miles
- Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
- Nearest Facilities:
FIRE = Franklin Fire Department Station 2, 1.4 miles
POLICE = Franklin Police Department, 1.9 miles
RECREATIONAL = Academy Park, 1 mile
- Statement of Architectural Intent: The four single family homes are designed with high quality materials and historic architectural detailing will complement the historic residential architecture of the Franklin area while adding a higher level of quality to the proposed homes and the neighborhood. Appropriate scale and quality materials are at the forefront of the architectural language.
- City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
Average water use for final development is estimated at:
(4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
- Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
- Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STATEMENT OF IMPACTS:

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 12" WATER MAIN WHICH RUNS ALONG THE WEST SIDE OF HILL DRIVE. PROJECTED WATER DEMAND FOR PARCEL 1,2,3 AND 4 IS APPROXIMATELY 4 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER (8" INSTALLED BY OWNER).
MAXIMUM SEWER DEMAND FOR PARCEL 1, 2, 3 AND 4 IS APPROXIMATELY 4 SFUE

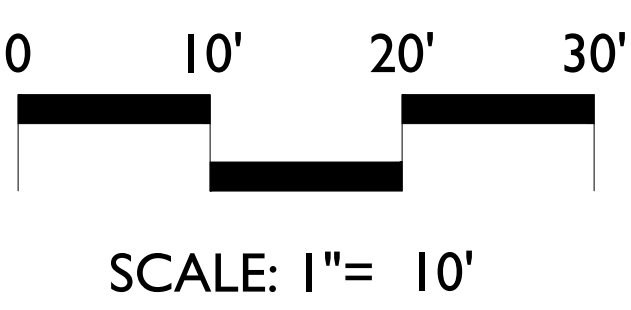
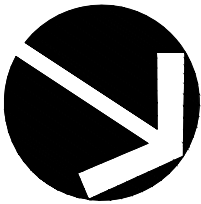
STORMWATER
IN THE CURRENT CONDITION, DURING A STORM EVENT, STORMWATER SHEET FLOWS OVER LOW SLOPED GRASS/HERBACEOUS VEGETATION FROM THE NORTHWEST CORNER OF THE SITE TOWARD THE SOUTHEAST CORNER OF THE SITE AND ULTIMATELY DISCHARGING INTO WEST MAIN BRANCH CREEK.
POST DEVELOPMENT PEAK FLOW WILL BE CONTROLLED BY BIOBASINS AND PERMEABLE PAVERS AND DISCHARGED SOUTH OF PARCEL 4 AND FLOWS VIA A CONSTRUCTION SWALE/DITCH TO WEST MAIN BRANCH CREEK.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

NATURAL GAS
NATURAL GAS TO BE PROVIDED BY ATMOS ENERGY CORP.

SURROUNDING ZONING AND LAND USE:

LOCATION	LAND USE	ZONING
NORTH	CENTRAL COMMERCIAL DISTRICT	CC
SOUTH	PLANNED DISTRICT	PD
EAST	SINGLE FAMILY RESIDENTIAL	R-4
WEST	PLANNED DISTRICT	PD



DEVELOPMENT PLAN APPLICATION
THE COTTAGES AT 509 HILL DRIVE
COF PROJECT # 7859
509 HILL DRIVE
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	CW		
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DATE:	04.25.2022		

KVD PROJECT NO. 21088
DRAWING TITLE: DEVELOPMENT PLAN
SHEET NUMBER C2.0



509 HILL DRIVE

FRANKLIN, TENNESSEE

INDEX OF DRAWINGS

SHEET No.	DRAWING TITLE
T1.0	TITLE
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS

PROJECT TEAM

BUILDER	ARCHITECT
KP PROPOERTIES	PFEFFER TORODE ARCHITECTURE
615-472-8916	521 8TH AVENUE S, SUITE 103
TPENN24@YAHOO.COM	NASHVILLE, TN 37203
	615-618-3565
	jamie@pfefferarchitecture.com

GENERAL DRAWING NOTES

APPLICABLE CODES AND TYPES

- BUILDING CODE - 2009 INTERNATIONAL RESIDENTIAL CODE
- BUILDING TYPE - SINGLE FAMILY RESIDENCE

GENERAL

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 1997 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS AND EXCEPT AS MODIFIED BY THE ARCHITECTS 'SUPPLEMENTARY CONDITIONS', ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK WILL BE BASED.
- THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- ALL ITEMS DEPICTED GRAPHICALLY, WHETHER NOTED OR NOT, ARE PART OF THE CONTRACTORS SCOPE OF WORK AND SHALL BE PROVIDED AT NO EXTRA CHARGE.
- ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR.
- EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL CONFIRM THAT THE LAYOUT OF THE SPACE CAN BE ACCOMPLISHED AS DESIGNED. THE ARCHITECT MUST BE NOTIFIED OF ANY PROBLEMS WITH PROPOSED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE FRAMING IS FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS.
- IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATIONS.
- THE GENERAL CONTRACTORS SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- FOR THE ENTIRE LENGTH OF CONTRACT WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
- PROVIDE 'CUTTING AND PATCHING' INTO EXISTING CONSTRUCTION FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK AND SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION. DO NOT CUT AND PATCH WORK EXPOSED ON THE BUILDING'S EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECTS OPINION, RESULT IN LESSENING THE BUILDINGS AESTHETIC QUALITIES. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

MATERIALS BY FACADE (PER UNIT)

ELEVATION		SURFACE AREA	PERCENT OF NET
FRONT	GROSS OF WALL	428 SF	N/A
	NET OF WALL	361 SF	N/A
	NET SIDING	154 SF	43%
	NET BRICK	207 SF	57%
SIDE 1	GROSS OF WALL	1491 SF	N/A
	NET OF WALL	1248 SF	N/A
	NET SIDING	855 SF	69%
	NET BRICK	393 SF	31%
SIDE 2	GROSS OF WALL	1488 SF	N/A
	NET OF WALL	1324 SF	N/A
	NET SIDING	816 SF	62%
	NET BRICK	508 SF	38%
REAR	GROSS OF WALL	579 SF	N/A
	NET OF WALL	344 SF	N/A
	NET SIDING	338 SF	98%
	NET BRICK	6 SF	2%

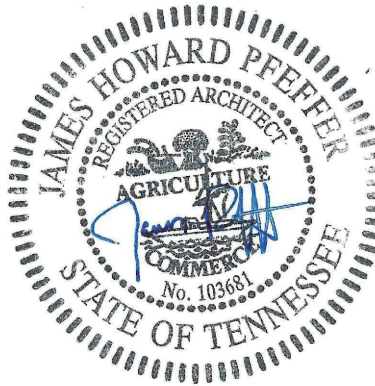
NOTE: OPTION SHOWING ALL-BRICK WOULD ONLY HAVE SIDING PORTIONS AT GARAGE AND CONNECTOR



1 ARCHITECTURAL RENDERING
NTS

ARCHITECT:

Pfeffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334.513.1976 Nash. 615.667.8808
www.pfefferarch.com

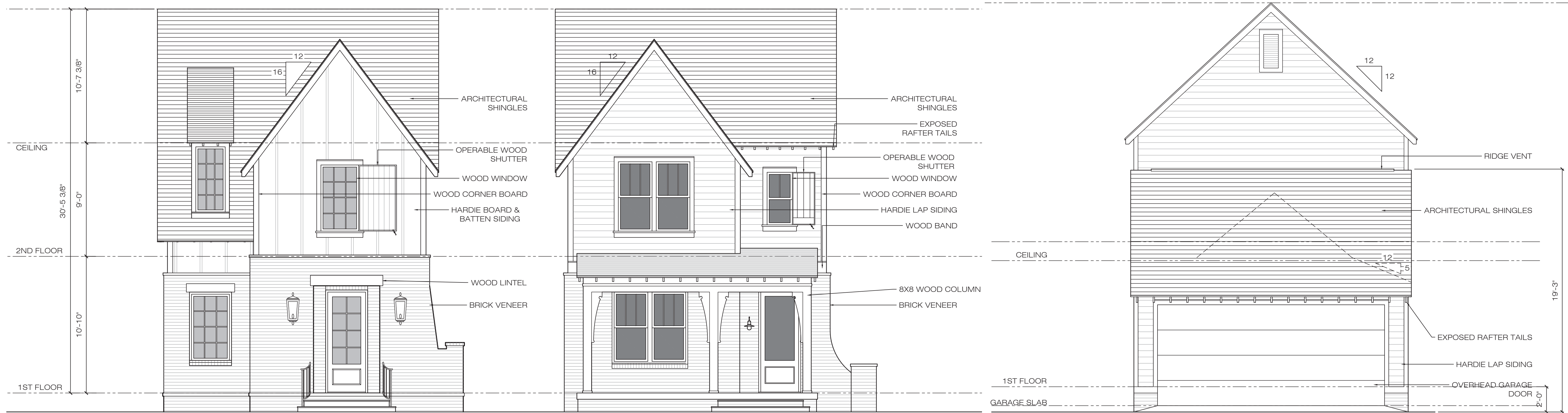


PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
TITLE SHEET

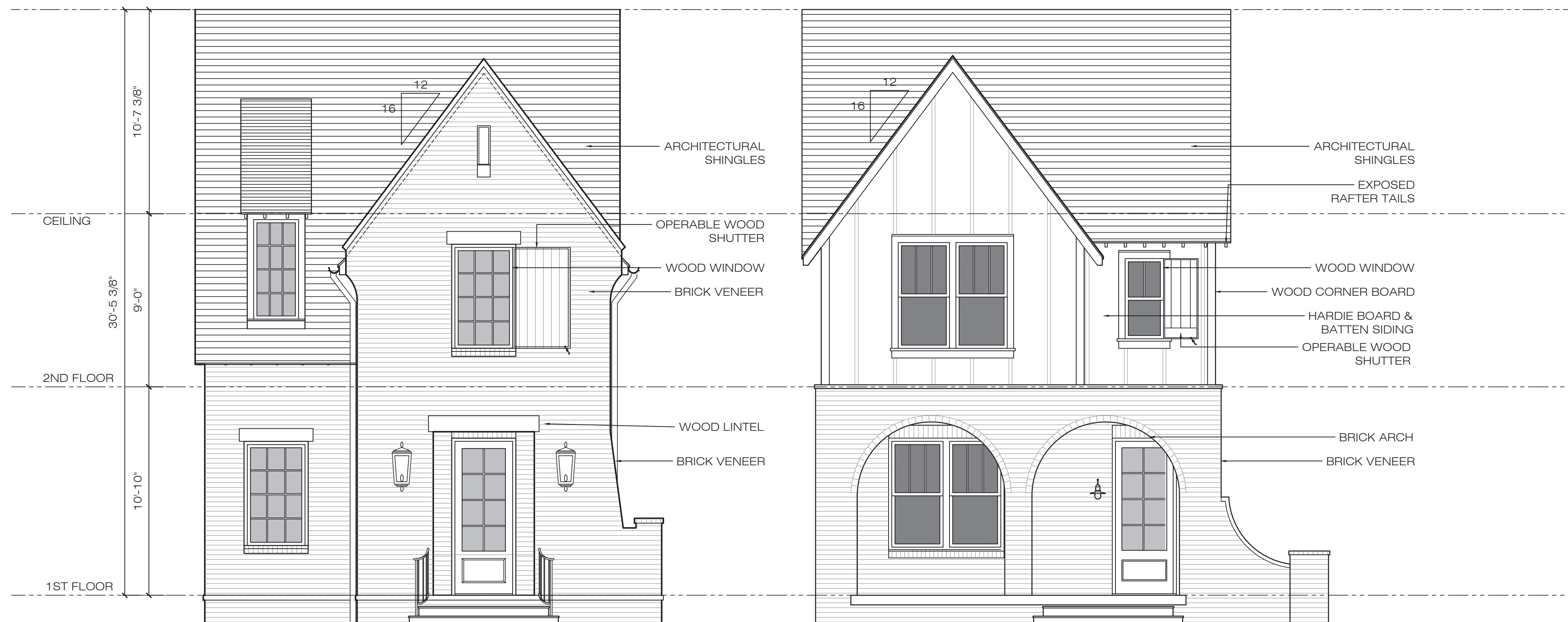
21 AUG 2015

T1.0



1 STREET ELEVATION
SCALE 1/4" = 1'-0"

1 TYP REAR ELEVATION
SCALE 1/4" = 1'-0"



2 STREET ELEVATION
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL
IN NATURE. INDIVIDUAL BUILDING
ELEVATIONS MAY VARY BUT WILL BE
REVIEWED AND APPROVED BY THE BNS
DEPARTMENT ACCORDING TO CITY
REQUIREMENTS AT THE TIME OF
PERMITTING.

ARCHITECT:



Pfeiffer Torode Architecture
521 8th Avenue South, Suite 103, Nashville, TN 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Mont. 334.513.1976 Nash. 615.667.8808
www.pfeiffertorode.com



PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.0



1 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"



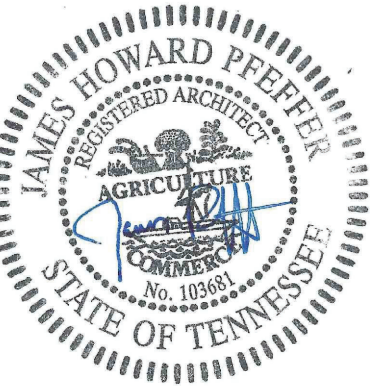
2 TYP. SIDE ELEVATION - UNIT TYPE A
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

ARCHITECT:



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PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.1



1 TYP. SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"



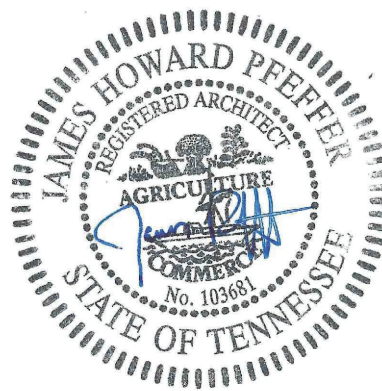
2 TYP. SIDE ELEVATION - UNIT TYPE B
SCALE 1/4" = 1'-0"

THESE ELEVATIONS ARE CONCEPTUAL
IN NATURE. INDIVIDUAL BUILDING
ELEVATIONS MAY VARY BUT WILL BE
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ARCHITECT:



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PROJECT:
509 HILL DRIVE
FRANKLIN, TN

SHEET:
ELEVATIONS

21 AUG 2015

A2.2



File #: 21-03260

DATE: May 20, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1501 Figuers Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7860
Applicant: Jim Gilliam, HFR Design
Owner: FSSD, David Snowden, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Civic Institutional (CI) to Residential 4 (R4) District. The property consists of 7.9 acres and is the site of an administrative complex for the Franklin Special School District. The property is located within the Historic Residential Design Concept as defined by Envision Franklin. Envision Franklin states that, "Infill developments should maintain the established, traditional residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot widths, and setbacks. A gridded street network, sidewalks, and street trees should be used to support connectivity and the pedestrian-scale environment." The R4 zoning district is compatible with the recommendations of Envision Franklin as well as the character and pattern of the surrounding established neighborhoods.

Project Consideration:

Should the property be rezoned, the existing buildings and current office and administrative uses would be nonconforming and any future re-development or major site improvements would cause the property to lose its nonconforming status.

The property does not have any other development applications with the City. Any proposed development, other than one single-family residence, would have to file a development application in the form of a preliminary plat or development plan with an associated PD rezoning request.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-19.

FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, REZONING ORDINANCE 2022-19

Project Information

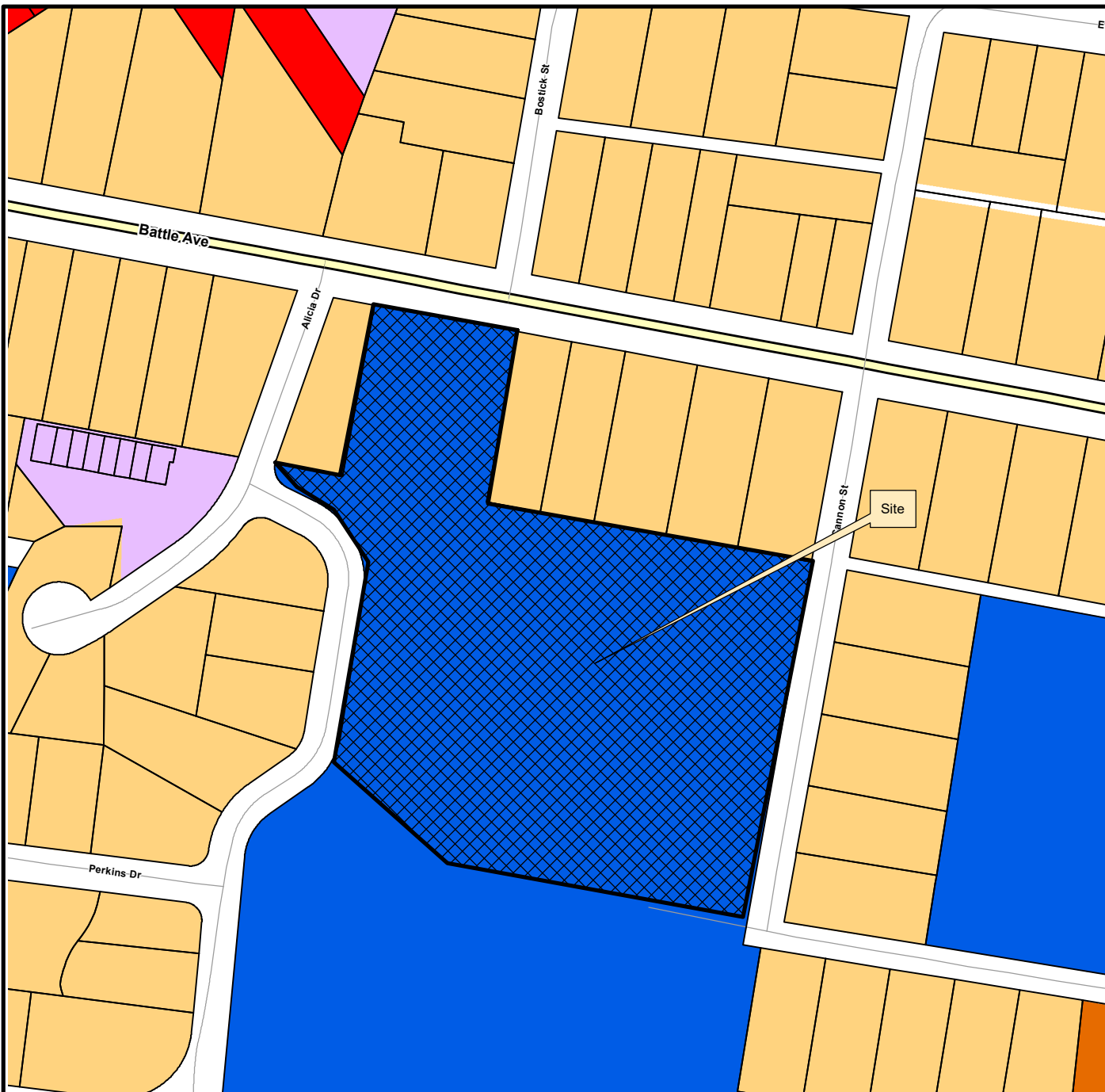
Existing Zoning: PD 8
Proposed Zoning: PD 8
Overlay Districts: CFO
Site Acreage: 0.56 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 0

Zoning Districts

 Franklin Elementary School Subdivision

Overlays

-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Feet



ORDINANCE 2022-19

AN ORDINANCE TO REZONE 7.9 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO RESIDENTIAL 4 (R4) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF BATTLE AVENUE AND WEST OF CANNON STREET, AT 1501 FIGUERS DRIVE

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the R4 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Civic Institutional (CI)** District to **Residential 4 (R4)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78 O-1.06	6.75
78 O-1.05	0.31
78 O-1.04	0.28
78 O-1.03	0.28
78 O-1.02	0.28
Total	7.9

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

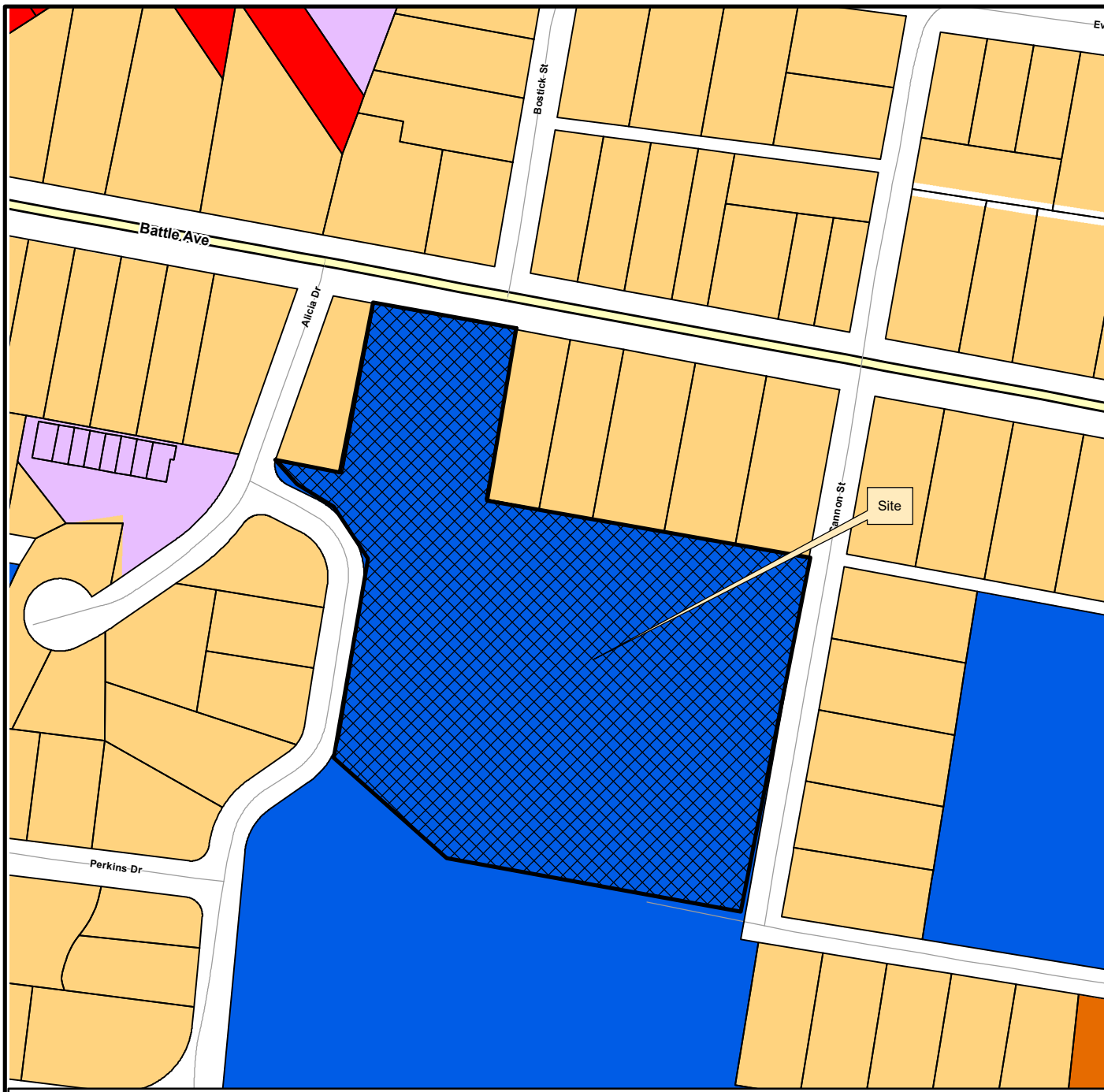
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, LOT 2 SUNSET MANOR SUBDIVISION, LOTS 10-13 REZONING

Project Information

Existing Zoning: CI
 Proposed Zoning: R4
 Overlay Districts: CFO
 Site Acreage: 7.9 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 0

Zoning Districts



Subject Property

Overlays

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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 Feet

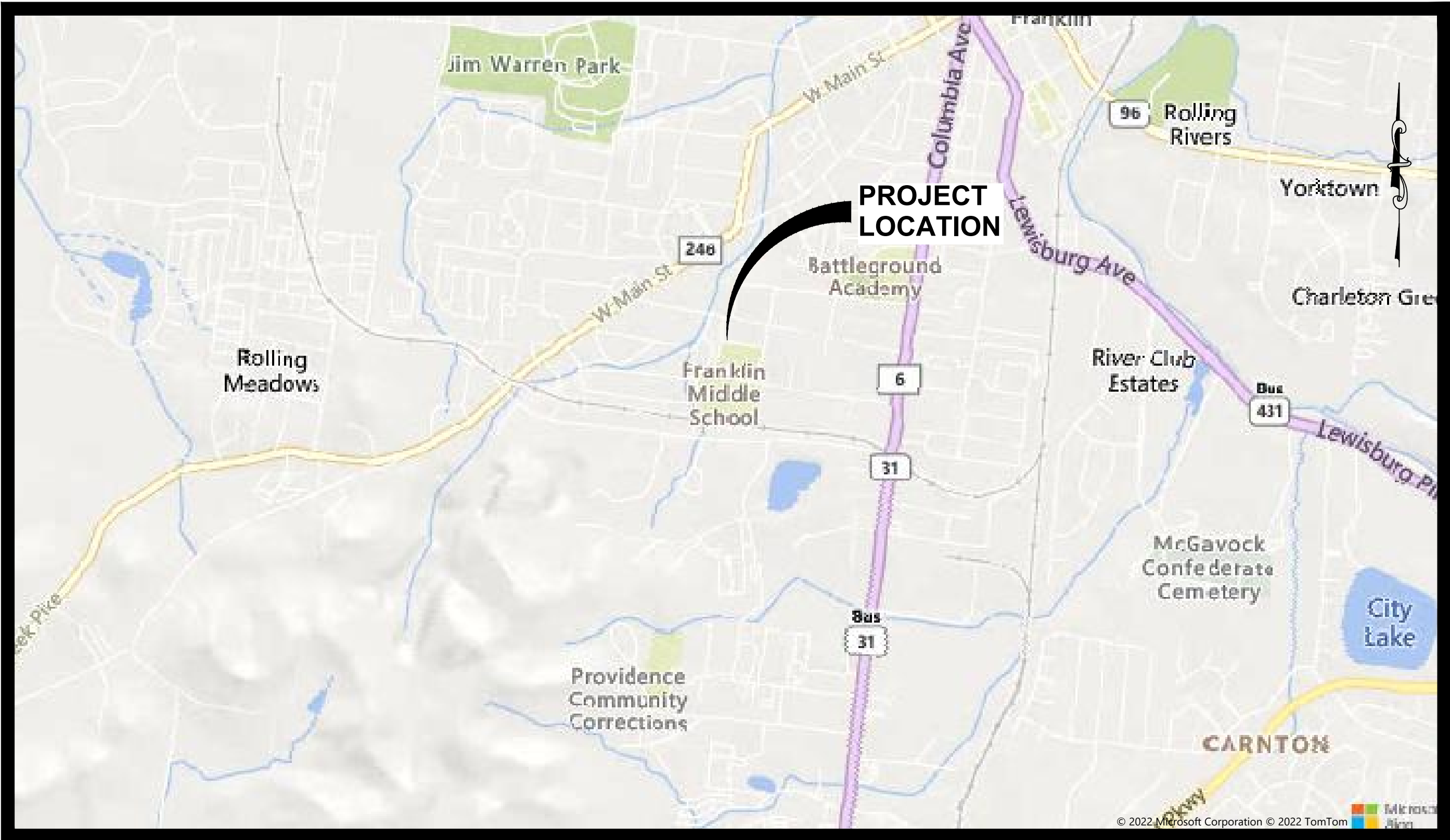


LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & LOTS 10-13 SUNSET MANOR REZONING

FRANKLIN ELEMENTARY SCHOOL
1501 FIGURES DRIVE
FRANKLIN, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 06/02/2022

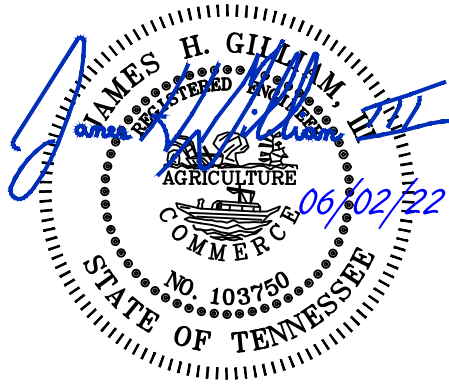


VICINITY MAP
N.T.S.



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Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com



SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

ZONING
EXISTING ZONING: C1 - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

SITE INFO
FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG 157
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG58

PROJECT TEAM

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
email: dsnowden@fssd.org

DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
214 Centerview Drive, Suite 300
Brentwood, TN 37027
(PHO) (615) 370-8500
email: jgilliam@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	REZONING PLAN

TN

PLT DATE: 6/20/2022 11:23:50 AM (JGILLIAM) LOCATION: G:\227416\CC-BASE\227416.DWG
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C



LEGEND

- CONCRETE MONUMENT OLD ■
- IRON PIPE OLD ● IPIPE(O)
- IRON PIN OLD ●
- IRON PIN NEW 5/8" WITH HFR CAP ● IP(N)
- WATER VALVE ☒
- FIRE HYDRANT ⚡
- WATER METER □
- MANHOLE ⊙
- UTILITY POLE ⊕
- LIGHT POLE □⚡
- SIGN POST ⬆
- BOLLARD ○ B
- LANDSCAPING LS
- YARD LIGHT ○ YL
- ELECT. BOX □ E
- PROPERTY/R.O.W. LINE ———
- SEWER LINE ——— S
- OVERHEAD WIRES ——— OH ——— OH ——— OH ——— OH
- AREA TO BE REZONED [Shaded Area]

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	25.00'	25.00'	39.27'	35.36'	N53-23-46E
C2	89-05-00	80.78'	79.50'	125.60'	113.32'	S53-51-16W
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	86-03-09	37.60'	35.09'	56.47'	51.31'	S36-50-40E

SITE ADDRESS:

1501 FIGURES DRIVE
FRANKLIN, TN. 37064

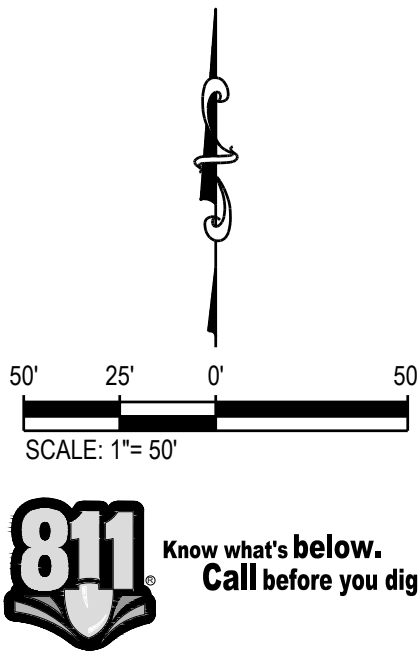
SITE INFO:

FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157 LOT 1
FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG. 58

NOTES:

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- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP "A" AND BEING PARCEL 1.00.
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- THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
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- ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
- OVERLAY: CENTRAL FRANKLIN OVERLAY

NOTE:
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LOT 2 FRANKLIN
ELEMENTARY
SCHOOL SUB. &
SUNSET MANOR
REZONING

1501 FIGURES DRIVE
FRANKLIN, TN

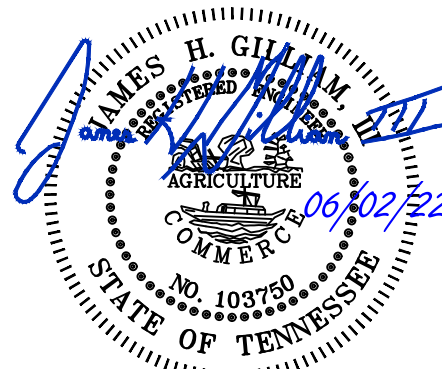
CITY OF FRANKLIN
PROJECT NUMBER: 7860



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Revisions		
Description	Date	Num
CITY COMMENTS	06/02/2022	1

Proj. #: 227416
Date: 05.09.2022
Drawn: JG
Check: ALR

REZONING PLAN

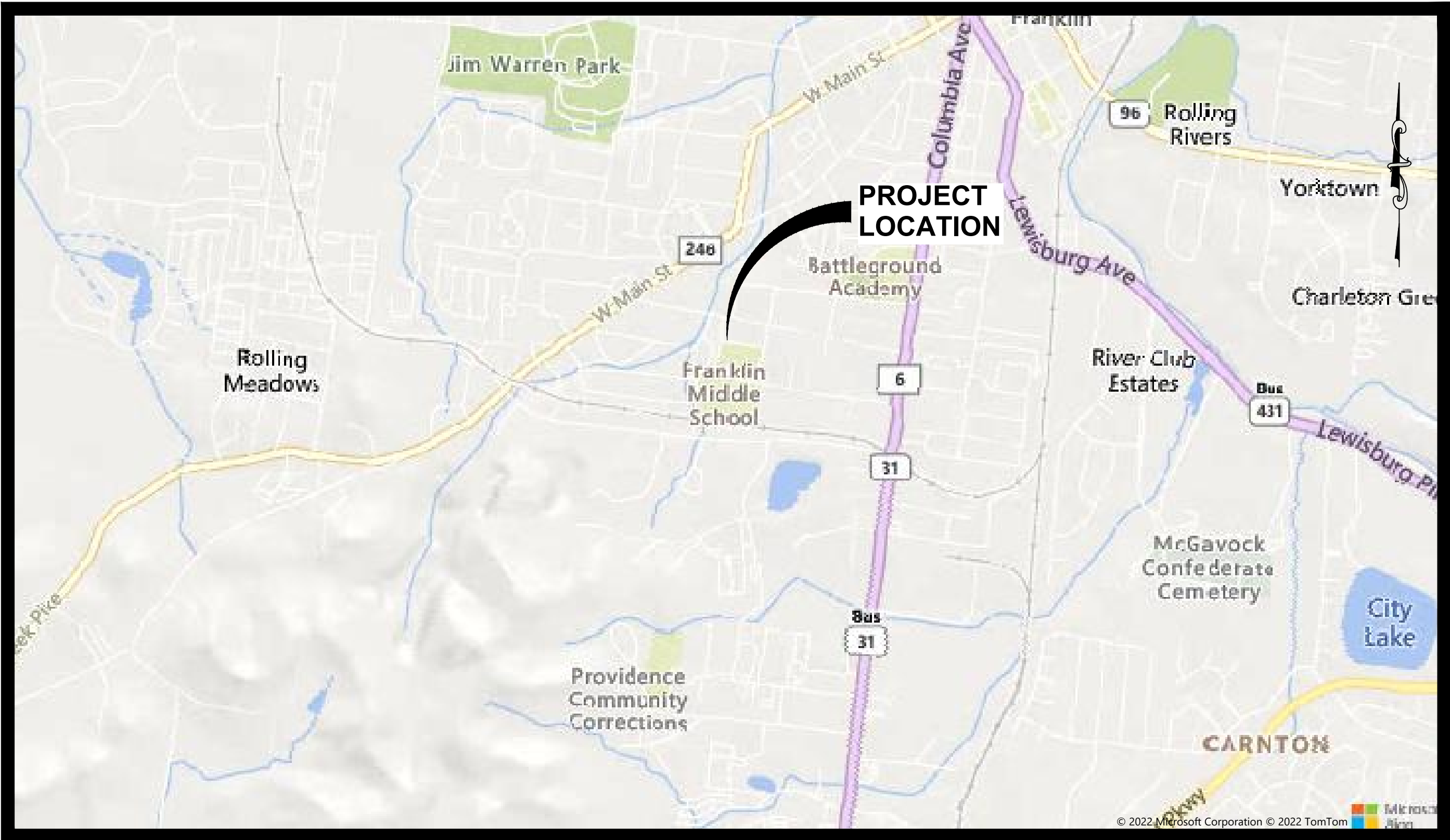
C1.0

LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & LOTS 10-13 SUNSET MANOR REZONING

FRANKLIN ELEMENTARY SCHOOL
1501 FIGURES DRIVE
FRANKLIN, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NUMBER : 7860

Dated: 05/09/2022
Resubmittal: 06/02/2022

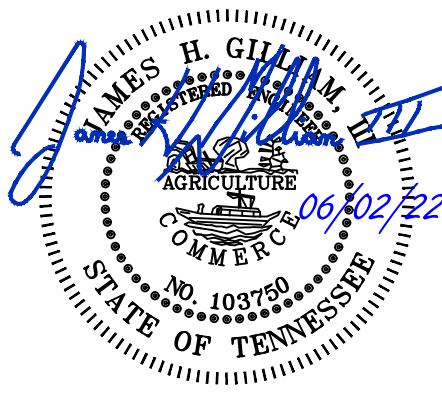


VICINITY MAP
N.T.S.



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Owners Address:
750 New Highway 96 West
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ZONING
EXISTING ZONING: C1 - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

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FRANKLIN SPECIAL SCHOOL DISTRICT PLAT BOOK P67, PG58

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CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
email: dsnowden@fssd.org

DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
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email: jgilliam@hfrdesign.com

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TN

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C



LEGEND

CONCRETE MONUMENT OLD	■
IRON PIPE OLD	● IPIPE(O)
IRON PIN OLD	●
IRON PIN NEW 5/8" WITH HFR CAP	● IP(N)
WATER VALVE	⊠
FIRE HYDRANT	⊕
WATER METER	⊞
MANHOLE	⊙
UTILITY POLE	⊞
LIGHT POLE	⊞
SIGN POST	⊕
BOLLARD	○ B
LANDSCAPING	LS
YARD LIGHT	○ YL
ELECT. BOX	□ E
PROPERTY/R.O.W. LINE	---
SEWER LINE	8" S
OVERHEAD WIRES	OH OH OH OH
AREA TO BE REZONED	---

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SITE ADDRESS:

1501 FIGURES DRIVE
FRANKLIN, TN. 37064

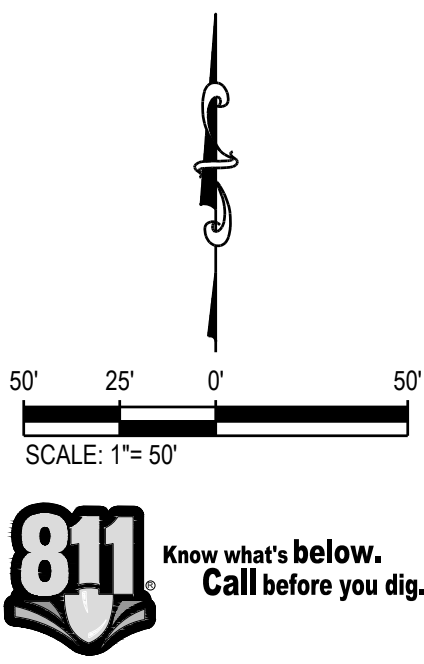
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LOT 2 FRANKLIN ELEMENTARY SCHOOL SUB. & SUNSET MANOR REZONING

1501 FIGURES DRIVE
FRANKLIN, TN

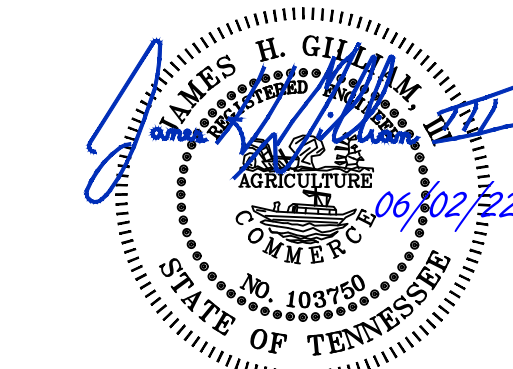
CITY OF FRANKLIN
PROJECT NUMBER: 7860



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Revisions		
Description	Date	Num
CITY COMMENTS	06/02/2022	1

Proj. #: 227416
Date: 05.09.2022
Drawn: JG
Check: ALR

REZONING PLAN

C1.0



File #: 21-03243

DATE: May 16, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Historic Magnolia Hall PUD Subdivision, Site Plan, Creating 11 Single-Family Residential Lots, On 12.0 Acres, Located At 600 Boyd Mill Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7799
Applicant: Adam Seger, Dale and Associates
Owner: Julia Inman

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to develop 11 single-family residential lots including the existing Magnolia Hall historic mansion and original outbuildings as part of the Historic Magnolia Hall PUD Subdivision. The property consists of 12 acres and is located at 600 Boyd Mill Ave. The development plan for the Historic Magnolia Hall PUD Subdivision was approved in May 2022. The property is located in the Historic Preservation Overlay (HPO) which requires the site plan to be reviewed and approved by the Franklin Municipal Planning Commission. The conditions of approval are included in the materials and all building plans must receive a Certificate of Appropriateness from the Historic Zoning Commission prior to receiving a building permit.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). 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 the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

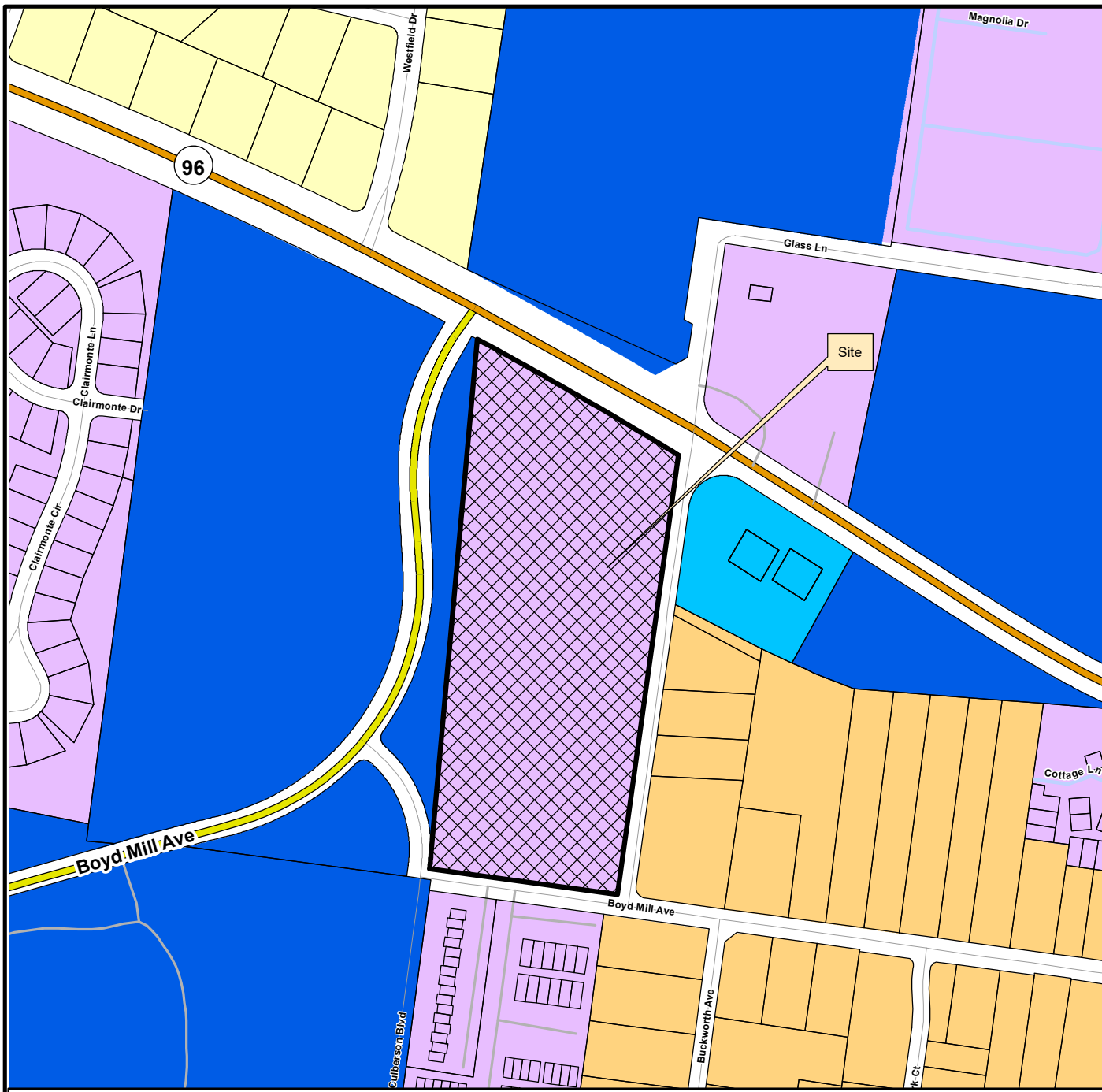
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor 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.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the site plan for the Magnolia Hall PUD Subdivision.



