



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 8, 2022

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

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

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of the October 27, 2022 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

2. Consideration Of Items 3-9, 12 And 13 On The Consent Agenda.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To December 14, 2023; Accept The Drainage Offsite Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Sidewalk Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Carawood Subdivision, Final Plat; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 22, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 14, 2023; Accept The Drainage And Sewer Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish a One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement To December 14, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

10. Consideration Of Ordinance 2022-39, An Ordinance To Rezone 29.45 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive (Novara PUD Subdivision).

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

11. Consideration Of Resolution 2022-65, A Resolution Approving A Development Plan For Novara PUD Subdivision, For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive, At 4080 Clovercroft Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Tavistock Subdivision Final Plat, Creating 6 Single-Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

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

13. Waters Edge PUD Subdivision, Final Plat, Section 7, Creating 45 Single-Family Residential Lots, 24 Townhome Residential Lots, 4 Open Space Lots, Dedicating Right-Of-Way, And Revising Open Space Lot 520, On 75.12 Acres, Located West Of The Intersection Of Carothers Parkway And Scouting Drive. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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Meeting Minutes

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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 07:00 PM.

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

Board Members Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 22, 2022 FMPC Minutes.

Sponsors:

Attachments:

1. Draft4 Minutes of September 22, 2022
2. Community Response 1406 Cannon Street Rezoning J. Sullivan

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Alma McLemore to Approve the Minutes from the September 22, 2022, meeting. The motion carried 9-0

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2023-January 2024 FMPC Calendar.

Sponsors:

Attachments: 1. DRAFT FMPC Meetings and Deadlines Schedule PUBLIC 2023

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Approve Item 2. The motion Passed 9-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Roger Lindsey asked if staff had any announcements.

Ms. Diaz-Barriga reminded the Commissioners that there are training requirements for each year. For those who have not completed the required training, staff can provide training links to complete at your convenience. Please email the staff once the training has been completed, ideally by the end of the year.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-22 And 28-31 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to approve items 4-22 and 28-31 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

4. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Accept The Landscaping Phase I (Assisted Living) Improvement, Release The Performance Agreement And Establish A Maintenance Agreement To October 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1, Extend The Performance Agreement For Drainage, Green Infrastructure, Sidewalks And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Amelia Park PUD Subdivision, Site Plan, Sections 2-6, Extend The Performance Agreement For Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Drainage Improvement To April 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Echelon PUD Subdivision, Site Plan, Sections 1-3, Extend The Performance Agreement For Landscaping Buffers Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Grace Point Church Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Phase B Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Hard Bargain Development Subdivision, Site Plan, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Hard Bargain Mt Hope Subdivision, Final Plat, Extend The Performance Agreement For Drainage And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Stormwater Drainage / Detention On Area 2 Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Ovation Subdivision, Site Plan, (Infrastructure), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts), Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Richland Close Subdivision, Site Plan, Extend The Performance Agreement For Drainage, Green Infrastructure, Landscaping And Streets Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Rizer Point PUD Subdivision, Site Plan, Section 1, Extend The Performance Agreement For Drainage Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Rizer Point PUD Subdivision, Final Plat, Section 4, Extend The Performance Agreement For Sidewalks Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1, Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Stream Valley PUD Subdivision, Site Plan, Section 13, Extend The Performance Agreement For Landscaping Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

22. Travel Centers Of America Subdivision, Site Plan, Extend The Performance Agreement For Green Infrastructure Improvement To October 26, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

23. Consideration of Resolution 2022-66, A Resolution Amending The Carothers Glen PUD Subdivision To Extend The Vested Rights, For The Property Located At 4338 And 4340 South Carothers Road.

Sponsors: Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Carothers Glen PUD Subdivision - VESTING EXTENSION
2. RESOLUTION 2022-66 CAROTHERS GLEN PUD EXTEND VESTED RIGHTS_Combined_Law approved
3. Vesting Extension Request - Carothers Glen PUD Subdivision
4. Carothers Glen - Overall Development Plan
5. RESOLUTION 2019-88 AS AMENDED

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the Commission has seen several vested rights extensions this year. Ms. Diaz-Barriga explained that she would not go into the specific details of the criteria required to meet vested rights extensions but would be glad to answer any questions. The applicant requests an extension of vested rights for two years until December of 2024 to allow the applicant time to secure necessary permits and to begin site preparation. The development plan was approved by BOMA in 2019 with 45 single family lots with no modifications of standards. BOMA approved the plans as recommended by the Planning Commission, but it removed conditions of approval requiring that lots less than 65 feet in width may not have homes with front loaded garages per Envision Franklin. The request does not propose any changes. The status of the plan, at this time, is that it is within its first three-year period of vesting. The site plan is waiting for final approval and stamps. In the applicant's request letter, the developer cited multiple attempts to obtain necessary sewer easements from the neighboring landowner of Lockwood Glen Subdivision and the realignment of Carothers Road due to an associated development, as reasons for delay in progress. In terms of vesting impacts, if the vesting period is not extended, the project entitlement would cease to exist and stop work orders would be issued, if applicable. A new development plan would have to be approved and would be reviewed against the current local government standards. Ms. Diaz-Barriga noted that regarding current government standards, there would not be much change to the plan if required to comply with the conditions of today. One of the only requirements that would need reviewing for compliance with current standards would be that the building type does restrict the amount of front façade that the garage could consume. The elevations may have to change slightly, but the overall plan would not change. Ms. Diaz-Barriga explained that the Planning Commission and the Board of Mayor and Aldermen must decide if approving the vesting extension is in the best interest of the community. Should the request be denied, the applicant may continue to work towards meeting their first vesting milestone prior to their vesting expiring. Staff recommends approval of Resolution 2022-66 to the Board of Mayor and Aldermen, if it is determined that the continuation of vested rights is in the best interests of the community.

Chair Lindsey asked if there was anyone from the public who would like to speak. There was none.

Chair Lindsey asked if anyone was present to represent the applicant. There was none.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jimmy Franks to recommend approval to the Board of Mayor and Aldermen of Resolution 2022-66. The motion Passed 9-0.

REZONINGS/DEVELOPMENT PLANS

24. Consideration Of Ordinance 2022-19, An Ordinance To Rezone 7.9 Acres From Civic Institutional (CI) District To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, At 1406 Cannon Street, And 319, 401, 403, And 405 Battle Avenue.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Franklin Elem Sub Rez
2. 2022-19 ORD REZONE TO RESIDENTIAL_Combined_LAW APPROVED (2)
3. 2022-09-01 227418 FSSD Elementary ReZoning 9.1.22

4. Citizen Comment 01 ORD 2022-19
5. Citizen Comment 02 ORD 2022-19

Staff Presentation: Joseph Bryan. Mr. Bryan stated that staff comments and recommendations have not changed since the request was originally presented to the Planning Commission. The proposed request to rezone the property from CI to R4 meets the recommendations for the Historic Residential Design Concept as defined in Envision Franklin. The applicant met all the public notice requirements for this meeting; therefore, staff recommends approval of Ordinance 2022-19 to the Board of Mayor and Aldermen.

Commissioner Allen stated that although the Gamble Design Collaborative is working on a small project at the church she attends, she stated that her ability to be unbiased would not be affected.

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

Andrew Clark, 601 Janice Court, Franklin. Mr. Clark stated that he is a long-time supporter of Franklin Classical School. An offer was made on behalf of Franklin Classical School to FSSD to secure a long-term location for the school. The offer was not accepted because it was not submitted during the public marketing period. A request has been made to FSSD to open the public marketing period prior to the proposed rezoning of the property. This period would allow those interested in using the property as zoned (CI) to make offers.

Brian Hatcher, 408 Church Street, Franklin. Mr. Hatcher stated that he is the Administrative Principal of Franklin Classical School and that he agrees with Mr. Clark's previous statements. Mr. Hatcher explained that he not only represents the administration and staff of the school, but also the families of the 238 students enrolled in grades k-12. Mr. Hatcher requests that FSSD reopen the public marketing period to allow bidding on the property as it is currently zoned. Franklin Classical School has been leasing space for 30 years and desires a permanent space for the next 30 years. Mr. Hatcher finished by asking for the opportunity to bid on the property as it is currently zoned.

Jared Sullivan, 419 Figuers Drive, Franklin. Mr. Sullivan stated that the Battle/Everbright/Figuers Neighborhood strongly opposes the rezoning of this property. The neighborhood residents do not have a preference of what type of civic entity occupies the property, but that it remains zoned as Civic Institutional. Mr. Sullivan stated that he believes that FSSD is not interested in community input and referenced the timing of the property sales and the lack of proper noticing, as evidence. Mr. Sullivan restated that the neighborhood overwhelmingly opposes the rezoning of the FSSD property.

Forrest Latta, 504 Figuers Drive, Franklin. Mr. Latta asked the FMPC to stand firm and to stick to the original recommendation to vote against the rezoning of the subject property. Mr. Latta noted failures of the applicant to properly notice the community, stressing the disrespect the applicant has for the community and the process.

Curtis Sullivan, 108 Battle Avenue, Franklin. Mr. Sullivan stated that he stands in opposition to the request to rezone the subject property from Civic Institutional to residential.

Stacy Vereen, 409 Battle Ave, Franklin. Mr. Vereen stated that he is deeply concerned about the proposed rezoning and the way in which the applicant has approached the process. Mr. Vereen explained that any time there is a significant rain event there are flooding issues in the area.

John Boyd, 501 Figuers Drive, Franklin. Mr. Boyd stated that his two children have attended the FSSD schools and considers the school district as one that is creative in its problem solving. The neighborhoods in the area support the schools and most have had very positive experiences with the district. Mr. Boyd questioned why the FSSD would propose such a plan and why the City of Franklin would approve changes that clearly cause detriment to the public it serves.

Nick Basquill-White, 414 Figuers Drive, Franklin. Mr. Basquill-White stated that he stands against the proposed rezoning of the FSSD property from Civic Institutional to Residential. Mr. Basquill-White stated that he believes that questionable methods were used by FSSD to intimidate those in the neighborhoods adjacent to the property. Mr. Basquill-White referred to a formal request that had to be submitted to find out what the plan was for the FSSD property. Mr. Basquill-White finished by echoing the concerns about flooding and the potential increase in traffic, if the proposal is approved.

Joshua James, 317 Battle Avenue, Franklin. Mr. James stated that he does not support the proposed rezoning of the FSSD property. Mr. James also stated concerns about flooding if the rezoning is approved.

Applicant: Greg Gamble, representing Franklin Special School District. Mr. Gamble stated that he would briefly review his original presentation. Mr. Gamble began by stating that Envision Franklin identifies the subject property with a policy of Historic Residential. Directly from the context of the policy, it states that infill development should maintain the established, traditional residential character and reflect the scale and surrounding neighborhood. Context sensitivity is a key component, including compatibility of building form, lot widths and setbacks. Mr. Gamble explained that the statement in that purview of policy statement and envision does not apply only to rezoning, it applies to preliminary plats, and it applies to the Planning Commission's review of the site plan. Things of importance include compatibility of building form, lots with setbacks, not only for this proposal but for any future submittal. Mr. Gamble stated that the R4 district is very unique with the intended purpose of preserving the established and historic residential neighborhoods. Mr. Gamble referred to a slide that explained the requirements of the zoning ordinance. The ordinance considers the lot size, width, setbacks, height, landscape, and surface ratio. It also takes into account the size of neighboring lots. Lot sizes must be 75 percent of the average lot size of its adjacent neighbors and the building height should not exceed one half story above the average height of its adjacent neighbors. The R4 district requirements are more about the relationship of adjacent lots and the compatibility within the neighborhood context. Mr. Gamble estimated that 21 to 26 total lots for the 7.9/8.1 acres of the subject property could possibly be developed. Stormwater regulations have not been considered, but according to the new stormwater regulations, there would be open space requirements associated with future development, limiting the number of lots available for development. Mr. Gamble mentioned the community space available at Franklin Elementary on weekends and summer. The only time the community area would not be available would be when school is in session. Also, the new Academy Park Campus provides an open community area of 2.8 acres. FSSD has implemented a better traffic management system for drop-off and pick-up to improve the traffic flow around the school. The FSSD Board has voted to sell the property as they believe the rezoning of the property aligns with Envision Franklin along with the FSSD goals and missions.

Chair Lindsey asked for a motion from the Board.

Commissioner Orr motioned to approve Ordinance 2022-19, seconded by Commissioner Franks.

Chair Lindsey asked if there was any discussion.

A motion to call the vote was made by Commissioner Michael Orr, seconded by Commissioner Nick Mann.

Chair Lindsey stated that a "call for the vote" essentially means the end of any discussion on the matter.

There being no further discussion on the "call for the vote", Chair Lindsey asked the Commissioners to vote.

The motion Passed 9-0.

ACTION:	Motion to recommend approval to the Board of Mayor and Aldermen of Ordinance 2022-19 by Commissioner Michael Orr, second by Commissioner Jimmy Franks; Motion Passed 7-2
AYES:	Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr
NOES:	Ann Petersen, Jenny Williamson
ABSTAIN:	None

25. Consideration Of Ordinance 2022-38, An Ordinance To Rezone 7.0 Acres From Agricultural (AG) District To Residential 2 (R2) District For The Property Located East Of Hillsboro Road And North And South Of Poteat Place.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments: 1. MAP Poteat Place Rez

2. ORD 2022-38 Poteat Place Rez_Combined_Law approved
3. 2022-10-06 Poteat Place Rezoning Resubmittal

Staff Presentation: Joseph Bryan. Mr. Bryan explained that the applicant is requesting rezoning of Agricultural to Residential 2 (R2). The property consists of seven acres and Envision Franklin places the property in the Single-Family Design Concept. The R2 rezoning request is supported by Envision Franklin requiring the minimum lot size for new lots to be 15,000 square feet with a minimum width of 75 feet. All new single-family homes must “front” a public street. The adjacent subdivision of Monticello is zoned R2, which is consistent with the rezoning request. Staff recommends approval of ordinance 2020-38 to the Board of Mayor and Aldermen.

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

David Lawbaugh, 206 Revere Lane, Franklin. Mr. Lawbaugh stated that he is president of the Monticello Homeowners Association. Mr. Lawbaugh asked for clarification regarding the Monticello entrance sign. “Is the land under the sign part of the rezoning request?” Mr. Lawbaugh explained that the HOA would like to know the intentions regarding the Monticello sign. Mr. Lawbaugh also stated that there is an easement associated with the land for the sign. Mr. Lawbaugh provided copies of the documents regarding easements to the Board. Mr. Lawbaugh asked for building specifics about the single-family homes as these details may affect the home values of Monticello.

Applicant: Matt Huff with Gamble Design Collaborative. Mr. Huff stated that he would provide specifics to Mr. Lawbaugh as soon as possible. Mr. Huff stated that he would be happy to answer any questions.

Alderman Petersen asked Mr. Huff about the considerable amount of land that sits in the floodplain.

Ms. Diaz-Barriga noted that in the applicant documents, the hatched green section is outside of the floodplain and the hatched blue area is inside the floodplain. Ms. Diaz-Barriga asked Mr. Huff if the maps are the most accurate maps received from FEMA? Is it possible the maps have not been adopted yet?

Mr. Huff stated that only one of the lots would be considered in the 100-year floodplain with the other lots located outside of the floodplain.

Alderman Petersen stated that it appeared that more than 10 percent of the lots would sit in the floodplain.

Mr. Huff explained that it is difficult to explain without the plan as a reference. A preliminary plat will be presented in the future that will detail the specifics of the lots and how many would be in the floodplain. Mr. Huff also stated that the intent of the new development is to be compatible with the adjacent Monticello neighborhood. The seven acres will have around 6-10, 15,000 square foot lots.

There being no further questions, Chair Lindsey asked for a motion.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Scott Harrison to Recommend Approval to the Board of Mayor and Aldermen Item 25. The motion carried 9-0.

26. Consideration Of Ordinance 2022-34, An Ordinance To Rezone 301.89 Acres From Planned (PD) District To Planned (PD 54,982) District For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane (Aspen Grove PUD Subdivision, Section A).

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Aspen Grove PUD Sec A
2. ORD 2022-34 Aspen Grove PUD Sec A Rez (Legends)_Combined_Law app_4879_1
3. 1026601-LPK-2022-REZONING PLAN SET RESUBMITTAL

Staff Presentation: Joseph Bryan. Mr. Bryan stated that this request is to accommodate the proposed alterations to the Aspen Grove PUD Subdivision, Section A, also known as the Vanderbilt Legends Golf Club. The request establishes entitlements for the property of 54,982 square feet of commercial recreation space. Envision Franklin places the property in the recreation design concept which is supportive of the zoning district and the proposed entitlements. Staff recommends approval of Ordinance 2022-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any comments from the public. There were none.

Applicant Presentation: Joshua Denton. Mr. Denton stated that the request refers to the expansion of the main level and the second floor of the Vanderbilt Legends Club Members Clubhouse, along with the expansion of the team's facility. The square footage of 54,982 would address the existing accessory structures and the expansion of the main level and the second floor. It would not include the non-gross floor area that are tied to the project.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Scott Harrison to Recommend Approval to the Board of Mayor and Aldermen Item 26. The motion carried 9-0.

27. Consideration Of Resolution 2022-60, A Resolution Approving A Revised Development Plan For Aspen Grove PUD Subdivision, Section A, With 1 Modification Of Development Standards (Building Elements), For The Property Located East Of Franklin Road And North Of Legends Club Lane, Located At 1500 Legends Club Lane.

Sponsors: Amy Diaz-Barriga, Joseph Bryan

- Attachments:**
1. MAP Aspen Grove PUD Sec A
 2. 7939 Aspen Grove PUD DP Rev 2_Conditions of Approval_01
 3. RES 2022-60 Aspen Grove PUD Sec A DP (Legends)_Combined_Law appr_4883_1
 4. Pages 1 thru 7 from 1026601-LPK-2022-DEV PLAN RESUBMITTAL
 5. Pages 8 thru 14 from 1026601-LPK-2022-DEV PLAN RESUBMITTAL-2

Staff Presentation: Joseph Bryan. Mr. Bryan stated that this revision to the Aspen Grove PUD, Section A, is to add additions to the existing main clubhouse, as well as additional space for the training center on the property. Everything that is being proposed aligns with Envision Franklin. There is one modification of standards request to allow a pitched or gable roof form for commercial buildings. Commercial buildings, as defined in the ordinance, are required to have a parapet or more of a flat roof appearance. Staff supports the MOS request because the existing buildings have gable pitched roofs. The approval of the MOS helps to maintain architectural consistency and design. For these reasons, staff recommends approval with conditions of Resolution 2022-60 to BOMA.

Chair Lindsey asked if there were any comments from the public. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jenny Williamson to approve MOS 1 of Resolution 2022-60. The motion carried 9-0.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Ann McLemore to recommend approval with conditions to the Board of Mayor and Alderman Resolution 2022-60. The main motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Bicentennial Park, Site Plan, Establishing Easements And Amenities For A City Park, On 12.85 Acres, Located At 200 And 214 North Margin Street. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

- Attachments:**
1. MAP Bicentennial Park Site Plan
 2. 7961 Bicentennial Park SP_Conditions of Approval_01
 3. Pages 1 thru 7 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06
 4. Pages 8 thru 14 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-2
 5. Pages 15 thru 21 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-3
 6. Pages 22 thru 27 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-4
 7. Pages 28 thru 34 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-5
 8. Pages 35 thru 41 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-6
 9. Pages 42 thru 48 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-7
 10. Pages 49 thru 55 from 100% CD Drawings_DRT ReSubmittal_Bicetennial Park_2022_10_06-8

11. Pages 56 thru 62 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-9
12. Pages 63 thru 69 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-10
13. Pages 70 thru 76 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-12
14. Pages 77 thru 83 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-13
15. Pages 84 thru 90 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-14
16. Pages 91 thru 98 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-15
17. Elevation Pages A1 thru A201 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-16
18. Elevation Pages A301 thru A901 from 100% CD Drawings_DRT ReSubmittal_Bicentennial Park_2022_10_06-17

The item was Approved on Consent Agenda.

29. The Factory At Franklin PUD Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP The Factory At Franklin PUD Subdivision
2. 7964 Factory at Franklin FP_Conditions of Approval_01
3. Project 7964 The Factory at Franklin Plat Stamped 10-7-22

The item was Approved on Consent Agenda.

30. Stream Valley PUD Subdivision, Final Plat, Section 10, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 20.99 Acres, Located West Interstate 65 and North And South Of Rockport Avenue. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Stream Valley PUD FP Sec 10
2. 7963 Stream Valley PUD FP Sec 10_Conditions of Approval_01
3. Stream_Valley_PUD_Subdivision_Section_10_Final_Plat

The item was Approved on Consent Agenda.

31. Villages At Southbrooke PUD Subdivision, Final Plat, Section 2, Creating 44 Residential Lots And 5 Open Space Lots, On 10.83 Acres, Located At 1049 Southbrooke Boulevard. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Villages of Southbrooke PUD Subdivision
2. 7965 Villages at Southbrooke PUD FP Sec 2_Conditions of Approval_01
3. 18-1022 Villages at Southbrooke - Section 2 - Final Plat - CLIENT 2022-10-04

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Michael Orr, seconded by Commissioner Marcia Allen to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:59 PM.

Chair

Date



File #: 21-03607

DATE: October 7, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Ordinance 2022-39, An Ordinance To Rezone 29.45 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive (Novara PUD Subdivision).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7590
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David DeBoer

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to zone a 29.45 acre property from Estate Residential (ER) to Planned District (PD 2.61) to accommodate the proposed development plan for Novara PUD Subdivision. The Development Plan has been submitted concurrently.

Envision Franklin places this property in the Mixed Residential Design Concept. The Mixed Residential Design concept states that the defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing lot sizes on the periphery that match those of adjacent neighborhoods, walkability within the proposed neighborhood, and natural amenities. The Mixed Residential Design Concept also highlights that, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities." The proposed development plan is maintaining a natural area off of Clovercroft Road. The proposed zoning is appropriate for this Design Concept.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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

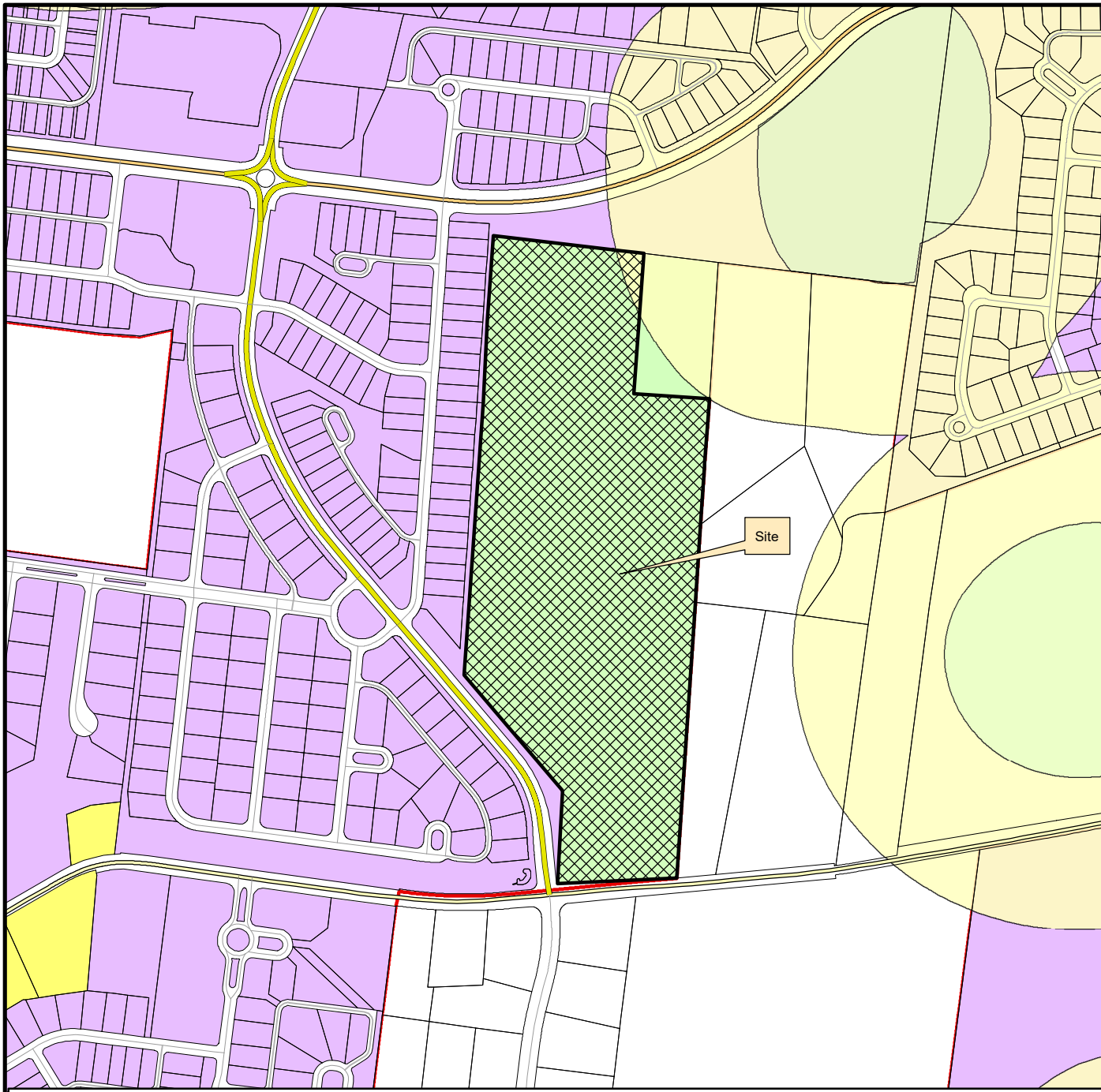
NOVARA PUD SUBDIVISION
ORD 2022-39
RES 2022-65

Project Information

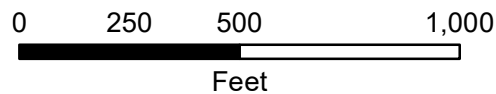
Existing Zoning: ER
 Proposed Zoning: PD 2.61
 Overlay Districts: 500' HHO BUFFER
 Site Acreage: 29.45 acres
 Proposed Number of Dwelling Units: 77
 Proposed Nonresidential Square Footage: 0

Legend

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



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HISTORIC
FRANKLIN
 TENNESSEE

ORDINANCE 2022-39

AN ORDINANCE TO REZONE 29.46 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO PLANNED (PD 2.61) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LIBERTY PIKE AND EAST OF OXFORD GLEN DRIVE, 4080 CLOVERCROFT ROAD (NOVARA PUD SUBDIVISION).

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

WHEREAS, the planned district (PD 2.61) provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2022-65, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Estate Residential** District to **Planned (PD 2.61)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
80-00602	29.46
Total	29.46

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

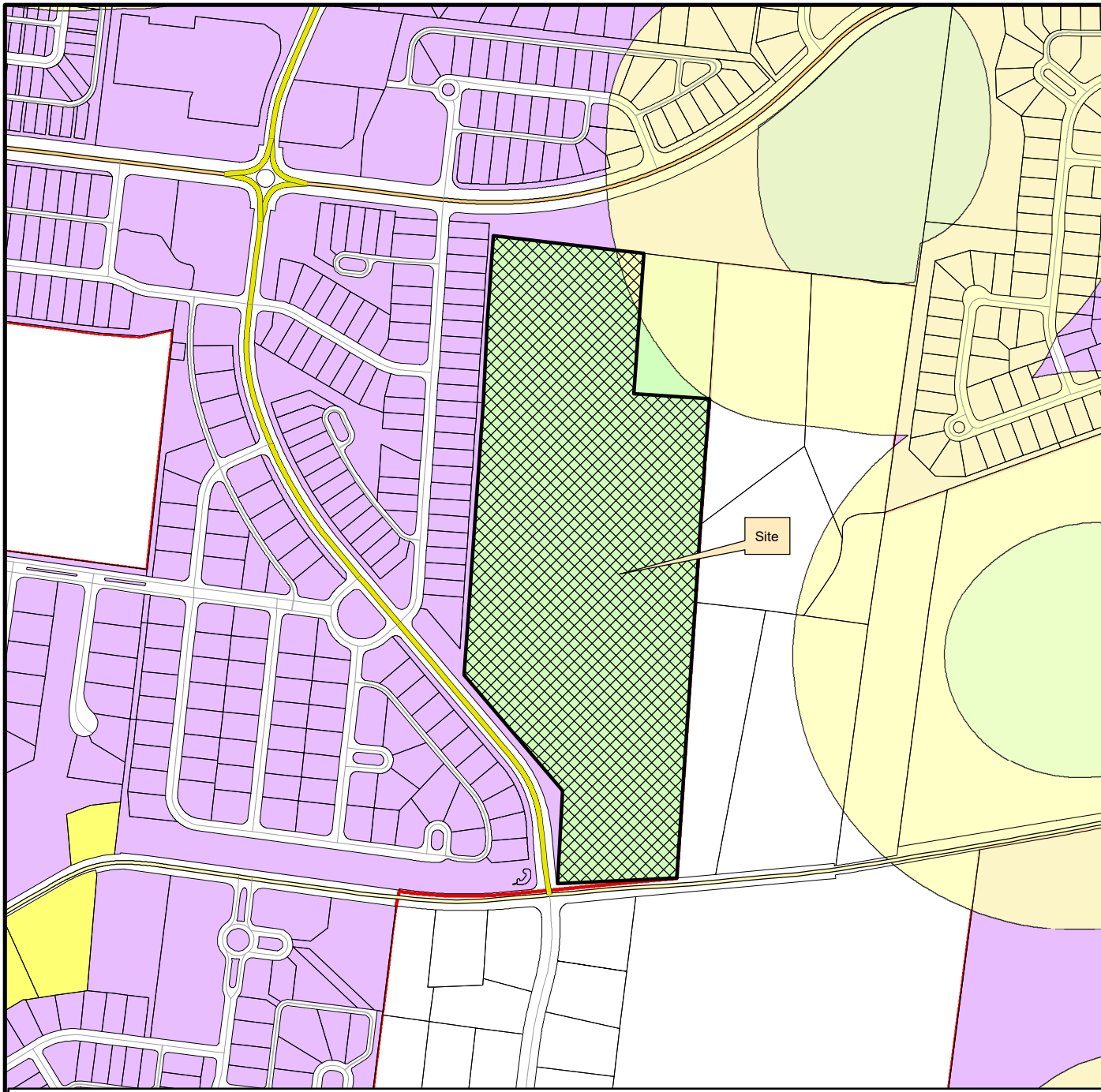
NOVARA PUD SUBDIVISION
ORD 2022-39
RES 2022-65

Project Information

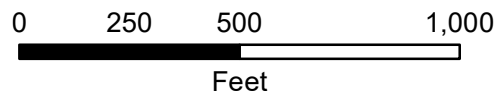
Existing Zoning: ER
 Proposed Zoning: PD 2.61
 Overlay Districts: 500' HHO BUFFER
 Site Acreage: 29.46 acres
 Proposed Number of Dwelling Units: 77
 Proposed Nonresidential Square Footage: 0

Legend

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



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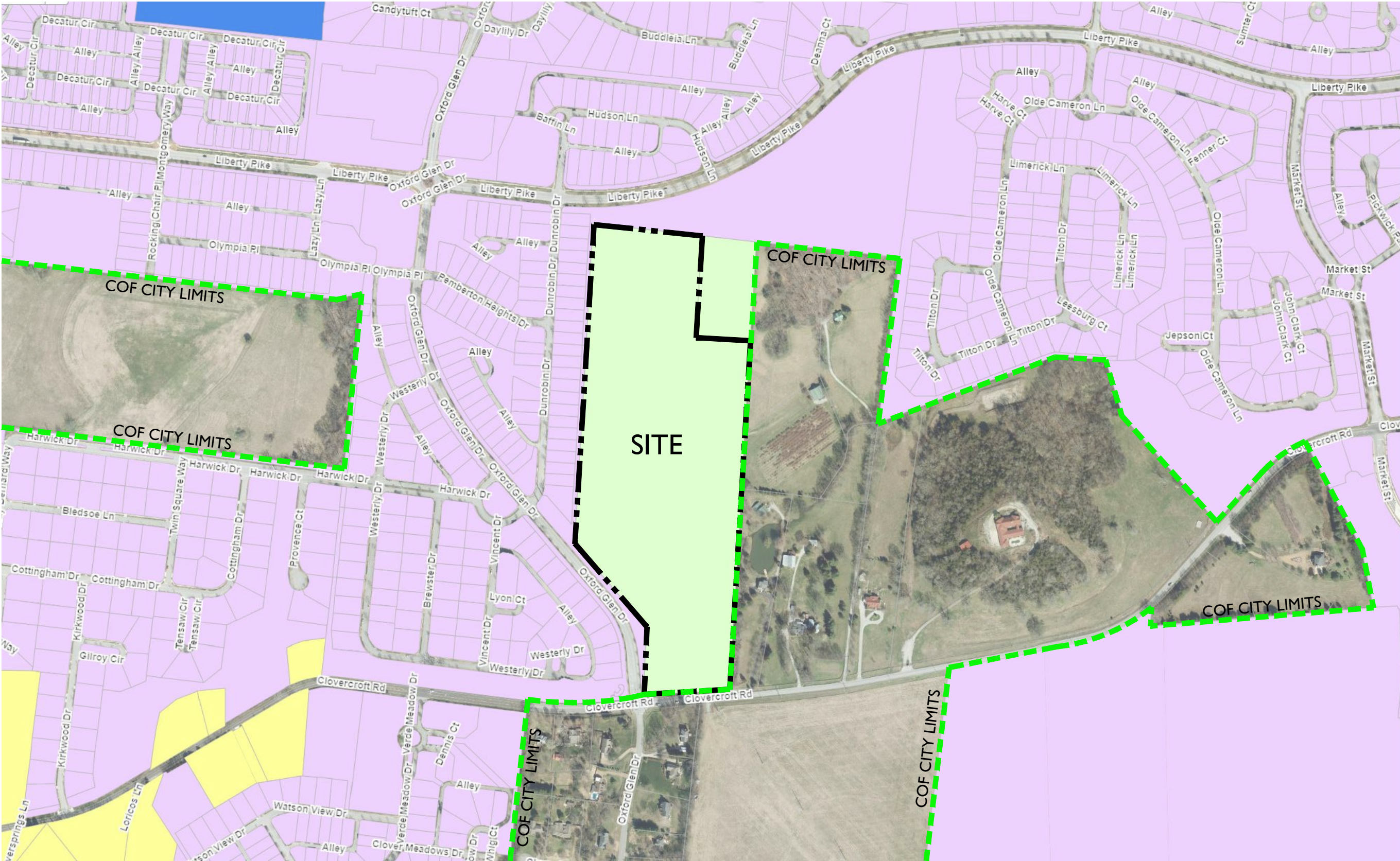


