



Meeting Agenda

Board of Zoning Appeals

Thursday, December 1, 2022

6:00 PM

Board Room

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklinton.gov/planning. 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@franklinton.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 Board Room. 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 November 3, 2022 BZA Minutes.

ANNOUNCEMENTS

APPLICATIONS

2. **Appeal of Administration Decision** Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries, Based On A Federal Emergency Management Agency (FEMA) Letter Of Map Revision Based On Fill For The Property Located At The Water's Edge PUD Subdivision - Section 7 (Map 106 Parcel 18601) (F.Z.O. 4.3).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

3. **Appeal of Administration Decision** Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries, Based On A Federal Emergency Management Agency (FEMA) Letter Of Map Revision Based On Fill For The Property Located At 122 Harlinsdale Court (Map 063E Parcel 01500) (F.Z.O. 4.3).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

4. **Variance Request** To Allow Parking Within The Riverside Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Allow Parking Within The Oak Meadow Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Increase The Maximum Front Yard Setback from 30 Feet to 150 Feet, For The Property Located At 880 Oak Meadow Drive. (FZO §7.5 and §3.18.5).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



DRAFT Meeting Minutes

Board of Zoning Appeals

Thursday, November 3, 2022

6:00 PM

Board Room

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklinton.gov/planning. 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@franklinton.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 Board Room. 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

Chair Langley called the meeting to order at 6:01 p.m.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 6, 2022 BZA Minutes.

Sponsors:

Commissioner Greg Caesar moved to approve the minutes with corrections to the members present at the October 6, 2022, BZA meeting. Commissioner Fleishour seconded the motion.

VOTE Talley: 3-0

BZA ANNUAL CALENDAR

2. Consideration Of Approval Of the 2023 BZA Calendar.

Sponsors:

Commissioner Caesar moved to approve the 2023 BZA calendar. Commissioner Fleishour seconded the motion.

VOTE Talley: 3-0

ANNOUNCEMENTS

Ms. Diaz-Barriga announced that they were having technical issues and would not be able to provide visuals of the maps or other documents on the overhead screen. The live feed will show the map for each item.

APPLICATIONS

3. **Variance Request** To Allow More Than The Maximum Number Of Retaining Walls On A Site, And **Variance Request** To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, And **Variance Request** To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard, And

Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, For The Property Located At 391 Lady of the Lake Lane. (FZO §13.2.4 and §4.4.6.B).

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. The 1.34 acre single-family parcel is located in Avalon Subdivision and is zoned PD. The applicant would like to develop the parcel as shown in the submitted documents. The Avalon Subdivision was developed prior to the HHO district and the 500-foot buffer of the Hillside/Hillcrest Overlay. The subject property now lies in the 500-foot buffer of the Hillside Overlay. Most of the subject parcels have grades of over 20 percent leaving a small buildable area for development on the site. The small buildable area along with the City of Franklin Ordinance make it difficult for development. The ordinance does not allow for development on slopes greater than 20 percent to protect the natural surroundings. In addition, the Avalon Subdivision architectural requirements state that the home must be a minimum of 5,000 square feet. Staff has determined four variances that are necessary to approve the submitted application.

- 1) Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site,
- 2) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard
- 3) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard
- 4) Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater.

Ms. Stanford stated that she would explain the three criteria needed for approval of a variance request for the first variance, then move through the remaining three variances. A variance request may be approved if the following conditions are present.

Criteria 1

Criteria one states that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time on the enactment of the Zoning Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under the Zoning Ordinance.

Criteria 2

The second criteria states that the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Criteria 3

The third criteria states that such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

- 1) Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site.

Ms. Stanford stated that most of the home sites in the Avalon Subdivision make use of retaining walls for drainage, access and support of the development. The city ordinance states that a maximum of three retaining walls be used on one residential property. The applicant proposes that five retaining walls would be required to support and develop the property. Because of the exceptional slope conditions dominating most of the subject property, staff has determined that criteria one has been met.

Ms. Stanford stated that practical difficulties would create a hardship on the property owners due to the exceptional topographic conditions of the site. More than three retaining walls are required for development of the site due to the 20 percent degree of slope of the property. Staff analysis determined that criteria two have been met.

Ms. Stanford stated that the city ordinance seeks to limit the number of retaining walls to protect the property value aesthetically so that the property does not have the appearance of being dominated by walls. Ms. Stanford stated that the use of five retaining walls for support of the property would not be a detriment to the public as many of the homes in Avalon have received a variance for similar retaining walls due to the consistent 20 percent slope throughout the community. Staff finds that criteria three to be met as the subject property would not have an excess of retaining walls compared to other sites in the neighborhood.

- 2) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard

Ms. Stanford stated that the city ordinance requires retaining walls in the front yards to be no higher than two feet. The applicant has requested that the front yard retaining walls be up to five feet in height to support the driveway at the recommended grade below 14 percent. Because of the exceptional topographic conditions of the site, staff find criteria one to be met.

Ms. Stanford explained that practical difficulties would be incurred by the owner due to the exceptional topographic conditions of the site. Retaining walls higher than two feet, in the front yard, would be necessary to meet regulations for site development due to the degree of slope of the property. Staff finds criteria two to be met because of these conditions.

Allowing for higher than two foot retaining walls in the front yard would not be a detriment to the community and would not impair the intent of the zoning ordinance. Several other home-sites in Avalon have implemented taller and unique retaining walls to meet development regulations. The ordinance limits the height of retaining walls for aesthetic reasons so that the property does not appear to be dominated by walls. As a result, the subject site would not contradict the intent of the ordinance. The applicant determined that the minimum height of the retaining wall needed support the proposed driveway would be five feet. Because of these reasons, staff finds criteria number three to be met.

3) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard

Ms. Stanford stated that due to exceptional topographic conditions, the subject property requests retaining walls on the side and rear of the site to be up to ten feet in height to allow for proper drainage and structural integrity of the site. The city ordinance requires retaining walls on the side and rear of residential properties to be the maximum of six feet in height. Due to the 20 percent slope on much of the property, staff finds that criteria one has been met.

Ms. Stanford stated that the applicant would experience practical difficulties, due to the exceptional slope of the site, if strict application of the ordinance was required. Retaining walls greater than the six-foot requirement of the ordinance are needed to support development of a single-family home, therefore, staff finds that criteria two has been met.

Taller retaining walls on the side and rear yard would not result in the detriment of the public good and would not impair the purpose and intent of the guidelines. The Zoning Ordinance seeks to limit the height of retaining walls so that the property does not have the appearance of being dominated by walls, resulting in the aesthetic concerns of those in the community. Similar retaining walls of increased height on the side and rear yards have been implemented throughout the Avalon neighborhood. The use of taller retaining walls on the subject property would not create aesthetic concerns of neighbors or the community. The applicant determined that the side and rear retaining walls would require a minimum height of ten feet to support and maintain the structural integrity of the single-family home. Staff finds that criteria three to be met.

4) Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater.

Encroachments into the areas with 20 percent slope will be necessary to provide access and support to the development. The Franklin City Ordinance does not allow for encroachment into areas with 20 percent or greater slopes. The applicant has requested development be allowed to encroach the 20 percent slope to build the proposed residential structure. Staff recognizes the exceptional topographic conditions of the slope of the property and believes that encroachment into the 20 percent slope is necessary in this case. For these reasons, staff finds that criteria one has been met.

Strict application of the Zoning Ordinance along with the Avalon architectural guidelines would create practical difficulties in the development of the site. The Avalon Subdivision was approved prior to the establishment of the Hillside/Hillcrest Overlay, the updated Zoning Ordinance and today's applicable slope development standards. Development on the steep hillside was anticipated when the Avalon development was approved. Current zoning requirements create practical difficulties for the Avalon development as the subdivision was approved prior to the updated zoning standards. Therefore, strict application of the Zoning Ordinance would prevent development on the site. Staff analysis finds that criteria two have been met.

Allowing encroachment into the 20 percent slope is not a detriment to the public good nor does it impair the purpose or intent of the Zoning Ordinance. Development of adjacent home-sites have utilized similar grading techniques. The

intent of the zoning ordinance is to allow for the development of a single-family home. The variance is the minimum deviation from the requirements of the Zoning Ordinance that would allow development of a single-family home. Therefore, staff believes this criterion has been met.

Staff recommends approval of the variance requests 1-4 because the criteria for a variance have been met.

- 1) Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site,
- 2) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard
- 3) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard
- 4) Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater.

Applicant Presentation: Brian Holcomb. Mr. Holcomb stated that 85 percent of the lot sits on a 20 percent slope. Several drafts were designed before settling on the current design. Mr. Holcomb noted that the wall heights of five feet and ten feet would taper down from the 5 feet in the front and the 10 feet on the side and rear. Mr. Holcomb also stated that landscaping would help soften the impact of the walls.

Chair Langley asked Mr. Holcomb if the site plan was at a stage where there would not be major changes in the wall height.

Mr. Holcomb answered yes. Mr. Holcomb stated that plus or minus six inches would be the only minor changes.

Chair Langley asked if anyone from the public would like to speak, there were none.

Motion to close public comment: Jeff Fleishour moved to close public comment, Greg Caesar seconded the motion.

Vote Tally: 3-0

Chair Langley recommended beginning with the Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater.

Commissioner Caesar stated that two notices were received from citizens regarding the variance request. Mr. Caesar asked if there were any additional emails or comments from the public.

Ms. Stanford stated that there were no additional emails or comments from the public.

Commissioner Caesar motioned to disapprove the request to allow for encroachments into areas with slopes of 20 percent or greater, seconded by Chair Langley.

Chair Langley stated his concerns about limiting development on the slopes in areas/subdivisions that were approved prior to the HHO.

Ms. Diaz-Barriga stated that the Avalon development was approved prior to the enactment of the HHO and the updated Zoning Ordinance. At the time, when this development was approved, the city viewed development in this area as acceptable.

Chair Langley asked if building on the site was not approved, would the Zoning Ordinance be an acceptable legal argument.

Commissioner Caesar stated that if approval is given based on what other sites have developed, we end up not protecting or preserving the hillsides.

Commissioner Fleishour pointed out that the BZA approved a very similar variance request involving the height of retaining walls a month ago. Avalon needs to be allowed to complete the development otherwise the neighborhood is left unfinished.

Chair Langley and Commissioner Fleishour both agreed with the points Commissioner Caesar discussed.

Chair Langley asked for the Board to vote on the motion to disapprove the variance allowing the encroachment into the areas with a slope of 20 percent or greater.

Vote Tally: 1-2, Commissioner Caesar in favor of the motion, Chair Langley and Commissioner Fleishour voted against the motion.

The motion failed.

Commissioner Fleishour motioned to approve the variance request for encroachment into the areas of 20 percent or greater slope, because the criteria for granting a variance have been met.

Vote Tally: 2-1, Chair Langley and Commissioner Fleishour for in favor of the motion, Commissioner Caesar voted against the motion.

Chair Langley stated that the next motion will relate to the Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site.

Commissioner Caesar motioned to approve the variance request to allow the maximum number of 5 retaining walls on a site as the criteria for this variance have been met, seconded by Commissioner Fleishour.

Vote Tally: 3-0

Chair Langley stated that the next motion will relate to the Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard.

Commissioner Caesar motioned to approve the variance request to allow a maximum of five-foot retaining walls in the front yard as the criteria for this variance have been met, seconded by Commissioner Fleishour.

Commissioner Caesar asked the applicant if the front yard retaining walls would be a solid five-foot wall or if the wall would have variations in height.

Mr. Holcomb stated that at one point one of the walls would begin at zero and taper up to five feet. The walls along the southwest corner would make up the foundation of the garage. The walls will taper to match the grade of the land, as well.

Commissioner Caesar stated that a street view of the site was not provided in the applicant documents.

Commissioner Fleishour stated that the Board should be as consistent as possible in situations regarding retaining walls. Previous requests have mentioned landscaping to balance and screen the appearance of the walls within the site.

Commissioner Caesar stated that Mr. Holcomb mentioned landscaping as part of the site plan.

Mr. Holcomb explained to the Board that the builder had informed him that a landscape architect had been engaged as part of the project.

Ms. Diaz-Barriga stated that adding conditions to the motion (for example landscaping) is an acceptable request from the Board.

Chair Langley stated his concern about applying conditions and how those conditions would be interpreted by the applicant. Another concern is the enforcement of the conditions.

Commissioner Caesar stated that he would like to see a condition that would address the transition from the ground to the walls, such as landscaping.

Chair Langley asked for more details about the conditions around the walls. "Would there be room for landscaping?"

Mr. Holcomb answered by stating there would be space available for landscaping between the driveway and the walls and the street and the walls.

Chair Langley asked Mr. Caesar to amend his motion.

With assistance from Mr. Squires, Commissioner Caesar discussed an amendment to the motion to include a condition in which the homeowner would provide landscaping so that a maximum of two feet of the retaining wall would be visible.

Commissioner Caesar motioned to amend the original motion to include a condition that landscaping shall be provided by the homeowner so that a maximum of two feet of the retaining wall is visible, Commissioner Fleishour seconded the motion.

The motion to amend is approved.

Vote Tally: 3-0

The amended motion was voted on and approved with conditions.

Vote Tally: 3-0

Chair Langley stated that the last motion would be for the Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Side/Rear Yard.

Commissioner Caesar requested more information from the applicant about the location of the ten-foot wall height. Mr. Holcomb stated that the wall tapers as the wall goes downhill toward the front of the house. Commissioner Caesar motioned to approve the variance request to allow for two ten-foot walls for the side/rear yard as the criteria for this variance have been met, seconded by Commissioner Fleishour. There being no further discussion, Chair Langley asked the Board members to vote.
Vote Tally: 3-0

4. **Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, And Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, And Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, For The Property Located At 326 Lionheart Way. (FZO §13.2.4 and §4.4.6.B).**

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that the parcel is 1.2 acres and within the Avalon Subdivision. The applicant would like to build a single-family home which the design is noted in the applicant materials. The Avalon Subdivision was developed prior to the HHO district and the 500-foot buffer of the Hillside/Hillcrest Overlay. The subject property now lies in the 500-foot buffer of the Hillside Overlay. Most of the subject parcels have grades of over 20 percent leaving a small buildable area for development on the site. The small buildable area along with the City of Franklin Ordinance make it difficult for development. The ordinance does not allow for development on slopes greater than 20 percent to protect the natural surroundings. In addition, the Avalon Subdivision architectural requirements state that the home should be a minimum of 5,000 square feet. Staff has determined that three variances would need to be approved for the provided design.

- 1) Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site
 - 2) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard
 - 3) Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater
- Ms. Stanford stated that she will give details of the three criteria needed for approval of a variance.

Criteria 1

A variance request may be considered if the following conditions are present. Criteria one states that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time on the enactment of the Zoning Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under the Zoning Ordinance.

Criteria 2

The second criteria states that the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Criteria 3

The third criteria states that such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

- 1) Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site

Ms. Stanford stated that the subject property is in the Avalon Subdivision in which most of the parcels are dominated by a 20 percent slope. The exceptional topography of the parcel requires retaining walls for access, support, and development of the site. The city ordinance states that a maximum of three retaining walls be used on one residential property. The applicant is requesting a total of seven retaining walls for the site. The applicant has determined that this is the minimum number of retaining walls to support development of the site. Because of the exceptional slope of the subject parcel, staff have determined that criteria one has been met.

The strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties for the owner due to the exceptional topography that exists on the site. Due to the exceptional slope conditions of the site, more than three retaining walls would be required for development to occur. Staff finds that criteria two has been met.

Allowing for additional retaining walls would not be a detriment to the public good nor would it impair the intent and purpose of the Zoning Ordinance. Ms. Stanford stated that the city ordinance seeks to limit the number of retaining walls to protect the property's aesthetic value so that the property does not have the appearance of being dominated by walls. Ms. Stanford stated that the use of seven retaining walls for support of the property would not be a detriment to the public as many of the homes in Avalon have received a variance for similar retaining walls due to the consistent 20 percent slope throughout the community. Staff finds these criteria to be met as the subject property would not have an

excess of retaining walls compared to other sites in the neighborhood.

2) Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard

Ms. Stanford stated that the city ordinance requires retaining walls in the front yards to be no higher than two feet. The applicant has requested that the front yard retaining walls be up to six feet in the front yard. Because of the exceptional topographic conditions of the site, staff find criteria one to be met.

Strict application of the zoning ordinance would create practical difficulties for the development of the site due to the topographic conditions that exist. In order to support development of the site, walls higher than two feet are necessary in the front yard. Staff finds that criteria two has been met.

Allowing for retaining walls higher than two feet would not be a detriment to the public good nor would it impair the intent of the zoning ordinance. Ms. Stanford stated that the city ordinance seeks to limit the number of retaining walls to protect the property's aesthetic value so that the property does not have the appearance of being dominated by walls. Many of the Avalon parcels have made use of unique retaining walls to support lot development. The subject parcel would not contradict the architectural qualities of the neighborhood. The applicant has determined that six foot retaining walls would be the minimum requirement to support the driveway. Staff finds that criteria three has been met.

3) Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater

Encroachments into the areas with 20 percent slope will be necessary to provide access and support to the development. The Franklin City Ordinance does not allow for encroachment into areas with 20 percent or greater slopes. The applicant has requested development be allowed to encroach the 20 percent slope to build the proposed residential structure. Staff recognizes the exceptional topographic conditions of the slope of the property and believes that encroachment into the 20 percent slope is necessary for support and development to the site. For these reasons, staff finds that criteria one has been met.

Strict application of the Zoning Ordinance along with the Avalon Architectural Guidelines would create practical difficulties in the development of the site. The Avalon Subdivision was approved prior to the establishment of the Hillside/Hillcrest Overlay, the updated zoning ordinance and today's applicable slope development standards. Development on the steep hillside was anticipated when the Avalon development was approved. Current zoning requirements create practical difficulties for the Avalon development as the subdivision was approved prior to the updated zoning standards. Therefore, strict application of the Zoning Ordinance would prevent development on the site. Staff analysis finds that criteria two has been met.

Allowing encroachment into the 20 percent slope is not a detriment to the public good nor does it impair the purpose or intent of the zoning ordinance. Development of adjacent home-sites have utilized similar grading techniques. The intent of the zoning ordinance is to allow for the development of a single-family home. The variance is the minimum deviation from the requirements of the zoning ordinance that would allow development of a single-family home. Therefore, staff believes this criterion has been met.

Staff recommends approval of the variance requests 1-3, being a Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, a Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, and a Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, because the criteria for approval of a variance has been met.

Applicant Presentation: Hamid Arab, owner of the property. Mr. Arab stated that the goal is to develop the site so that building, and driveway can be accommodated using retaining walls.

Chair Langley noted that the applicant documents show a total of five retaining walls.

Mr. Arab stated that there are four retaining walls proposed at the rear of the building and three retaining walls proposed in front. One retaining wall in the rear is a short wall.

Chair Langley asked if anyone from the public would like to speak, there was none.

Motion to close public comment: Jeff Fleishour motioned to close public comment, Greg Caesar seconded the motion.

Vote Tally: 3-0

Chair Langley stated that the first motion would be the Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater.

Commissioner Caesar stated that he does not agree with allowing encroachments into the 20 percent slope. Mr. Caesar stated that the slopes and hillsides need to be preserved.

Commissioner Caesar motioned to disapprove the variance to allow for encroachments into areas with slopes of 20 percent or greater, no second.

The motion failed.

Commissioner Fleishour motioned to approve the variance request to allow for encroachments into areas with slopes 20 percent or greater because the criteria for granting a variance have been met, seconded by Chair Langley.

There being no further discussion, Chair Langley asked the Board members to vote.

Vote Tally: 2-1 (Commissioners Langley and Fleishour voting for and Commissioner Caesar voting against.)

Chair Langley stated that the next motion would relate to the Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site.

Commissioner Caesar motioned to approve the variance request to allow seven retaining walls to be built on the site as the criteria for granting a variance have been met, seconded by Commissioner Fleishour.

Commissioner Caesar stated that although he agrees with the number of retaining walls necessary for development of the site, he also stated that at what point will the walls be limited. Mr. Caesar asked the applicant to provide more details about each of the seven walls.

Mr. Arab discussed the specifics and function of the retaining walls.

There being no further discussion, Chair Langley asked the Board members to vote.

Vote Tally: 3-0

Chair Langley stated that the next motion would relate to the Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard.

Commissioner Caesar motioned to approve the variance request allowing a maximum of six feet retaining walls in the front yard with the condition that landscaping shall be provided by the homeowner so that a maximum of two feet of the retaining wall is visible because the criteria for granting a variance have been met, seconded by Commissioner Fleishour.

There being no further discussion, Chair Langley asked the Board members to vote.

Vote Tally: 3-0

5. **Variance Request** For A 43-Foot Encroachment Into the Required 75-Foot Front Yard Setback To Relocate The Historic Rosenwald School, For The Property Located At 423 S Margin Street (FZO §3.12.5).

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that the subject property is zoned Civic Institutional (CI) and is part of the Historic Preservation Overlay in the Central Franklin District. The Heritage Foundation proposes relocating the historic Lee Buckner Rosenwald School from southern Williamson County to the subject property. The subject property is located on the corner of South Margin Street and Lewisburg Avenue. The Zoning Ordinance requires a seventy-five-foot setback as the property is considered to have two fronts. The applicant requests a variance for the school to be setback 32 feet. Variance requests that are within the HPO are required to be reviewed by the HZC prior to being considered by the BZA. The HZC provided a favorable recommendation at the October 2022 meeting. The proposal is the most sensitive to the architectural qualities of the contributing structure and allows for the least amount of adverse impact on the contributing status of the historical structure in the context of the historical district.

Criteria 1

A variance request may be considered if the following conditions are present. Criteria one states that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time on the enactment of the zoning ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under the Zoning Ordinance.

Staff has determined that subject property is exceptional due to the historic condition. The historic Lee Buckner Rosenwald school is not recommended to be placed elsewhere on the property, according to the recommendations by the HZC and the Tennessee Historic Commission. The Historic Preservation Guidelines require preservation of historically significant stone walls, landscaping and property surrounding the historic building, as well as specific orientation of the building on the site. These factors apply to the site and the historical context of the schoolhouse; therefore, staff find

that criteria one has been met.

Criteria 2

The second criteria states that the strict application of the zoning ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Placement of the schoolhouse at the recommended 75-foot setback to comply with the zoning ordinance would require demolition of a historic stone wall and would block the view of the historic Haynes Berry house. This would result in undue hardship of the applicant. Staff finds that the requirements of criteria two has been met.

Criteria 3

The third criteria states that such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff has determined that allowing the historic schoolhouse to encroach 43 feet would not be a detriment to the public good. The intent of the ordinance is to provide a buffer between buildings and the street that is consistent along the given street for aesthetic purposes. Because the applicant positioned the historic schoolhouse fronting Margin Street and is as far away from Lewisburg Avenue as it can be, the staff finds that criteria three has been met. In addition, there are existing buildings along the street that are set back from 40-100 feet from the property line which is consistent with the subject property.

Ms. Stanford stated that the recommended motion to the BZA is approval of the 43-foot encroachment into the required 75-foot front yard setback because the three criteria required for approval of a variance have been met.

Applicant Presentation: Cyril Stewart, Architect, and representative of the Heritage Foundation.

Mr. Stewart expressed his appreciation for staff guidance during the process. Mr. Stewart stated that the property is a truly unique site that includes three historic structures. Mr. Stewart briefly mentioned the constraints of the project including engineering, storm water, street standards and the historical aspects of the property. Typically, a Civil Institutional district requires a 25-foot side setback, but because the site is considered to have two fronts, the ordinance requires a 75-foot setback. Historically, the variance request is very similar to the property setbacks in the past. Ms. Stewart stated that for 192 years the property has been associated with or provided a home for schools. In the 1830's the property was home to a female seminary called Franklin Grove. (The female seminary provided the inspiration for the new name of the property, Franklin Grove.) A Freedman School and the Buena Vista Boys School were housed on the property around 1866. More recently, from 1979-2018, the property was home for the O'Moore College of Design. The Heritage Foundation purchased the Lee Buckner Rosenwald school, one of a few such schools left in the country, in 2018. After much community input and agreement, it was decided that the school be relocated to the former O'Moore College of Design property, now known as Franklin Grove.

Chair Langley asked if there were any citizens who would like to comment on the item, there were none.

Chair Langley stated that James Redford sent an email in opposition of the approval of the variance.

Commissioner Fleishour motioned to close public comment, Commissioner Caesar seconded the motion.

Vote Tally: 3-0

Mr. Stewart noted that the buffering between the street and building would include a sidewalk, grass, and a stone wall. Beyond the buffers about 30 feet would be the schoolhouse. Mr. Stewart added that a cedar glade was present originally on the property. Mr. Stewart stated that the plans include recreating the cedar glade that would also serve as a buffer.

Commissioner Caesar motioned to approve the variance to allow for a 43-foot encroachment into the required 75-foot yard setback to relocate the historic Rosenwald School because the criteria had been met, seconded by Commissioner Fleishour.

Vote Tally: 3-0

6. **Variance Request** For A 5-Foot Encroachment Into the Required 15-Foot Side Yard Setback To Construct A Two-Car Attached Garage And A Single-Family Home, For The Property Located At 127 Lancaster Drive. (FZO §3.4.5)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that the subject property is located in the Residential 1 (R1) zoning district and is located in the Central Franklin Overlay. As explained in chapter three of the Zoning Ordinance for lots and recorded subdivisions, if different dimensional standards are listed on the final plat, then the final plat shall govern. The subject property is located within a recorded subdivision with 15-foot setbacks. The variance request is to allow a five-foot encroachment into the 15-foot setback for an attached two car garage.

Criteria 1

A variance request may be considered if the following conditions are present. Criteria one states that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time on the enactment of the Zoning Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under the zoning ordinance.

The shape of the plated lot is uniquely shaped along with the unique shape of Virginia Court that adjoins the property. Because of the uniqueness and the location of the lot, staff find that criteria one has been met.

Criteria 2

The second criteria states that the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional undue hardship upon the owner of the property.

The applicant has indicated that the owner's intent is to build a 2-bay attached garage. Due to the unique shape of the property the garage would be out of compliance with the zoning ordinance regarding the 15-foot setback requirement. The owner would experience unique practical difficulties because the garage could not be constructed without being out of compliance with the Zoning Ordinance. Staff analysis finds that criteria two has been met.