HISTORIC MAGNOLIA HALL PUD SUBDIVISION SITE PLAN

Project Information

Existing Zoning: PD 0.92
 Overlay Districts: HPO, CFO
 Site Acreage: 12.0 acres
 Proposed Number of Dwelling Units: 11
 Proposed Nonresidential Square Footage: 0

Zoning Districts

Historic Magnolia Hall PUD

Overlays

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
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 Feet



CONDITIONS OF APPROVAL:

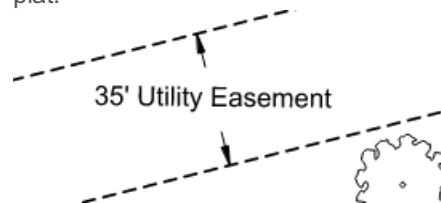
Open Issues: 27 These issues are currently being filtered

Engineering - Site Plan Checklist

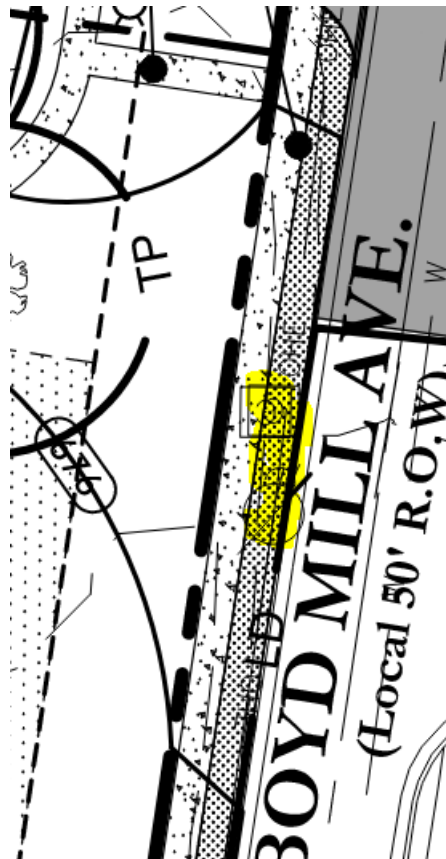
General Issues

26. Easements

lance.fittro@franklin.tn.gov For the sanitary sewer easement added with this submittal, applicant shall indicate the easement as an "Exclusive Sanitary Sewer Easement" as it will be required on the final plat:

**32. Existing Site Features**

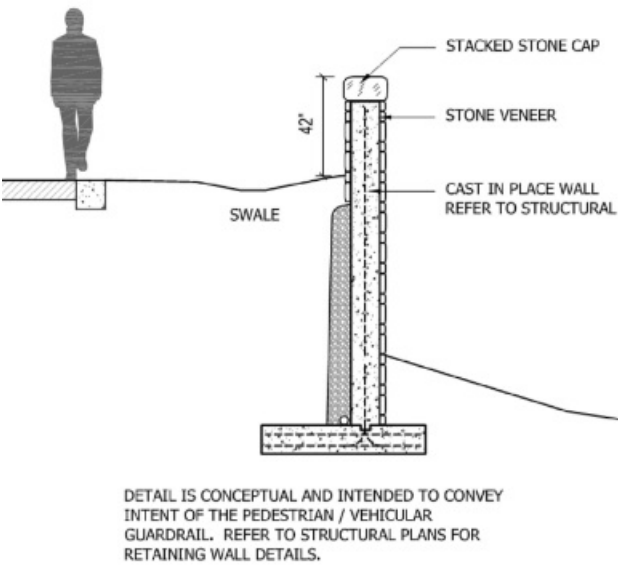
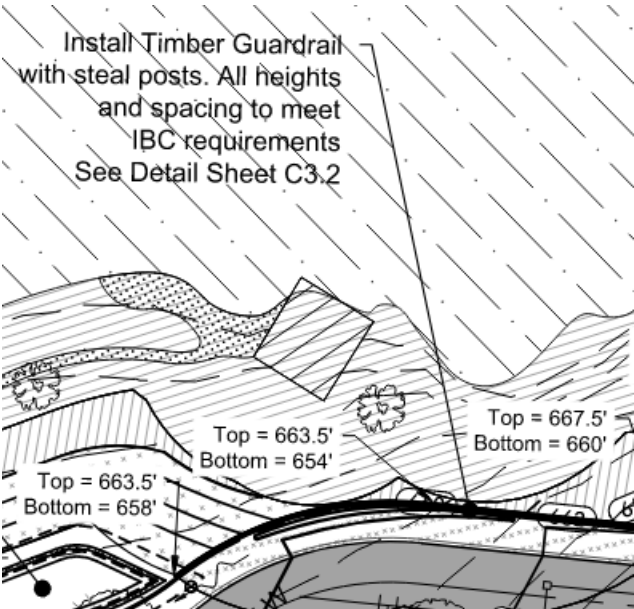
lance.fittro@franklin.tn.gov Applicant shall add notes to the grading and utility plan sheets for the contractor to coordinate with respective utility providers for all adjustments to utilities along the frontage (lowering of com boxes, re-setting of guys, etc) as necessary to accommodate the proposed grading and sidewalk installation. Utility boxes, meters, guys, etc shall not be in conflict with the public sidewalk and/or pedestrian travel along it in the final condition.

**38. Retaining Walls**

lance.fittro@franklin.tn.gov Comment not adequately addressed. The Condition of Approval requires a pedestrian guardrail.

Applicant shall show and note a pedestrian guardrail at the retaining wall in plan as required. Provide a schematic detail of the guardrail in drawings. Guardrail height and spacing shall meet IBC requirements.

The plans contain conflicting information with respect to guardrail intent:

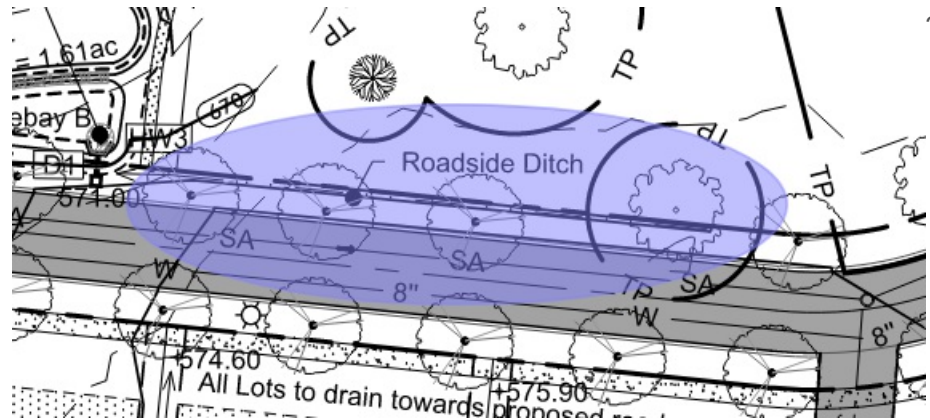


This results in a lack of clarity of the actual proposed wall height. Noting that a Modification of Standards for wall height was not sought with the Development Plan, it appears that the increased wall height to meet the requirement for pedestrian guardrail, while attractive, would exceed the height limitation for retaining walls given in the zoning ordinance.

103. Grading Plan

lance.fittro@franklin.tn.gov Comment not adequately addressed. The revised roadside ditch in the area highlighted below does not meet 3H:1V grading requirements, in addition to being located too close to street trees.

Applicant shall revise ditch accordingly such that the required street trees do not hinder flow when mature while also maintaining an adequate ditch section to convey runoff from the roadway and adjacent home sites. Recommend investigating locating the ditch further to the east behind the street trees and revising grading accordingly rather than reducing the ditch section as proposed. An additional public drainage easement for the ditch portion to be located outside the ROW boundary may be utilized in this location as appears necessary.



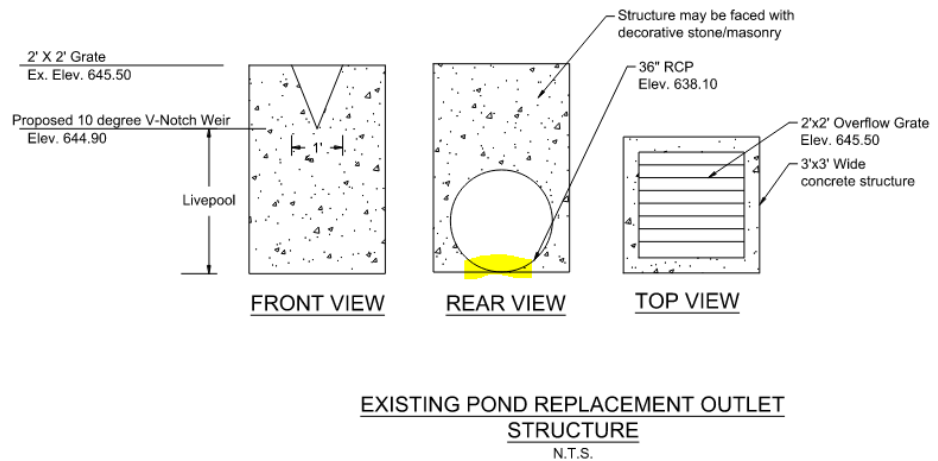
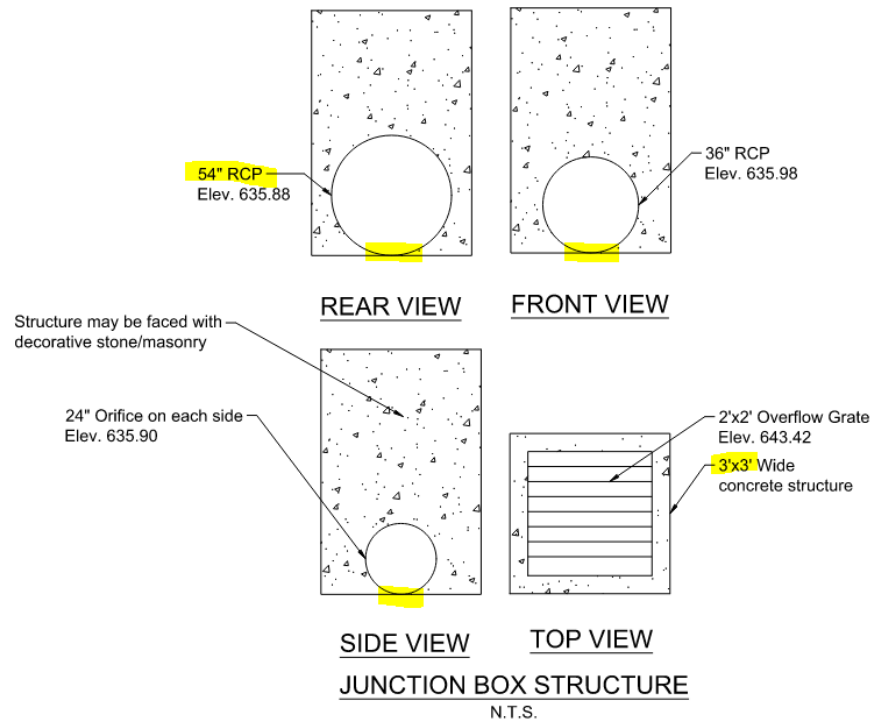
105. Grading Plan

lance.fittro@franklin.tn.gov Comment not adequately addressed. The vicinity of the street trees to the roadside ditch will not enable the ditch to perform in the long-term.

Applicant shall revise stormwater design such that the required street trees do not hinder flow when mature while also maintaining an adequate ditch section to convey runoff from the roadway and adjacent home sites.

136. I. Grading Plan

lance.fittro@franklin.tn.gov For the junction box now added (thank you) at the pond outfall, adjust the dimensions and detail drawing to account for the larger-diameter pipe exiting the structure, and to indicate thickness of the bottom wall of the box. Similarly, indicate all necessary dimensions for the outlet structure to enable it to be constructed as intended. If a standard precast box is to be utilized for either, provide reference and standard detail on the plans. If either structure is to be cast-in-place, provide all necessary information on the plans, to include reinforcing size and spacing, wall thicknesses, etc.



143. I. Grading Plan

amanda.ray@franklin.tn.gov To prepare for Site Permitting applicant shall provide a breakdown of site acreage, disturbed acres and impervious sq. ft. for this section only.

146. V. Site Permits

amanda.ray@franklin.tn.gov For Future Reference Only:
This site has triggered the requirement of other permits. These permits must be issued PRIOR to issuance of Site Stormwater/Grading permit.
Permits Include:

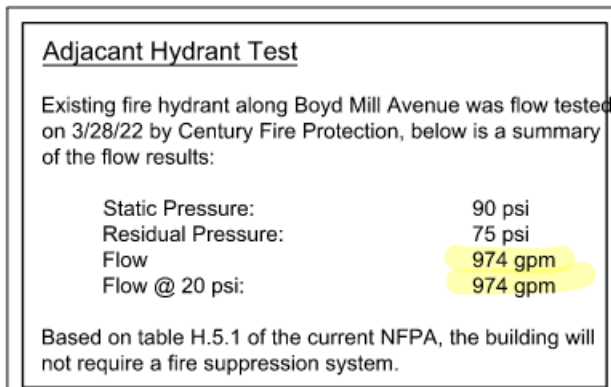
- NPDES
- ARAP

FIRE--Planning--DRT

General Issues

12. Fire Protection

curt.edelmann@franklin.tn.gov Hydrant test results show flow at 75-psi and 20-psi are the same.



15. Fire lanes

curt.edelmann@franklin.tn.gov Remove notes 2--7 since they do not apply.

Gate Notes

1. The proposed gate to be decorative iron gate utilizing the existing entrance gate on property. It will consist of two 7ft wide gates hinged to a steel square post, and be latched in the middle, providing a clearance of at least 12 ft wide. The gate will be locked and a key will be located in a Knox Box for Fire Department access.
2. Gate must be capable of manual operation in the event of a power loss.
3. Gate must have an override feature to permit access by multiple emergency vehicles without having to wait for intermittent opening of the gate.
4. Manual gate: Knox padlock or Knox Box with owner-supplied key.
5. Gate to be a maximum of 20-feet wide. Where there is a divided roadway, the gate to be a minimum of 12-feet wide.
6. Minimum height clearance is 13-feet, 6-inches.
7. Automatic gates must comply with UL 325 and ASTM F2200.

Parks

General Issues

142. Parkland Impact Fee

kevinl@franklin.tn.gov

Parks- FYI-

The Parkland Fees are due at the final plat or in the case where a final plat is not needed it will be before the first building permit can be pulled for residential.

I have uploaded the fully executed Parkland Agreement and Invoice in IDT so you are prepared when it comes time to plat.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall alex.bearden@franklin.tn.gov 615-721-9103**

Otherwise contact Kevin Lindsey at Parks.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

54. Sidewalk Fees In Lieu

kevin.long@franklin.tn.gov **\$157,643** cash contribution to the City Sidewalk Fund. Sidewalks are required by the Zoning Ordinance to be installed on Highway 96 and Glass Lane. However, per the Conditions of Approval of the associated Development Plan, the applicant shall contribute to the City Sidewalk Fund in the amount of **\$157,643** in the form of a cashier's check payable to *City of Franklin*, in lieu of installing the aforementioned sidewalks. Funds shall be utilized by the City for public sidewalk installation elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

83. Engineering Sureties

Applicant shall post sureties in the following amounts:

I. City Water:	\$99,000
II. City Sewer:	\$224,000
III. Public Sidewalk:	\$63,000
IV. City Streets:	\$290,000
V. Private Streets (Including Shared Access) (1):	\$31,000
VI. Street Access	\$20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$380,000
XI. Green Infrastructure:	\$47,000

(1) For the construction of the emergency access connection to Boyd Mill Avenue.

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" MAIN	1120	LF
FIRE HYDRANT	1	EA
8" MAIN	937	LF
4' MANHOLES	8	EA
8" RECLAIMED WATER	860	LF
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	6500	SF
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	3140	SY
CONCRETE CURB	2020	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	440	SY
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	2	EA
18" RCP CULVERT	142	LF
HEADWALLS (Concrete Volume)	6	CY
SINGLE INLET/JUNCTION BOX	2	EA
SPECIAL ITEM 01 (UNDERGROUND DETENTION, ETC.)	1	EA
DETENTION POND OUTLET STRUCTURE	3	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	449	CY

138. Landscape

jason.arnold@franklintn.gov Landscape surety \$113,000

Planning (Landscape)

General Issues

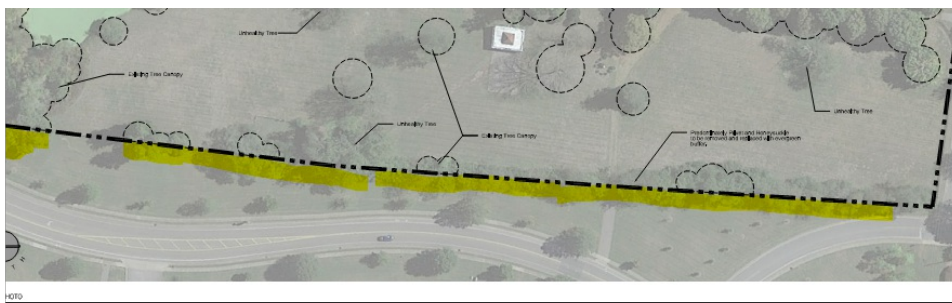
141. Open Space

jason.arnold@franklintn.gov With the One-Stop submission, applicant shall add a note to the Layout Plan, stating, this residential development does not trigger the requirement for designed open space, according to the Zoning Ordinance, section 11.1.1.

145. Trees on Property line

jason.arnold@franklintn.gov Remove vegetation on the Magnolia Hall side of the property line per the site plan, not on the City of Franklin's park property.

For questions about removal of plants other than privet or honeysuckle along the property line, contact Brian Walker, COF Urban Forestry Superintendent 550-6975.



Stormwater

General Issues

6. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Outstanding items:

- Provide the USACE jurisdictional determination.
- Disturbed acreage in SWPPP and on plans is different than what is shown on the NOI.

[Edited By Doug Noonan]

46. ARAP Permit Required

Doug.Noonan@franklintn.gov Your project has triggered the ARAP permit requirements to alter the pond. Please upload the NOC once it is issued. Please note; no site permits will be issued until the NOC is received.

<http://www.tennessee.gov/environment/article/permit-water-aquatic-resource-alteration-permit>

53. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$1,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

64. Bioretention

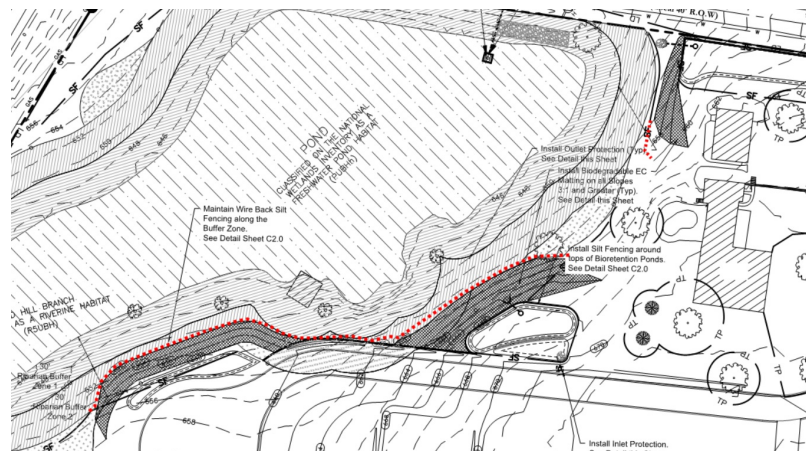
ellen.moore@franklintn.gov The last comment was worded confusing. An enhanced check dam shall be shown between the forebay and the bioretention area instead of the gabion basket. The enhanced check dam is not needed for outfall protection.

65. Bioretention

ellen.moore@franklintn.gov The 3" #8 choker stone layer shall be shown as a solid layer between the #57 stone and the amended soil.

134. EPSC

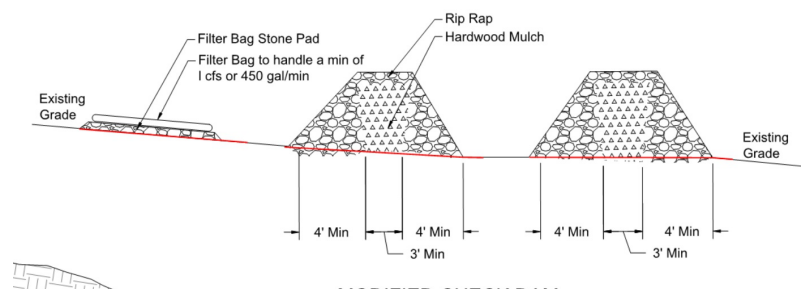
Doug.Noonan@franklintn.gov Comment not addressed, "Ensure EPSC measure are installed, on contour, around areas where grading is occurring."



Either a layer is turned off or nothing has changed.

144. EPSC

Doug.Noonan@franklintn.gov Per the TNEPSC handbook there should be filter fabric under stone pad and check dams.

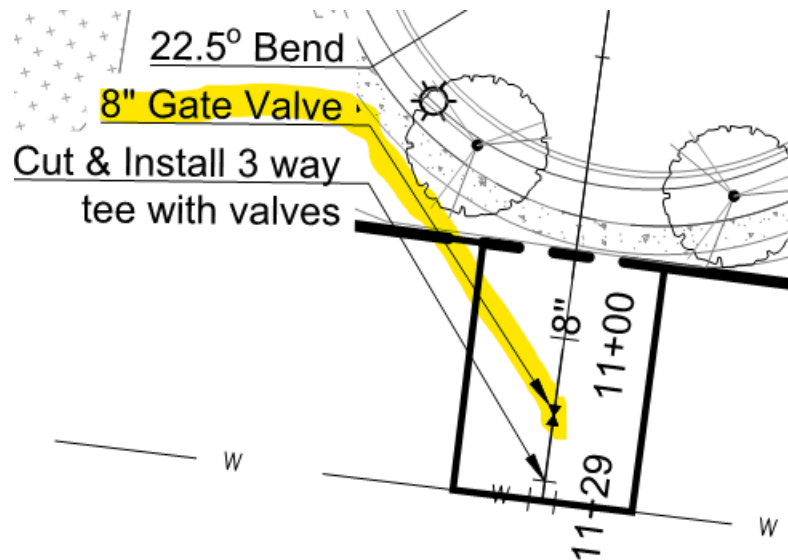


Water/Sewer

General Issues

68. Water connections

scott.andrews@franklin.tn.gov Applicant added the 3 way tee with valves but should specify the size (8"x8"x8" or whatever is correct) and remove the extra gate valves at each connection.



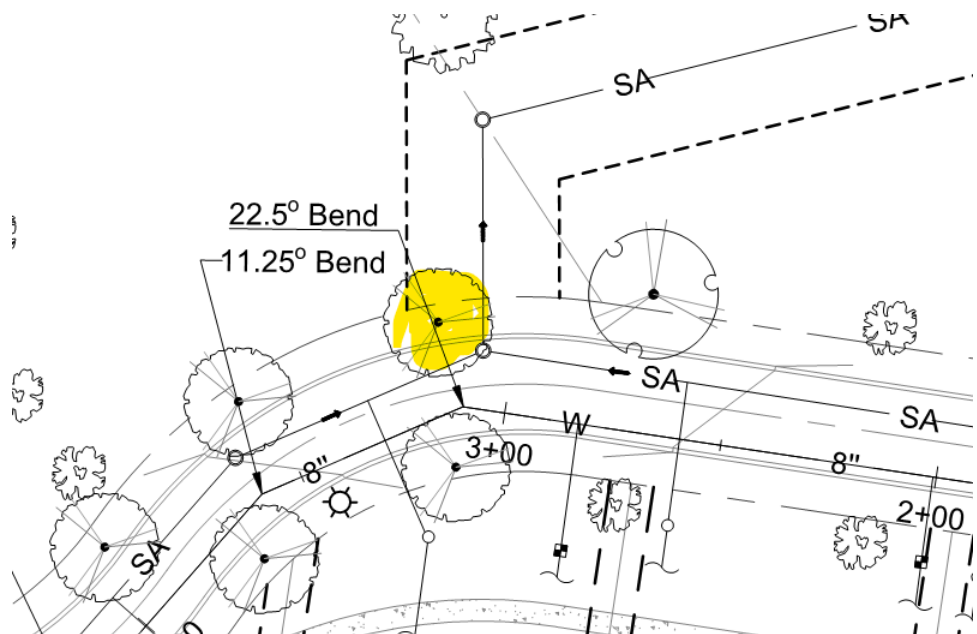
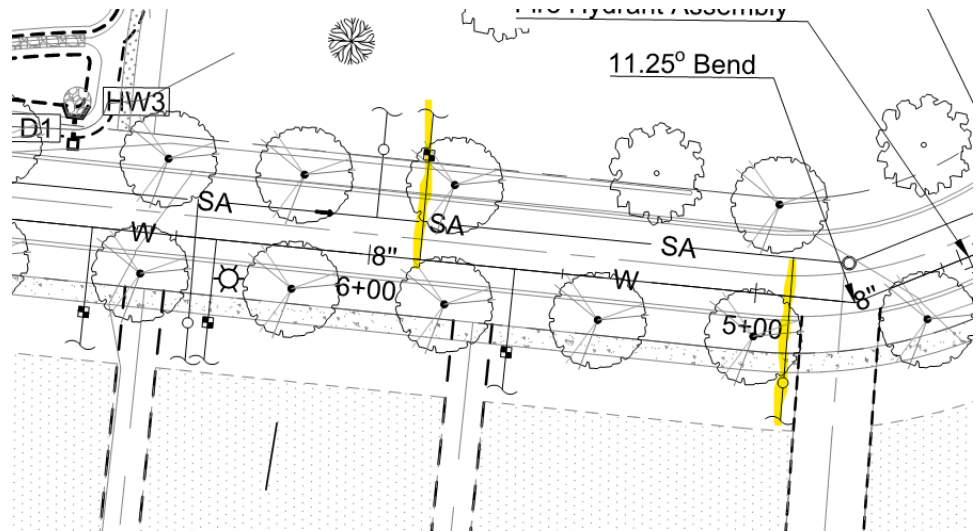
[Edited By Scott Andrews]

118. Engineered fill

scott.andrews@franklin.tn.gov Applicant did add the note about engineered fill as requested, but applicant shall revise note to begin "Where sanitary sewer or water utilities are installed in new fill" rather than just "Where sanitary sewers are installed in new fill" for clarity.

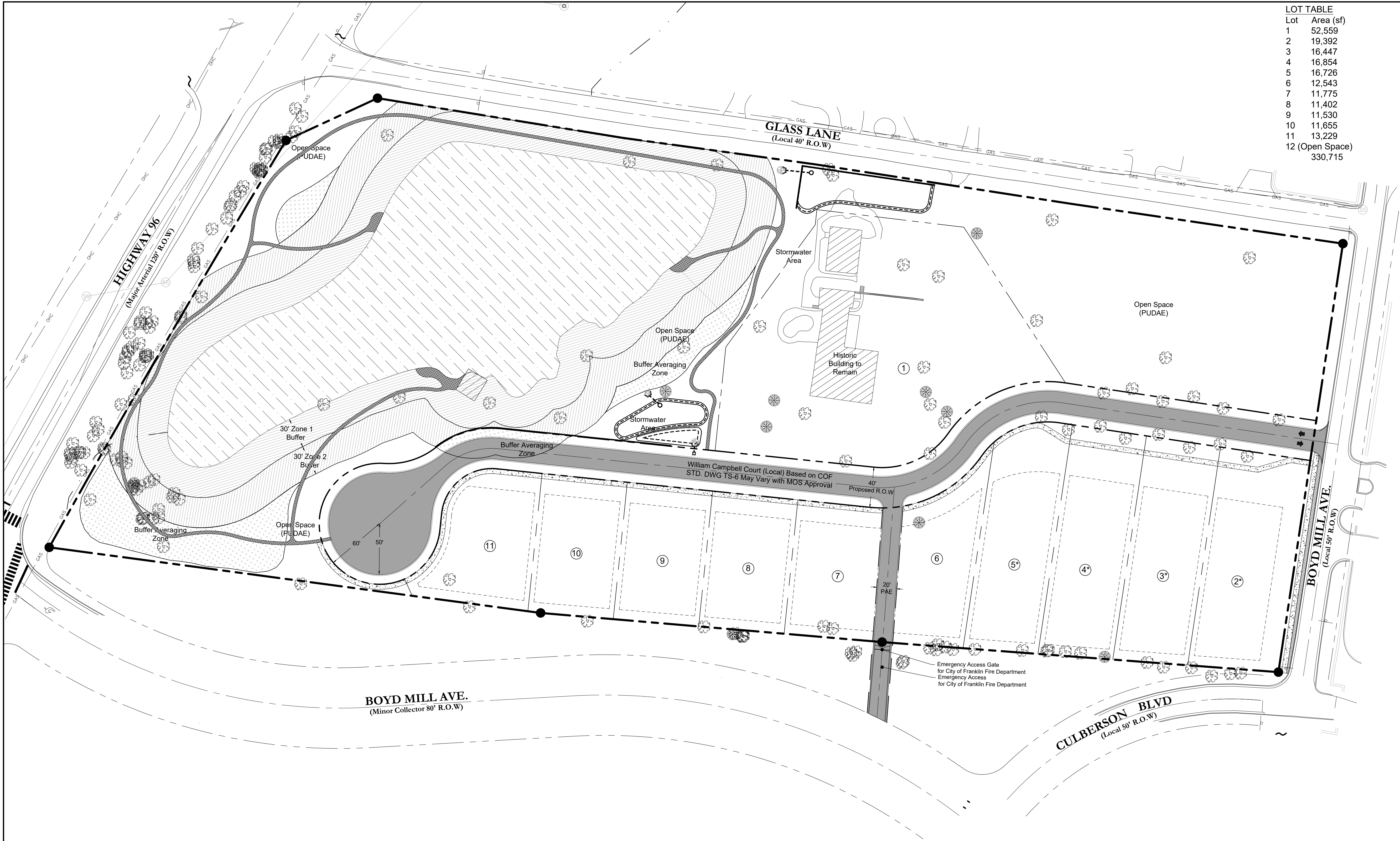
123. landscape

scott.andrews@franklintn.gov Applicant shall verify that street trees will not cause problems with services and the sanitary sewer main (see images below).



135. Reclaim water plan and profile

scott.andrews@franklintn.gov Applicant has provided a reclaimed hydrant and a reclaimed blow off at the end of the reclaimed line. Just a reclaimed blow off hydrant is required, not a hydrant and a separate blow off. Blow off hydrant shall be called out as being painted purple.



LOT TABLE	
Lot	Area (sf)
1	52,559
2	19,392
3	16,447
4	16,854
5	16,726
6	12,543
7	11,775
8	11,402
9	11,530
10	11,655
11	13,229
12 (Open Space)	330,715

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

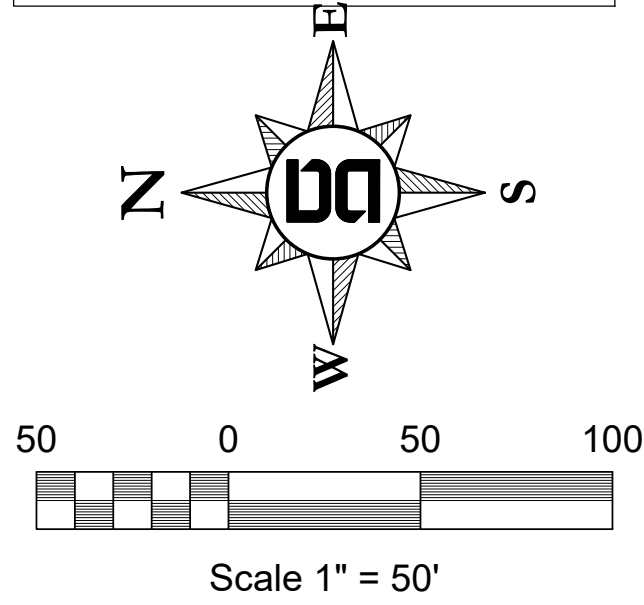
Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



Site Data Chart

Magnolia Hall
Project #7668
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)
Vesting

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
 Dwelling Count by Type: 11 Single Family
Building Heights: 2 stories max
Historic Resource Treatment: Yes

Statement of Impacts

Police/Fire
The proposed project is a residential project consisting of roadways designed for emergency vehicles. The residential project does not anticipate any adverse impact on police or fire departments in any way.

Solid Waste
The proposed development with include garbage and recycling roll away can for pick up by public or private garbage trucks. The proposed roadway has been designed for Franklin standard garbage trucks.

Public Recreational Facilities
The proposed project will not have any impact to public recreational facilities.

Envision Franklin - Conservation Subdivision

The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to clustered single-family residents only. This project also complies with Envision Franklin by retaining 50% open space, that open space includes walking trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain onsite. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.

*Denotes lots with a 50' front setback. The 50' setback has been added to these lots to help bolster the beauty of Magnolia Hall



PERMITS:
Tracking #

Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan
10/19/21 - Development Plan
3/12/22 - Development Plan
3/25/22 - Development Plan
4/13/22 - Development Plan
4/21/22 - Development Plan

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

Development Plan

D&A Project #21002
Historic Magnolia Hall
C2.0

Construction Sequencing Narrative

The property contains multiple sensitive areas that require a unique phasing, staging, and construction sequence. The most significant sensitive areas are the sewer installation and the stream buffer. The following is a chronological order of construction as well as notes about protecting those sensitive areas.

- Erosion Control. First, initial erosion control will be installed with silt fence running along the buffer to clearly delineate the buffer. Another row of silt fence will also be installed along the northern property line clearly marking the absolute limits of disturbance.
- Demolition of Building. Prior to demolition, the contractor shall work with the City of Franklin to situate an emergency bypass pumping system along the sanitary sewer should any unforeseen failures occur to the existing pipe during demolition. During demolition, if any equipment or workers are required to be in the edges of the buffer to tear down the building, only the necessary portions of silt fence along the buffer will be removed for limited access into the buffer.
- Grading. After demolition, the initial grading will occur to prep the site for building construction. The bioretention will be preliminarily be excavated.
- Installation of Sewer. The contractor shall work closely with City of Franklin to install the new sewer line. Once complete, the contractor will coordinate with Franklin to switch over active service from the old pipe to the new pipe.
- Completion of Bioretention. Once the site is stabilized the bioretention can be completed and should be adequately protected from any construction debris runoff.
- Completion of Building. During building construction, some encroachment into the edges of the buffer will be necessary. Allowable encroachments into the buffer are foot traffic, track hoe, tracked skid steers, lifts for transport of material and labor, and scaffolding. Once complete, all equipment and scaffolding shall be removed and the full buffer enhancement will be completed. Signs will be installed and no other encroachments shall be allowed.

Grading & Drainage General Notes

- Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin. TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
- Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.
- Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
- Minimum water supply is 1,500 gpm at 20-psi. Noted: Some projects may require greater amount.
- Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
- Off-site hydrants may be considered, but they must be within 500-ft of all portions of the building.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.

City of Franklin Street Cut Notes

- All cuts in public streets require a Street Crossing Permit and Traffic Control Plan approved by the Street Department.
- Trench backfill and street repair shall be made in accordance with City of Franklin Street Standard Drawing RD-6 (Local) or RD-7 (Collector or Arterial).
- Trench excavations shall be milled and overlaid a minimum of 100 feet centered on the trench.

ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Historic Property Information

This site is a Historic property within the Boyd Mill Avenue Historic District. Nearby historic properties include:

- Magnolia Hall - Located onsite at 600 Boyd Mill Ave.

Comprehensive Review at Site Plan

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication

The developer has decided to pay the Parkland Dedication in lieu of fees.

In general 10 Proposed units (1 Existing Unit) x \$4,304= \$43,040 to meet ordinance. Place bold type on plan set in site data chart to explain Parkland requirements.

25% of the total amount or \$10,760 will be due at final plat plus the number of dwellings for that phase at a rate of \$1,076 per unit.

The 25% or \$10,760 will not be reimbursable and will remain in Quad 4 for future Parks.

The 75% or \$32,280 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city. (Ord. No. 2016-25, § 1, 5-22-2018)

City of Franklin Retaining Wall Notes

- Design drawings, calculations, and finishes for retaining walls 4'-0" or taller as measured from bottom of foundation to top of wall shall be submitted to Building & Neighborhood Services for retaining wall review, approval, and permitting.
- Walls shall be clad in brick, natural stone, or cultured stone. Where not visible from a street, drive, or open space, stained or stamped concrete and split-face block are also permitted.
- Timber walls shall not be used.
- Walls adjacent to bioretention areas shall not rely on bioretention media or stone drainage media for stability or lateral resistance. Bottom of wall stem (or block) / top of footing elevation shall be located at or below bottom of lowermost stone drainage media.
- Retaining walls shall be designed for a live load surcharge corresponding to the maximum design loading, but in no case less than 250 psf applied over the full extents of right-of-way.
- Retaining walls shall provide a minimum sliding and overturning factor of safety of 1.50 and minimum global stability factor of safety of 1.30.
- Unless otherwise permitted by the City Engineer, all retaining walls and associated components shall be wholly located outside of right-of-way and public easements.
- Retaining walls outside of, but supporting, right-of-way or public easements shall not be constructed of timber or grouted or ungrouted stacked stone.
- Retaining walls within right-of-way or public easements shall consist of cast-in-place reinforced concrete walls meeting TDOT standards with cladding and finishes meeting Zoning Ordinance requirements.
- Pedestrian and/or vehicular guards shall be provided when a pedestrian and/or vehicular path, respectively, extends to within five (5) feet of top of a retaining wall or where otherwise deemed necessary by the City Engineer.