NOVARA PUD SUBDIVISION

REZONING

PD (2.6I)

Franklin, Williamson, Tennessee



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

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG THE SOUTH SIDE OF CLOVERCROFT ROAD AND THE WEST SIDE OF OXFORD GLEN. 77 UNITS X 350 GPD = 26,950 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. 77 SFUE X 350 GPD = 26,950 GPD

REPURIFIED (REUSE) WATER FACILITIES

NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 7.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.8 MI (FIRE STATION 6)
NEAREST RECREATIONAL FACILITY: 3.0 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION

0.69 X 77 = 54 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

VICINITY MAP

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS

SITE DATA CHART

PROJECT NAME:	NOVARA PUD SUBDIVISION, REZONING
PROJECT NUMBER:	7966
ADDRESS:	4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S):	MAP 080, PARCEL 00602
ACREAGE / SF OF SITE:	29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE):	XXXX

BASE ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	PLANNED DISTRICT (PD)
	(2.61 DUA)
ZONING OVERLAY:	500' HHO BUFFER
DESIGN CONCEPT:	MIXED RESIDENTIAL

BUILDING TYPES APPLIED:	SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT:	2.5 STORIES
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	65' LOTS 40' LOTS

LOT SIZE (RESIDENTIAL):	65' - 8,440 SF MIN. 40' - 4,800 SF MIN.
-------------------------	--

SETBACKS:

40' LOTS -	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	22'

65' LOTS -	
FRONT:	15'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'

DWELLING UNIT COUNT (BY TYPE):

SINGLE -FAMILY:	77
65' LOTS:	38
40' LOTS:	39

MINIMUM LSA:	20% (5.89 AC)
OPEN SPACE REQUIRED:	5% (1.47 AC)
NATURAL AREA REQUIRED:	10% (2.95 AC)
TREE CANOPY RETENTION REQ:	1.85 AC
TREE CANOPY RETENTION PROV:	1.87 AC

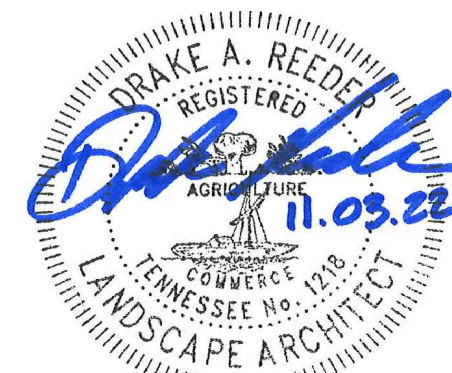
PARKING REQUIRED (BY USE): 154 PARKING SPACES

SINGLE-FAMILY	
77 - SINGLE-FAMILY (2 PER LOT) -	154
TOTAL REQUIRED -	154

PARKING PROVIDED:	256 SPACES
-------------------	------------

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE	
TREATMENT (Y/N):	NO



INITIAL SUBMITTAL: 09-12-2022
RESUBMITTAL: 11-03-2022
ONE STOP:
COF #: 7966



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:

ENERGY LAND & INFRASTRUCTURE, LLC
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
615-383-6300
CLAY.WALLACE@ELI-LLC.COM

OWNER:

DAVID AND TINA DEBOER
4080 CLOVERCROFT ROAD
FRANKLIN, TN 37067

DEVELOPER:

ARNOLD HOMES, LLC
RANDY ARNOLD
1612 WESTGATE CIRCLE, SUITE 222
BRENTWOOD, TN 37027
615-236-9133
RARNOLD@ARNOLDHOMESLLC.COM

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS

NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2022

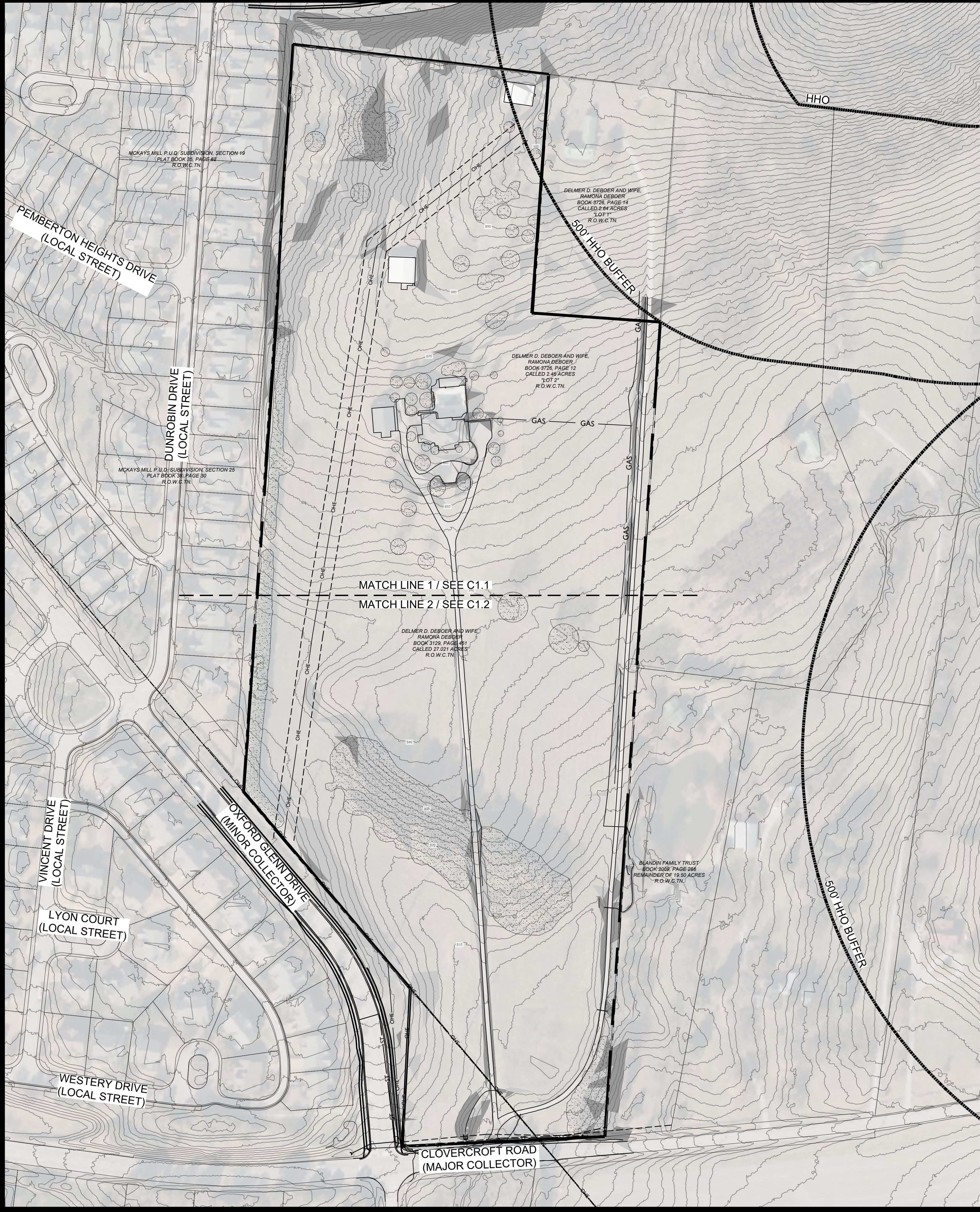
SUBDIVISION REGULATIONS: DECEMBER 12, 2019

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2021

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: NOVEMBER 18, 2021



LEGAL DESCRIPTION

DESCRIPTION FOR A 29.45 ACRES TRACT OF LAND, LYING IN THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING ALL OF A CALLED 27.021 ACRES TRACT OF LAND, IN THE NAME OF DAVID D. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3129, PAGE 451, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C.TN.), AND ALL OF A CALLED 2.46 ACRES TRACT OF LAND, IN THE NAME OF DAVID K. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 12, (R.O.W.C.TN.), SAID 29.45 ACRES TRACT BEING BOUNDED ON THE NORTH BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, ON THE EAST BY DELMER D. DEBOER, ET UX, GEORGIANNE MORAN, DAVID DEBOER, ET UX, AND BLANDIN FAMILY TRUST, ON THE SOUTH BY CLOVERCROFT ROAD, AND ON THE WEST BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AND MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD CAPPED RBR FOUND AT THE SOUTHEAST CORNER OF SAID 27.021 ACRES TRACT OF LAND, AT THE SOUTHWEST CORNER OF A CALLED 19.50 ACRES TRACT OF LAND, IN THE NAME OF BLANDIN FAMILY TRUST, AS RECORDED IN CORRECTIVE WARRANTY DEED BOOK 2009, PAGE 157, (R.O.W.C.TN.), AND ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD LOCATED AT TENNESSEE STATE PLANE (NAD83) GRID COORDIANTE NORTHING: 577,562.44, EASTING: 1,734,618.05;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD THE FOLLOWING FOUR (4) CALLS, SOUTH 84°47'39" WEST, A DISTANCE OF 112.47 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 87°54'46" WEST, A DISTANCE OF 91.95 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 84°47'39" WEST, A DISTANCE OF 173.28 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 23.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°51'18" WEST, 22.96 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE SOUTH CORNER OF "LOT 863", OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AS RECORDED IN PLAT BOOK 38, PAGE 30, (R.O.W.C.TN.), ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD, AND ON THE EAST RIGHT-OF-WAY OF OXFORD GLEN DIRVE;

THENCE, ALONG THE EAST LINE OF SAID "LOT 863" THE FOLLOWING THREE (3) CALLS, NORTH 03°03'35" EAST, A DISTANCE OF 306.14 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 40°16'39" WEST, A DISTANCE OF 501.91 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 03°54'35" EAST, PASSING A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHEAST CORNER OF SAID "LOT 863", AT THE SOUTHEAST CORNER OF "LOT 858" OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AS RECORDED IN PLAT BOOK 35, PAGE 62, (R.O.W.C.TN.), 899.65 FEET, IN ALL A DISTANCE OF 1,454.74 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHWEST CORNER OF SAID 27.021 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID "LOT 858";

THENCE, ALONG THE SOUTH LINE OF SAID "LOT 858", SOUTH 83°16'01" EAST, A DISTANCE OF 500.89 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC, AT THE NORTHEAST CORNER OF SAID 2.46 ACRES TRACT, AT THE NORTHWEST CORNER OF A CALLED 2.64 ACRES TRACT OF LAND, IN THE NAME OF DELMER D. DEBOER AND WIFE, ROMONA DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 14, (R.O.W.C.TN.), AND ON THE SOUTH LINE OF SAID "LOT 858";

THENCE, ALONG THE WEST AND SOUTH LINE OF SAID 2.64 ACRES TRACT THE FOLLOWING TWO (2) CALLS, SOUTH 03°55'25" WEST, A DISTANCE OF 465.37 FEET TO THE SOUTHWEST CORNER OF SAID 2.64 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID 2.46 ACRES TRACT;

THENCE, SOUTH 86°04'35" EAST, A DISTANCE OF 249.04 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC AT THE SOUTHEAST CORNER OF SAID 2.64 ACRES TRACT, AT AN EXTERIOR CORNER OF SAID 2.46 ACRES TRACT, AND ON THE WEST LINE OF A CALLED 5.35 ACRES TRACT OF LAND, IN THE NAME OF GEORGIANNE MORAN, ET AL, AS RECORDED IN QUITCLAIM DEED BOOK 7004, PAGE 262, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID 5.35 ACRES TRACT, SOUTH 03°53'44" WEST, A DISTANCE OF 420.85 FEET TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID 27.021 ACRES TRACT, AT THE SOUTH CORNER OF SAID 5.35 ACRES TRACT, AND AT THE NORTHWEST CORNER OF "LOT 2" OF SUBDIVISION FOR WILLIAM R. BLANDIN AND PATTI L. BLANDIN, TRUSTEES, AS RECORDED IN PLAT BOOK 34, PAGE 121, (R.O.W.C.TN.), IN THE NAME OF DAVID DEBOER AND WIFE, TINA DEBOER, AS RECORDED IN WARRANTY DEED 2746, PAGE 993, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID PLAT BOOK 34, PAGE 121, SOUTH 03°53'14" WEST, A DISTANCE OF 1,162.11 FEET TO THE POINT OF BEGINNING CONTAINING 1,282,801 SQUARE FEET OR 29.45 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ENERGY LAND AND INFRASTRUCURE, LLC, 1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217 DATED SEPTEMBER 10, 2022.

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

SITE DATA CHART

PROJECT NAME: NOVARA PUD SUBDIVISION, REZONING
PROJECT NUMBER: 7966
ADDRESS: 4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S): MAP 080, PARCEL 00602
ACREAGE / SF OF SITE: 29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE): XXXX

BASE ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: PLANNED DISTRICT (PD)
ZONING OVERLAY: (2.61 DUA)
DESIGN CONCEPT: 500' HHO BUFFER
MIXED RESIDENTIAL

BUILDING TYPES APPLIED: SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT: 2.5 STORIES
FRONTAGE TYPES APPLIED: LANDSCAPE
LOT WIDTH (RESIDENTIAL):

65' LOTS
40' LOTS
LOT SIZE (RESIDENTIAL):
65' - 8,440 SF MIN.
40' - 4,800 SF MIN.

SETBACKS:
40' LOTS -
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

65' LOTS -
FRONT: 15'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

DWELLING UNIT COUNT (BY TYPE):
SINGLE - FAMILY: 77
65' LOTS: 38
40' LOTS: 39

MINIMUM LSA: 20% (5.89 AC)
OPEN SPACE REQUIRED: 5% (1.47 AC)
NATURAL AREA REQUIRED: 10% (2.95 AC)
TREE CANOPY RETENTION REQ: 1.85 AC
TREE CANOPY RETENTION PROV: 1.87 AC

PARKING REQUIRED (BY USE): 154 PARKING SPACES
SINGLE-FAMILY
77 - SINGLE-FAMILY (2 PER LOT) - 154
TOTAL REQUIRED - 154
PARKING PROVIDED: 256 SPACES

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO



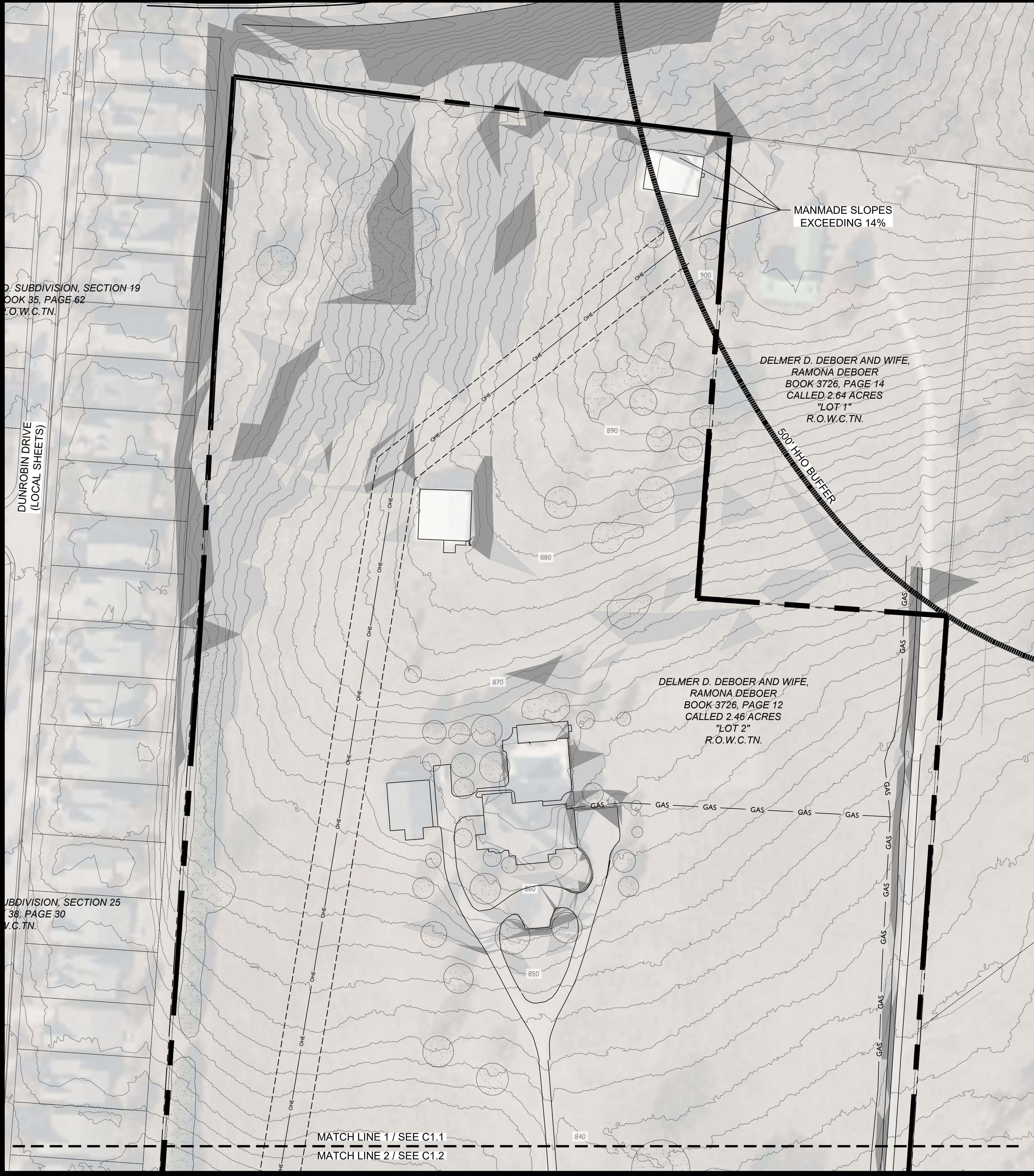
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee



Revision Date
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OVERALL EXISTING
CONDITIONS
SHEET
C1.0
COF # 7966



D. SUBDIVISION, SECTION 19
BOOK 35, PAGE 62
R.O.W.C.TN.

DUNROBIN DRIVE
(LOCAL SHEETS)

UBDIVISION, SECTION 25
38, PAGE 30
V.C.TN.

MANMADE SLOPES
EXCEEDING 14%

DELMER D. DEBOER AND WIFE,
RAMONA DEBOER
BOOK 3726, PAGE 14
CALLED 2.64 ACRES
"LOT 1"
R.O.W.C.TN.

500' HHO BUFFER

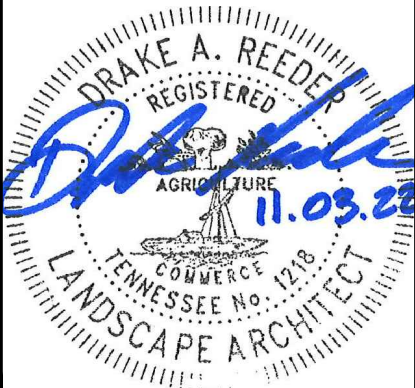
DELMER D. DEBOER AND WIFE,
RAMONA DEBOER
BOOK 3726, PAGE 12
CALLED 2.46 ACRES
"LOT 2"
R.O.W.C.TN.

KEY

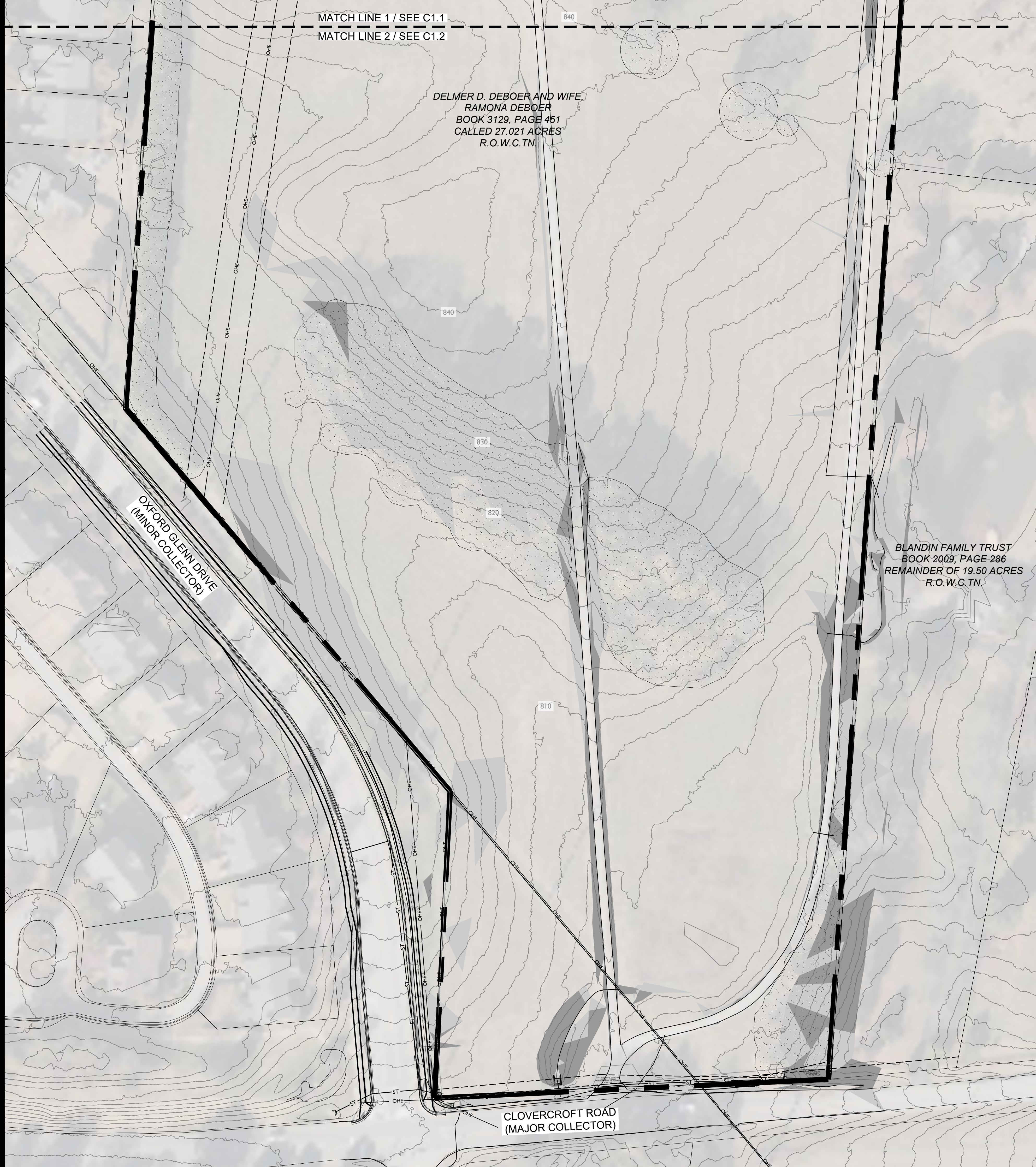
- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +



NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee

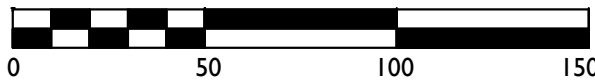


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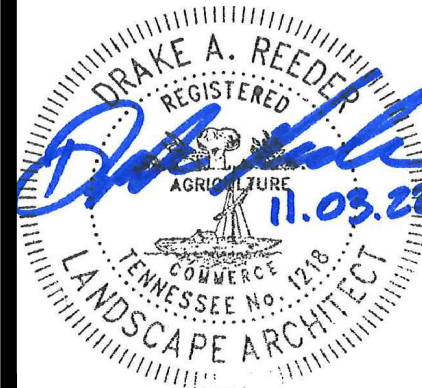


KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +



**NOVARA PUD SUBDIVISION
REZONING**
Franklin, Williamson County, Tennessee



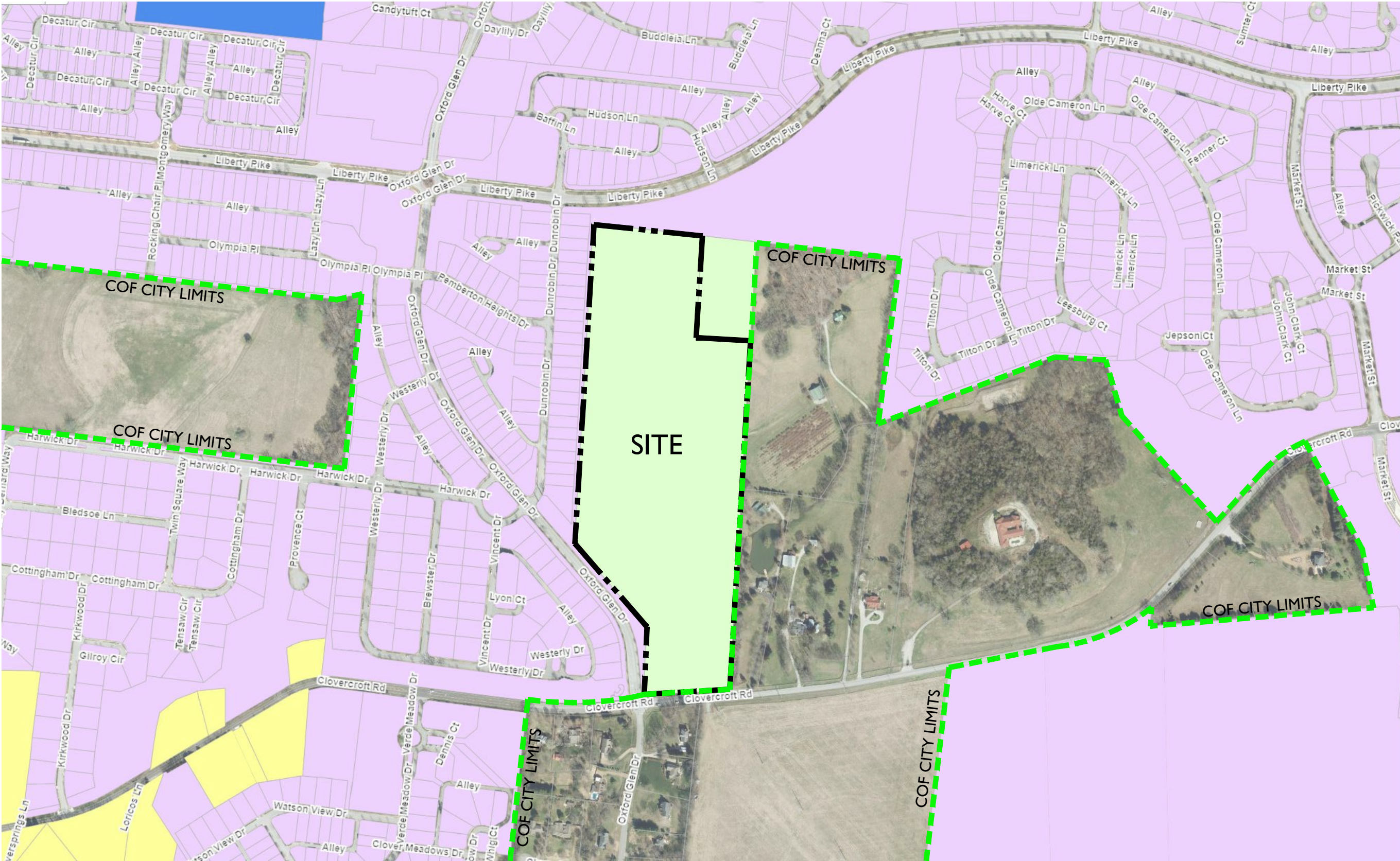
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NOVARA PUD SUBDIVISION

REZONING

PD (2.6I)

Franklin, Williamson, Tennessee



NOT TO SCALE

VICINITY MAP

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
615-383-6300
CLAY.WALLACE@ELI-LLC.COM

OWNER:
DAVID AND TINA DEBOER
4080 CLOVERCROFT ROAD
FRANKLIN, TN 37067

DEVELOPER:
ARNOLD HOMES, LLC
RANDY ARNOLD
1612 WESTGATE CIRCLE, SUITE 222
BRENTWOOD, TN 37027
615-236-9133
RARNOLD@ARNOLDHOMESLLC.COM

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG THE SOUTH SIDE OF CLOVERCROFT ROAD AND THE WEST SIDE OF OXFORD GLEN.
77 UNITS X 350 GPD = 26,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
77 SFUE X 350 GPD = 26,950 GPD

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 7.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.8 MI (FIRE STATION 6)
NEAREST RECREATIONAL FACILITY: 3.0 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
0.69 X 77 = 54 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS

SITE DATA CHART

PROJECT NAME:	NOVARA PUD SUBDIVISION, REZONING
PROJECT NUMBER:	7966
ADDRESS:	4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S):	MAP 080, PARCEL 00602
ACREAGE / SF OF SITE:	29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE):	XXXX
BASE ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	PLANNED DISTRICT (PD)
ZONING OVERLAY:	(2.61 DUA)
DESIGN CONCEPT:	500' HHO BUFFER MIXED RESIDENTIAL
BUILDING TYPES APPLIED:	SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT:	2.5 STORIES
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	65' LOTS 40' LOTS
LOT SIZE (RESIDENTIAL):	65' - 8,440 SF MIN. 40' - 4,800 SF MIN.

SETBACKS:	
40' LOTS -	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	22'
65' LOTS -	
FRONT:	15'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE -FAMILY:	77
65' LOTS:	38
40' LOTS:	39

MINIMUM LSA:	20% (5.89 AC)
OPEN SPACE REQUIRED:	5% (1.47 AC)
NATURAL AREA REQUIRED:	10% (2.95 AC)
TREE CANOPY RETENTION REQ:	1.85 AC
TREE CANOPY RETENTION PROV:	1.87 AC
PARKING REQUIRED (BY USE): 154 PARKING SPACES	
SINGLE-FAMILY	
77 - SINGLE-FAMILY (2 PER LOT) -	154
TOTAL REQUIRED -	154
PARKING PROVIDED:	256 SPACES

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO



INITIAL SUBMITTAL: 09-12-2022
RESUBMITTAL: 11-03-2022
ONE STOP:
COF #: 7966



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS

NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2022

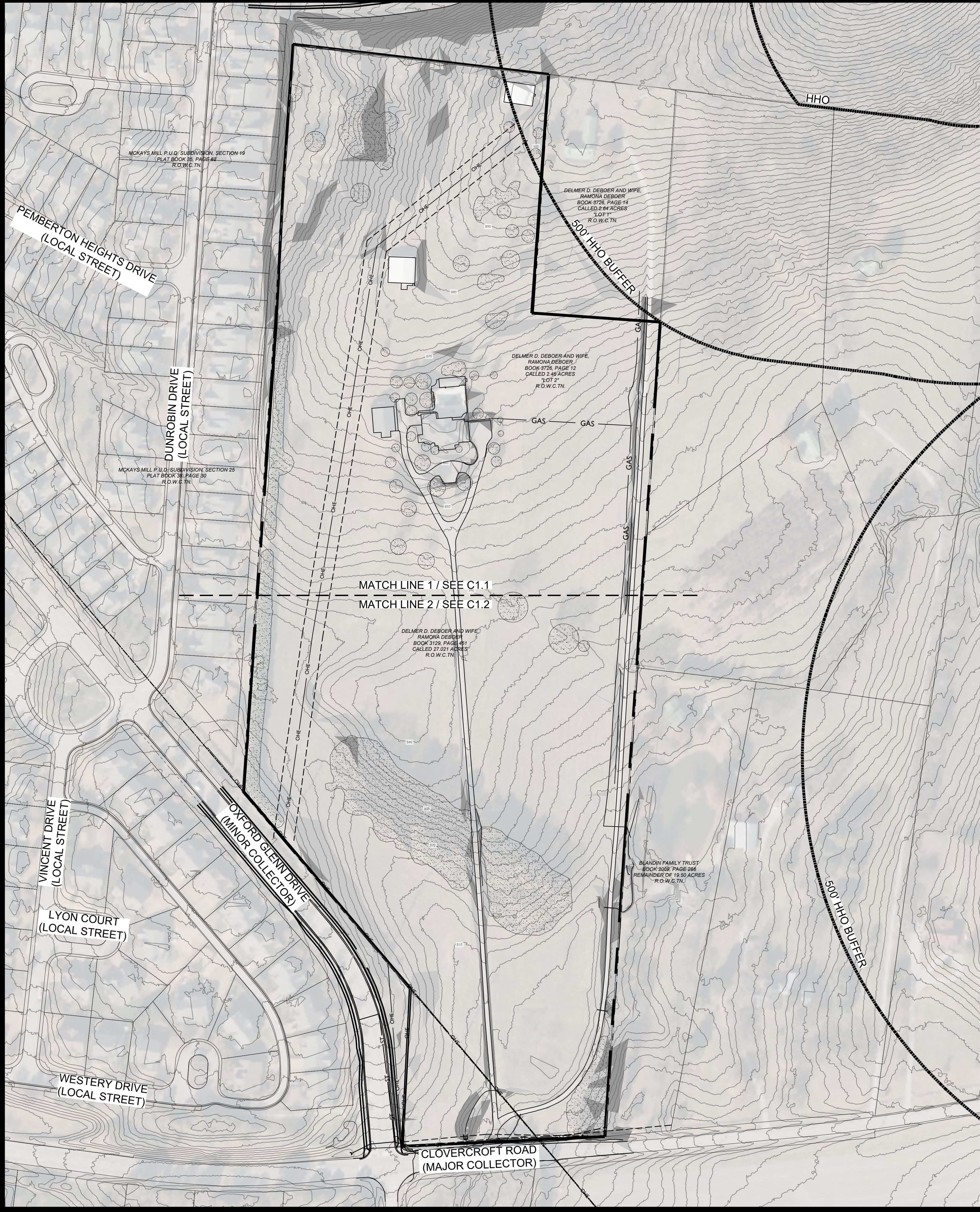
SUBDIVISION REGULATIONS: DECEMBER 12, 2019

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2021

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: NOVEMBER 18, 2021



LEGAL DESCRIPTION

DESCRIPTION FOR A 29.45 ACRES TRACT OF LAND, LYING IN THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING ALL OF A CALLED 27.021 ACRES TRACT OF LAND, IN THE NAME OF DAVID D. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3129, PAGE 451, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C.TN.), AND ALL OF A CALLED 2.46 ACRES TRACT OF LAND, IN THE NAME OF DAVID K. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 12, (R.O.W.C.TN.), SAID 29.45 ACRES TRACT BEING BOUNDED ON THE NORTH BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, ON THE EAST BY DELMER D. DEBOER, ET UX, GEORGIANNE MORAN, DAVID DEBOER, ET UX, AND BLANDIN FAMILY TRUST, ON THE SOUTH BY CLOVERCROFT ROAD, AND ON THE WEST BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AND MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD CAPPED RBR FOUND AT THE SOUTHEAST CORNER OF SAID 27.021 ACRES TRACT OF LAND, AT THE SOUTHWEST CORNER OF A CALLED 19.50 ACRES TRACT OF LAND, IN THE NAME OF BLANDIN FAMILY TRUST, AS RECORDED IN CORRECTIVE WARRANTY DEED BOOK 2009, PAGE 157, (R.O.W.C.TN.), AND ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD LOCATED AT TENNESSEE STATE PLANE (NAD83) GRID COORDIANTE NORTHING: 577,562.44, EASTING: 1,734,618.05;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD THE FOLLOWING FOUR (4) CALLS, SOUTH 84°47'39" WEST, A DISTANCE OF 112.47 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 87°54'46" WEST, A DISTANCE OF 91.95 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 84°47'39" WEST, A DISTANCE OF 173.28 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 23.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°51'18" WEST, 22.96 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE SOUTH CORNER OF "LOT 863", OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AS RECORDED IN PLAT BOOK 38, PAGE 30, (R.O.W.C.TN.), ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD, AND ON THE EAST RIGHT-OF-WAY OF OXFORD GLEN DIRVE;

THENCE, ALONG THE EAST LINE OF SAID "LOT 863" THE FOLLOWING THREE (3) CALLS, NORTH 03°03'35" EAST, A DISTANCE OF 306.14 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 40°16'39" WEST, A DISTANCE OF 501.91 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 03°54'35" EAST, PASSING A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHEAST CORNER OF SAID "LOT 863", AT THE SOUTHEAST CORNER OF "LOT 858" OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AS RECORDED IN PLAT BOOK 35, PAGE 62, (R.O.W.C.TN.), 899.65 FEET, IN ALL A DISTANCE OF 1,454.74 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHWEST CORNER OF SAID 27.021 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID "LOT 858";

THENCE, ALONG THE SOUTH LINE OF SAID "LOT 858", SOUTH 83°16'01" EAST, A DISTANCE OF 500.89 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC, AT THE NORTHEAST CORNER OF SAID 2.46 ACRES TRACT, AT THE NORTHWEST CORNER OF A CALLED 2.64 ACRES TRACT OF LAND, IN THE NAME OF DELMER D. DEBOER AND WIFE, ROMONA DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 14, (R.O.W.C.TN.), AND ON THE SOUTH LINE OF SAID "LOT 858";

THENCE, ALONG THE WEST AND SOUTH LINE OF SAID 2.64 ACRES TRACT THE FOLLOWING TWO (2) CALLS, SOUTH 03°55'25" WEST, A DISTANCE OF 465.37 FEET TO THE SOUTHWEST CORNER OF SAID 2.64 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID 2.46 ACRES TRACT;

THENCE, SOUTH 86°04'35" EAST, A DISTANCE OF 249.04 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC AT THE SOUTHEAST CORNER OF SAID 2.64 ACRES TRACT, AT AN EXTERIOR CORNER OF SAID 2.46 ACRES TRACT, AND ON THE WEST LINE OF A CALLED 5.35 ACRES TRACT OF LAND, IN THE NAME OF GEORGIANNE MORAN, ET AL, AS RECORDED IN QUITCLAIM DEED BOOK 7004, PAGE 262, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID 5.35 ACRES TRACT, SOUTH 03°53'44" WEST, A DISTANCE OF 420.85 FEET TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID 27.021 ACRES TRACT, AT THE SOUTH CORNER OF SAID 5.35 ACRES TRACT, AND AT THE NORTHWEST CORNER OF "LOT 2" OF SUBDIVISION FOR WILLIAM R. BLANDIN AND PATTI L. BLANDIN, TRUSTEES, AS RECORDED IN PLAT BOOK 34, PAGE 121, (R.O.W.C.TN.), IN THE NAME OF DAVID DEBOER AND WIFE, TINA DEBOER, AS RECORDED IN WARRANTY DEED 2746, PAGE 993, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID PLAT BOOK 34, PAGE 121, SOUTH 03°53'14" WEST, A DISTANCE OF 1,162.11 FEET TO THE POINT OF BEGINNING CONTAINING 1,282,801 SQUARE FEET OR 29.45 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ENERGY LAND AND INFRASTRUCURE, LLC, 1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217 DATED SEPTEMBER 10, 2022.