Criteria 3

The third criteria states that such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

This request meets all other required setbacks for the property. The subdivision was platted so that the corner lots have a unique condition different from the other lots within the subdivision and were plotted with shallower setbacks. Considering that the variance as a minimal 5-foot setback, staff find that approval of the variance would not be a detriment to the public good. Staff find that criteria number three has been met.

Ms. Stanford stated that the recommended motion is for the BZA to approve the variance for a five-foot encroachment into the required 15-foot setback to construct a 2-car garage because the criteria for approval of a variance have been met.

Applicant Presentation: Andrew King with AK Designs. Mr. King stated that the buildable footprint is small for the R1 district platted lot. The unique shape of the lot along with the property being located on the corner meant a variance would be needed for the encroachment into the required 15-foot setback.

Chair Langley asked if there were any citizens that would like to comment on the item, there were none.

Commissioner Fleishour motioned to close the public comment portion, seconded by Commissioner Caesar.

Vote Tally: 3-0

Commissioner Caesar motioned to approve the variance for a 5-foot encroachment into the required 15-foot side yard setback to construct a two-car attached garage and a single-family home because the criteria have been met, seconded by Commissioner Fleishour.

Vote Tally: 3-0

OTHER BUSINESS

ADJOURN

Commissioner Fleishour motioned to adjourn the November 3, 2022, meeting, seconded by Commissioner Caesar.

Vote Tally: 3-0

There being no further business, the meeting adjourned at 7:22 p.m.

Chair

Date



File #: 21-03838

DATE: November 8, 2022
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Planning Supervisor
Ariella Stanford, Planner

SUBJECT:

Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries, Based On A Federal Emergency Management Agency (FEMA) Letter Of Map Revision Based On Fill For The Property Located At The Water's Edge PUD Subdivision - Section 7 (Map 106 Parcel 18601) (F.Z.O. 4.3).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8012
Applicant: Kyle Griffin
Owner: Clayton Properties Group Inc., D/B/A Goodall Homes

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: PD – Planned District, Vacant
Northeast: PD – Planned District, Residential Single Family / Residential Multifamily
Northwest: CI – Civic Institutional District, Agriculture / Recreation/Open Space
Southeast: PD – Planned District, Residential Single Family / Recreation/Open Space
Southwest: AG – Agriculture District, Vacant / Agriculture / Residential Estate

Applicable Zoning Ordinance Provisions

20.18 Appeal of Administrative Decision

In this case, the purpose of the Appeal of Administrative Decision is to provide a process for interpretation of the zoning map when there are disputed questions about lot lines or district boundary lines as they arise in the administration of the zoning regulations. For map interpretation, the BZA shall use the best available data to make a final interpretation of the zoning map boundary.

4.3.1 FFO—Floodway Fringe Overlay District, Purpose

The FFO district is intended to:

- A. Preserve the holding capacity of the floodway fringe;
- B. Limit uses and encroachments that would impede or obstruct the holding capacity of the floodway fringe; and
- C. Prevent an increase in flood height that may result in the loss of life or property damage.

4.3.3 FFO—Floodway Fringe Overlay District, District Boundaries

The FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection.

Background

The applicant is requesting an Appeal of Administrative Decision to interpret the City's FFO boundaries for Section 7 of the Water's Edge PUD Subdivision. The request is based on the Letter of Map Revision Based on Fill (LOMR) document issued by FEMA on November 2, 2022.

The Zoning Ordinance states that the FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection (F.Z.O. 4.3.2). This request is for the BZA to interpret the FFO boundary based on the FEMA-approved floodplain boundary change as identified in the LOMR.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

RECOMMENDED MOTION: Motion to approve the applicant's request to interpret the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill issued by FEMA on November 2, 2022 (FEMA Case No. 22-04-05772A).

WATERS EDGE, SECTION 7
TAX MAP 106, PARCELS 18601 & 18603
BOARD OF ZONING APPEALS
DECEMBER 1, 2022

Legend

-  Waters Edge PUD Subdivision
-  Floodway Fringe Overlay
-  Floodway Overlay
-  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



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 herein.
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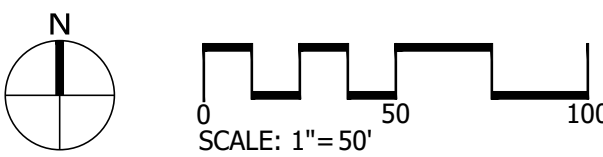
HISTORIC
FRANKLIN
TENNESSEE



KYLE EUGENE GRIFFIN
REGISTERED ENGINEER
AGRICULTURE
No. 118355
EXPIRATION DATE 09/08/2025

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 118355
EXPIRATION DATE 09/08/2025

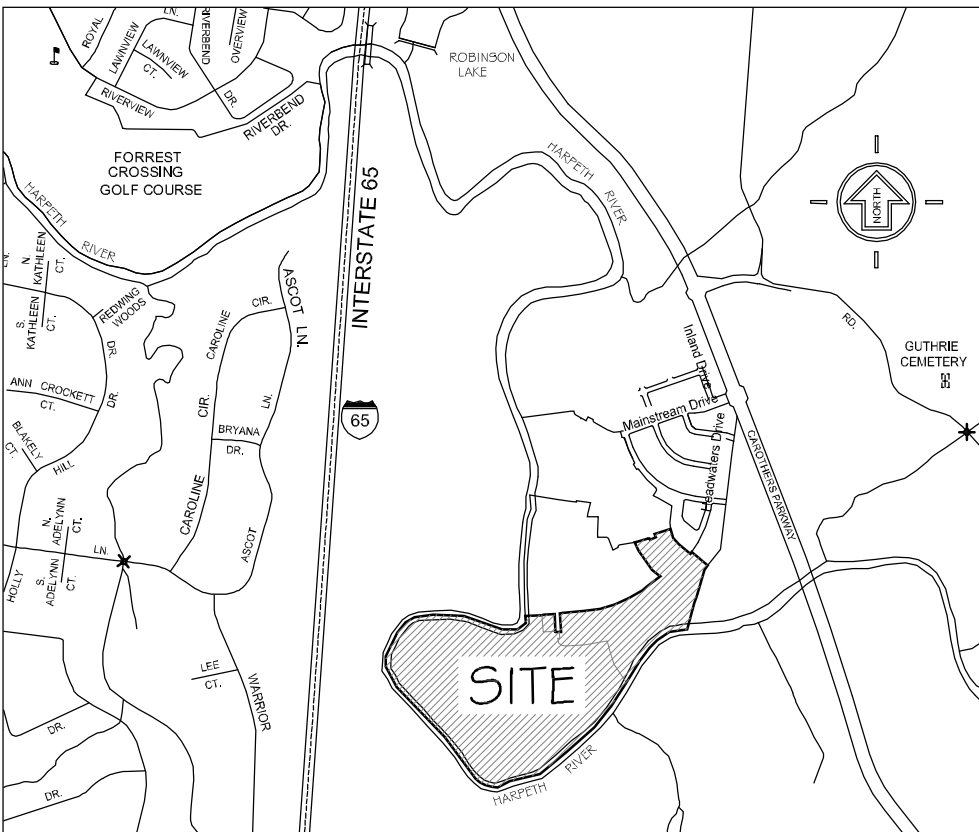
PARCEL CURVE DATA					PARCEL CURVE DATA				
Curve #	Delta	Length	Radius	Chord	Curve #	Delta	Length	Radius	Chord
C1	12° 56' 35"	271.08'	1200.00'	N64° 26' 34"E 270.50'	C12	10° 27' 32"	209.93'	1150.00'	S69° 13' 27"W 209.63'
C2	14° 09' 29"	264.40'	1070.00'	S62° 46' 13"W 263.73'	C13	10° 27' 32"	188.02'	1030.00'	N69° 13' 27"E 187.76'
C3	2° 54' 54"	61.05'	1200.00'	N72° 22' 19"E 61.05'	C14	7° 01' 38"	126.33'	1030.00'	N60° 28' 52"E 126.25'
C4	3° 31' 51"	65.94'	1070.00'	S71° 36' 53"W 65.93'	C15	3° 15' 12"	1.38'	24.33'	N77° 52' 07"E 1.38'
C5	11° 41' 16"	244.79'	1200.00'	N80° 31' 58"E 244.36'	C16	93° 16' 59"	24.42'	15.00'	S10° 45' 22"W 21.81'
C6	12° 01' 58"	224.71'	1070.00'	S80° 21' 37"W 224.30'	C17	6° 35' 50"	132.41'	1150.00'	S60° 41' 46"W 132.34'
C7	25° 37' 25"	22.36'	50.00'	N80° 48' 42"W 22.17'	C18	9° 59' 53"	209.40'	1200.00'	N49° 12' 51"E 209.13'
C8	90° 00' 00"	23.56'	15.00'	N48° 37' 24"W 21.21'	C19	7° 26' 16"	172.66'	1330.08'	S51° 12' 59"W 172.54'
C9	6° 21' 07"	2.70'	24.33'	N64° 08' 45"E 2.70'	C20	90° 45' 26"	23.76'	15.00'	N81° 15' 50"W 21.35'
C10	10° 31' 55"	189.33'	1030.00'	N81° 06' 38"E 189.07'	C21	7° 56' 38"	159.45'	1150.00'	S49° 23' 08"W 159.32'
C11	10° 31' 55"	211.39'	1150.00'	S81° 06' 38"W 211.09'					



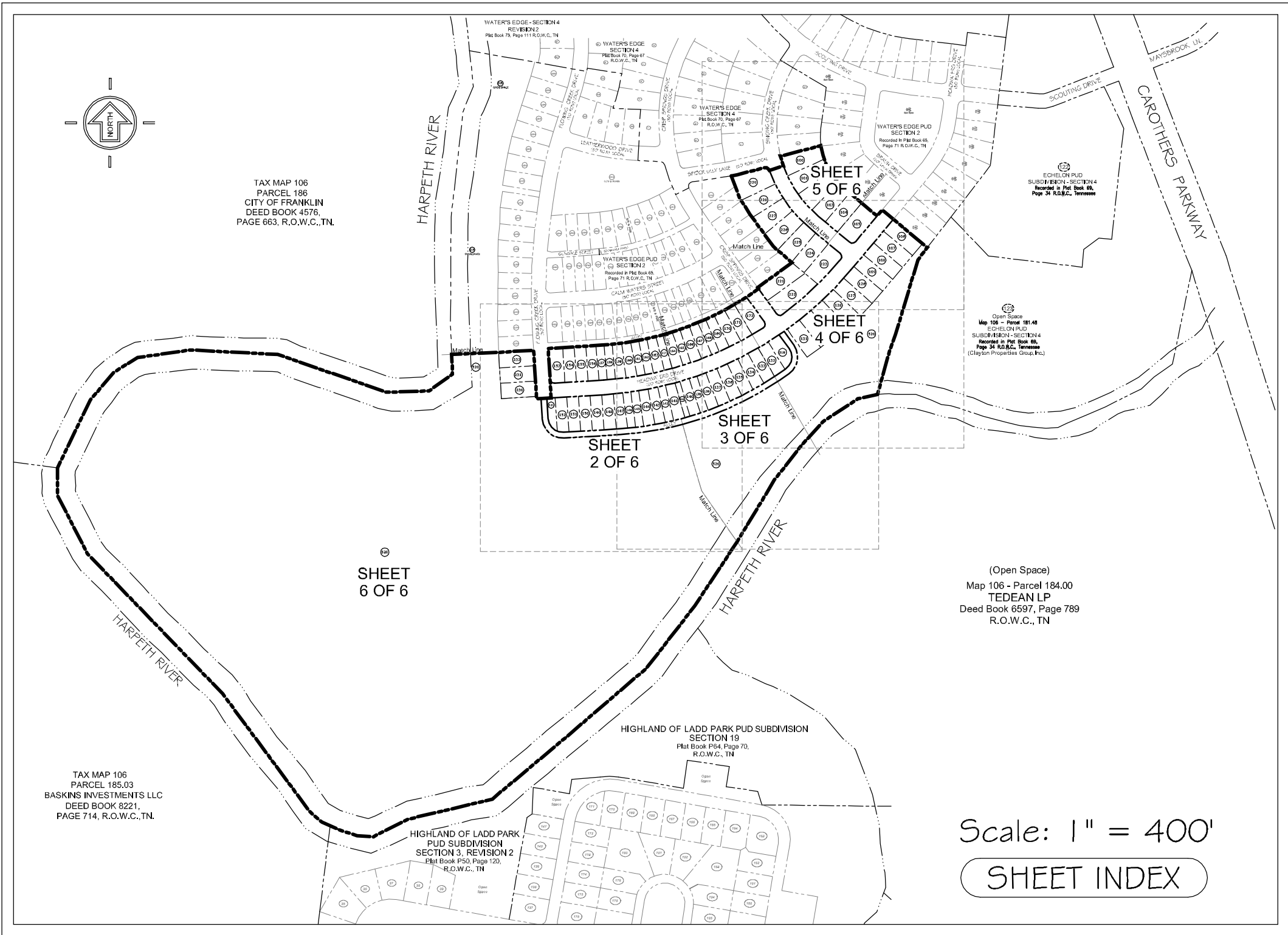
GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 69 BUILDABLE LOTS, CREATE 4 OPEN SPACE AREAS, DEDICATE ROAD RIGHT-OF-WAYS AND TO REVISE & ENLARGE OPEN SPACE LOT 520, OF WATER'S EDGE - SECTION 7 (P.B.77, PG.112 R.O.W.C., TN).
- EXISTING ZONING PD (PLANNED DEVELOPMENT)
FFO, FLOODWAY FRINGE OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
- MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
- SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS ALL OF PARCEL 186.01 & PARCEL 186.03 ON WILLIAMSON COUNTY TAX MAP NO. 106.
- STREET ADDRESS ARE SHOWN THUS [XXX]
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: CLAYTON PROPERTIES GROUP, INC.,
D.B.A. GOODALL HOWES
ADDRESS: 393 MAPLE STREET, SUITE 100
CALLATTIN, TN. 37066
CONTACT: JOSH THACKER
TELEPHONE: (615) 451-5029
EMAIL: JTA@COMCAST.NET
- SURVEYOR: JTA LAND SURVEYING, INC.,
2603 ELM HILL PIKE - SUITE "K"
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920
EMAIL: GREG.TJA@COMCAST.NET
- IRON ROD (FOUND)
- IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)

- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0214G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22ND, 2016.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
- NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- THERE SHALL BE A MINIMUM OF 10-FEET OF SEPERATION BETWEEN BUILDINGS.
- REAR YARD FENCES ON LOTS 153 AND 172 SHALL NOT BE LOCATED SO THAT THEY COMPROMISE SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SPECIFICALLY LOTS 153 - 172 (INCLUSIVE).
- 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.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
- A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358, WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATERS EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.
- 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 BE 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 BY 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.
- 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.
- ALL MILCROFTON UTILITY DISTRICT(MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
- TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THE 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.
- ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL BE DESIGNATED 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.



VICINITY MAP
N.T.S.



Scale: 1" = 400'
SHEET INDEX

GENERAL NOTES CONTINUED:

- GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION OF, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

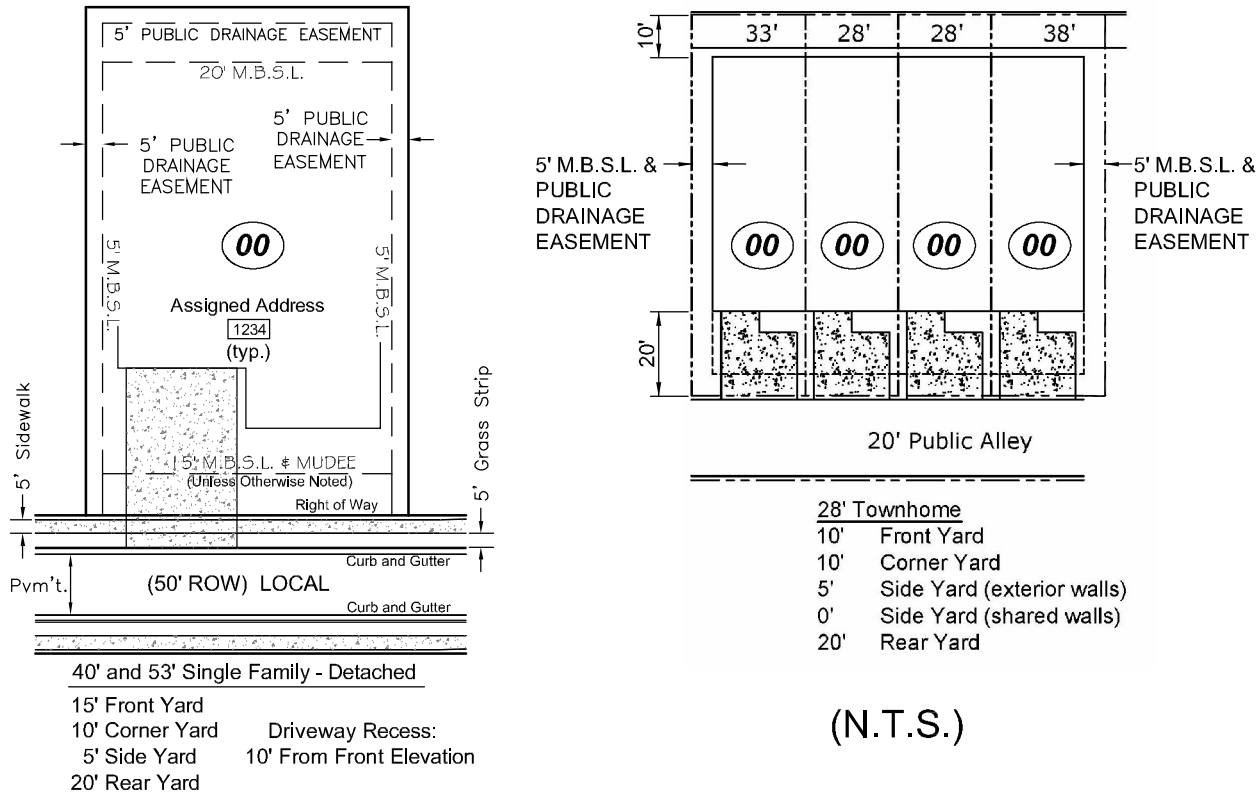
PARK DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACENT TO THE HARPETH RIVER.
395 UNITS = 258,000 SF (5.92 ACRES) OF REQUIRED DEDICATED PARKLAND.
(35 UNITS X 1,200 SF) + (360 UNITS X 600 SF) = 258,000 SF
GREENWAY TRAIL EASEMENT TO BE AAPE - ALL ACCESS PUBLIC EASEMENT.

BUILDABLE LOTS

THIS PLAT CREATES: 45 - SINGLE FAMILY LOTS AND
24 - TOWNHOME LOTS
69 - TOTAL (BUILDABLE) LOTS THIS RECORDING

LOT STANDARDS CHART



(N.T.S.)

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

Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: _____ Owner(s): Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat as shown hereon represents a survey made under my supervision on the 22nd day of September, 2022.

Date: September 22, 2022
Last Revised: October 28, 2022
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF SHEETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ Secretary, Planning Commission

COF PROJECT # 7998
FINAL PLAT

WATER'S EDGE
PUD SUBDIVISION
SECTION 7

AND REVISION TO OPEN SPACE LOT 520 OF
WATER'S EDGE - SECTION 6
SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON
COUNTY, CITY OF FRANKLIN, TENNESSEE

RECORD

RECORDED _____, 2022

IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.

2603 ELM HILL PIKE - SUITE K

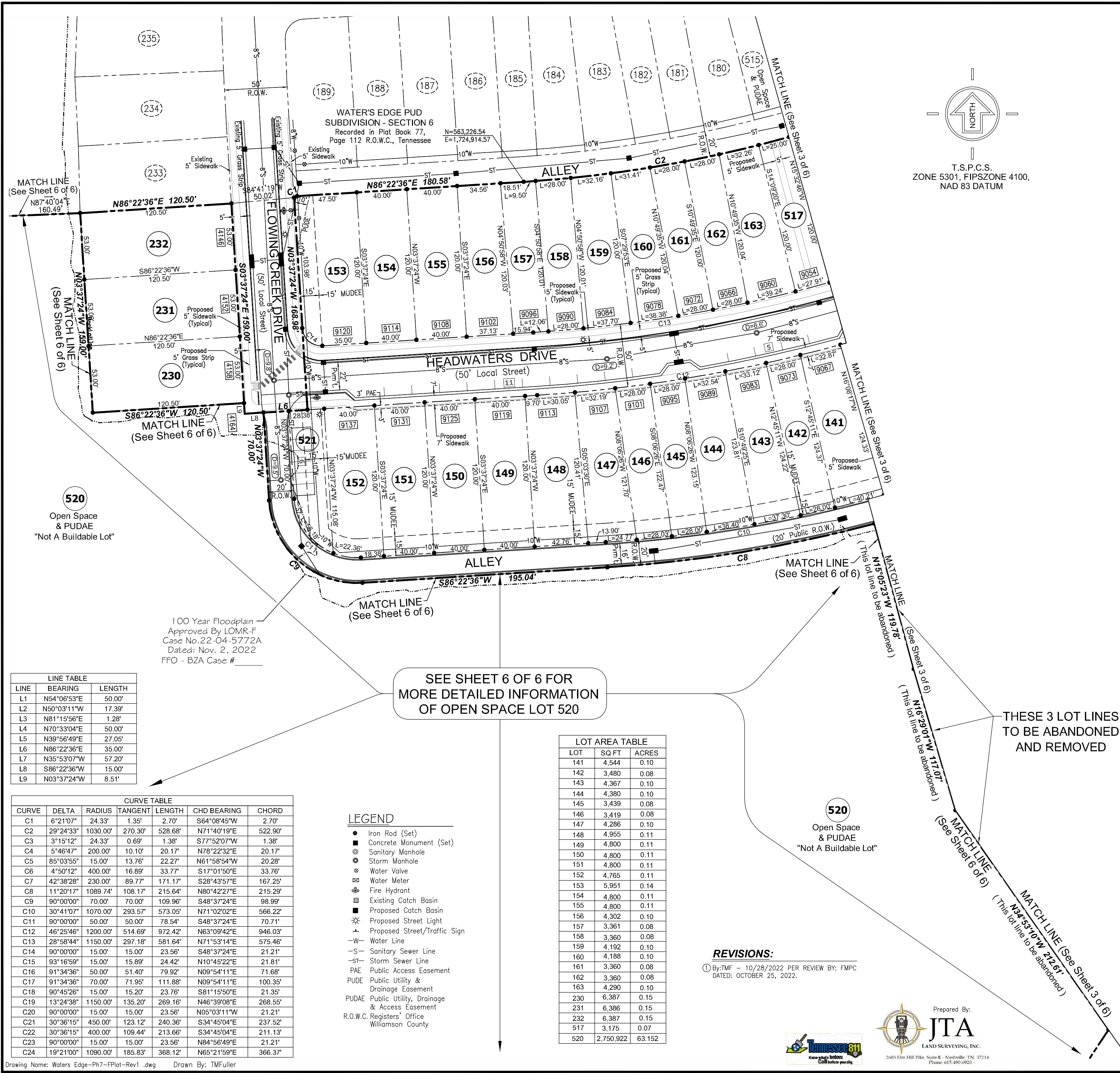
NASHVILLE, TENNESSEE 37214

DATE: SEPT-22-2022

JOB NO. 2022-526

PHONE: (615) 490-6920

SHEET 1 OF 6



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 _____ Date _____

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: _____ Owner(s): Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat represents a survey made under my supervision on the 22nd day of September, 2022.