Access Road Notes

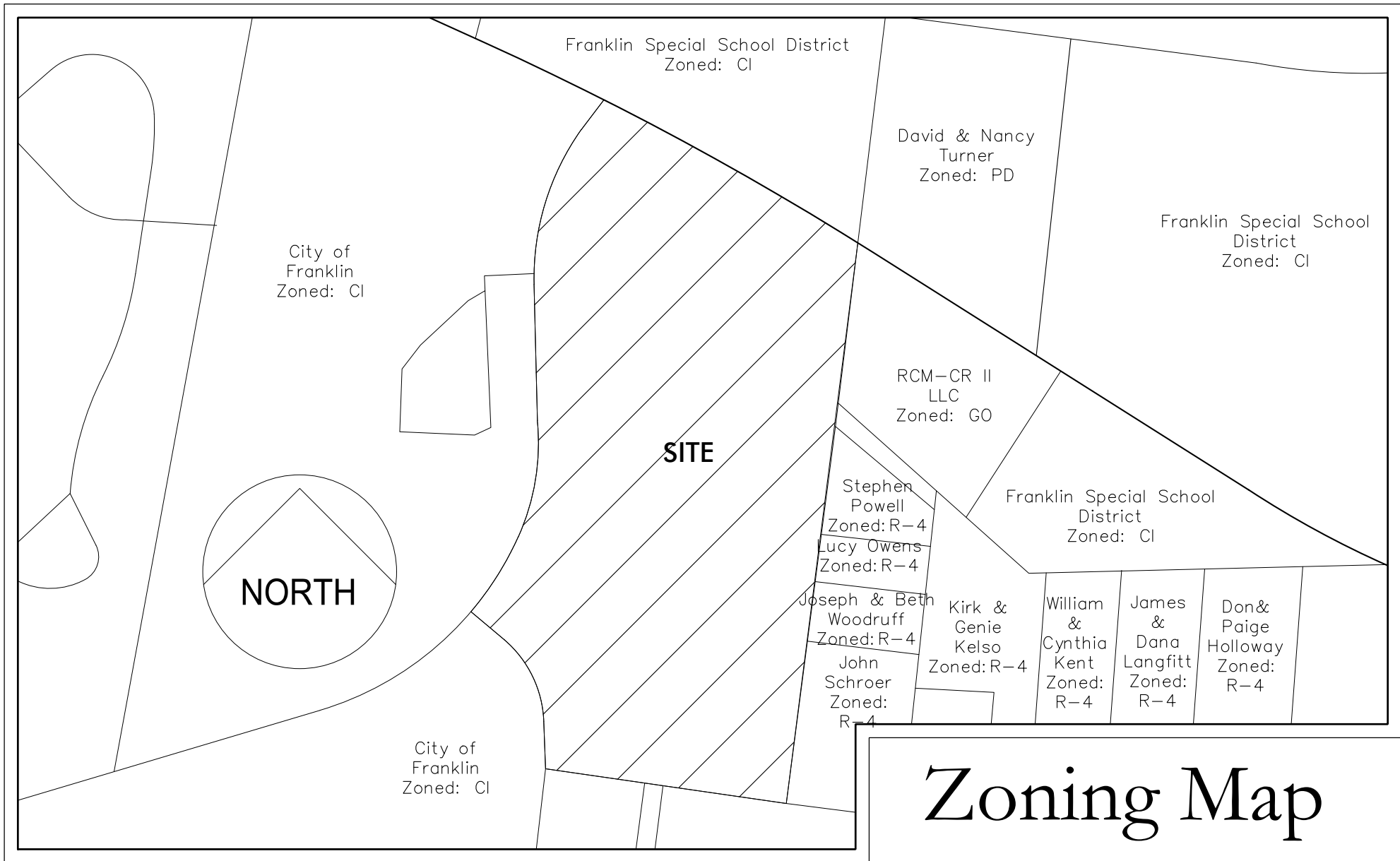
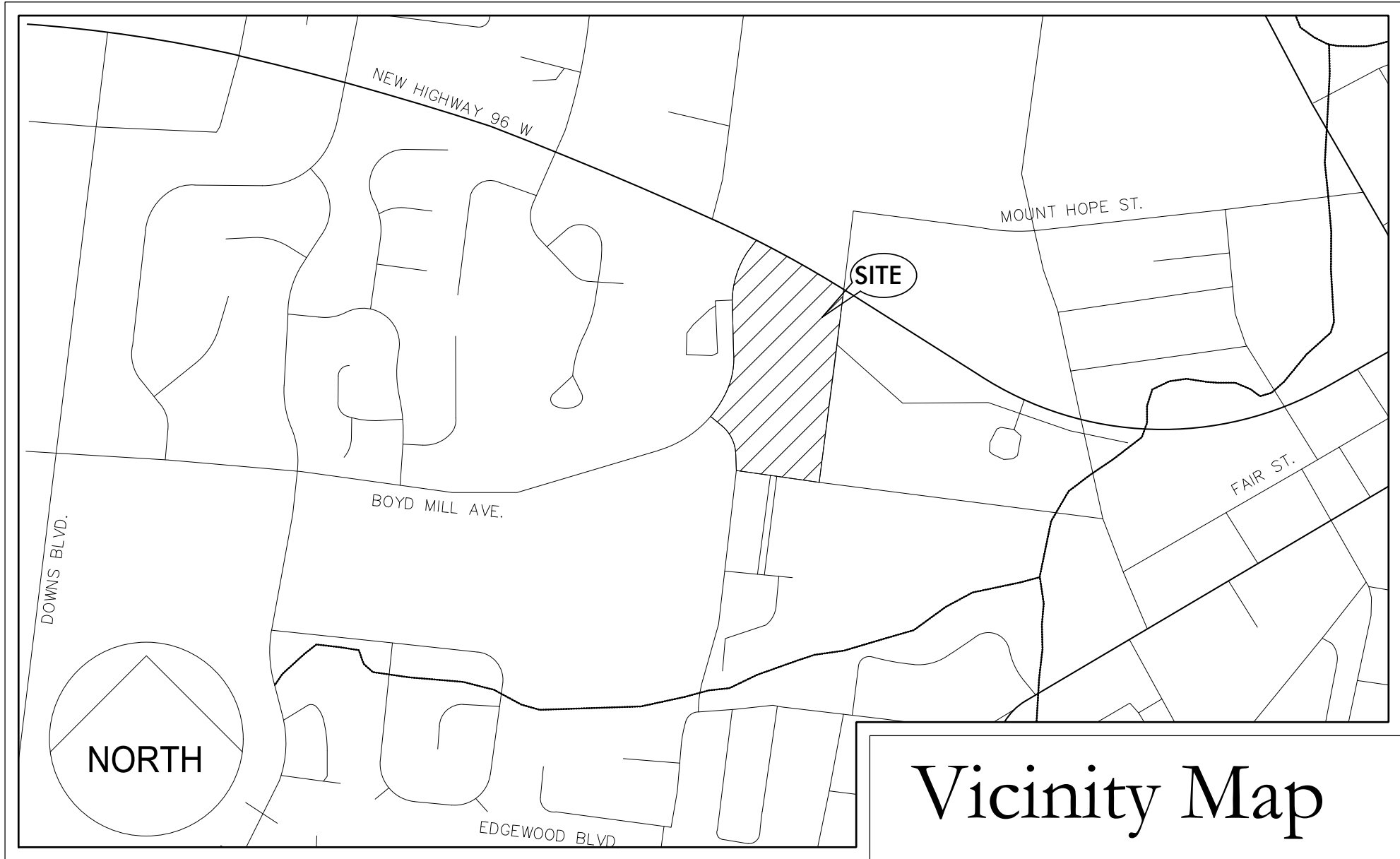
- Roads shall be completed and inspected before a building permit is issued.
- Roads must be constructed to minimize erosion impacts.
- Roads shall be a minimum of 20-feet wide.
- Access roads shall terminate not less than 150-feet from any portion of a structure.
- Turnarounds required for access roads longer than 150-feet.
- Roads shall be an all-weather surface capable of supporting 80,000-pounds.
- Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provisions for storm drainage, light and lane markings, devices and signage.
- If a sewer manhole is located in the gravel area, the access road must be paved.

Sidewalk In - Lieu - Of Fees

The developer shall pay the fees -in - lieu of for the sidewalks along Highway 96 and Glass Lane property frontage in accordance with the approved MOS. The fees - in - lieu of are calculated as follows:

Highway 96	-	(522 LF) x (6ft) x (\$19/SF)	= \$59,508.00
Glass Lane	-	(1,033 LF) x (5ft) x (\$19/SF)	= \$98,135.00
Total Fees - In - Lieu of -			= \$157,643.00

Historic Magnolia Hall PUD Subdivision Site Plan Map 78 Parcels 7 Franklin, Williamson Co., Tennessee COF Project Number: 7799



Development Summary

Owners of Record

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Surveyor

Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Civil Engineer

Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
adam@daleandassociates.net

Property Information

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - PD

Floodnote

This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark

PK Nail Set in Driveway
Elevation = 458.63
NAVD 88
North 580,298.54'
South 1,706,119.87'

Architect

906 Studio Architects & Interiors
Matthew Smith
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
matt.smith@906studio.com

Electric Service

Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service

City of Franklin Water
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service

City of Franklin Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Telephone Service

Bellsouth
866.620.6000

Utility Location

Tennessee One-Call
800.351.1111

Site Data Chart

Project Name: Magnolia Hall
COF Project #7799
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)

Regulations

Site Zoning: PD
Proposed Density: 0.92 Units/Acre (PD0.92)

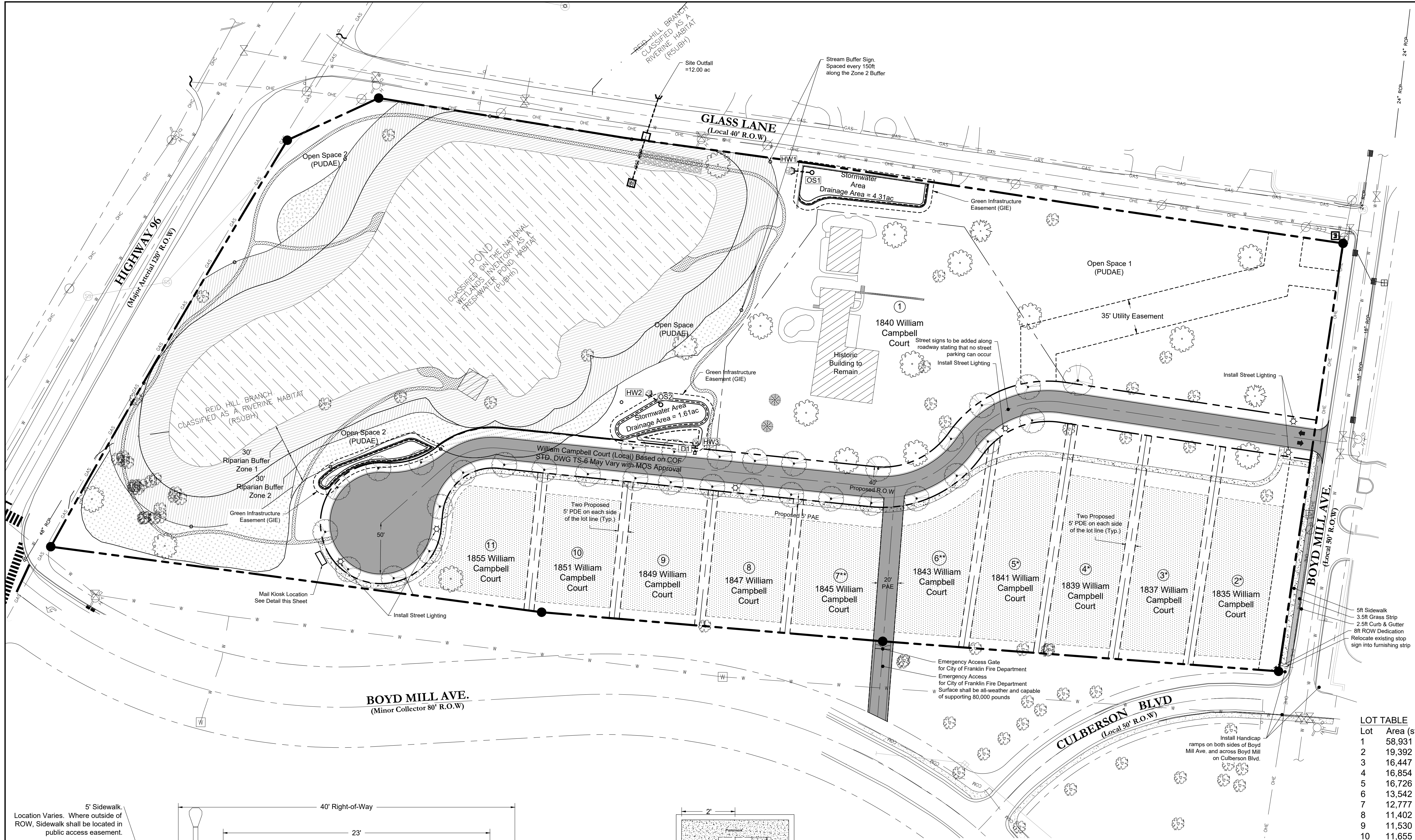
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
 Dwelling Count by Type: 11 Single Family
Building Heights: 2 Stories Max
Historic Resource Treatment: Yes
Parking Requirements
Required Number of Parking Spaces: 22
Garage: 22
Existing Parking Spaces: 2
Impervious Spaces: 22
Provided Parking Spaces: 24

Approved Modification of Standards

- Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Highway 96. The existing conditions of the south side of Highway 96 is a steep dropoff from the edge of pavement down to the property. There is currently a guardrail along the south side of Hwy 96 at the edge of pavement, and the embankment is thickly vegetated. At the bottom of this slope into the property is an existing lake that is being preserved. A riparian buffer exists along this lake, which means that a good portion of the roadside along Hwy 96 is also located within this existing buffer. By installing a sidewalk along the south side of Hwy 96, it would require significant fill along this embankment that would get into the lake, the buffer and into the historic property. Furthermore, if the sidewalk was built tight against the road, it is creating a pedestrian way immediately adjacent to a major highway, and if the sidewalk were to be moved out away from the road, it would require filling the north portion of the lake, neither of which are desirable.
- Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Glass Lane. The property frontage along Glass Lane consists of two different reasonings and requests to not install sidewalk. The north half of Glass Lane is along the dam of the existing lake, and is very steep off the western edge of Glass Lane. By installing sidewalk along this stretch of Glass Lane would require significant grading into the lake buffer and into the property, and a probable relocation of power lines. It is not anticipated that the sidewalk would be utilized along this section of Glass Lane and seems to be more of a hardship than what its worth. The south half of Glass Lane is adjacent to the historic Magnolia Hall home, and it is the preference of the neighbors and historic patrons to leave the entire property as rural and historic looking as possible.
- Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Boyd Mill Road. The property frontage along Boyd Mill is along an existing grass embankment and there is no other sidewalk along the north side of Boyd Mill in either direction of this property. Therefore any sidewalk proposed along this portion of Boyd Mill would not extend east or west, and it would be to the detriment of the desire of the Historic Property. There is also an existing sidewalk along the south side of Boyd Mill where pedestrians are more likely to walk.
- Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages along the internal drive. The intent of the project is to preserve the historic aesthetic of the property and by adding sidewalk along the internal drive it will take away from that aesthetic that the project is aiming for.
- Section 13.2.2 of the Zoning Code. This project requests a modification of standards to allow a retaining wall along a portion of the proposed street near the existing lake. This is needed to allow the construction of the street near the 30' zone 1 riparian buffer associated with the existing lake. The wall will be faced with a decorative stone or masonry to match the character of the subdivision. The justification for this request is to allow the wall so as not to grade into the 30' zone 1 buffer.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #20078
1020 Jefferson
C0.0



Development Summary

Map 78 - Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

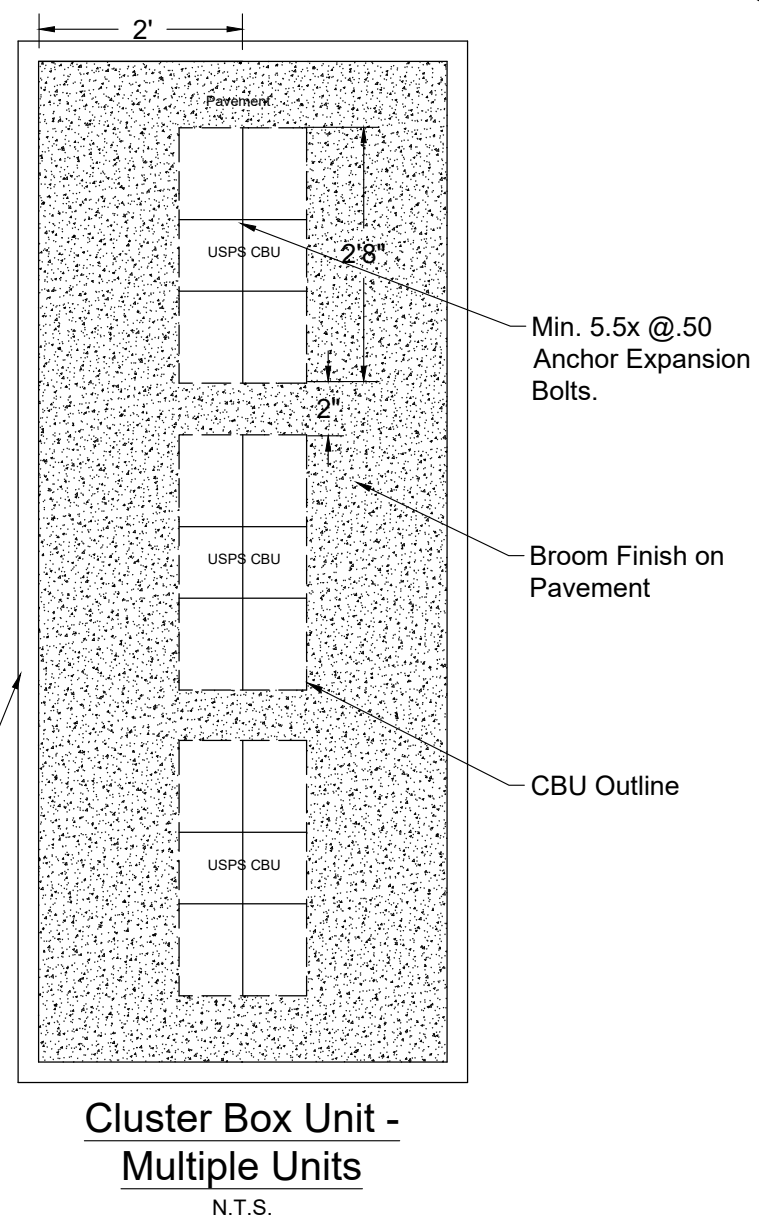
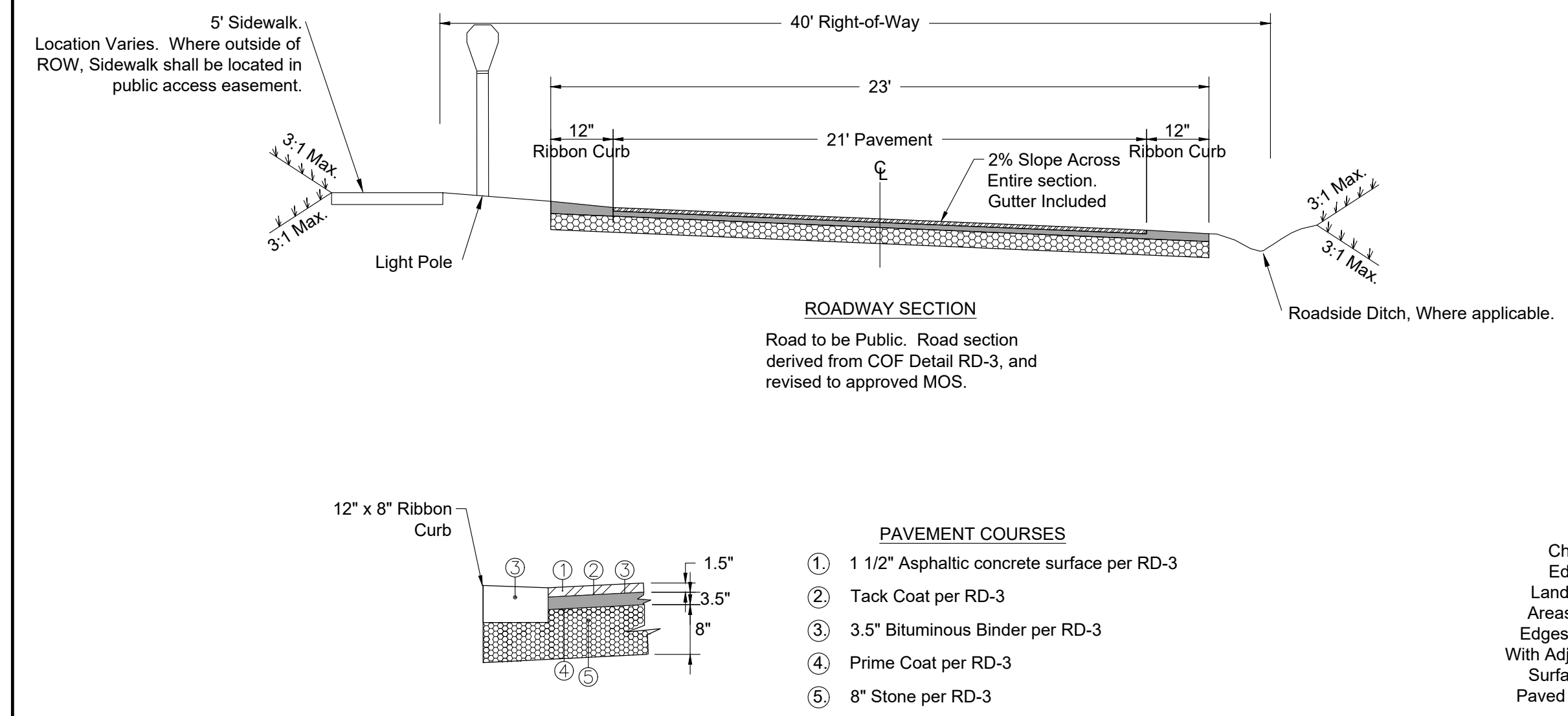
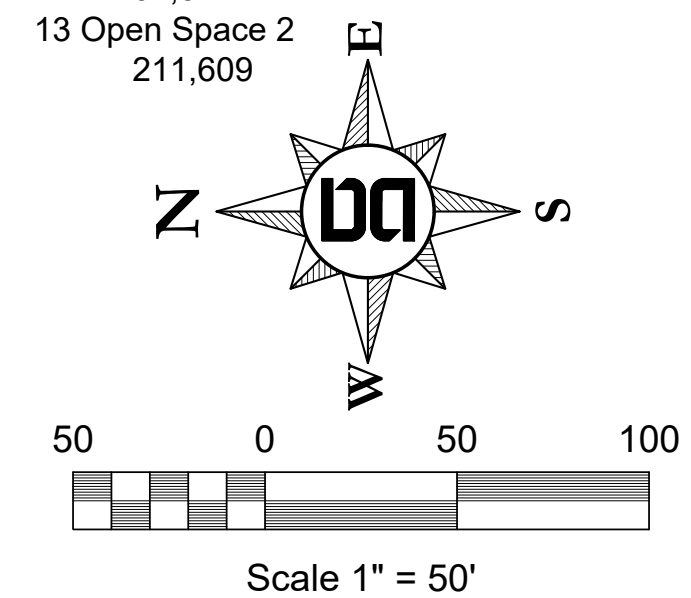
Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

Site Data Chart

Magnolia Hall
COF Project #7799
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)
Vesting

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 2 stories max
Historic Resource Treatment: Yes

LOT TABLE	
Lot	Area (sf)
1	58,931
2	19,392
3	16,447
4	16,854
5	16,726
6	13,542
7	12,777
8	11,402
9	11,530
10	11,655
11	13,229
12 Open Space 1	62,542
13 Open Space 2	211,609



Statement of Impacts

Police/Fire
The proposed project is a residential project consisting of roadways designed for emergency vehicles. The residential project does not anticipate any adverse impact on police or fire departments in any way.

Solid Waste
The proposed development with include garbage and recycling roll away can for pick up by public or private garbage trucks. The proposed roadway has been designed for Franklin standard garbage trucks.

Public Recreational Facilities
The proposed project will not have any impact to public recreational facilities.

Envision Franklin - Conservation Subdivision
The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to clustered single-family residents only. This project also complies with Envision Franklin by retaining 50% open space, that open space includes walking trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain onsite. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.

*Denotes lots with a 50' front setback. The 50' setback has been added to these lots to help bolster the beauty of Magnolia Hall
**Denotes lots that are critical lots for access.

PERMITS:
COF Project #7799

Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall

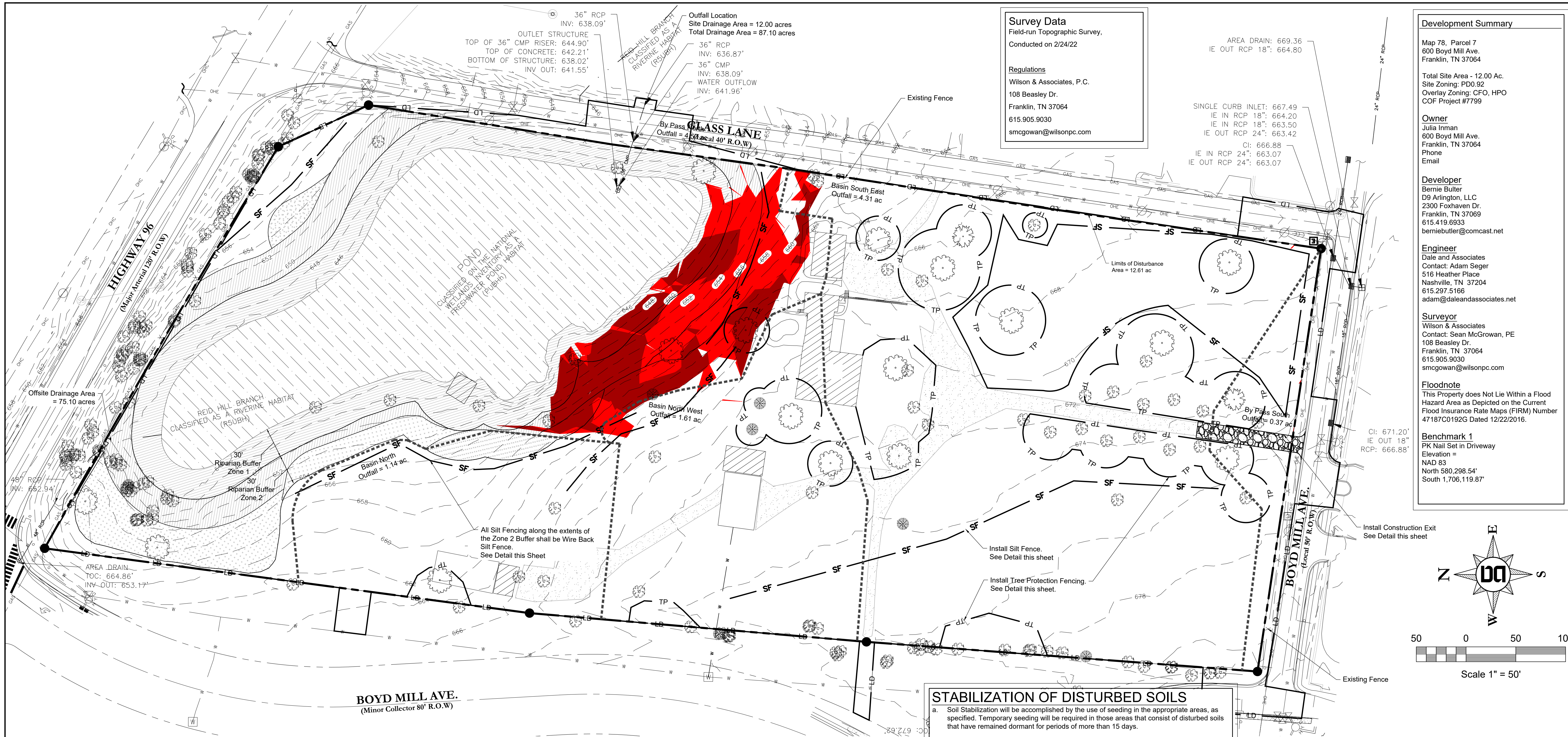
PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee

Layout Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C1.0



Survey Data
Field-run Topographic Survey,
Conducted on 2/24/22

Regulations
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

AREA DRAIN: 669.36
IE OUT RCP 18": 664.80

SINGLE CURB INLET: 667.49
IE IN RCP 18": 664.20
IE IN RCP 18": 663.50
IE OUT RCP 24": 663.42
CI: 666.88
IE IN RCP 24": 663.07
IE OUT RCP 24": 663.07

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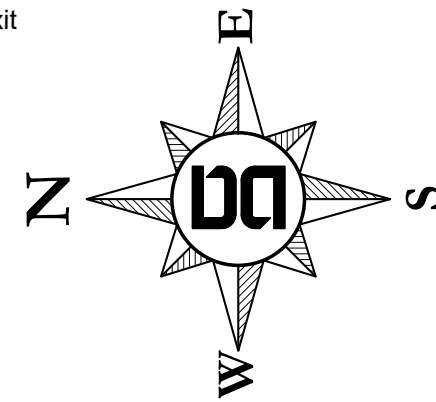
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50 0 50 100
Scale 1" = 50'

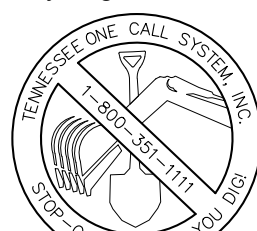
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- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
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- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

Grading & EPSC General Notes

- Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

PERMITS:
COF Project #7799



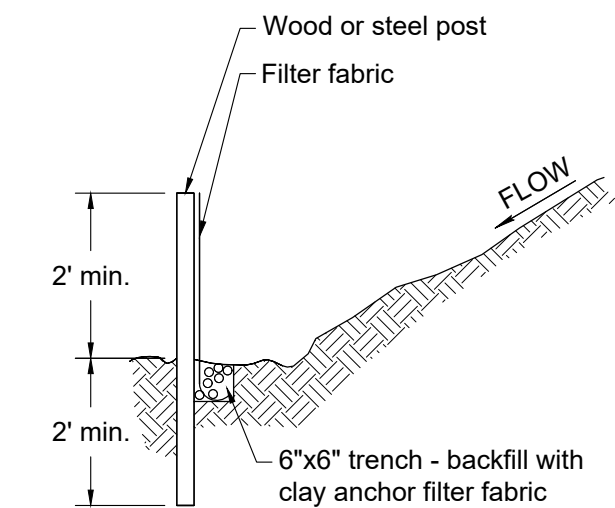
Dale & Associates
Civil Engineering & Surveying
Land Planning & Zoning

**Existing
Conditions &
Initial EPSC**

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166

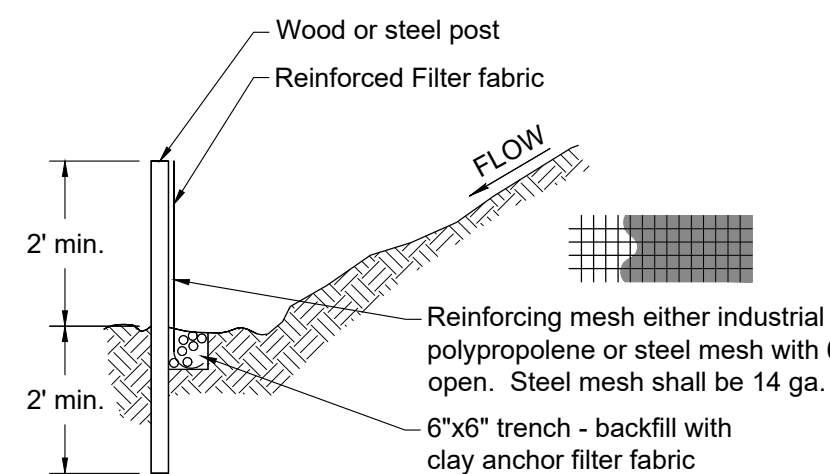
D&A Project #21002
Historic Magnolia Hall

C2.0



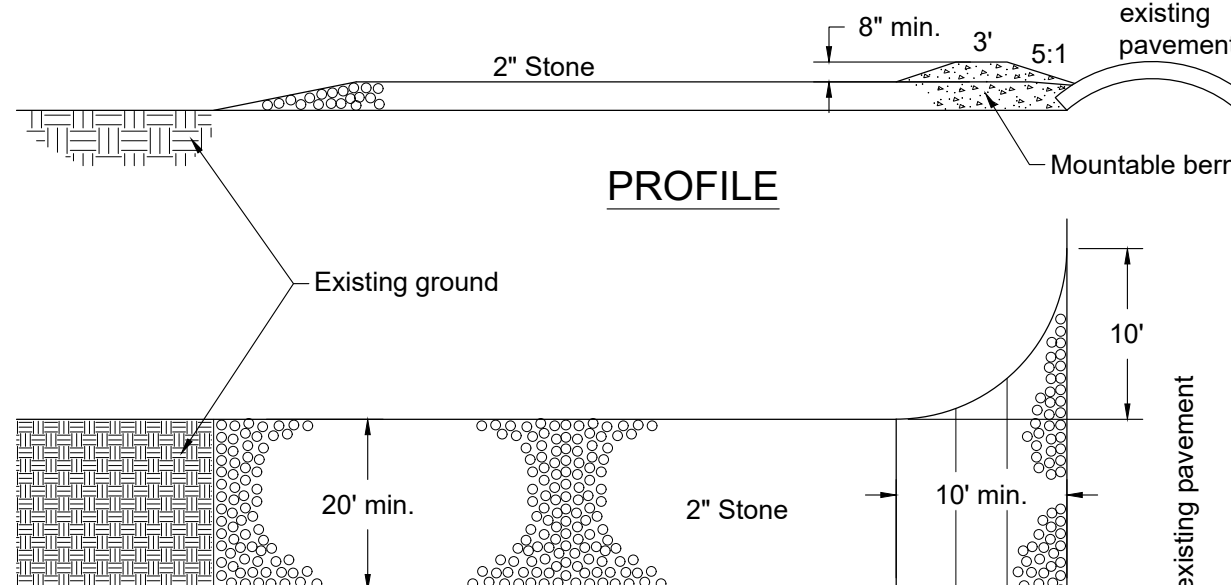
- Silt Fence Maintenance Notes:**
- Inspect weekly and after each rainfall.
 - Repair wherever fence is damaged.
 - Remove sediment when it reaches 1/3 the height of the fence.
 - Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
 - Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.

SILT FENCE DETAIL
N.T.S.



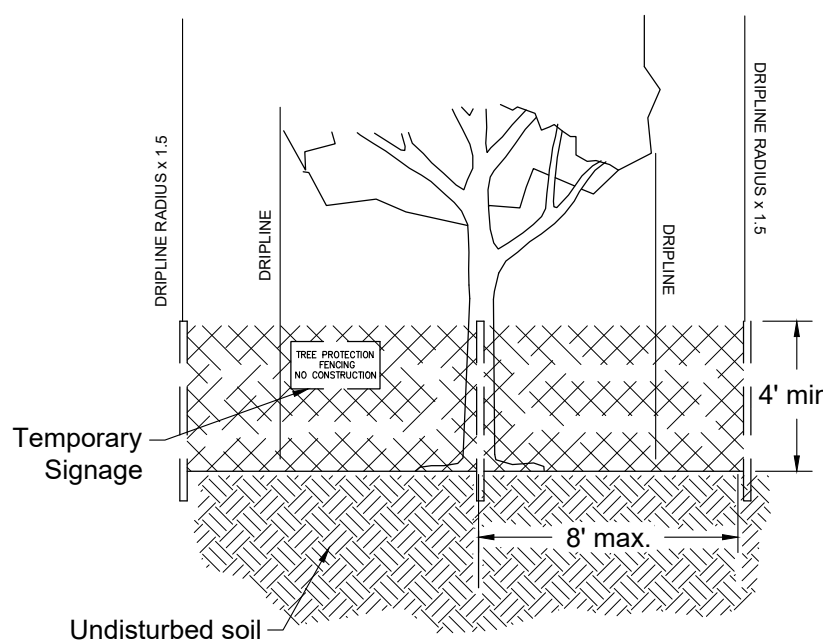
- Silt Fence Notes:**
- Filter fabric fence to be placed prior to start of rough grading.
 - Steel posts shall be approved by owner prior to use.
 - Wood posts shall be 2"x 2" min., oak or similar hardwood.
 - Posts shall be spaced at 6' intervals.
 - Filter fabric shall be securely bound to posts with either staples or wire ties.
 - Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no. 100 sieve min., no. 40 sieve max., as determined.
 - J-Hooks to be used when silt fence is not installed along a contour.

WIRE BACK SILT FENCE DETAIL
N.T.S.



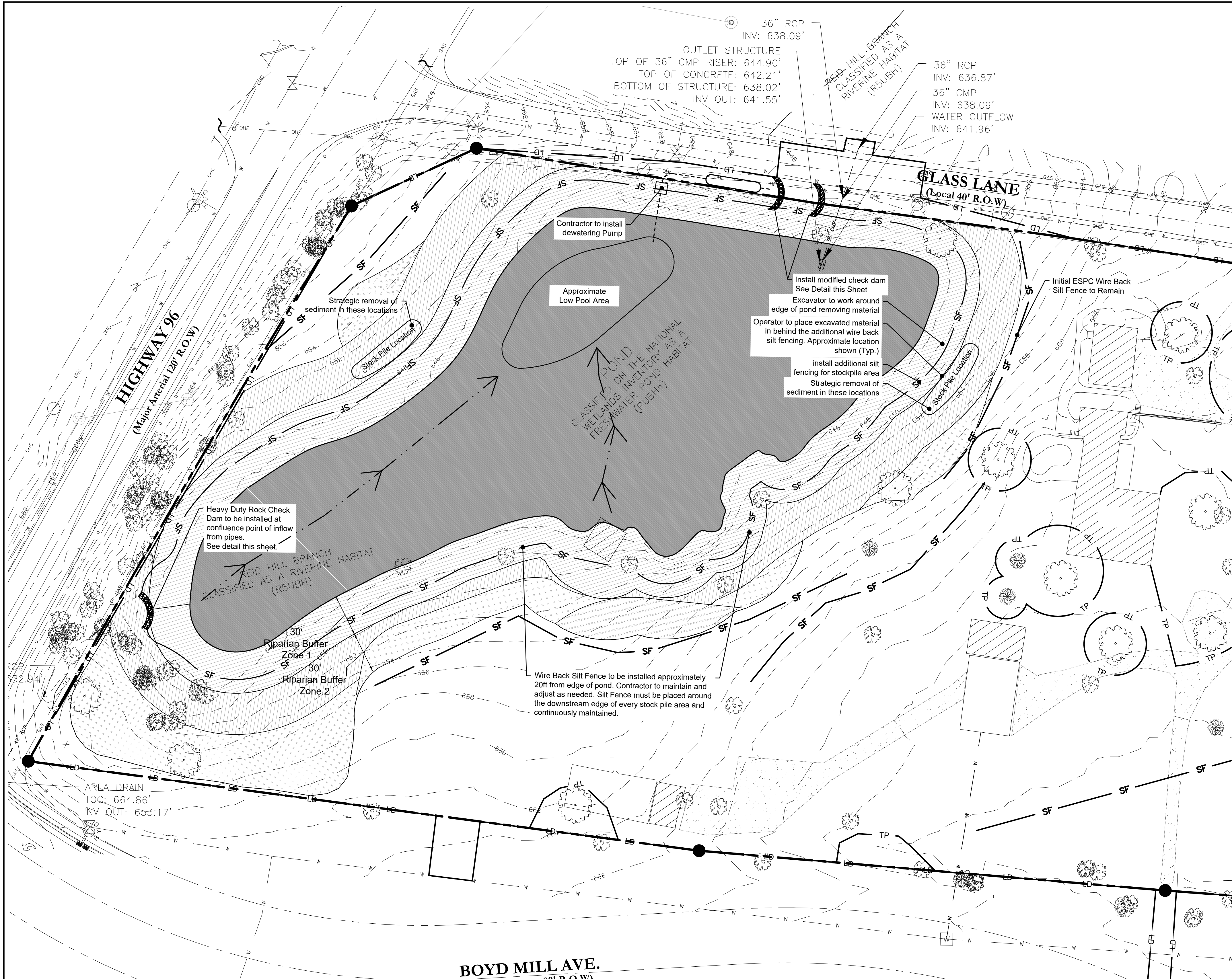
- Stone size - use 2" stone, or equal
- Min. length - 100'
- Min. thickness - 8"
- Min. width - 20'
- Filter cloth will be placed over the entire area prior to placing of stone.
- Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
- Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT
N.T.S.



TREE PROTECTION FENCING DETAIL
CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

- Any required excavation within the protection zone shall be excavated by hand.
- Drive 4" metal fence post into undisturbed ground, 10' o.c. max.
- No stockpiling or storage of materials is permitted within the limits of the protection area.
- Continuous barrier of 4" high chain link fencing with temporary signage delineating boundaries of tree protection fencing.
- Fencing to encompass the critical root zone or 1.5 x the dripline of the tree, min. 10' square protected area required.
- Filling may be allowed in certain areas, see grading plans.



Pond Excavation Notes

- 1. Contractor to dewater pond on a dry day with favorable future forecast.
- 2. Pond shall be dewatered to a point at which at least 2 vertical feet of freeboard to existing outlet is provided.
- 3. Pond shall maintain dewatering practices in accordance with TDEC & Franklin requirements throughout construction activity to ensure freeboard is maintained below outlet.
- 4. 50' arm excavator to dredge about 3ft-5ft of material.
- 5. Contractor to place material on bank to dry and then hauled offsite or used as fill material for nonstructural areas onsite.
- 6. Once the appropriate amount of material is removed the outlet structure is to be replaced.
- 7. Excavation below the ordinary highwater mark is limited to 500 cubic yards of material along no more than 200 linear feet of shoreline.

Pond Maintenance Sequence

- 1. Contractor to install wire back silt fencing along an approximately 20ft offset from the pond's existing edge of bank.
- 2. Contractor to install a heavy duty rock check dam at the inflow of offsite water.
- 3. Before any pumping or dewatering, the filter bag and modified check dams are installed.
- 4. During the dry months, on a day with a favorable future weather forecast, the contractor is to begin the pumping and dewatering process through the filter bag and modified check dam system.
- 5. After the pond is dewatered below the outlet structure, the contractor is to remove the existing stand pipe and install the new concrete outlet structure and tie into the proposed 36" RCP.
- 6. Once the pond has been dewatered to a point 4ft below the invert of outlet, a low pool area, for sediment settling during storm events, will be dug.
- 7. The dewatering pump shall be placed in the low pool area for continuous dewatering of the pond, as needed.
- 8. Once the pond has had a chance to dry out, the contractor shall start excavation of the pond from the edge of bank and excavating the entire pond as needed to remove accumulated sediment.
- 9. The excavated material shall be stockpiled behind the proposed wire back silt fencing for drying before being hauled offsite. Contractor is not to disturb any existing trees in the stock piling of material.
- 10. As the contractor moves throughout the pond, temporary channels will be implemented to direct water to low pool area.
- 11. Once the excavation and haul off of material is complete, the contractor is to grade the stockpiling area and other areas of disturbance back to existing grade.
- 12. After all grading work is complete, contractor to remove the dewatering pump and allow the pond to refill with water.
- 13. Once the pond is at an acceptable level and all outlet control measures are working, the contractor is to remove the silt fencing and heavy duty check dam.
- 14. Once all the EPSC devices are removed, a landscape architect is to begin the native planting process.