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

SITE DATA CHART

PROJECT NAME: NOVARA PUD SUBDIVISION, REZONING
PROJECT NUMBER: 7966
ADDRESS: 4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S): MAP 080, PARCEL 00602
ACREAGE / SF OF SITE: 29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE): XXXX

BASE ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: PLANNED DISTRICT (PD)
(2.61 DUA)
ZONING OVERLAY: 500' HHO BUFFER
DESIGN CONCEPT: MIXED RESIDENTIAL

BUILDING TYPES APPLIED: SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT: 2.5 STORIES
FRONTAGE TYPES APPLIED: LANDSCAPE
LOT WIDTH (RESIDENTIAL):

65' LOTS
40' LOTS

LOT SIZE (RESIDENTIAL):
65' - 8,440 SF MIN.
40' - 4,800 SF MIN.

SETBACKS:
40' LOTS -
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

65' LOTS -
FRONT: 15'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

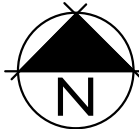
DWELLING UNIT COUNT (BY TYPE):
SINGLE - FAMILY: 77
65' LOTS: 38
40' LOTS: 39

MINIMUM LSA: 20% (5.89 AC)
OPEN SPACE REQUIRED: 5% (1.47 AC)
NATURAL AREA REQUIRED: 10% (2.95 AC)
TREE CANOPY RETENTION REQ: 1.85 AC
TREE CANOPY RETENTION PROV: 1.87 AC

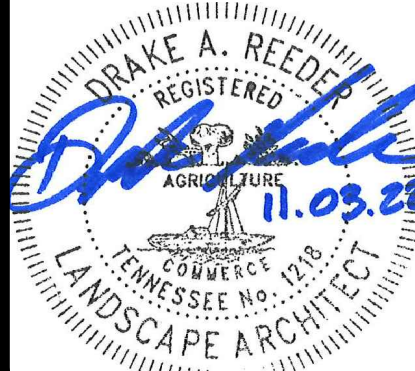
PARKING REQUIRED (BY USE): 154 PARKING SPACES
SINGLE-FAMILY
77 - SINGLE-FAMILY (2 PER LOT) - 154
TOTAL REQUIRED - 154
PARKING PROVIDED: 256 SPACES

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO

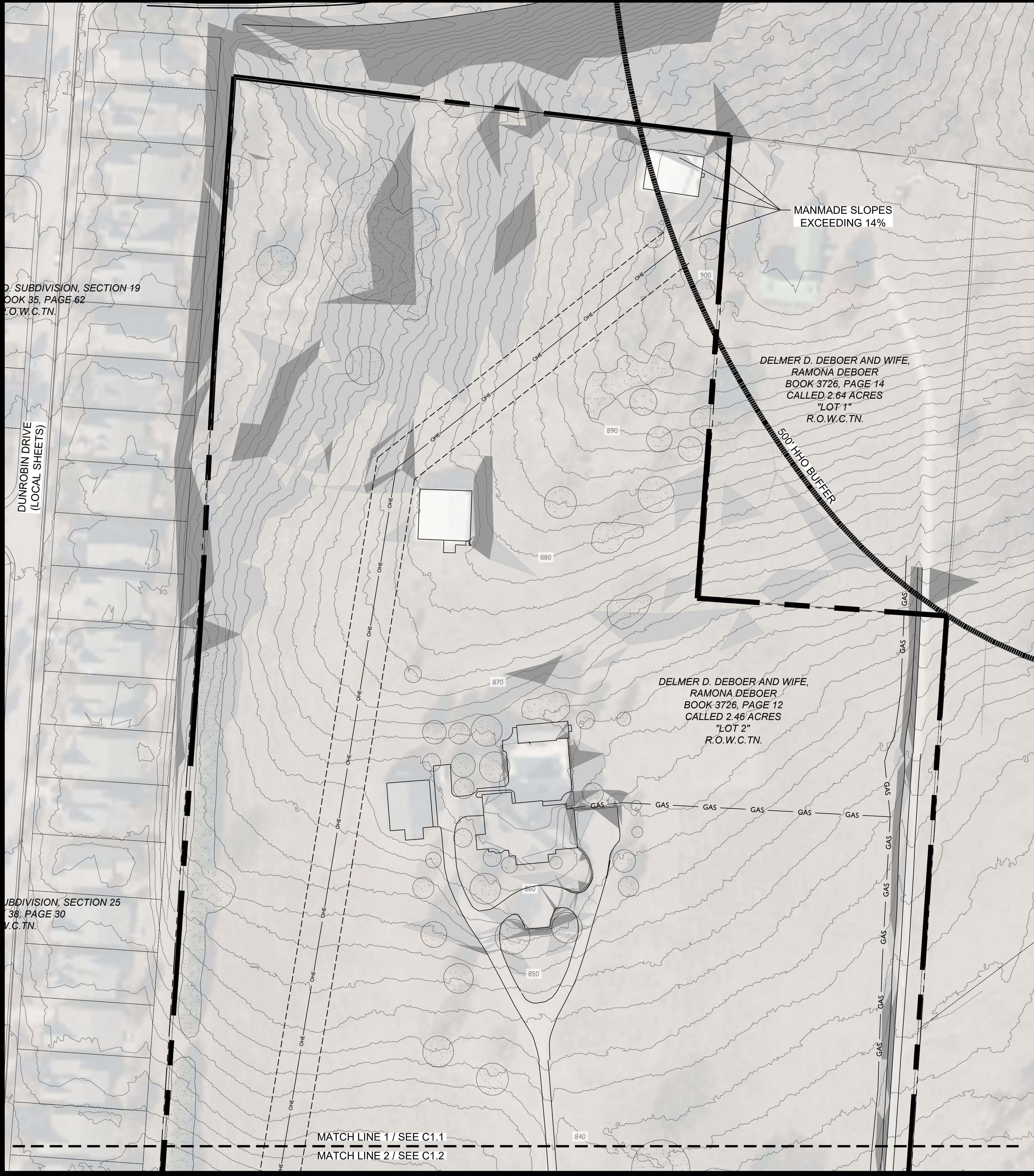


NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△

OVERALL EXISTING
CONDITIONS
SHEET
C1.0
COF # 7966



D. SUBDIVISION, SECTION 19
BOOK 35, PAGE 62
R.O.W.C.TN.

DUNROBIN DRIVE
(LOCAL SHEETS)

UBDIVISION, SECTION 25
38, PAGE 30
V.C.TN.

MANMADE SLOPES
EXCEEDING 14%

DELMER D. DEBOER AND WIFE,
RAMONA DEBOER
BOOK 3726, PAGE 14
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"LOT 1"
R.O.W.C.TN.

500' HHO BUFFER

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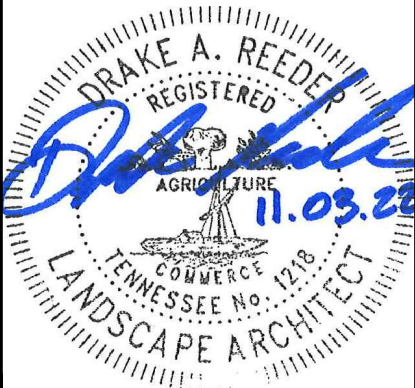
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- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

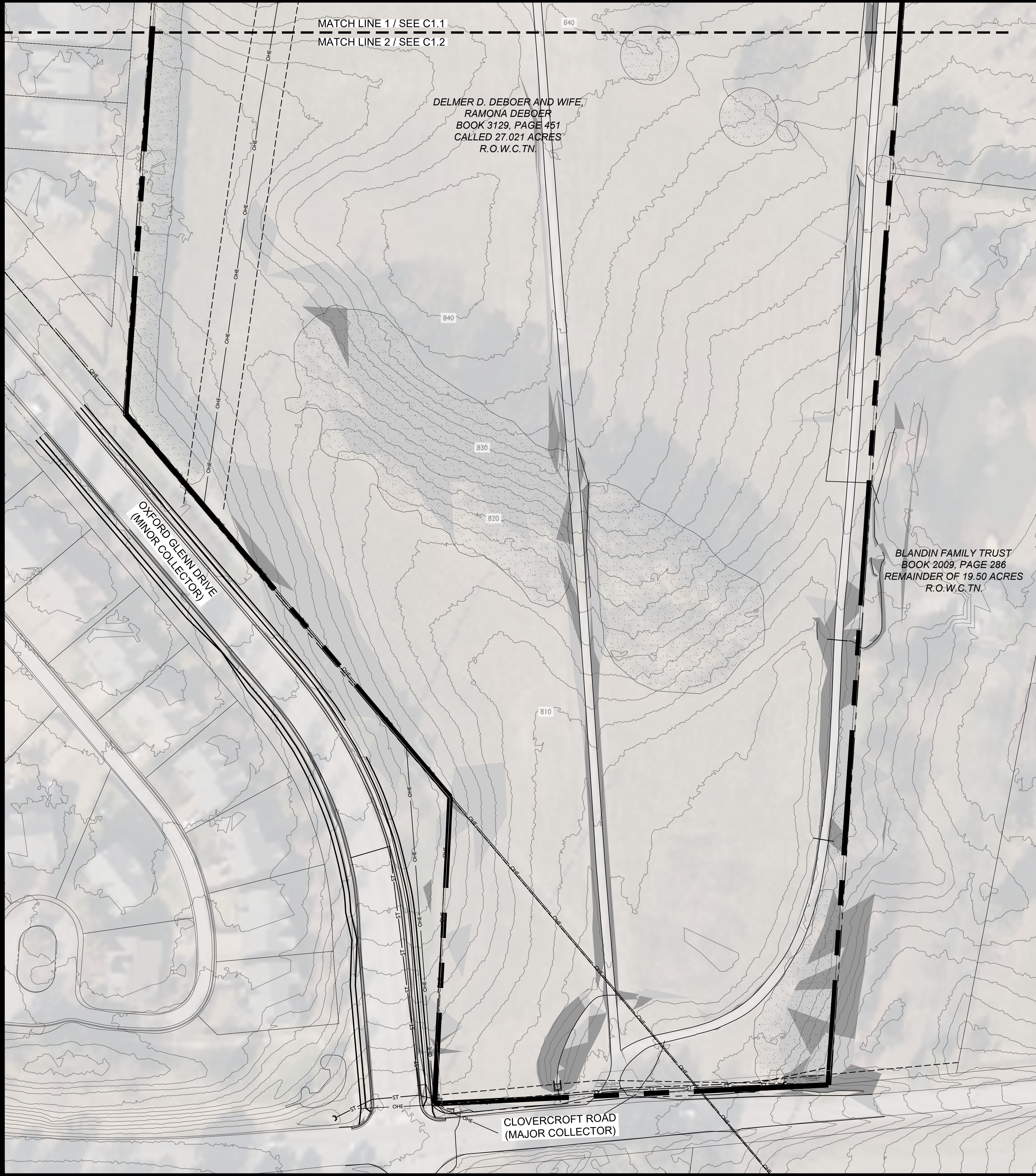


MATCH LINE 1 / SEE C1.1
MATCH LINE 2 / SEE C1.2

NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee

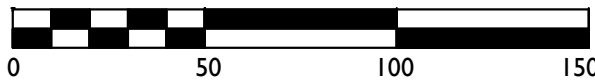


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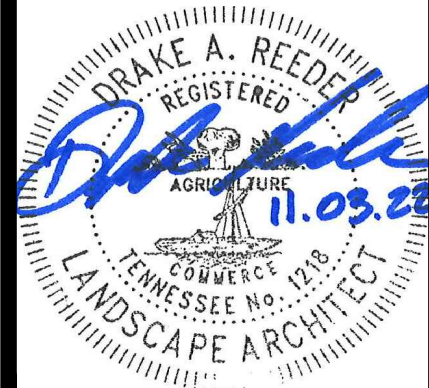
KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +



**NOVARA PUD SUBDIVISION
REZONING**

Franklin, Williamson County, Tennessee



Revision Date

△	_____
△	_____
△	_____
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Proposed Development Plan - 4080 Clovercroft Road, Franklin, TN

We reside at 4084 Clovercroft Rd. We are not against development but we are against something of this high density being approved.

Something more appropriate would be 1 acre lots.

Clovercroft Road is a major failure by the city and county to allow this much traffic. With a development of 500 homes going in at 4099 Clovercroft and this proposal, it is totally a huge mistake.

We average 1 car a month in our front yard. All have been roll overs.

Additionally, it can take up to 5 min to get out of our driveway on work days.

Clovercroft road is a death trap somewhat like Arno Road and Wilson Pike.

At the meeting held for homeowners, Mr. Gamble told us that if his development, which would only be building single family homes, wasn't approved, the next buyer would be putting in townhomes or apartments.

We found that comment to be a threat and scare tactic to the residents, in order for him to get approval.

Please do not allow this development to proceed with such high density.

Patti and Bill Blandin



File #: 21-03606

DATE: October 7, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-65, A Resolution Approving A Development Plan For Novara PUD Subdivision, For The Property Located South Of Liberty Pike And East Of Oxford Glen Drive, At 4080 Clovercroft Road.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7967
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David DeBoer

BACKGROUND/STAFF COMMENTS:

The proposed Novara PUD Subdivision is a development consisting of approximately 30 acres located south of Liberty Pike and east of Oxford Glen Drive on a property that is currently addressed as 4080 Clovercroft Road. The plan consists of 77 residential dwelling units with two lot sizes throughout the development.

Envision Franklin places this property in the Mixed Residential Design Concept. The Mixed Residential Design concept supports "providing lot sizes on the periphery that match those of adjacent neighborhoods, walk ability within the proposed neighborhood, and natural amenities" and "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities." The plan as proposed incorporates the recommendations and guiding principles of the Mixed Residential design concept by providing approximately 8 acres of open space which includes natural areas, walking trails and community amenity area contributing to the quality of life for the future residents.

The lot size guidance within the Mixed Residential Design Concept states, "Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet and lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet." The

proposed development is comprised of a mix of 65-foot lots that are a minimum of 8,440 square feet and 40-foot lots that are a minimum of 4,800 feet. For Building Character, Envision Franklin states that "Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the city's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive." The elevations included in the proposed development plan implement the recommendations of Envision Franklin by providing conceptual elevations that provide a mix of architectural styles and building materials.

PROJECT CONSIDERATIONS:

The proposed development shows the main access road through an open space that is owned by the McKays Mill HOA,. The McKays Mill PUD Subdivision HOA has submitted an owner affidavit providing verification that they are aware that the Novara development is being proposed but the HOA has not granted the necessary right-of-way through their open space. The HOA has currently only granted easement access and, per condition of approval number 43, dedication will be required with site plan approval.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition. 2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-65 with conditions.

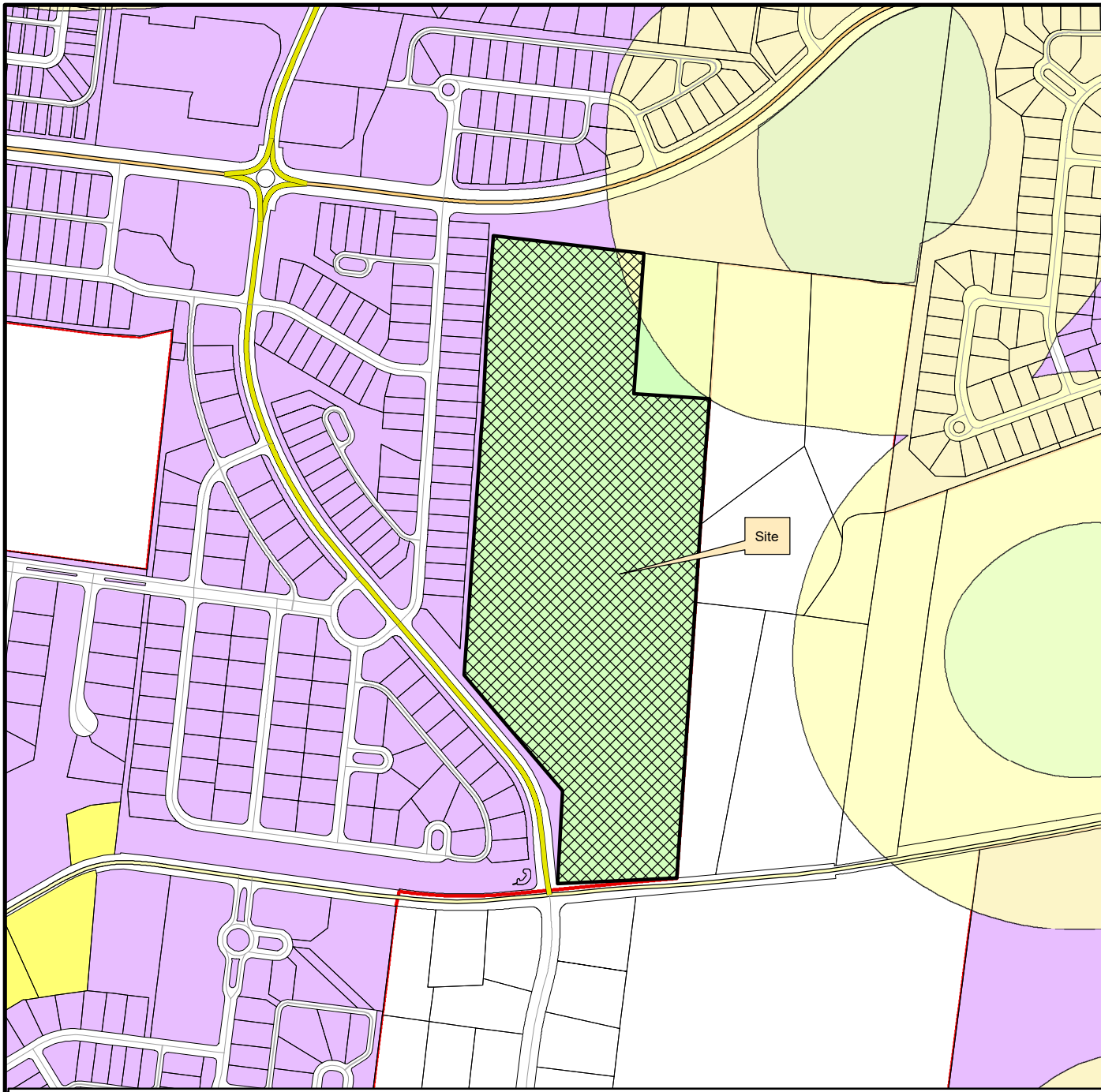
NOVARA PUD SUBDIVISION
ORD 2022-39
RES 2022-65

Project Information

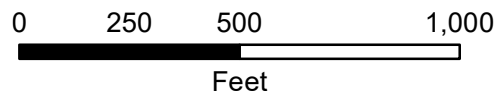
Existing Zoning: ER
 Proposed Zoning: PD 2.61
 Overlay Districts: 500' HHO BUFFER
 Site Acreage: 29.46 acres
 Proposed Number of Dwelling Units: 77
 Proposed Nonresidential Square Footage: 0

Legend

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



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

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Checklist

General Issues

1. Streets

jimmy.wiseman@franklintn.gov At Site Plan stage, all roadway network improvements shall be designed in accordance with the TIA recommendations, and shall meet all minimum design requirements per AASHTO, MUTCD, and City of Franklin standards. Clovercroft improvements shall be designed to meet a 45 MPH design speed and Oxford Glen improvements shall meet a 40 MPH design speed, including but not limited to taper lengths and sight distance.

In addition to the westbound right turn lane on Clovercroft, the westbound left turn lane taper lengths shall comply with AASHTO, MUTCD, and City of Franklin standards.

Engineering - Development Plan Checklist

General Issues

9. F. Development Plan

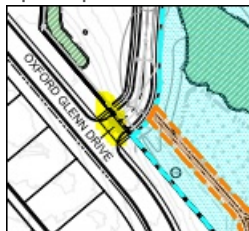
kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

43. Access to Street Network

joe.marlo@franklintn.gov ***Comment shall remain open as a Condition of Approval, but does not hinder approval of the Development Plan.***

The entirety of Novara Drive, including its connection to Oxford Glen Drive, shall be public right-of-way. Public right-of-way shall be dedicated through the McKay's Mill open space lot for the street and sidewalk connection to Oxford Glen Drive.



52. Multi-Use Path

joe.marlo@franklintn.gov Applicant shall extend curb and gutter the full extents of the property line along Clovercroft Road and modify drainage design accordingly.

55. Sight Distance

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval **but does not hinder approval of the Development Plan.***

Sight Distance Review at Site Plan:

Comprehensive review of intersection sight distance by City of Franklin Staff will occur at Site Plan. At Site Plan, the Applicant shall demonstrate that unobstructed lines of sight as prescribed by AASHTO "A Policy On Geometric Design of Highways and Streets" are provided at intersections both internal and external to the development. Buildings, parking, landscaping, and other visual obstructions shall be removed as necessary. Where roadway elements on the Development Plan cannot safely meet minimum intersection sight distance requirements, access restrictions on unsafe movements shall be provided or the intersecting roadway shall be modified to remove unsafe conditions at the expense of the developer.

71. Existing Conditions

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval **but does not hinder approval of the Development Plan.***

Several existing utilities are not currently reflected on the existing condition plans, including those at the intersection of Oxford Glen Drive and Clovercroft Road.

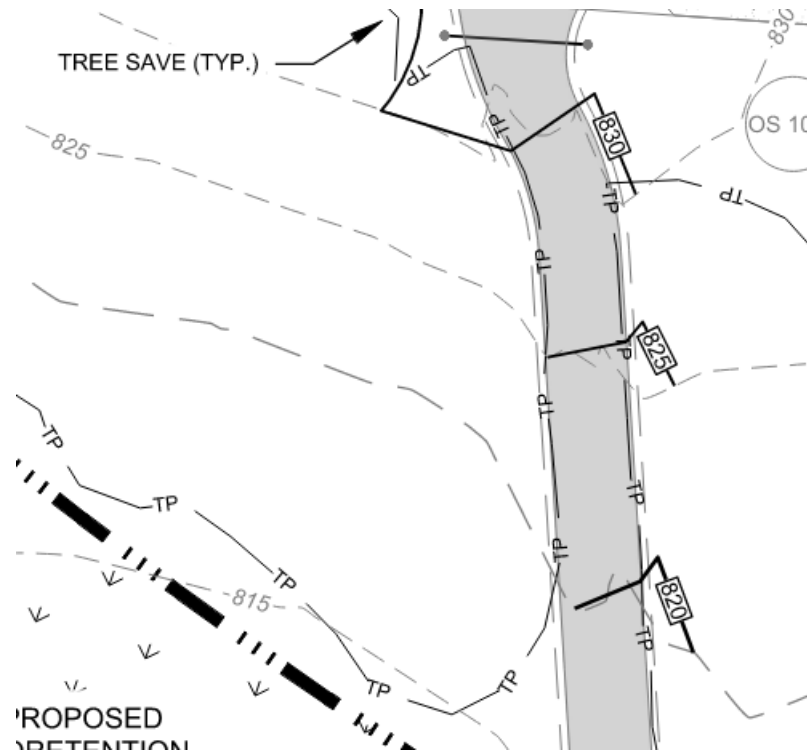
At the Site Plan stage, Applicant shall show the surveyed location of all existing utilities. Any utilities that would obstruct the typical, linear connection of the multi-use path in its final widened location along Clovercroft Road to the sidewalk on Oxford Glen Drive shall be relocated at the expense of the developer.



80. G. Grading Plan

lance.fittro@franklintn.gov The previous comment, "*Proposed site grading and installation of drainage swales appears to be in conflict with tree protection areas in multiple locations. Please correct and/or clarify intent*" has not been fully-addressed.

Applicant shall clarify intent for how tree preservation is intended to be applied in areas with as much as 10 ft of fill being proposed, and in general, shall indicate all tree preservation areas and tree protection fencing clear of proposed grading areas on the grading plan and tree preservation plan sheets:



[Edited By Lance Fittro]

83. Clovercroft Road

joe.marlo@franklin.tn.gov The following is a new comment due to new information shown (Sheet C4.2).

Applicant shall show and dimension all lanes in Clovercroft Road on the Enlarged ROW & Access Plan. All lanes in Clovercroft Road shall be 12-foot wide exclusive of gutter.

Parks

General Issues

59. Parkland Impact Fee

kevinl@franklin.tn.gov Correct, the parkland agreement has been sent to law with an expectation of return on 11-23-22.

Planning

General Issues

29. Public Notification

chelsea.randolph@franklin.tn.gov *Advisory Comment:* Applicant shall provide written notification to all residents within 500 feet of the proposed development sent by first class mail. Written notification to be sent at least 15 calendar days prior to the Planning Commission Meeting Agenda when the item will be heard; and provide staff with the Public Notice Affidavit, signed and notarized.

The letter provided at resubmittal is ready to be sent. Please provide the public notice affidavit as soon as possible after the public notice is sent by November 23, 2022 for FMPC.

34. Height

chelsea.randolph@franklin.tn.gov *Advisory Comment (will not keep the development plan from being approved):* While the elevations are conceptual in nature the proposed 40' lot elevations are showing three story homes that will not be approved when submitting for a permit.

69. Oxford Glen Drive - Access/ McKays Mill HOA

chelsea.randolph@franklin.tn.gov City of Franklin Law Department is reviewing documentation for the Oxford Glen Drive - Access from McKays Mill HOA to determine if what was provided satisfies ownership authority. IF law determines that the documentation does NOT satisfy ownership authority then package WILL be deemed incomplete and removed from the December FMPC agenda.