Date: September 22, 2022
Last Revised: October 28, 2022
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision - Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ Secretary, Planning Commission

**COF PROJECT # 7998
FINAL PLAT
WATER'S EDGE
PUD SUBDIVISION
SECTION 7
AND REVISION TO OPEN SPACE LOT 520 OF
WATER'S EDGE - SECTION 6
SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON
COUNTY, CITY OF FRANKLIN, TENNESSEE**

RECORD

RECORDED _____, 2022
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
DATE: SEPT. 22, 2022
JOB NO. 2022-526
PHONE: (615) 490-6920

SHEET 2 OF 6

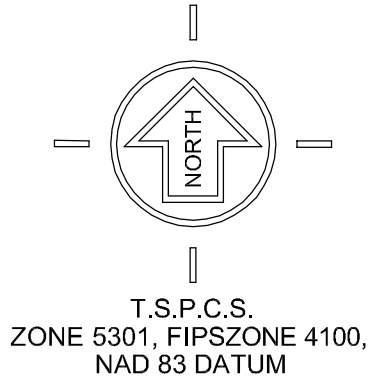
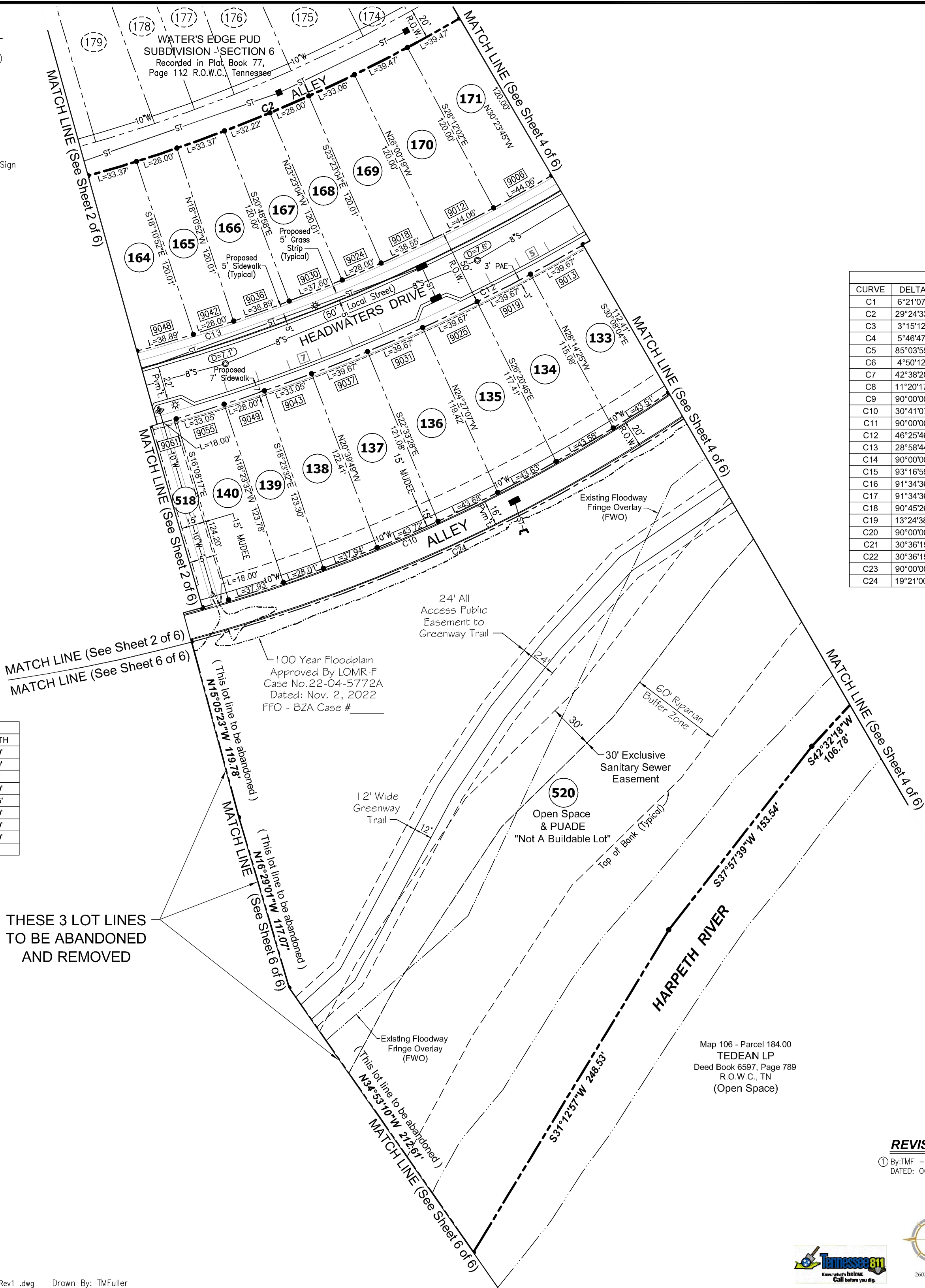
LEGEND

- Iron Rod (Set)
- Concrete Monument (Set)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Fire Hydrant
- Existing Catch Basin
- Proposed Catch Basin
- ★ Proposed Street Light
- ⊕ Proposed Street/Traffic Sign
- W- Water Line
- S- Sanitary Sewer Line
- ST- Storm Sewer Line
- PAE Public Access Easement
- PUDE Public Utility & Drainage Easement
- PUDAE Public Utility, Drainage & Access Easement
- R.O.W.C. Registers' Office
Williamson County

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
133	4,728	0.11
134	4,836	0.11
135	4,931	0.11
136	5,011	0.12
137	5,076	0.12
138	4,360	0.10
139	3,459	0.08
140	4,401	0.10
164	4,335	0.10
165	3,360	0.08
166	3,335	0.10
167	4,189	0.10
168	3,360	0.08
169	4,297	0.10
170	5,012	0.12
171	5,012	0.12
518	2,237	0.05
520	2,750,922	63.152

LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°06'53"E	50.00'
L2	N50°03'11"W	17.39'
L3	N81°15'56"E	1.28'
L4	N70°33'04"E	50.00'
L5	N39°56'49"E	27.05'
L6	N86°22'36"E	35.00'
L7	N35°53'07"W	57.20'
L8	S86°22'36"W	15.00'
L9	N03°37'24"W	8.51'

THESE 3 LOT LINES
TO BE ABANDONED
AND REMOVED



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
C1	6°21'07"	24.33'	1.35'	2.70'	S64°08'45"W
C2	29°24'33"	1030.00'	270.30'	528.68'	N71°40'19"E
C3	3°15'12"	24.33'	0.69'	1.38'	S77°52'07"W
C4	5°46'47"	200.00'	10.10'	20.17'	N78°22'32"E
C5	85°03'55"	15.00'	13.76'	22.27'	N61°58'54"W
C6	4°50'12"	400.00'	16.89'	33.77'	S17°01'50"E
C7	42°38'28"	230.00'	89.77'	171.17'	S28°43'57"E
C8	11°20'17"	1089.74'	108.17'	215.64'	N80°42'27"E
C9	90°00'00"	70.00'	70.00'	109.96'	S48°37'24"E
C10	30°41'07"	1070.00'	293.57'	573.05'	N71°02'02"E
C11	90°00'00"	50.00'	50.00'	78.54'	S48°37'24"E
C12	46°25'46"	1200.00'	514.69'	972.42'	N63°09'42"E
C13	28°58'44"	1150.00'	297.18'	581.64'	N71°53'14"E
C14	90°00'00"	15.00'	15.00'	23.56'	S48°37'24"E
C15	93°16'59"	15.00'	15.89'	24.42'	N10°45'22"E
C16	91°34'36"	50.00'	51.40'	79.92'	N09°54'11"E
C17	91°34'36"	70.00'	71.95'	111.88'	N09°54'11"E
C18	90°45'26"	15.00'	15.20'	23.76'	S81°15'50"E
C19	13°24'38"	1150.00'	135.20'	269.16'	N46°39'08"E
C20	90°00'00"	15.00'	15.00'	23.56'	N05°03'11"W
C21	30°36'15"	450.00'	123.12'	240.36'	S34°45'04"E
C22	30°36'15"	400.00'	109.44'	213.66'	S34°45'04"E
C23	90°00'00"	15.00'	15.00'	23.56'	N84°56'49"E
C24	19°21'00"	1090.00'	185.83'	368.12'	N65°21'59"E

Map 106 - Parcel 184.00
TEDEAN LP
Deed Book 6597, Page 789
R.O.W.C., TN
(Open Space)

REVISIONS:

- ① By:TMF - 10/27/2022 PER REVIEW BY: FMPC
DATED: OCTOBER 25, 2022.



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

Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: _____ Owner(s): _____

Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat was prepared by a survey made under my supervision on the _____ day of September, 2022.

Date: September 22, 2022

Last Revised: October 28, 2022

JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision - Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____

Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____

Director of Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____

Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____ 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____

Secretary, Planning Commission

COF PROJECT # 7998 FINAL PLAT

WATER'S EDGE PUD SUBDIVISION SECTION 7

AND REVISION TO OPEN SPACE LOT 520 OF
WATER'S EDGE - SECTION 6
SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON
COUNTY, CITY OF FRANKLIN, TENNESSEE

RECORD

RECORDED _____, 2022

IN BOOK _____, PAGE _____

OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

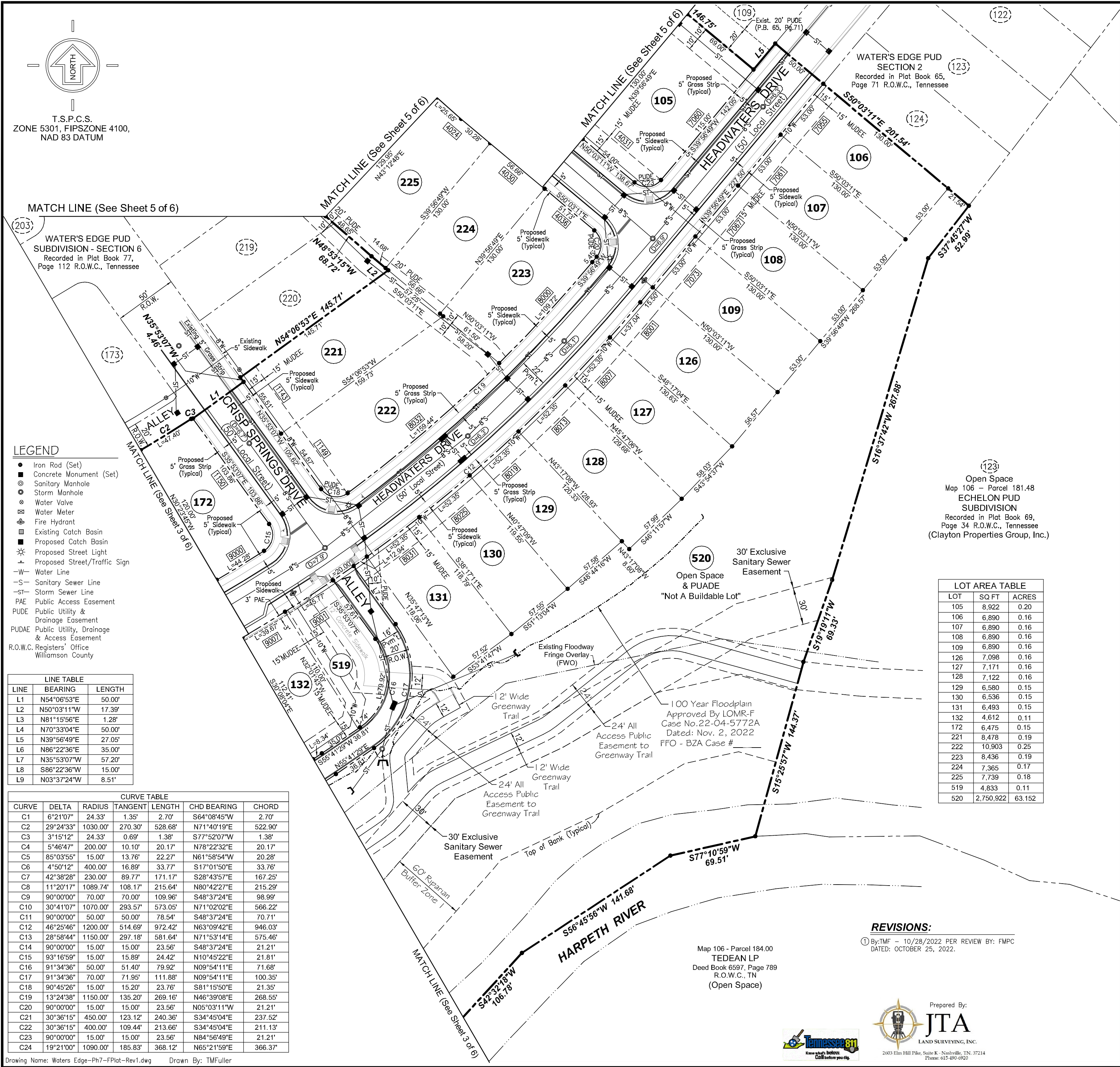
JTA LAND SURVEYING, INC.

2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214

DATE: SEPT. 22, 2022

PHONE: (615) 490-6920

SHEET 3 OF 6



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 Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: _____ Owner(s): Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

I (We) hereby certify that the subdivision plan as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plan represents a survey made under my supervision on the _____ day of September, 2022.

Date: September 22, 2022
Last Revised: October 28, 2022
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision - Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision - Section 7 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ Secretary, Planning Commission

**COF PROJECT # 7998
FINAL PLAT
WATER'S EDGE
PUD SUBDIVISION
SECTION 7
AND REVISION TO OPEN SPACE LOT 520 OF
WATER'S EDGE - SECTION 6
SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON
COUNTY, CITY OF FRANKLIN, TENNESSEE**

RECORD

RECORDED _____, 2022
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
DATE: SEPT. 22, 2022
JOB NO. 2022-526
PHONE: (615) 490-6920
SHEET 4 OF 6



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL

DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	A parcel of land, as described in the Special Warranty Deed recorded in Book 8627, Pages 782 through 787, in the Office of the Register of Deeds, Williamson County, Tennessee The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 470206	
AFFECTED MAP PANEL	NUMBER: 47187C0214G	
	DATE: 12/22/2016	
FLOODING SOURCE: HARPEATH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.877549, -86.821434 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (Tract 1)	X (shaded)	--	--	654.2 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION DETERMINATION TABLE (CONTINUED) PORTIONS REMAIN IN THE FLOODWAY	FILL RECOMMENDATION STATE LOCAL CONSIDERATIONS
--	---

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

TRACT 1 – (WATERS EDGE SECTION 7) LOTS 230-232 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S02°49'22"E 158.29' to the northeast corner of future Lot 232 being the Point of Beginning; Thence, along a line encompassing future Lots 230-232 the following 5 calls: S03°37'24"E 159.00' to a point, S86°22'36"W 120.50' to a point; N03°37'24"W 106.03' to a point, N03°37'26"W 52.97' to a point, Thence, N86°22'36"E 120.50' to the Point of Beginning.

TRACT 2 – (WATERS EDGE SECTION 7) LOTS 153-163 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S20°34'24"E 163.92' to the northeast corner of future Lot 153 being the Point of Beginning; Thence, along a line encompassing future Lots 153-163 the following 8 calls: Along a curve to the right with a radius of 24.33', a total curve length of 2.70', being subtended by a chord bearing N64°08'45"E 2.70' to a point, N86°22'36"E 180.58' to a point; Along a curve to the left with a radius of 1030', a total curve length of 189.33', being subtended by a chord bearing N81°06'38"E 189.07' to a point, S14°09'20"E 120.00' to a point; Along a curve to the right with a radius of 1150', a total curve length of 211.39', being subtended by a chord bearing S81°06'38"W 211.09' to a point, S86°22'36"W 168.07' to a point; Along a curve to the right with a radius of 15', a total curve length of 23.56', being subtended by a chord bearing N48°37'24"W 21.21' to a point, Thence, N03°37'24"W 103.98' to the Point of Beginning.

TRACT 3 – (WATERS EDGE SECTION 7) LOTS 164-169 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S76°52'10"E 463.32' to the northeast corner of future Lot 164 being the Point of Beginning; Thence, along a line encompassing future Lots 164-169 the following 4 calls: Along a curve to the left with a radius of 1030', a total curve length of 188.02', being subtended by a chord bearing N69°13'27"E 187.76' to a point, S26°00'19"E 120.00' to a point; Along a curve to the right with a radius of 1150.00', a total curve length of 209.93', being subtended by a chord bearing S69°13'27"E 209.63' to a point, Thence, N15°32'46"W 120.00' to the Point of Beginning.

TRACT 4 – (WATERS EDGE SECTION 7) LOTS 170-172 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S86°28'16"E 627.95' to the northeast corner of future Lot 170 being the Point of Beginning; Thence, along a line encompassing future Lots 170-172 the following 6 calls: Along a curve to the left with a radius of 1030', a total curve length of 126.33', being subtended by a chord bearing N60°28'52"E 126.25' to a

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

point, Along a curve to the right with a radius of 24.33', a total curve length of 1.38', being subtended by a chord bearing S77°52'07"E 1.38' to a point, S35°53'07"E 103.86' to a point; Along a curve to the right with a radius of 15.00', a total curve length of 24.42', being subtended by a chord bearing S10°45'22"E 21.81' to a point, Along a curve to the right with a radius of 1150', a total curve length of 132.41', being subtended by a chord bearing S60°41'46"W 132.34' to a point, Thence, N26°00'19"E 120.00' to the Point of Beginning.

TRACT 5 – (WATERS EDGE SECTION 7) LOTS 221-222 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line N85°48'57"E 777.94' to the northwest corner of future Lot 221 being the Point of Beginning; Thence, along a line encompassing future Lots 221-222 the following 5 calls: N54°06'05"E 145.71' to a point; S50°03'11"E 115.45' to a point; Along a curve to the right with a radius of 1150.00', a total curve length of 159.45', being subtended by a chord bearing S49°23'08"W 159.32' to a point, Along a curve to the right with a radius of 15.00', a total curve length of 23.76', being subtended by a chord bearing N81°15'50"W 21.35' to a point, Thence, N35°53'07"W 110.08' to the Point of Beginning.

TRACT 6 – (WATERS EDGE SECTION 7) LOTS 128-131 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S84°22'28"E 881.12' to the northwest corner of future Lot 131 being the Point of Beginning; Thence, along a line encompassing future Lots 128-131 the following 6 calls: Along a curve to the left with a radius of 1200.00', a total curve length of 209.40', being subtended by a chord bearing N49°12'51"E 209.13' to a point, S45°47'06"E 129.68' to a point; S46°11'57"W 57.99' to a point; N43°17'08"W 8.61' to a point; Along a curve to the left with a radius of 1330.08', a total curve length of 172.66', being subtended by a chord bearing S51°12'59"W 172.54' to a point, Thence, N35°47'13"W 118.06' to the Point of Beginning.

TRACT 7 – (WATERS EDGE SECTION 7) LOTS 132-138 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S66°28'58"E 618.94' to the northwest corner of future Lot 138 being the Point of Beginning; Thence, along a line encompassing future Lots 132-138 the following 5 calls: Along a curve to the left with a radius of 1200.00', a total curve length of 271.08', being subtended by a chord bearing N64°26'34"E 270.50' to a point, S32°01'43"E 110.00' to a point; S55°41'29"W 35.07' to a point; Along a curve to the left with a radius of 1070.00', a total curve length of 264.40', being subtended by a chord bearing S62°46'13"E 263.73' to a point, Thence, N18°23'32"W 123.30' to the Point of Beginning.

TRACT 8 – (WATERS EDGE SECTION 7) LOTS 139-140 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL

DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

commencement line S66°28'22"E 574.37' to the northwest corner of future Lot 140 being the Point of Beginning; Thence, along a line encompassing future Lots 139-140 the following 4 calls: Along a curve to the left with a radius of 1200.00', a total curve length of 61.05', being subtended by a chord bearing N72°22'19"E 61.05' to a point,S18°23'32"E 123.30' to a point; Along a curve to the right with a radius of 1070.00', a total curve length of 65.94', being subtended by a chord bearing S71°36'53"W 65.93' to a point, Thence, N16°08'17"W 124.26' to the Point of Beginning.

TRACT 9 – (WATERS EDGE SECTION 7) LOTS 141-152 AREA DESCRIPTION: Land in Williamson County, Tennessee, being part of Map 106 Parcel 18601, being part of the Waters Edge Subdivision, and part of the Real Estate Solutions Group, LLC property being more particularly described as follows: Commencing at the southeastern corner of parcel ID 106C I 05200 00014106C, lot being 4128 Flowing Creek Drive, Clayton Properties Group, Inc. property as recorded in Plat Book P77, Page 112, R.O.W.C., thence along a commencement line S14°15'25"E 331.47' to the northwest corner of future Lot 152 being the Point of Beginning; Thence, along a line encompassing future Lots 141-152 the following 6 calls: N86°22'36"E 169.70' to a point; Along a curve to the left with a radius of 1200.00', a total curve length of 244.79', being subtended by a chord bearing N80°31'58"E 244.36' to a point,S16°08'17"E 124.33' to a point; Along a curve to the right with a radius of 1070.00', a total curve length of 224.71', being subtended by a chord bearing S80°21'37"W 224.30' to a point,S86°22'36"E 195.04' to a point; Along a curve to the right with a radius of 50.00', a total curve length of 22.36', being subtended by a chord bearing S80°48'42"W 22.17' to a point, Thence, N03°37'24"W 115.08' to the Point of Beginning.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (Tract 2)	X (shaded)	--	--	655.2 feet
--	--	--	--	Portion of Property (Tract 3)	X (shaded)	--	--	656.6 feet
--	--	--	--	Portion of Property (Tract 4)	X (shaded)	--	--	656.9 feet
--	--	--	--	Portion of Property (Tract 7)	X (shaded)	--	--	656.4 feet
--	--	--	--	Portion of Property (Tract 8)	X (shaded)	--	--	656.1 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (Tract 9)	X (shaded)	--	--	655.0 feet
--	--	--	--	Portion of Property (Tract 5)	X (shaded)	--	--	657.4 feet
--	--	--	--	Portion of Property (Tract 6)	X (shaded)	--	--	657.2 feet

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 9 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

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**LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 9 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

November 3, 2022

City of Franklin

Board of Zoning Appeals

Letter of Justification

Re: Water's Edge Subdivision - Section 7, Tax Map 106 Parcel 186.01 & 186.03, FFO Amendment Request

Dear Board,

A Letter of Map Revision for the 100-year floodplain has been submitted to FEMA for the subject property known as Parcel 186.01 & 186.03 of Tax map 106, Waters Edge Subdivision Section 7. The applicant and owner of Water's Edge Subdivision is Clayton Properties Group, Inc. They request that the City of Franklin Board Zoning Appeals amend the Floodway Fringe Overlay (FFO) line to reflect the approved LOMR-F provided here within.

Respectfully submitted

CSDG,



Kyle Griffin, P.E.
Sr. Associate • Professional Engineer



File #: 21-03839

DATE: November 8, 2022
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Planning Supervisor
Ariella Stanford, Planner

SUBJECT:

Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries, Based On A Federal Emergency Management Agency (FEMA) Letter Of Map Revision Based On Fill For The Property Located At 122 Harlinsdale Court (Map 063E Parcel 01500) (F.Z.O. 4.3).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8011
Applicant: Jason Deal
Owner: 122 Harlinsdale Court, LLC,

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: R2 – Residential 2 District, Vacant
North: R2 – Residential 2 District, Recreation/Open Space
South: R2 – Residential 2 District, Residential Single Family
East: R2 – Residential 2 District, Residential Single Family
West: R2 – Residential 2 District, Residential Single Family

Applicable Zoning Ordinance Provisions

20.18 Appeal of Administrative Decision

In this case, the purpose of the Appeal of Administrative Decision is to provide a process for interpretations of the zoning map when there are disputed questions of lot lines or district boundary lines as they arise in the administration of the zoning regulations. For map interpretations, the BZA shall use the best available data to make a final interpretation of the zoning map boundary.

4.3.1 FFO—Floodway Fringe Overlay District, Purpose

The FFO district is intended to:

- A. Preserve the holding capacity of the floodway fringe;
 - B. Limit uses and encroachments that would impede or obstruct the holding capacity of the floodway fringe; and
 - C. Prevent an increase in flood height that may result in the loss of life or property damage.
- 4.3.3

FFO—Floodway Fringe Overlay District, District BoundariesThe FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection.

Background

The applicant is requesting an Appeal of Administrative Decision to interpret the City's FFO boundaries for 122 Harlinsdale Court in the Harlinsdale Manor Subdivision. The request is based on the Letter of Map Revision Based on Fill (LOMR-F) document issued by FEMA on July 2, 2020. The Zoning Ordinance states that the FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection (F.Z.O. 4.3.2). This request is for the BZA to interpret the FFO boundary based on the FEMA-approved floodplain boundary change as identified in the LOMR-F.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

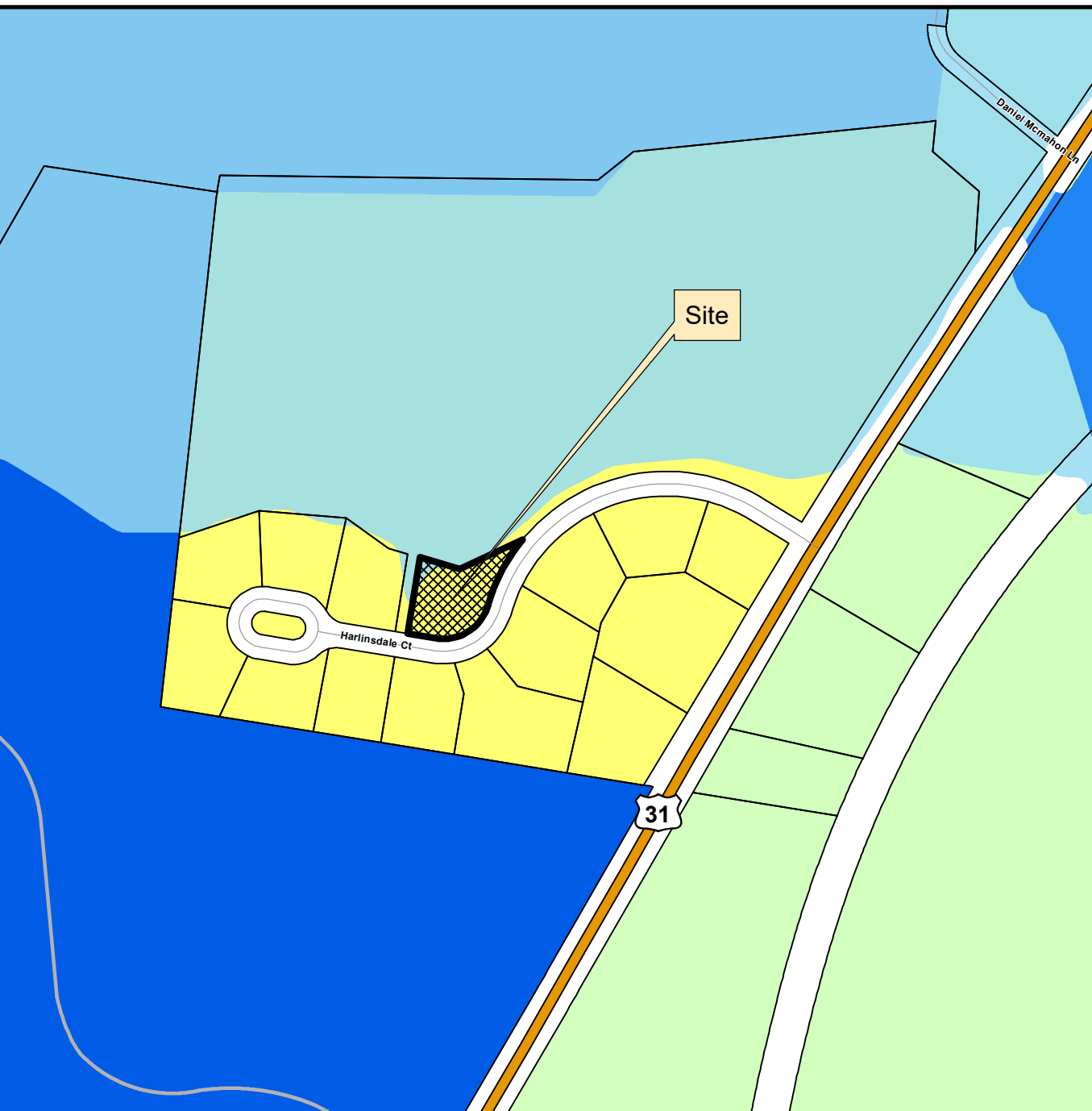
RECOMMENDED MOTION: Motion to approve the applicant's request to interpret the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill issued by FEMA on July 2, 2020 (FEMA Case No. 22-04-05772A).

122 HARLINSDALE COURT
TAX MAP 063E, GROUP A, PARCEL 01500
BOARD OF ZONING APPEALS
DECEMBER 1, 2022

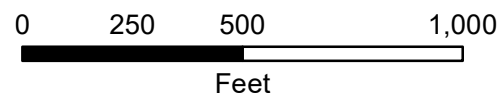
Legend

-  122 Harlinsdale Court
-  Floodway Fringe Overlay
-  Floodway Overlay
-  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 property is also within the
Central Franklin Overlay and
the Historic Preservation Overlay



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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HISTORIC
FRANKLIN
TENNESSEE

TENNESSEE ONE-CALL SYSTEM



BEFORE YOU DIG CALL
1-800-351-1111.

SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR; LOT 4
FRANKLIN, TENNESSEE
FOR
CENTER STONE BUILDING GROUP

PREPARED BY



COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050



VICINITY MAP

INDEX OF SHEETS:

SHEET NO.	SHEET NAME
C0.00	COVER SHEET
C0.10	EXISTING CONDITIONS & DEMO PLAN
C1.00	SITE PLAN
C2.00	GRADING PLAN
C2.11	FLOODPLAIN CROSS SECTIONS
C2.12	FLOODPLAIN CROSS SECTIONS
L1.00	PLANTING PLAN

OWNER/BUILDER: CENTER STONE BUILDING GROUP
SHAWN POKRANT
PO BOX 39 FRANKLIN, TN 37065
PHONE: 615-584-7898

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04/18/19	SGK	CITY COMMENTS-1ST RESUBMITTAL
2	05/03/19	SGK	CITY COMMENTS-2ND RESUBMITTAL
3	05/15/19	SGK	CITY COMMENTS-3RD RESUBMITTAL
4	09/17/19	SGK	OUTLET HEADWALL REVISION
5	10/28/22	WJD	FLOOR PLAN UPDATE



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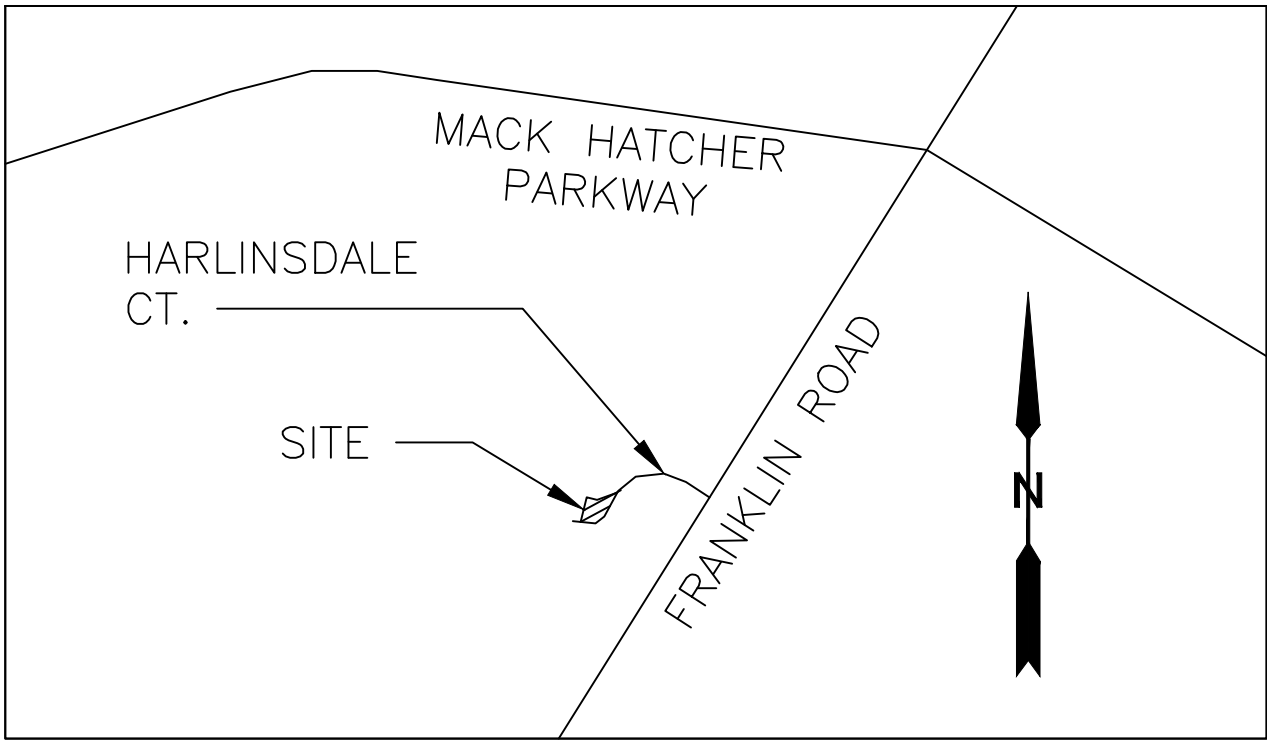
SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE



DATE: 05/03/2019
DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

COVER SHEET

SHEET NO: C0.00



VICINITY MAP — N.T.S.

SURVEY NOTES:

1. SURVEY FIELD WORK BEGAN ON NOVEMBER 28TH, 2018.

2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

3. BY GRAPHIC PLOTTING ONLY A PORTION OF THE SUBJECT PROPERTY SHOWN IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA FLOOD MAP AND PANEL NO. 47187C0203G, EFFECTIVE DATE JANUARY 16TH, 2003 AND REVISED ON DECEMBER 22ND, 2016. THE AFORE-MENTIONED FEMA F.I.R.M. SHOWS NO DELINEATED FLOODWAY TO THE WEST OF HIGHWAY 31 AND NEAR THE SITE. IT DELINEATES THE FLOODWAY FOR SPENCER CREEK TO STOP ON THE EAST SIDE OF HIGHWAY 31.

4. VERTICAL DATUM IS NAVD 1988 AND WAS ESTABLISHED USING THE TDOT GNSS REFERENCE NETWORK. CONTOURS WERE DERIVED FROM RANDOM FIELD SHOTS. CONTOUR INTERVAL = 1 FOOT.

5. ALL EASEMENTS SHOWN HEREON WERE TAKEN FROM RECORD PLAT.

6. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY. PROPERTY CORNERS WERE FOUND TO CHECK WITH RECORD DISTANCES.

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

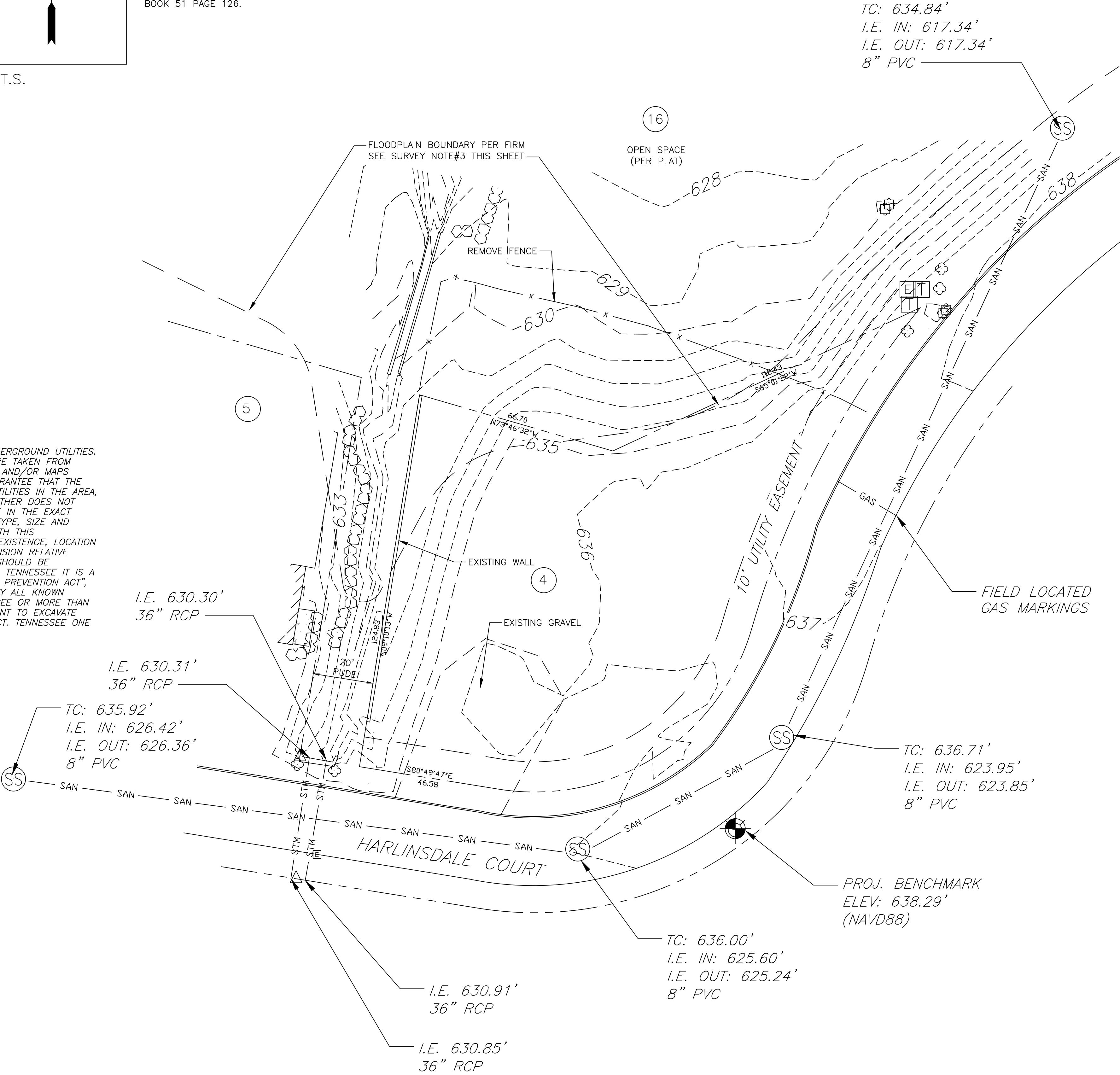
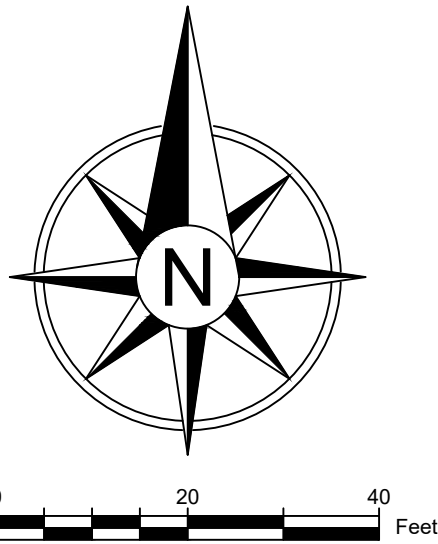
PROPERTY MAP REFERENCE:

BEING PARCEL 15.00 ON WILLIAMSON COUNTY TAX MAP 63E, GROUP A.
DEED REFERENCE:

TO: DEBORAH THOMPSON, TRUSTEE
FROM: CENTERSTONE GROUP
RECORD: DEED BOOK 7290 PAGE 56, R.O.W.C.

PLAT REFERENCE:

BEING A PORTION OF LOT 4 ON THE FINAL PLAT OF HARLINSDALE MANOR OF RECORD IN PLAT BOOK 51 PAGE 126.



TC: 634.84'
I.E. IN: 617.34'
I.E. OUT: 617.34'
8" PVC

DEMOLITION NOTES

1. REMOVE EXISTING FENCES, PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, TREES AND ALL MISCELLANEOUS PAVING AS SHOWN ON PLAN.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE CONTRACTOR. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION PER ENGINEERING BACKFILL REQUIREMENTS.
3. PROTECT ALL EXISTING TREES TO REMAIN AND PROTECT ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING ALL OPERATIONS OF DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES TO ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER. SCHEDULED PROTECTED ITEMS WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
5. CONTRACTOR SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB DAMAGE IS TO BE REPLACED AT CONTRACTOR'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
12. ENGINEER HAS NOT INSPECTED THE SITE FOR THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD PAINT, UNDERGROUND TANKS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PRE-CONSTRUCTION INSPECTIONS (AS REQUIRED) FOR HAZARDOUS MATERIALS BY A QUALIFIED FIRM. CONTRACTOR SHALL BE RESPONSIBLE FOR SOLICITING QUALIFIED PERSONNEL FOR PROPER REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION PER ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
16. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICE MAY NOT BE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
17. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

WARNING:

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

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SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE

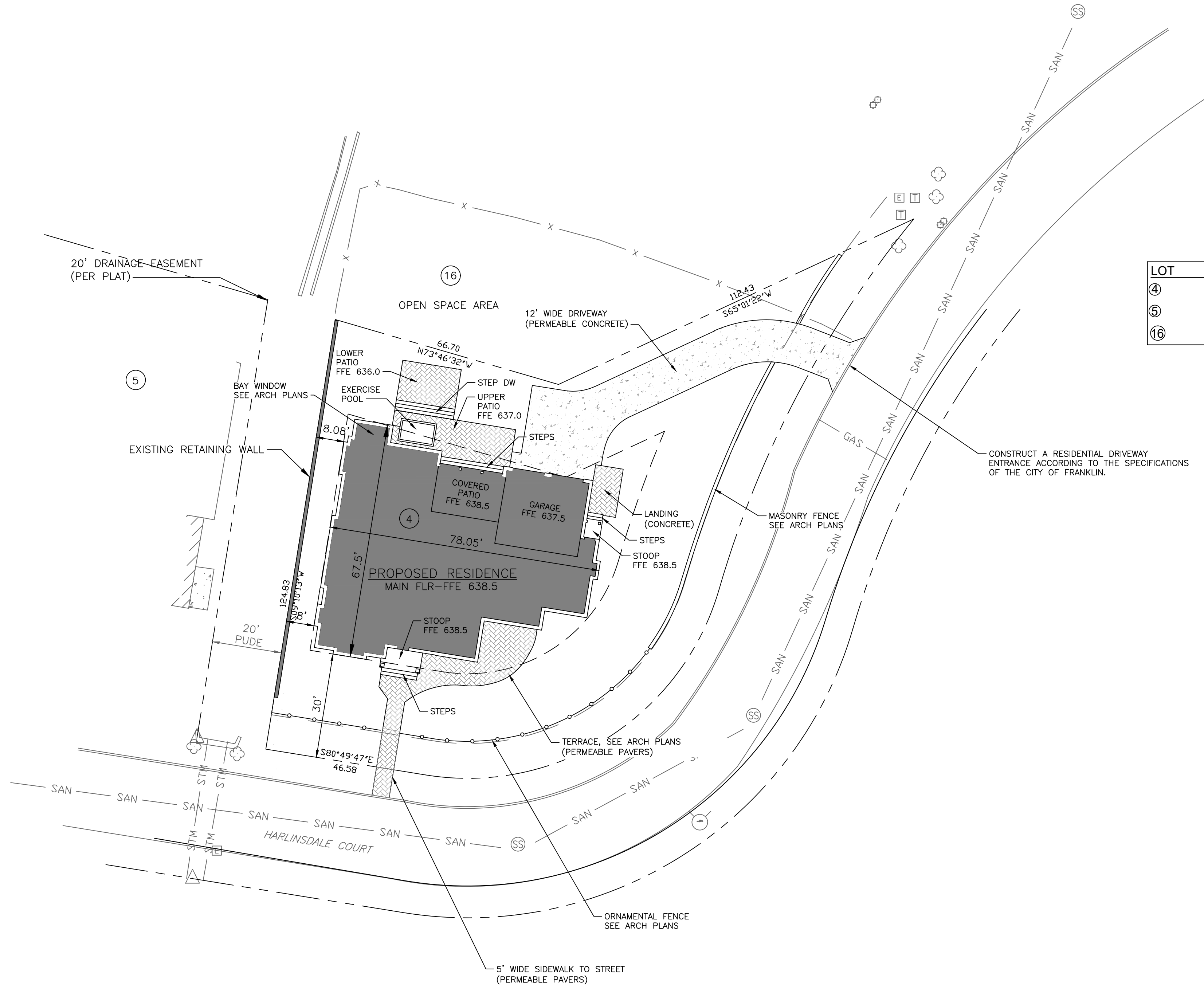


DATE: 05/03/2019

DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

EXISTING
CONDITIONS &
DEMO PLAN

SHEET NO: C0.10



LOT	PARCEL ID	OWNER
④	081H A 02000 00019081G	122 HARLINSDALE COURT LLC
⑤	063E A 01400 00009063E122	MICHAEL & ELLEN HOLLIS
⑩	081H A 02000 00019081G	HARLINSDALE MANOR HOMEOWNERS ASSOC INC

PROPERTY DATA
SUBDIVISION - HARLINSDALE MANOR
REVISION 1
LOT - 04
ADDRESS -221 HARLINSDALE CT
FRANKLIN TN 37064
CIVIL DISTRICT - 10TH
COUNTY - WILLIAMSON

ZONING - R-2 Residential
CHARACTER OVERLAY - CFCD-5

LOT AREA - 15,431 SF (0.35 AC)
BLDG AREA - 3,740 SF
BLDG LOT COVERAGE - 24.2%

BUILDING SETBACKS (PER PLAT)
FRONT 30'
SIDE 8'
REAR 25'

IMPERVIOUS CALCULATIONS
LOT AREA (PER PLAT) 15,431 S.F.
HOUSE 3,740 S.F.
STOOP/STEPS 180 S.F.
DRIVEWAY 1,492 S.F.
TOTAL IMPERVIOUS 5,412 S.F.
TOTAL IMPERVIOUS % 35.1%

PERVIOUS PAVERS 1,305 S.F.
TURF 8,714 S.F.
TOTAL PERVIOUS 10,019 SF.
TOTAL PERVIOUS % 64.9%

NO	DATE	BY	DESCRIPTION
1	04/18/19	SGK	CITY COMMENTS-1ST RESUBMITTAL
2	05/03/19	SGK	CITY COMMENTS-2ND RESUBMITTAL
3	05/15/19	SGK	CITY COMMENTS-3RD RESUBMITTAL
4	09/17/19	WJD	OUTLET HEADWALL REVISION
5	10/28/22	WJD	FLOOR PLAN UPDATE

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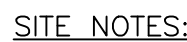
SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE



DATE: 05/03/2019
DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

SITE
PLAN

SHEET NO: C1.00



1. LOT LOCATED AT 122 HARLINSDALE COURT, FRANKLIN, TN PARTIALLY LIES IN THE FLOODPLAIN OF SPENCER CREEK. IT FALLS INTO FLOOD RISK ZONE (AE) OF FLOOD MAP NUMBER 47187C0203. SEE FLOOD MAP THIS SHEET. BASE FLOOD ELEVATION AT THE SITE IS 633.0' BASED ON NAVD88.
2. DESIGN GRADING ENSURES A NET CUT AS SHOWN ON CROSS SECTION SHEETS C2.0 AND C3.0. THE CONTRACTOR SHALL MAKE BE CONSERVATIVE GRADING MORE CUT THAN FILL AS SHOWN ON GRADING PLAN. IF GRADING AS-BUILT SHOWS NET FILL, THE CONTRACTOR SHALL BE REQUIRED TO REGRADE THE SITE IN COORDINATION WITH THE ENGINEER AND THE CITY ENGINEER OF THE CITY OF FRANKLIN TILL GRADING OBJECTIVE IS ACHIEVED AT NO EXTRA COST TO THE OWNER.
3. CONTRACTOR SHALL REGRADE CHANNEL AFTER MODULAR BLOCK WALL IS BUILT. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALONG THE SWALE ALONG THE DISTURBED AREA. REGRADE THE EXISTING CHANNEL SHALL ENSURE TO KEEP THE SAME CHANNEL SLOPE AND CROSS SECTION.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN ON TIE-INS TO PUBLIC UTILITIES AND ON CONSTRUCTION OF DRIVEWAY ON CONSTRUCTION PER CITY SPECIFICATIONS.
5. ALL HEATING AND ELECTRICAL EQUIPMENT AND UTILITIES SHALL BE AT OR HIGHER THAN ELEVATION 634.00'. HOWEVER, MOVING THEM UP TO ELEVATION 636.00' IS RECOMMENDED.
6. FILL IN THE FLOODPLAIN WAS COMPENSATED FOR WITH 183.2% CUT.
 NET CUT = 91.35 CY
 NET FILL = 49.85 CY

- GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION DURING CONSTRUCTION. THE COST TO REPLACE OR RESTORE VEGETATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR CITY ENGINEER. SEE LANDSCAPE PLANS FOR TREES VEGETATION TO REMAIN.
2. STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS AS PER SOIL CONSULTANT'S GEOTECH RECOMMENDATION, TO ACCOMPLISH GRADING AS INDICATED ON THE PLANS. STOCKPILE TOPSOIL IN AREA(S) DESIGNATED BY THE OWNER FOR REUSE IN LANDSCAPE ISLANDS AND/OR GREEN SPACE AREAS.
3. AFTER DEMOLITION IS COMPLETE, PROOF-ROOL THE EXPOSED SUBGRADE OVER PAVED AREAS TO DETECT ANY LOOSE OR SOFT AREAS. ANY YIELDING MATERIAL SHOULD BE UNDER CUT AND RECOMPACTED AS NOTED BELOW.
4. FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
MINIMUM DRY DENSITY = 95 PCF
LIQUID LIMIT LESS THAN 30
PLASTICITY LIMIT LESS THAN 15
UPPER 12" OF FILL: PARTICLE SIZE 12"Ø MAXIMUM
FILL BELOW UPPER 12": PARTICLE SIZE 12"Ø MAXIMUM
PROVIDE THE OWNER WITH TEST RESULTS OF OFF-SITE BORROW
MATERIAL FOR APPROVAL PRIOR TO BRINGING SUCH MATERIAL ON-SITE.
5. COHESIVE FILL SHALL BE PLACED IN LOOSE LIFTS OF 6" TO 8" AND COMPACTED WITH VIBRATORY SHEEPS FOOT ROLLER. CLAY FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D698. GRANULAR FILL SHALL BE PLACED IN LOOSE LIFTS OF 8" TO 10" AND COMPACTED/CONSOLIDATED TO 98% MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D1557.
6. COMPACT ALL FILL TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698) DRY DENSITY. COMPACT THE UPPER 12" OF FILL IN NON-LANDSCAPED AREAS TO A MINIMUM OF 98% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL BE WITHIN ±2% OF THE OPTIMUM MOISTURE. THE MOISTURE CONTENT OF GRANULAR SOIL SHALL BE BETWEEN ±3% OF THE OPTIMUM MOISTURE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. SUBGRADE SOFTENED BY PERCHED WATER IN FOUNDATIONS AND PAVEMENT AREAS MUST BE UNDERCUT AND RECOMPACTED WITH SUITABLE FILL MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. TOPOGRAPHIC INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY BY (CONSULTANT) DATED (DATE). IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
11. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL UNLESS OTHERWISE DIRECTED. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS GREATER THAN 1" IN DIAMETER, ETC.
12. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE, AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED
13. THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
14. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH #57 CRUSHED STONE.
15. MINIMUM SLOPE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% AND A MINIMUM 0.5% SLOPE ON CURBS. THE MAXIMUM SLOPE IN ACCESSIBLE PARKING OR OTHER ADA DESIGNATED AREAS SHALL BE 2.0%.
16. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
17. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
18. ALL LAWN/LANDSCAPE AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 8 INCHES OF TOPSOIL. CONTRACTOR TO MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
19. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
20. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. SEE EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR ADDITIONAL INFORMATION.
21. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT (1' FOOT).
22. THIS GRADING AND DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF SURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:

1. UNDERDRAINS SHALL BE 6" CORRUGATED HDPE OR PVC PIPE WITH 3/8-IN PERFORATIONS AT 6" O/C. UNDERDRAINS SHALL BE CONSTRUCTED AT A 1-2% SLOPE AND EACH STICK SHALL BE NO MORE THAN 20 FT FROM THE NEXT PIPE.
2. REFER TO CIVIL PLANS FOR GARDEN LOCATION(S) AND GRADING, WATERSHED SIZE(S), INLET STRUCTURE(S) LOCATIONS AND ELEVATIONS, AND EROSION CONTROL MEASURES.