Development Summary

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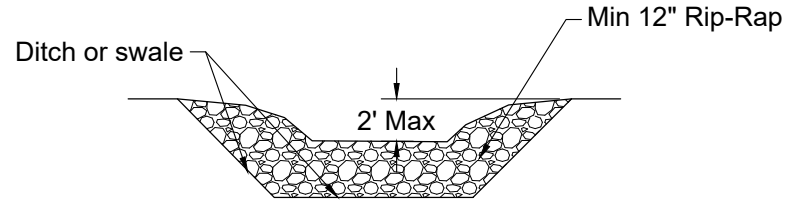
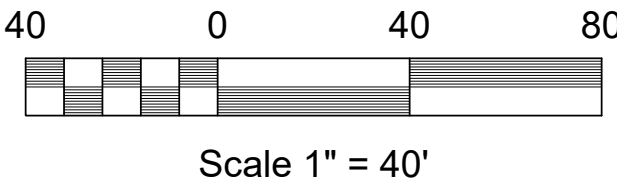
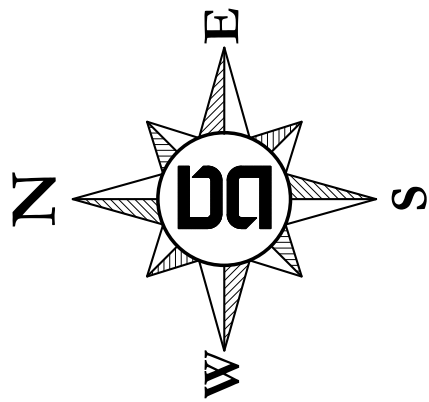
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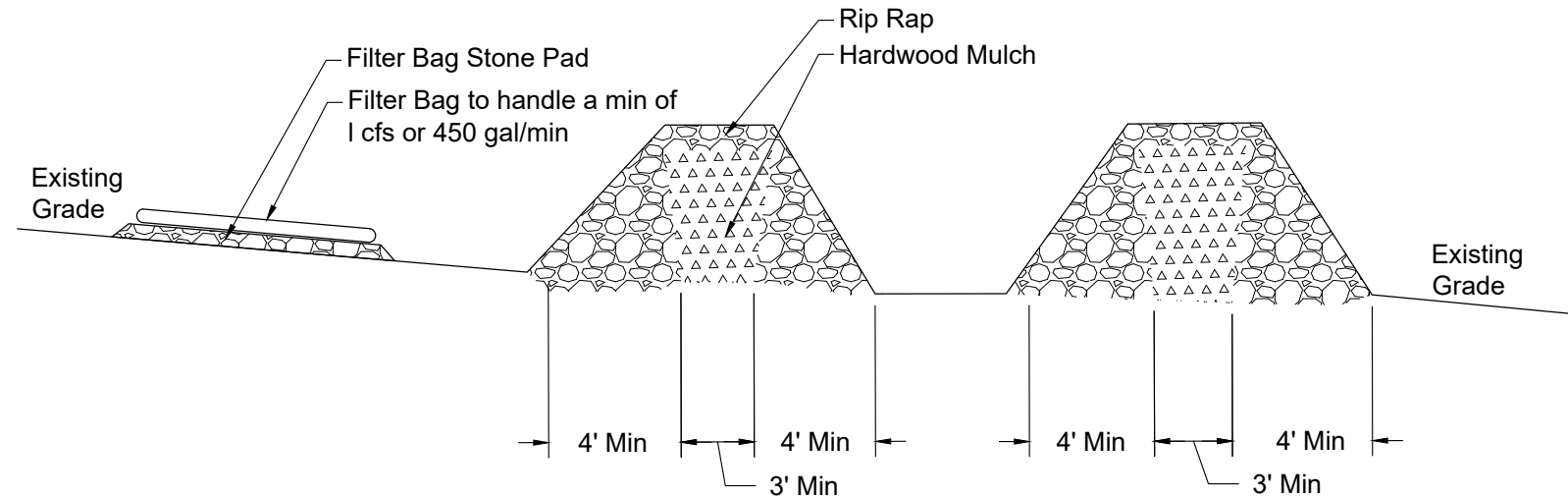
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South 1,706,119.87'



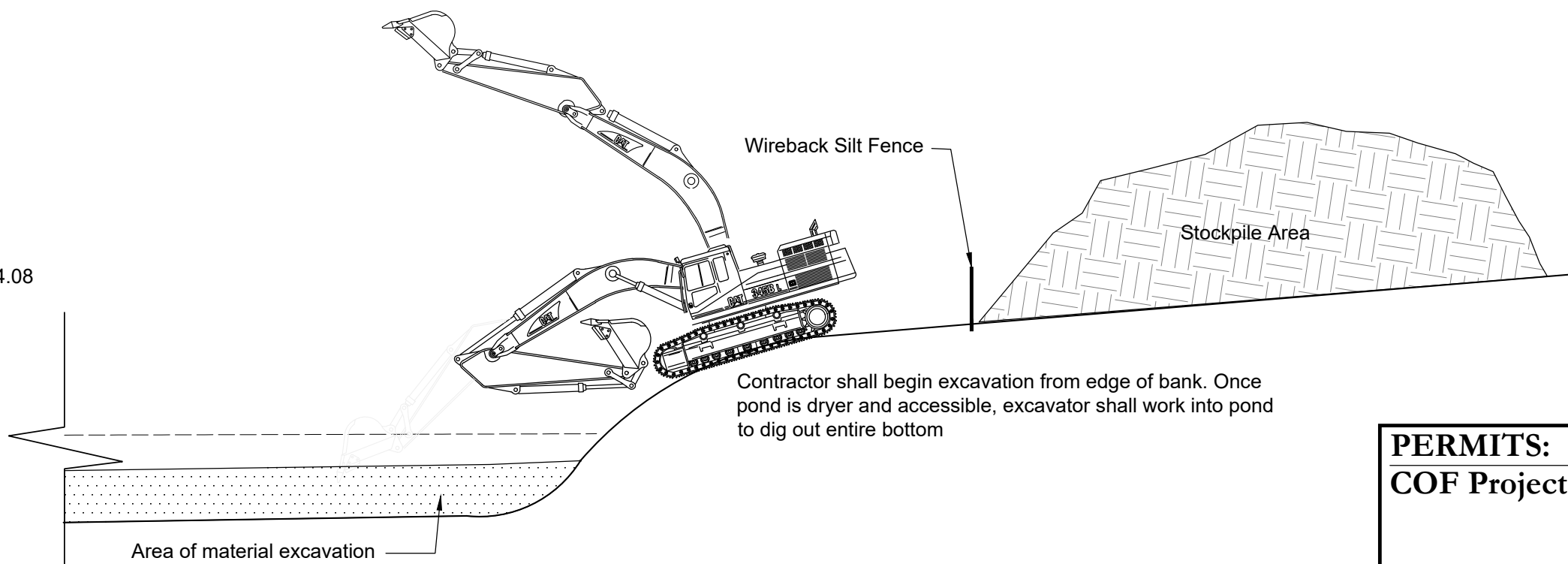
Maintenance Notes:

- 1. Inspect sediment buildup behind check dam and signs of erosion around the check dam after each rain.
- 2. Remove accumulated sediment when reaches 1/2 the sump depth by lifting the filter fabric and hand shoveling or back hoeing the silt.

HEAVY DUTY ROCK CHECK DAM
N.T.S.



MODIFIED CHECK DAM
N.T.S.



Contractor shall begin excavation from edge of bank. Once pond is dryer and accessible, excavator shall work into pond to dig out entire bottom

PERMITS:
COF Project #7799



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D&A Project #21002
Historic Magnolia Hall
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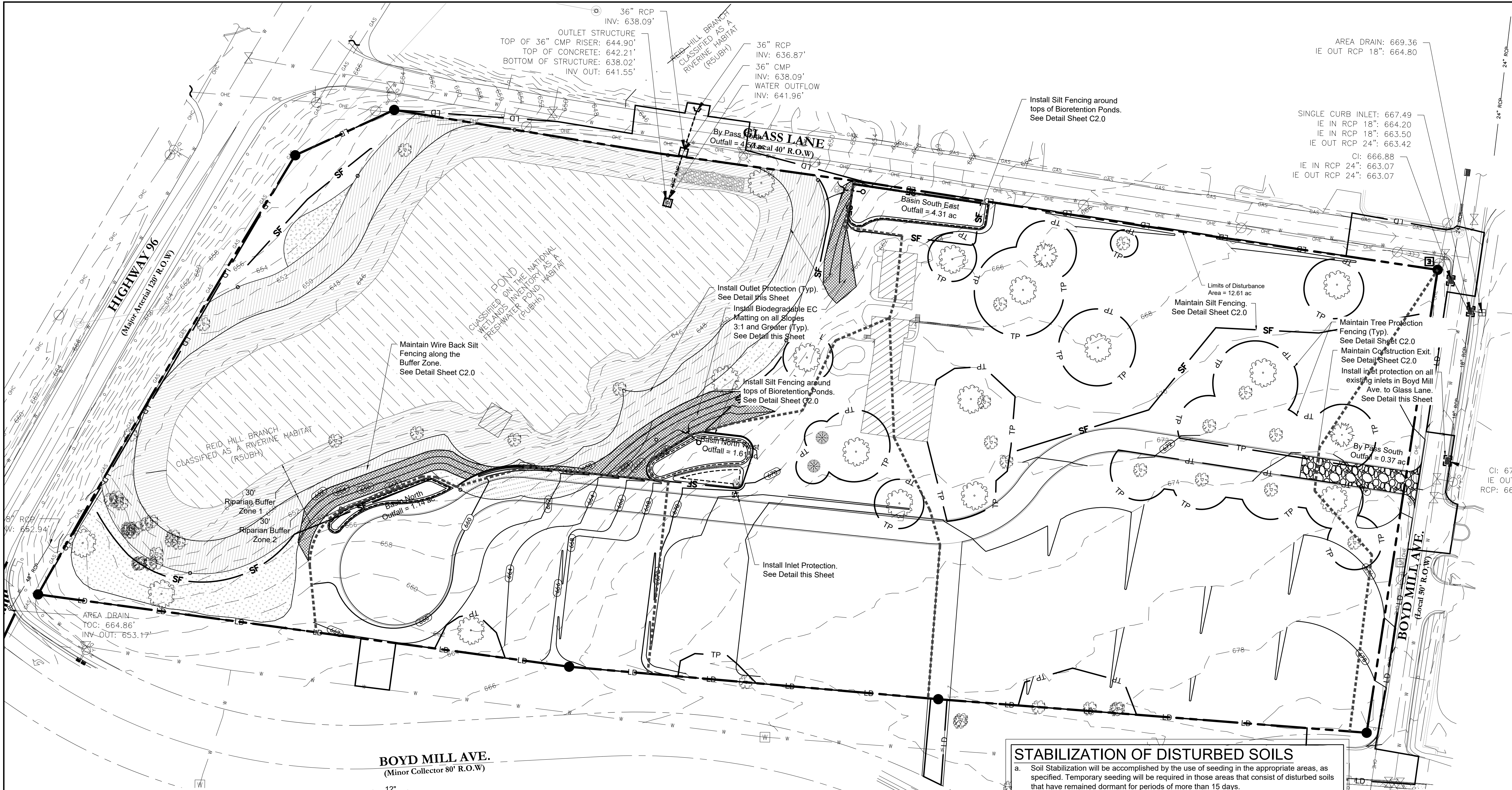
Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Pond
Management
Plan



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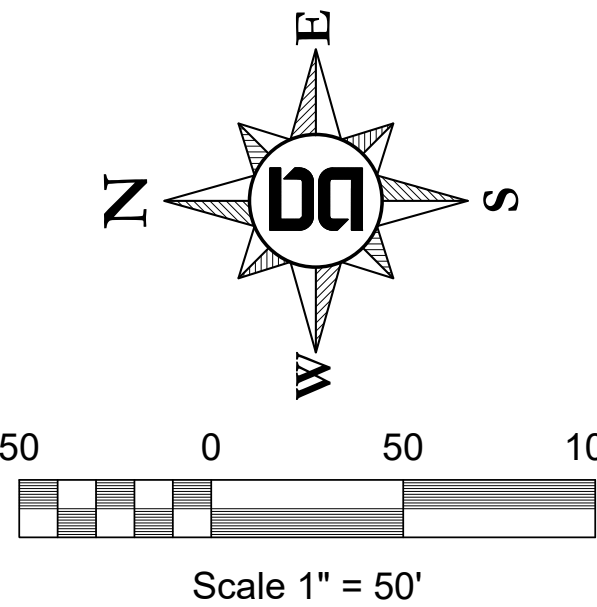
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- Notes:**
 - Prepare soil before installing biodegradable blankets, including any necessary application of lime, fertilizer, and seed. Note: When using Cell-o-seed™ do not seed prepared area. Cell-o-seed™ must be installed with paper side down.
 - Begin at the top of the slope by anchoring the blanket in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the blanket.
 - Roll the blankets (a.) down or (b.) horizontally across the slope. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
 - The edges of parallel blankets must be stapled with approximately 2"-5" (5cm-12.5cm) overlap depending on blanket type. To ensure proper seam alignment, place the edge of the overlapping blanket (blanket being installed on top) even with the colored seam stitch on the previously installed blanket.
 - Consecutive blankets spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5cm) overlap. staple through overlapped area, approximately 12" (30cm) apart across entire blanket width.

*In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly secure the blankets.

EROSION CONTROL MATTING DETAIL
N.T.S.

P/N	INLET STYLE	OPENING SIZE
62LITESQ	SQUARE (SQ)	Up to 36" X 24" Opening or 120" Perimeter
62LITCB	CURB BOX (CB)	Up to 36" X 24" Opening or 120" Perimeter
62LITERD	ROUND (RD)	Up to 30" Diameter Opening

PROPERTY	TEST METHOD	ENGLISH	METRIC
METRIC			
TENSILE STRENGTH	ASTM D4852	350 x 275 lbs	1557 x 1245 N
ELONGATION	ASTM D4852	20% x 120"	20% x 3048
COR PUNCTURE	ASTM D4852	2000 lbs	889 N
TEAR PUNCTURE	ASTM D4852	1500 lbs	667 N
ENDURANCE			
UV RESISTANCE	ASTM D4852	90%	90%
WATERFLOWS			
APPROXIMATE OPENING SIZE	ASTM D4852	20 US STD SIEVE	0.850 mm
PERCENT OPEN AREA	CW-02155 MAG#	37%	37%
PERMEABILITY	ASTM D4852	1.5 in	3.81 mm
WATER FLOW RATE	ASTM D4852	2000 GPM/100'²	75.8 LPM/10.76 M²

*Filtration Efficiency Per TRI Environmental ASTM D 7351
**Meets ASTM D8057 Standard Specifications for Inlet Filters with a Rigid Frame

INSTALLATION INSTRUCTIONS

- Remove grate from the drainage structure.
- Clean stone and dirt from ledge/lip of the drainage structure.
- Place Flexform filter frame in the clear opening such that the hangers rest firmly on the ledge/lip of the structure.
- Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

ADS INLET FILTERS
GENERIC LITE SUBMITTAL

OUTLET PROTECTION
N.T.S.

Inlet ID	Discharge (ft³/s)	Apron Len (L)	Rip-Rap D ₅₀ Dia. (in.)
HW1	11.26	12	6
HW2	9.89	10	4
HW3	8.45	10	4

PERMITS:
COF Project #7799



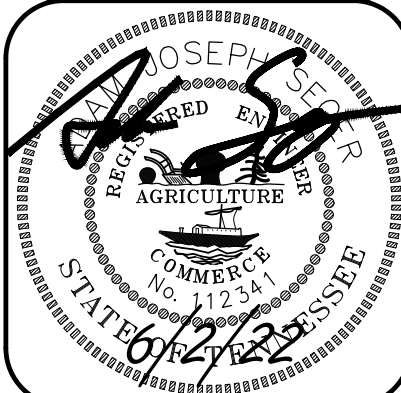
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C2.2

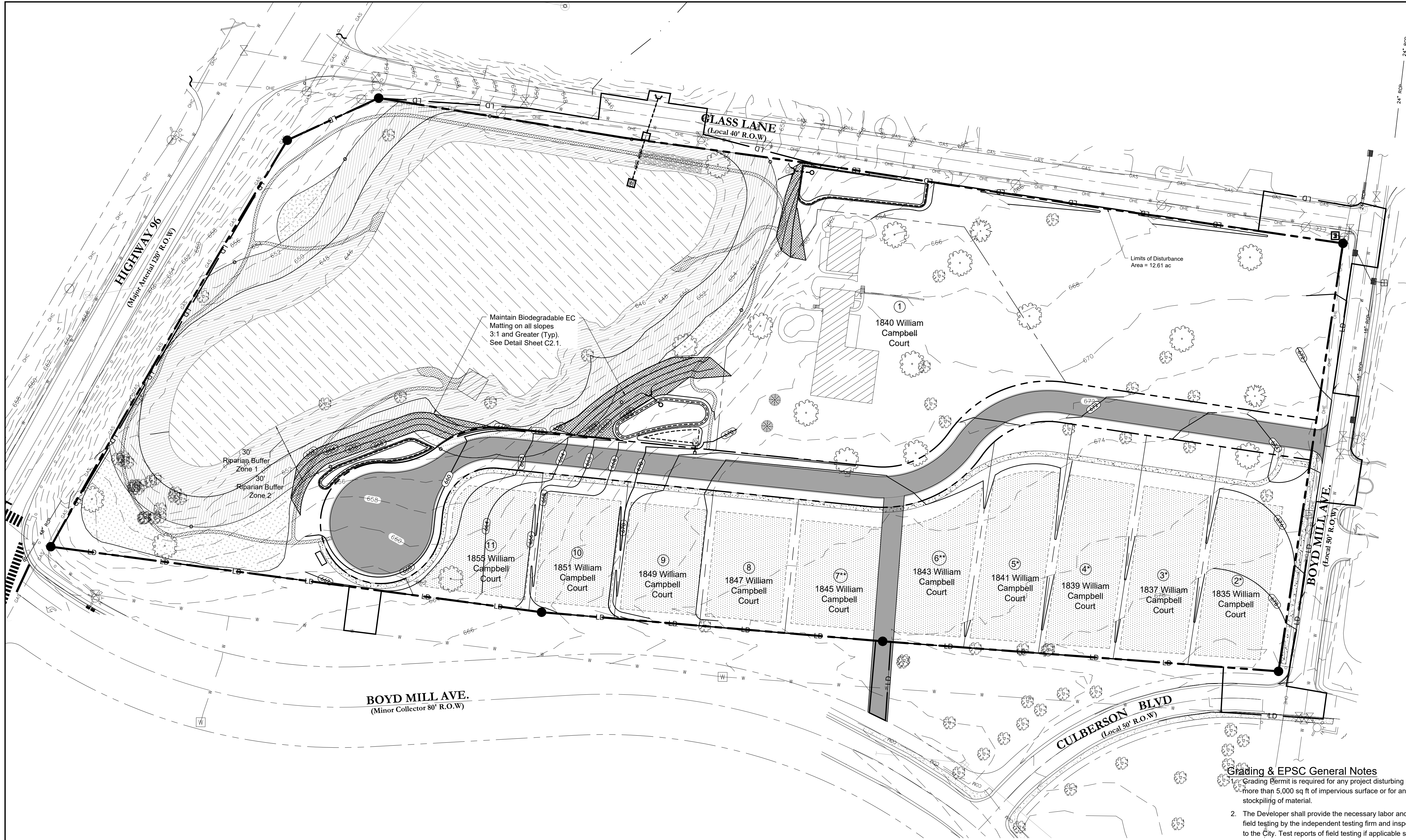
Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Intermediate
EPSC



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

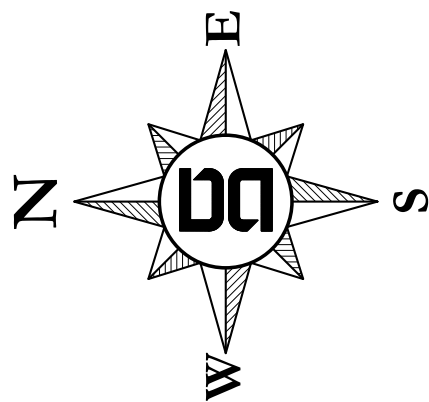
Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



Scale 1" = 50'

STABILIZATION OF DISTURBED SOILS

- Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.
- As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.
- The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.
- The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

Grading & EPSC General Notes

- Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

PERMITS:
COF Project #7799

Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan

Map 78 Parcels 7

Franklin, Williamson County, Tennessee

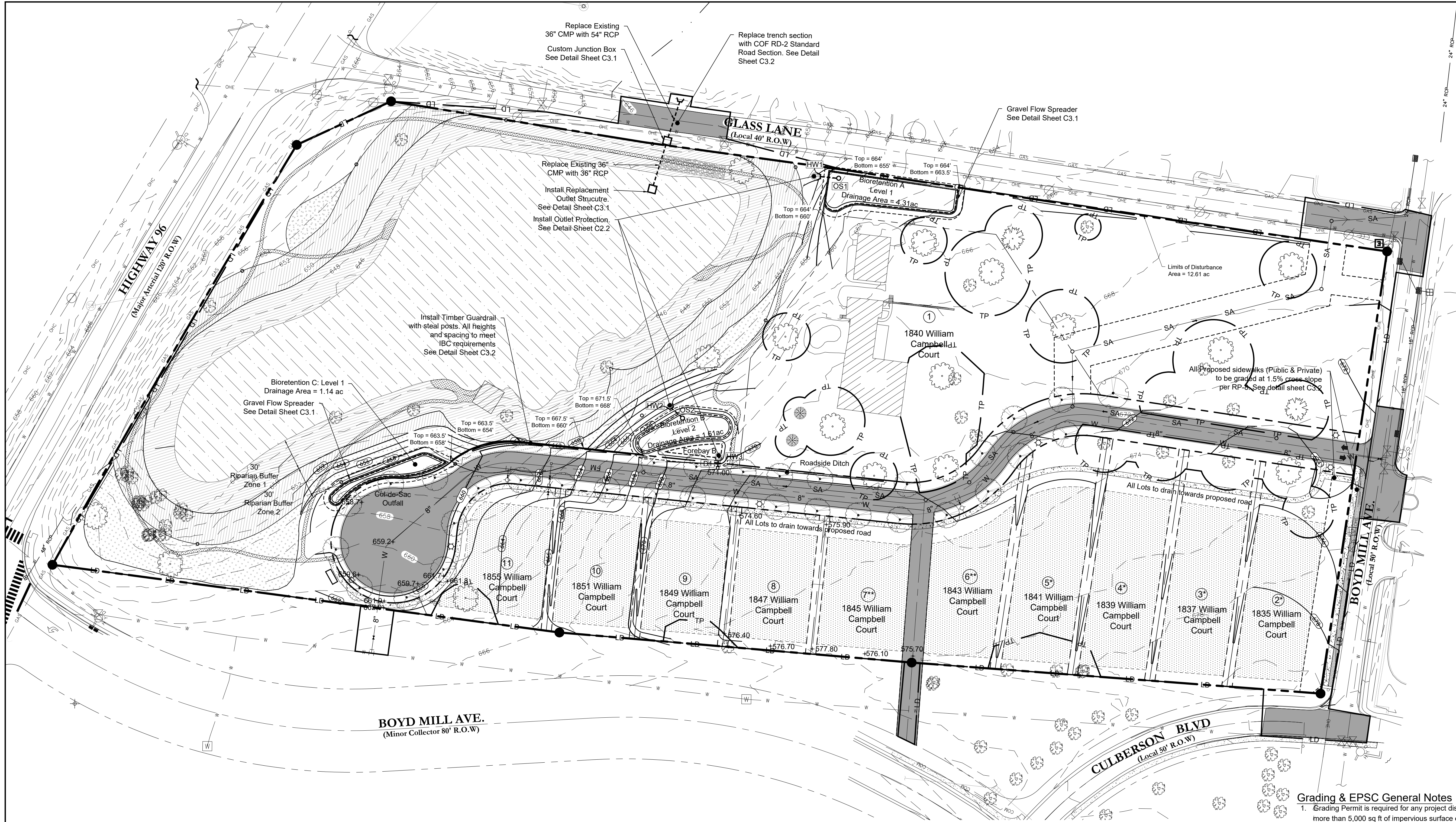


Final
EPSC

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21002
Historic Magnolia Hall

C2.3



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer

Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor

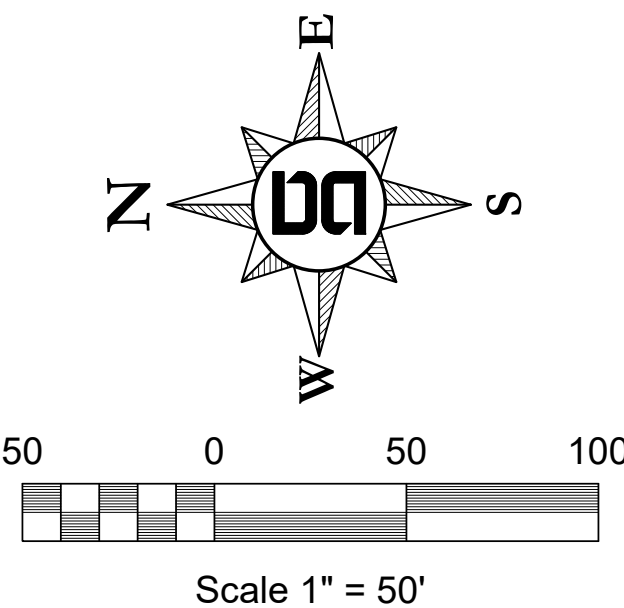
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1

PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



DRAINAGE STRUCTURE TABLE				
Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
D1	Single Inlet	671.58'		669.05'
HW1	Headwall	654.01'	651.80'	
HW2	Headwall	666.01'	663.80'	
HW3	Headwall	671.21'	669.00'	
HW4	Headwall	639.54'	634.08'	
JB1	Manhole	643.42'	635.98'	635.88'
OS1	Manhole	662.50'		653.00'
OS2	Manhole	668.50'		663.90'
OS3	Manhole	645.50'		638.10'

DRAINAGE PIPE TABLE						
Downstream Structure	Upstream Structure	Size/Type	Pipe Length	Pipe Slope	Inv In Elev.	Inv Out Elev.
D1	HW3	18" RCP	7 LF	0.71%	669.05'	669.00'
JB1	HW4	54" RCP	39 LF	4.61%	635.98'	634.08'
OS1	HW1	18" RCP	18 LF	6.73%	653.00'	651.80'
OS2	HW2	18" RCP	14 LF	0.71%	663.90'	663.80'
OS3	JB1	36" RCP	49 LF	4.31%	638.10'	635.98'

Proposed Road Drainage

The intent of the modified road section is to encourage sheet flow as a conveyance to the stormwater systems. The use of sheet flow will help achieve the historic aesthetic desired by the developer and the community. With the modified road sections Lots 2 through 8 will depend on sheet flow across Lot 1 for all runoff to reach Bioretention A. A swale has been added along the easterly lot line to ensure that all sheet flow is captured and directed to the bioretention pond and that no by pass is occurs.

City of Franklin Retaining Wall Notes

- Design drawings, calculations, and finishes for retaining walls 4'-0" or taller as measured from bottom of foundation to top of wall shall be submitted to Building & Neighborhood Services for retaining wall review, approval, and permitting.
- Walls shall be clad in brick, natural stone, or cultured stone. Where not visible from a street, drive, or open space, stained or stamped concrete and split-face block are also permitted.
- Timber walls shall not be used.
- Walls adjacent to bioretention areas shall not rely on bioretention media or stone drainage media for stability or lateral resistance. Bottom of wall stem (or block) / top of footing elevation shall be located at or below bottom of lowermost stone drainage media.
- Retaining walls shall be designed for a live load surcharge corresponding to the maximum design loading, but in no case less than 250 psf applied over the full extents of right-of-way.
- Retaining walls shall provide a minimum sliding and overturning factor of safety of 1.50 and minimum global stability factor of safety of 1.30.
- Unless otherwise permitted by the City Engineer, all retaining walls and associated components shall be wholly located outside of right-of-way and public easements.
- Retaining walls outside of, but supporting, right-of-way or public easements shall not be constructed of timber or grouted or ungrouted stacked stone.
- Retaining walls within right-of-way or public easements shall consist of cast-in-place reinforced concrete walls meeting TDOT standards with cladding and finishes meeting Zoning Ordinance requirements.
- Pedestrian and/or vehicular guards shall be provided when a pedestrian and/or vehicular path, respectively, extends to within five (5) feet of top of a retaining wall or where otherwise deemed necessary by the City Engineer.
- Retaining Wall Requirements
 - A reinforced concrete cantilever wall and footing.
 - Wall shall be faced with a stone veneer meeting Zoning Ordinance requirements.
 - The retaining wall stem shall not encroach within right-of-way.
 - A pedestrian guardrail shall be provided at the top of wall (show guardrail plan extents and provide detail).

Grading & EPSC General Notes

- Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft of impervious surface or for any site grading requiring stockpiling of material.
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- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

PERMITS:
COF Project #7799

Drawing Date:
July 2021

Revisions

3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan

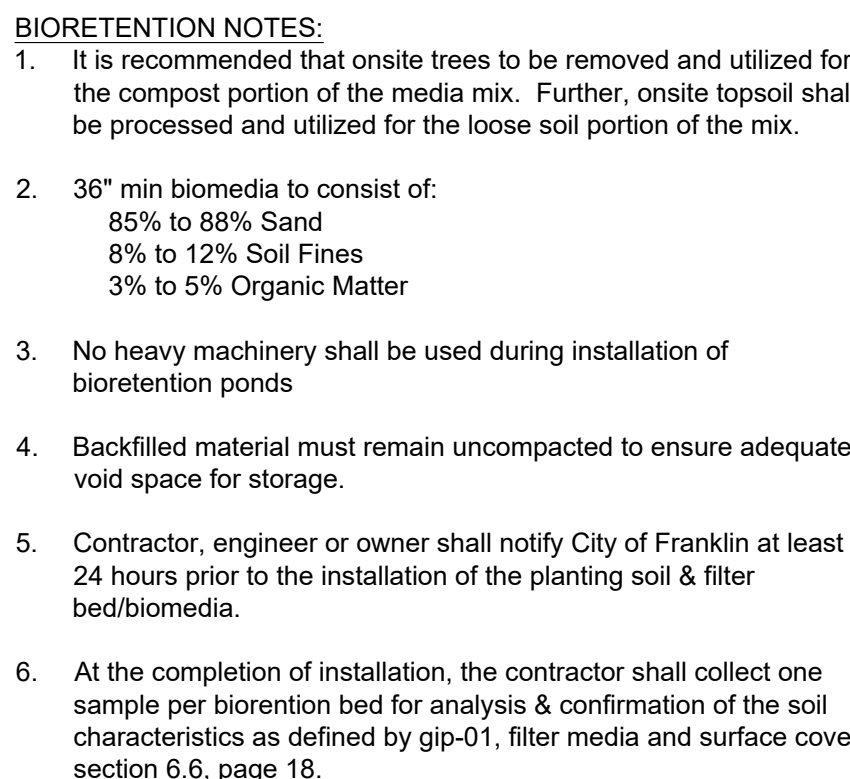
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Grading &
Drainage Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C3.0



BIORETENTION 'B' (Level 2)	
Sod banks with max slope 3:1 Line inv. with river rock See landscape plan (sheet 11.0) for plantings Observation monitoring well casting set 3" above invert	Vol Req. - 4,074 cf Vol. Pro - 4,075 cf SA Req. - 1,987 sf SA Pro. - 1,988 sf
Note: It is of high importance that no compaction of the subsurface filter bed takes place. Backfilled material is designed to filter and store runoff for water quality treatment & detention storage. Backfill shall be accomplished using hand tools or light duty equipment. No heavy equipment shall be permitted in or around the filter bed or pond. Install 3" #8 Choker stone layer around underdrains only Underdrains shall be perforated using 3/8" dia holes spaced 6" o.c.	Top of bank elev.: 669.00 6" Above grade storage Invert (grade) elev.: 668.50 3" Top of Biomedica elev.: 667.75 36" Top of choker stone elev.: 665.00 Base of underdrain elev.: 664.75 12" 1' Uniform gravel Invert (sub-grade) elev.: 663.75

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPC
COF Project #7799

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

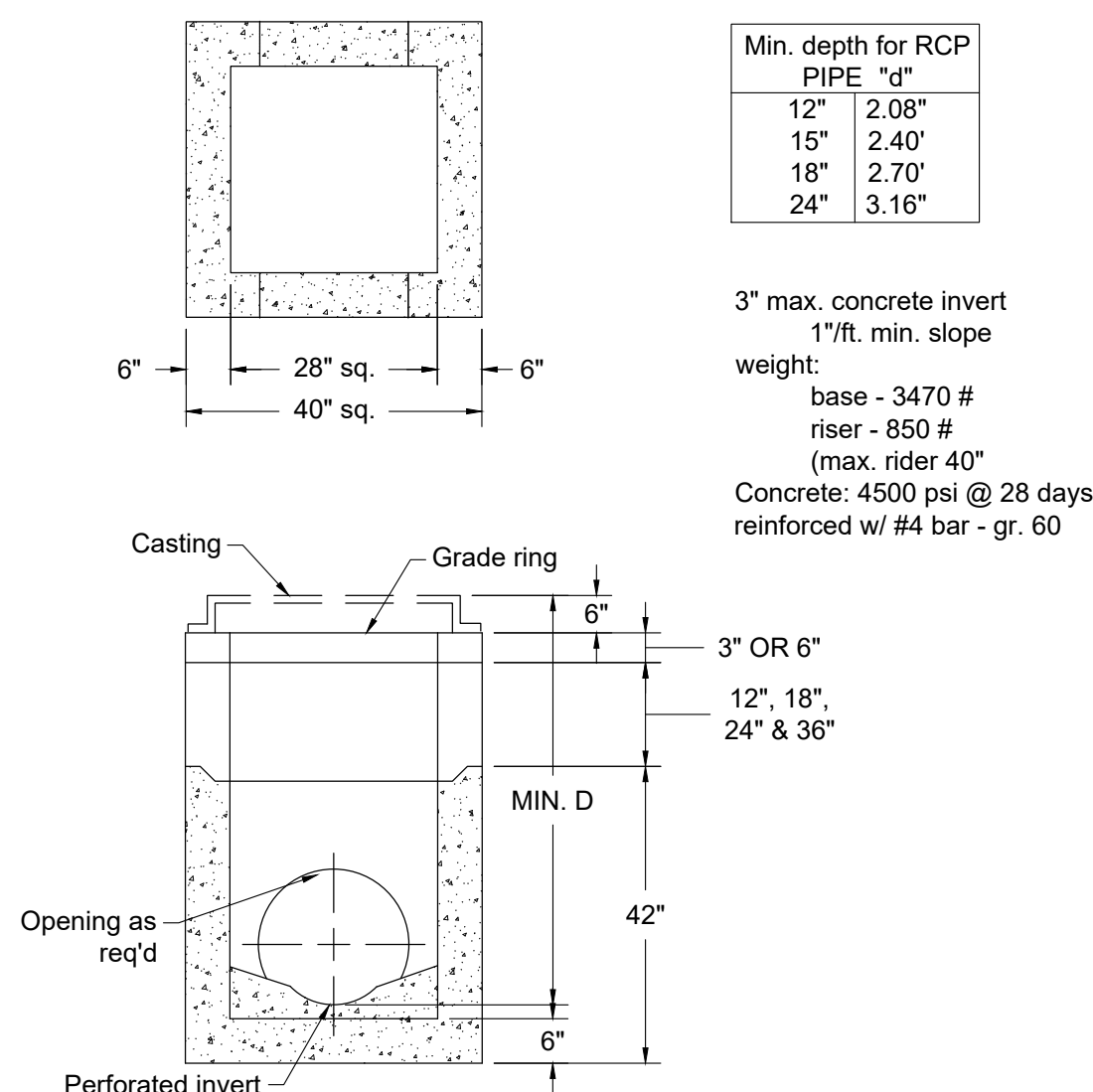
Surveyor
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

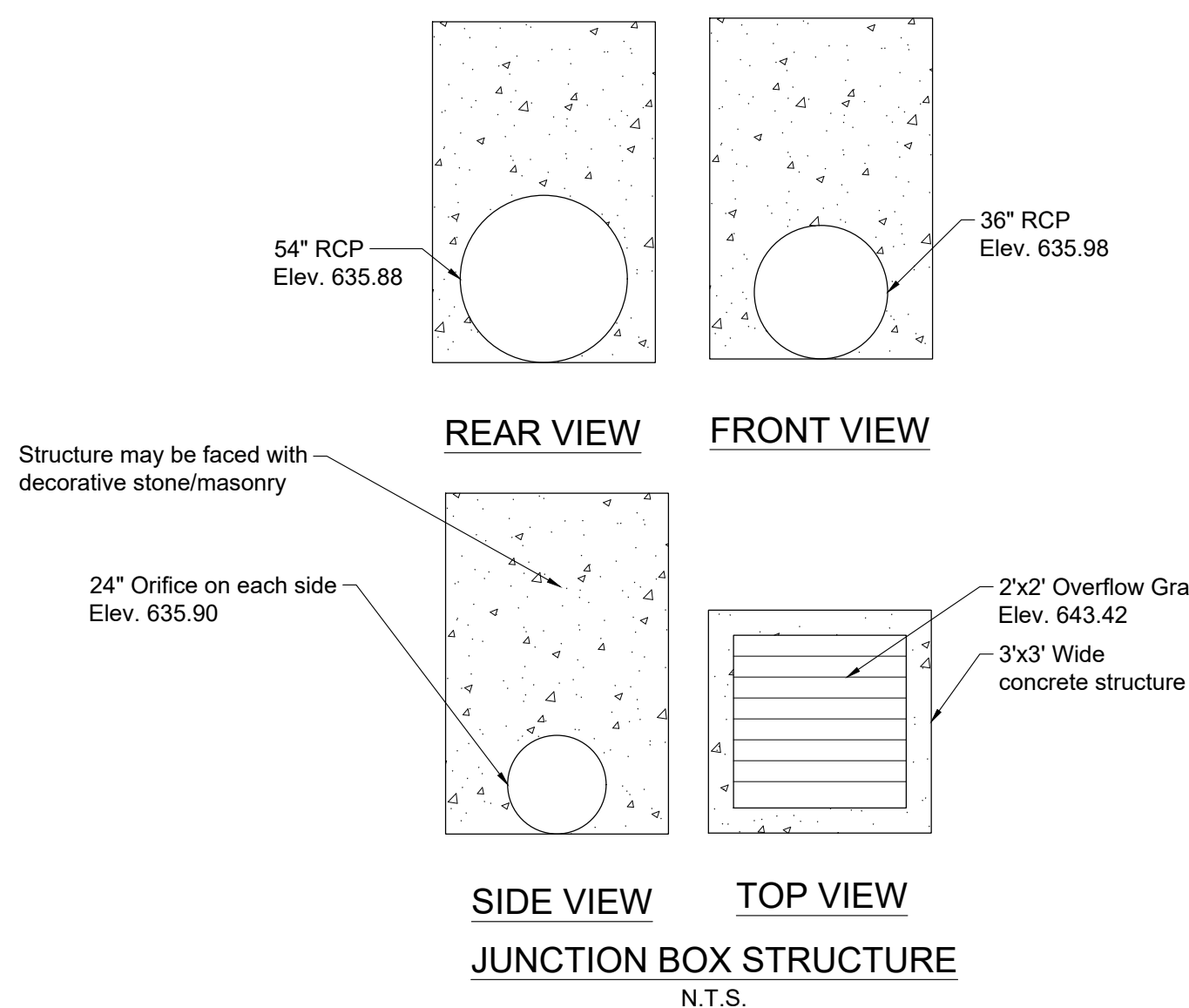
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1

PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



BIORETENTION B CONTROL STRUCTURE
N.T.S.



6"

3:1 slope

48"

3:1 slope

Place riprap in notched excavated pocket on outlet end of detention pond slope 8x8x8 stone

BIORETENTION 'C' RIPRAP OVERFLOW

N.T.S.

11"

3:1 slope

48"

3:1 slope

Place riprap in notched excavated pocket on outlet end of detention pond slope 8x8x8 stone

EXISTING POND REPLACEMENT RIPRAP OVERFLOW

N.T.S.