RESOLUTION 2022-65

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR NOVARA PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF LIBERTY PIKE AND EAST OF OXFORD GLEN, AT 4080 CLOVERCROFT ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2022-39; and

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

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
80-00602	29.46
Total	29.46

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

SECTION III. That the overall entitlements for the Novara PUD Subdivision are as follows:

Entitlements	Novara PUD
Base Zone District	PD 2.61
Other Zoning Overlays	500 ft. HHO Buffer
Number of Dwelling Units	77
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	15%
Number of Phases in Development	2

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

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2022-39, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

August 29, 2022

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

September 22, 2022

NEIGHBORHOOD MEETING:

September 6, 2022

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

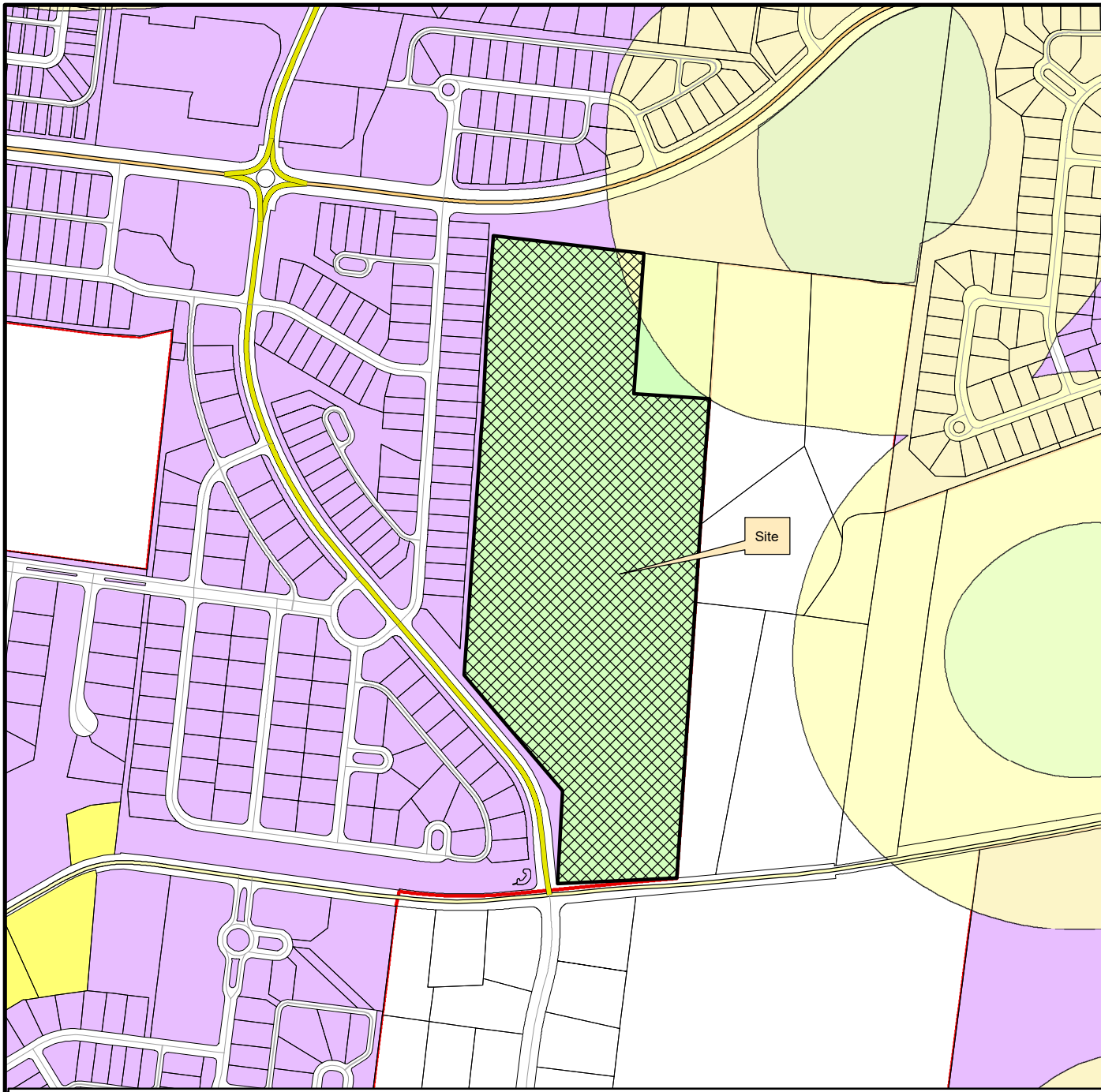
NOVARA PUD SUBDIVISION
ORD 2022-39
RES 2022-65

Project Information

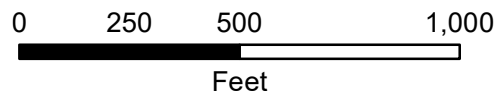
Existing Zoning: ER
 Proposed Zoning: PD 2.61
 Overlay Districts: 500' HHO BUFFER
 Site Acreage: 29.46 acres
 Proposed Number of Dwelling Units: 77
 Proposed Nonresidential Square Footage: 0

Legend

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



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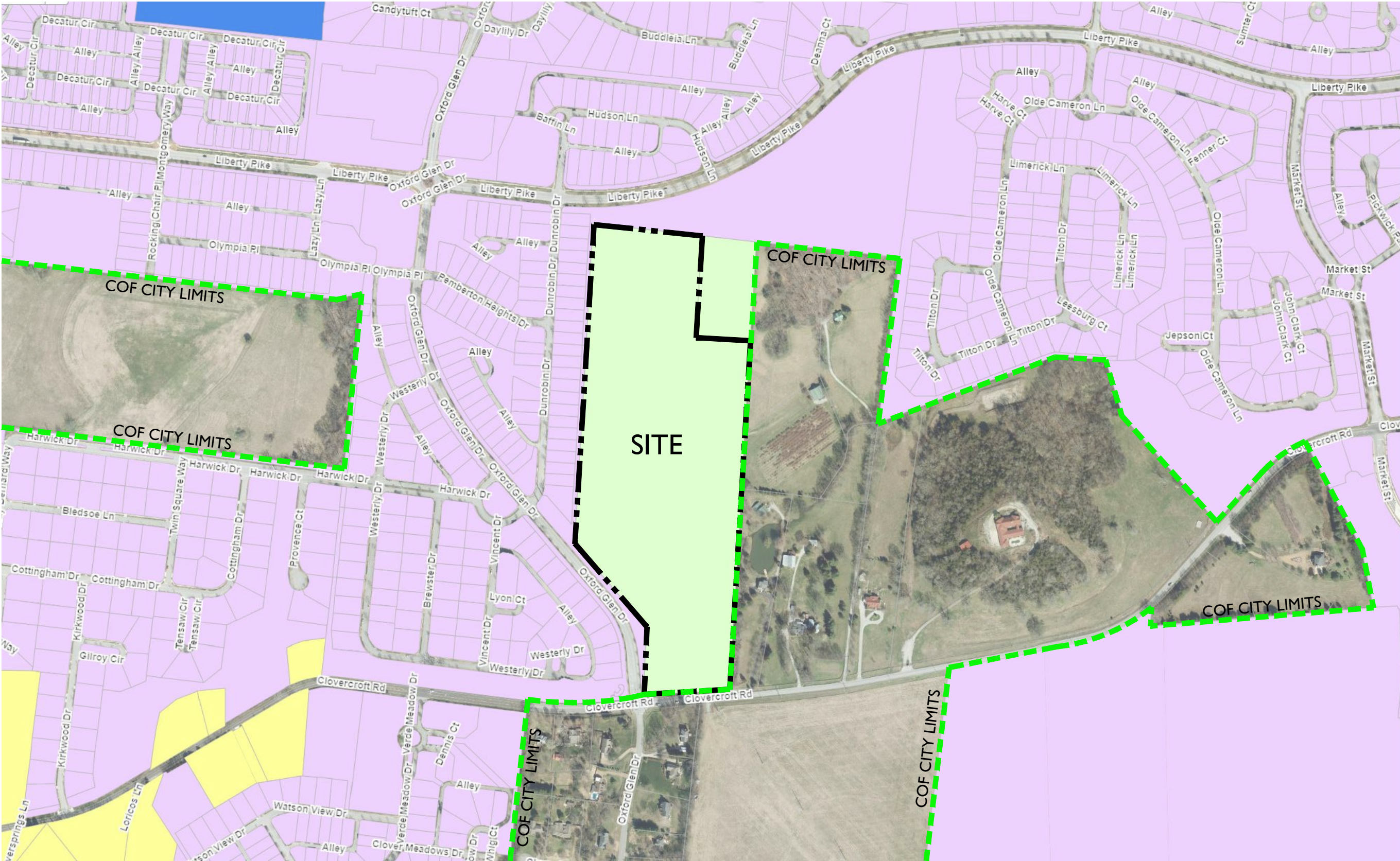
HISTORIC
FRANKLIN
 TENNESSEE

NOVARA PUD SUBDIVISION

REZONING

PD (2.6I)

Franklin, Williamson, Tennessee



NOT TO SCALE

VICINITY MAP

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:

ENERGY LAND & INFRASTRUCTURE, LLC
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
615-383-6300
CLAY.WALLACE@ELI-LLC.COM

OWNER:

DAVID AND TINA DEBOER
4080 CLOVERCROFT ROAD
FRANKLIN, TN 37067

DEVELOPER:

ARNOLD HOMES, LLC
RANDY ARNOLD
1612 WESTGATE CIRCLE, SUITE 222
BRENTWOOD, TN 37027
615-236-9133
RARNOLD@ARNOLDHOMESLLC.COM

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

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG THE SOUTH SIDE OF CLOVERCROFT ROAD AND THE WEST SIDE OF OXFORD GLEN.
77 UNITS X 350 GPD = 26,950 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
77 SFUE X 350 GPD = 26,950 GPD

REPURIFIED (REUSE) WATER FACILITIES

NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 7.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.8 MI (FIRE STATION 6)
NEAREST RECREATIONAL FACILITY: 3.0 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION

0.69 X 77 = 54 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS

SITE DATA CHART

PROJECT NAME: NOVARA PUD SUBDIVISION, REZONING
PROJECT NUMBER: 7966
ADDRESS: 4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S): MAP 080, PARCEL 00602
ACREAGE / SF OF SITE: 29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE): XXXX

BASE ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: PLANNED DISTRICT (PD)
ZONING OVERLAY: 500' HHO BUFFER
DESIGN CONCEPT: MIXED RESIDENTIAL

BUILDING TYPES APPLIED: SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT: 2.5 STORIES
FRONTAGE TYPES APPLIED: LANDSCAPE
LOT WIDTH (RESIDENTIAL): 65' LOTS
40' LOTS

LOT SIZE (RESIDENTIAL): 65' - 8,440 SF MIN.
40' - 4,800 SF MIN.

SETBACKS:

40' LOTS -
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

65' LOTS -
FRONT: 15'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

DWELLING UNIT COUNT (BY TYPE):

SINGLE -FAMILY: 77
65' LOTS: 38
40' LOTS: 39

MINIMUM LSA: 20% (5.89 AC)
OPEN SPACE REQUIRED: 5% (1.47 AC)
NATURAL AREA REQUIRED: 10% (2.95 AC)
TREE CANOPY RETENTION REQ: 1.85 AC
TREE CANOPY RETENTION PROV: 1.87 AC

PARKING REQUIRED (BY USE): 154 PARKING SPACES

SINGLE-FAMILY
77 - SINGLE-FAMILY (2 PER LOT) - 154
TOTAL REQUIRED - 154

PARKING PROVIDED: 256 SPACES

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO



INITIAL SUBMITTAL: 09-12-2022
RESUBMITTAL: 11-03-2022
ONE STOP:
COF #: 7966



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS

NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2022

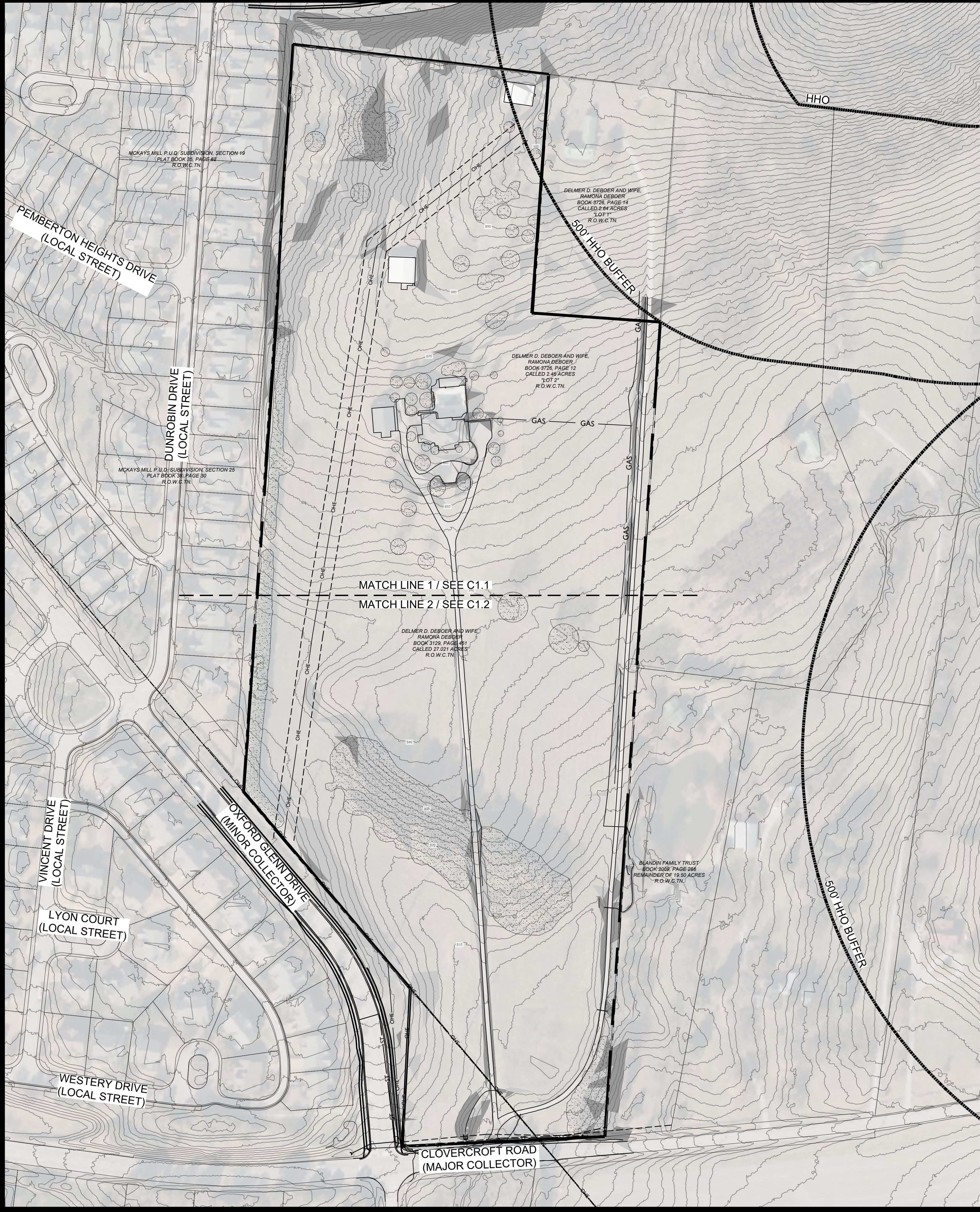
SUBDIVISION REGULATIONS: DECEMBER 12, 2019

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2021

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: NOVEMBER 18, 2021



LEGAL DESCRIPTION

DESCRIPTION FOR A 29.45 ACRES TRACT OF LAND, LYING IN THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING ALL OF A CALLED 27.021 ACRES TRACT OF LAND, IN THE NAME OF DAVID D. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3129, PAGE 451, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C.TN.), AND ALL OF A CALLED 2.46 ACRES TRACT OF LAND, IN THE NAME OF DAVID K. DEBOER AND WIFE, TINA K. DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 12, (R.O.W.C.TN.), SAID 29.45 ACRES TRACT BEING BOUNDED ON THE NORTH BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, ON THE EAST BY DELMER D. DEBOER, ET UX, GEORGIANNE MORAN, DAVID DEBOER, ET UX, AND BLANDIN FAMILY TRUST, ON THE SOUTH BY CLOVERCROFT ROAD, AND ON THE WEST BY MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AND MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD CAPPED RBR FOUND AT THE SOUTHEAST CORNER OF SAID 27.021 ACRES TRACT OF LAND, AT THE SOUTHWEST CORNER OF A CALLED 19.50 ACRES TRACT OF LAND, IN THE NAME OF BLANDIN FAMILY TRUST, AS RECORDED IN CORRECTIVE WARRANTY DEED BOOK 2009, PAGE 157, (R.O.W.C.TN.), AND ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD LOCATED AT TENNESSEE STATE PLANE (NAD83) GRID COORDIANTE NORTHING: 577,562.44, EASTING: 1,734,618.05;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD THE FOLLOWING FOUR (4) CALLS, SOUTH 84°47'39" WEST, A DISTANCE OF 112.47 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 87°54'46" WEST, A DISTANCE OF 91.95 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, SOUTH 84°47'39" WEST, A DISTANCE OF 173.28 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 23.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°51'18" WEST, 22.96 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE SOUTH CORNER OF "LOT 863", OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 25, AS RECORDED IN PLAT BOOK 38, PAGE 30, (R.O.W.C.TN.), ON THE NORTH RIGHT-OF-WAY OF CLOVERCROFT ROAD, AND ON THE EAST RIGHT-OF-WAY OF OXFORD GLEN DIRVE;

THENCE, ALONG THE EAST LINE OF SAID "LOT 863" THE FOLLOWING THREE (3) CALLS, NORTH 03°03'35" EAST, A DISTANCE OF 306.14 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 40°16'39" WEST, A DISTANCE OF 501.91 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN;

THENCE, NORTH 03°54'35" EAST, PASSING A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHEAST CORNER OF SAID "LOT 863", AT THE SOUTHEAST CORNER OF "LOT 858" OF MCKAYS MILL P.U.D. SUBDIVISION, SECTION 19, AS RECORDED IN PLAT BOOK 35, PAGE 62, (R.O.W.C.TN.), 899.65 FEET, IN ALL A DISTANCE OF 1,454.74 FEET TO A 1/2" IRON ROD FOUND CAPPED REGAN AT THE NORTHWEST CORNER OF SAID 27.021 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID "LOT 858";

THENCE, ALONG THE SOUTH LINE OF SAID "LOT 858", SOUTH 83°16'01" EAST, A DISTANCE OF 500.89 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC, AT THE NORTHEAST CORNER OF SAID 2.46 ACRES TRACT, AT THE NORTHWEST CORNER OF A CALLED 2.64 ACRES TRACT OF LAND, IN THE NAME OF DELMER D. DEBOER AND WIFE, ROMONA DEBOER, AS RECORDED IN QUITCLAIM DEED BOOK 3726, PAGE 14, (R.O.W.C.TN.), AND ON THE SOUTH LINE OF SAID "LOT 858";

THENCE, ALONG THE WEST AND SOUTH LINE OF SAID 2.64 ACRES TRACT THE FOLLOWING TWO (2) CALLS, SOUTH 03°55'25" WEST, A DISTANCE OF 465.37 FEET TO THE SOUTHWEST CORNER OF SAID 2.64 ACRES TRACT, AND AT AN INTERIOR CORNER OF SAID 2.46 ACRES TRACT;

THENCE, SOUTH 86°04'35" EAST, A DISTANCE OF 249.04 FEET TO A 1/2" IRON ROD SET CAPPED ELI-LLC AT THE SOUTHEAST CORNER OF SAID 2.64 ACRES TRACT, AT AN EXTERIOR CORNER OF SAID 2.46 ACRES TRACT, AND ON THE WEST LINE OF A CALLED 5.35 ACRES TRACT OF LAND, IN THE NAME OF GEORGIANNE MORAN, ET AL, AS RECORDED IN QUITCLAIM DEED BOOK 7004, PAGE 262, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID 5.35 ACRES TRACT, SOUTH 03°53'44" WEST, A DISTANCE OF 420.85 FEET TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID 27.021 ACRES TRACT, AT THE SOUTH CORNER OF SAID 5.35 ACRES TRACT, AND AT THE NORTHWEST CORNER OF "LOT 2" OF SUBDIVISION FOR WILLIAM R. BLANDIN AND PATTI L. BLANDIN, TRUSTEES, AS RECORDED IN PLAT BOOK 34, PAGE 121, (R.O.W.C.TN.), IN THE NAME OF DAVID DEBOER AND WIFE, TINA DEBOER, AS RECORDED IN WARRANTY DEED 2746, PAGE 993, (R.O.W.C.TN.);

THENCE, ALONG THE WEST LINE OF SAID PLAT BOOK 34, PAGE 121, SOUTH 03°53'14" WEST, A DISTANCE OF 1,162.11 FEET TO THE POINT OF BEGINNING CONTAINING 1,282,801 SQUARE FEET OR 29.45 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ENERGY LAND AND INFRASTRUCURE, LLC, 1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217 DATED SEPTEMBER 10, 2022.

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

SITE DATA CHART

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ACREAGE / SF OF SITE: 29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE): XXXX

BASE ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: PLANNED DISTRICT (PD)
DESIGN CONCEPT: (2.61 DUA)
500' HHO BUFFER
MIXED RESIDENTIAL

BUILDING TYPES APPLIED: SINGLE-FAMILY RESIDENTIAL
BUILDING HEIGHT: 2.5 STORIES
FRONTAGE TYPES APPLIED: LANDSCAPE
LOT WIDTH (RESIDENTIAL):

65' LOTS
40' LOTS
LOT SIZE (RESIDENTIAL):
65' - 8,440 SF MIN.
40' - 4,800 SF MIN.

SETBACKS:
40' LOTS -
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

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SINGLE-FAMILY
77 - SINGLE-FAMILY (2 PER LOT) - 154
TOTAL REQUIRED - 154
PARKING PROVIDED: 256 SPACES

PARKLAND IMPACT FEES:
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FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO



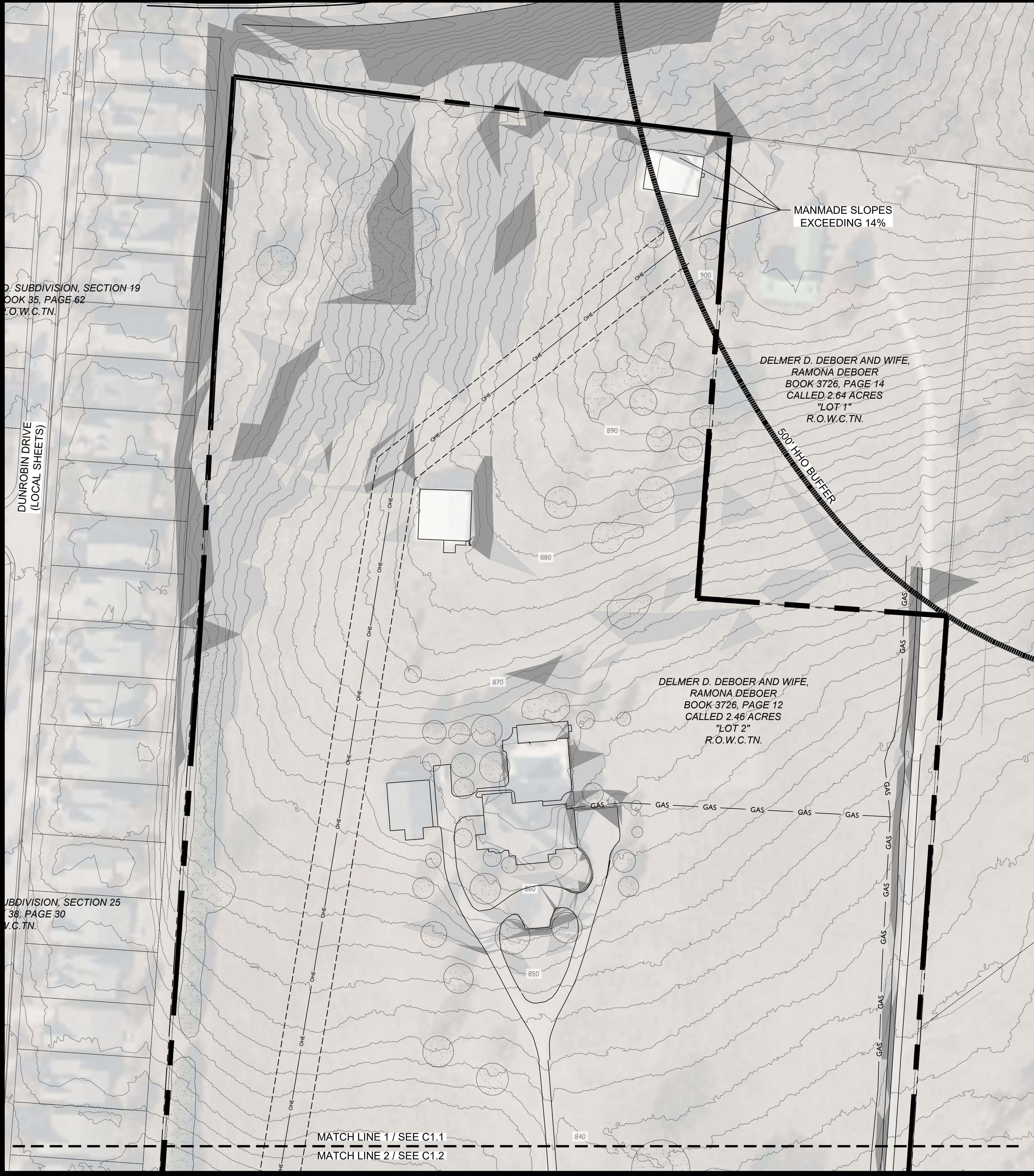
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△

OVERALL EXISTING
CONDITIONS
SHEET
C1.0
COF # 7966



D. SUBDIVISION, SECTION 19
BOOK 35, PAGE 62
R.O.W.C.TN.

DUNROBIN DRIVE
(LOCAL SHEETS)

UBDIVISION, SECTION 25
38, PAGE 30
V.C.TN.

MATCH LINE 1 / SEE C1.1
MATCH LINE 2 / SEE C1.2

MANMADE SLOPES
EXCEEDING 14%

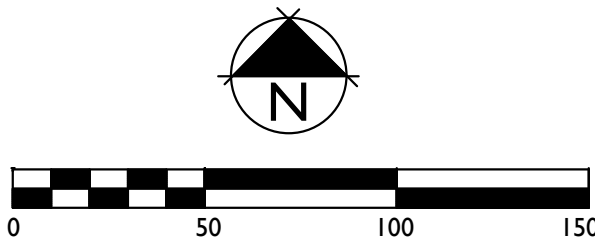
DELMER D. DEBOER AND WIFE,
RAMONA DEBOER
BOOK 3726, PAGE 14
CALLED 2.64 ACRES
"LOT 1"
R.O.W.C.TN.

500' HHO BUFFER

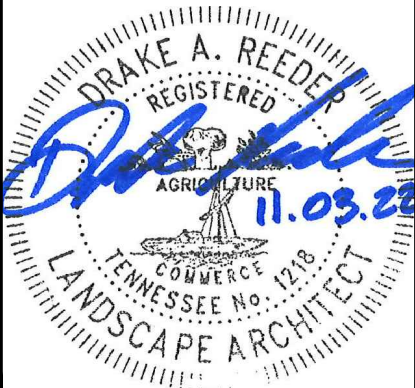
DELMER D. DEBOER AND WIFE,
RAMONA DEBOER
BOOK 3726, PAGE 12
CALLED 2.46 ACRES
"LOT 2"
R.O.W.C.TN.

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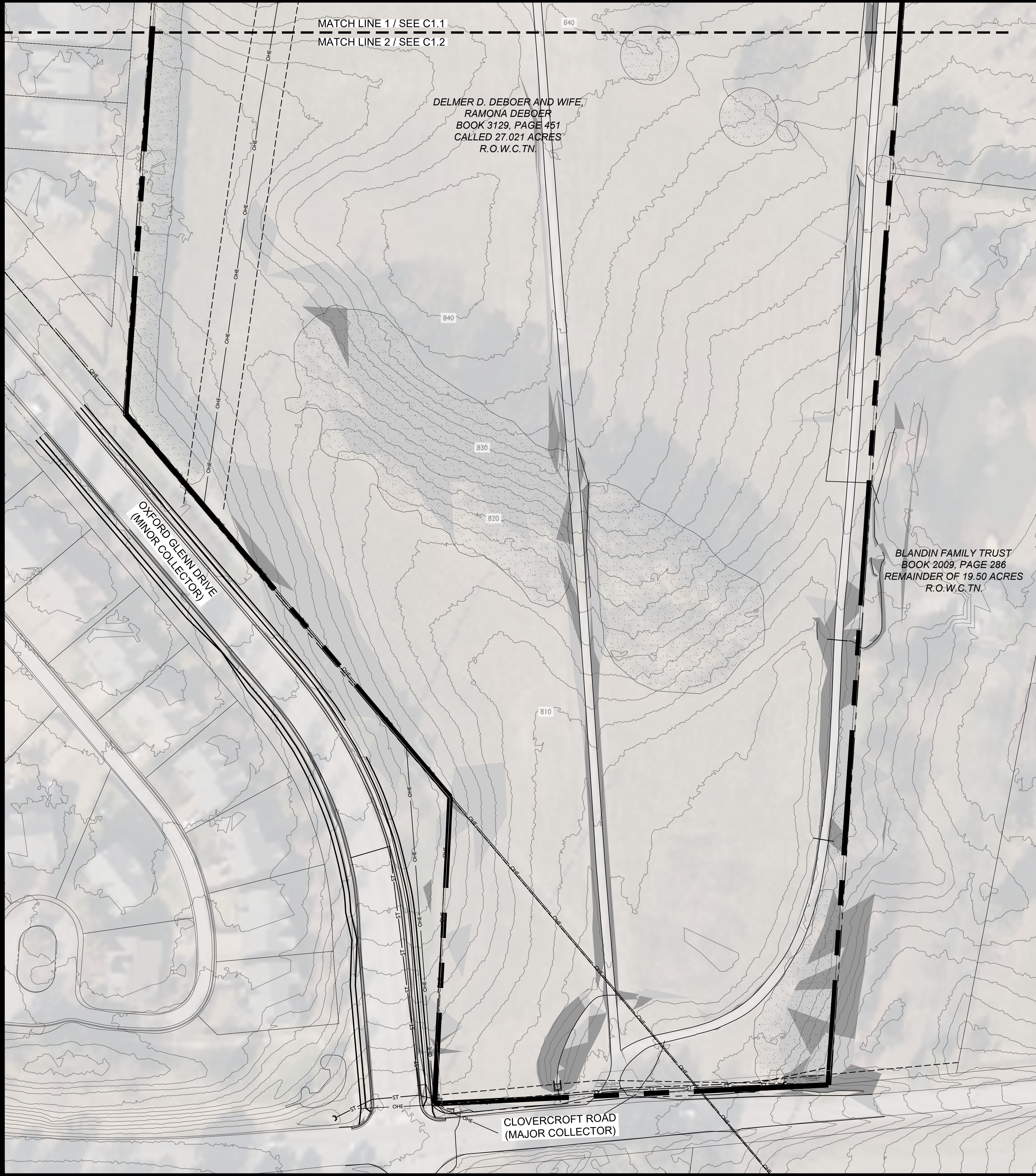
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- SLOPES - 14 - 20%
- SLOPES - 20% +



NOVARA PUD SUBDIVISION
REZONING
Franklin, Williamson County, Tennessee

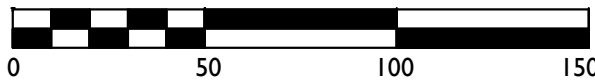


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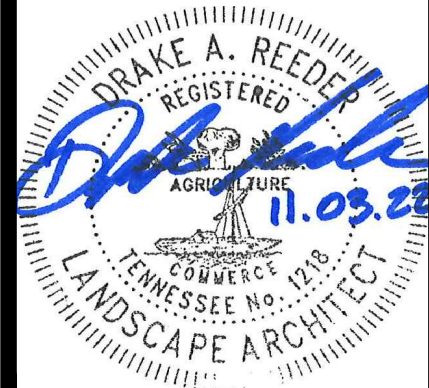


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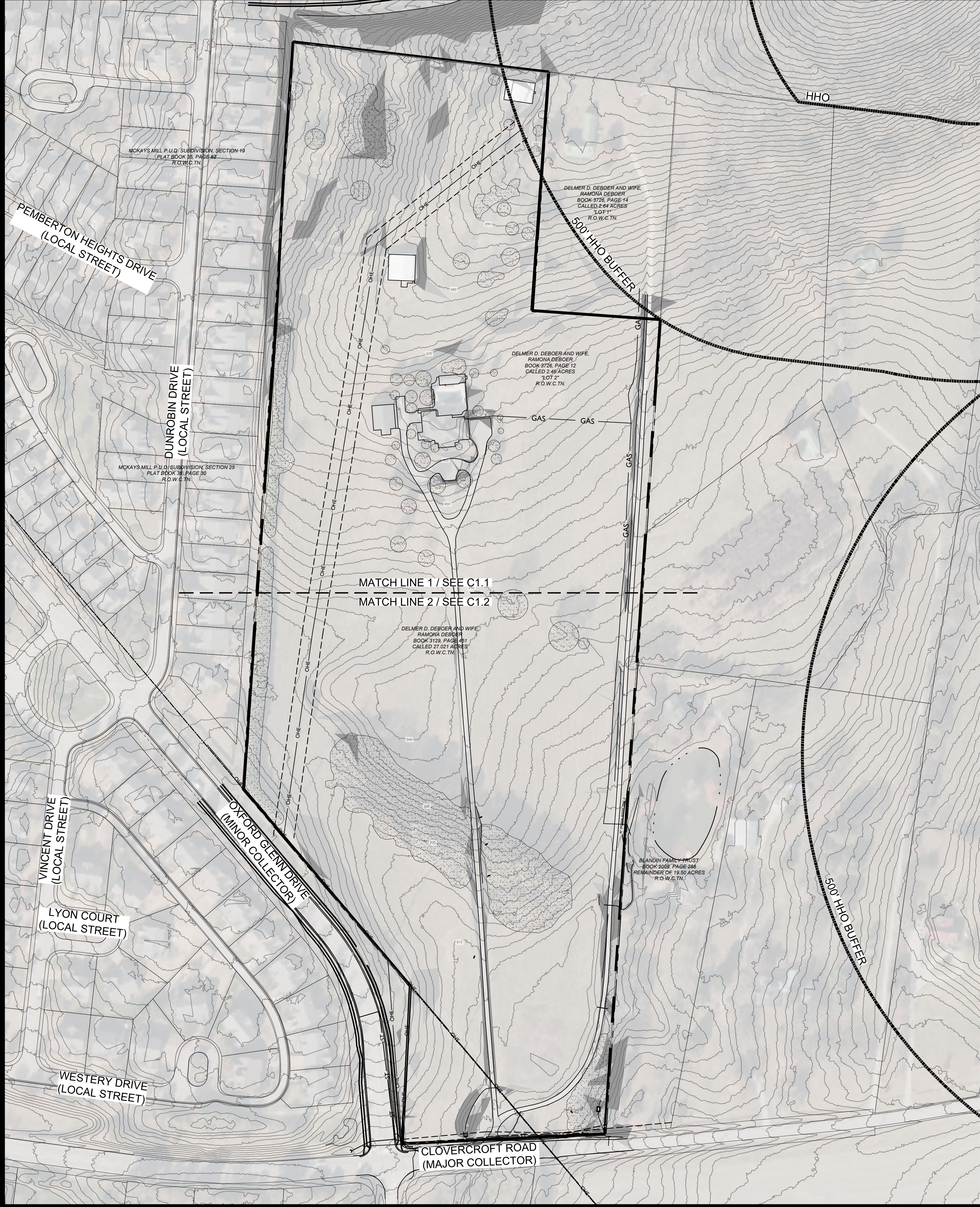
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**NOVARA PUD SUBDIVISION
REZONING**
Franklin, Williamson County, Tennessee



Revision	Date
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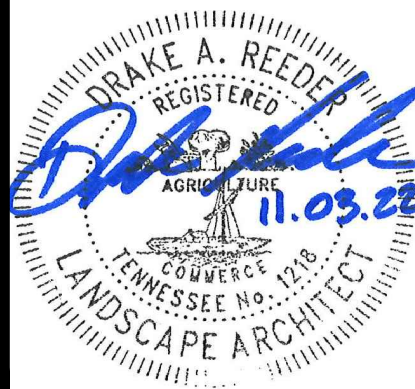


SITE DATA CHART

PROJECT NAME:	NOVARA PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER:	7967
ADDRESS:	4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S):	MAP 080, PARCEL 00602
ACREAGE / SF OF SITE:	29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE):	XXXX
BASE ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	PLANNED DISTRICT (PD)
ZONING OVERLAY:	(2.61 DUA)
DESIGN CONCEPT:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MIXED RESIDENTIAL
BUILDING HEIGHT:	SINGLE-FAMILY RESIDENTIAL
FRONTAGE TYPES APPLIED:	2.5 STORIES
LOT WIDTH (RESIDENTIAL):	LANDSCAPE
LOT SIZE (RESIDENTIAL):	65' LOTS
	40' LOTS
	65' - 8,440 SF MIN.
	40' - 4,800 SF MIN.
SETBACKS:	
40' LOTS -	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	22'
65' LOTS -	
FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE -FAMILY:	77
65' LOTS:	38
40' LOTS:	39
MINIMUM LSA:	20% (5.89 AC)
OPEN SPACE REQUIRED:	5% (1.47 AC)
NATURAL AREA REQUIRED:	10% (2.95 AC)
TREE CANOPY RETENTION REQ:	1.84 AC
TREE CANOPY RETENTION PROV:	1.87 AC
PARKING REQUIRED (BY USE): 154 PARKING SPACES	
SINGLE-FAMILY	
77 - SINGLE-FAMILY (2 PER LOT) -	154
TOTAL REQUIRED -	154
PARKING PROVIDED:	256 SPACES
PARKLAND IMPACT FEES:	
77 UNITS X \$4,304.00 = 331,408.00	
FEES SHALL BE PAID AT FINAL PLAT	
HISTORIC RESOURCE	
TREATMENT (Y/N):	NO



NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



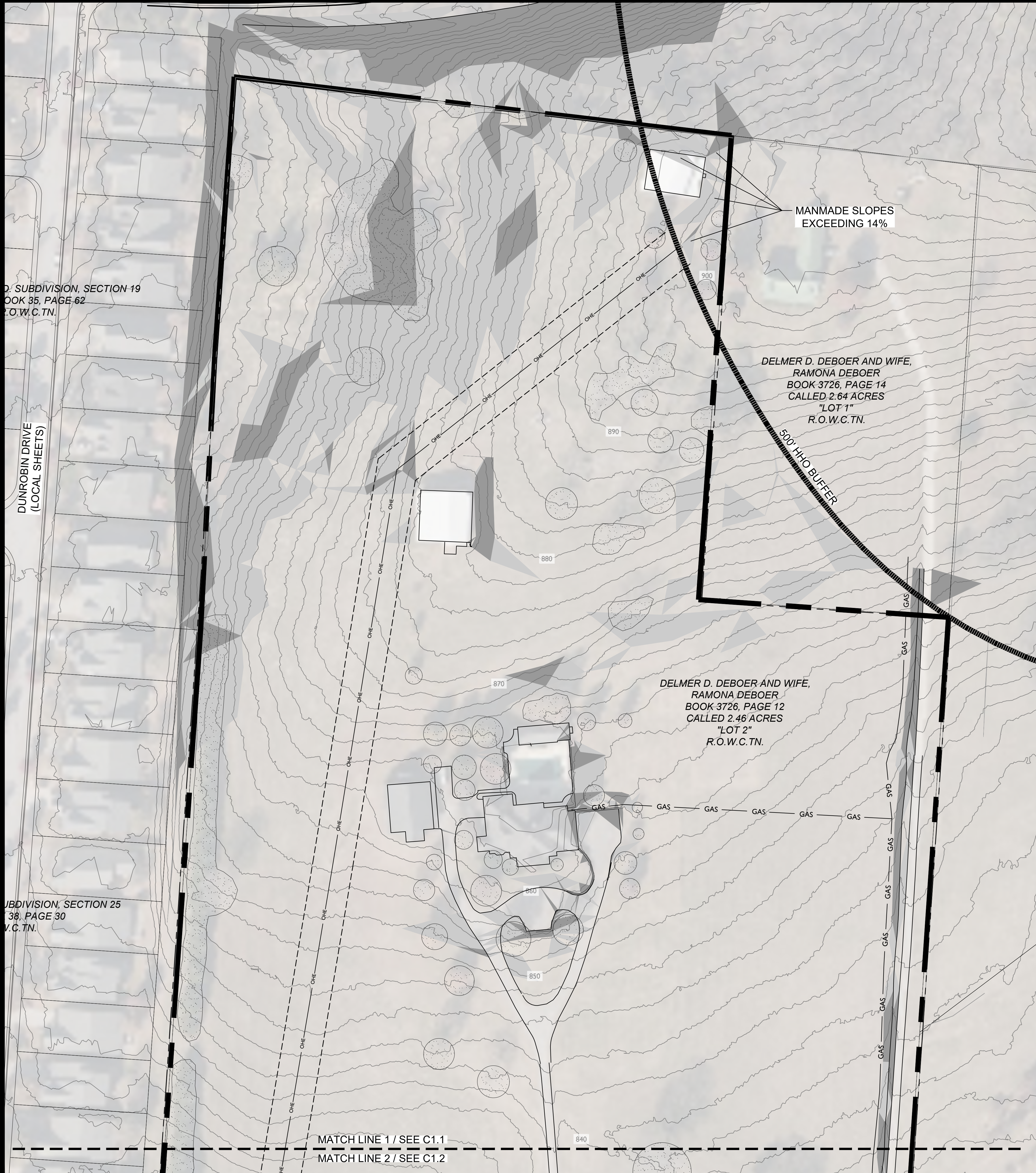
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OVERALL EXISTING
CONDITIONS
SHEET
C1.0
COF # 7967

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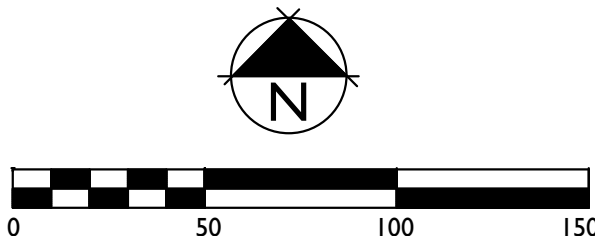
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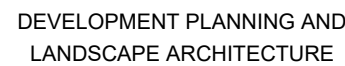


NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



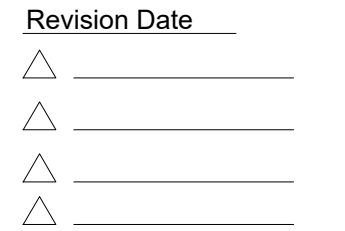
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**NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

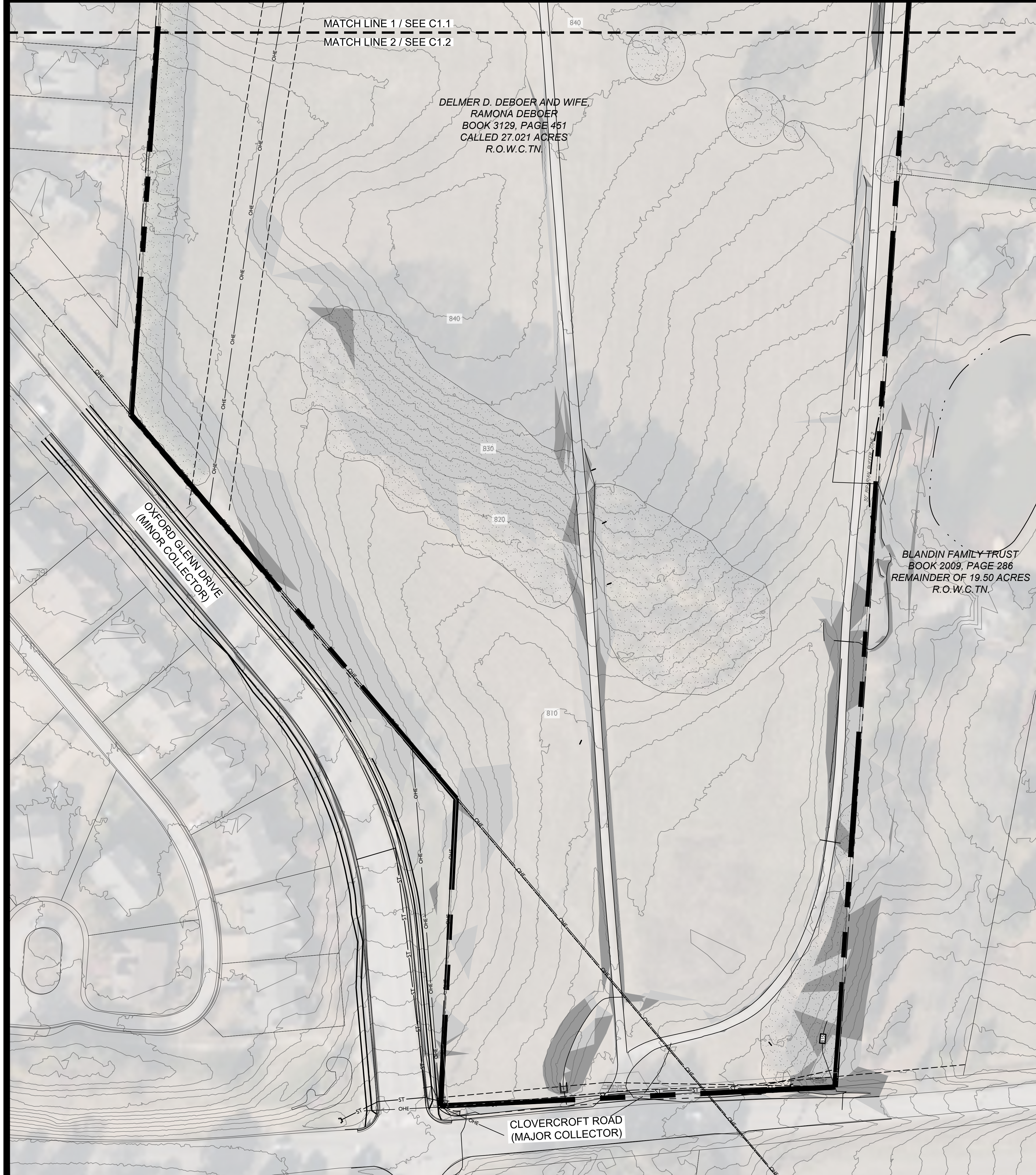
Franklin, Williamson County, Tennessee



EXISTING
CONDITIONS
SHEET

C1.2

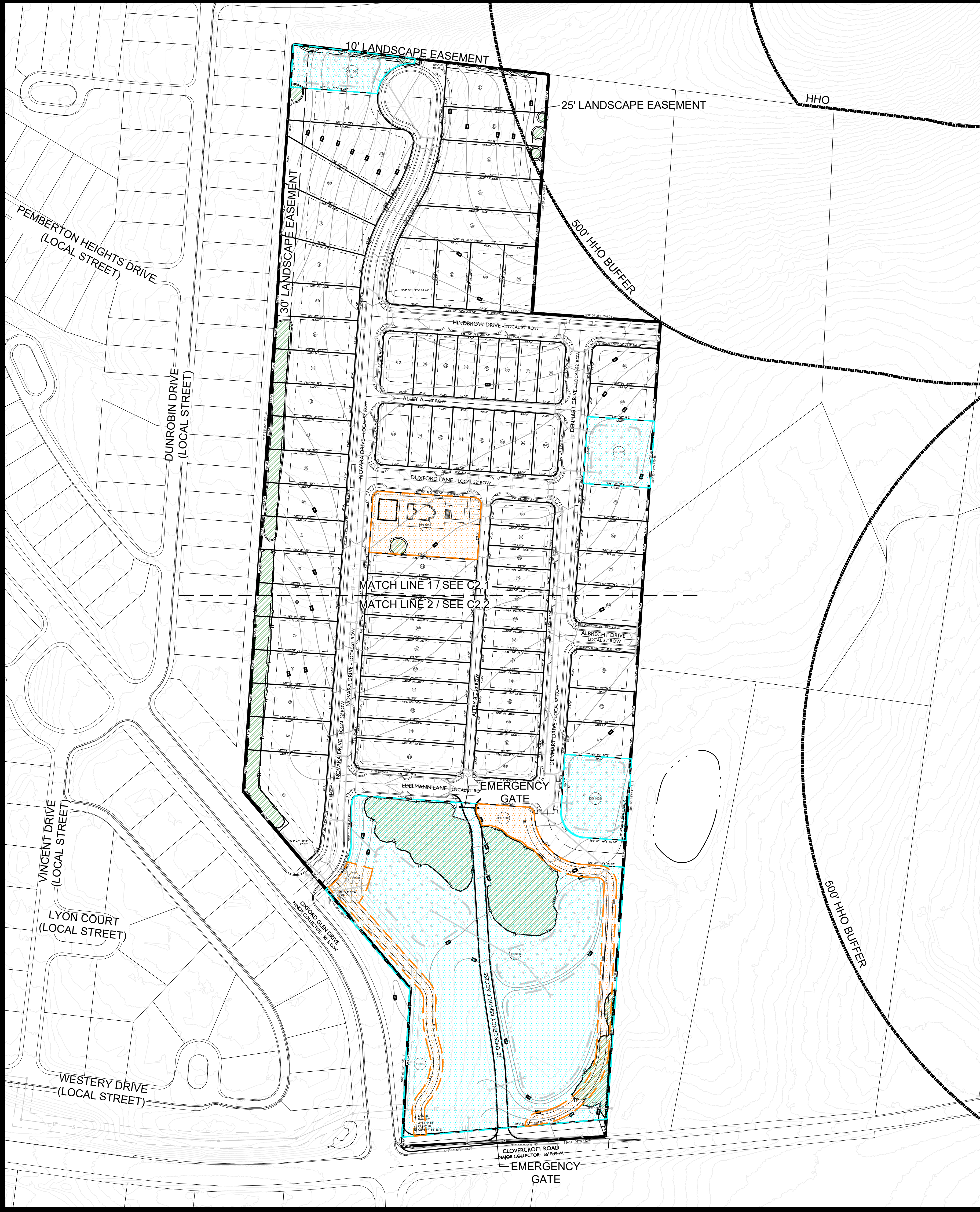
COF # 7967



KEY

-  EXISTING CANOPY
 SLOPES - 14 - 20%
 SLOPES - 20% +





STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG THE SOUTH SIDE OF CLOVERCROFT ROAD AND THE WEST SIDE OF OXFORD GLEN.
77 UNITS x 350 GPD = 26,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
77 SFUE X 350 GPD = 26,950 GPD

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 7.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.8 MI (FIRE STATION 6)
NEAREST RECREATIONAL FACILITY: 3.0 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
0.69 x 77 = 54 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,283,278 SF (29.46 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	149,460 SF; 3.43 AC (11.6 % OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (80,708 SF; 1.85 AC)
PROVIDED CANOPY PRESERVATION:	80,724 SF; 1.85 AC (54% OF EXISTING)

KEY

- PRESERVED CANOPY
- OPEN SPACE
- NATURAL AREA
- TREE PRESERVATION FENCE

SITE DATA CHART

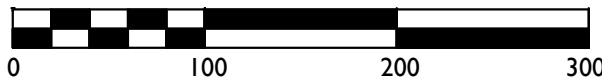
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FEES SHALL BE PAID AT FINAL PLAT	
HISTORIC RESOURCE	
TREATMENT (Y/N):	NO

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 64,033 SF (1.47 AC)
PROVIDED: 65,385 SF (1.50 AC) (5.1%)

MINIMUM NATURAL AREA REQUIREMENT: 10%
REQUIRED: 128,502 SF (2.95 AC)
PROVIDED: 286,557 SF (6.58 AC) (22.3%)

LOT	TYPE	AREA (SF)
1000	NATURAL AREA	214,218
1001	NEIGHBORHOOD AMENITY	25,102
1002	NATURAL AREA	20,108
1003	NATURAL AREA	16,896
1004	NATURAL AREA	15,171
1005	GREENWAY	23,527
1006	GREENWAY	16,756
1007	NATURAL AREA	12,067
1008	NATURAL AREA	8,997



Revision Date

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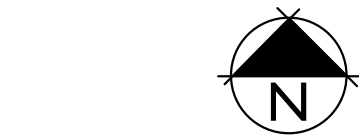
KEY

PRESERVED CANOPY

OPEN SPACE

NATURAL AREA

TREE PRESERVATION FENCE



NOVARA PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



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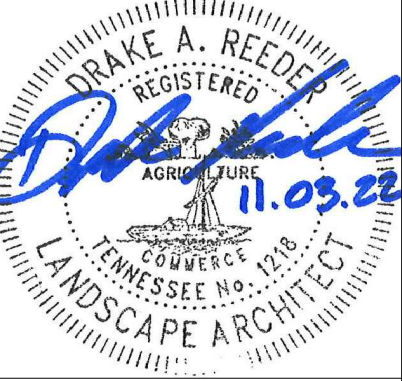


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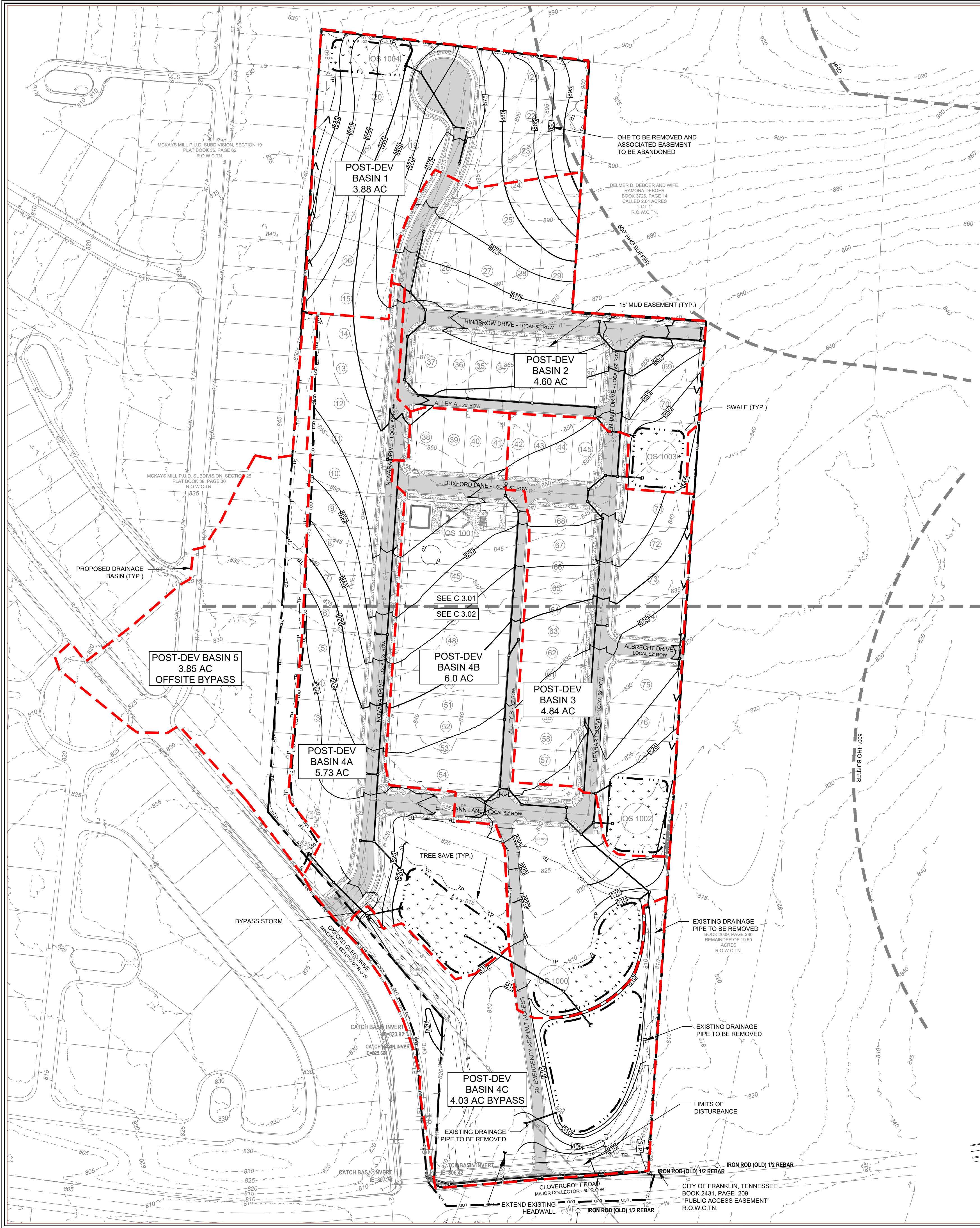


NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
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Plotted: Thursday, November 03, 2022 - 4:42 pm
By: modelinej



GENERAL INFORMATION RELATED TO THE
STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	29.45 AC ±
TOTAL DISTURBED AREA:	29.46 AC±
ADD IMPERVIOUS AREA:	360,851.71 SF±

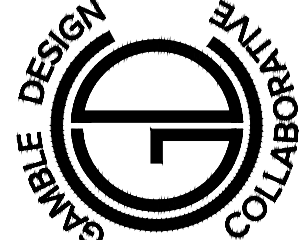
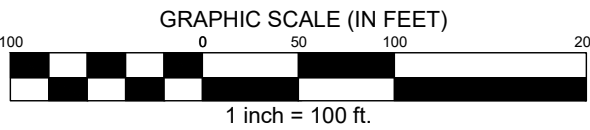
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STATEMENT OF IMPACT:
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POST-TREATMENT STORMWATER NARRATIVE:
STORMWATER WILL BE TREATED BY A COMBINATION OF BIORETENTION PONDS AND DRY DETENTION PONDS. INLINE DRAINAGE BYPASS STRUCTURES WILL BE UTILIZED IN POST-DEV BASINS 2 AND 3 TO DIRECT ONLY THE WATER QUALITY VOLUME/FLOW TO THE BIORETENTION PONDS AND DIVERT FLOWS IN EXCESS OF THE WATER QUALITY TO THE PROPOSED DETENTION POND.

LEGEND

OVER HEAD UTILITIES	—○—	UTILITY POLE	○
EASEMENT	---	UTILITY POLE WITH LIGHT	○*
PROPERTY LINE	---	LAMP POST	○*
UNDER GROUND TELEPHONE	---	GUY WIRE	○*
WATER LINE	—W—	FIRE HYDRANT	○*
SANITARY SEWER LINE	—SA—	WATER VALVE	○*
TREE LINE	—X—	WATER METER	○*
FENCE LINE	—X—	STORM INLET	○*
DIRECTIONAL FLOW ARROW	→	SANITARY MANHOLE	○*
EXISTING DITCH LINE	---	EXISTING IRON ROD	○*
PROPOSED STORM LINE	—S—		
PROPOSED CATCH BASIN	□		
PROPOSED SANITARY SEWER	—S—		
PROPOSED FORCEMAIN	—FM—		



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NOVARA
PUD SUBDIVISION,
DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN, TENNESSEE

Rev.	Date	Development Plan Revisions
1	11-03-2022	

Issue Date: 09-12-22
ELI Project No: 22-11-1109
Drafted By: RDP
Checked By: LCW

Sheet Title:
**OVERALL
GRADING &
DRAINAGE
PLAN**

Sheet No.
C 3.0

Filename: \\V2-11-1109 4080 Cloverleaf\3.0\A\Production\Development Plan\080 Clover Dev Grading.dwg
Plotted: Thursday, November 03, 2022 4:42 pm
By: modelinej



GENERAL INFORMATION RELATED TO THE
STORMWATER POLLUTION PREVENTION PLAN

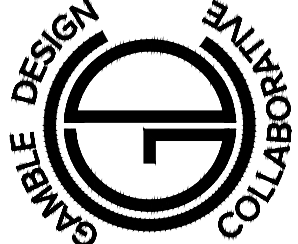
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TOTAL DISTURBED AREA: 29.46 AC±
ADD IMPERVIOUS AREA: 360,851.71 SF±

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NOVARA
PUD SUBDIVISION,
DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN PROJECT NO. 7967
FRANKLIN, TENNESSEE

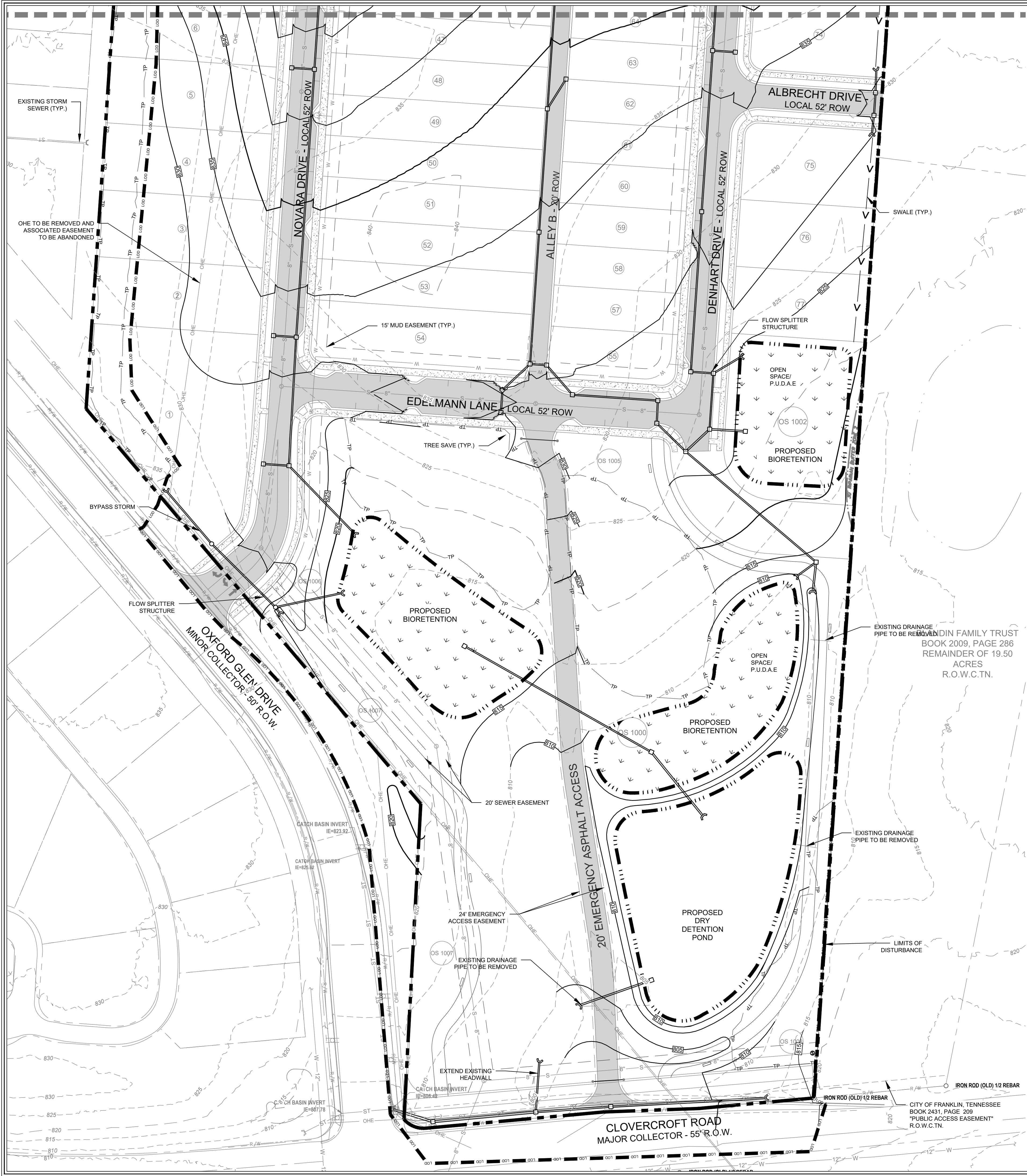
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Checked By: LCW

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**ENLARGED
GRADING &
DRAINAGE
PLAN**

Sheet No.
C 3.1

Filename: \\22-11-1109_4089_Clovercroft\\3_GAN\\Production\\Development Plan\\080 Clover Dev Grading.dwg
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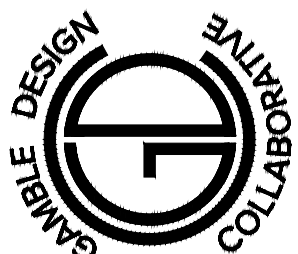
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FRANKLIN, TENNESSEE

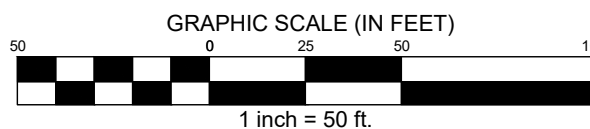
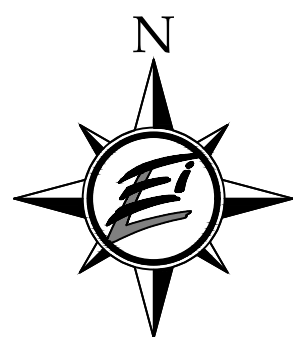
Rev.	Date	Development Plan Revisions
1	11-03-2022	

Issue Date: 09-12-22
ELI Project No: 22-11-1109
Drafted By: RDP
Checked By: LCW

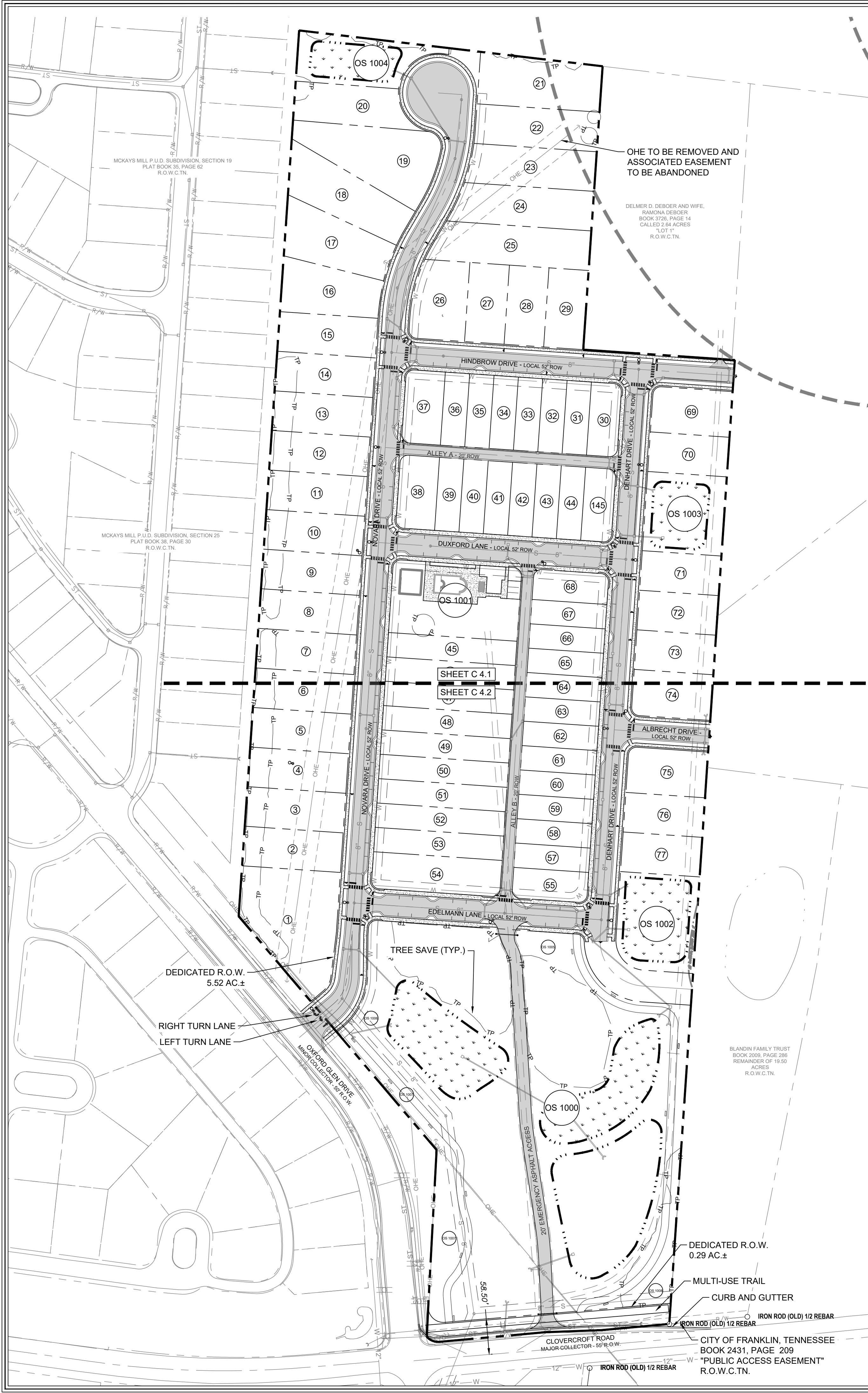
ENLARGED
GRADING &
DRAINAGE
PLAN

Sheet No.