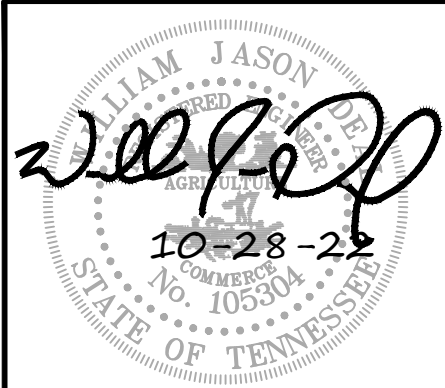
REVISIONS			
NO	DATE	BY	DESCRIPTION
1	04/19/19	SGK	CITY COMMENT S-1ST RESUBMITTAL
2	05/03/19	SGK	CITY COMMENT S-2ND RESUBMITTAL
3	05/15/19	SGK	CITY COMMENT S-3RD RESUBMITTAL
4	09/17/19	WJD	OUTLET HEADWALL REVISION
5	10/29/22	WJD	FLOOR PLAN UPDATE



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SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE



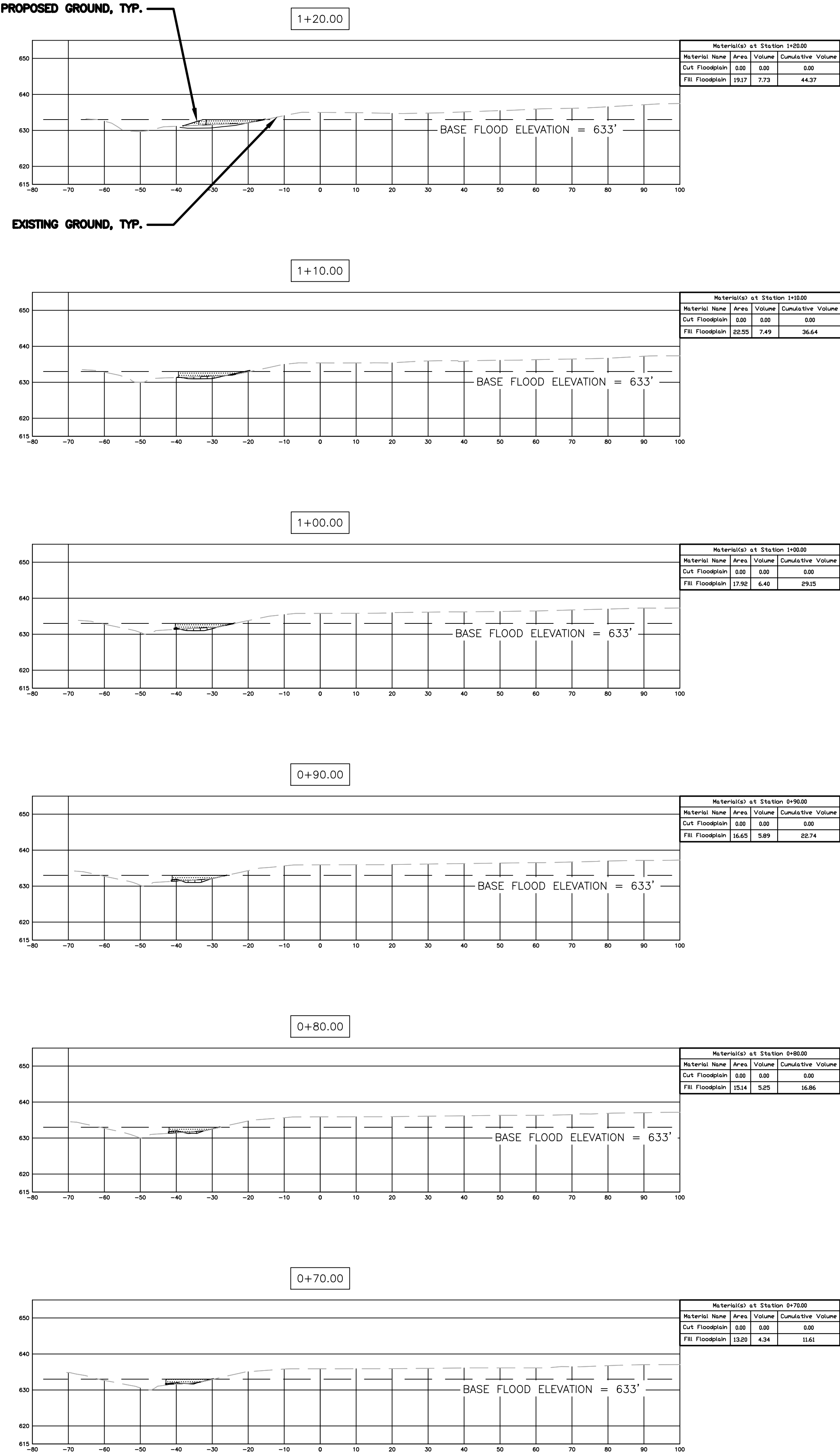
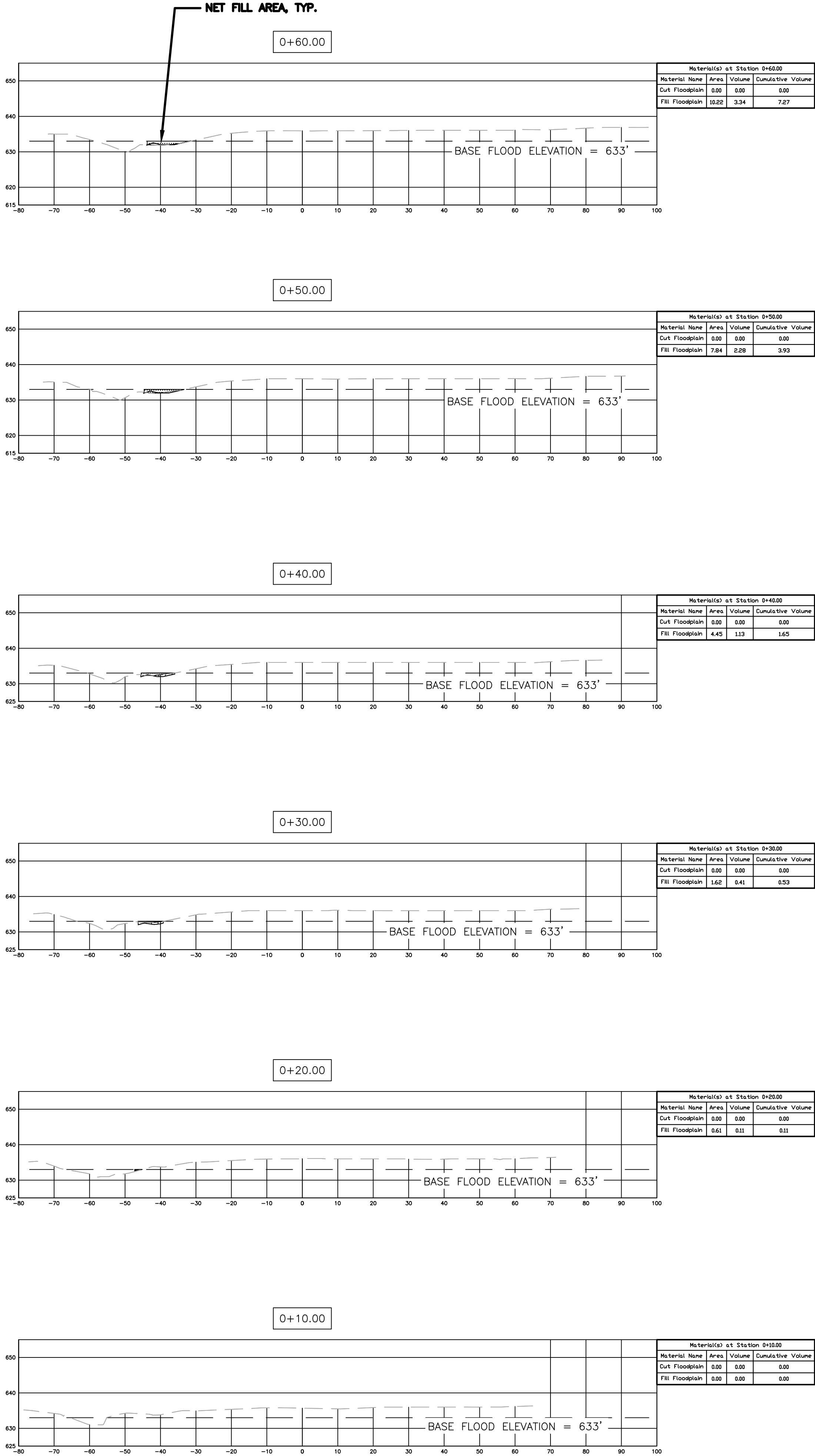
DATE: 05/03/2019

DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

GRADING PLAN

SHEET NO: C2.00

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REVISIONS

NO	DATE	BY	DESCRIPTION
1	04/19/19	SGK	CITY COMMENTS-1ST RESUBMITTAL
2	05/03/19	SGK	CITY COMMENTS-2ND RESUBMITTAL
3	05/15/19	SGK	CITY COMMENTS-3RD RESUBMITTAL
4	09/17/19	WJD	OUTLET HEADWALL REVISION
5	10/26/22	WJD	FLOOR PLAN UPDATE

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SITE IMPROVEMENT PLANS

122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE

10-28-22

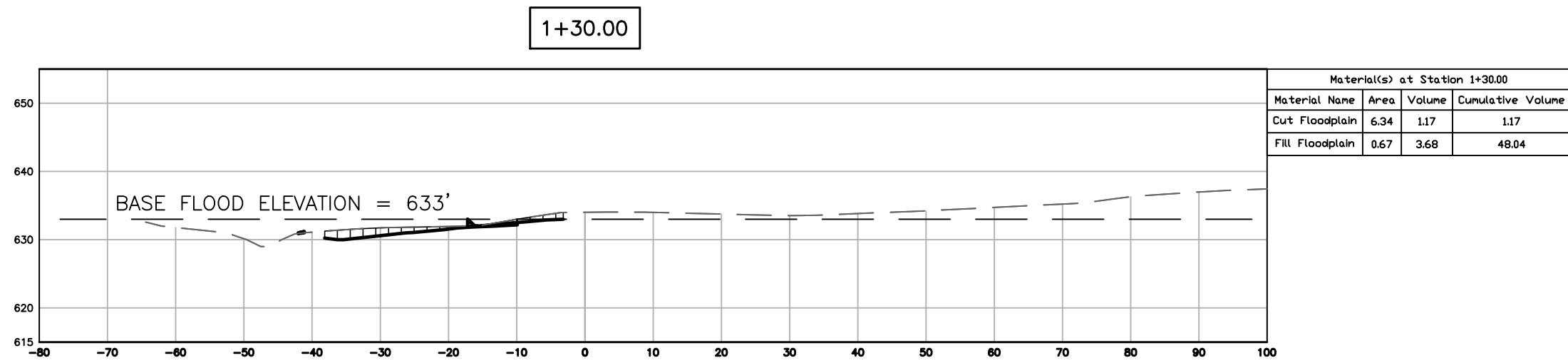
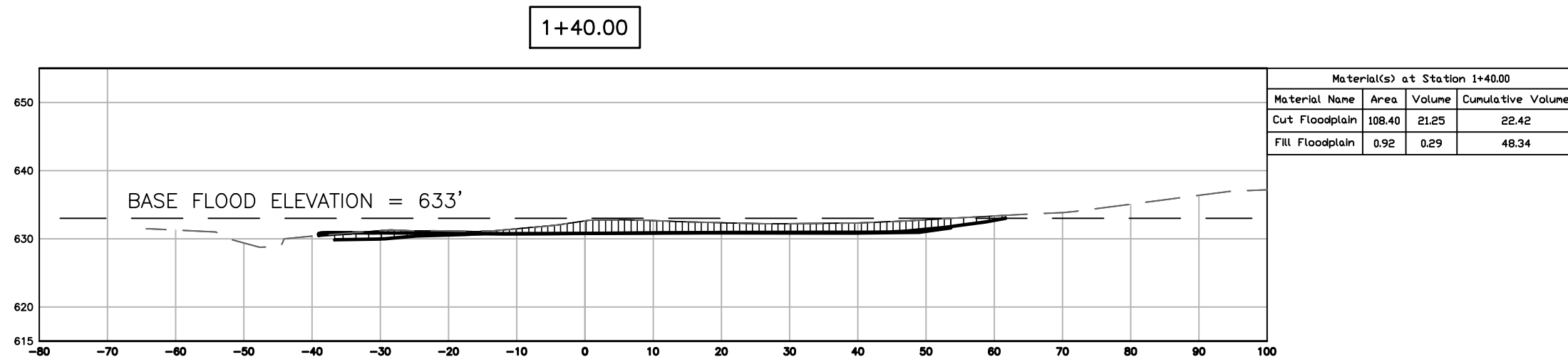
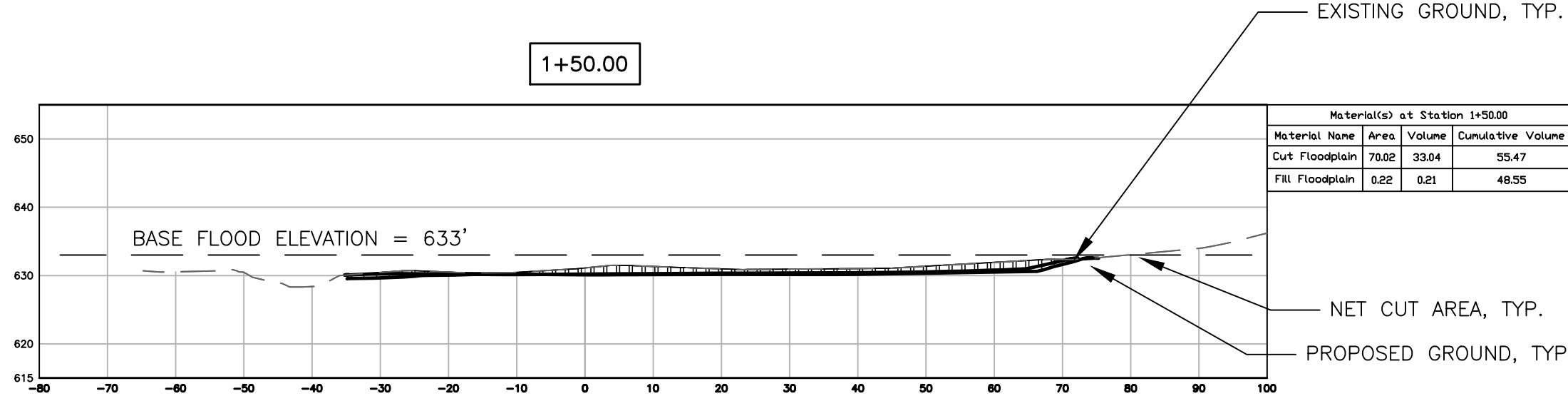
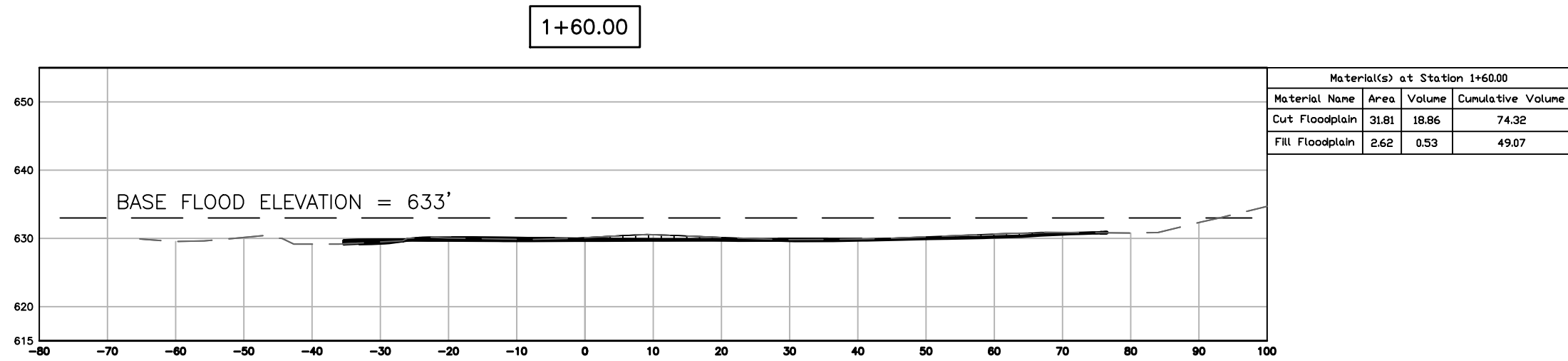
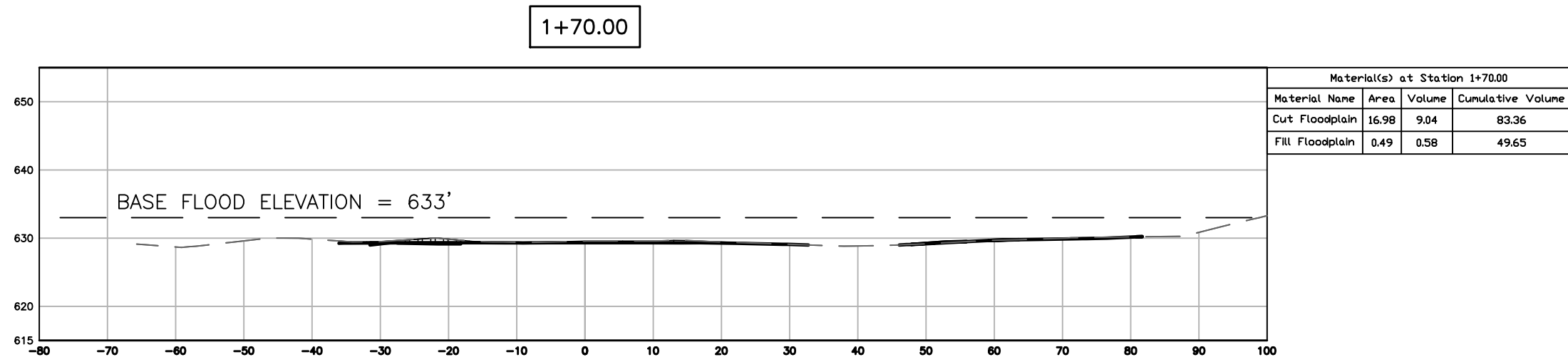
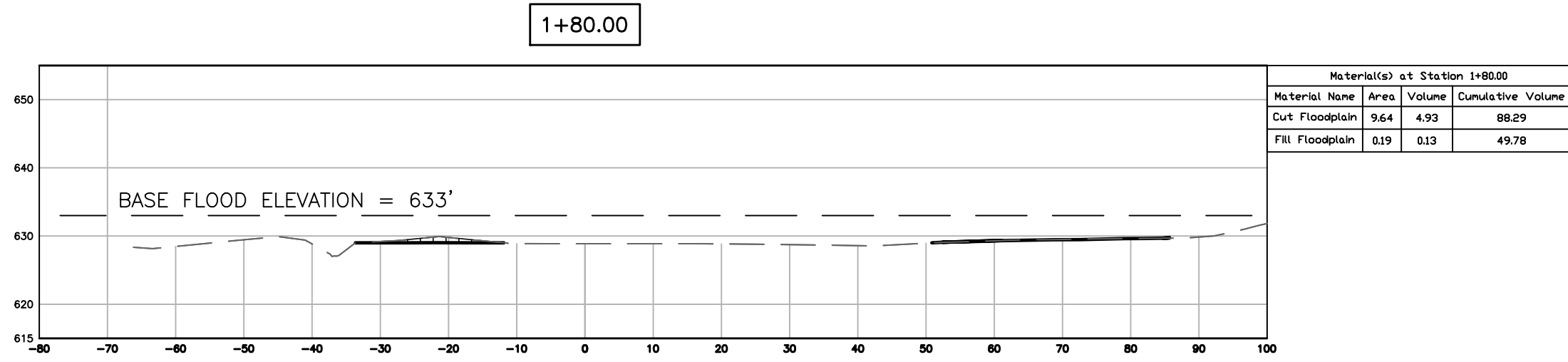
STATE OF TENNESSEE

DATE: 05/03/2019
DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

FLOODPLAIN
CROSS SECTIONS

SHEET NO: C2.11

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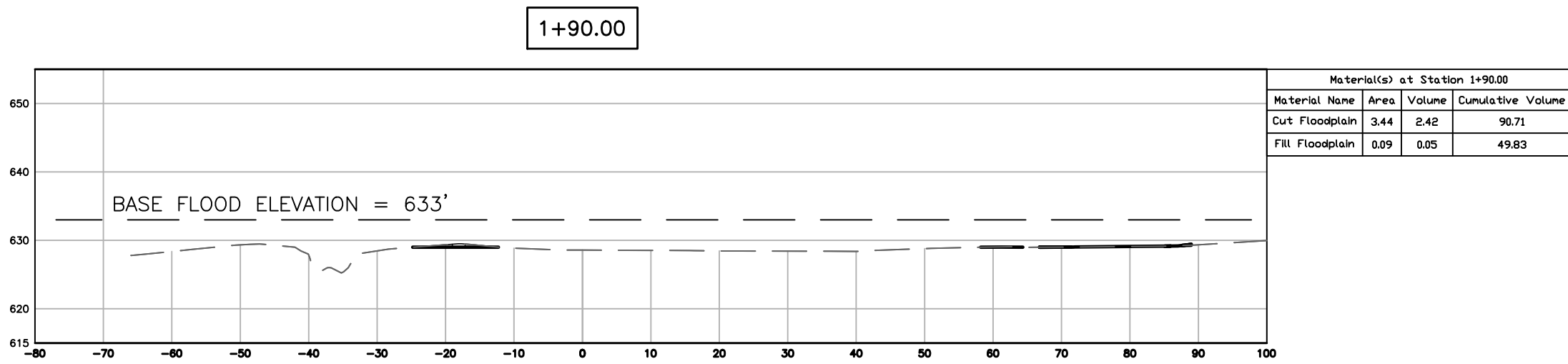
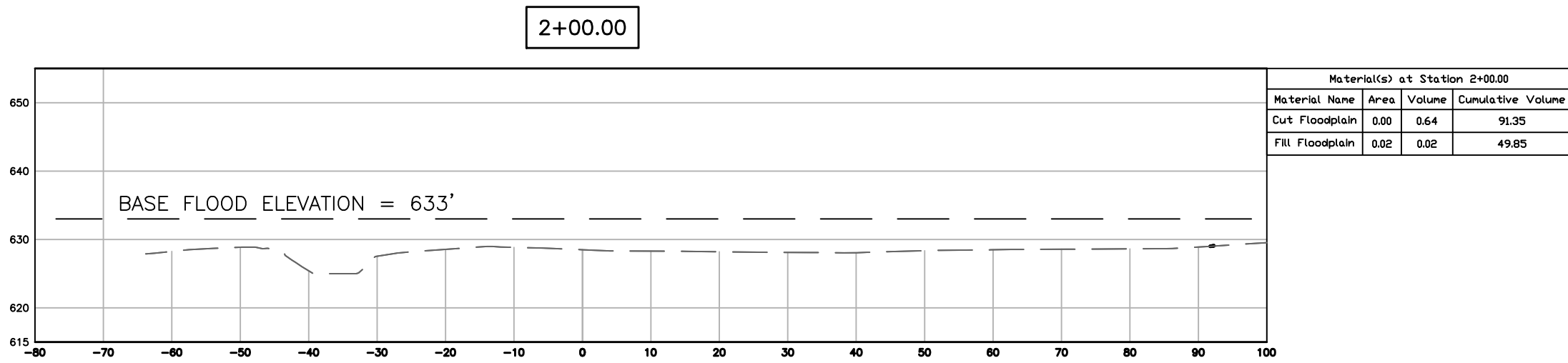


TOTAL VOLUME TABLE							
STATION	CUT AREA	FILL AREA	CUT VOL	FILL VOL	CUM CUT VOL	CUM FILL VOL	NET VOL
0+10.00	0.00 SF	0.00 SF	0.00 CY	0.00 CY	0.00 CY	0.00 CY	0.00 CY
0+20.00	0.00 SF	0.61 SF	0.00 CY	0.11 CY	0.00 CY	0.11 CY	-0.11 CY
0+30.00	3.60 SF	1.62 SF	0.67 CY	0.41 CY	0.67 CY	0.53 CY	0.14 CY
0+40.00	3.05 SF	4.75 SF	1.23 CY	1.18 CY	1.90 CY	1.71 CY	0.19 CY
0+50.00	1.42 SF	8.93 SF	0.83 CY	2.53 CY	2.73 CY	4.24 CY	-1.51 CY
0+60.00	0.26 SF	11.88 SF	0.31 CY	3.85 CY	3.04 CY	8.09 CY	-5.06 CY
0+70.00	0.50 SF	14.84 SF	0.14 CY	4.95 CY	3.18 CY	13.04 CY	-9.87 CY
0+80.00	2.03 SF	16.98 SF	0.47 CY	5.89 CY	3.64 CY	18.93 CY	-15.29 CY
0+90.00	4.22 SF	17.79 SF	1.16 CY	6.44 CY	4.80 CY	25.37 CY	-20.57 CY
1+00.00	5.59 SF	18.79 SF	1.82 CY	6.77 CY	6.62 CY	32.15 CY	-25.53 CY
1+10.00	5.89 SF	24.18 SF	2.13 CY	7.96 CY	8.74 CY	40.10 CY	-31.36 CY
1+20.00	0.00 SF	19.64 SF	1.09 CY	8.12 CY	9.83 CY	48.22 CY	-38.39 CY
1+30.00	28.16 SF	0.67 SF	5.21 CY	3.76 CY	15.05 CY	51.98 CY	-36.93 CY
1+40.00	227.09 SF	0.92 SF	47.27 CY	0.29 CY	62.32 CY	52.28 CY	10.04 CY
1+50.00	163.72 SF	0.28 SF	72.37 CY	0.22 CY	134.69 CY	52.50 CY	82.19 CY
1+60.00	45.91 SF	3.89 SF	38.82 CY	0.77 CY	173.51 CY	53.27 CY	120.24 CY
1+70.00	24.32 SF	0.49 SF	13.01 CY	0.81 CY	186.52 CY	54.08 CY	132.44 CY
1+80.00	9.64 SF	0.19 SF	6.29 CY	0.13 CY	192.80 CY	54.21 CY	138.60 CY
1+90.00	3.44 SF	0.09 SF	2.42 CY	0.05 CY	195.23 CY	54.26 CY	140.97 CY
2+00.00	0.00 SF	0.02 SF	0.64 CY	0.02 CY	195.86 CY	54.28 CY	141.59 CY

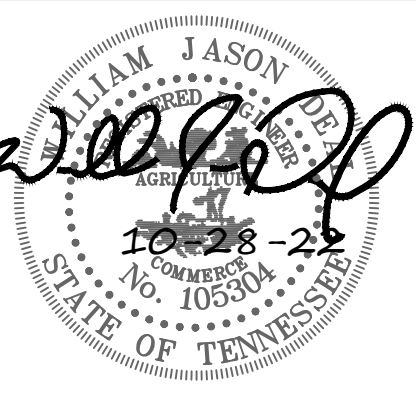
NOTE:

NET FILL IS REPRESENTED AS A NEGATIVE VALUE AND NET CUT IS REPRESENTED AS A POSITIVE VALUE.