PERMI
COF Pr

PERMITS:
COF Project #7799



Dale & A
Civil Engineering
Land Planning & Zoning
surveying

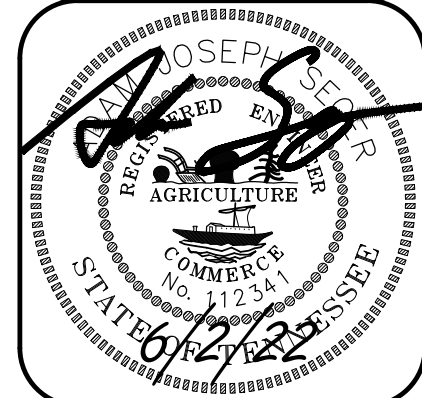
Drawing Date:
July 2021

Revisions

3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

**Historic Magnolia Hall
PUD Subdivision, Site Plan**

Map 78 Parcels 7
Franklin, Williamson County, Tennessee

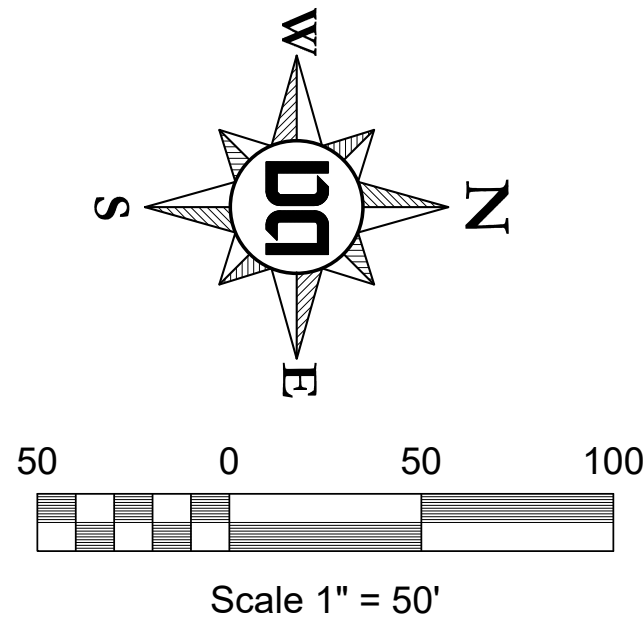
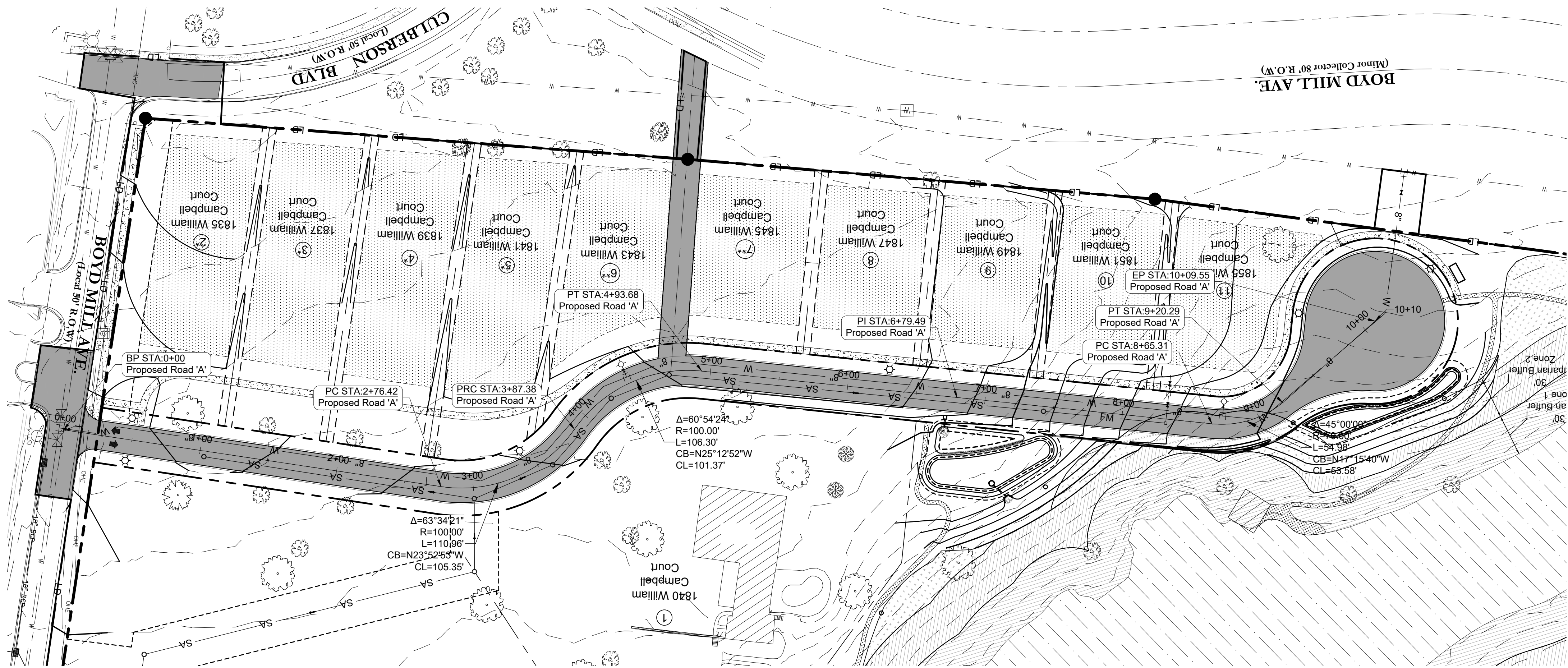


Civil Details

sociates
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002

C3.1



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
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615.419.6933
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Engineer

Dale and Associates
Contact: Adam Seger
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Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor

Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

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Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1

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Drawing Date:
July 2021

Revisions

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5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee



ROW &
Access Plan

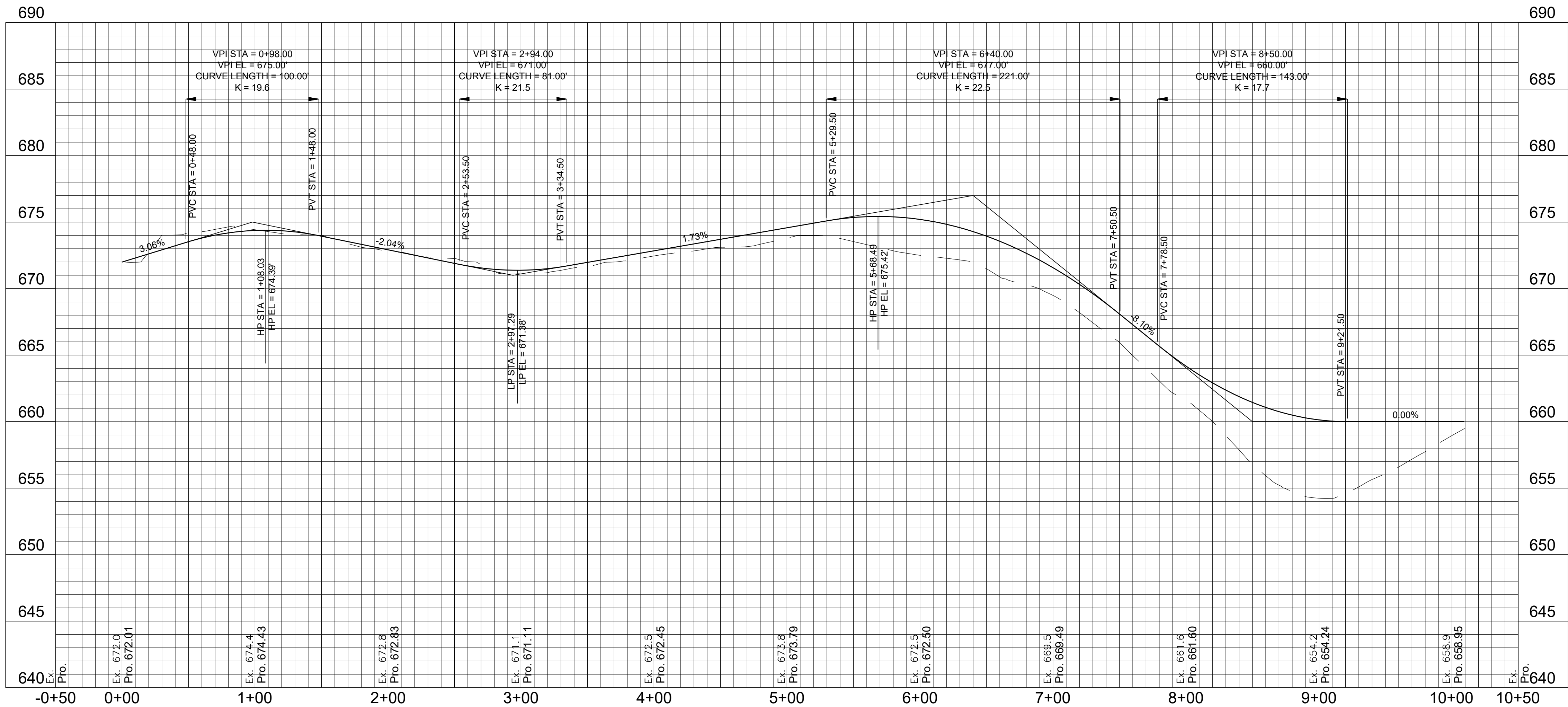


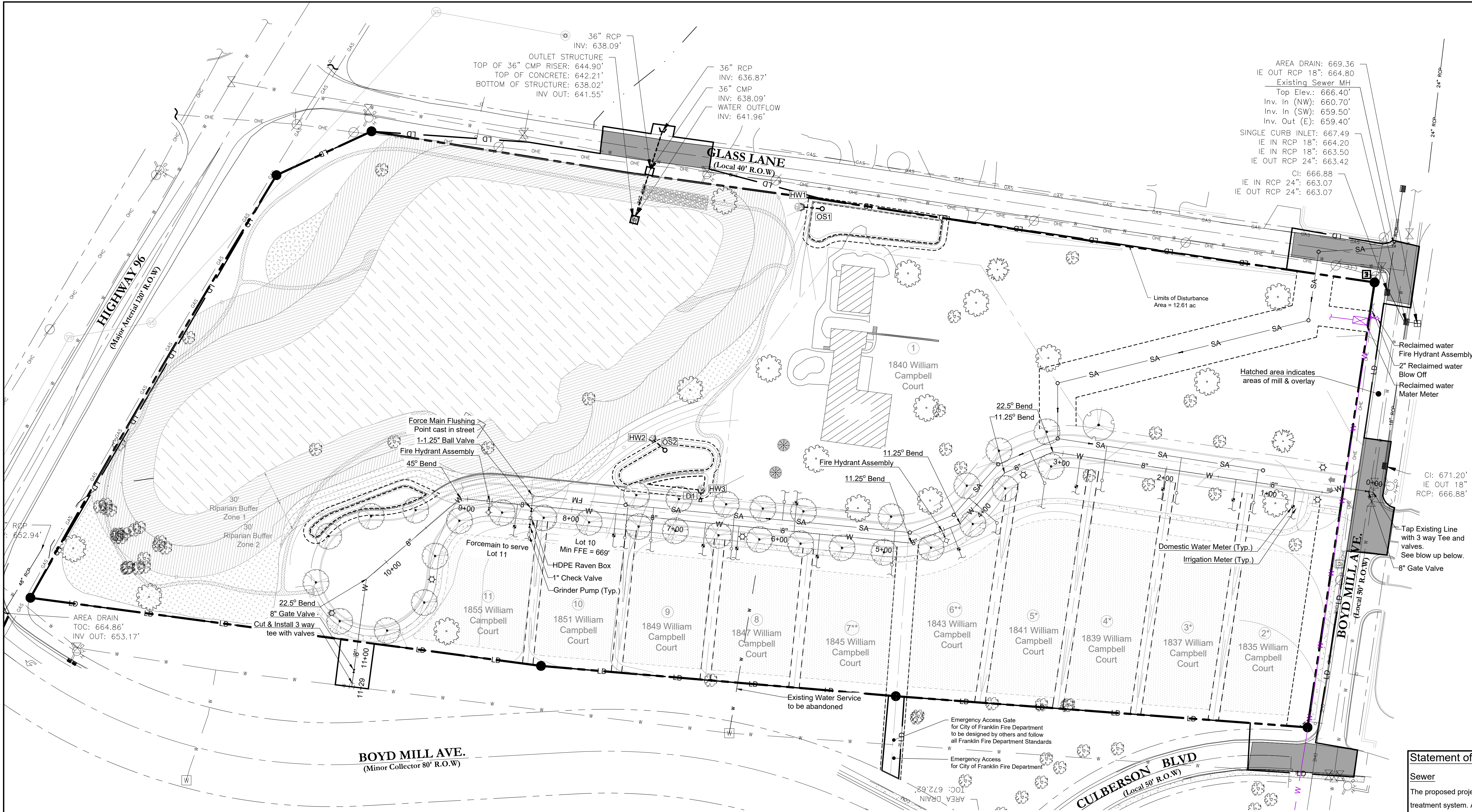
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21002
Historic Magnolia Hall

C4.0

PERMITS:
COF Project #7799





Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

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Phone
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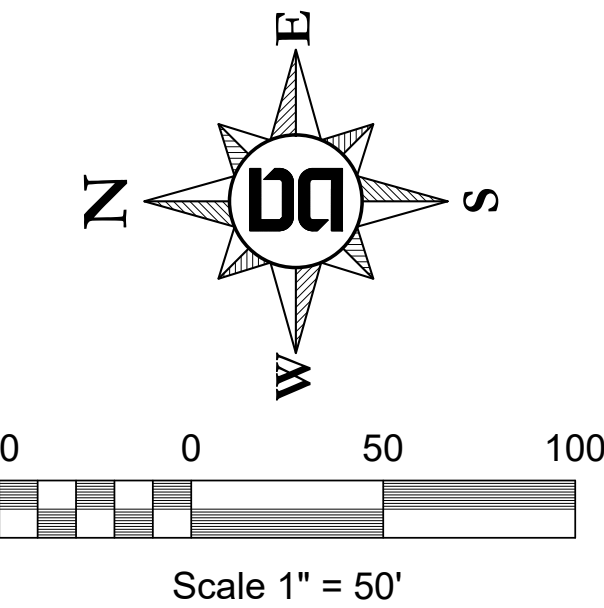
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Floodnote
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Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
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North 580,298.54'
South 1,706,119.87'



Statement of Impacts

Sewer

The proposed project is expected to add 3,500 gpd to the existing sewer treatment system. An availability study will be needed to understand the overall effect this project will have on the City of Franklin treatment system.

Water

The proposed project is expected to add 3,500 gpd to the existing sewer treatment system. An availability study will be needed to understand the overall effect this project will have on the City of Franklin treatment system.

Reclaimed Water

The proposed project does plan to use the reclaimed water system.

PERMITS:
COF Project #7799

City of Franklin Street Cut Notes

1. All cuts in public streets require a Street Crossing Permit and Traffic Control Plan approved by the Street Department.
2. Trench backfill and street repair shall be made in accordance with City of Franklin Street Standard Drawing RD-6 (Local) or RD-7 (Collector or Arterial).
3. Trench excavations shall be milled and overlaid a minimum of 100 feet centered on the trench.

City of Franklin Water
Management Contact Info

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554

Adjacent Hydrant Test

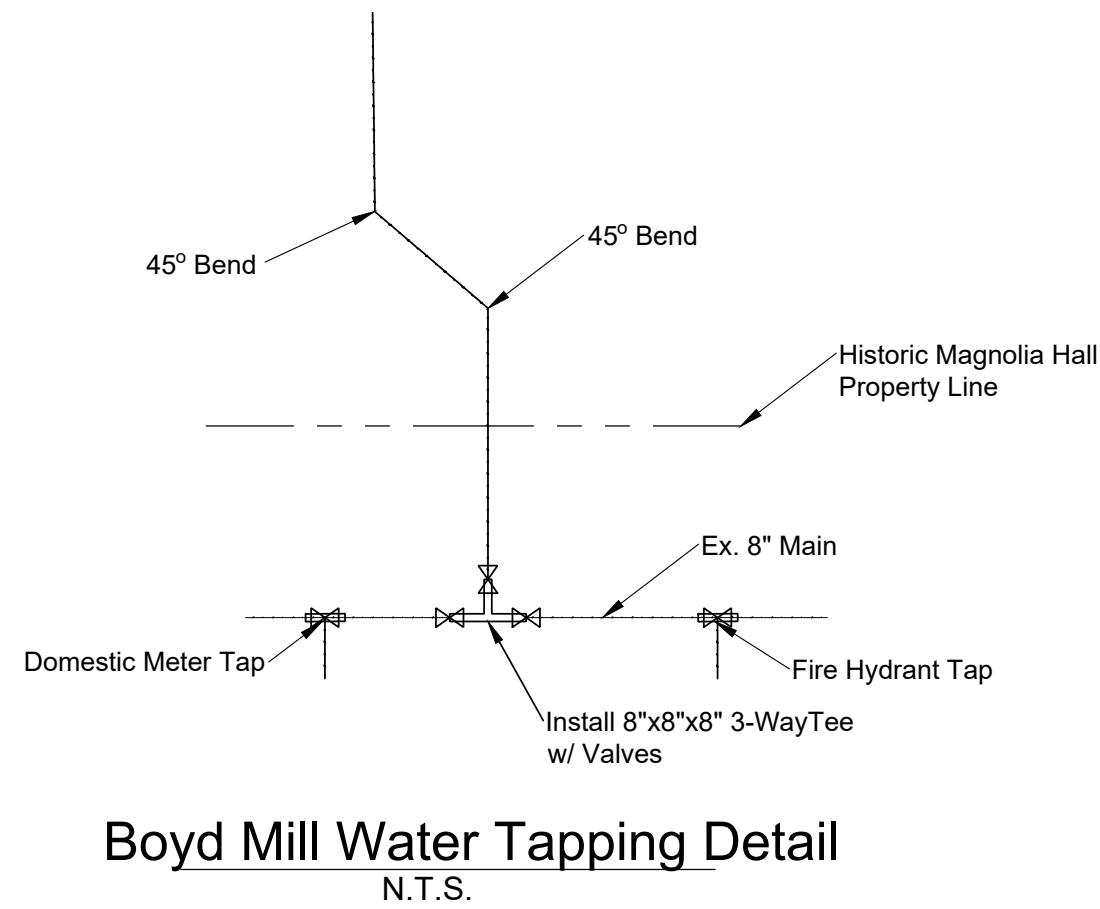
Existing fire hydrant along Boyd Mill Avenue was flow tested on 3/28/22 by Century Fire Protection, below is a summary of the flow results:

Static Pressure:	90 psi
Residual Pressure:	75 psi
Flow	974 gpm
Flow @ 20 psi:	974 gpm

Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.
9. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
10. Minimum water supply is 1,500 gpm at 20-psi. Noted: Some projects may require greater amount.
11. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
12. Off-site hydrants may be considered, but they must be within 500-ft of all portions of the building.



Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

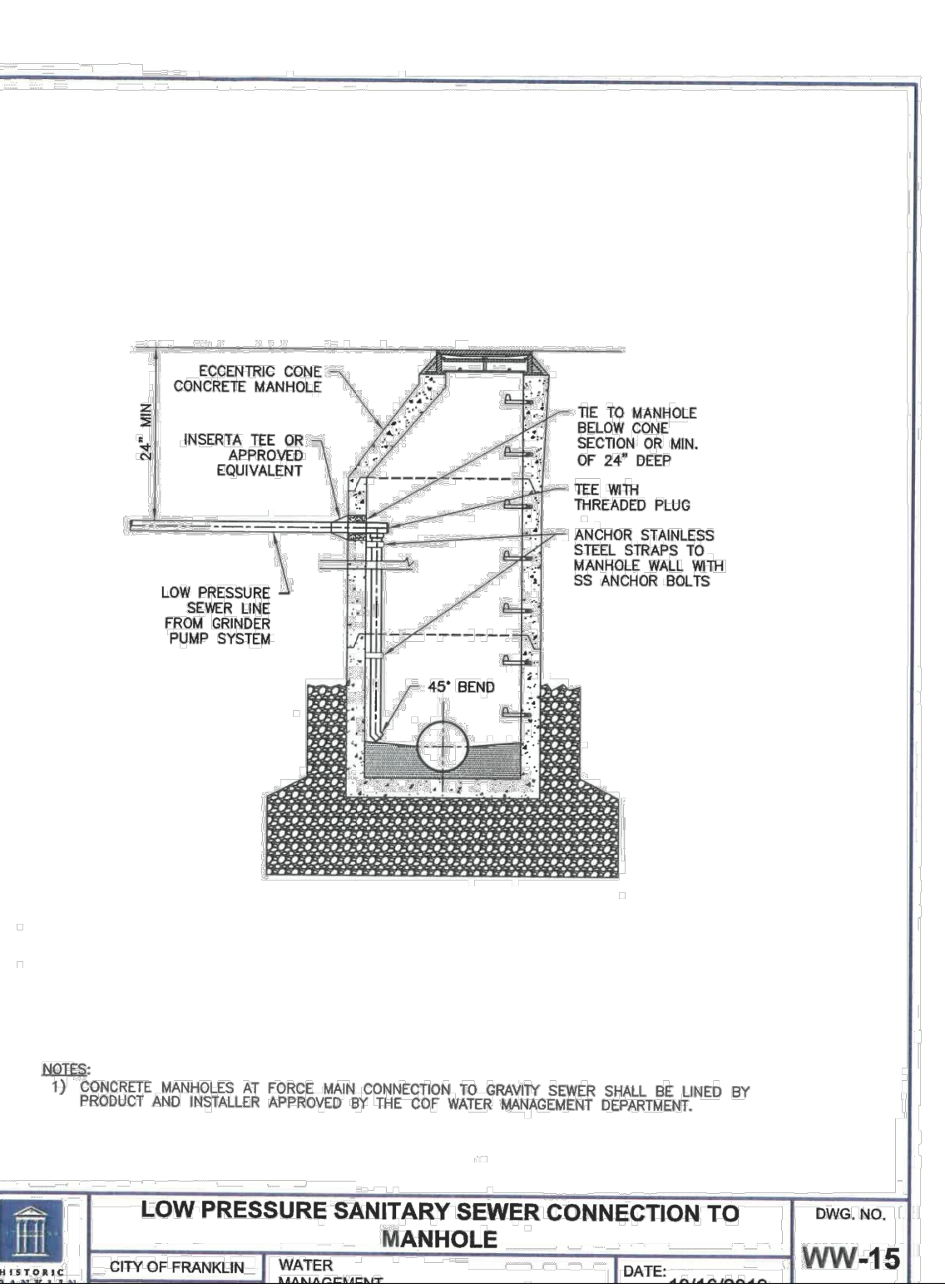
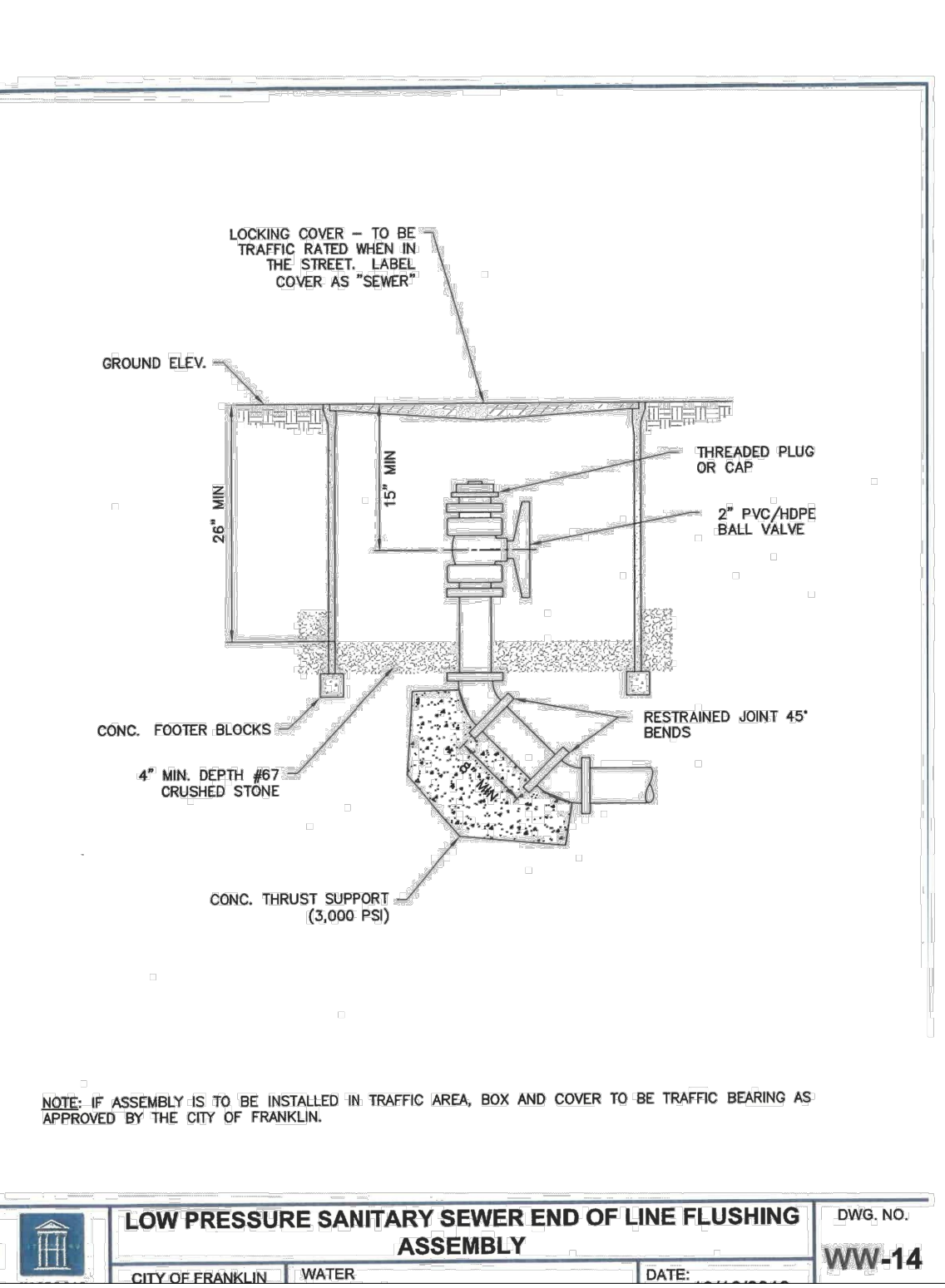
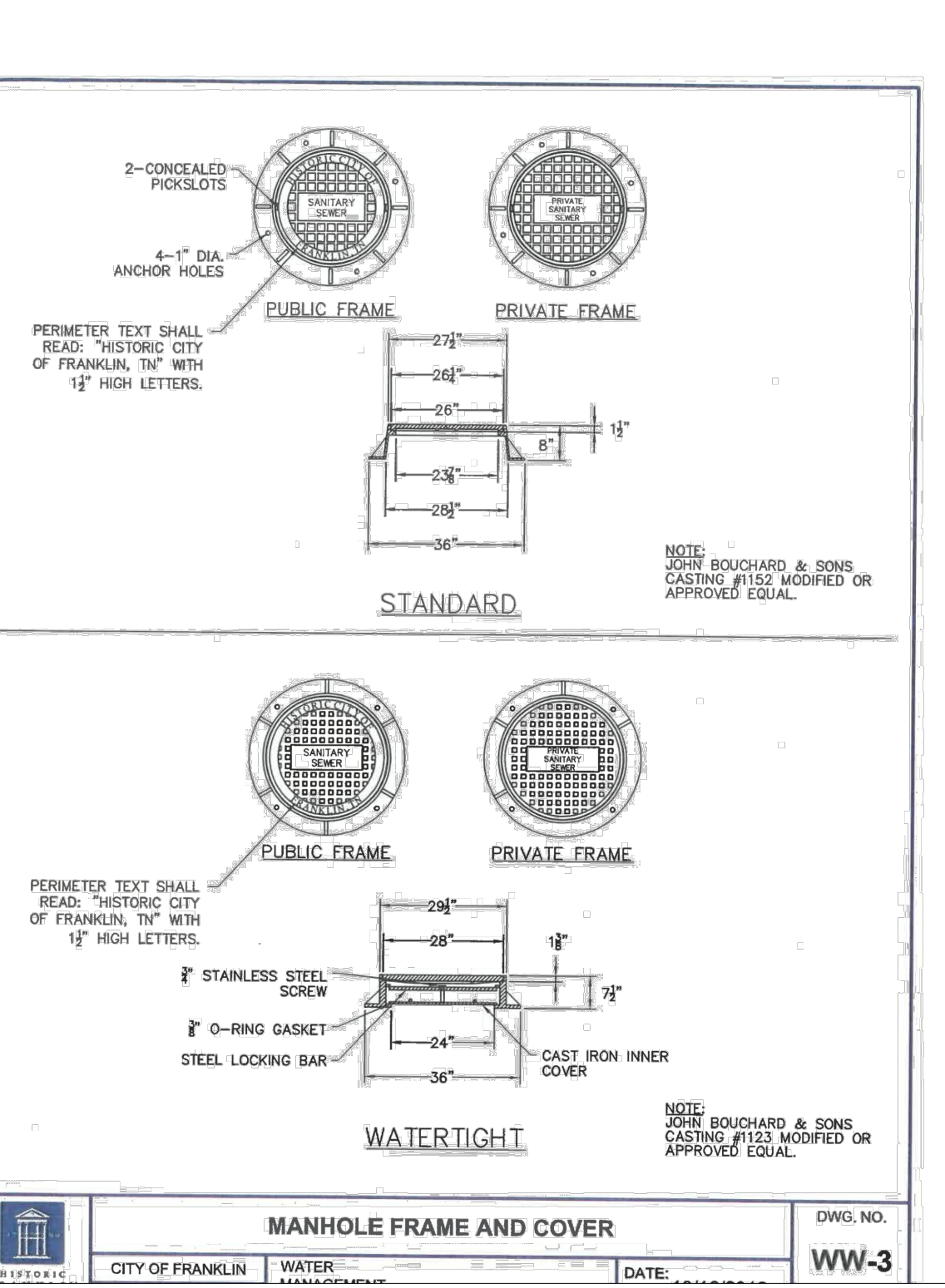
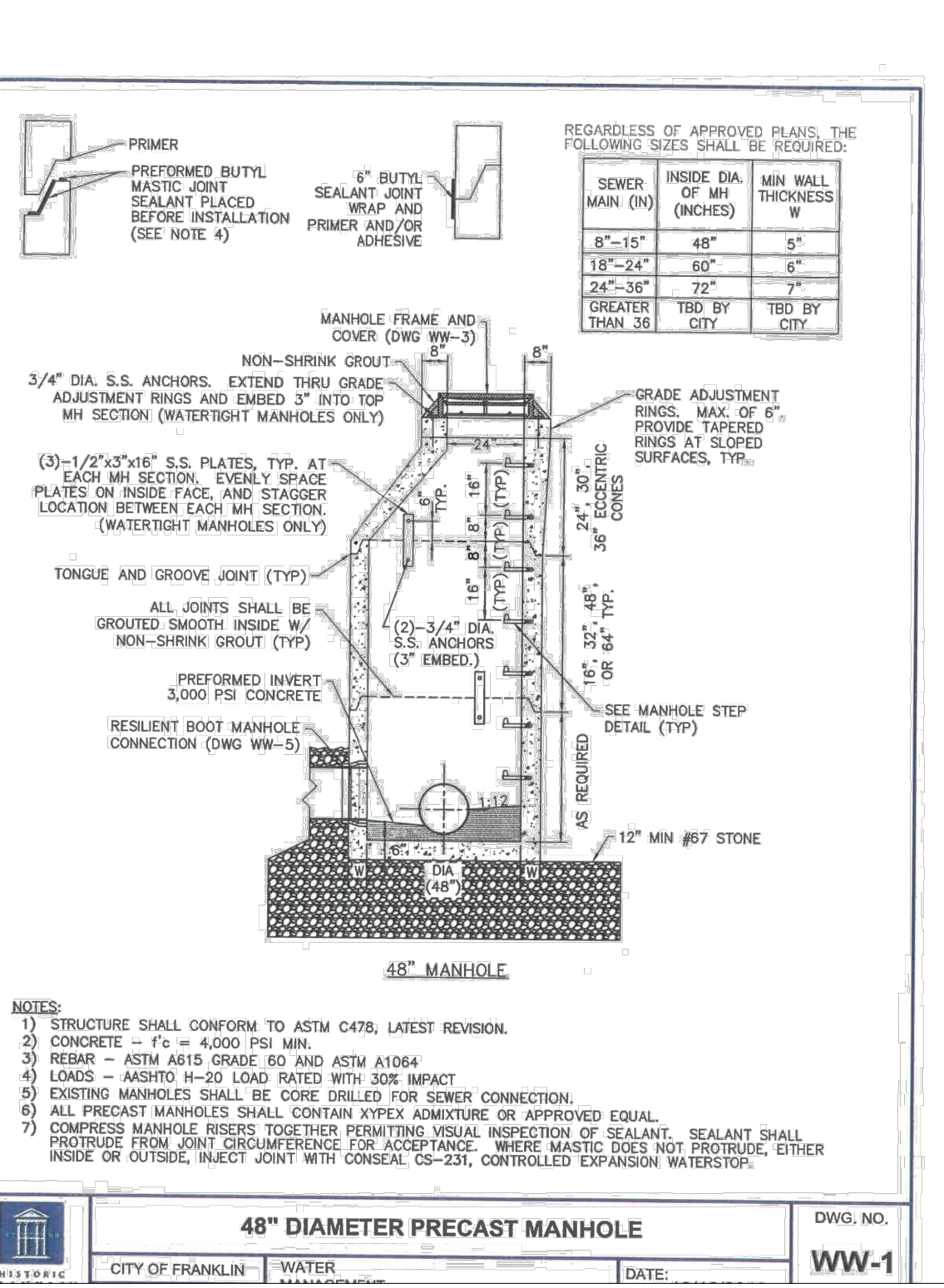
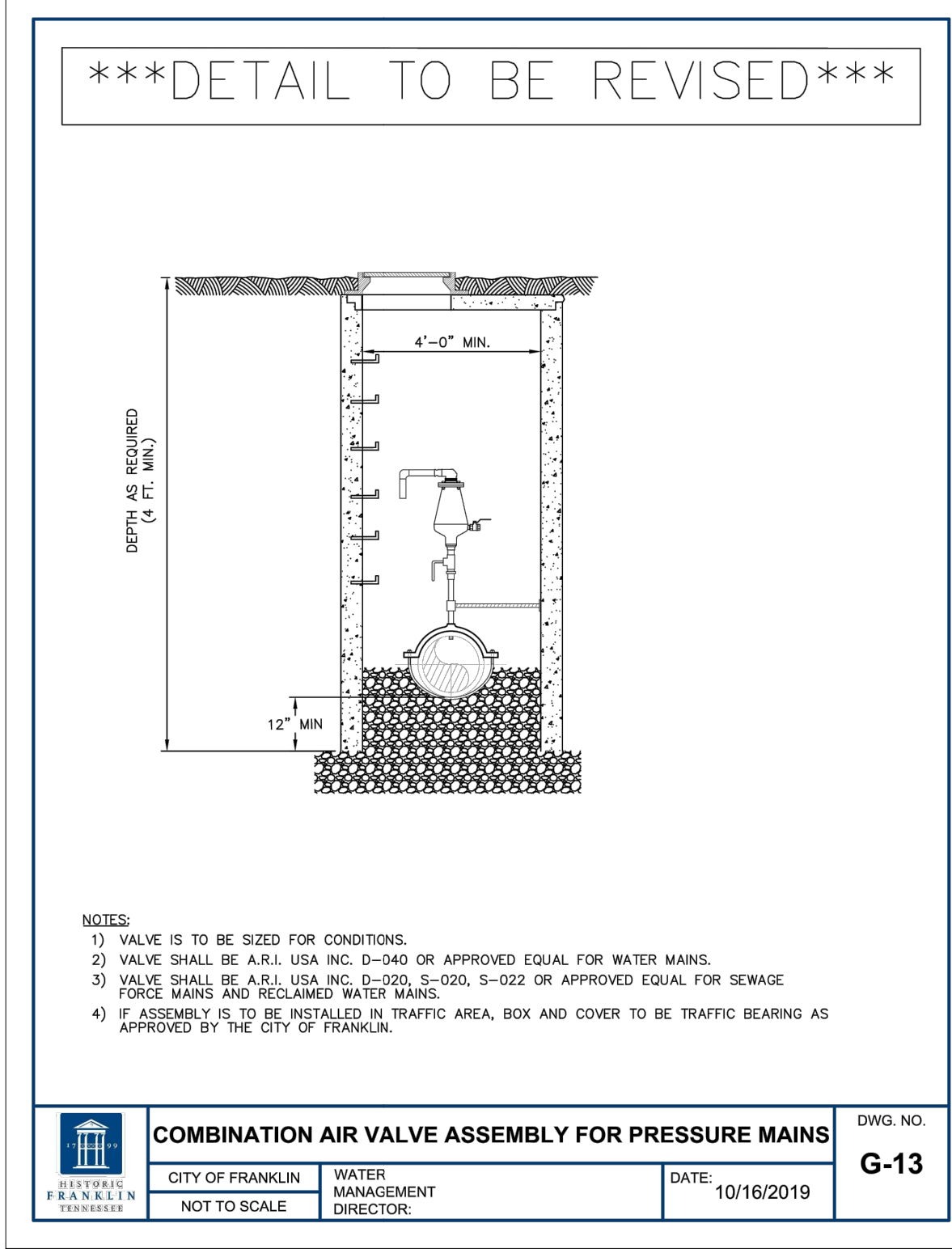
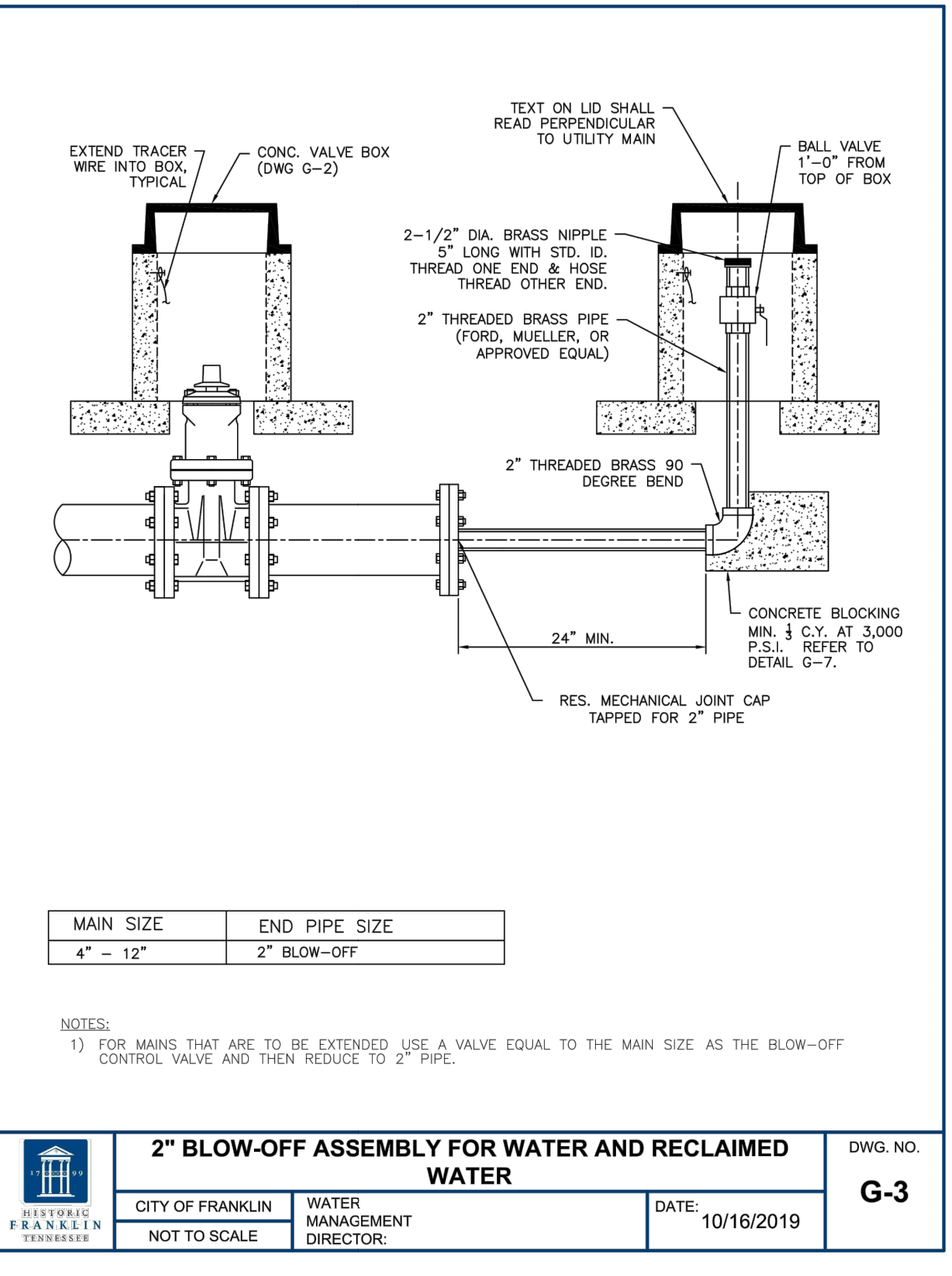
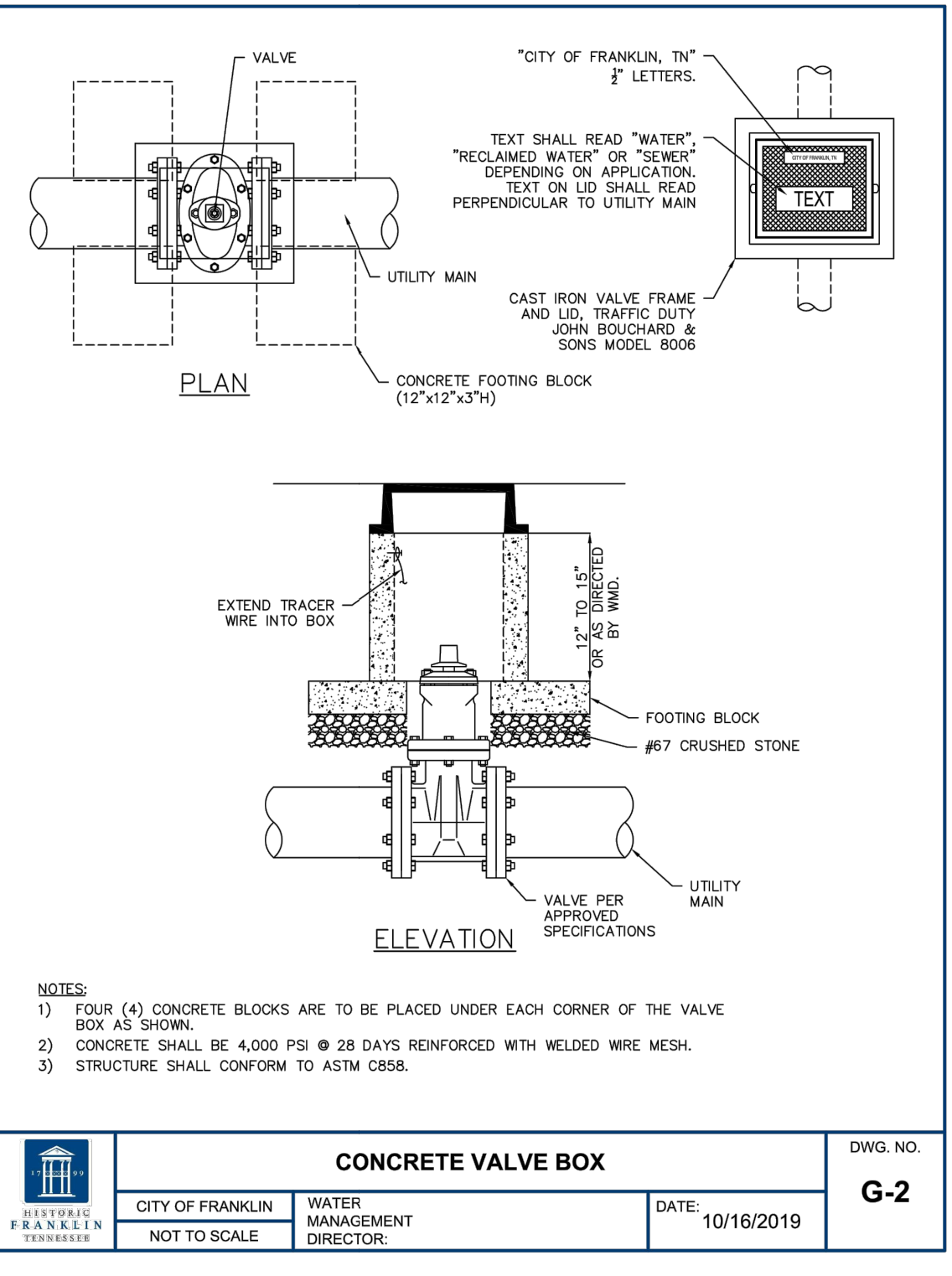
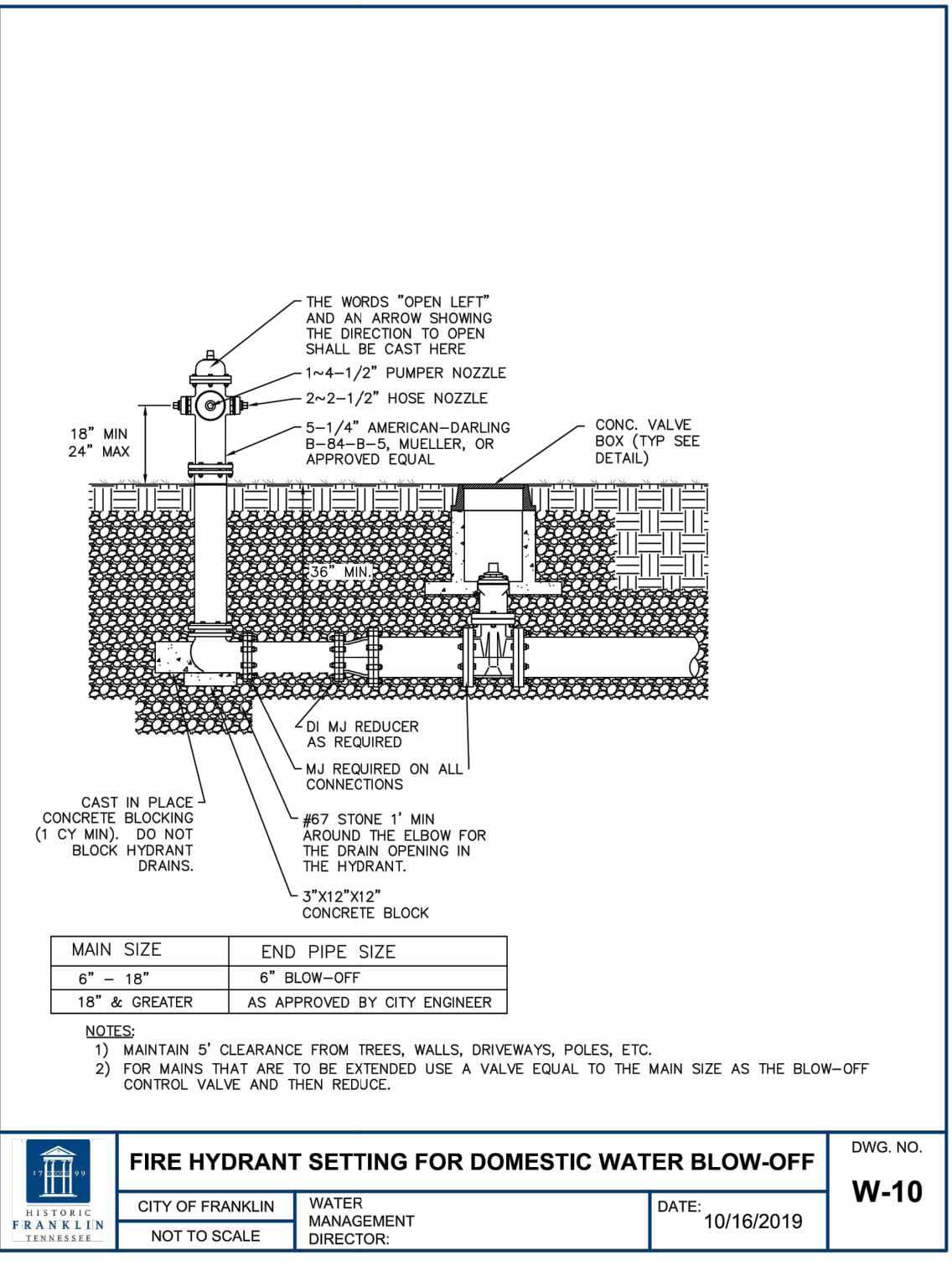
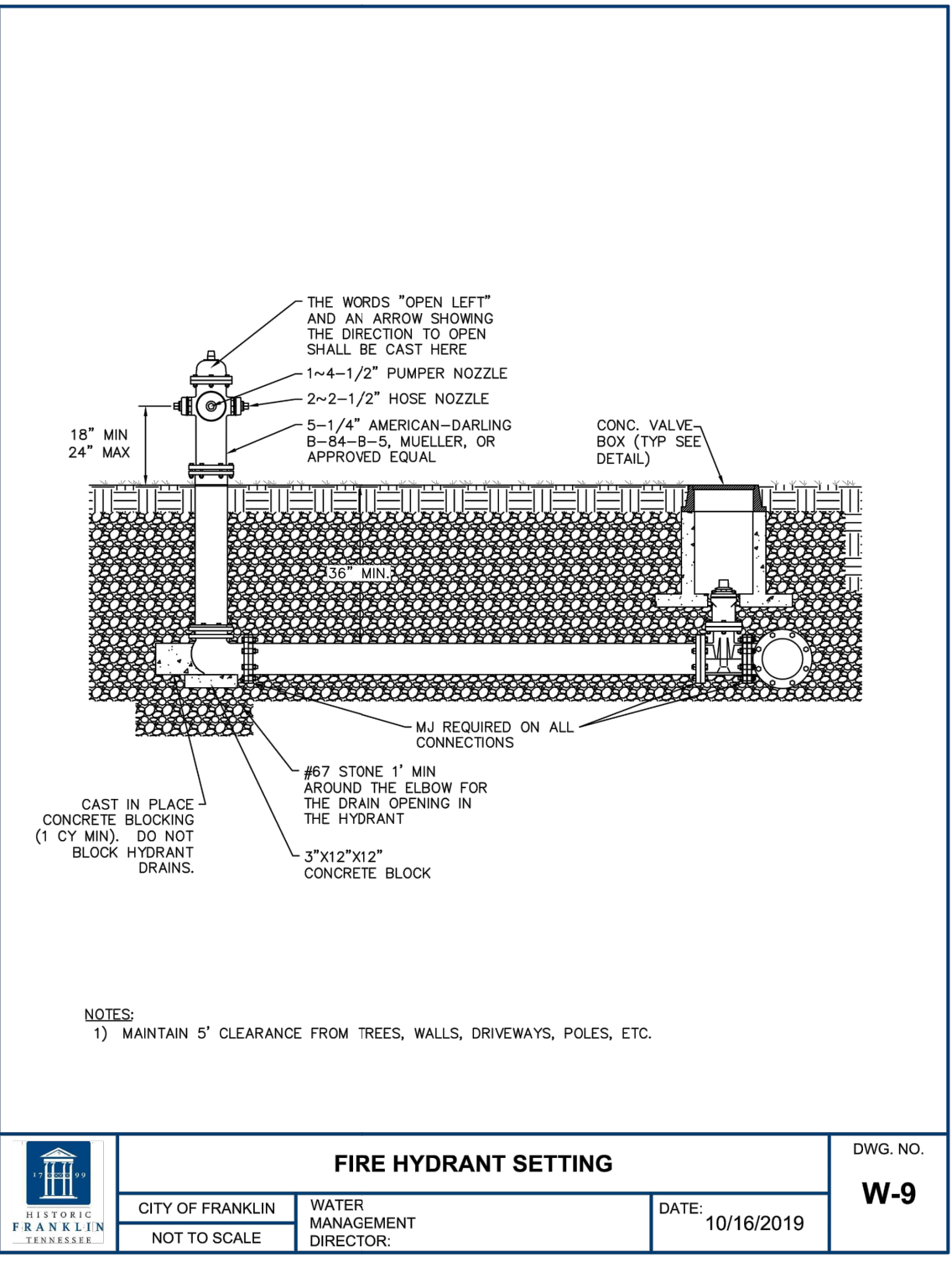
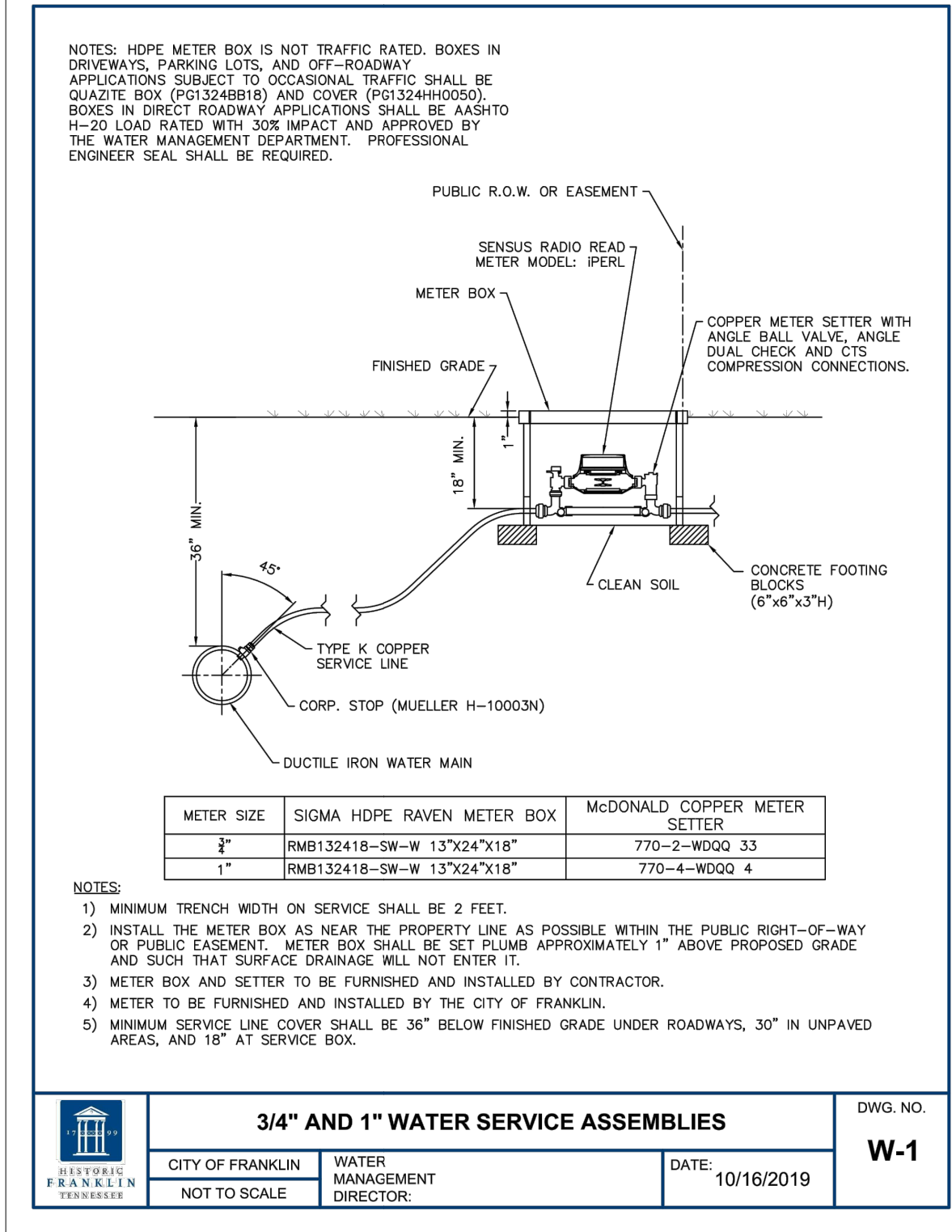
Historic Magnolia Hall
PUD Subdivision, Site Plan
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C5.0



Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

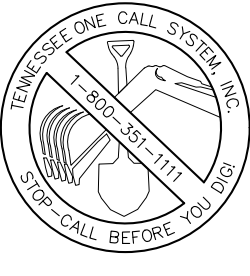
Historic Magnolia Hall PUD Subdivision, Site Plan Map 78 Parcels 7 Franklin, Williamson County, Tennessee



Utility Details

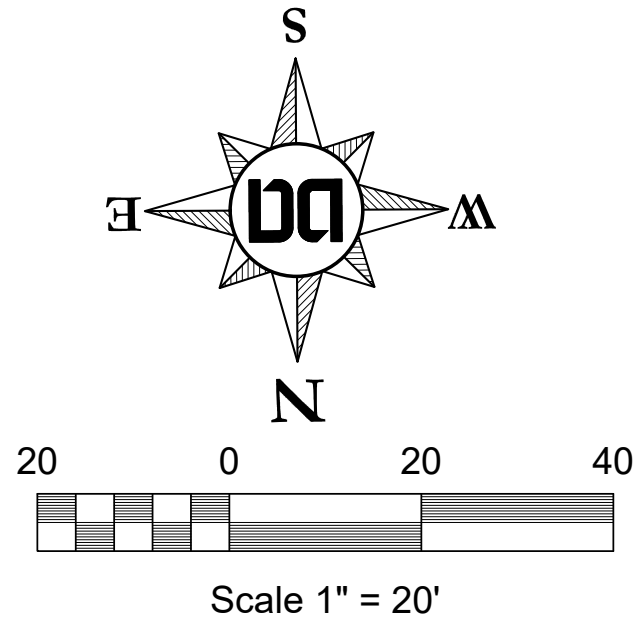
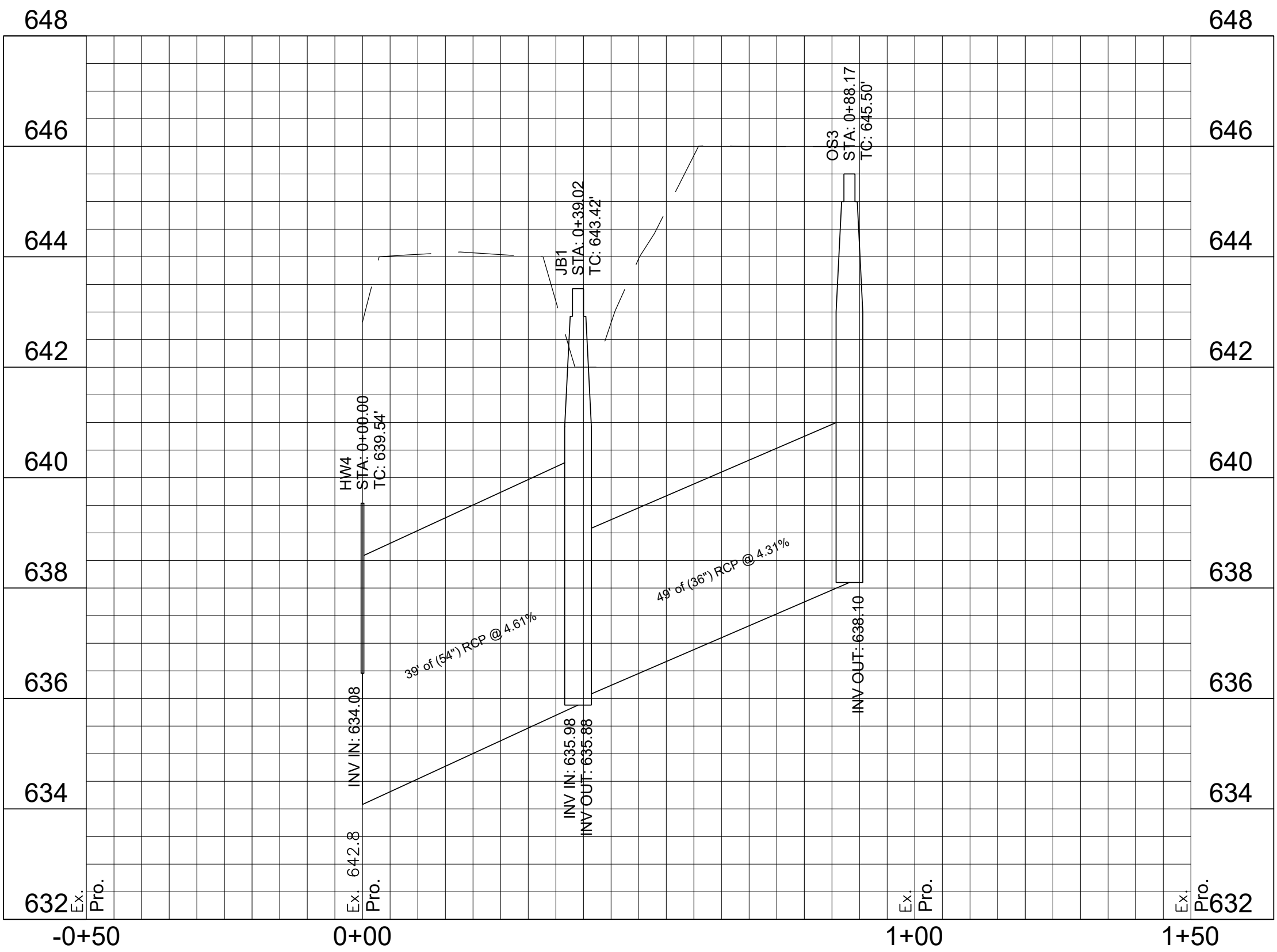
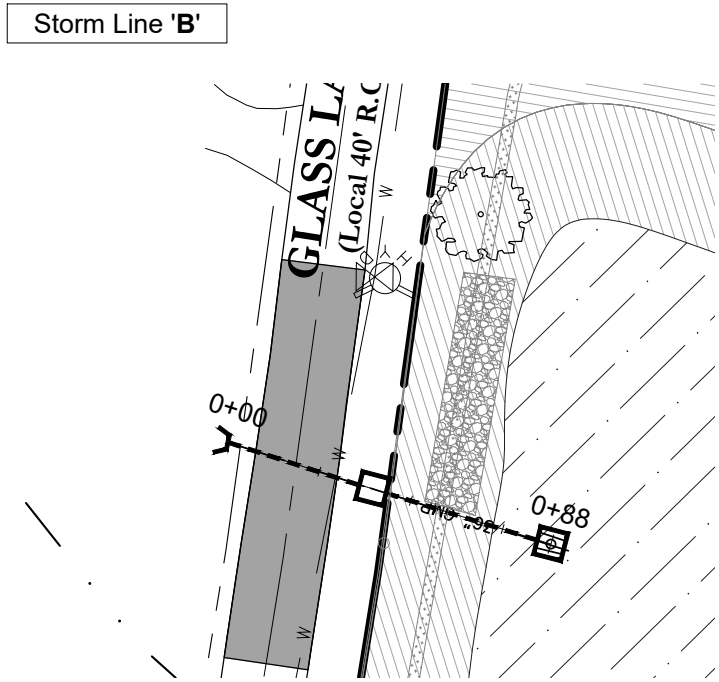
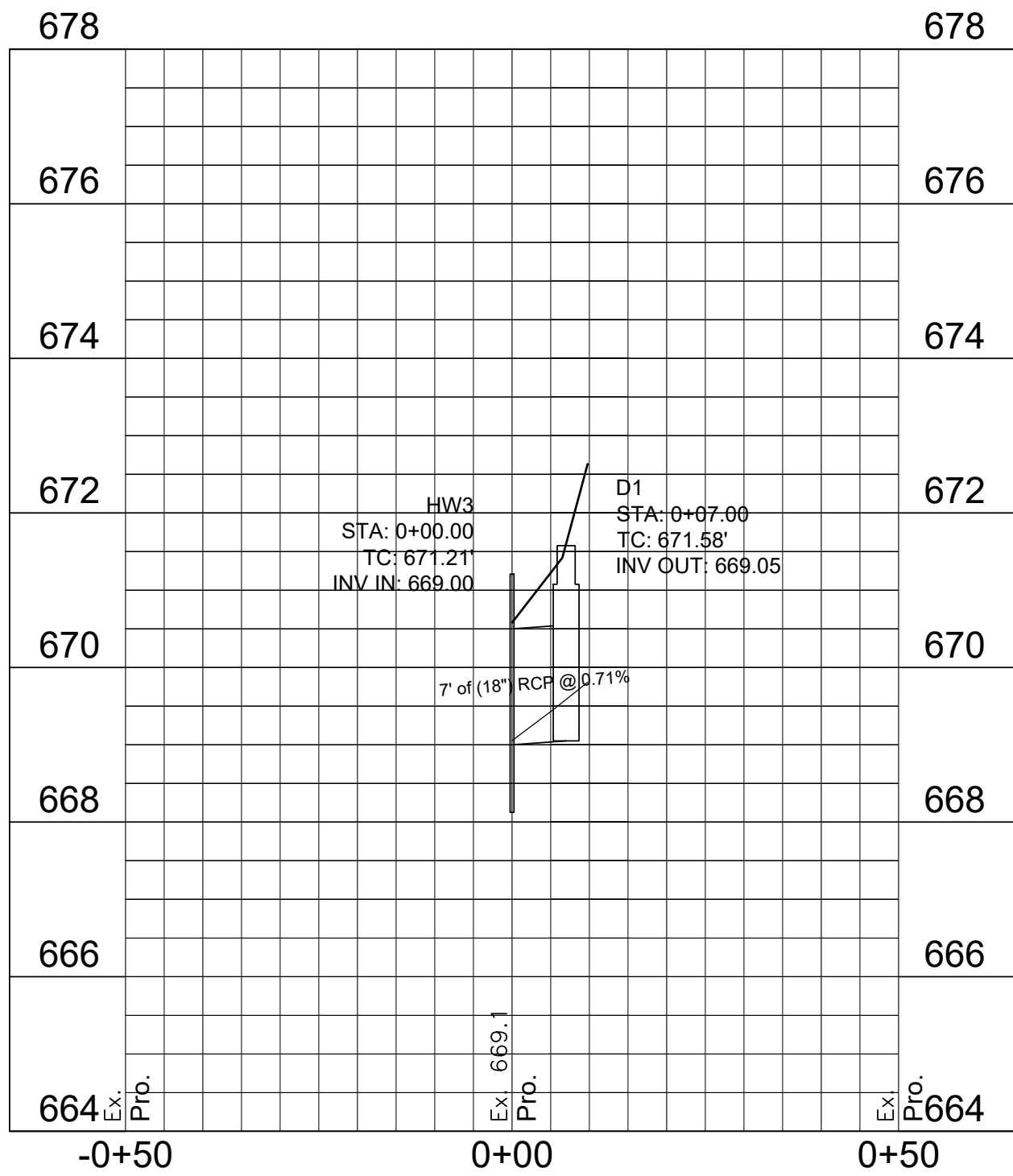
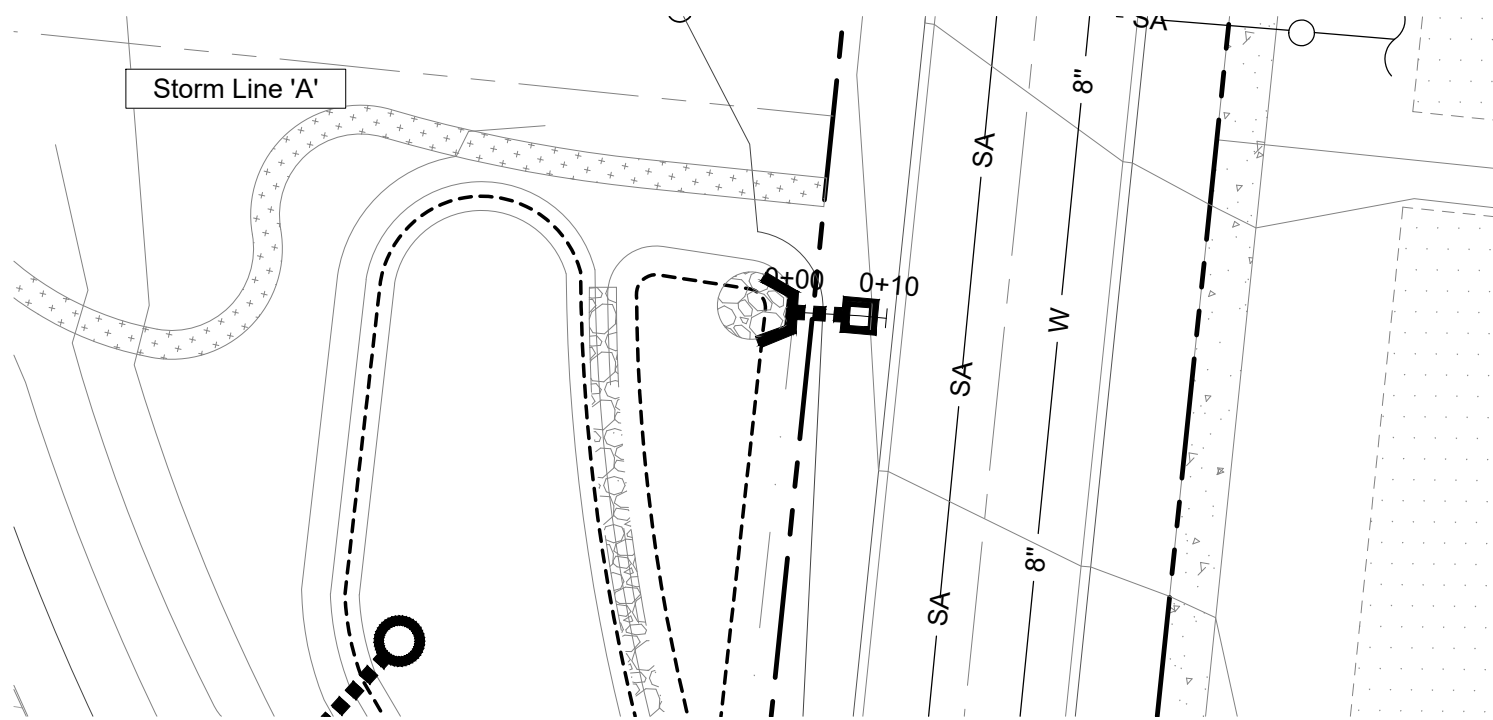
City of Franklin Water
Management Contact Info
124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554

PERMITS:
COF Project #7799



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21002
Historic Magnolia Hall
C5.1



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

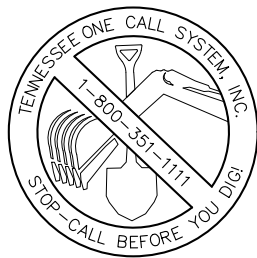
Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

City of Franklin Water Management Contact Info

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeill
615-794-4554

PERMITS:
COF Project #7799



Drawing Date:
July 2021

Revisions

3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee

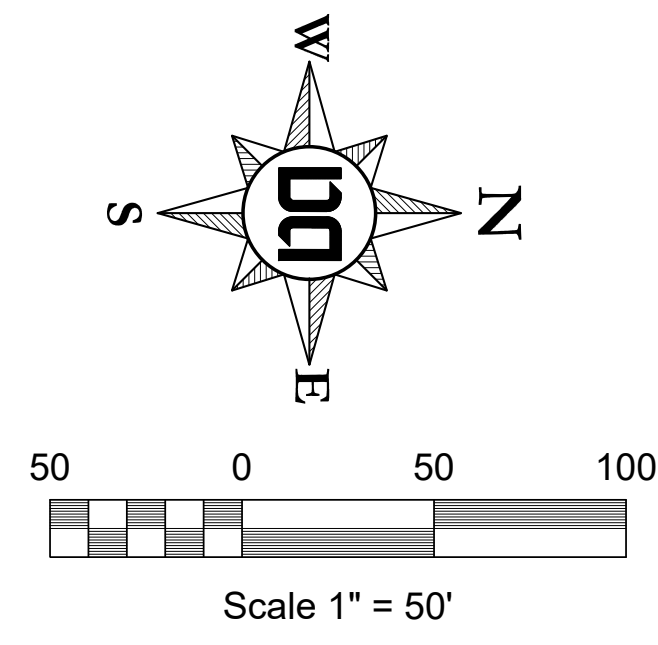
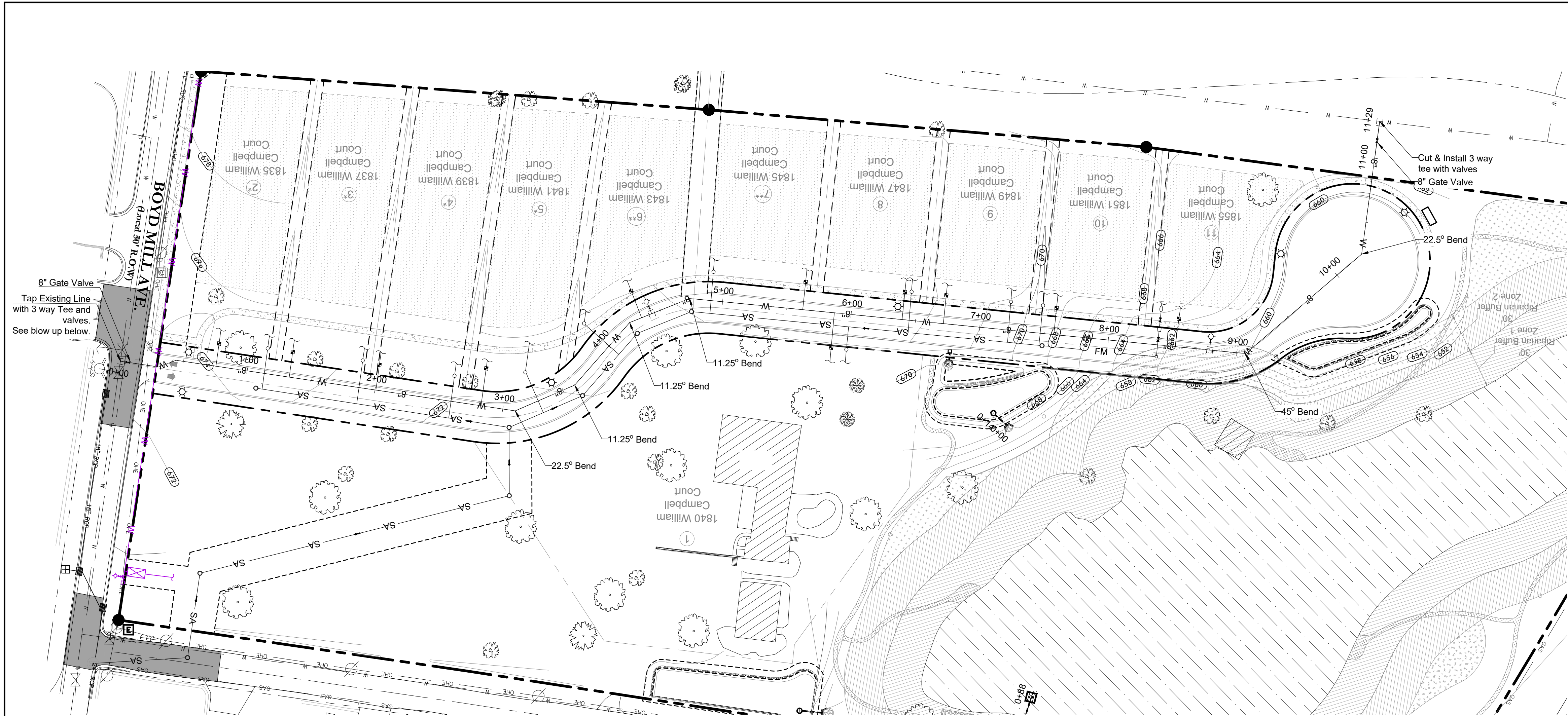


**Storm Sewer
Plan & Profile**

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C5.2



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote
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Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

City of Franklin Water Management Contact Info

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554

City of Franklin Engineered Fill Notes

1. Where sanitary sewers are installed in new fill, a compaction letter sealed by a Geotechnical Engineer registered in the State of Tennessee shall be submitted to the Owner prior to accepting said utilities. An acceptable compaction letter shall state that field density testing indicated that fill has been compacted to at least 95% of the maximum dry density according to the Standard Proctor. If a compaction letter is not available, special protect such as replacement with ductile iron pipe with joint restraint or encasement with flowable fill shall be utilized as approved by the WMD.

PERMITS:
COF Project #7799



Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall

C5.3

Drawing Date:
July 2021

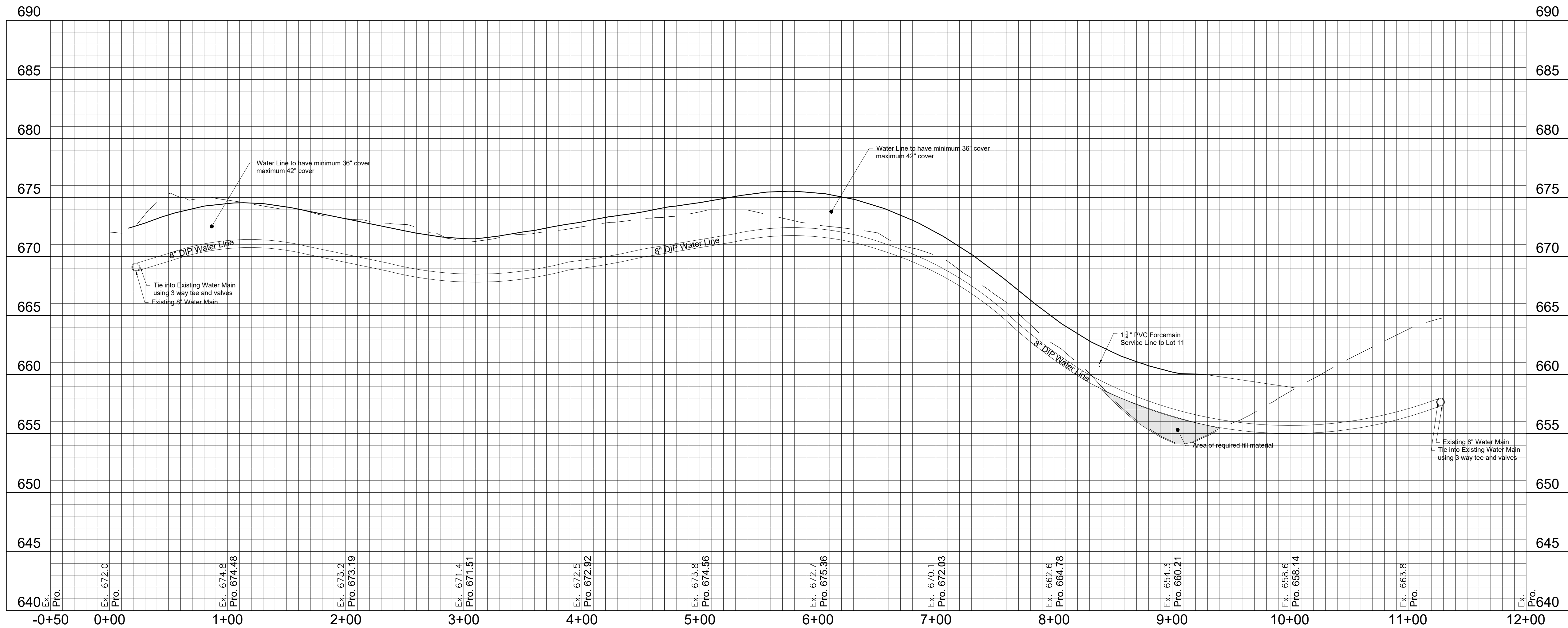
Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

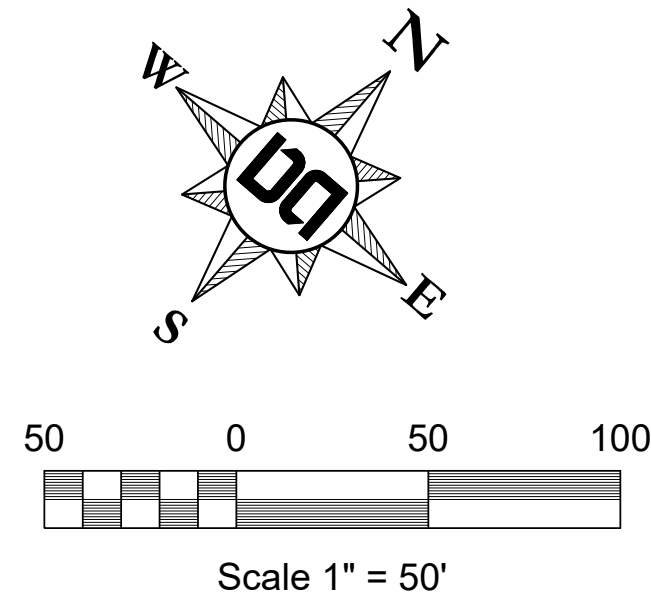
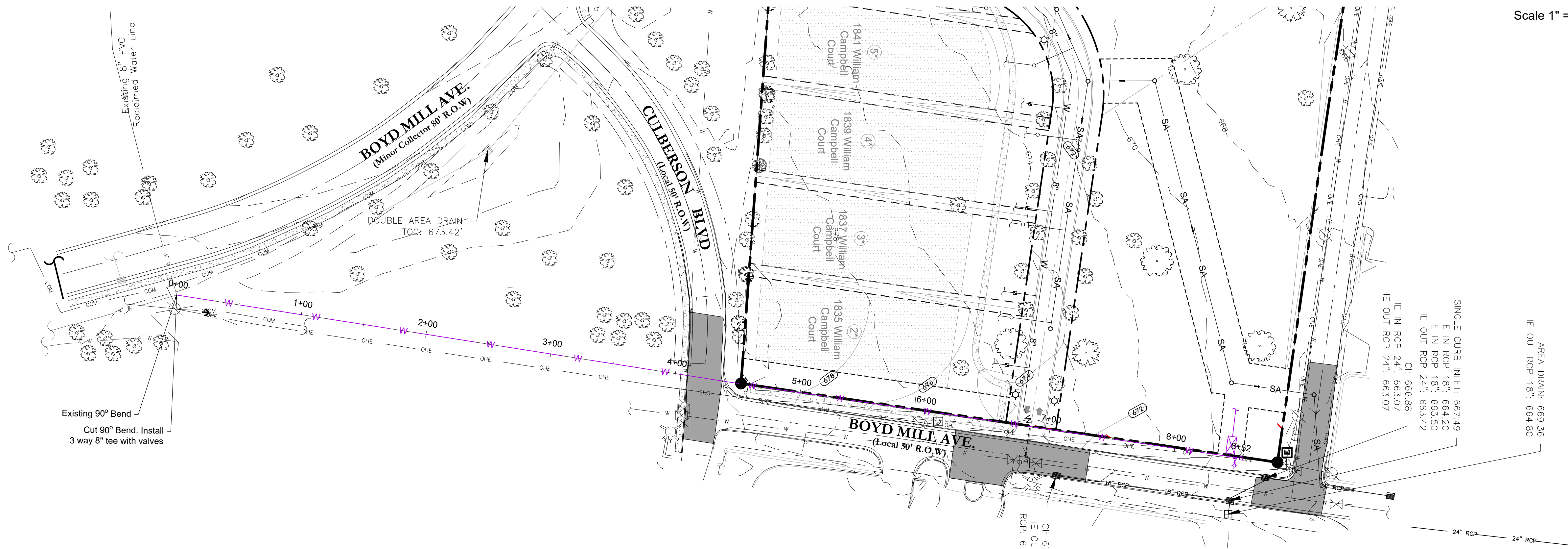
Historic Magnolia Hall PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee



**Water Line 'A'
Plan & Profile**

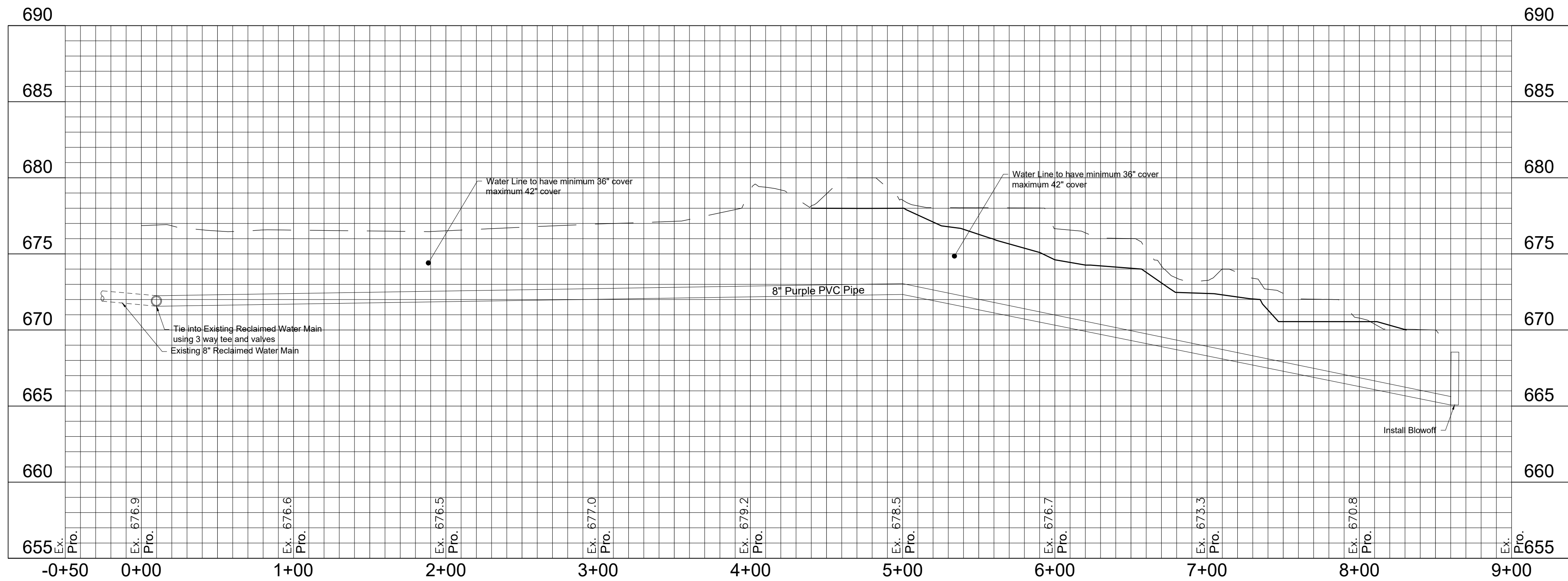




Development Summary	
Map 78, Parcel 7	
600 Boyd Mill Ave.	
Franklin, TN 37064	
Total Site Area - 12.00 Ac.	
Site Zoning: PD0.92	
Overlay Zoning: CFO, HPO	
COF Project #7799	
Owner	
Julia Inman	
600 Boyd Mill Ave.	
Franklin, TN 37064	
Phone	
Email	
Developer	
Bernie Butler	
D9 Arlington, LLC	
2300 Foxhaven Dr.	
Franklin, TN 37069	
615.419.6933	
berniebutler@comcast.net	
Engineer	
Dale and Associates	
Contact: Adam Seger	
516 Heather Place	
Nashville, TN 37204	
615.297.5166	
adam@daleandassociates.net	
Surveyor	
Wilson & Associates	
Contact: Sean McGowan, PE	
108 Beasley Dr.	
Franklin, TN 37064	
615.905.9030	
smcgowan@wilsonpc.com	
Floodnote	
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.	
Benchmark 1	
PK Nail Set in Driveway	
Elevation =	
NAD 83	
North 580,298.54'	
South 1,706,119.87'	