C 3.2

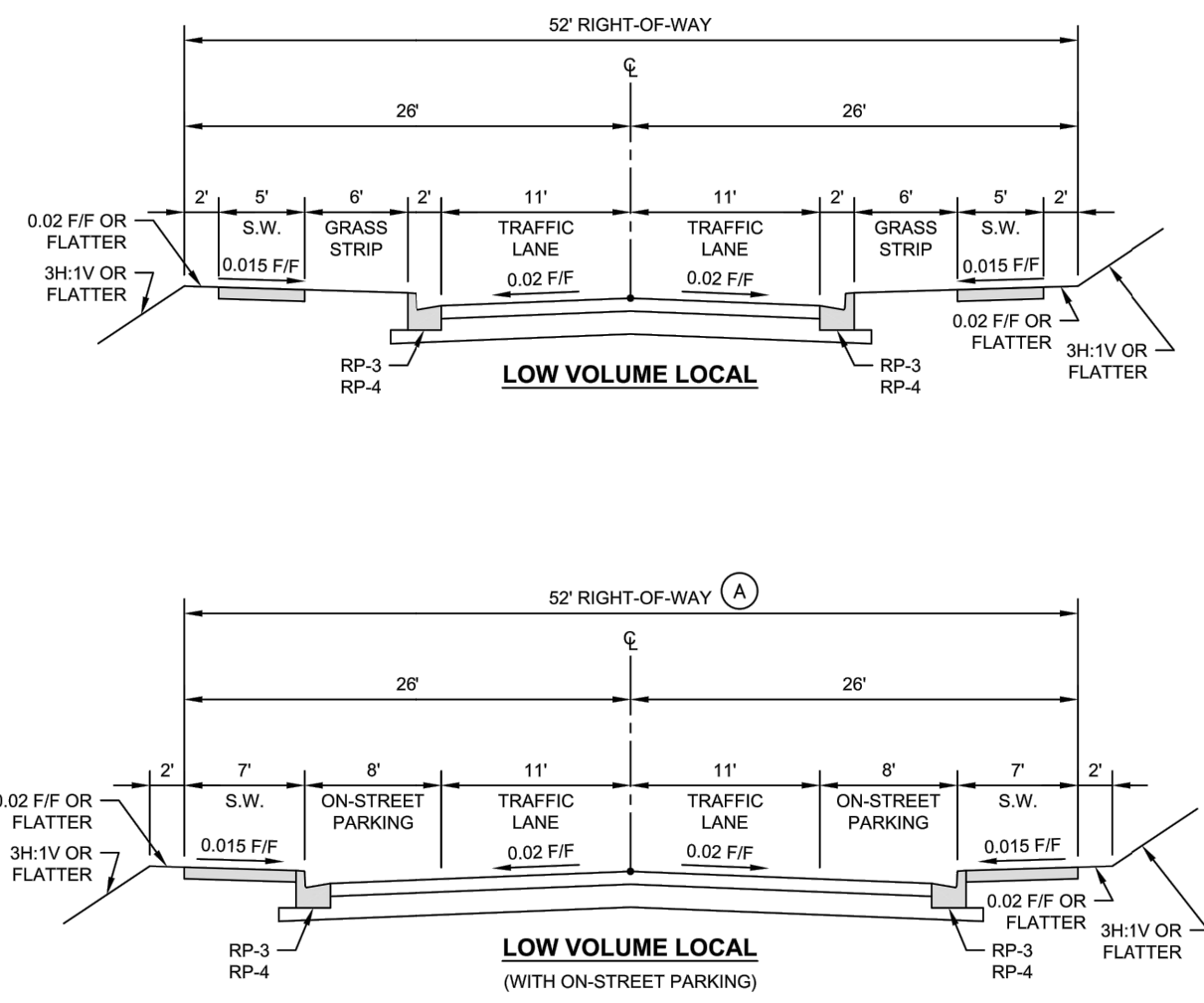


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Plotted: Thursday, November 03, 2022 - 4:43 pm
By: modelinej



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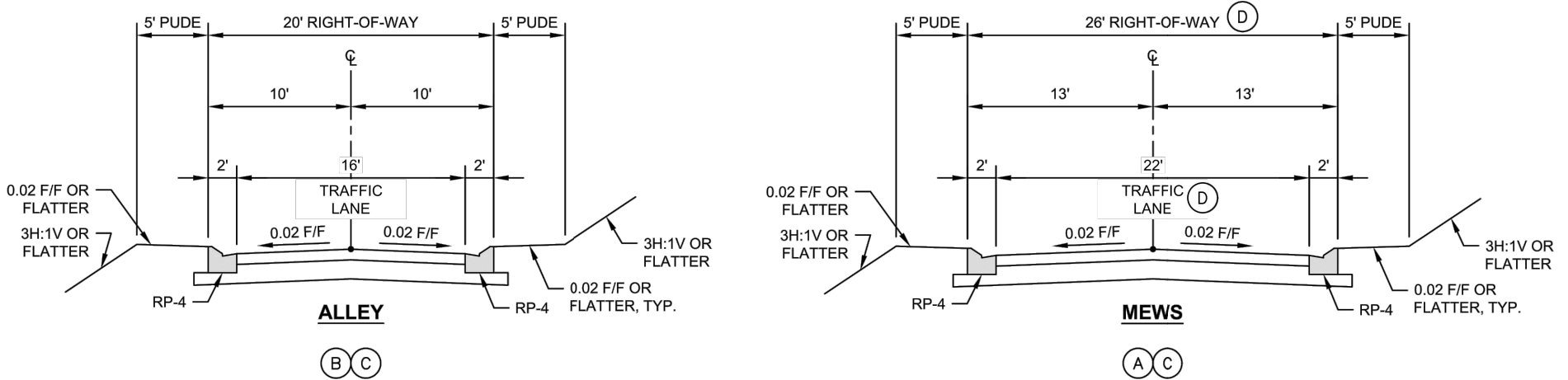
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DESIGN NOTES

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS				DWG. NO.
CITY OF FRANKLIN		CITY ENGINEER: <i>P. P. Hagg</i>	DATE: 7/1/2021	TS-6
NOT TO SCALE				



DESIGN NOTES

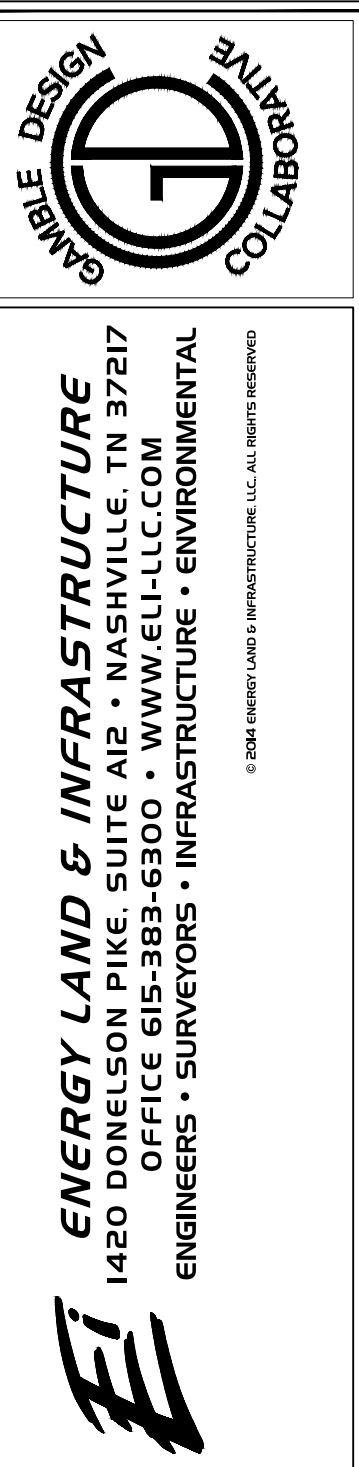
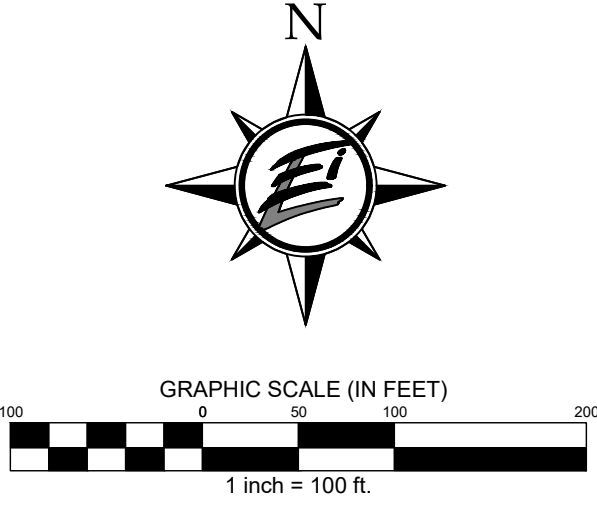
(A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.

(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.

(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.

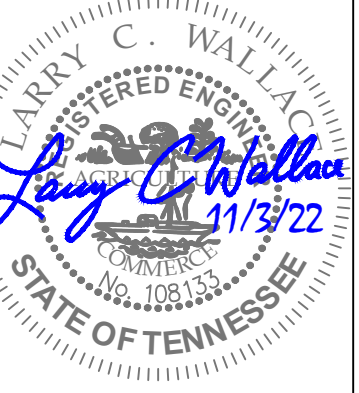
(D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

ALLEY AND MEWS SECTIONS				DWG. NO.
CITY OF FRANKLIN		CITY ENGINEER: <i>P. P. Hagg</i>	DATE: 7/1/2021	TS-7
NOT TO SCALE				



NOVARA
PUD SUBDIVISION,
DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN PROJECT NO. 7967

Rev.	Date	Development Plan Revisions
1	11-03-2022	



Issue Date: 09-12-22
ELI Project No: 22-11-1109
Drafted By: RDP
Checked By: LCW
Sheet Title:

OVERALL
ROW &
ACCESS
PLAN

Sheet No.
C 4.0

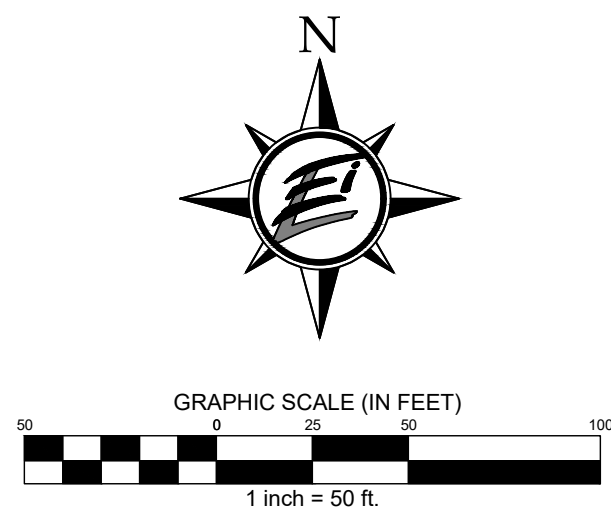
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Plotted: Thursday, November 03, 2022 - 4:43 pm
By: modelylinej



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NOVARA
PUD SUBDIVISION,
DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN PROJECT NO. 7967
FRANKLIN, TENNESSEE

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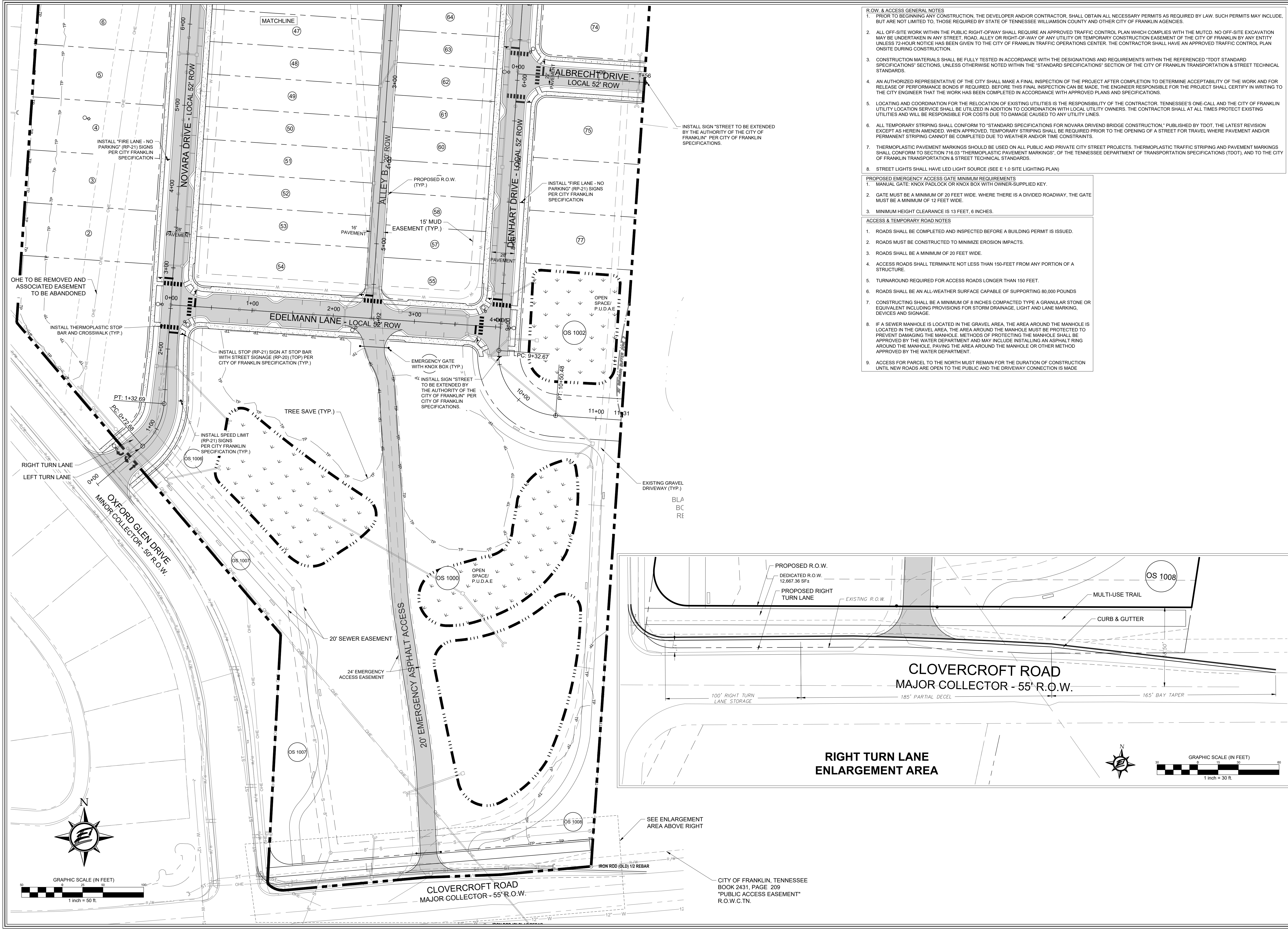


Issue Date: 09-12-22
ELI Project No: 22-11-1109
Drafted By: RDP
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Sheet Title:
**ENLARGED
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ACCESS
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Sheet No.
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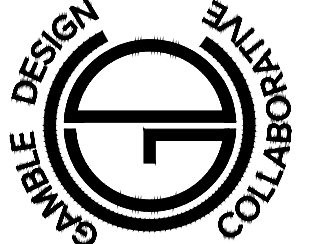
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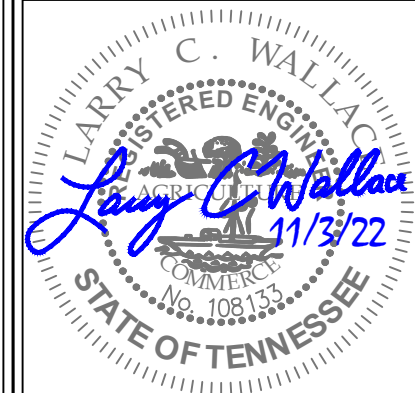


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MAP 80, PARCEL 00602
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Filename: W:\22-11-1109 4089 Clovercroft\3_GAD\Production\Development Plan\080 Clover Dev ROW_Clovercroft-Murf.dwg
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Sheet No.
C 4.3



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8'-4"

8'-0"

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6'-7"

19'-3 1/2"

4'-5"

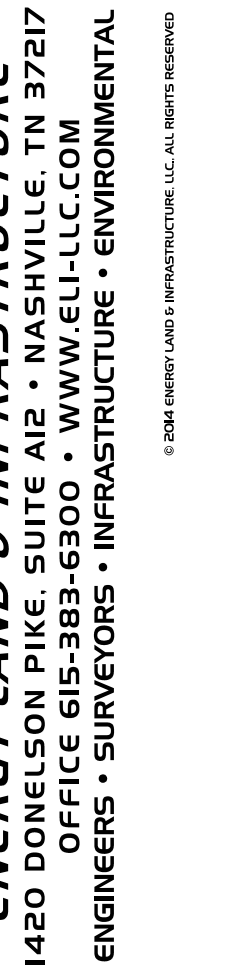
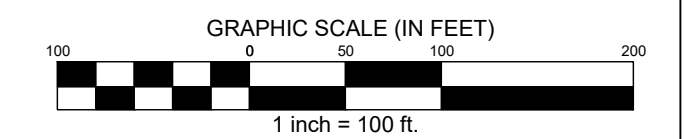
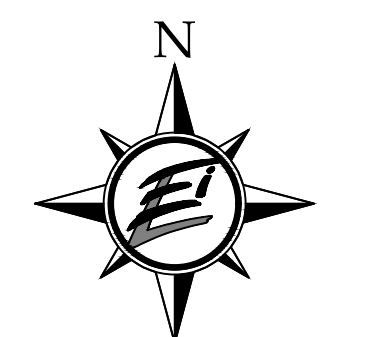
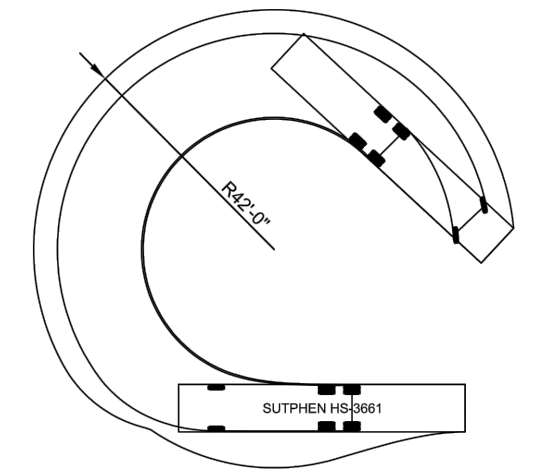
59'-0 1/2"

APPARATUS AND TURNING INFORMATION

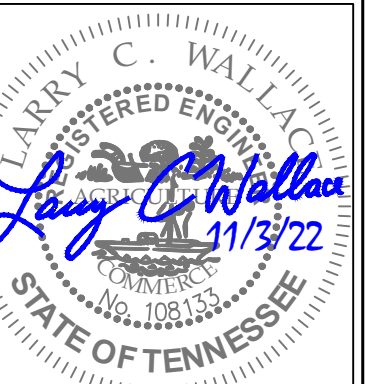
1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8,000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WIDTH = 8,000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

ROAD

SUTPHEN HS3661



NOVAKA
PUD SUBDIVISION,
DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN PROJECT NO. 7967
FRANKLIN, TENNESSEE

[illegible]

Issue Date:	09-12-22
LI Project No:	22-11-1109
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

VEHICLE TRACKING PLAN

Sheet No.

C 4.4

Filename: W:\22-11-1109_4080_Clovercroft\3_CAD\Production\Development Plan\4080 Clover Dev Utility.dwg
Plotted: Thursday, November 03, 2022 - 4:44 pm
By: modeline



GALE DESIGN COLLABORATIVE

ENERGY LAND & INFRASTRUCTURE
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NOVARA PUD SUBDIVISION, DEVELOPMENT PLAN
MAP 80, PARCEL 00602
CITY OF FRANKLIN PROJECT NO. 7967

Rev.	Date	Development Plan Revisions
1	11-03-2022	

LARRY C. WALLACE
REGISTERED ENGINEER
STATE OF TENNESSEE
11/3/22

Issue Date: 09-12-22
ELI Project No: 22-11-1109
Drafted By: RDP
Checked By: LCW
Sheet Title:
OVERALL UTILITY PLAN
Sheet No:
C 5.0



WATER & SEWER GENERAL NOTES

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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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2. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20 PSI (SOME PROJECTS MAY REQUIRE A GREATER AMOUNT).
3. FOR SINGLE-FAMILY HOMES GREATER THAN 3,600-SF A MINIMUM FIRE FLOW OF 1,500 GPM IS REQUIRED UNLESS THE HOMES ARE PROTECTED BY APPROVED FIRE SPRINKLER SYSTEMS.
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UTILITY PROVIDERS

ELECTRIC
MT&C
2156 EDWARD CURD LANE
FRANKLIN, TN 37064
ROGER HEGINBOTTOM
(615) 595-4677

NATURAL GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, #600
FRANKLIN, TN 37067
(615) 771-8300

SEWER
CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT
124 LUMBER DR.
FRANKLIN, TN 37064
(615)-794-4554

WATER
MILCROFTEN UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615)-794-5947

FLOW TEST

DATE: 9-3-2022
GAGE HYDRANT #239
LOCATION: 3085 OXFORD GLEN DR.
STATIC: 53.5 PSI
RESIDUAL: 50.0 PSI

FLOW HYDRANT #240
LOCATION: 4000 OXFORD GLEN DR.
FLOW: 3810 GPM @ 20 PSI

WATER & SEWER DATA CHART
DEVELOPMENT TYPE: SINGLE FAMILY
RESIDENTIAL
UNIT FLOW IN GPD: 350 GPD
NUMBER OF UNITS: 77(SINGLE FAMILY
RESIDENCES)
FLOW IN GPD: 26,950 GPD

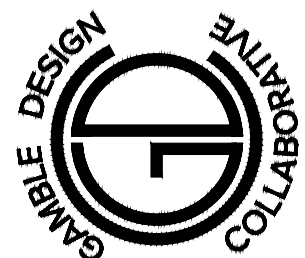
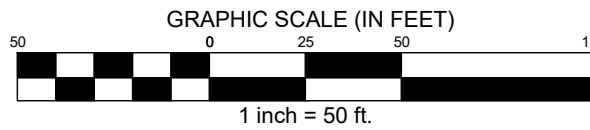
Water Service
Sewer Service

LEGEND

OVER HEAD UTILITIES	—OH—	UTILITY POLE	⊙
EASEMENT	---	UTILITY POLE WITH LIGHT	⊙*
PROPERTY LINE	---	LAMP POST	⊙
UNDER GROUND TELEPHONE	---	GUY WIRE	⊙
WATER LINE	—W—	FIRE HYDRANT	⊙
SANITARY SEWER LINE	—SA—	WATER VALVE	⊙
TREE LINE	---	WATER METER	⊙
FENCE LINE	—X—	STORM INLET	⊙
DIRECTIONAL FLOW ARROW	→	SANITARY MANHOLE	⊙
EXISTING DITCH LINE	---	EXISTING IRON ROD	⊙
PROPOSED STORM LINE	---		
PROPOSED CATCH BASIN	□		
PROPOSED SANITARY SEWER	—S—		
PROPOSED FORCEMAIN	—FM—		

UTILITY IMPACT STATEMENT

THE ANTICIPATED DEMAND FOR WATER AND SEWER IS 26,950 GPD BASED ON A 350 GPD UNIT FLOW AND 77 SINGLE FAMILY HOMES. THERE ARE NO RECLAIMED WATER LINES IN THE VICINITY.



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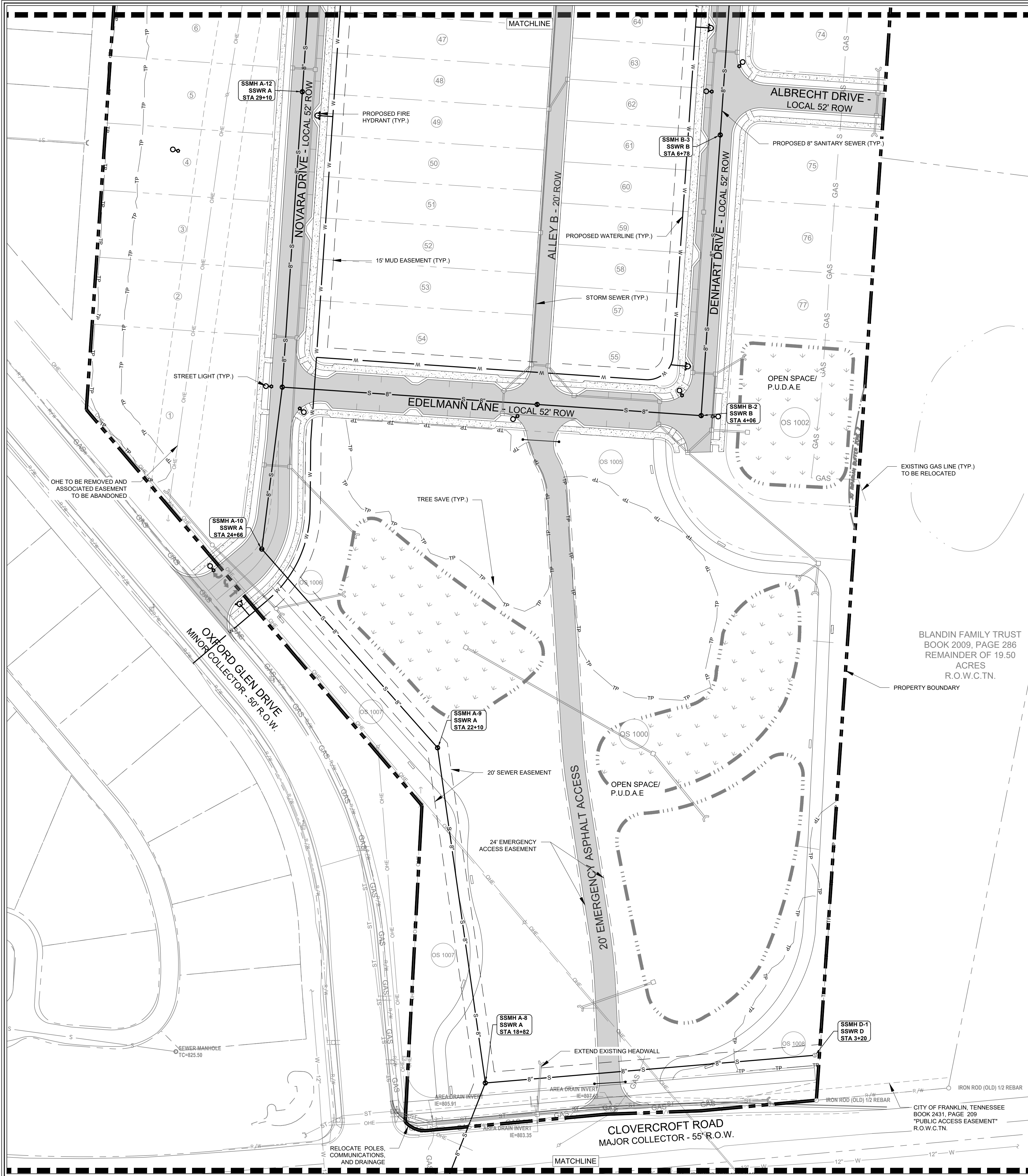


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ENLARGED
UTILITY
PLAN

Sheet No.
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Filename: \\V2-11-1109 4080 Clovercroft\3_CAD\Production\Development Plan\080 Clover Dev Utility.dwg
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By: modelinej



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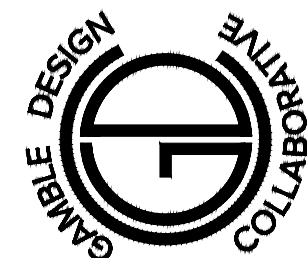
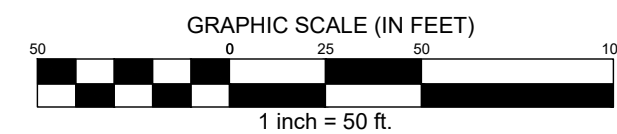
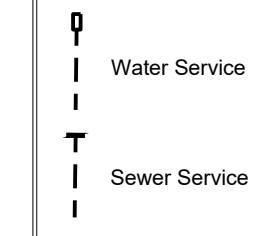
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FLOW TEST

DATE 9-1-2022
GAGE HYDRANT #239
LOCATION: 3085 OXFORD GLEN DR.
STATIC: 53.5 PSI
RESIDUAL: 50.0 PSI

FLOW HYDRANT #240

LOCATION: 4000 OXFORD GLEN DR.
FLOW: 3810 GPM @ 20 PSI

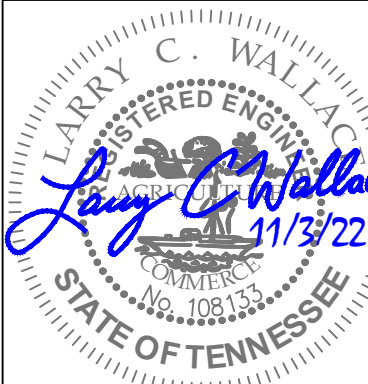


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NOVARA
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Issue Date: 09-12-22
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Checked By: LCW

Sheet Title:
ENLARGED
UTILITY
PLAN

Sheet No.
C 5.2

Filename: \\k:\22-11-1109 4080 Cloverdev\3_CAD\Production\Development Plan\080 Clover Dev Utility.dwg
Plotted: Thursday, November 03, 2022 4:44 pm
By: modelynej



UTILITY PROVIDERS

ELECTRIC

MTEC
2156 EDWARD CURD LANE
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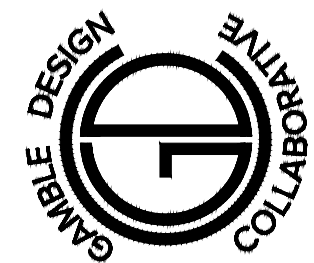
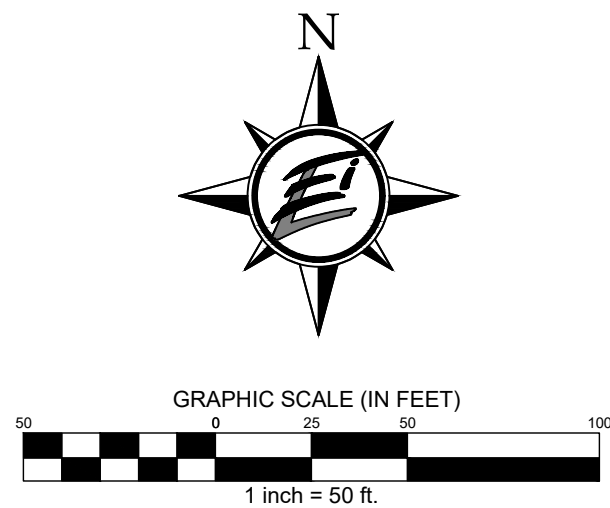
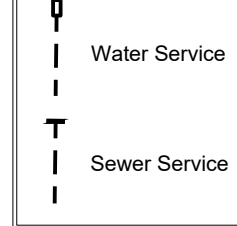
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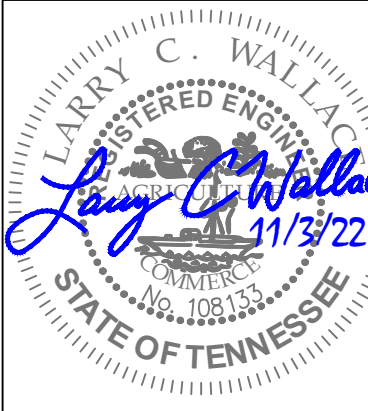


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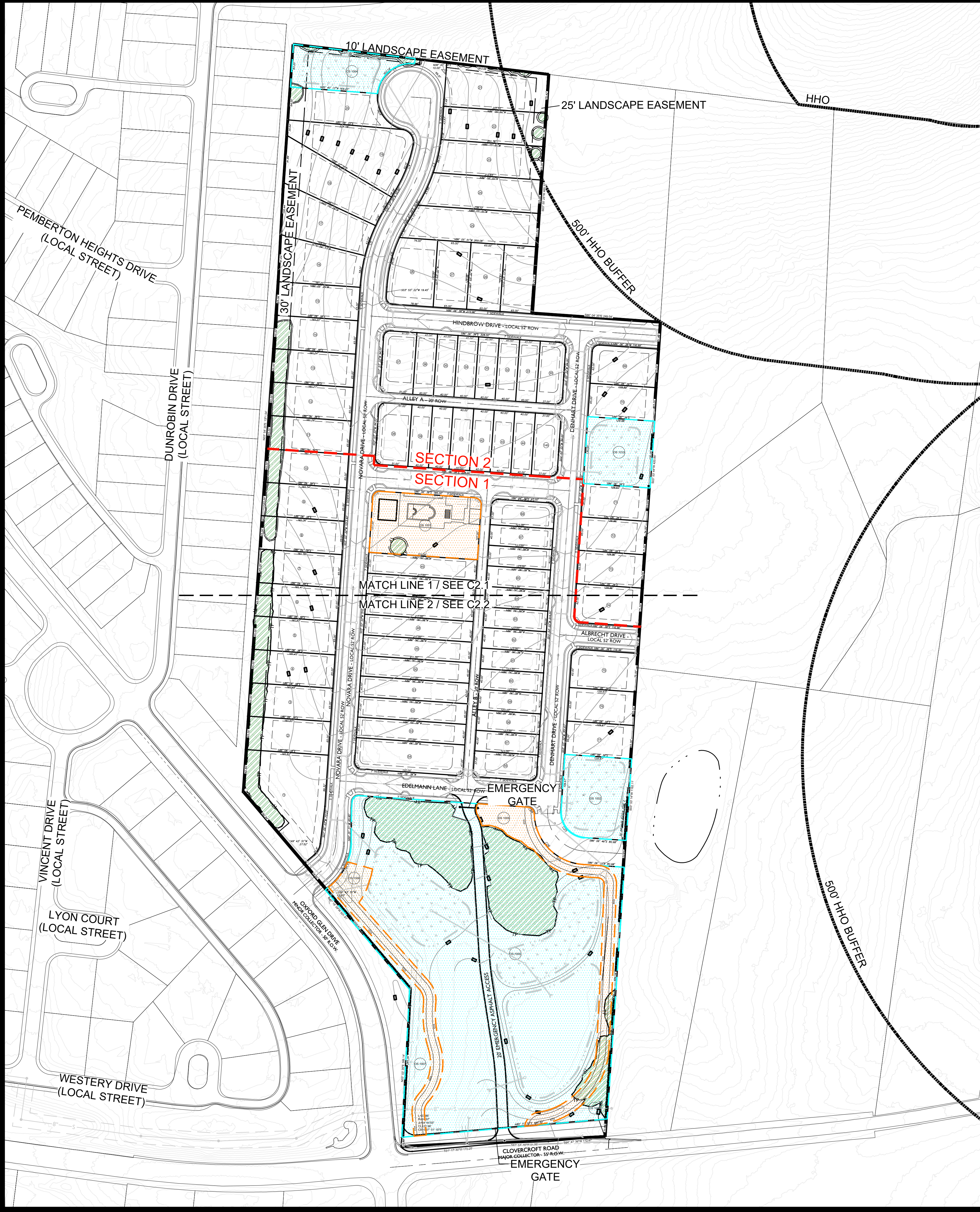
Sheet Title:

ENLARGED
UTILITY
PLAN

Sheet No.

C 5.3





DEVELOPMENT PHASING TAKE DOWN CHART

Development	Approval Date	Total Acreage	65' Detached Dwellings	40' Detached Dwellings	Total Dwellings	Lot Numbers	Open Space Lot Numbers	Open Space Acreage
Development Plan		29.46	38	39	77	---	---	
Section 1	TBD	17.63	13	25	38	1-10, 45-68, 75-77	1000-1002, 1005-1008	7.36
Section 2	TBD	11.83	23	16	39	11-44, 69-74, 145	1003, 1004	0.74

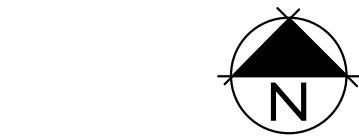
KEY

PRESERVED CANOPY

OPEN SPACE

NATURAL AREA

TREE PRESERVATION FENCE



NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
△	
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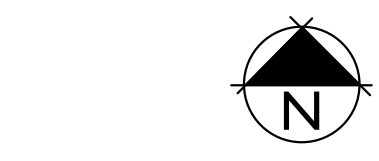
KEY

PRESERVED CANOPY

OPEN SPACE

NATURAL AREA

TREE PRESERVATION FENCE



NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

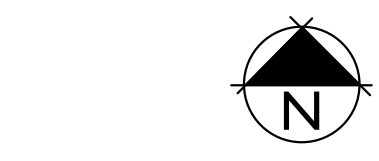


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KEY

- PRESERVED CANOPY
- OPEN SPACE
- NATURAL AREA
- TREE PRESERVATION FENCE



**NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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SITE DATA CHART

PROJECT NAME: NOVARA PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER: 7967
ADDRESS: 4080 CLOVERCROFT ROAD, FRANKLIN, TN
PARCEL(S): MAP 080, PARCEL 00602
ACREAGE / SF OF SITE: 29.46 AC / 1,283,278 SF
VESTING (IF APPLICABLE): XXXX

BASE ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: PLANNED DISTRICT (PD)
(2.61 DUA)
500' HHO BUFFER
MIXED RESIDENTIAL

ZONING OVERLAY:
DESIGN CONCEPT: SINGLE-FAMILY RESIDENTIAL
2.5 STORIES
LANDSCAPE

BUILDING TYPES APPLIED:
BUILDING HEIGHT:
FRONTAGE TYPES APPLIED:
LOT WIDTH (RESIDENTIAL): 65' LOTS
40' LOTS

LOT SIZE (RESIDENTIAL): 65' - 8,440 SF MIN.
40' - 4,800 SF MIN.