CUT/FILL RATIO = 1.83



SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE



DATE: 05/03/2019
DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

FLOODPLAIN
CROSS SECTIONS

SHEET NO: C2.12

REVISIONS

NO	DATE	BY	DESCRIPTION
1	04/19/19	SGK	CITY COMMENTS-1ST RESUBMITTAL
2	05/03/19	SGK	CITY COMMENTS-2ND RESUBMITTAL
3	05/15/19	SGK	CITY COMMENTS-3RD RESUBMITTAL
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5	10/28/22	WJD	FLOOR PLAN UPDATE

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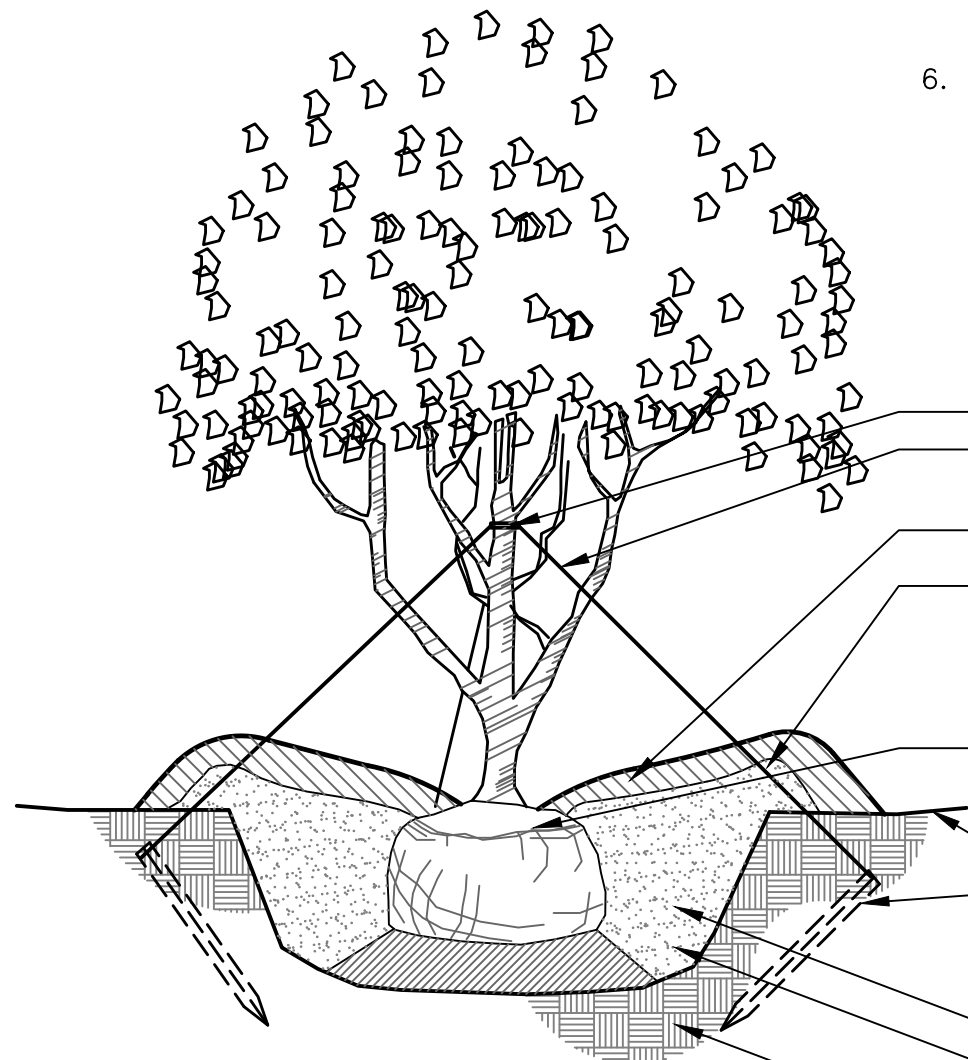
5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

LANDSCAPE AND PLANTING NOTES

1. DETERMINE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. EACH CONTRACTOR IS RESPONSIBLE FOR CONTACTING TENNESSEE ONE CALL SERVICE (1.800.351.1111) A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
2. IF ANY DISCREPANCIES ARE FOUND IN THE PLANS OR ON SITE, MAKE THIS INFORMATION KNOW TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
3. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
5. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4' OF SHRUB BEDS SHALL SHARE THE SAME MULCH BED.
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH.
7. ALL PLANT BEDS SHALL RECEIVE 3" MIN. SHREDDED HARDWOOD MULCH. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. PROVIDE 5'Ø 4" MIN. DEPTH MULCH RING AT ALL TREES THAT ARE NOT PLACED WITHIN A LARGER PLANT BED.
8. REMOVE ALL WEEDS AND OTHER UNDESIRABLE MATERIALS IN PLANT BEDS.
9. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
10. QUANTITIES INDICATED ON THE PLANT SCHEDULE MAY VARY FROM THE QUANTITIES ACTUALLY REQUIRED TO DEFINE THE SPACE SHOWN. THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE THEIR OWN QUANTITY CALCULATIONS AND INSURE THAT THE REQUIRED QUANTITY OF REQUIRED SPACING AND OTHER SPECIFICATIONS RELATED TO THAT PARTICULAR MATERIAL.
11. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING AS NEEDED.
12. CONTRACTOR GUARANTEES, UPON SUBMITTING A PROPOSAL FOR THIS WORK, THAT 100% OF ALL PLANT MATERIALS HAVE BEEN LOCATED AND CAN BE PURCHASED AND INSTALLED. NOTIFY OWNER'S REPRESENTATIVE FOR A PRE INSTALLATION INSPECTION FOR COMPLIANCE.
13. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK(ANSI Z60. 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
14. TREES ARE TO BE FULL HEADED, SYMMETRICAL AND MATCHING SIZE.
15. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
16. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
17. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
18. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
19. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
20. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
21. ALL SOIL AND IRRIGATION (IF APPLICABLE) WORK TO BE COMPLETED AND ACCEPTED PRIOR TO THE INSTALLATION OF ANY PLANTS.
22. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
23. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
24. STAKE/GUY ALL TREES AS PER PLANTING DETAIL UNLESS OTHERWISE DIRECTED.
25. ALL DISTURBED AREAS OUTSIDE SHRUB BEDS ARE TO BE SODDED OR SEEDDED.
26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE LANDSCAPE ARCHITECT AND THE OWNER.
27. LANDSCAPE CONTRACTOR MAINTENANCE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING TREE STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTNG PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPAYS AS NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES. MULCH AREAS SHALL BE KEPT REASONABLY WEED FREE OF WEEDS, GRASS.
28. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE WHEN WORK IS COMPLETED FOR FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND PLANT'S HEALTH UNTIL FINAL ACCEPTANCE.

GENERAL NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B). MINIMUM TREE SIZE IS PER SCHEDULE (MEASURED 6" ABOVE ROOT BALL).
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET, IF ANY.
3. INSTALL TOP OF PLANT BALL MIN 3" - MAX 4" ABOVE EXISTING GRADE.
4. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
5. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. PLACE 3" OF SEASONED MULCH OR PINE NEEDLES AROUND BASE OF TREE, 3 DIAMETER MINIMUM.
6. TREES ARE IN STREET R.O.W. ANY WIRES ARE TO BE REMOVED 1 YEAR FROM DATE OF INSTALLATION



RUBBER HOSE
10# GALVANIZED, TWISTED BDL. STRAND GUY WIRE
ATTACHED TO THE CENTRAL LARGEST TRUNK
3" LAYER OF MULCH
6" MIN SAUCER BERM

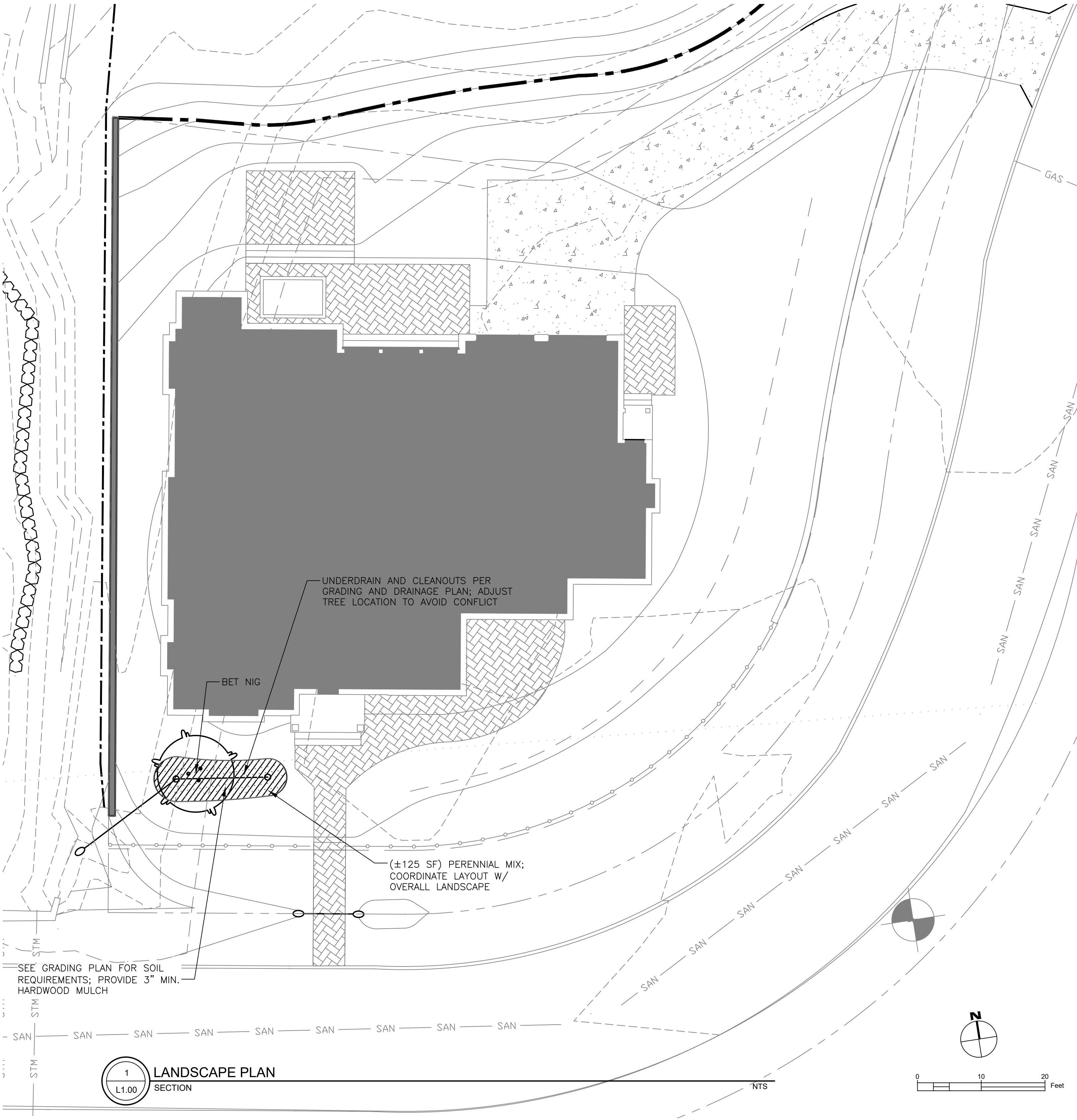
REMOVE TOP 1/2 OF BURLAP AND WIRE BASKET
FROM B&B TREES CUT ALL TWINE, STRAPPING
OR CORDING FROM TRUNK OF TREE
FINISH GRADE
TOP OF ALL STAKES MUST BE FLUSH WITH OR
BELOW GRADE. SPACE EVENLY AROUND ROOT
BALL & PITCH SUCH THAT GUY WIRES DO NOT
MAKE CONTACT WITH OTHER TRUNKS

MIN. 12" SIDE CLEARANCE
PLANTING MIX (3 PARTS TOPSOIL, 1 PART PEAT
MOSS)
EXISTING UNDISTURBED SOIL OR COMPACTED
SUBGRADE

2
L1.00
MULTI-STEM TREE
SECTION

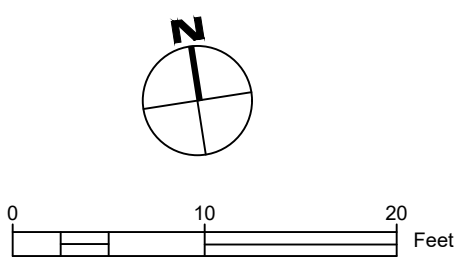
NTS

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	CONTAINER	NOTES
CANOPY TREES						
BET NIG	1	Betula nigra 'Duraheat'	River Birch	2"	B&B	Multi-stem; Full Canopy
PERENNIALS/GRASSES/GROUND COVERS						
	13	Echinacea purpurea	Purple Coneflower	1 Gal.	Cont.	18" Spacing
	7	Monarda didyma	Beebalm	1 Gal.	Cont.	24" Spacing
	13	Iris sibirica 'Caesar's Brother'	Siberian Iris	1 Gal.	Cont.	18" Spacing
	7	Carex elata 'Aurea'	Bowles' Golden Sedge	1 Gal.	Cont.	24" Spacing



1
L1.00
LANDSCAPE PLAN
SECTION

NTS



REVISIONS		DESCRIPTION
NO	DATE	BY
1	04/19/19	SGK
2	05/03/19	SGK
3	05/15/19	SGK
4	09/17/19	WJD
5	10/28/22	WJD

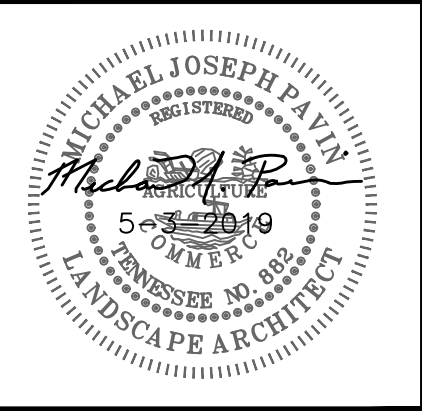
COLLIER

ENGINEERING CO., INC.

CONSULTING • DESIGN • CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

SITE IMPROVEMENT PLANS
122 HARLINSDALE COURT
HARLINSDALE MANOR, LOT 4
CITY OF FRANKLIN, TENNESSEE



DATE: 05/03/2019
DRAFTED BY: MEL
DESIGNED BY: SGK
CHECKED BY: WJD

PLANTING
PLAN
SHEET NO: L1.00



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	A portion of Lot 4, Harlinsdale Manor, Revision 1, as shown on the Final Plat recorded in Book P51, Pages 126a and 126b, in the Office of the Register of Deeds, Williamson County, Tennessee The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 470206	
AFFECTED MAP PANEL	NUMBER: 47187C0203G	
	DATE: 12/22/2016	
FLOODING SOURCE: HARPETH RIVER; SPENCER CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:35.941359, -86.857771 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
4	--	Harlinsdale, Revision 1	122 Harlinsdale Court	Portion of Property	X (unshaded)	--	--	633.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION

STATE LOCAL CONSIDERATIONS

FILL RECOMMENDATION

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING IN THE NORTHERLY RIGHT OF WAY MARGIN OF HARLINDALE CT AT THE SOUTHWESTERLY CORNER OF LOT #4 ON THE FINAL PLAT OF HARLINDALE MANOR REVISION 1, SHEET 2, AS RECORDED IN PLAT BOOK P51 PAGE 126, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ALSO BEING THE DEBORAH W. THOMPSON, TRUSTEE OF THE DEBORAH W. THOMPSON REVOCABLE LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 7290 PAGE 56, R.O.W.C. AND BEING A SOUTHEAST CORNER OF OPEN SPACE AS SHOWN ON SAID PLAT; THENCE, FROM THE WESTERLY LINE OF LOT #4, NORTH 12°58'33" EAST A DISTANCE OF 15.19 FEET TO THE SOUTHERN END, REAR FACE OF A CAST-IN-PLACE RETAINING WALL; THENCE ALONG REAR FACE OF CAST-IN-PLACE RETAINING WALL NORTH 09°06'37" EAST A DISTANCE OF 100.38; THENCE, LEAVING SAID WESTERLY LINES AND WITH NEW LINES ACROSS LOT #4 THE FOLLOWING TWO(2) CALLS: NORTH 87°05'23" EAST A DISTANCE OF 24.96 FEET; THENCE, SOUTH 80°22'47" EAST A DISTANCE OF 107.49 FEET TO THE NORTHWESTERLY RIGHT OF WAY MARGIN OF HARLINDALE CT; THENCE, WITH SAID RIGHT OF WAY MARGIN THE FOLLOWING THREE (3) CALLS: WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 55.39 FEET, A CENTRAL ANGLE OF 10°34'46", A RADIUS OF 300.00 AND A CHORD WHICH BEARS SOUTH 21°27'27" WEST A DISTANCE OF 55.31 FEET; THENCE, WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 108.65 FEET, A CENTRAL ANGLE OF 83°00'09", A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS SOUTH 57°40'09" WEST FOR A DISTANCE OF 99.40 FEET; THENCE, NORTH 80°49'47" WEST A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



November 10, 2022

TO: Ariella Stanford

Title: City of Franklin Planning Dept.

Address: 109 3rd Ave South, Franklin, TN 37064

Subject: **122 Harlinsdale Court FFO Revision**

Dear Addressee: Ms. Stanford,

Please accept this letter as Written Appeal to the Board of Zoning Appeals for the purpose of requesting FFO revision on the subject property. The owner of the property has requested a portion of their lot included the proposed house footprint be elevated above the current identified 100 yr FEMA Flood Plain. Engineered plans have been completed and a grading permit for flood plan alteration has been approved by the City of Franklin Engineering Department. Additionally, Plans have been submitted to FEAM and a Letter of Map Revision (LOMAR) has been obtained.

We respectfully request the BAZ grant our appeal for FFO Revision.

Thank you,

Collier Engineering Co., Inc.

A handwritten signature in black ink, appearing to read 'Jason Deal', is written over a light blue horizontal line.

Jason Deal, PE

Design Manager

CC: Owner, File



File #: 21-03840

DATE: November 8, 2022
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Planning Supervisor
Ariella Stanford, Planner

SUBJECT:

Variance Request To Allow Parking Within The Riverside Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Allow Parking Within The Oak Meadow Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Increase The Maximum Front Yard Setback from 30 Feet to 150 Feet, For The Property Located At 880 Oak Meadow Drive. (FZO §7.5 and §3.18.5).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8010
Applicant: Greg Gamble
Owner: Franklin Capital Investment LLC

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: RC-6 - Regional Commerce 6, Vacant
North: RC-6 - Regional Commerce 6, Mixed Nonresidential
South: PD - Planned District and GO - General Office District, Under Construction and Institutional
East: RC-6 - Regional Commerce 6, Mixed Nonresidential and Retail
West: RC-6 - Regional Commerce 6, Retail and Assisted Living

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

7.5 - Frontage Types, Landscape Frontage

The following standards are required:

Parking shall be located behind or to the side of the principal building, but no closer to the street than the front facade, unless it is parallel parking. Principal buildings shall anchor intersections and any side parking shall be located away from the intersection. Priority shall be given to the higher classification street.

3.18.5 - Zoning Districts, RC6—Regional Commerce 6 District, Dimensional Standards

The following dimensional standards are required:

Principal Building Setbacks

Front yard for collector streets, local streets, or internal drives 5 feet minimum to 30 feet maximum

Background

This 13.3 acre lot is located at 880 Oak Meadow Drive, and is zoned RC-6 Regional Commerce District. The owner wishes to develop the parcel with a two-story, 100,000 square feet retail space. There is no site plan submitted for this project. The plans provided for this property represent the desired design of the site.

This lot has some constraints to consider. The property has a border of slopes greater than 20% along Riverside Drive, Oak Meadow Drive, and the access drive to Home Depot that runs along the property. There are also overhead power lines running along Riverside Drive within the Public Utility and Drainage Easement which extends 40' into the property from the Right-of-Way.

The applicant is requesting three variances:

1. To allow parking within the Riverside Drive frontage area
2. To allow parking within the Oak Meadow Drive frontage area
3. To increase the maximum front yard setback from 30 feet to 150 feet

Staff Analysis- Request 1: To allow parking within the Riverside Drive frontage area

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are some aspects of this property that qualify it as an exceptional situation, specifically steep slopes immediately adjacent to the right-of-way and access drive. However, it is not exceptional in a way that prevents the ability to accommodate development under the Zoning Ordinance for this specific request. In the absence of a site plan application, staff believes that there are multiple ways that this site could be designed differently, so that ADA parking can be placed to the side or behind the principal building and fire access can be provided, in order to comply with the Zoning Ordinance. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Staff finds that the strict application of the Zoning Ordinance would not result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property. The variance request is unique to the applicant's proposed plan and not generally to all potential designs for the site, meaning that the applicant could design a plan for the site that meets the requirements of the Zoning Ordinance. It is the expectation of the City that an applicant designs their site in a way that meets the requirements of the Zoning Ordinance, and not use the variance process to avoid inconvenience or financial hardship. Staff finds that the proposed plan introduces a self-imposed hardship, one that can be resolved by redesigning to meet the zoning ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

The design of this site would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The Zoning Ordinance introduced the requirements for Frontage starting with the 2019 Zoning Ordinance update, as a direct response to the adoption of Envision Franklin in 2017. Two of the core Guiding Principles are Exceptional Design and Vibrant Neighborhoods. One characteristic of Exceptional Design as outlined in Envision Franklin is that parking should be secondary to the building and its relationship to the street, and that views from the street should not be of parking lots. One characteristic of Vibrant Neighborhoods as outlined in Envision Franklin includes pedestrian-friendly neighborhoods that make walking and biking more enjoyable along streets. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping parking to the side or behind principal buildings. This site is not designed in a way that meets the intent of the ordinance. Staff finds this criteria is not met.

Staff Analysis- Request 2: To allow parking within the Oak Meadow Drive frontage area

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are some aspects of this property that qualify it as an exceptional situation, specifically steep slopes immediately adjacent to the right-of-way and access drive. However, it is not exceptional in a way that prevents the ability to accommodate development under the Zoning Ordinance for this specific request. In the absence of a site plan application, staff believes that there are multiple ways that this site could be designed differently, so that ADA parking can be placed to the side or behind the principal building and fire access can be provided, in order to comply with the Zoning Ordinance. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Staff finds that the strict application of the Zoning Ordinance would not result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property. The variance request is unique to the applicant's proposed plan and not generally to all potential designs for the site, meaning that the applicant could design a plan for the site that meets the requirements of the Zoning Ordinance. It is the expectation of the City that an applicant designs their site in a way that meets the requirements of the Zoning Ordinance, and not use the variance process to avoid inconvenience or financial hardship. Staff finds that the proposed plan introduces a self-imposed hardship, one that can be resolved by redesigning to meet the zoning ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

The design of this site would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The Zoning Ordinance introduced the requirements for Frontage starting with the 2019 Zoning Ordinance update, as a direct response to the adoption of Envision Franklin in 2017. Two of the core Guiding Principles are Exceptional Design and Vibrant Neighborhoods. One characteristic of Exceptional Design as outlined in Envision Franklin is that parking should be secondary to the building and its relationship to the street, and that views from the street should not be of parking lots. One characteristic of Vibrant Neighborhoods as outlined in Envision Franklin includes pedestrian-friendly neighborhoods that make walking and biking more enjoyable along streets. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping parking to the side or behind principal buildings. This site is not designed in a way that meets the intent of the ordinance. Staff finds this criteria is not met.

Staff Analysis- Request 3: To increase the maximum front yard setback from 30 feet to 150 feet

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary

and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The property has a border of slopes greater than 20% along Riverside Dr, Oak Meadow Dr, and the access drive to Home Depot that runs along the property. There are also overhead power lines running along Riverside Drive, which are within the Public Utility and Drainage Easement, which extends 40 feet into the property from the Right-of-Way. The maximum setback for landscape frontage is 30 feet. Given the topographical conditions and the depth of the easement, it would not be possible for the setback to be less than 40 feet. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of the property.

Staff finds that the strict application of a provision enacted under the Zoning Ordinance would result in exceptional practical difficulties for the owner of the property. Due to the slopes and the Public Utility and Drainage Easement, the front yard setback must be more than the required maximum of 30 feet. This property cannot comply with the strict application of the maximum setback requirement in this situation. The setback must be more than 40 feet to accommodate the steep slope and easement along Riverside Drive. Staff finds this requirement is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

The design of this site would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The Zoning Ordinance introduced the requirements for Frontage starting with the 2019 Zoning Ordinance update, as a direct response to the adoption of Envision Franklin in 2017. Two of the core Guiding Principles are Exceptional Design and Vibrant Neighborhoods. Some of the characteristics of Exceptional Design as outlined in Envision Franklin are that buildings should activate the street by creating an inviting pedestrian experience, and views from the street should not be of parking lots. One characteristic of Vibrant Neighborhoods as outlined in Envision Franklin includes pedestrian-friendly neighborhoods that make walking and biking more enjoyable along streets. The intent of the Zoning Ordinance is to reinforce the principles of Envision Franklin by keeping buildings close to the street. While this site does require at least a 40 feet maximum setback, requesting a 150 feet setback seems unnecessary and far from the intent of the Zoning Ordinance. Staff finds this criteria is not met.

FINANCIAL IMPACT:

Unknown.

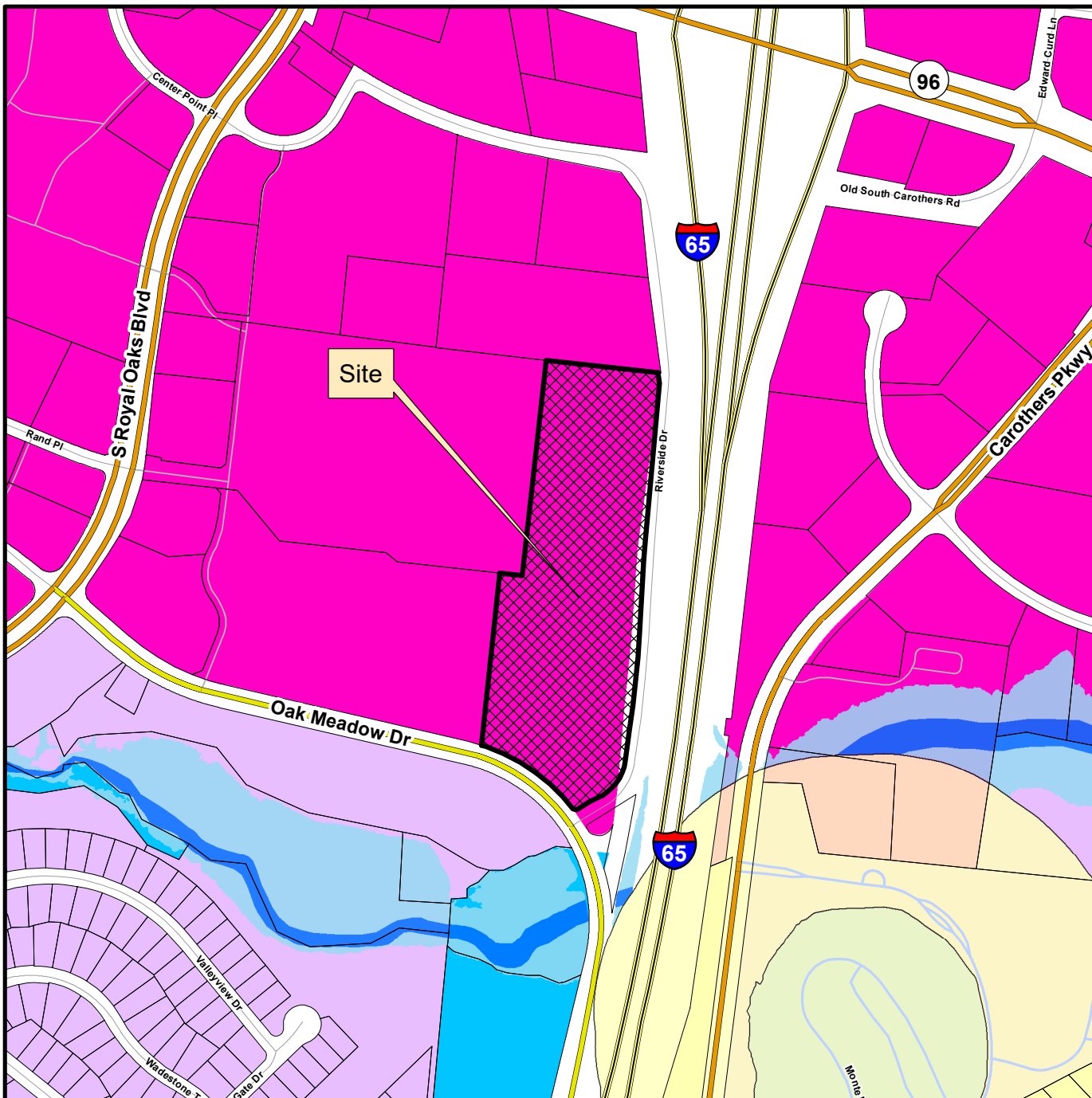
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning appeals move to defer the **Variance Request** To Allow Parking Within The Riverside Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Allow Parking Within The Oak Meadow Drive Frontage Area For A Proposed Principal Building, and a **Variance Request** To Increase The Maximum Front Yard Setback from 30 Feet to 150 Feet, For The Property Located At 880 Oak Meadow Drive because the criteria for granting a variance were not supported by sufficient evidence. Without a proper site plan review, staff's professional opinion is that the site can be designed many ways. A proper site plan review, with grading sheets/engineering and fire review/etc, could bring to light unique site conditions that may support the need for a variance.