City of Franklin Water Management Contact Info

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554



Projected Demand for Reclaimed Water System
11 lots x 670 GPD = 7370 GPD

PERMITS:
COF Project #7799



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C5.4

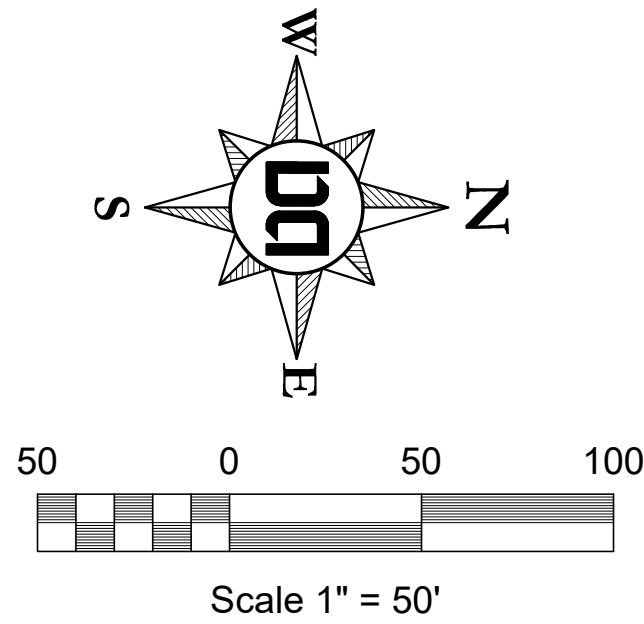
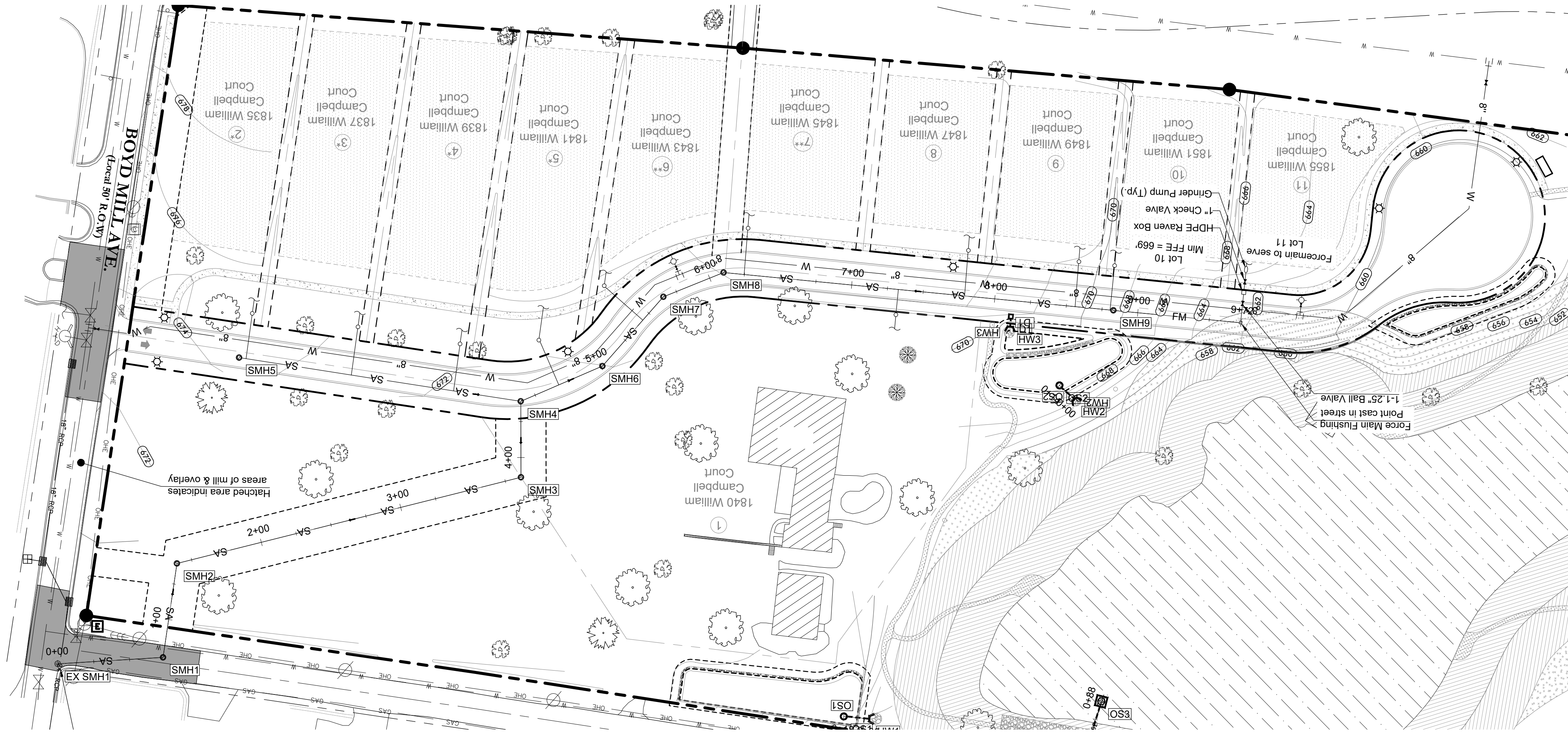
Drawing Date:
July 2021

Revisions
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Reclaimed Water Line 'B' Plan & Profile



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer

Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor

Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1

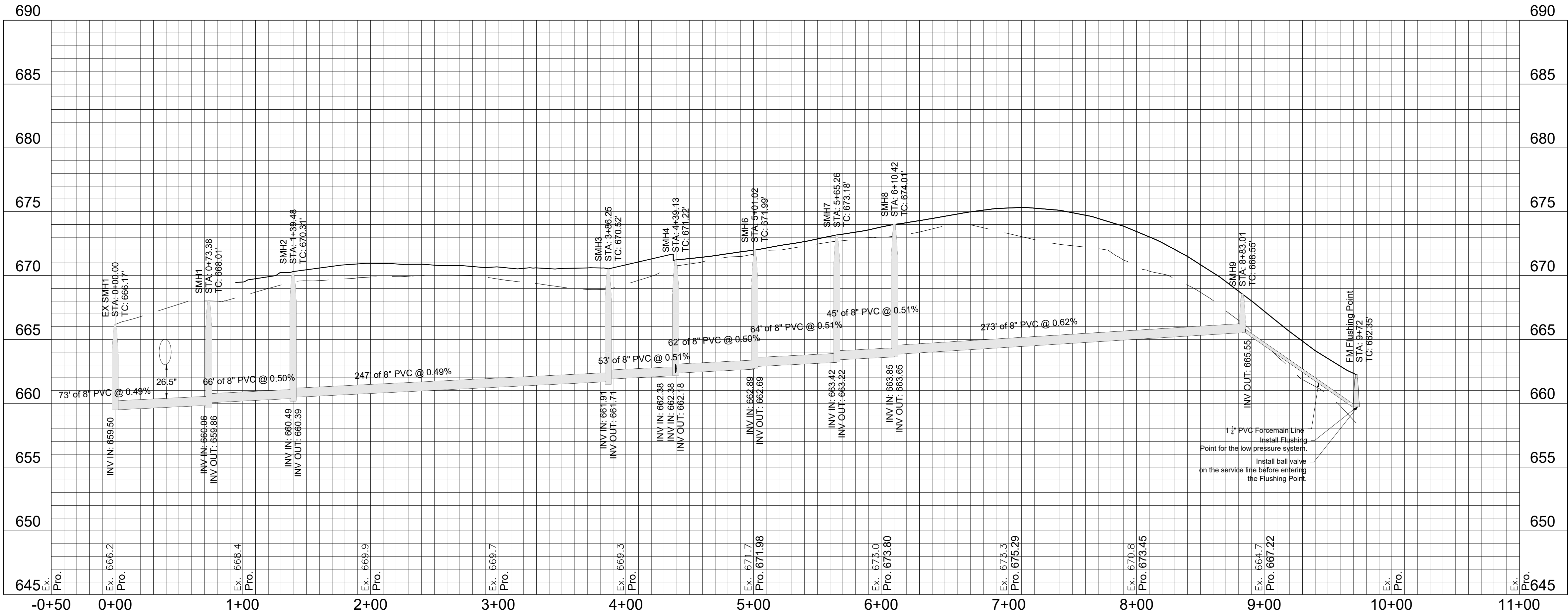
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

City of Franklin Water
Management Contact Info

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554

Sanitary Sewer Note

- Where sanitary sewers are installed in new fill, a compaction letter sealed by a Geotechnical Engineer registered in the State of Tennessee shall be submitted to the Owner prior to accepting said utilities. An acceptable compaction letter shall state that field density testing indicated the fill has been compacted to at least 95% of the maximum dry density according to the Standard Proctor. If a compaction letter is not available, special protection such as replacement with ductile iron pipe with joint restraint or encasement with flowable fill shall be utilized as approved by the WMD.



PERMITS:
COF Project #7799

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21002
Historic Magnolia Hall

C5.5

Historic Magnolia Hall
PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee

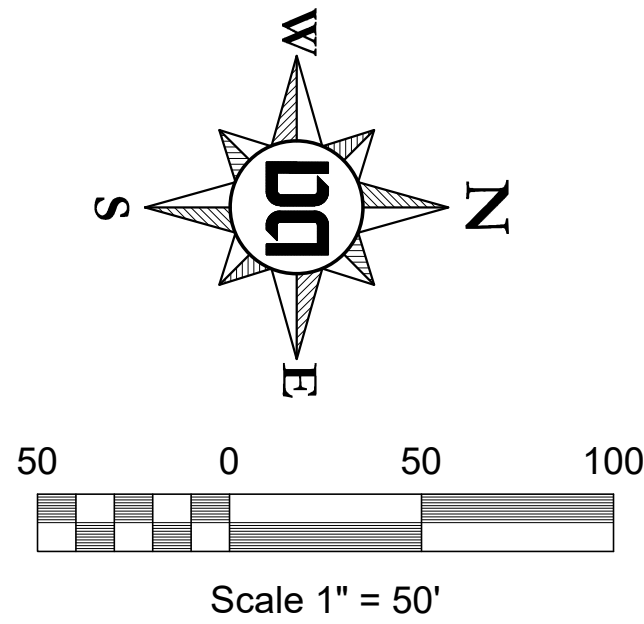
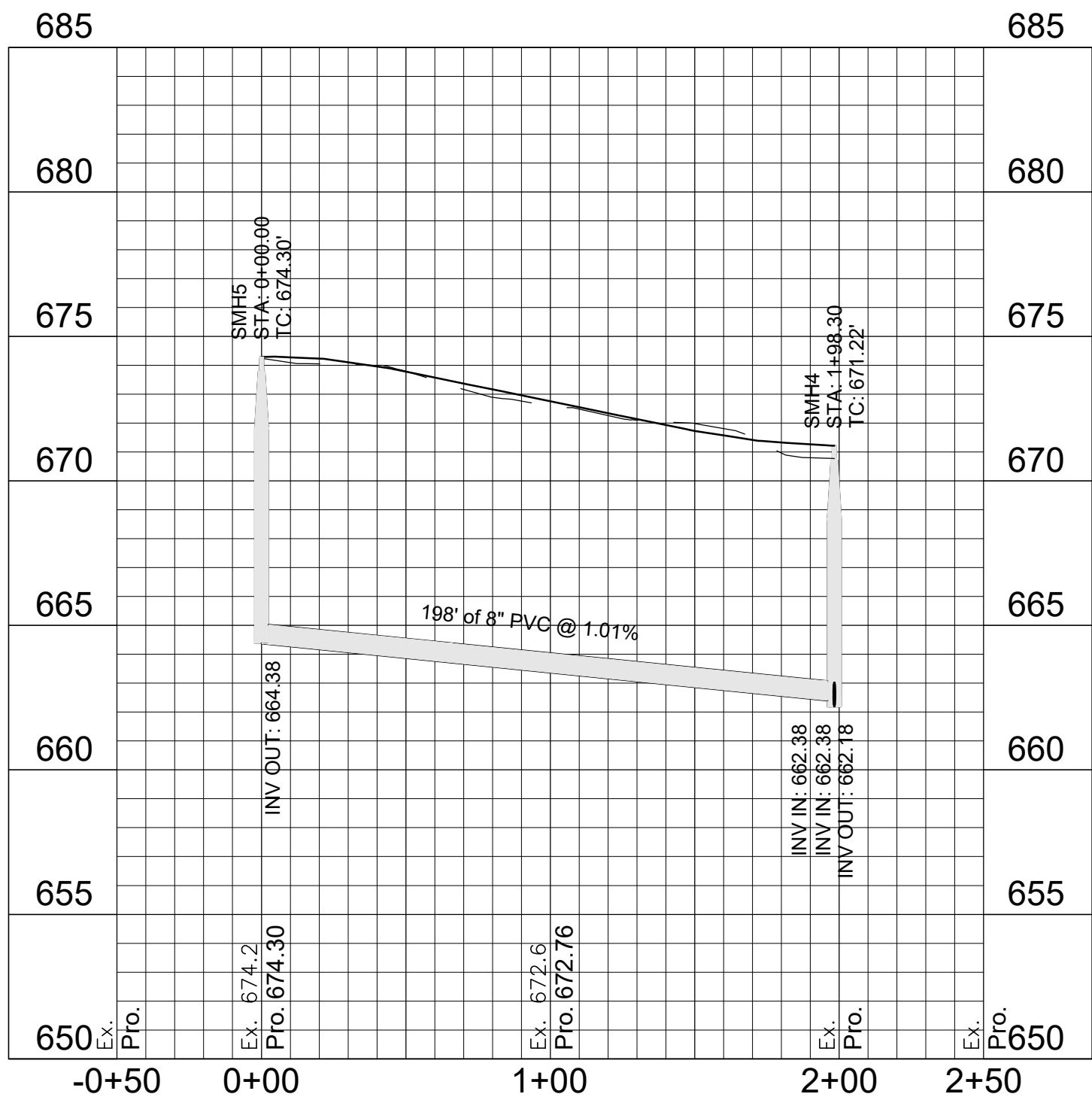
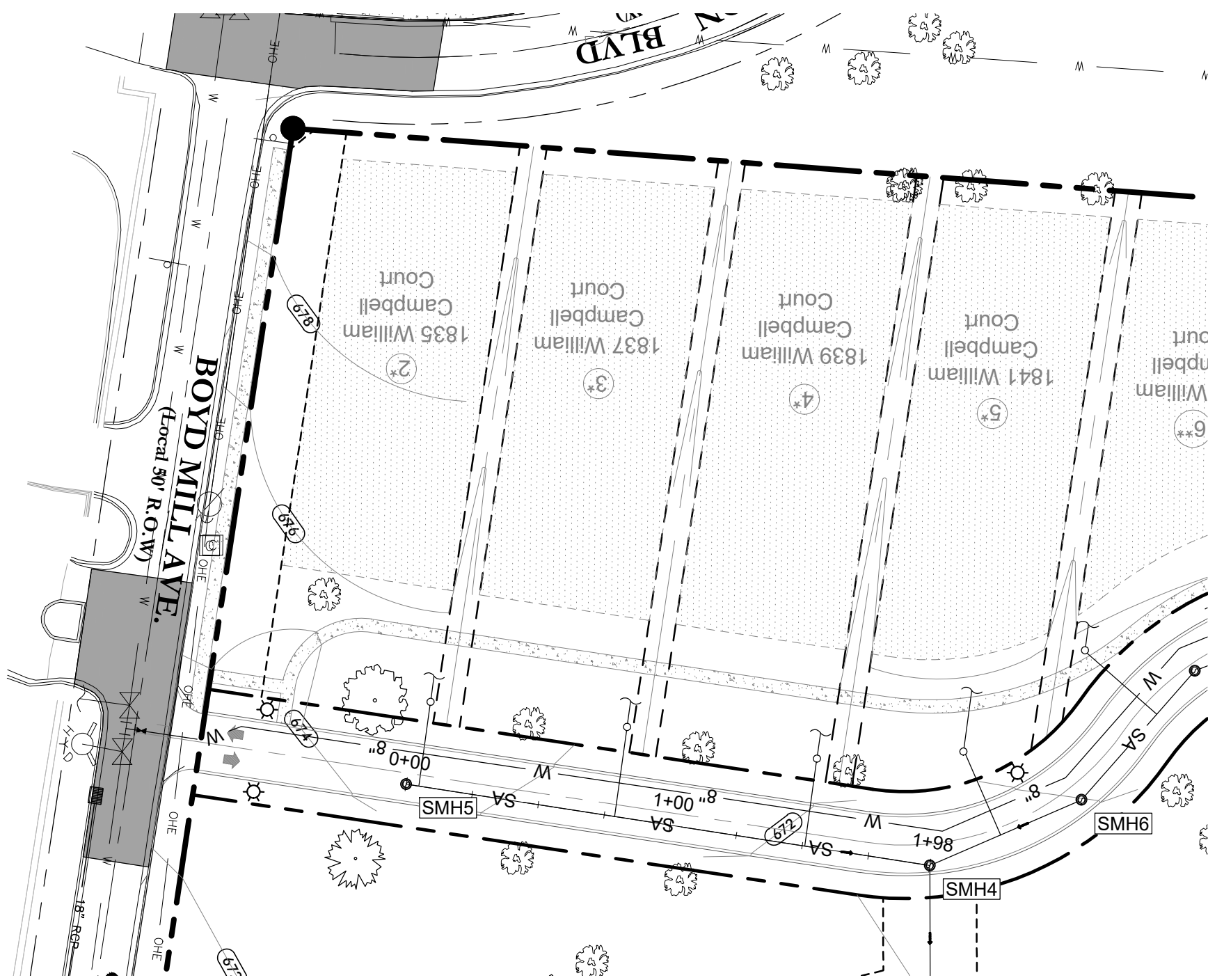


Sewer Line 'A'
Plan & Profile

Drawing Date:
July 2021

Revisions

3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
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Engineer

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Contact: Adam Seger
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Surveyor

Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

Benchmark 1

PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

**City of Franklin Water
Management Contact Info**

124 Lumber Dr.
Franklin, TN 37064
Attn: Ben McNeil
615-794-4554

Sanitary Sewer Note

- Where sanitary sewers are installed in new fill, a compaction letter sealed by a Geotechnical Engineer registered in the State of Tennessee shall be submitted to the Owner prior to accepting said utilities. An acceptable compaction letter shall state that field density testing indicated the fill has been compacted to at least 95% of the maximum dry density according to the Standard Proctor. If a compaction letter is not available, special protection such as replacement with ductile iron pipe with joint restraint or encasement with flowable fill shall be utilized as approved by the WMD.

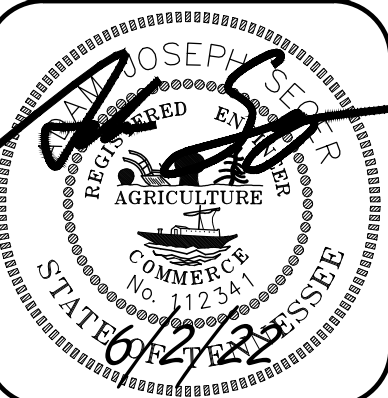
Drawing Date:
July 2021

Revisions

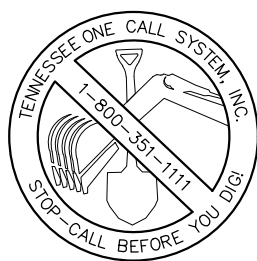
3/14/22 - Site Plan
4/7/22 - Site Plan
5/5/22 - Site Plan
6/2/22 - Site Plan

**Historic Magnolia Hall
PUD Subdivision, Site Plan**

Map 78 Parcels 7
Franklin, Williamson County, Tennessee



**Sewer Line 'B'
Plan & Profile**

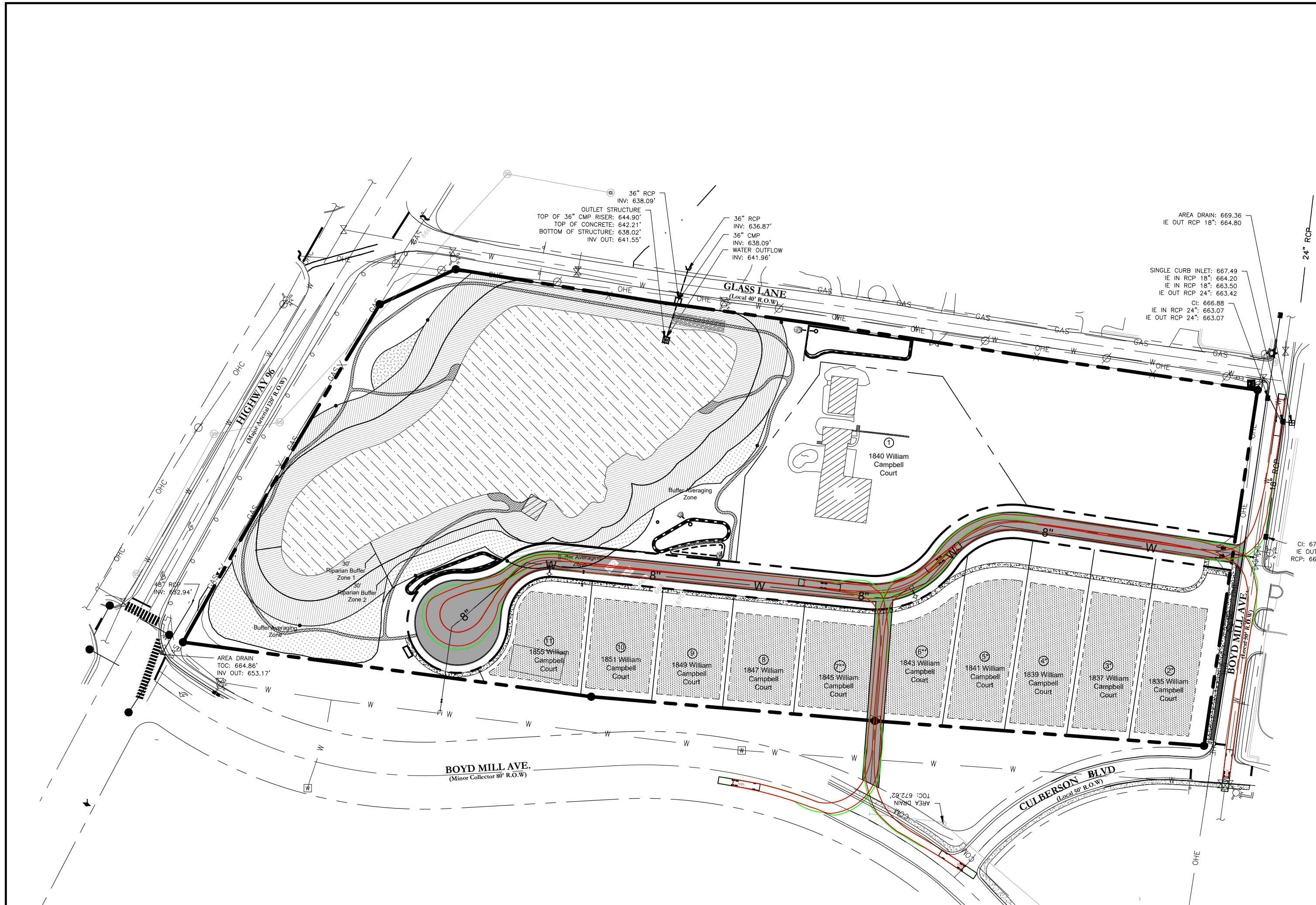


PERMITS:
COF Project #7799

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21002
Historic Magnolia Hall

C5.6



Franklin Fire Truck

Design Speed:	5 MPH
Front Axle(s):	1 Ackerman (axes fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axes identical)
Primary Rear Axle Offset:	21.316ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	23.525ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.417ft
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Wall / Wall Turning Radius:	42.000ft (based upon body only)
Calculated Maximum Wheel Angle:	47.300deg
Lock-to-Lock Time (Fwd/Rev):	4.0sec / 4.0sec
Driver / Pilot:	
Driver Offset Longitudinally:	-1.623ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	6.234ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-5.44ft, 0.000ft
Length / Width:	50.0417ft / 8.33ft

Franklin Garbage Truck

Front Axle(s):	1 Ackerman (axes fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.100ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.810ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.835ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axes identical)
Primary Rear Axle Offset:	19.500ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	22.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	5.000ft
Status:	Active Non Self-Steered
Track Width:	8.100ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.810ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.835ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	46.000ft (based upon active axes only)
Calculated Maximum Wheel Angle:	34.000deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot:	
Driver Offset Longitudinally:	0.721ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	8.202ft (Above ground level)
Front Coupling:	None
Rear Coupling:	Generic
Coupling Offset:	19.500ft (behind Front Primary Axle)
Coupling Height:	2.835ft (Auto Calculated - proportion of Tire Diameter)
Capability:	Can Tow or be Towed
Max. Horizontal Articulation Angle:	90.000deg
Max. Vertical Articulation Angle:	10.000deg
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-4.200ft, 0.000ft
Length / Width:	35.000ft / 8.100ft

ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction", published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Access Road Notes

- Roads shall be completed and inspected before a building permit is issued.
- Roads must be constructed to minimize erosion impacts.
- Roads shall be a minimum of 20-feet wide.
- Access roads shall terminate not less than 150-feet from any portion of a structure.
- Turnarounds required for access roads longer than 150-feet.
- Roads shall be an all-weather surface capable of supporting 80,000-pounds.
- Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provisions for storm drainage, light and lane markings, devices and signage.
- If a sewer manhole is located in the gravel area, the access road must be paved.

Gate Notes

- The proposed gate to be decorative iron gate utilizing the existing entrance gate on property. It will consist of two 7ft wide gates hinged to a steel square post, and be latched in the middle, providing a clearance of at least 12 ft wide. The gate will be locked and a key will be located in a Knox Box for Fire Department access.
- Gate must be capable of manual operation in the event of a power loss.
- Gate must have an override feature to permit access by multiple emergency vehicles without having to wait for intermittent opening of the gate.
- Manual gate: Knox padlock or Knox Box with owner-supplied key.
- Gate to be a maximum of 20-feet wide. Where there is a divided roadway, the gate to be a minimum of 12-feet wide.
- Minimum height clearance is 13-feet, 6-inches.
- Automatic gates must comply with UL 325 and ASTM F2200.

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning: PD0.92
Overlay Zoning: CFO, HPO
COF Project #7799

Owner

Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer

Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer

Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Surveyor

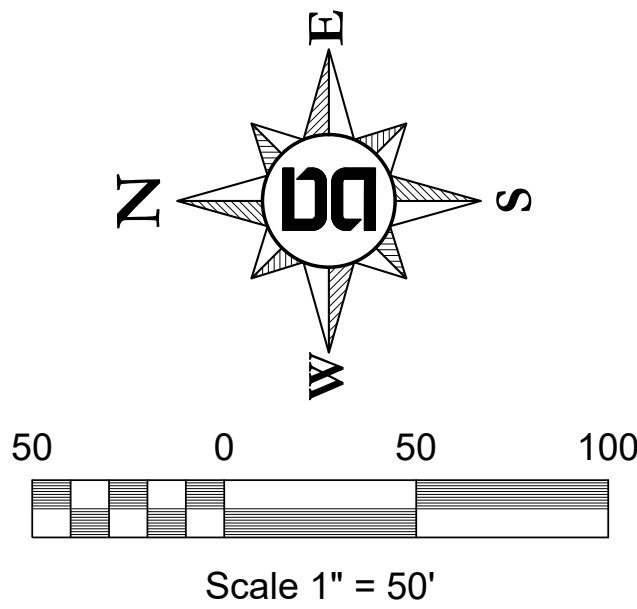
Wilson & Associates
Contact: Sean McGowan, PE
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Floodnote

This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1

PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



Legend:

- Vehicle Body Track
- Vehicle Wheel Track

Statement of Impacts

Streets

This project is proposing a new minor local street to serve the proposed residential lots. The street will not connect to any other streets, which will limit the amount of traffic the road will experience.

Drawing Date:
July 2021

Revisions

- 3/14/22 - Site Plan
- 4/7/22 - Site Plan
- 5/5/22 - Site Plan
- 6/2/22 - Site Plan

Historic Magnolia Hall
PUD Subdivision, Site Plan

Map 78 Parcels 7
Franklin, Williamson County, Tennessee

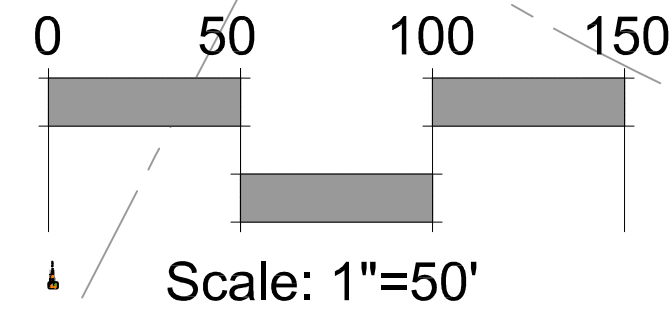


Emergency Management Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21002
Historic Magnolia Hall
C6.0



PERMITS:
COF Project #7799



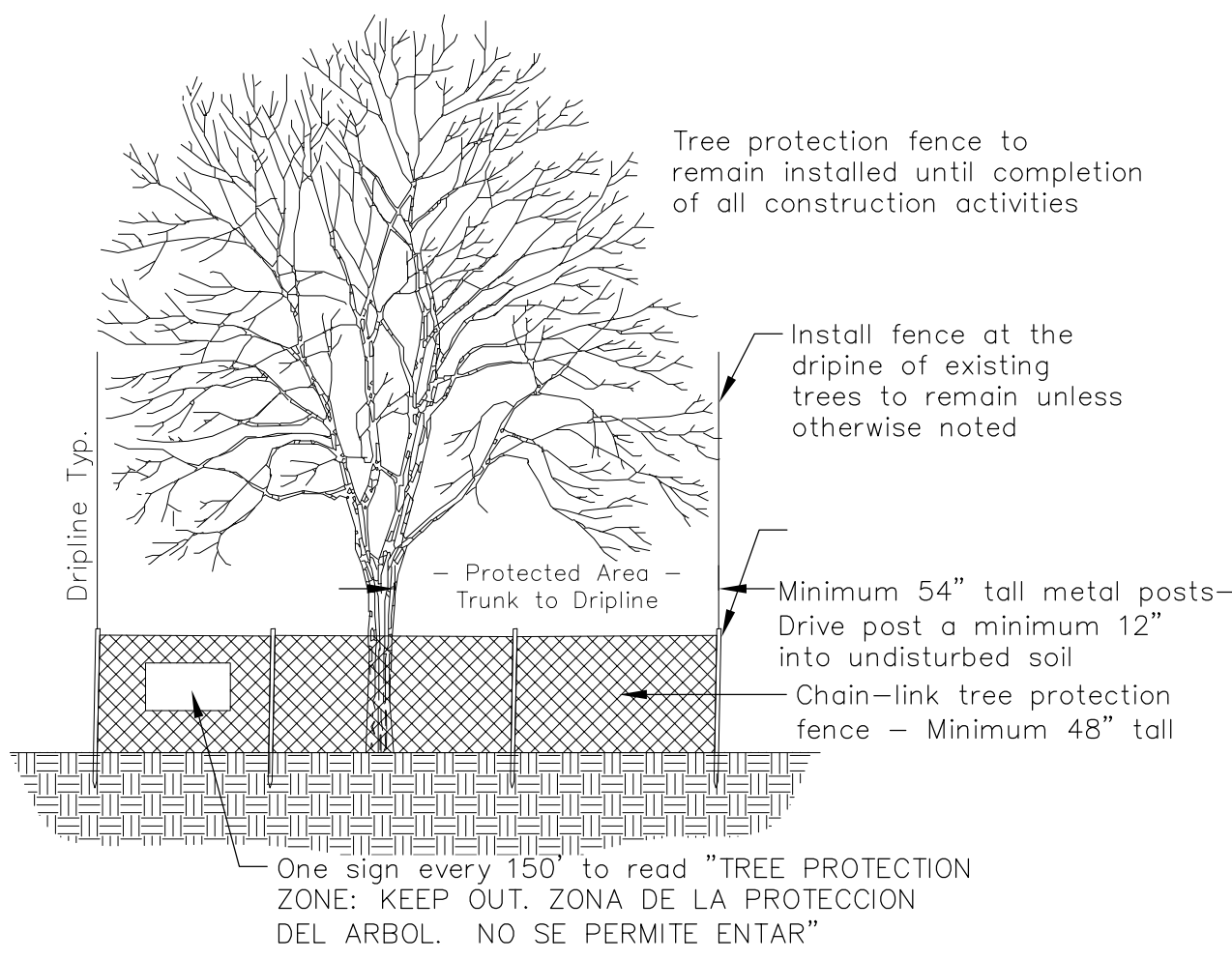
EXISTING TREE CANOPY COVERAGE:	21.5% OF SITE (2.58 AC)
TREE CANOPY RETENTION (MIN):	10.3% (.215 [EXISTING COVER] X .48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	1.23 AC
TREE PROTECTION PROVIDED:	2.36 AC (90% OF EXISTING CANOPY TO BE PRESERVED)

Key	Size	Species	Condition	Specimen Trees to be Removed			
1	27"	HACKBERRY	HEALTHY	Healthy Specimen Trees to be Removed=			6
2	38"	CEDAR	HEALTHY	Total Caliper Inches of Healthy Trees to be Removed=			183 inches
				Key	Size	Species	Condition
3	24"	MAPLE	HEALTHY	4	24"	MAPLE	HEALTHY
4	24"	MAPLE	HEALTHY	6	39"	HACKBERRY	POOR
5	47"	ELM	HEALTHY	7	25"	MAPLE	HEALTHY
6	39"	HACKBERRY	POOR	12	47"	ELM	FAIR
7	25"	MAPLE	HEALTHY	15	24"	CEDAR	HEALTHY
8	30"	SYCAMORE	HEALTHY	17	38"	ELM	HEALTHY
9	32"	CEDAR	FAIR	22	32"	CHERRY	HEALTHY
10	43"	HACKBERRY	FAIR	23	28"	HACKBERRY	POOR
11	53"	ELM	FAIR	24	40"	CHERRY	HEALTHY
12	47"	ELM	FAIR	25	42"	PECAN	POOR/ HAZARD
13	27"	MAGNOLIA	HEALTHY	26	44"	CHERRY	POOR/ HAZARD
14	24"	MAPLE	HEALTHY				
15	33"	CHERRY	POOR/ HAZARD		Specimen Tree		
16	38"	ELM	HEALTHY		Specimen Tree to be Removed		
18	32"	HACKBERRY	HEALTHY				
19	40"	MAPLE	FAIR				
20	31"	CHERRY	FAIR				
21	32"	HACKBERRY	HEALTHY				
22	32"	CHERRY	HEALTHY				
23	28"	HACKBERRY	POOR				
24	40"	CHERRY	HEALTHY				
25	42"	PECAN	POOR/ HAZARD				
26	44"	CHERRY	POOR/ HAZARD				
27	49"	HACKBERRY	FAIR				
28	32"	HACKBERRY	FAIR				
29	26"	HACKBERRY	FAIR				

SITE ACREAGE:	12.00 AC	(522,721.8 SF)
ZONING:	PD	
ZONING OVERLAYS:	CFO / HPO	
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	20%	2.4 AC
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	55%	6.61 AC (OPEN SPACE PROVIDED)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	21.3%	2.61 AC
PERCENT AND ACREAGE OF TREE CANOPY REQUIRED:	10.3%	1.23 AC
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	20.3%	2.36 AC
NUMBER AND DBH OF SPECIMEN TREES REMOVED: (HEALTHY)	6	183"

366" of specimen replacement trees will be shown on the site plan. Replacement trees will be planted on site or the form of a contribution to the tree bank. Refer to Site Landscape Plan.

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc.; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system so as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



TREE PROTECTION FENCE DETAIL
N.T.S.

Magnolia Hall - PUD Subdivision

Site Plan

Boyd Mill Avenue, Franklin, Tennessee

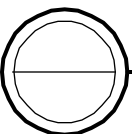


date. March 14, 2022
revisions. April 7, 2022
- May 5, 2022
June 2, 2022

project no. 19068
scale. shown on plan

L-1.0

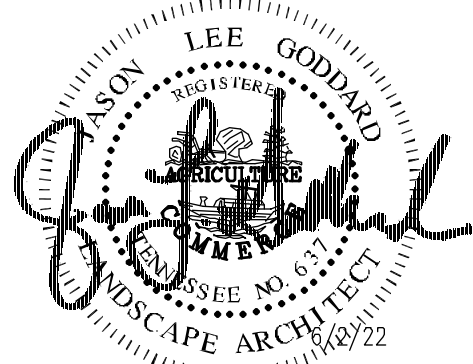
C.O.F. # 7799



TREE PRESERVATION PLAN - EXISTING AERIAL PHOTO

1" = 50'

Tree Preservation Plan



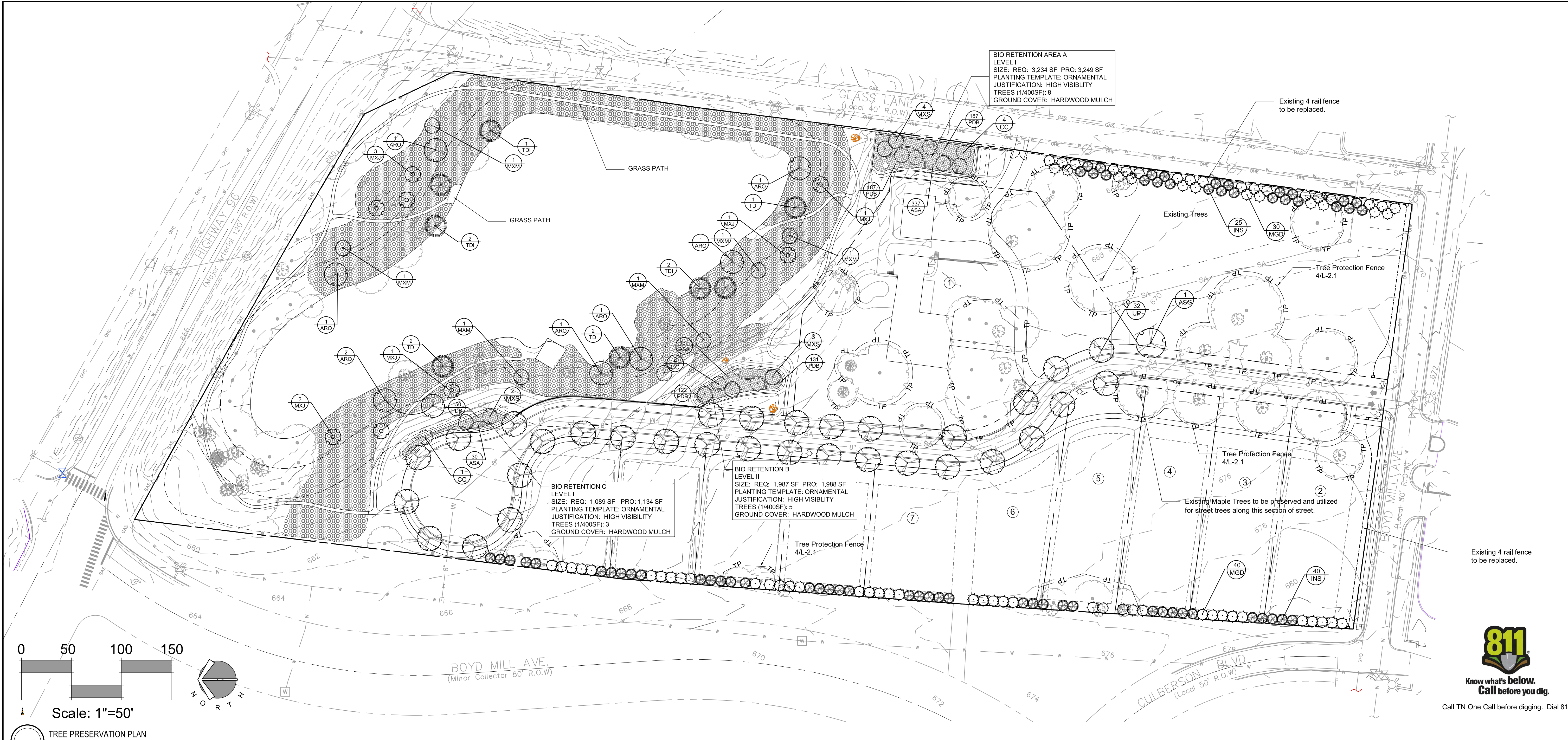
date. March 14, 2022
revisions. April 7, 2022
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June 2, 2022

project no. 19068
scale. shown on plan

L-1.1
C.O.F. # 7799

Magnolia Hall - PUD Subdivision
Site Plan
Boyd Mill Avenue, Franklin, Tennessee

DesignStudio
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
919 High Point Ridge Road, Franklin Tennessee
(615) 528.8118



LANDSCAPE DATA CHART

SITE ACREAGE:	12 AC (522,721 SF)
ZONING:	CC
ZONING OVERLAYS:	CENTRAL FRANKLIN
LSA (LANDSCAPE SURFACE AREA)	20%
ORIGINAL CANOPY COVER:	2.58 ac (21.5%)
REQUIRED TREE CANOPY RETENTION:	1.23 AC (10.3%)
PRESERVED TREE CANOPY PROVIDED:	2.36 AC (19.6%)
HEALTHY SPECIMEN TREES REMOVED:	6
MINIMUM LSA:	20%

MINIMUM BUFFER/SCREENING REQUIREMENTS:	
HVAC units, cooling and/or mechanical equipment are mounted on the:	
☐ Rooftop	
☒ Ground	
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:	
☐ Buffer/Screen Type:	Purpose
☒ Utility Box Screen from view	Screen Utility Boxes and Meters from view
☒ HVAC Screen	Screen HVAC from view
☒ Street Trees (50' O.C. Max.)	Spatial Definition/Environmental Mitigation

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:
Magnolia Hall HOA
Contact Person: Bernie Butler/ D9 Dev
Phone: 615-419-6933

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Owner: D9 DEVELOPMENT
Landscape Architect: Jason Goddard 615.218.8118
Franklin Planning Department: 615.791.3212

LANDSCAPE DATA CHART

SITE ACREAGE:	12.00 AC (522,721.8 SF)
ZONING:	PD
ZONING OVERLAYS:	CFO / HPO
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	20% 2.4 AC
MINIMUM REQUIRED OPEN SPACE:	50% 6.0 AC
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	52.5% 6.3 AC (OPEN SPACE PROVIDED)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	21.5% 2.58 AC
PERCENT AND ACREAGE OF TREE CANOPY REQUIRED:	10.3% 1.23 AC
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	20% 2.36 AC
NUMBER AND DBH OF SPECIMEN TREES REMOVED: (HEALTHY)	6 183"

SPECIMEN REPLACEMENT TREES

318" of specimen replacement trees will be shown on the site plan. Replacement trees will be planted on site or the form of a contribution to the tree bank. Refer to Site Landscape Plan.

Lot #	Lot Size	ACI (3") Canopy Trees Required
1	56220	8
2	19391	4
3	16447	3
4	16854	3
5	16726	3
6	13542	3
7	12776	3
8	11402	2
9	11530	2
10	11654	2
11	13229	3

Specimen Tree Replacement		
	Quantity Provided	Caliper Inch Conversion
4" caliper canopy trees:	-	-
3" caliper canopy trees:	135	405
2.5" caliper canopy trees:	-	-
2" caliper canopy trees:	-	-
2" caliper understory trees:	-	-
Existing Mitigation Trees > 14"	-	-
Total Caliper Inches of Replacement Trees Provided:	405	
DBH Inches of Specimen Tree Replacement Required:	366	
Replacement Caliper Inch Surplus/ Shortage:	39	

NOTE: Refer to The Tree Canopy / Tree Removal Plan for Specimen Trees to be Removed as well as Mitigation Trees.

ATTENTION OWNER/INSTALLER:
Landscape contractor shall coordinate all riparian buffer enhancement efforts with the City's Stormwater Inspector for the site. The contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. The City inspector will document all stages of work through final stabilization. Failure to contact the City Inspector may result in partial or full landscape bond withholding.