SETBACKS:
40' LOTS -
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

65' LOTS -
FRONT: 15'
SIDE: 5'
SIDE STREET: 10'
REAR: 20'

DWELLING UNIT COUNT (BY TYPE):
SINGLE -FAMILY: 77
65' LOTS: 38
40' LOTS: 39

MINIMUM LSA: 20% (5.89 AC)
OPEN SPACE REQUIRED: 5% (1.47 AC)
NATURAL AREA REQUIRED: 10% (2.95 AC)
TREE CANOPY RETENTION REQ: 1.84 AC
TREE CANOPY RETENTION PROV: 1.87 AC

PARKING REQUIRED (BY USE): 154 PARKING SPACES
SINGLE-FAMILY
77 - SINGLE-FAMILY (2 PER LOT) - 154
TOTAL REQUIRED - 154
PARKING PROVIDED: 256 SPACES

PARKLAND IMPACT FEES:
77 UNITS X \$4,304.00 = 331,408.00
FEES SHALL BE PAID AT FINAL PLAT

HISTORIC RESOURCE
TREATMENT (Y/N): NO

SPECIMEN TREE LIST

NUMBER	DIAMETER (INCHES)	SPECIES	REMOVED
1	24	MAPLE	
2	28	CHERRY	
3	24	MAPLE	
4	24	CHERRY	
5	26	CHERRY	
6	32	HICKORY	
7	24	HICKORY	
8	26	CHERRY	
9	24	MAPLE	
10	24	CHERRY	
11	24	OAK	
12	26	CHERRY	
13	24	CHERRY	
14	42	CHERRY	
15	28	OAK	
16	24	HICKORY	
17	48	OAK	
18	36	MAPLE	X
19	30	HICKORY	X
20	26	HICKORY	X
21	26	OAK	X
22	26	HACKBERRY	X
23	28	HICKORY	X
24	48	HACKBERRY	X
25	26	OAK	
26	28	HICKORY	X
27	26	OAK	X
28	24	OAK	X
29	24	MAPLE	X
30	24	CHERRY	X
31	26	CHERRY	X
32	26	MAPLE	X
33	24	WILLOW	X
34	24	WILLOW	X
35	24	SYCAMORE	X
36	24	HACKBERRY	X
37	24	HACKBERRY	X
38	28	HACKBERRY	X
39	36	OAK	X
40	24	HACKBERRY	X
41	38	HACKBERRY	X
42	34	HACKBERRY	X
43	36	HACKBERRY	X
44	26	HACKBERRY	X
TOTAL	1,238"		740"

TOTAL HEALTHY INCHES REMOVED: 740"
TOTAL REPLACEMENT INCHES REQUIRED: 1,480"

TREE CANOPY RETENTION

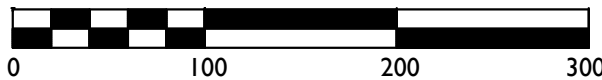
OVERALL SITE AREA = 1,283,278 SF (29.46 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 149,460 SF: 3.43 AC (11.6 % OF SITE)
REQUIRED CANOPY PRESERVATION: 54% (80,708 SF: 1.85 AC)
PROVIDED CANOPY PRESERVATION: 80,724 SF: 1.85 AC (54% OF EXISTING)

KEY

- EXISTING CANOPY
- PRESERVED CANOPY
- TREE PRESERVATION FENCE



NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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OVERALL TREE
PRESERVATION
SHEET
L1.0
COF # 7967



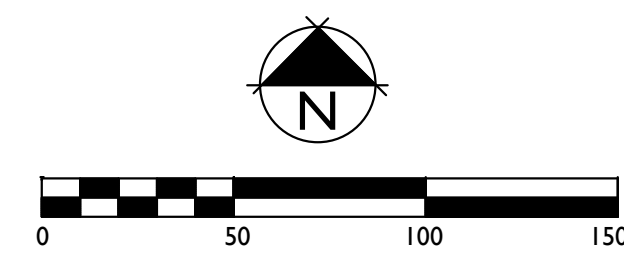
DUNROBIN DRIVE
(LOCAL SHEETS)

500' HHO BUFFER

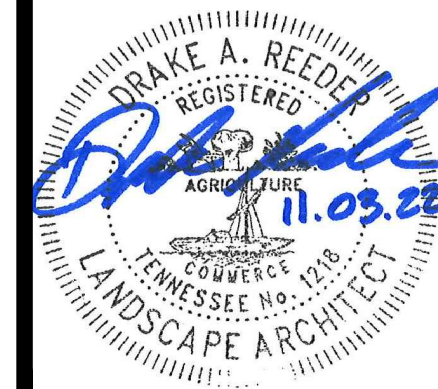
MATCH LINE 1 / SEE L1.1
MATCH LINE 2 / SEE L1.2

TREE CANOPY RETENTION	
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NOVARA PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

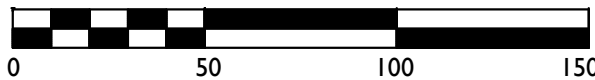


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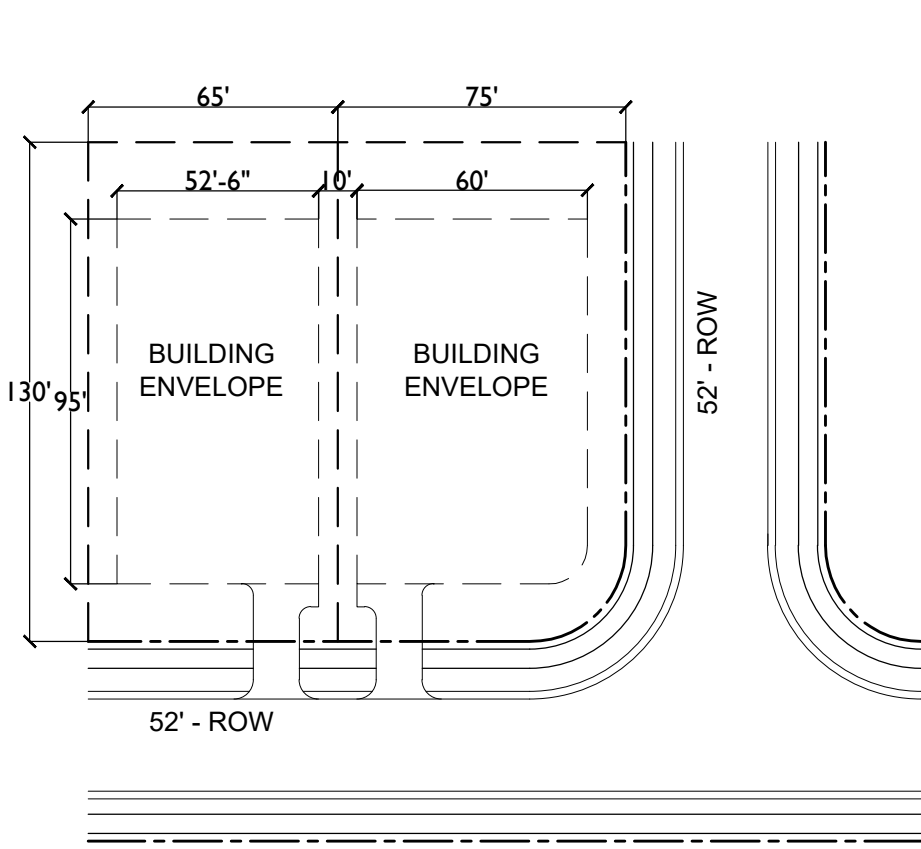
KEY	
	EXISTING CANOPY
	PRESERVED CANOPY
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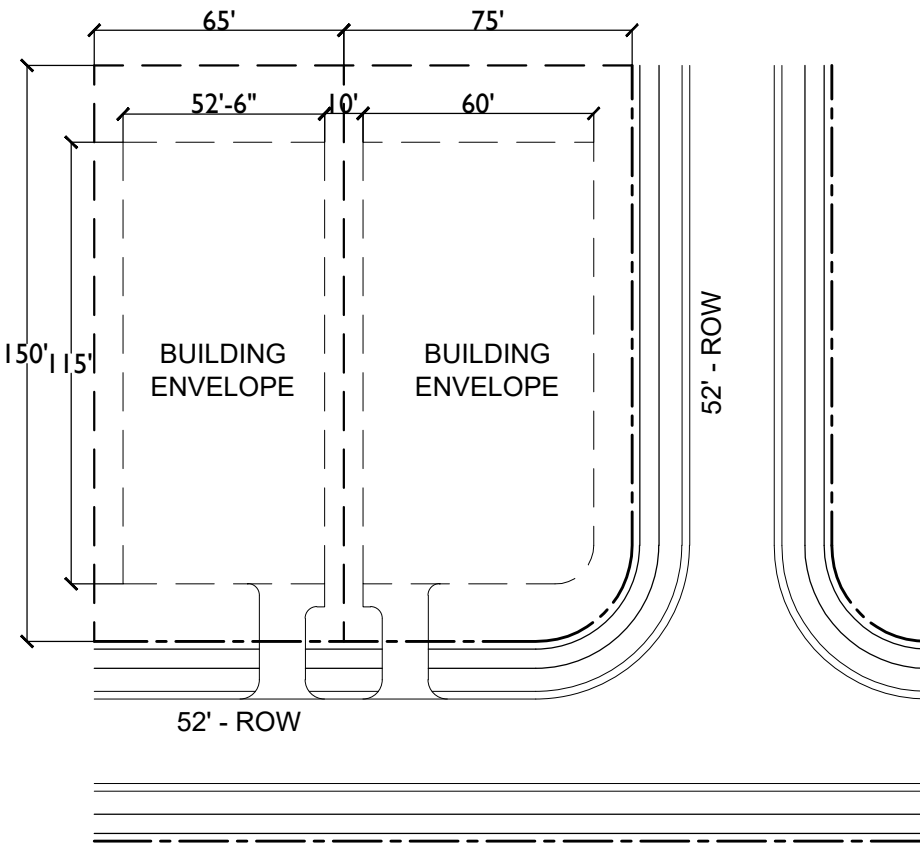
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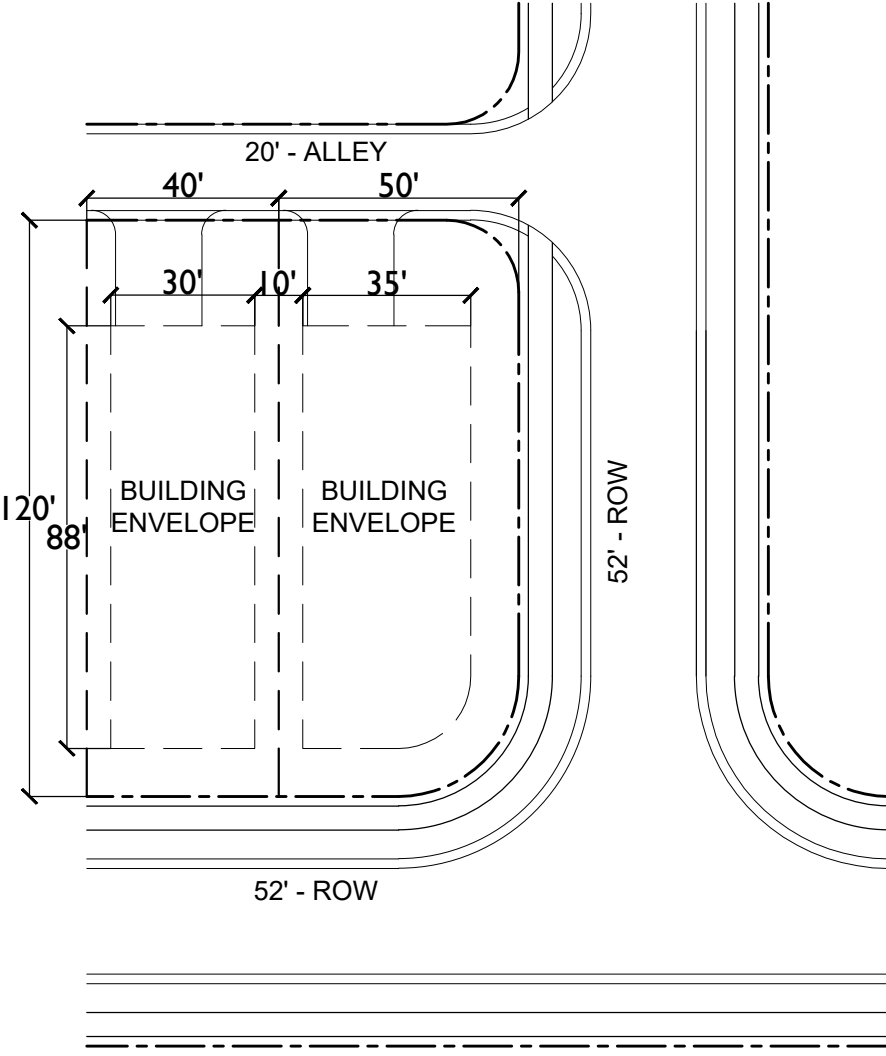
65' X 130' DETACHED
FRONT SETBACK: 15'
SIDE SETBACK: 5'
SIDE STREET SETBACK: 10'
REAR SETBACK: 20'



65' X 150'+ DETACHED
FRONT SETBACK: 15'
SIDE SETBACK: 5'
SIDE STREET SETBACK: 10'
REAR SETBACK: 20'

1
A1.0
65' FRONT-LOADED
CONCEPTUAL ELEVATIONS AND LOT DIAGRAMS

NTS



40' X 120' ALLEY-LOADED
FRONT SETBACK: 10'
SIDE SETBACK: 5'
SIDE STREET SETBACK: 10'
REAR SETBACK: 22'

2
A1.0
40' ALLEY-LOADED
CONCEPTUAL ELEVATIONS AND LOT DIAGRAMS

NTS

Proposed Development Plan - 4080 Clovercroft Road, Franklin, TN

We reside at 4084 Clovercroft Rd. We are not against development but we are against something of this high density being approved.

Something more appropriate would be 1 acre lots.

Clovercroft Road is a major failure by the city and county to allow this much traffic. With a development of 500 homes going in at 4099 Clovercroft and this proposal, it is totally a huge mistake.

We average 1 car a month in our front yard. All have been roll overs.

Additionally, it can take up to 5 min to get out of our driveway on work days.

Clovercroft road is a death trap somewhat like Arno Road and Wilson Pike.

At the meeting held for homeowners, Mr. Gamble told us that if his development, which would only be building single family homes, wasn't approved, the next buyer would be putting in townhomes or apartments.

We found that comment to be a threat and scare tactic to the residents, in order for him to get approval.

Please do not allow this development to proceed with such high density.

Patti and Bill Blandin



File #: 21-03804

DATE: November 7, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Tavistock Subdivision Final Plat, Creating 6 Single-Family Residential Lots, 2 Open Space Lots, And
Dedicating Right-Of-Way, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8000
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Nick Wells, Turnberry Homes, LLC

BACKGROUND/STAFF COMMENTS:

The purposed of this plat is to create 6 single-family residential lots, 2 open space lots, and dedicate right-of-way. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The preliminary plat was approved by FMPC on August 4, 2021 and the site plan was approved administratively in July 2022. The final plat is consistent with both the site plan and the preliminary plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Tavistock Subdivision Final Plat with conditions.

TAVISTOCK SUBDIVISION FINAL PLAT

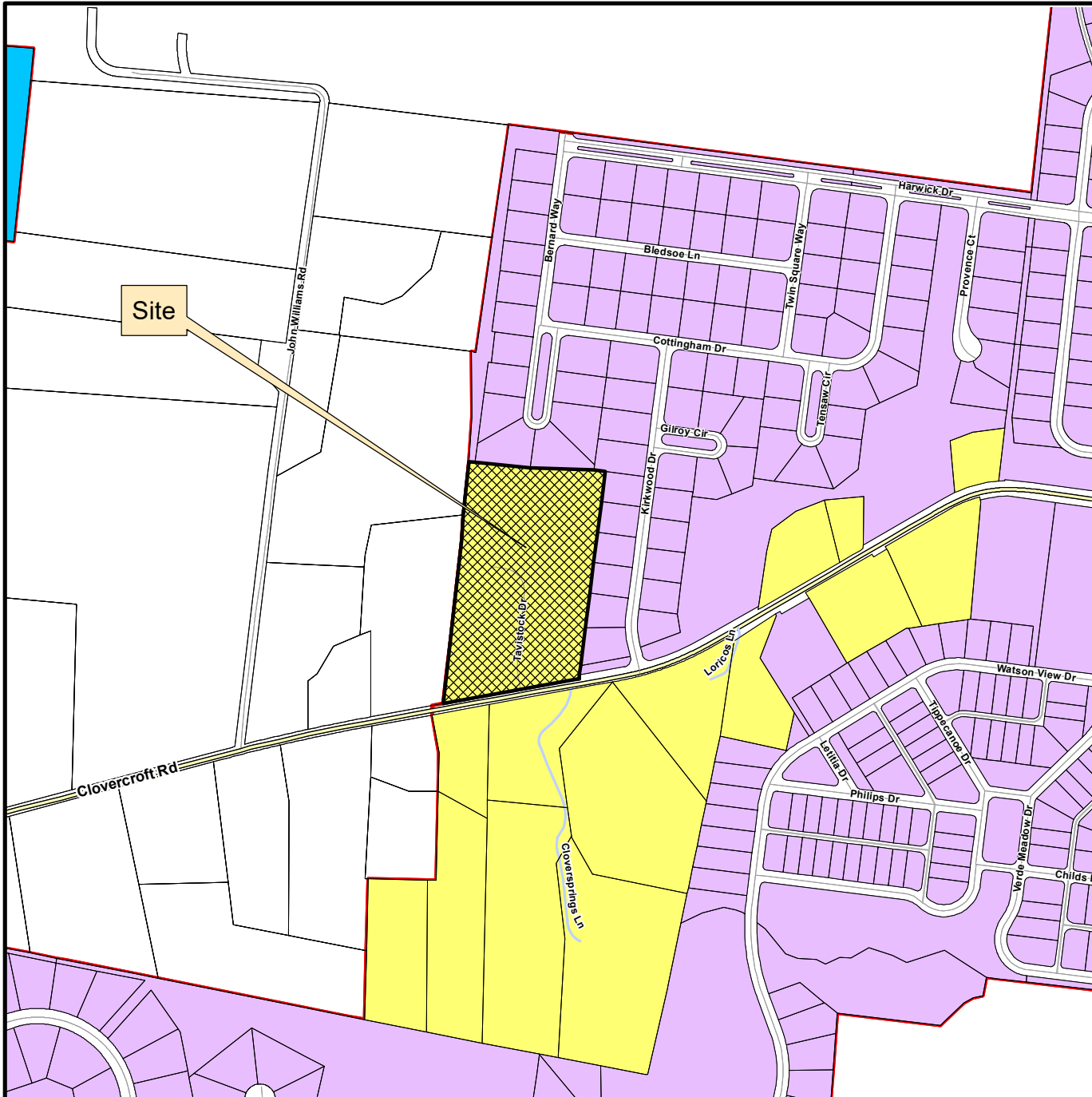
Project Information

Existing Zoning: R-2 Residential

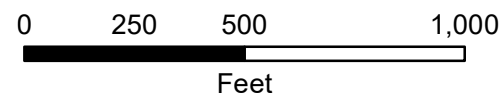
Site Acreage: 7.43 acres

Legend

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

24. Final Plat Shall Match the Site Plan

joe.marlo@franklin.tn.gov *Comment not adequately addressed as the associated Site Plan was not revised to reflect all comments made to it, and therefore the Final Plat also does not reflect all staff comments.*

The Final Plat shall match the associated Site Plan (COF 7855), and cannot be approved ahead of the associated Site Plan in the review process.

The Applicant shall provide the following with the next submittal of the Final Plat:

1. The associated Site Plan (COF 7855) shall be revised to incorporate outstanding City Staff Comments and resubmitted on the same cycle as the Final Plat. *Note, as submitted, the final plat does not appear to be fully coordinated with the Site Plan.*
2. The Final Plat shall be revised to reflect all comments made to the associated Site Plan (COF 7855) as well as those provided with this review for the Final Plat.

Prior to or concurrent with One Stop approval of the Final Plat, the associated Site Plan (COF 7855) shall be approved at One Stop.

27. Proposed Infrastructure

joe.marlo@franklin.tn.gov *Comment partially addressed.*

Applicant shall show infrastructure proposed to be constructed in public ROW or in Public Access Easements where the infrastructure is bonded (i.e. elements that have a guarantee to be built, even if the developer leaves), including:

- 12-foot wide Multi-Use Path along Clovercroft Road
 - *Revise multi-use path per comments made on the associated Site Plan (COF 7855)*
- Street Lighting
 - *Street lighting not shown on resubmitted final plat.*

38. ROW Dedication Area

joe.marlo@franklin.tn.gov *The following is a newcomment based on changes to the final plat.*

Applicant shall break-out the area (square feet) of ROW Dedication along Clovercroft Road from that dedicated for the new local street, and list these areas separately on the final plat.

Parks

General Issues

10. Parkland information

kevinl@franklintn.gov

Applicant shall correct Parkland information on line 10 in the general notes section to read

Parkland:

6 total units with one existing for a count of 5 units x \$4,304 = \$21,520. Fees shall be paid at Final Plat

9. MAINTENANCE OF ALL PEDESTRIAN EASEMENTS AND OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

10. 7 UNITS TOTAL WITH 1 UNIT EXISTING= 6 UNITS X \$4,304= \$24,824. FEES SHALL BE PAID AT FINAL PLAT.

11. TOTAL LENGTH OF TAVISTOCK DRIVE IS 486.52 FEET.

12. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

13. 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.

On 11-7-22 \$5,380 was received by Parks with \$16,140 remaining at OneStop.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:

[COF #7855 \(Tavistock Subdivision, Site Plan\)](#)

shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

39. Amended Site Plan

chelsea.randolph@franklintn.gov

Applicant shall match the final plat to any changes or updates made to the associated site plan. This MUST be done prior to submitting to OneStop.

Stormwater

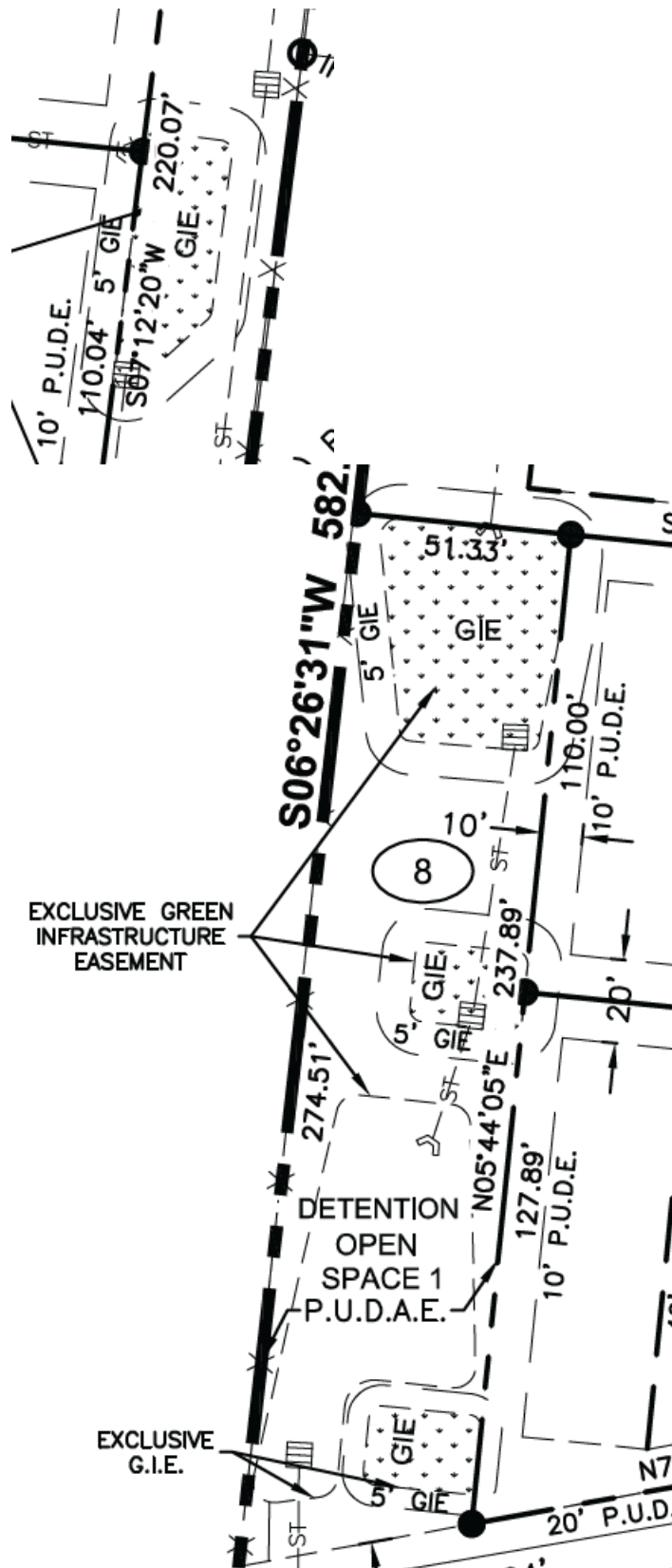
General Issues

6. Bioretention

jeff.willoughby@franklintn.gov

Not addressed.

Green infrastructure and associated easement shall be located in open space lots



Water/Sewer

General Issues

17. Utility easement

The applicant did not address the issue, the 20' easement for sewer is to be exclusive, but is shown as a 20' PUDE, the applicant shall revise or shown proposed utilities to be installed within the sanitary sewer easement area.

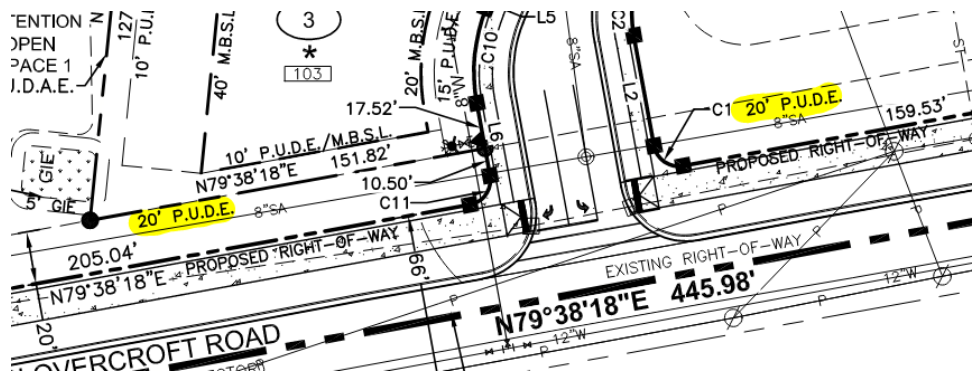
Applicant shall label the sewer line easement as exclusive. in addition, if the sewer is at a depth greater than 12', the easement must be a 30' easement.

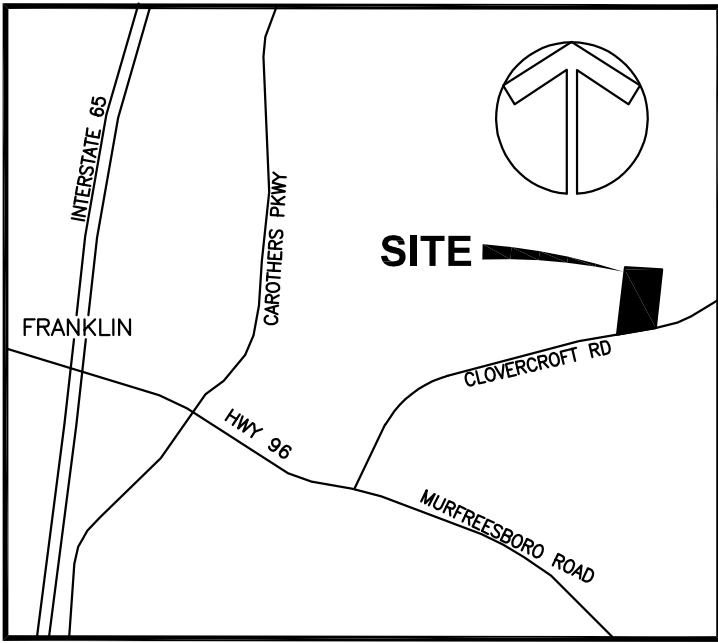
EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.



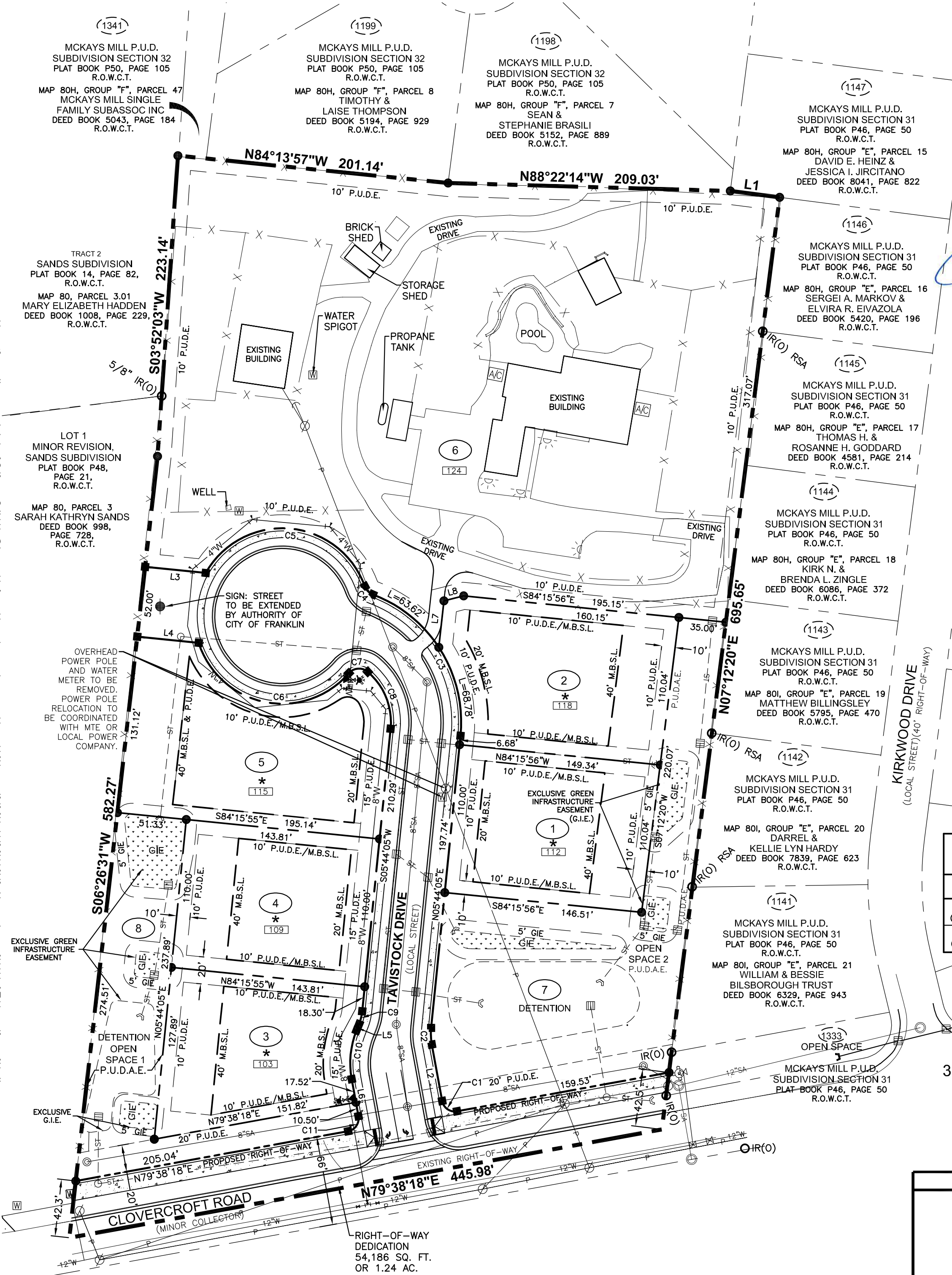


VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE SIX LOTS, TWO OPEN SPACES, AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.
3. THIS PROPERTY IS CURRENTLY ZONED: R-2 (RESIDENTIAL 2 DISTRICT). MINIMUM BUILDING SETBACKS: FRONT= 20'; REAR= 40'; SIDE = 10'.
4. SUBJECT PROPERTY IS SHOWN AS PARCEL 4.01 ON WILLIAMSON COUNTY PROPERTY MAP 80.
5. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0220, 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 BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
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. 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. 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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
9. MAINTENANCE OF ALL PEDESTRIAN EASEMENTS AND OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. 7 UNITS TOTAL WITH 1 UNIT EXISTING= 6 UNITS X \$4,304= \$24,824. FEES SHALL BE PAID AT FINAL PLAT.
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13. 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.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF ITEM 6.
16. 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.
17. 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.
18. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AD NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
19. NO LOTS SHALL HAVE DIRECT ACCESS TO CLOVERCROFT ROAD.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	9.50'	14.92'	90°00'00"	9.50	13.44'	N55°21'42"W
C2	44.00'	12.36'	16°05'47"	6.22	12.32'	N02°18'48"W
C3	101.00'	132.40'	75°06'35"	77.65	123.12'	N31°49'12"W
C4	10.00'	8.67'	49°39'24"	4.63	8.40'	N44°32'48"W
C5	65.00'	148.53'	130°55'33"	142.39	118.26'	N85°10'53"W
C6	65.00'	137.81'	121°28'29"	116.01	113.41'	S78°32'17"E
C7	10.00'	15.67'	89°47'28"	9.96	14.12'	N85°37'12"E
C8	49.00'	47.22'	55°13'09"	25.63	45.42'	S21°52'29"E
C9	35.00'	9.87'	16°09'51"	4.97	9.84'	S13°49'00"W
C10	65.00'	36.60'	32°15'38"	18.80	36.12'	S05°46'07"W
C11	9.50'	14.92'	90°00'00"	9.50	13.44'	S34°38'18"W





File #: 21-03805

DATE: November 7, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Principal Planner

SUBJECT:

Waters Edge PUD Subdivision, Final Plat, Section 7, Creating 45 Single-Family Residential Lots, 24 Townhome Residential Lots, 4 Open Space Lots, Dedication Right-Of-Way, And Revising Open Space Lot 520, On 75.12 Acres, Located West Of The Intersection Of Carothers Parkway And Scouting Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7998
Applicant: Greg Terry, JTA Land Surveying, Inc.
Owner: Josh Thacker, Clayton Properties Group, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 45 single-family residential lots, 24 townhome residential lots, 4 open space lots, and the enlargement of an existing open space lot within Waters Edge PUD subdivision. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan was approved administratively in April 2020 and the development plan was approved in February of 2017. The final plat and site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City

department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Waters Edge PUD Subdivision, Final Plat, Section 7 with conditions.

WATERS EDGE PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD Planned District

Overlay Districts: FFO, FWO

Site Acreage: 75.123 acres

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.
All data and materials (c) copyright 2021. All rights reserved.