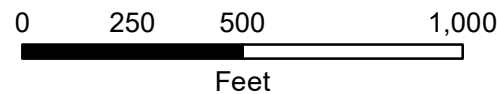
880 OAK MEADOW DRIVE
TAX MAP 079, PARCEL 10119
BOARD OF ZONING APPEALS
DECEMBER 1, 2022

Legend

-  880 Oak Meadow Dr
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  Floodway Fringe Overlay
-  Floodway Overlay
-  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

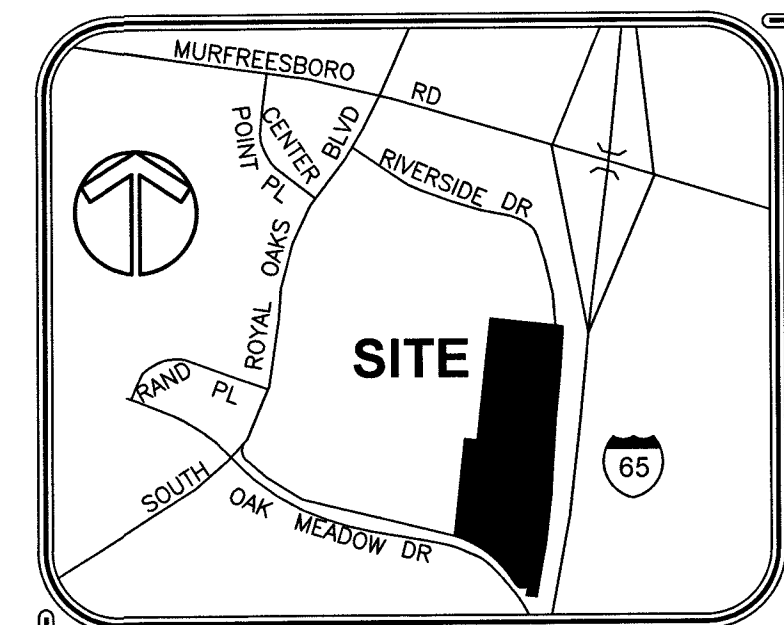


This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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880 Oak Meadow Drive - Overall Site Plan

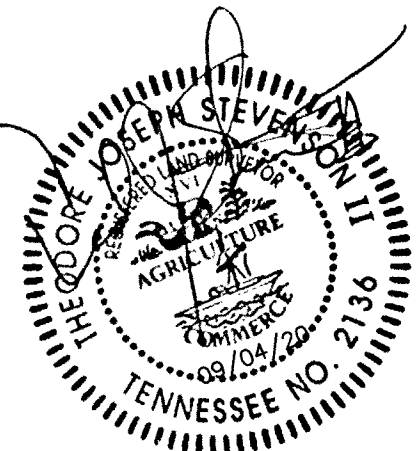
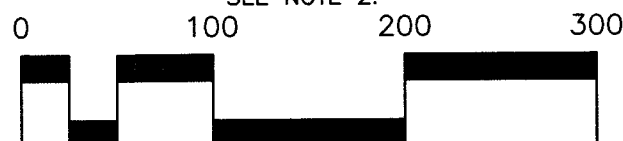


LOCATION MAP

NTS



SEE NOTE 2.



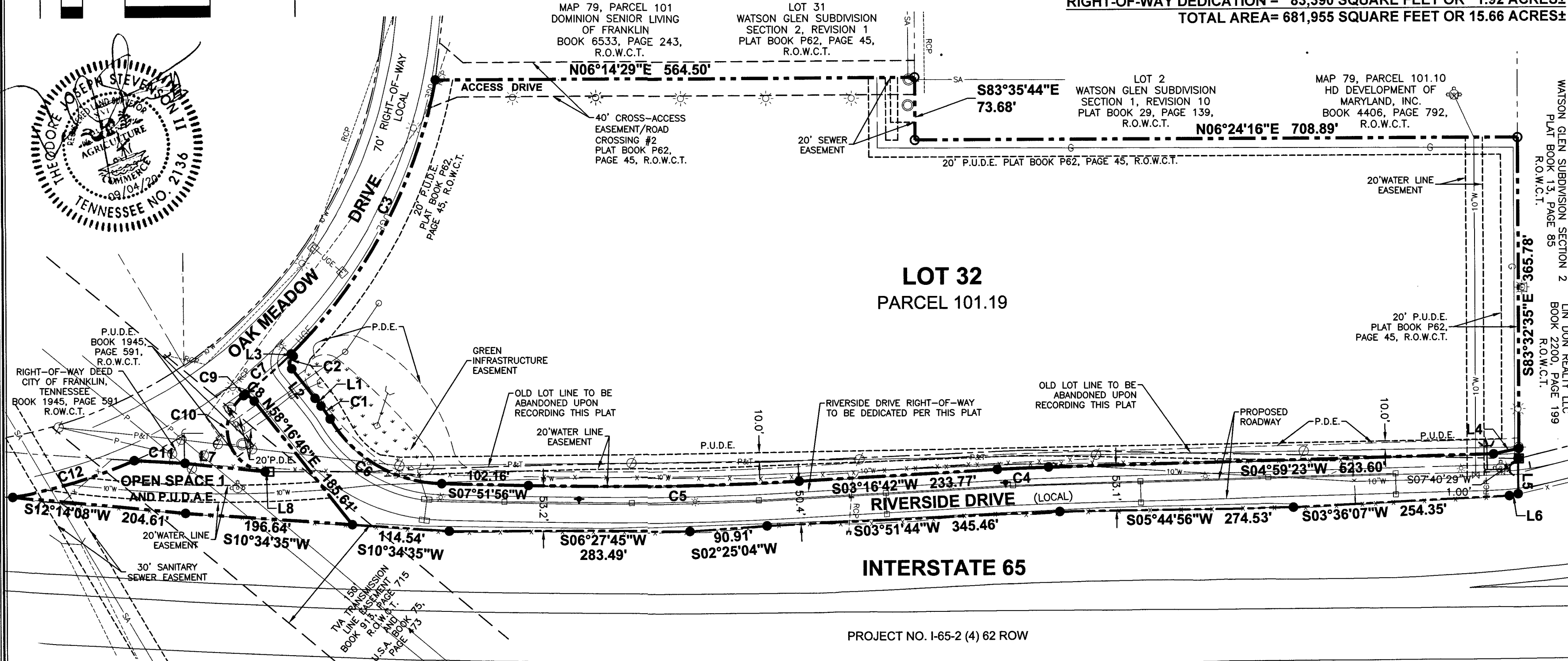
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE ROAD RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 32 AS SHOWN ON THE PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2 - REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. THIS PROPERTY IS CURRENTLY ZONED RC6 (REGIONAL COMMERCE 6). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY CITY ORDINANCE.
5. BEING PARCEL NUMBER 101.19 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 79.
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO. IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
9. 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.
10. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
11. 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 COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
12. 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. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 47206, PANEL NO. 0212, SUFFIX F, 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" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

13. 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 BE 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 BY 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE CITY OF FRANKLIN HAS THE RIGHT TO ENTER THE PRIVATE PROPERTY TO PERFORM EMERGENCY MAINTENANCE TO THE PRIVATE SANITARY SEWER SYSTEM AT THE PROPERTY OWNERS EXPENSE. THIS MUST BE DEEMED NECESSARY BY TDEC OF FRANKLIN WATER MANAGEMENT TO CORRECT THE SEWER SYSTEM IN THE EVENT OF DAMAGES TO PUBLIC UTILITIES RESULTING FROM THE PRIVATE SYSTEM. THE SANITARY SEWER SYSTEM SHALL REMAIN OPERATIONAL AND NOT IMPACT CITY OF FRANKLIN PUBLIC SEWER SYSTEM.
17. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
18. 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.

LOT 32 = 576,821 SQUARE FEET OR 13.24 ACRES±
OPEN SPACE 1 = 21,744 SQUARE FEET OR 0.50 ACRES±
RIGHT-OF-WAY DEDICATION = 83,390 SQUARE FEET OR 1.92 ACRES±
TOTAL AREA = 681,955 SQUARE FEET OR 15.66 ACRES±



LEGEND

- | | | | |
|------------|---|------------|---|
| ○ IR(O) | IRON ROD (OLD) | ○ | UTILITY POLE |
| ● IR(N) | IRON ROD (NEW) | ○→ | UTILITY POLE W/ ANCHOR |
| | (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | ○ | UTILITY POLE W/ LIGHT |
| ○ PK(O) | PK NAIL (OLD) | □ | GAS METER |
| ⊕ | FIRE HYDRANT | ⌚ | TELEPHONE RISER |
| ⊕ | WATER VALVE | —P— | OVERHEAD ELECTRIC POWER LINE |
| ⊕ | WATER METER | —T— | OVERHEAD TELEPHONE LINE |
| ⊕ | CATCH BASIN | —P&T— | OVERHEAD POWER AND TELEPHONE LINES |
| ⊕ | SANITARY SEWER MANHOLE | —SA— | SANITARY SEWER LINE |
| * | LIGHT STANDARD | —W— | WATER LINE |
| P.D.E. | PUBLIC DRAINAGE EASEMENT | P.U.D.A.E. | PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT |
| R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE | RCP | REINFORCED CONCRETE PIPE |
| | | CMP | CORRUGATED METAL PIPE |

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°16'46"W	11.48'
L2	S58°16'46"W	44.28'
L3	S53°50'27"W	3.64'
L4	S05°24'15"E	30.30'
L5	S83°42'40"E	41.35'
L6	S05°24'15"E	10.66'
L7	N12°41'55"E	94.77'
L8	N06°59'42"E	5.00'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHD BRG	CHORD
C1	7°24'39"	144.50'	18.69'	S61°59'06"W	18.68'
C2	91°01'35"	10.50'	16.68'	N76°12'26"W	14.98'
C3	34°47'50"	607.96'	369.23'	N55°27'32"W	363.58'
C4	1°42'40"	2023.50'	60.44'	S04°08'02"W	60.43'
C5	4°35'53"	3976.50'	319.13'	S05°33'59"W	319.04'
C6	57°49'29"	157.00'	158.45'	S36°46'40"W	151.81'
C7	6°45'53"	607.96'	71.78'	N34°40'40"W	71.74'
C8	28°04'25"	27.50'	13.47'	N44°14'34"E	13.34'
C9	0°14'59"	607.96'	2.65'	N31°10'14"W	2.65'
C10	141°58'19"	50.00'	123.89'	S77°58'06"W	94.54'
C11	0°18'13"	11299.49'	59.86'	N09°50'24"E	59.86'
C12	14°06'45"	607.96'	149.75'	N09°51'19"W	149.37'

OWNER/DEVELOPER

FRANKLIN CAPITAL INVESTMENT, LLC
393 MAPLE STREET
GALLATIN, TN 37066
BOB GOODALL
bgoodall@goodallhomes.com

RECORDER'S INFORMATION

10/06/2020 - 01:22:00 PM
20055803

1 PGS. AL-PLAT
BATCH: 712294

PLAT BOOK: P74
PAGE: 95

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7801, PAGE 489, DEED BOOK 7797, PAGE 146, DEED BOOK 7659, PAGE 820 & DEED BOOK 7300, PAGE 468, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS 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.
FRANKLIN CAPITAL INVESTMENT, LLC
Bob Goodall
By: Bob Goodall - President DATE 9-8-20

CERTIFICATE OF SURVEY
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
TED J. STEVENSON, S. R. L.S. NO. 2736 DATE 09/04/20

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN WATSON GLEN SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$NA FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.
Helen Hubbs DATE 02/20
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN WATSON GLEN SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$NA FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.
Helen Hubbs DATE 02/20
DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WATSON GLEN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$176,000 FOR STREETS, \$217,000 FOR DRAINAGE, AND \$176,000 FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.
C. J. HUBBS DATE 10/2/2020
DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY
C. J. HUBBS DATE 10-2-2020
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY
CITY OF FRANKLIN

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 2nd DAY OF AUGUST, 2020, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.
C. J. HUBBS DATE 10/5/2020
SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF MTEMC
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.
E. J. HUBBS DATE 9/10/20
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

FINAL PLAT
WATSON GLEN SUBDIVISION
SECTION 2, REVISION 2, LOT 32
880 OAK MEADOW DRIVE
COF#7296
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: SEPTEMBER 4, 2020
JOB NO 14034 WO 1215
SHEET 1 of 1
RAGAN•SMITH
315 WOODLAND ST. NASHVILLE, TN 37206
(615) 244-8591 | tstevenson@ragansmith.com
CONTACT: TED J. STEVENSON II



BZA Submittal | 880 Oak Meadow Drive, Living Spaces

November 7, 2022

City of Franklin Board of Zoning Appeals

Dear Board of Zoning Appeals,

Gamble Design Collaborative, on behalf of Living Spaces, is requesting three variances for property located at 880 Oak Meadow Drive. Living Spaces is requesting a variance to the Front Yard Setback where the proposed building needs to be located more than thirty feet from the front property line. In addition to the front yard setback, two variances are needed for parking frontage to permit perpendicular parking between the proposed building and Riverside Drive and the proposed building and Oak Meadow Drive.

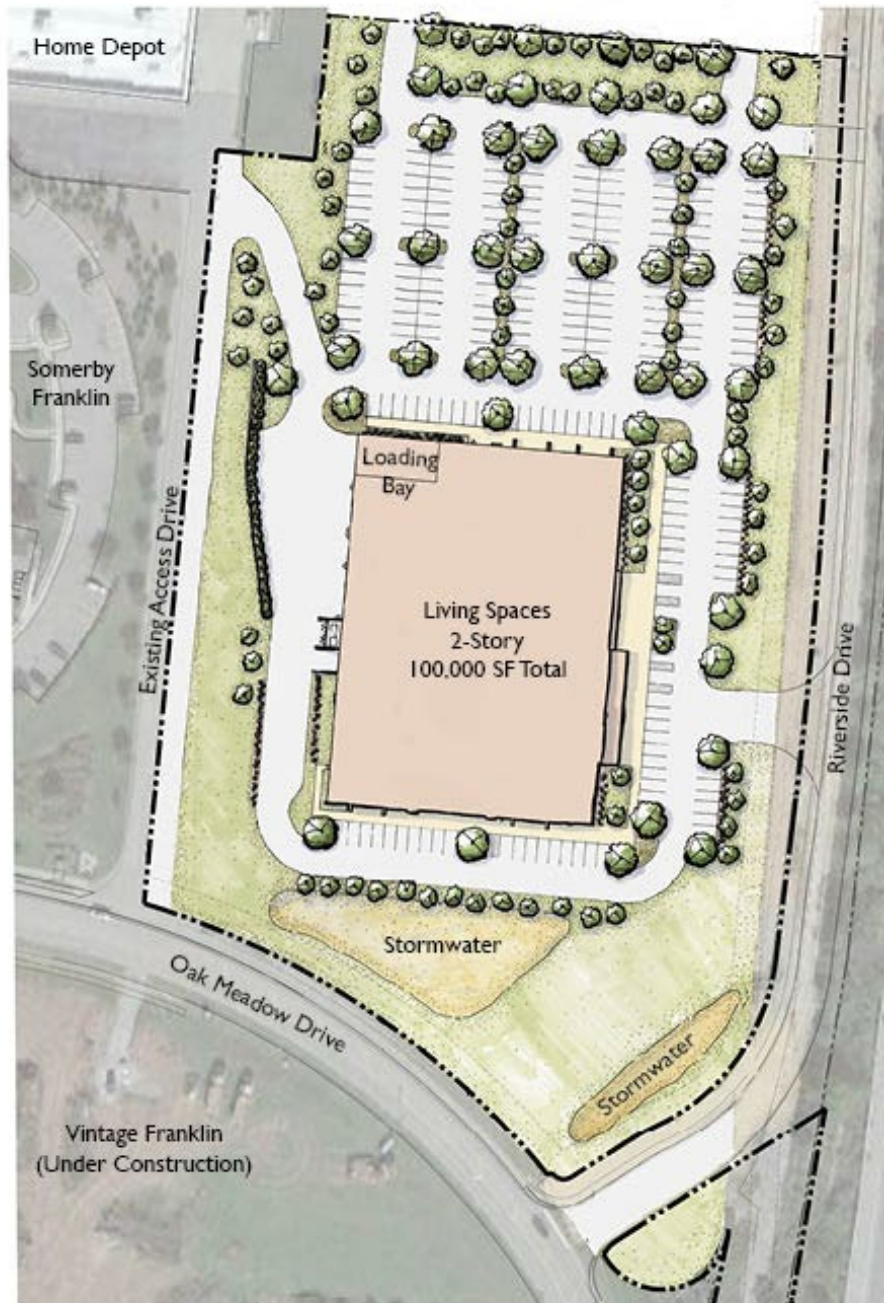


Overall Site Plan

DEVELOPMENT PLANNING DESIGN MANAGEMENT

greg.gamble@gdc-tn.com | 615.975.5765 | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

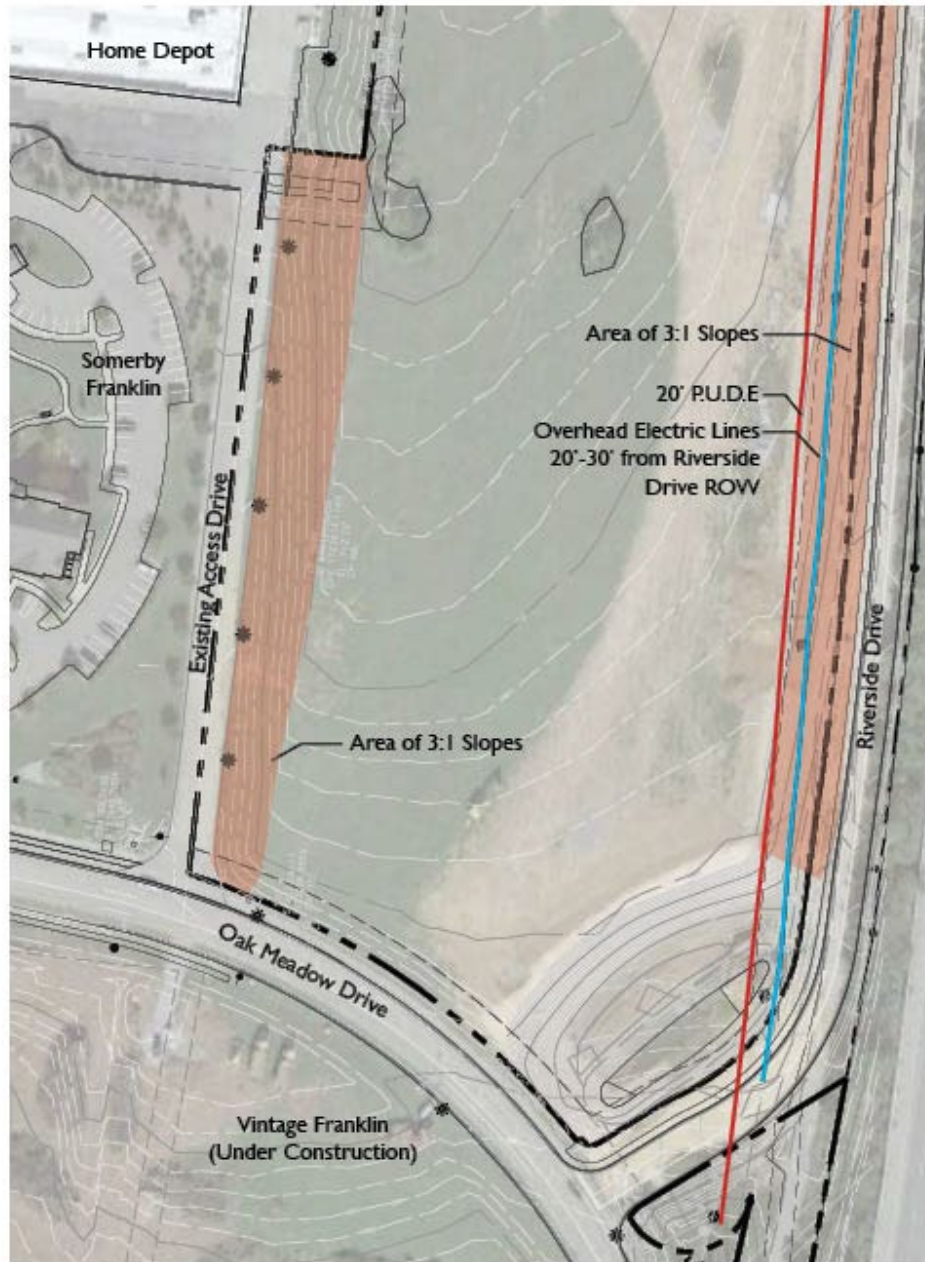
Living Spaces is proposing a two-story, 100,000 SF retail space with a 236-space parking lot (Exhibit A). The building will have a café and rooftop patio for customers.



Enlarged Site Plan **image does not show entirety of lot for purpose of legibility*

Existing Site Constraints

The existing site lies north of Oak Meadow Drive, between Riverside Drive and an access drive for Home Depot. The property has 3:1 slope along both of these drives, as well as an overhead power lines along Riverside drive. These power lines are within a 20' PUDE and will not be relocated underground. Due to these constraints on the property, the applicant is prevented from complying with to the Section 3.18.5 Dimensional standards.



Existing Conditions *image does not show entirety of lot for purpose of legibility

Variance Request # 1 – Front Yard Setback:

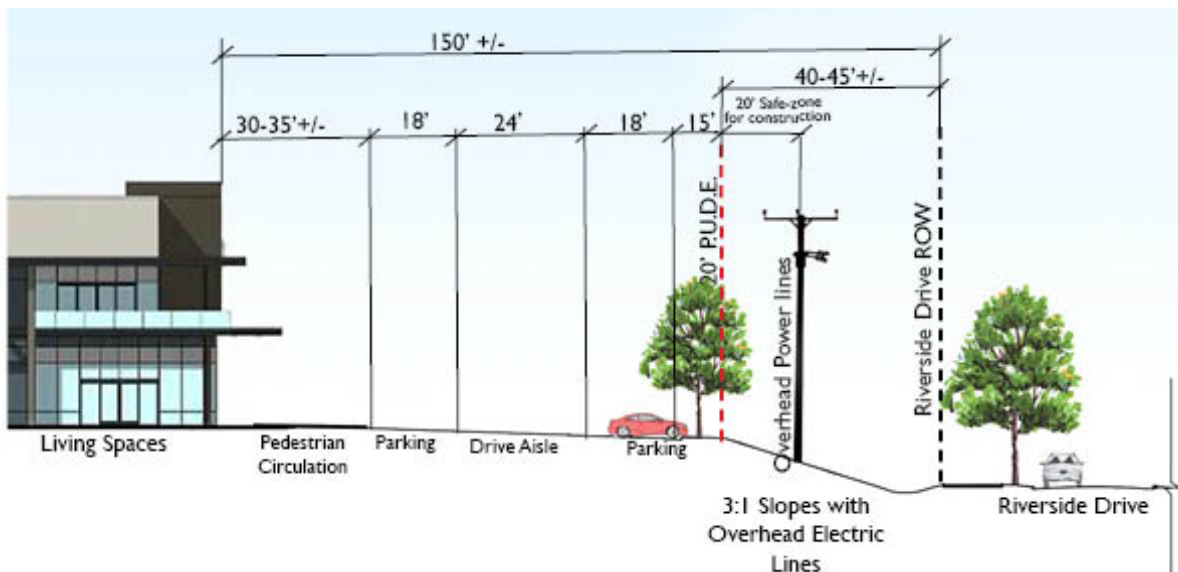
The City of Franklin's zoning ordinance requires that all buildings in RC-6 be located 5 feet minimum to 30 feet maximum from the front property line.