LANDSCAPE PLANT LIST - STREET TREES

SYM/ BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES	% GENUS
CANOPY TREES							
1 ASG	Acer saccharum 'Green Mountain'	LEGACY SUGAR MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
32 UP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER

LANDSCAPE PLANT LIST - SPECIMEN TREE REPLACEMENT

SYM/ BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES	% GENUS
CANOPY TREES							
65 INS	Ilex x 'Nellie R. Stevens'	Nellie R Stevens Holly	3" CAL B/B	12'-14'	EVERGREEN	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
70 MGD	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	3" CAL B/B	12'-14'	EVERGREEN	AS SHOWN	FULL BRANCHING, CENTRAL LEADER

Total trees provided: 135
Total caliper inches: 405

BIORETENTION AREA

SYM/ BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES	% GENUS
UNDERSTORY							
7 CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL B/B	8'-10'	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY
9 MXS	MAGNOLIA X SAULANGIANA	SAUCER MAGNOLIA	2" CAL B/B	8'-10'	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY

SHRUBS AND GRASSES

506 ASA	ASCLEPIAS AMPLEXICAULIS	BLUNT LEAVED MILKWEED	4" POT	-	-	24" O.C.	
777 PDB	PANICUM VIRGATUM 'DEWEY BLUE'	DEWEY BLUE SWITCH GRASS	4" POT	-	-	24" O.C.	

STREAM BUFFER

SYM/ BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES	% GENUS
TREES							
8 ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL B/B	14'-16'	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY
8 TDI	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL B/B	14'	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY
5 MXI	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL B/B	8'-10'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
5 MVM	MAGNOLIA VIRGINIANA 'MOON GLOW'	MOON GLOW SWEETBAY MAGNOLIA	2" CAL B/B	8'-10'	DECIDUOUS	AS SHOWN	BALANCED CANOPY

NATIVE GRASSES

64,425 SF	MIX	ROUNDSTONE SEEDMIX 111 (SOUTHERN SHORT GRASS MEADOW MIX) AT 9LBS/ AC AND MIX 131 (SOUTHERN WETLAND AND POND EDGE) AT 5.6 LBS/ AC	-	-	-	SEED	
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Mix 111 (SHORT GRASS MEADOW MIX) is designed for the environmental conditions of the Southern tier of states and for sites with dry to mesic soils. Flowering period and flower colors are coordinated for full season variety. The amount of seed of each species in the mix has been calculated using the number of seeds per pound of each species factored by establishment parameters. Mix 111 contains 5 native grass species and 16 native wildflower species. Recommended Rate 9.00 PLS pounds/acre

Little Bluestem, Switchgrass (Neb. 28), Tall Dropseed, Purple Top, Side Oats Grama, Blue False Indigo, Purple Prairie Clover, Blackeyed Susan, Lance Leaved Coreopsis, Partridge Pea, White Prairie Clover, Rattlesnake Master, False Sunflower, Spiked Blazing Star, Bergamot, Wild Quinine, Greyheaded Coneflower, Rigid Goldenrod, Smooth Aster, Indian Blanket, Gray Goldenrod

Mix 131 (WETLAND AND POND EDGE MIX) is designed for the environmental conditions of the Southern Tier States and for sites with wet soils. Flowering period and flower colors are coordinated for full season variety. The amount of seed of each species in the mix has been calculated using the number of seeds per pound of each species factored by establishment parameters. Mix 131 contains the following 11 native grass and sedge species and 13 native wildflower species as shown below. Recommended Rate 5.6 PLS pounds/acre

Virginia Wild Rye, Broomsedge, Fowl Manna Grass, Rice Cut Grass, Upland Bentgrass, Red Top Panicum, Nodding Sedge, Fox Sedge, Frank's Sedge, Creeping Spike Rush, Soft Rush, Green Bulrush, Button Bush, Blue Flag, Ohio Spiderwort, Seed Box, Boneset, Monkey Flower, Rosemallow, Swamp Milkweed, Yellow Wingstem, Joe-Pye Weed, Sneezeweed, Narrow-Leaved Sunflower

All matting in riparian buffers shall be biodegradable blankets made from natural fibers.

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL B E RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

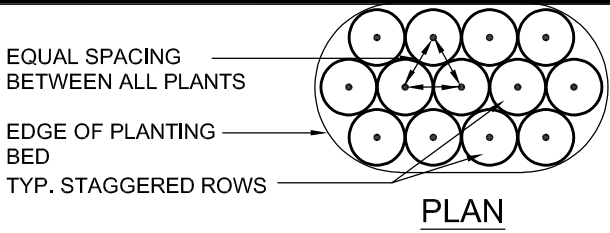
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

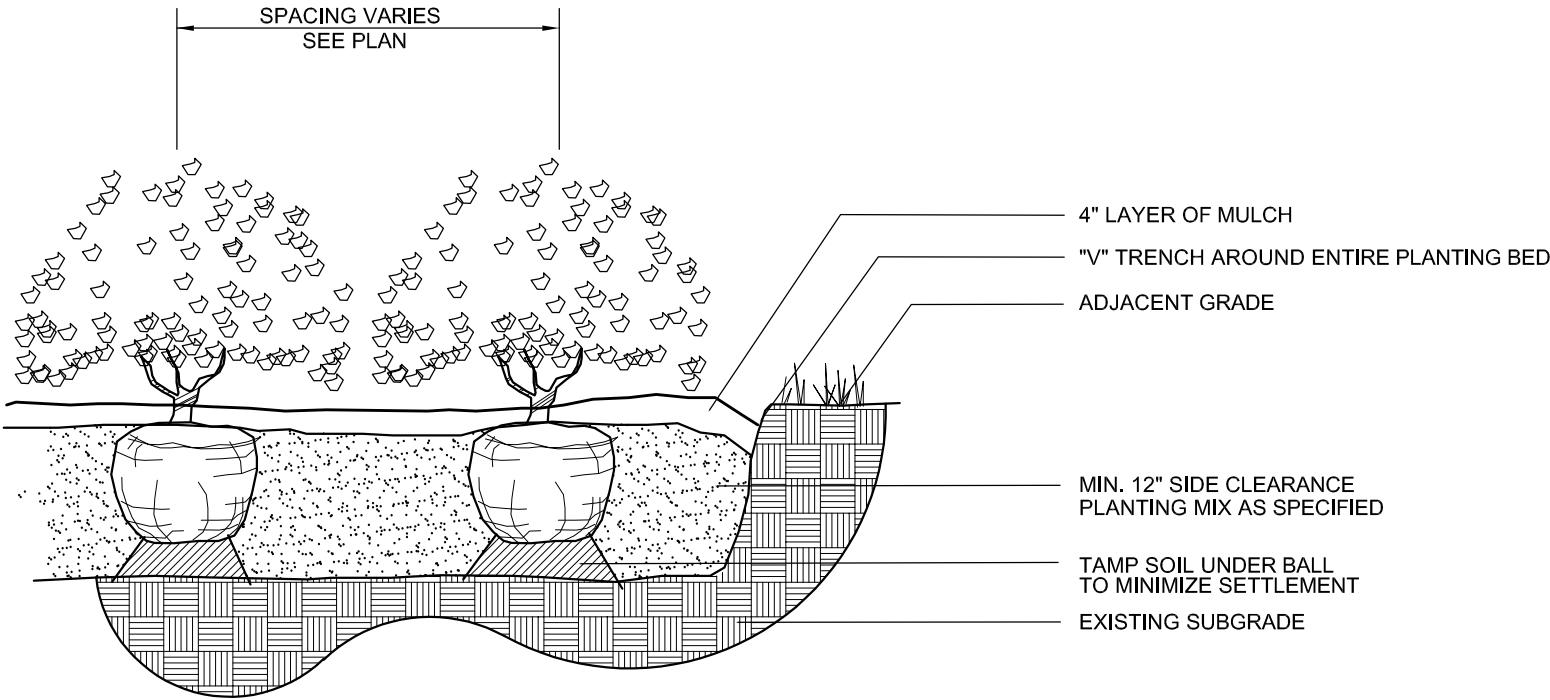
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



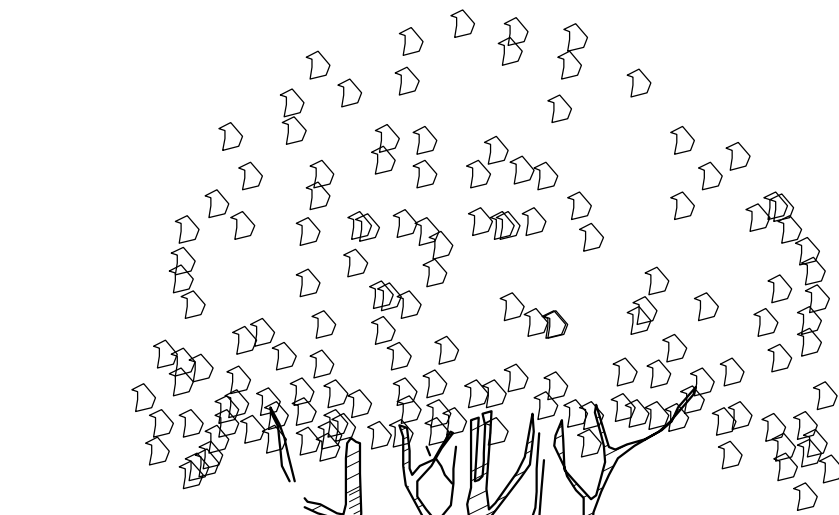
GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



1 SHRUB PLANTING
L2.1 PLAN/SECTION

DETAIL #
NTS

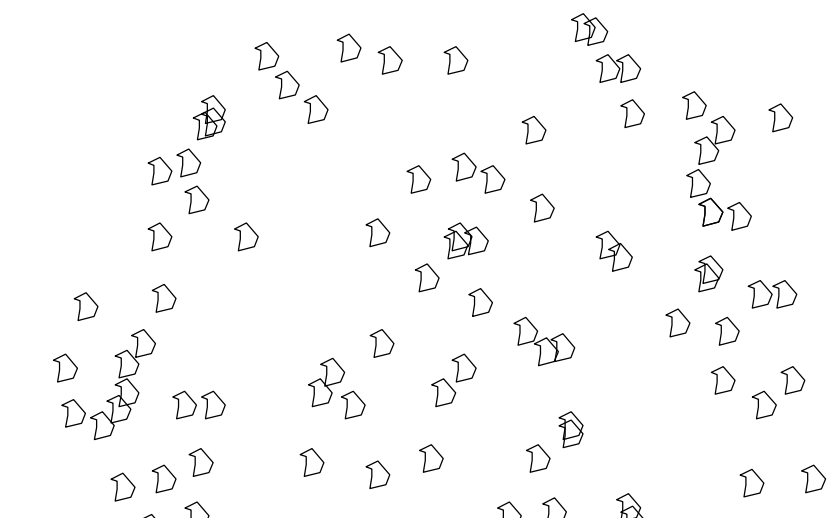


GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6\"/>

2 UNDERSTORY TREE
L2.1 SECTION

DETAIL #
NTS



GENERAL NOTES:

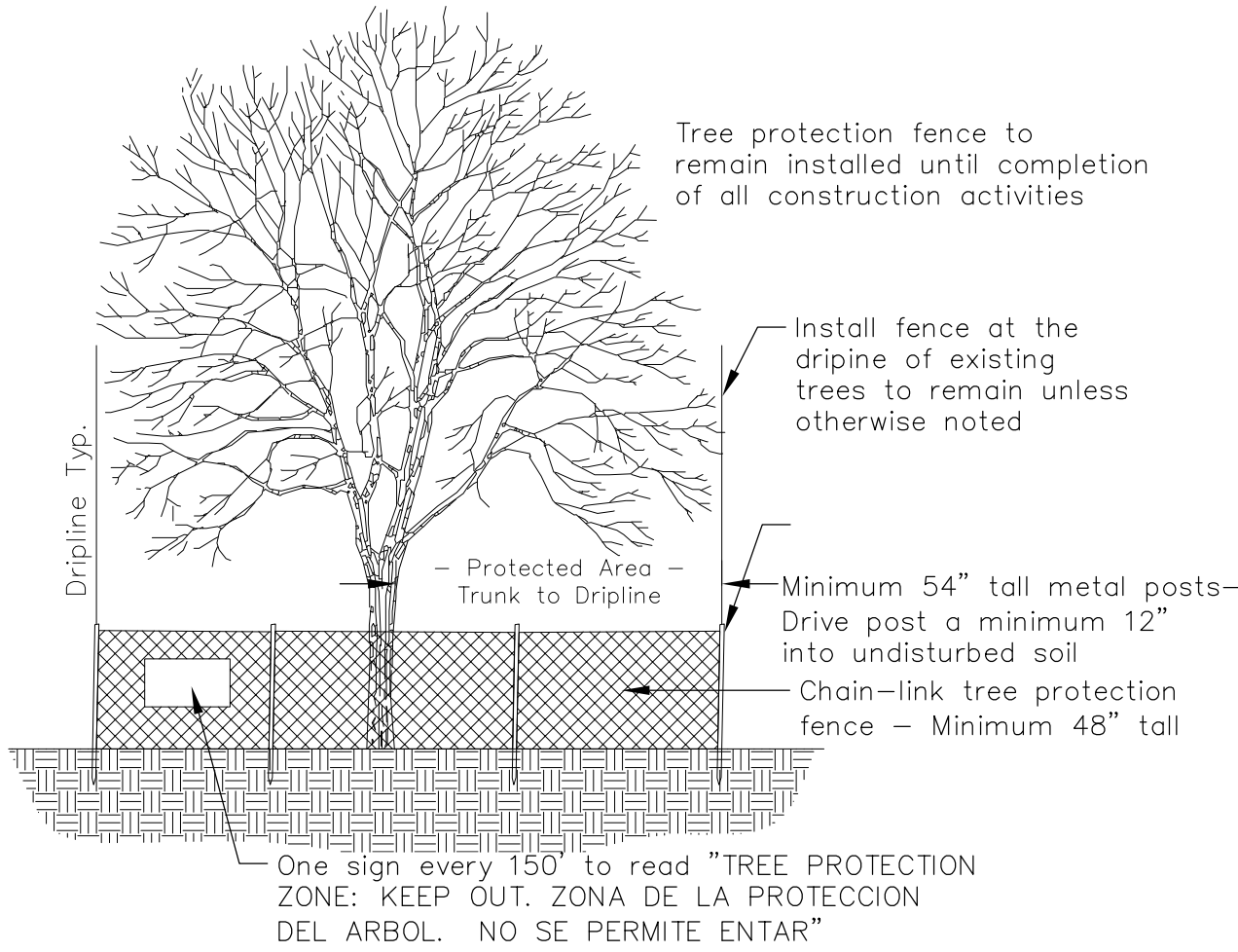
1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6\"/>

3 SINGLE TRUNK DECIDUOUS TREE
L2.1 SECTION

DETAIL #
NTS

Tree Protection Notes:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc.; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



TREE PROTECTION FENCE DETAIL
N.T.S.

4 TREE PROTECTION FENCE
L2.1

DETAIL #
NTS

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

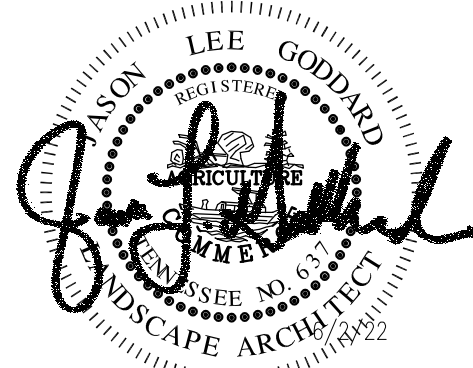
D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



Call TN One Call before digging. Dial 811



date. March 14, 2022
revisions. April 7, 2022
- May 5, 2022
June 2, 2022

project no. 19068
scale. shown on plan

L-2.1

C.O.F. # 7799



File #: 21-03309

DATE: June 10, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Franklin Elementary School Subdivision, Final Plat, Creating 2 Lots On 19.31 Acres, Located At 1501 Figuers Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7861
Applicant: David Reagan, HFR Design
Owner: FSSD, David Snowden, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create two lots from one existing parcel. The subject property consists of 19.31 acres and is located at 1501 Figuers Drive. The property contains the Franklin Elementary school campus as well as an administrative building for the Franklin Special School District. The subdivision would separate the two primary structures into different lots. No corresponding development plan or site plan for redevelopment has been submitted at this time.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat

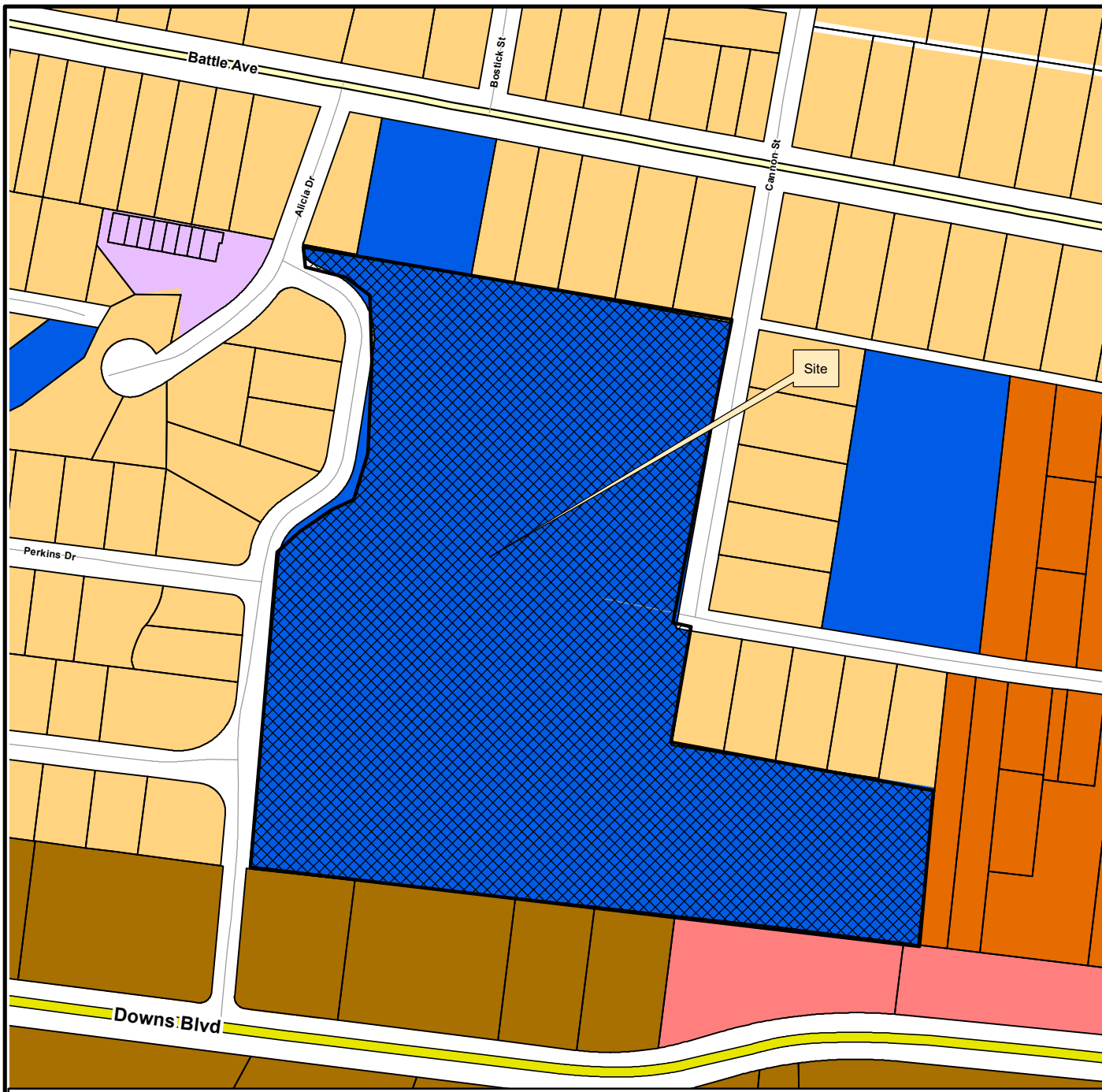
into the Franklin GIS database. and open Lot 2 for redevelopment in the future. No corresponding development plan or site plan has been submitted at this time.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Final plat for the Franklin Elementary School Subdivision.



FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, FINAL PLAT

Project Information

Existing Zoning: CI
 Proposed Zoning: CI
 Overlay Districts: CFO
 Site Acreage: 19.31 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 0

Zoning Districts



Franklin Elementary School Subdivision

Overlays

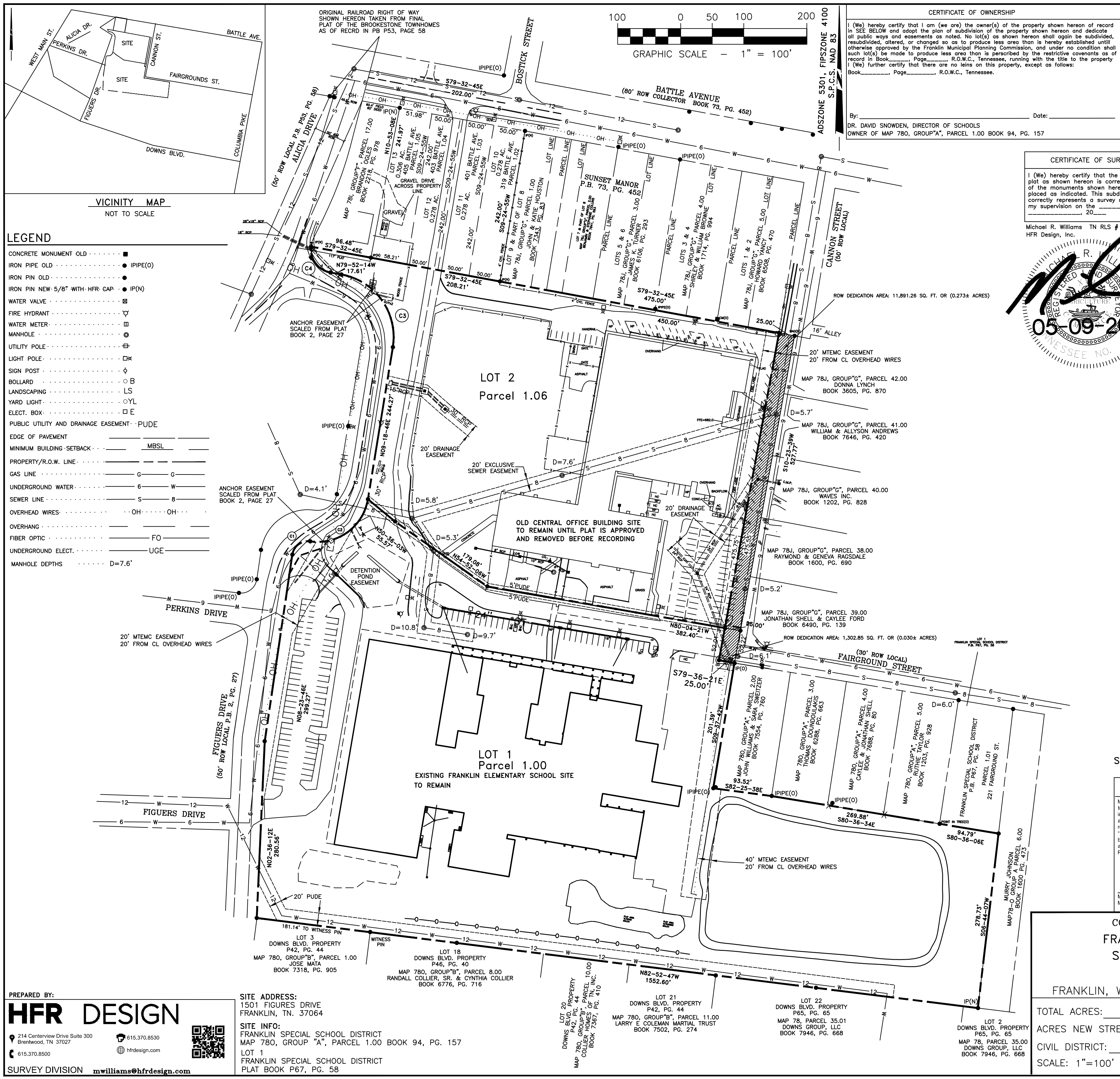
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2021. All rights reserved.



0 250 500 1,000
 Feet





SEE SHEET 2 FOR NOTES AND DETAILS

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date _____

COF PROJECT # (7861)
FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, FINAL PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.314 TOTAL LOTS: 2
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' SHEET 1 OF 2 DATE: 5-9-2022

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

SITE ADDRESS:
1501 FIGURES DRIVE
FRANKLIN, TN. 37064

SITE INFO:
FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157
LOT 1
FRANKLIN SPECIAL SCHOOL DISTRICT
PLAT BOOK P67, PG. 58

LOT 20
DOWNS BLVD. PROPERTY
P42, PG. 44
MAP 780, GROUP "B", PARCEL 10.00
COLLIER, SR. & CYNTHIA COLLIER
BOOK 6776, PG. 716

LOT 18
DOWNS BLVD. PROPERTY
P46, PG. 40
MAP 780, GROUP "B", PARCEL 8.00
RANDALL COLLIER, SR. & CYNTHIA COLLIER
BOOK 6776, PG. 716

LOT 21
DOWNS BLVD. PROPERTY
P42, PG. 44
MAP 780, GROUP "B", PARCEL 11.00
LARRY E. COLEMAN MARTIAL TRUST
BOOK 7502, PG. 274

LOT 22
DOWNS BLVD. PROPERTY
P65, PG. 65
MAP 78, PARCEL 35.01
DOWNS GROUP, LLC
BOOK 7946, PG. 668

LOT 2
DOWNS BLVD. PROPERTY
P65, PG. 65
MAP 78, PARCEL 35.00
DOWNS GROUP, LLC
BOOK 7946, PG. 668

LEGEND

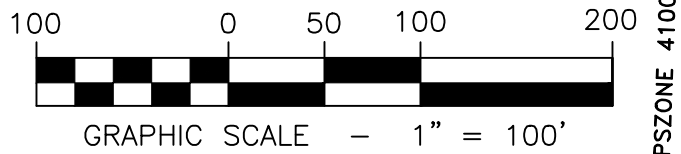
- CONCRETE MONUMENT OLD ■
IRON PIPE OLD ● IPIPE(O)
IRON PIN OLD ●
IRON PIN NEW 5/8" WITH HFR CAP ● IP(N)
WATER VALVE ☒
FIRE HYDRANT ☐
WATER METER ☐
MANHOLE ●
UTILITY POLE ☐
LIGHT POLE ☐
SIGN POST ☐
BOLLARD ○ B
LANDSCAPING LS
YARD LIGHT ○YL
ELECT. BOX □ E
PUBLIC UTILITY AND DRAINAGE EASEMENT - PUDE
EDGE OF PAVEMENT
MINIMUM BUILDING SETBACK MBSL
PROPERTY/R.O.W. LINE
GAS LINE G
UNDERGROUND WATER 6" W
SEWER LINE 8" SA
OVERHEAD WIRES OH OH
OVERHANG
FIBER OPTIC FO
UNDERGROUND ELECT. UGE

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS OUT OF 1 PARCEL AS SHOWN.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
5) 5/8" IRON RODS WITH CAPS () SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
6) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
7) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP "A" AND BEING PARCEL 1.00.
8) THE PROPERTY IS CURRENTLY ZONED "CI" CIVIC AND INSTITUTIONAL SETBACKS PER ZONING CODE SECTION 3.12.5 ARE: FRONT= 25' LOCAL/COLLECTOR OR 75' ARTERIAL, SIDE=10', REAR=25' ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH CITY OF FRANKLIN PLANNING AND SUSTAINABILITY DEPT. 615-791-3212.
9) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
10) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
11) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
12) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
13) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
14) TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	25.00'	25.00'	39.27'	35.36'	N53-23-46E
C2	89-05-00	80.78'	79.50'	125.60'	113.32'	S53-51-16W
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	86-03-09	37.60'	35.09'	56.47'	51.31'	S36-50-40E



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
1	546,172.06	12.538
2	281,694.34	6.473
ROW DEDICATION	13,194.11	0.303
TOTAL	841,060.51	19.314

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

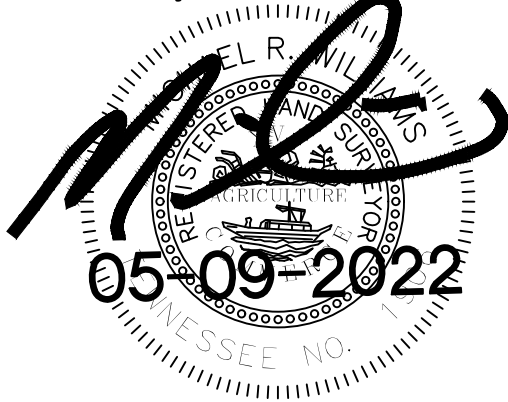
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book_____, Page_____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
OWNER FOR SCHOOL
OWNER OF MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in (FSSD) Franklin ELEMENTARY SCHOOL SUBDIVISION have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management _____ Date _____
Department
City of Franklin, Tennessee
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Microcrafton Utility District to assure completion of such systems.

General Manger Microcrafton _____ Date _____
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in(FSSD) FRANKLIN ELEMENTARY SCHOOL SUB. have been installed in accordance with City specifications, or
amount of \$_____ for streets,
\$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission _____ Date _____

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

COF PROJECT # (7861)
FRANKLIN ELEMENTARY
SCHOOL SUBDIVISION,
FINAL PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.314 TOTAL LOTS: 2

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

1"=100' SHEET 2 OF 2 DATE: 5-9-2022

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com



SITE ADDRESS:

1501 FIGURES DRIVE
FRANKLIN, TN. 37064

SITE INFO:

FRANKLIN SPECIAL SCHOOL DISTRICT
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157
LOT 1
FRANKLIN SPECIAL SCHOOL DISTRICT
PLAT BOOK P67, PG. 58

SURVEY DIVISION mwilliams@hfrdesign.com

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Addressing

General Issues

8. Address

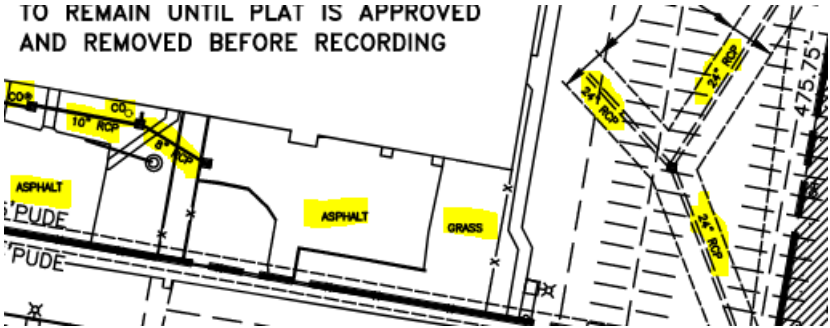
lori.jarosz@franklintn.gov Lot 2 is 1400 Figures Drive

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklintn.gov The font size for many of the features added to the plat with this submittal is too small to be legible on the printed plat and scanned reproductions made from it, resulting in a loss of information. Applicant shall provide a consistent legible font size for the labeling of site features on the plat. Several examples are highlighted below, but this is not an exhaustive list:



11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show location of existing utility service lines serving the existing buildings on each lot on the plat for confirmation that no utility service lines are being separated from the lot which they serve.

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall show location of existing utility service lines serving the existing buildings on each lot on the plat for confirmation that no utility service lines are being separated from the lot which they serve.

13. C. Final Plat

lance.fittro@franklinton.gov The previous comment, "Per Sec. 23-106.(2)(f) of the Stormwater Ordinance:
(ii) All new Development and Redevelopment shall be designed and graded so that a minimum ten (10) foot public drainage easement and Stormwater conveyance exist between each property

With the exception of zero-lot-line property lines for attached residential structures, applicant shall show a 5-foot Public Drainage Easement on each side of all common property lines for the lots being created (do not show the easement on adjacent lots not included in this plat).

(iii) All new development and redevelopment shall be designed to provide a minimum twenty (20) foot public drainage easement on all Stormwater infrastructure serving more than two (2) properties.

Additionally, show Public Drainage Easements around all detention areas." has not been fully-addressed.

- Applicant shall show show Public Drainage Easements around all detention areas.
- With the exception of zero-lot-line property lines for attached residential structures, applicant shall show a 5-foot Public Drainage Easement on each side of all common property lines for the lots being created. This is inclusive of the property boundaries shared with the surrounding existing residential lots (do not show the easement on adjacent lots not included in this plat).
- Applicant shall indicate all drainage easements added to the plat as "Public Drainage Easement" (i.e. add the word "public")

[Edited By Lance Fittro]

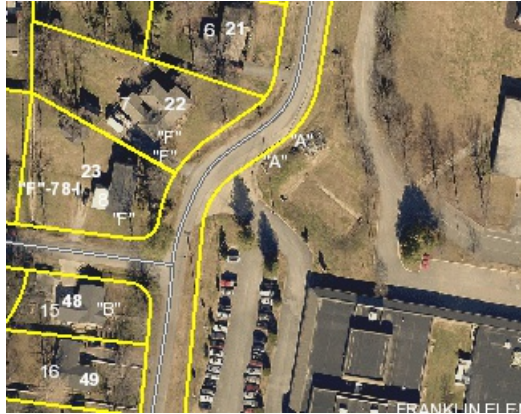
14. C. Final Plat

lance.fittro@franklinton.gov As a condition of approval, for all existing public easements on the subject property which were created with separate instrument(s), Applicant shall show the easement location(s) and provide reference (deed book and page number) for their creation. Only those easements which are being newly-dedicated with this plat should be shown absent such references. It is noted that this may require a title search for the subject property in order to meet this condition.

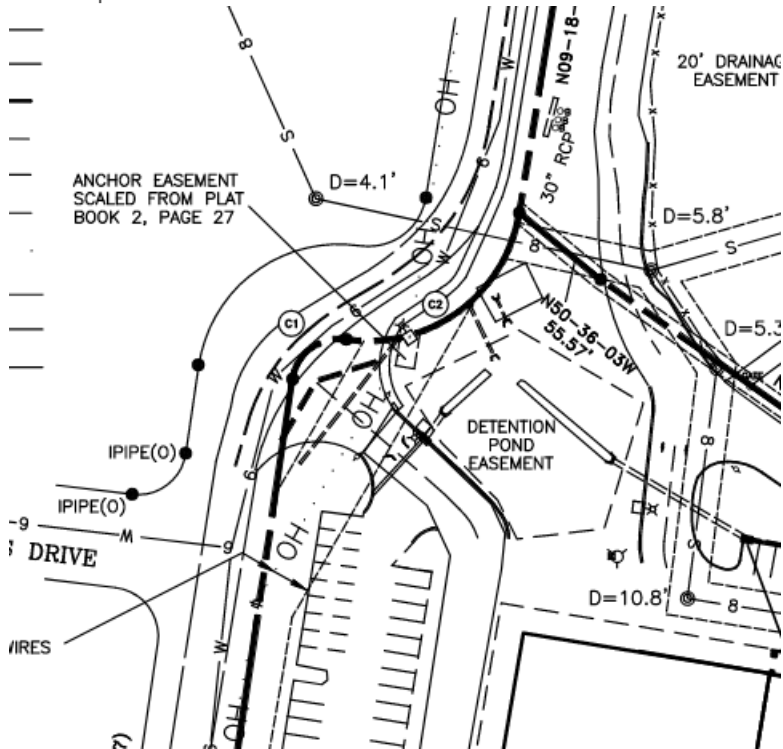
15. C. Final Plat

lance.fittro@frankltn.gov Applicant shall verify the source of the ROW boundary shown for Figuers Dive, which still does not appear to match Williamson County property maps in the vicinity of the northwest corner of Lot 1, and correct the property boundary / ROW line shown on the plat:

Williamson County GIS:



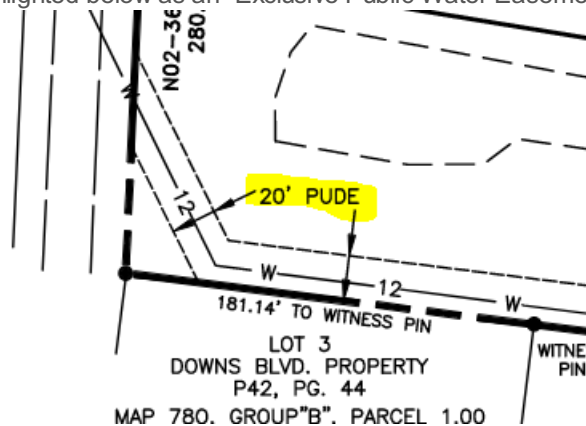
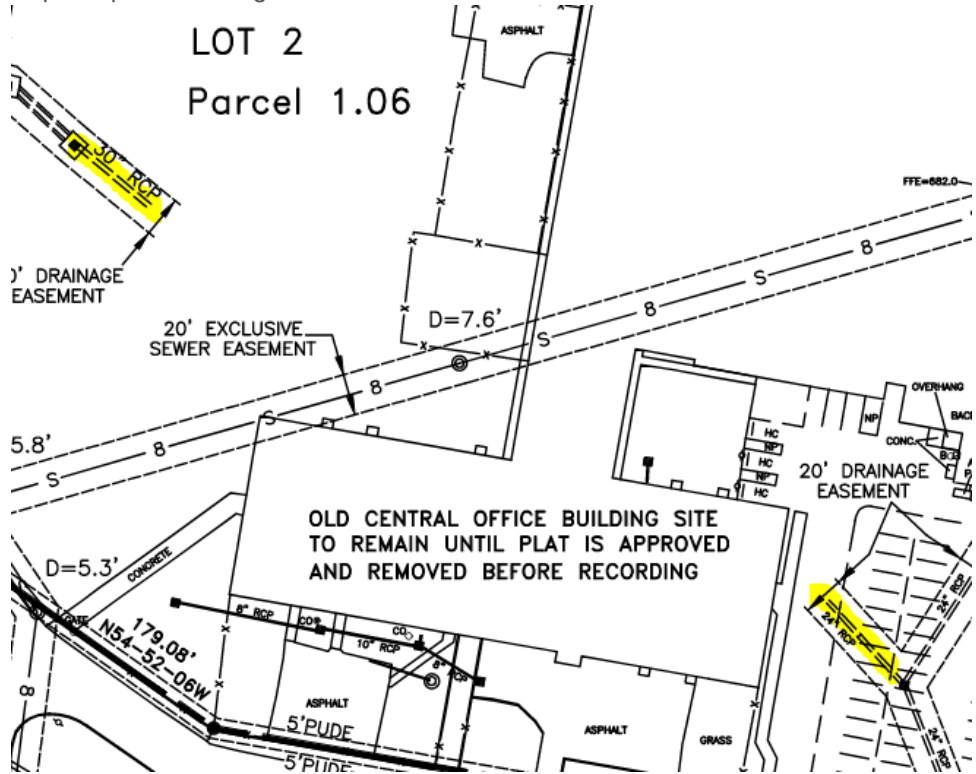
Current plat submittal:



16. C. Final Plat

lance.fittro@frankltn.gov The applicant shall show cross-access easements for drive aisle(s) on the lots such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets.

19. C. Final Plat



lance.fittro@franklin.tn.gov Applicant shall add a General Note to the final plat stating:
Any additional development or redevelopment of Lot 2 shall require the review and approval of a Site Plan by the City of Frankling Planning Commission prior to the issuance of a building permit.

27. 0. General Information

lance.fittro@franklin.tn.gov Per the note now placed on the plat, applicant shall demonstrate removal of the existing building prior to the submittal of the final plat to One Stop for City signatures and recording. Applicant shall be aware that removal of the existing building requires a separate demolition permit to be submitted and approved prior to commencement of building removal, and that additional conditions regarding protection of the existing sewer main (and storm line?) under the building may be applied for issuance of the demolition permit.

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

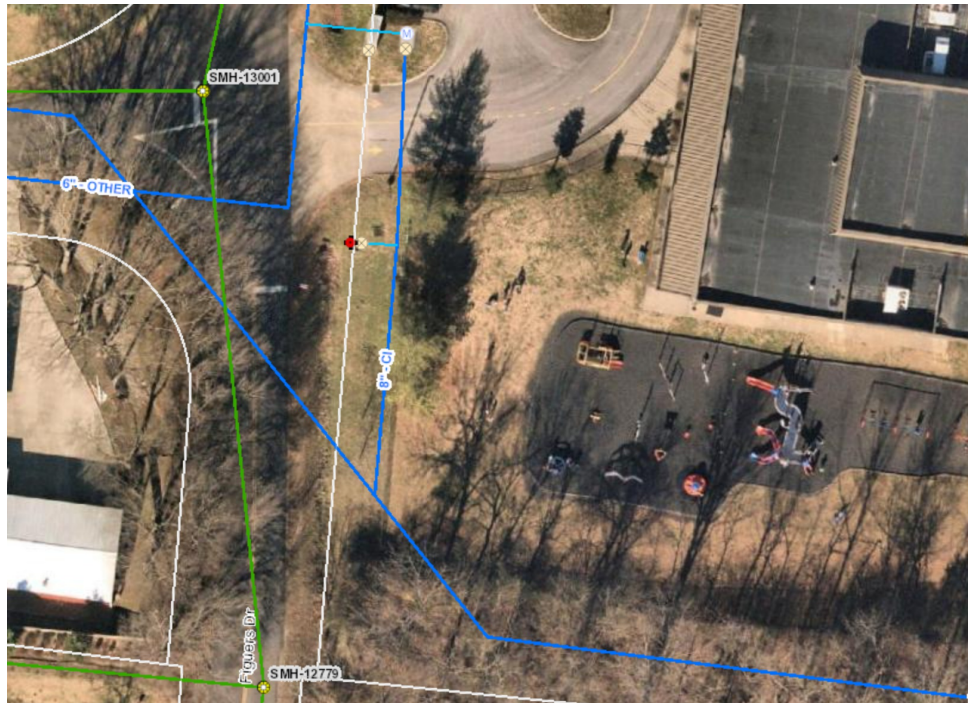
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Water/Sewer

General Issues

3. Existing utilities

scott.andrews@franklintn.gov Applicant did not fully address the comment. Our GIS shows an 8-inch main extending onto the property that is not shown on the plat. Applicant shall verify and revise accordingly. In addition, all water and sewer easements are to be exclusive. PUDE will not be approved.



[Edited By Ben McNeil]

6. Sanitary sewer

scott.andrews@franklintn.gov Applicant shall add a note to the plat stating the following:

?Any development that occurs on Lot 2 will be required to relocate any existing sanitary sewer on the property that is clay in material and/or under the building. The new sanitary sewer infrastructure must be installed, tested, and accepted, and all relevant easements recorded, before a building permit can be issued.