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

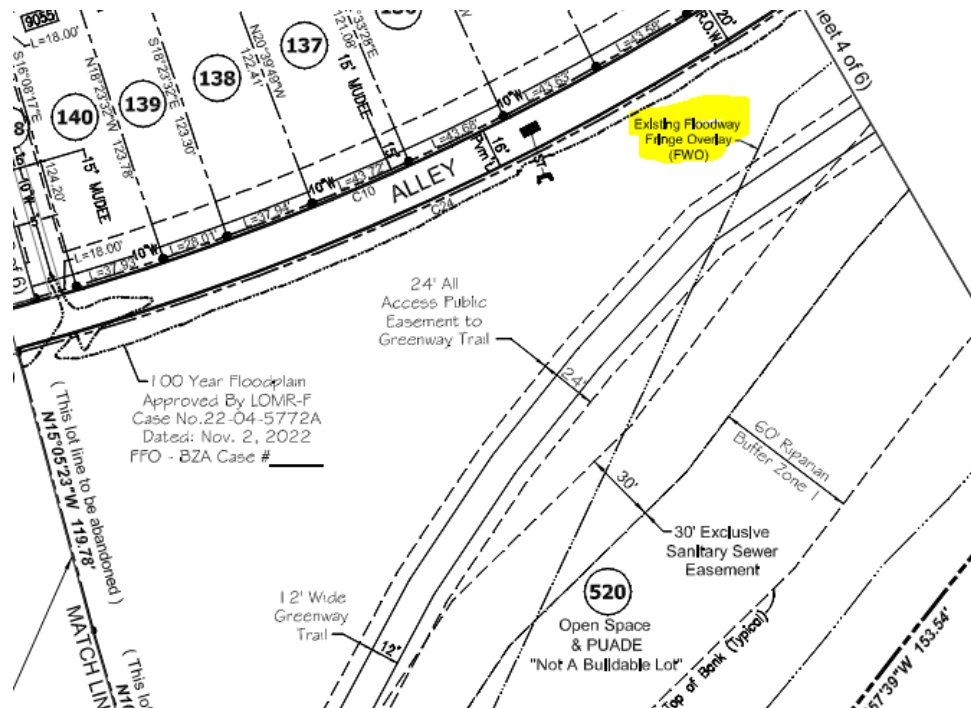
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

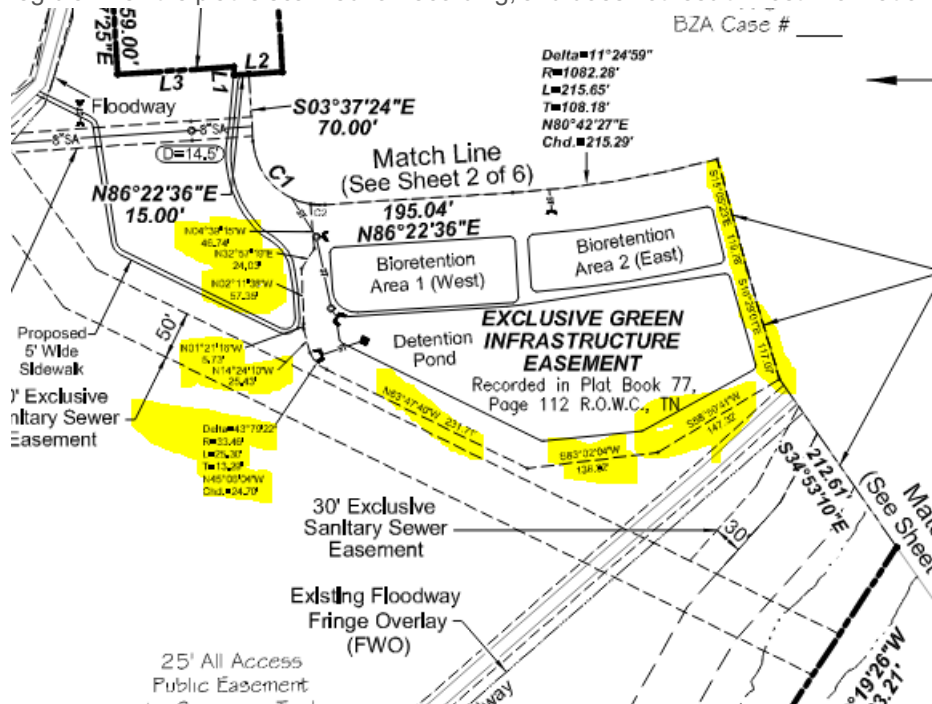
20. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall correct the FFO and FWO boundaries identified on the plat to indicate the Floodway Overlay (FWO) as coinciding with the FEMA Floodway boundary, and the Floodway Fringe Overlay (FFO) as coinciding with the FEMA 100-Year Floodplain boundary.



23. C. Final Plat

The smaller fonts used on the plat, particularly for Sheet 6, will not be legible on the recorded plat. Several examples highlighted below, but may not be inclusive of all such issues. Applicant shall provide all text on the plat of a sufficient size such that it is legible when the plat is scanned for recording, and does not result in lost information.



Applicant shall remove the sentence "Specifically Lots 153 - 172 (Inclusive)" from Note 21, which is applicable for all such sidewalks and trails. Designation of maintenance responsibilities to specific lots or homeowners is to be handled through separate agreements or restrictive covenants, not on the final plat.

21. 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).

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan:
[COF #7195 \(Waters Edge PUD Subdivision, Site Plan, Section 7\)](#)
shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

10. Purpose statement

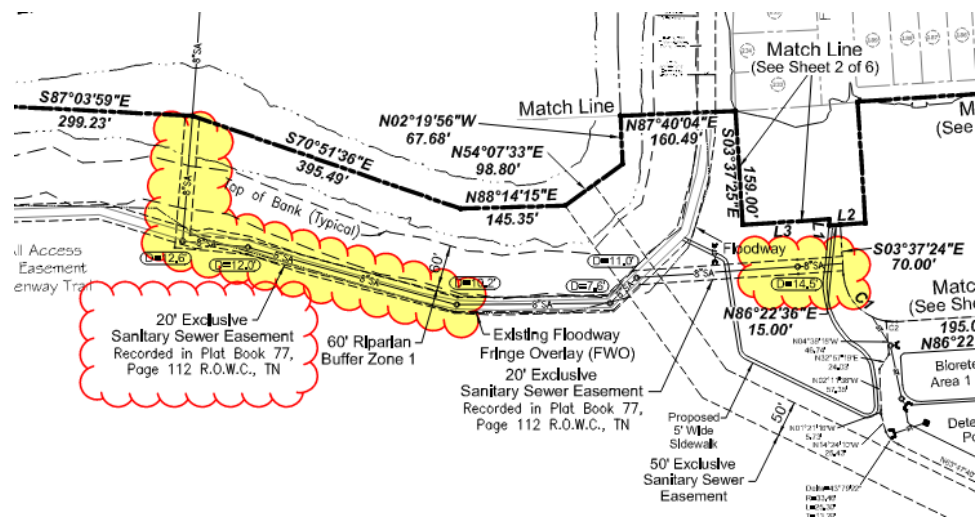
chelsea.randolph@franklin.tn.gov Applicant shall detail the TYPE of buildable lots within the purpose statement. For your reference the site plan details 45 single family lots and 24 townhome lots.

Water/Sewer

General Issues

6. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant has provided the sanitary sewer easements for the location below, but the width does not meet the depth requirements, the applicant shall provide a 30' easement for the sewer that is at or greater than 12' in depth.



Zoning

General Issues

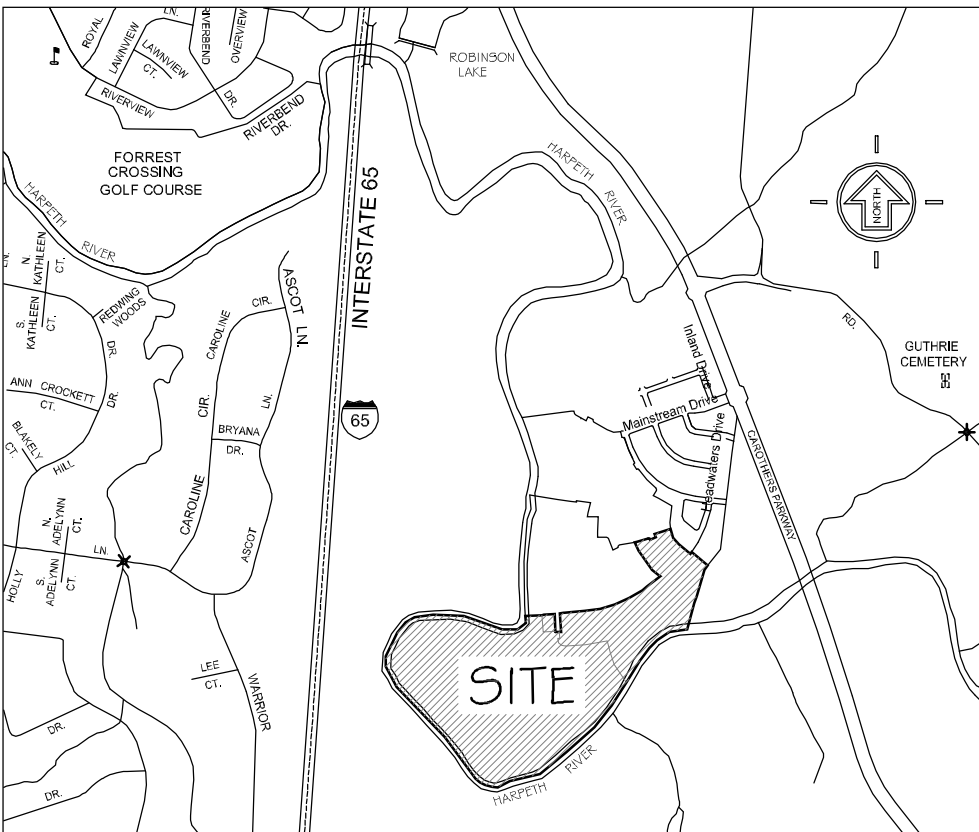
9. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open.

LOMR must be approved by the BZA and case number included on plat.

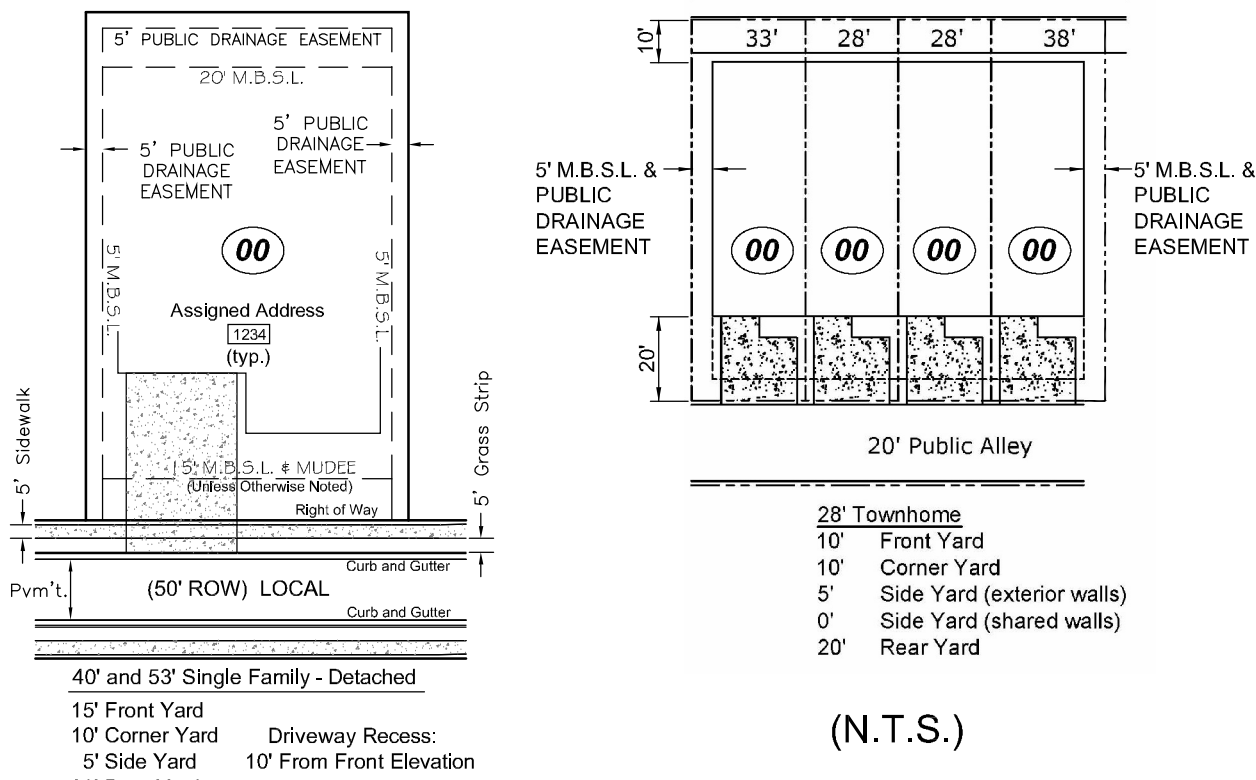
GENERAL NOTES:

1. 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).
2. EXISTING ZONING PD (PLANNED DEVELOPMENT)
FFO, FLOODWAY FRINGE OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS ALL OF PARCEL 186.01 & PARCEL 186.03 ON WILLIAMSON COUNTY TAX MAP NO. 106.
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: CLAYTON PROPERTIES GROUP, INC.,
D.B.A. GOODALL HOWES
ADDRESS: 393 MAPLE STREET, SUITE 100
CALLATIN, TN. 37066
CONTACT: JOSH THACKER
TELEPHONE: (615) 451-5029
EMAIL: JTA@COMCAST.NET
8. 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
9. IRON ROD (FOUND)
10. IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. 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.
13. 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.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19. THERE SHALL BE A MINIMUM OF 10-FEET OF SEPERATION BETWEEN BUILDINGS.
20. 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.
21. 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).
22. 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.
23. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

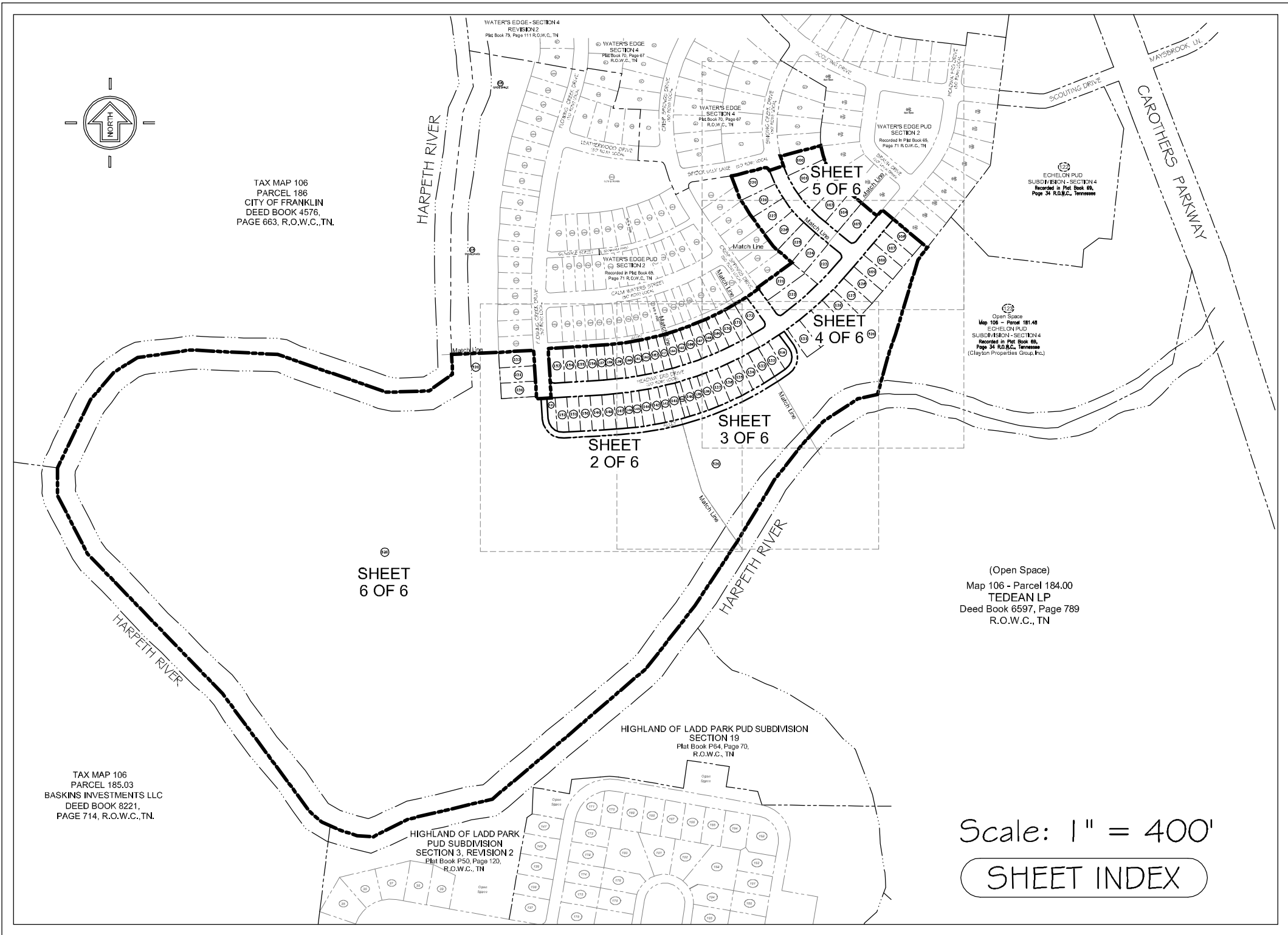


VICINITY MAP
N.T.S.

LOT STANDARDS CHART



(N.T.S.)



Scale: 1" = 400'

SHEET INDEX

GENERAL NOTES CONTINUED:

30. 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

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH (FT)
HEADWATERS DRIVE	LOCAL	50'
CRISP SPRINGS DRIVE	LOCAL	50'
SINGING CREEK DRIVE	LOCAL	50'
ALLEY	ALLEY	20'

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F.) / (MI)	AREA (S.F.)
HEADWATERS DRIVE	1,363 / 0.26	68,223
CRISP SPRINGS DRIVE	145.5 / 0.03	6,083
SINGING CREEK DRIVE	405.7 / 0.07	19,130
ALLEY	1,127.8 / 0.21	22,517

SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PREVIOUS RECORDING OF OPEN SPACE LOT 520 AS SHOWN ON THE FINAL PLAT ENTITLED: WATER'S EDGE PUD SUBDIVISION - SECTION 6 AS RECORDED IN PLAT BOOK 77, PAGE 112 REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.

STATEMENT:
THE MAIN PURPOSE FOR INCLUDING OPEN SPACE LOT 520 IN THIS RECORDING, WAS TO ENLARGE OPEN SPACE 520, BY ABANDONING AND REMOVING A PORTION OF THE EASTERLY BOUNDARY (3 LINE SEGMENTS) OF LOT 520, AS SHOWN ON SHEETS 2 OF 6 & 3 OF 6 HEREIN.

REVISIONS:

- ① By:TMF - 10/28/2022 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 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 STREETS, 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

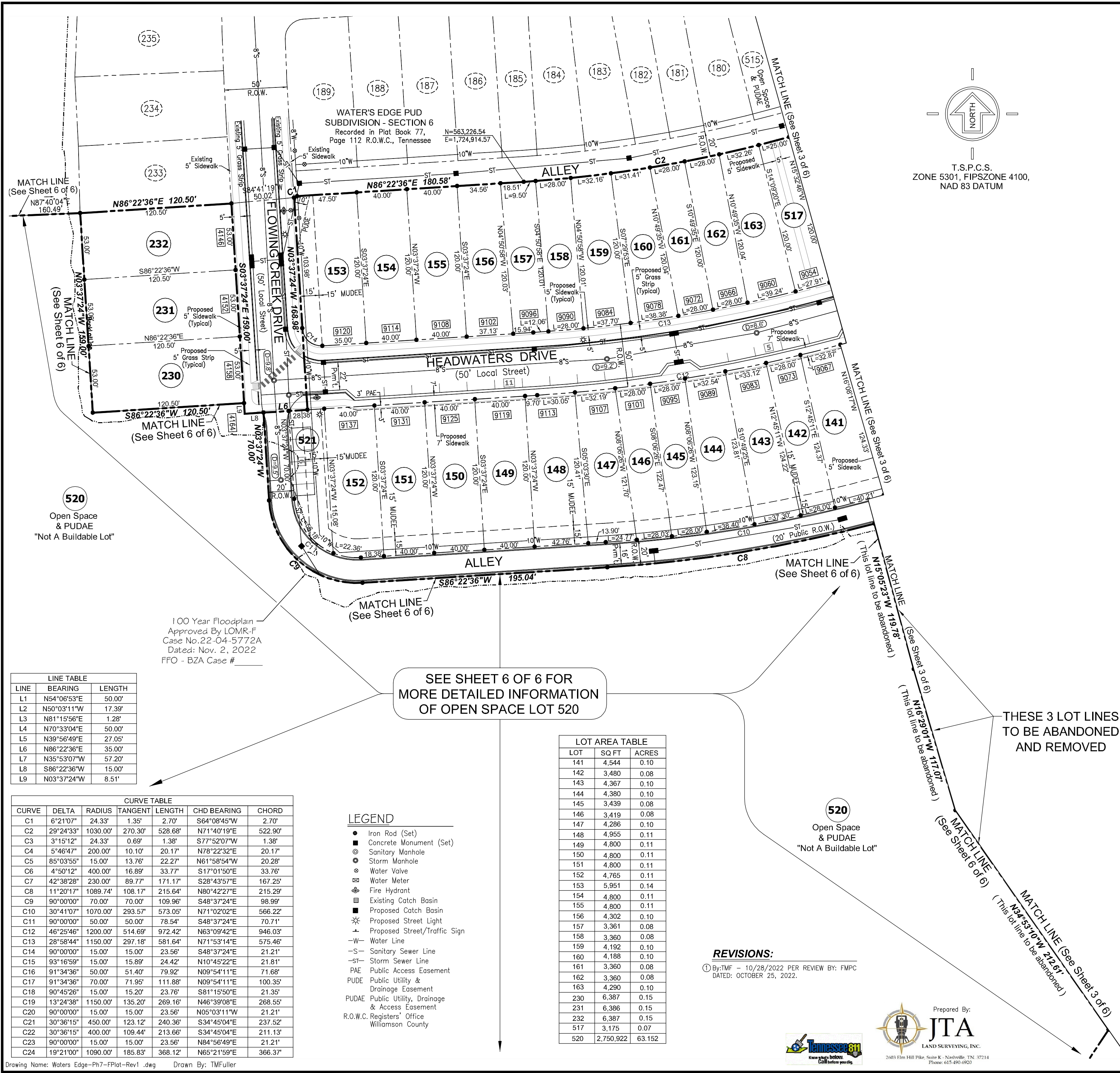
NASHVILLE, TENNESSEE 37214

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 _____ 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

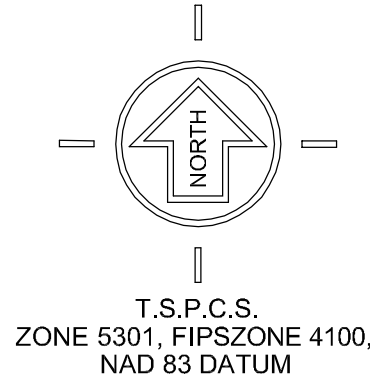
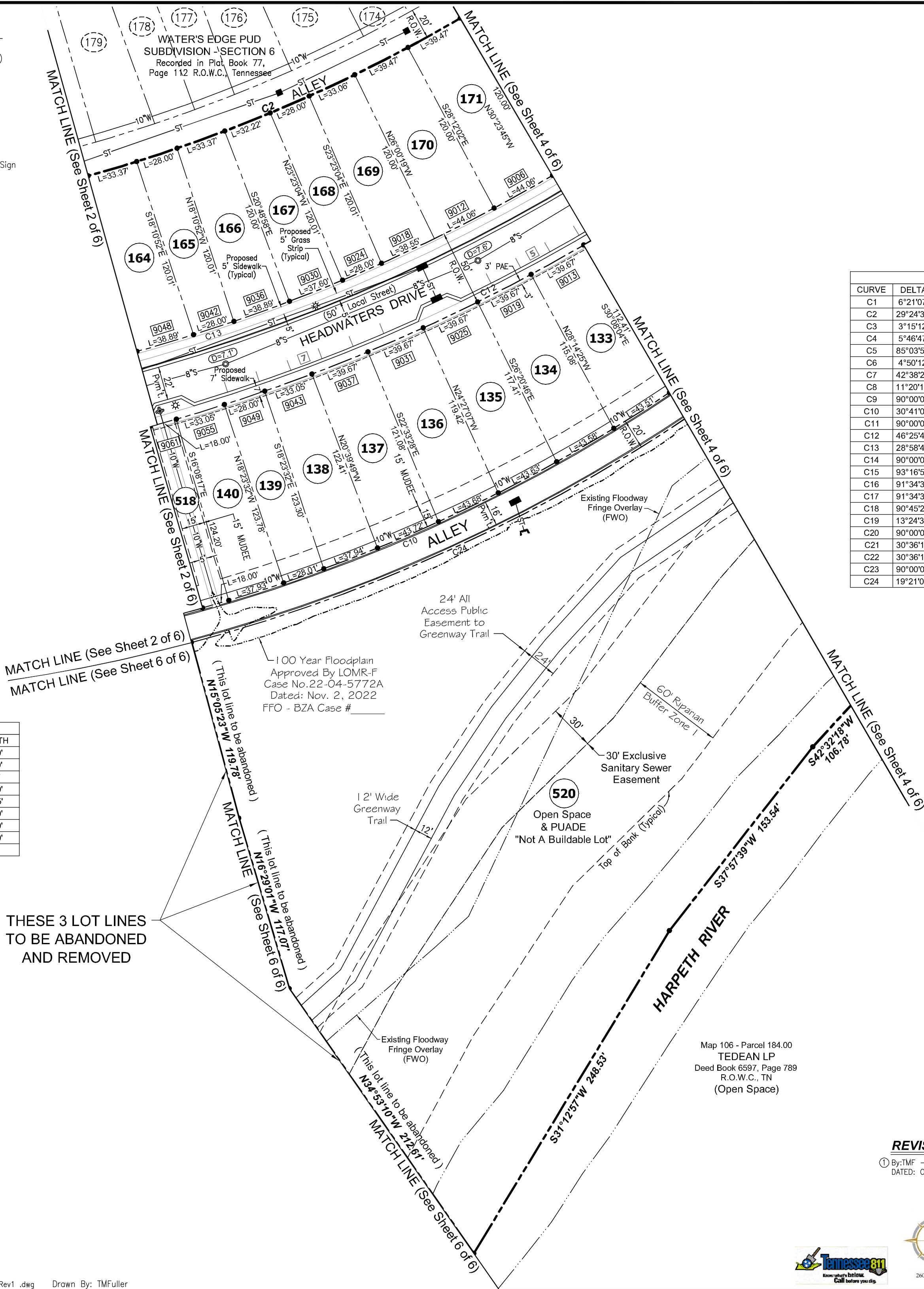
LEGEND

- 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 _____ 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

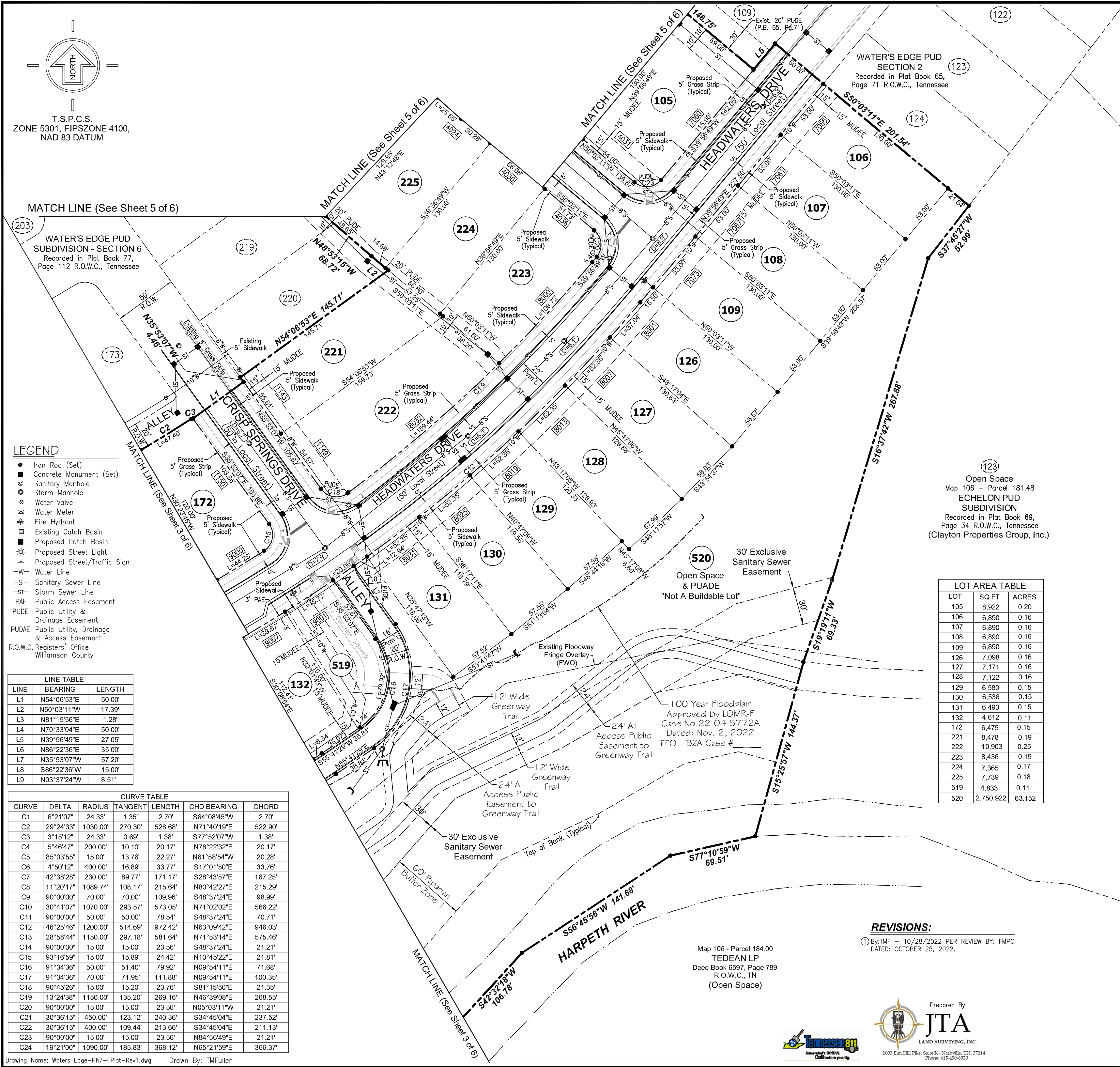
JTA LAND SURVEYING, INC.

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.

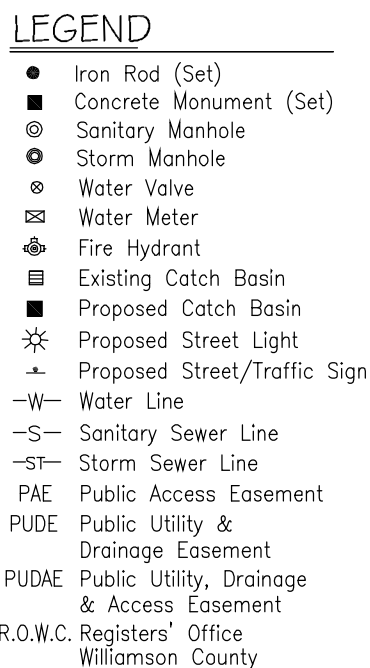
Date: _____ Secretary, Planning Commission

**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



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'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	6°21'07"	24.33'	1.35'	2.70'	S64°08'45"W	2.70'
C2	29°24'33"	1030.00'	270.30'	528.68'	N71°40'19"E	522.90'
C3	3°15'12"	24.33'	0.69'	1.38'	S77°52'07"W	1.38'
C4	5°46'47"	200.00'	10.10'	20.17'	N78°22'32"E	20.17'
C5	85°03'55"	15.00'	13.76'	22.27'	N61°58'54"W	20.28'
C6	4°50'12"	400.00'	16.89'	33.77'	S17°01'50"E	33.76'
C7	42°38'28"	230.00'	89.77'	171.17'	S28°43'57"E	167.25'
C8	11°20'17"	1089.74'	108.17'	215.64'	N80°42'27"E	215.29'
C9	90°00'00"	70.00'	70.00'	109.96'	S48°37'24"E	98.99'
C10	30°41'07"	1070.00'	293.57'	573.05'	N71°02'02"E	566.22'
C11	90°00'00"	50.00'	50.00'	78.54'	S48°37'24"E	70.71'
C12	46°25'46"	1200.00'	514.69'	972.42'	N63°09'42"E	946.03'
C13	28°58'44"	1150.00'	297.18'	581.64'	N71°53'14"E	575.46'
C14	90°00'00"	15.00'	15.00'	23.56'	S48°37'24"E	21.21'
C15	93°16'59"	15.00'	15.89'	24.42'	N10°45'22"E	21.81'
C16	91°34'36"	50.00'	51.40'	79.92'	N09°54'11"E	71.68'
C17	91°34'36"	70.00'	71.95'	111.88'	N09°54'11"E	100.35'
C18	90°45'26"	15.00'	15.20'	23.76'	S81°15'50"E	21.35'
C19	13°24'38"	1150.00'	135.20'	269.16'	N46°39'08"E	268.55'
C20	90°00'00"	15.00'	15.00'	23.56'	N05°03'11"W	21.21'
C21	30°36'15"	450.00'	123.12'	240.36'	S34°45'04"E	237.52'
C22	30°36'15"	400.00'	109.44'	213.66'	S34°45'04"E	211.13'
C23	90°00'00"	15.00'	15.00'	23.56'	N84°56'49"E	21.21'
C24	19°21'00"	1090.00'	185.83'	368.12'	N65°21'59"E	366.37'

LOT AREA TABLE		
LOT	SQ FT	ACRES
100	8,349	0.19
101	8,124	0.19
102	7,955	0.18
103	7,386	0.17
104	7,020	0.16
126	7,098	0.16
127	7,171	0.16
128	7,122	0.16
129	6,580	0.15

REVISIONS:

① By:TMF - 10/28/2022 PER REVIEW BY: FMPC
DATED: OCTOBER 25, 2022.



Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency

Date _____

City of Franklin

Data

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 correctly 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 228

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: _____

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

DATE: SEPT 22 2023

NASHVILLE, TENNESSEE
PHONE: (615) 490-6920

SHEET 5 OF 6