Section 3.18.5 Dimensional Standards states for Principal Building Setbacks: *The front yard for collector streets, local streets, or internal drives shall be a 5 feet min to 30 feet max.*

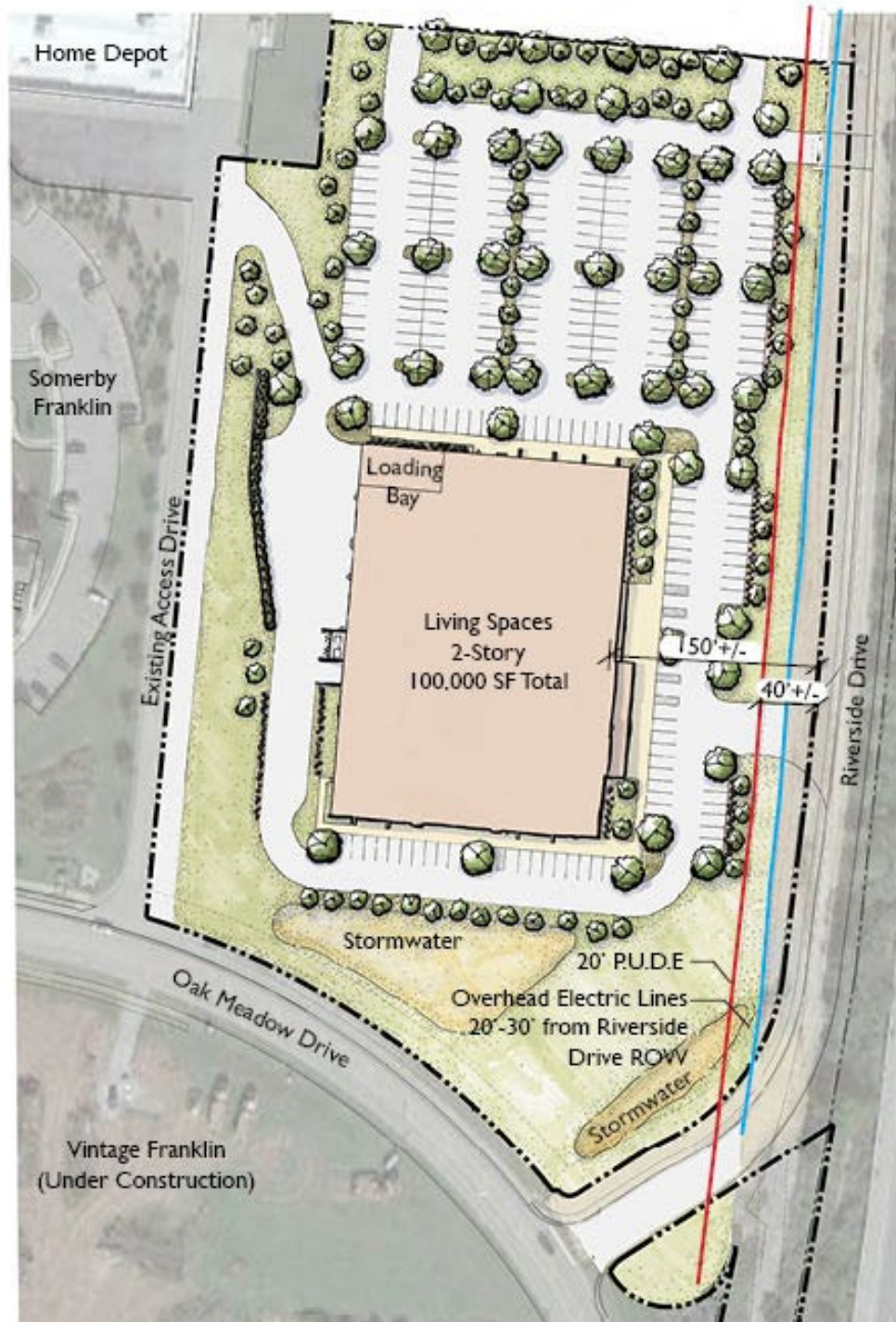
The existing distance from the Right-of-Way Line to the PUDE Easement is 40 feet. As demonstrated, the two-story building would encroach on the overhead power lines and easement if it is located between 5 feet and 30 feet of the Riverside Drive right-of-way line. In addition, Fire requires access to all four sides of the building and cannot access the building from Riverside Drive due to the overhead power lines and the steep slopes. Therefore, due to the proximity of the powerline, powerline easement along Riverside Drive, steep slopes, and fire access, the building cannot be located within the front yard setback zone and must be located far enough from the powerlines for safety and Fire access to the building.



Existing Conditions at Riverside Drive



Front Building Setback: 150'+/- from property line



Site Plan*image does not show entirety of lot for purpose of legibility

Variance Criteria #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

The 3:1 slope along Riverside Drive, combined with the overhead powerlines that run parallel with the right-of-way line, create significant issues with placing the building within the front setbacks required by the zoning ordinance. The Public Utility and Drainage Easement for the overhead powerlines extends into the property 40 feet. Any future building would be placed within the Public Utility and Drainage Easement if it followed the 5 feet to 30 feet required by the zoning ordinance. The 3:1 slopes also create a situation where Riverside Drive is around 10' below the upper 'flat' portion of the property. In order to create an access drive that meets the requirements of the city of Franklin, 150' would be needed. More would be needed to create ADA access to the 12' multi-use trail along Riverside Drive. ADA parking would also need to be located close to the building to create a reasonable access point. Parking in the frontages facing the two streets would be needed to accomplish this. The 10' grade difference and overhead powerlines also create conflicts for emergency and fire access.



Enlargement*image does not show entirety of lot for purpose of legibility

Variance Criteria #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

MTEMC and TVA will not allow the burial of the three-phase powerlines that run along Riverside Drive. Following the zoning ordinance and placing the building in the required 5'-30' setback would mean that the second floor of the building will be extremely close to the powerlines, and buildings are not permitted in the easement.

Variance Criteria #3

Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

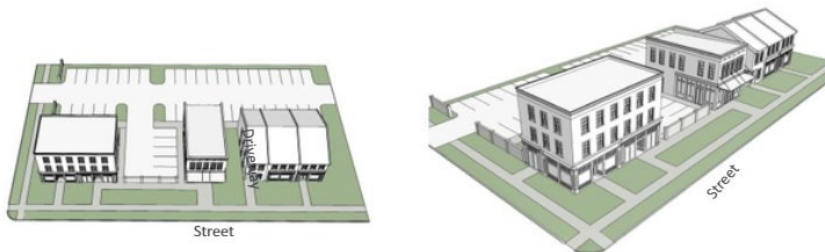
By allowing the building to be located further than 30' from the property line, it would avoid significant conflicts with the overhead powerlines and steep slopes located along Riverside Drive and allows emergency access around the building.

Variance Request 2 – Parking Frontage

The City of Franklin's zoning ordinance requires that all new parking be located to the side or the rear of a building for properties in the Regional Commerce 6 (RC-6). The only permitted Frontage Types are 7.5 Landscape Frontage or 7.6 Urban Frontage.

Section 7.5 Landscape Frontage states: *Parking shall be located behind or to the side of the principal building, but no closer to the street than the front façade, unless it is parallel parking. Principal buildings shall anchor intersections and any side parking shall be located away from the intersections. Priority shall be given to the higher classification street.*

7.5 Landscape Frontage



The steep slopes along the property boundaries and the location of the overhead power lines limit the position of the building on the property, limit the locations of emergency access, and limit the locations of accessible parking.

BZA Submittal | 880 Oak Meadow Drive, Living Spaces

The site plan must include a route around the building for fire and emergency vehicle access due to poor access from the adjacent roadways. This results in an interior drive approximately at grade with the proposed building on all four sides. Due to the topographic constraints of the property, the parking lot areas must be located off of these interior driveways.



Riverside Drive Parking: 84 perpendicular parking spaces within the Landscape Frontage**image does not show entirety of lot for purpose of legibility*

Oak Meadow Drive Parking: 20 perpendicular parking spaces within the Landscape Frontage**image does not show entirety of lot for purpose of legibility*



BZA Submittal | 880 Oak Meadow Drive, Living Spaces

Variance Criteria #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

The 3:1 slope along Riverside Drive, combined with the overhead powerlines that run parallel with the right-of-way line, create significant issues with placing the building within the front setbacks required by the zoning ordinance. The Public Utility and Drainage Easement for the overhead powerlines extends into the property 40 feet. The 3:1 slopes also create a situation where Riverside Drive is around 10' below the upper 'flat' portion of the property making fire protection impossible from Riverside Drive. In order to create an access drive that meets the requirements of the city of Franklin, 100' would be needed. More would be needed to create ADA access to the 12' multi-use trail along Riverside Drive. ADA parking needs to be located close to the building to create a reasonable access point. Parking in the frontages facing the two streets would be needed to accomplish appropriate ADA access to the building and circulation around the building for emergency / fire apparatus. The requirement to have parking on the side or behind the building significantly limits the development of the property and would reduce the parking lot to serve the building to a small fraction of the site.

Variance Criteria #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

The requirement to have parking on the side or behind the building significantly limits the development of the property and would reduce the parking lot to serve the building to a small fraction of the site. Strict application of the zoning ordinance requirement for frontage creates an exceptional difficulty for the development of the property.

Variance Criteria #3

Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

Granting the variance for parking frontage provides safe and clear access for fire apparatus around the building, and areas of refuge during an emergency event. The parking located in front of the building provides clear and easily accessible ADA parking. The parking areas proposed are in keeping with the existing uses, site designs, and are compatible with the adjacent neighbors.



BZA Submittal | 880 Oak Meadow Drive, Living Spaces

We appreciate your review of these requests and look forward to discussing them with you at the December Board of zoning appeals hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light gray rectangular background.

Greg Gamble
Landscape Architect



BZA Submittal | 880 Oak Meadow Drive, Living Spaces

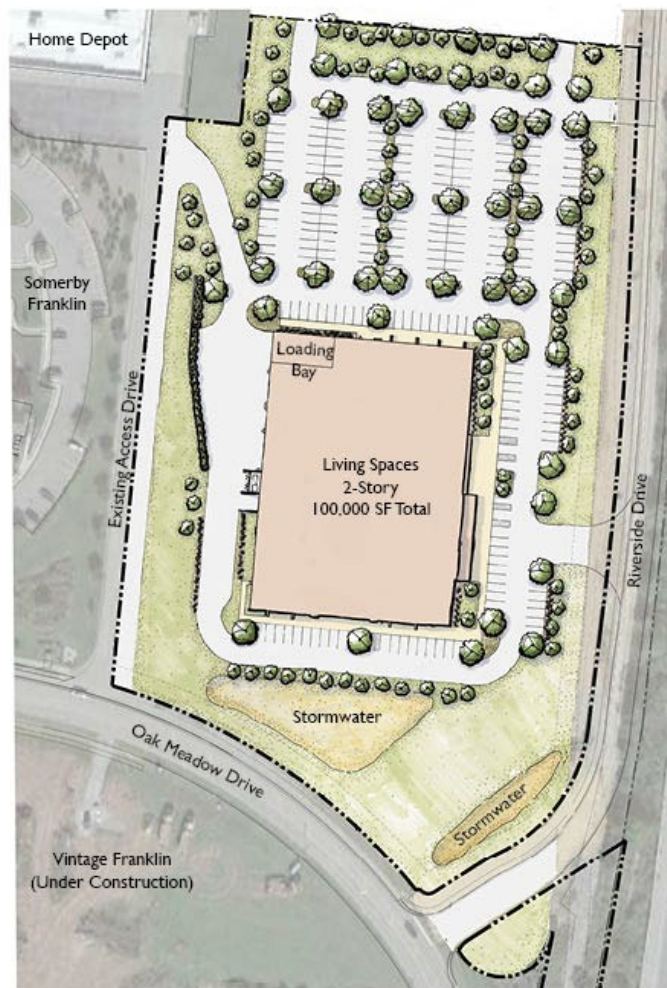
November 7, 2022

City of Franklin Board of Zoning Appeals

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Living Spaces is proposing a two-story, 100,000 SF retail space with a 236-space parking lot (Exhibit A). The building will have a café and rooftop patio for customers.



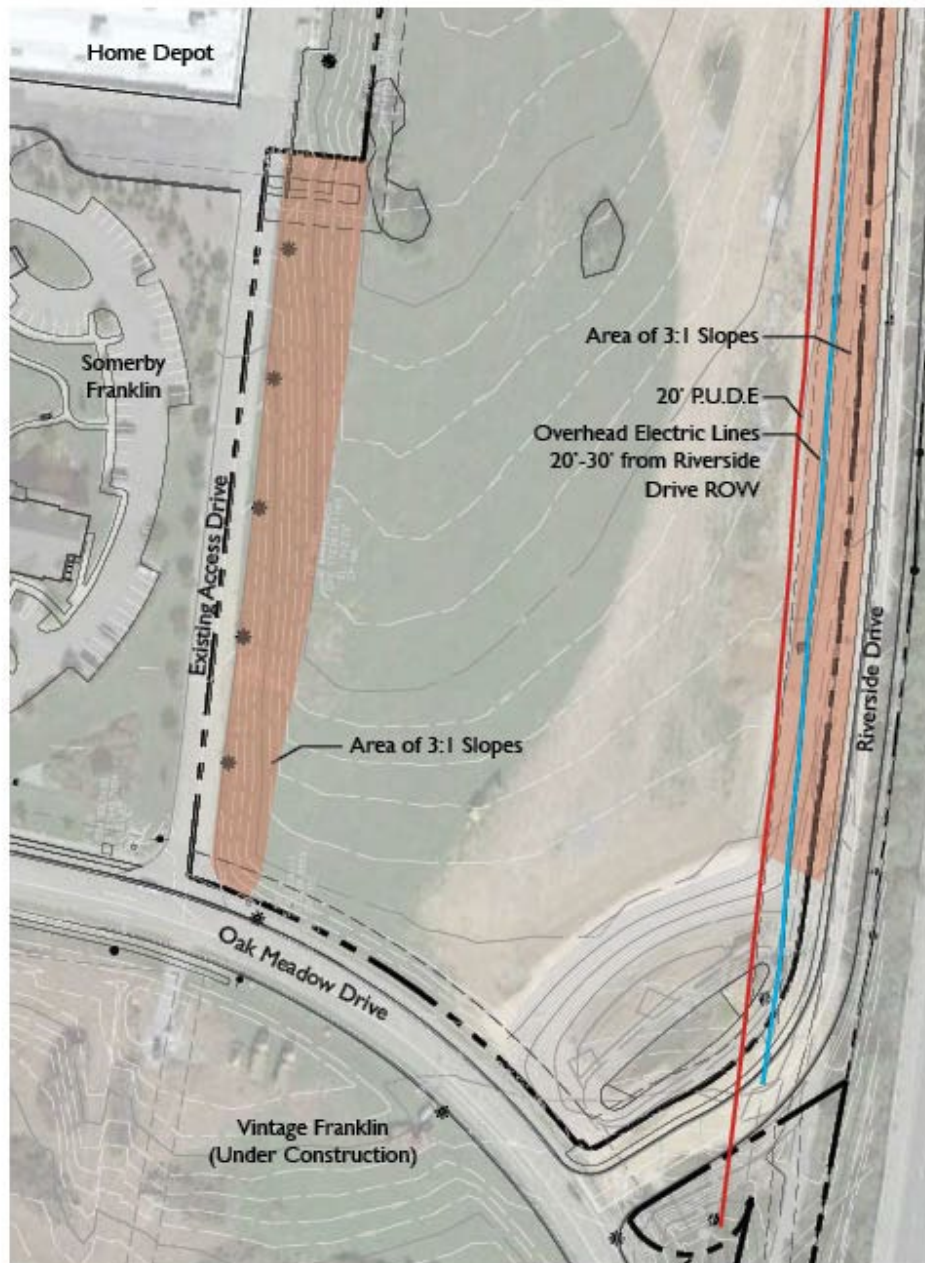
Site Plan

DEVELOPMENT PLANNING DESIGN MANAGEMENT

greg.gamble@gdc-tn.com | 615.975.5765 | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

Existing Site Constraints

The existing site lies north of Oak Meadow Drive, between Riverside Drive and an access drive for Home Depot. The property has 3:1 slope along both of these drives, as well as an overhead power lines along Riverside drive. These power lines are within a 20' PUDE and will not be relocated underground. Due to these constraints on the property, the applicant is prevented from complying with to the Section 3.18.5 Dimensional standards.



Existing Conditions

Variance Request # 1 – Front Yard Setback:

The City of Franklin's zoning ordinance requires that all buildings in RC-6 be located 5 feet minimum to 30 feet maximum from the front property line.

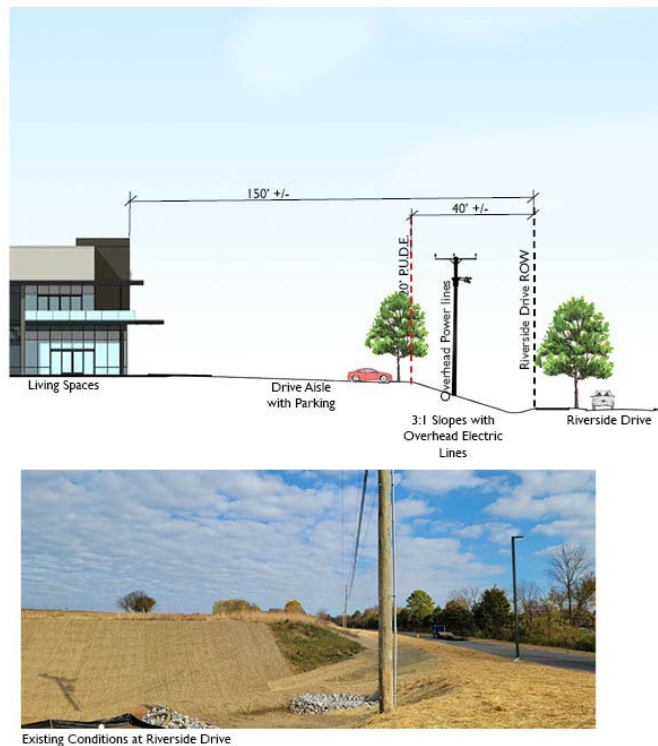
Section 3.18.5 Dimensional Standards states for Principal Building Setbacks: *The front yard for collector streets, local streets, or internal drives shall be a 5 feet min to 30 feet max.*

3.18.5 Dimensional Standards

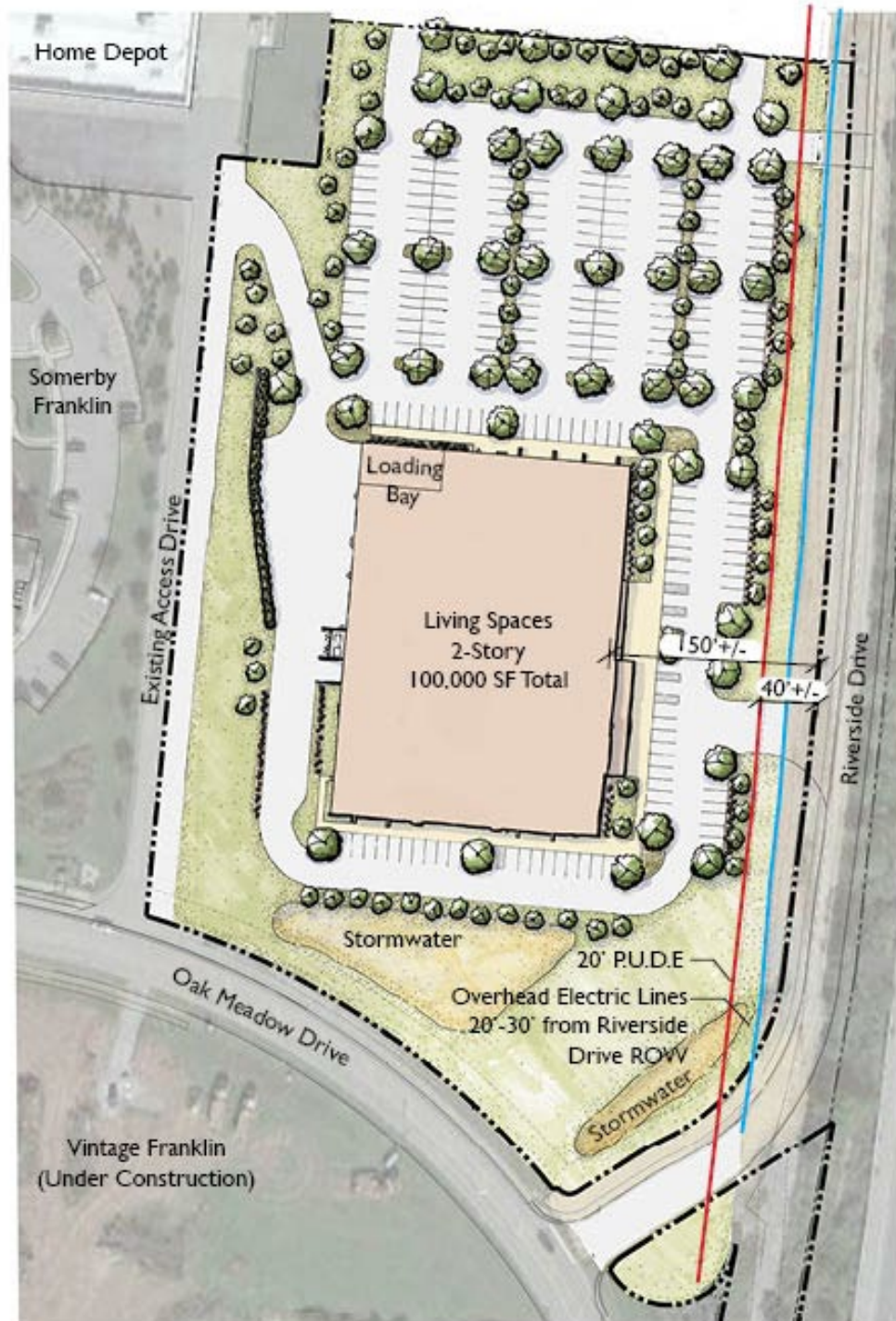
Principal Building Setbacks

Front Yard for	
Collector Streets,	5 feet min to 30 feet
Local Streets, or	max
Internal Drives	

The existing distance from the Right-of-Way Line to the PUDE Easement is 40 feet. As demonstrated, the two-story building would encroach on the overhead power lines and easement if it is located between 5 feet and 30 feet of the Riverside Drive right-of-way line. In addition, Fire requires access to all four sides of the building and cannot access the building from Riverside Drive due to the overhead power lines and the steep slopes. Therefore, due to the proximity of the powerline, powerline easement along Riverside Drive, steep slopes, and fire access, the building cannot be located within the front yard setback zone and must be located far enough from the powerlines for safety and Fire access to the building.



Front Building Setback: 150'+/- from property line



Site Plan



BZA Submittal | 880 Oak Meadow Drive, Living Spaces

Variance Criteria #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

The 3:1 slope along Riverside Drive, combined with the overhead powerlines that run parallel with the right-of-way line, create significant issues with placing the building within the front setbacks required by the zoning ordinance. The Public Utility and Drainage Easement for the overhead powerlines extends into the property 40 feet. Any future building would be placed within the Public Utility and Drainage Easement if it followed the 5 feet to 30 feet required by the zoning ordinance. The 3:1 slopes also create a situation where Riverside Drive is around 10' below the upper 'flat' portion of the property. In order to create an access drive that meets the requirements of the city of Franklin, over 100' would be needed. More would be needed to create ADA access to the 12' multi-use trail along Riverside Drive. ADA parking would also need to be located close to the building to create a reasonable access point. Parking in the frontages facing the two streets would be needed to accomplish this. The 10' grade difference and overhead powerlines also create conflicts for emergency and fire access.

Variance Criteria #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

MTEMC and TVA will not allow the burial of the three-phase powerlines that run along Riverside Drive. Following the zoning ordinance and placing the building in the required 5'-30' setback would mean that the second floor of the building will be extremely close to the powerlines, and buildings are not permitted in the easement.

Variance Criteria #3

Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

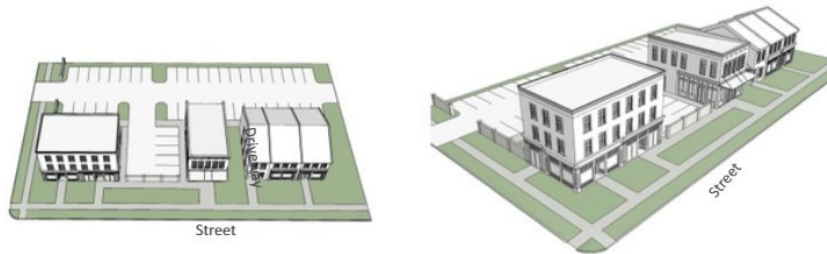
By allowing the building to be located further than 30' from the property line, it would avoid significant conflicts with the overhead powerlines and steep slopes located along Riverside Drive.

Variance Request 2 – Parking Frontage

The City of Franklin’s zoning ordinance requires that all new parking be located to the side or the rear of a building for properties in the Regional Commerce 6 (RC-6). The only permitted Frontage Types are 7.5 Landscape Frontage or 7.6 Urban Frontage.

Section 7.5 Landscape Frontage states: *Parking shall be located behind or to the side of the principal building, but no closer to the street than the front façade, unless it is parallel parking. Principal buildings shall anchor intersections and any side parking shall be located away from the intersections. Priority shall be given to the higher classification street.*

7.5 Landscape Frontage



The steep slopes along the property boundaries and the location of the overhead power lines limit the position of the building on the property, limit the locations of emergency access, and limit the locations of accessible parking.

The site plan must include a route around the building for fire and emergency vehicle access due to poor access from the adjacent roadways. This results in an interior drive approximately at grade with the proposed building on all four sides. Due to the topographic constraints of the property, the parking lot areas must be located off of these interior driveways.



Riverside Drive Parking: 84 perpendicular parking spaces within the Landscape Frontage

Oak Meadow Drive Parking: 20 perpendicular parking spaces within the Landscape Frontage



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Variance Criteria #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

The 3:1 slope along Riverside Drive, combined with the overhead powerlines that run parallel with the right-of-way line, create significant issues with placing the building within the front setbacks required by the zoning ordinance. The Public Utility and Drainage Easement for the overhead powerlines extends into the property 40 feet. The 3:1 slopes also create a situation where Riverside Drive is around 10' below the upper 'flat' portion of the property making fire protection impossible from Riverside Drive. In order to create an access drive that meets the requirements of the city of Franklin, 100' would be needed. More would be needed to create ADA access to the 12' multi-use trail along Riverside Drive. ADA parking needs to be located close to the building to create a reasonable access point. Parking in the frontages facing the two streets would be needed to accomplish appropriate ADA access to the building and circulation around the building for emergency / fire apparatus. The requirement to have parking on the side or behind the building significantly limits the development of the property and would reduce the parking lot to serve the building to a small fraction of the site.

Variance Criteria #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

The requirement to have parking on the side or behind the building significantly limits the development of the property and would reduce the parking lot to serve the building to a small fraction of the site. Strict application of the zoning ordinance requirement for frontage creates an exceptional difficulty for the development of the property.

Variance Criteria #3

Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

Granting the variance for parking frontage provides safe and clear access for fire apparatus around the building, and areas of refuge during an emergency event. The parking located in front of the building provides clear and easily accessible ADA parking. The parking areas proposed are in keeping with the existing uses, site designs, and are compatible with the adjacent neighbors.



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We appreciate your review of these requests and look forward to discussing them with you at the December Board of zoning appeals hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', written in a cursive, flowing style.

Greg Gamble
Landscape Architect