City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 27, 2023 | **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.franklintn.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.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 22, 2023 FMPC Minutes.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-10 And 16-17 On The Consent Agenda.

SITE PLAN SURETIES

3. 7007 Moores Lane PUD Subdivision, Final Plat; Accept The Drainage Onsite 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 3; Extend The Performance Agreement For Sidewalks And Streets Improvements To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Echelon PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Hard Bargain Mt. Hope Subdivision, Final Plat; Accept The Drainage, Streets And Sidewalks Improvements, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastucture Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Riverbluff Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Accept The Access And Sidewalks Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

URBAN GROWTH BOUNDARY (UGB) RECOMMENDATIONS

11. PUBLIC HEARING: Consideration Of Resolution 2023-44, A Resolution To Recommend Changes To The Williamson County Growth Plan To The Williamson County Coordinating Committee.

Sponsors: Emily Wright, Andrew Orr

ENVISION FRANKLIN PLAN AMENDMENTS

12. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial And Add A Special Consideration.
FMPC 3/23/23, Deferred 8-0; 4/27/23, Deferred 8-0, 6/22/23, Deferred 8-0

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

REZONINGS/DEVELOPMENT PLANS

13. Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

14. Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision).

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

15. Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. DM Brown Subdivision, Final Plat, Creating One Single-Family Lot And Dedicating Easements, On Approximately .092 Acres, Located At 227 Natchez Street. (CONSENT AGENDA)

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

17. The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1, Creating 41 Residential Lots And 5 Open Space Lots, On Approximately 14.87 Acres, Located Along Del Rio Pike, West Of The Intersection Of Del Rio Pike And Reese Drive. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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CALL TO ORDER

Vice Chair Michael Orr called the meeting to order at 7:01 pm.

Commissioners Present: Nick Mann, Alma McLemore, Jennifer Williamson, Michael Orr, Ann Petersen, Marcia Allen, Jimmy Franks

Commissioners Absent: Roger Lindsey, Scott Harrison

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 25, 2023 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT2 May 25, 2023 FMPC Minutes

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Marcia Allen to Approve the Minutes from the May 25, 2023, meeting. The motion carried 6-0-1. Commissioner Nick Mann Abstained.

ANNOUNCEMENTS

Vice Chair Michael Orr asked if staff had any announcements.

Ms. Wright announced that there will be a community meeting on Monday, June 26, 2023, at the Factory in Liberty Hall from 5-7 pm. The meeting will be held to discuss the Factory District update for Envision Franklin. Comments and feedback from the public are welcome.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

2. Consideration Of Items 3-12 And 20-22 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Nick Mann to approve items 3-12 and 20-22 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Gateway Community Church Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Get Ready Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage, Landscaping, Sidewalks And Streets Improvements To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

7. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

8. Parish Presbyterian Church Subdivision, Site Plan (Multi-Purpose Building); Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

9. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

10. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

11. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

13. PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:
1. Location Map
2. Applicant Resubmittal Package
3. Resolution 2023-010

Staff Presentation: Teresa Anderson. Ms. Anderson stated that the applicant requested deferral of this item to the April 27, 2023 FMPC meeting and again to the June 22, 2023 FMPC meeting. This application is to amend the Envision Franklin Design Concepts Map for a 3.96-acre parcel located at 4315 S Carothers Road. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border. The property currently has the Mixed Residential Design Concept and is part of the Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial with a Special Consideration for land use and building scale based on feedback from the surrounding neighborhood over multiple community meetings with the applicant. The Special Consideration reads as follows: Given the proximity to the Lockwood Glen Neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.

Due to how the site would have to be accessed through a residential street and that the proposal doesn't meet the fourth and fifth criteria to amend Envision Franklin, staff recommends Disapproval of Resolution 2023-010.

Vice Chair Michael Orr asked if anyone from the public would like to comment on this item.

Christopher Edwards, 9002 Wenlock Lane, Franklin. During the public comment period, Mr. Edwards, the president of the Lockwood Glen Homeowners Association, recommended deferring the decision until traffic concerns could be addressed.

Applicant: Greg Gamble. Mr. Gamble, provided a presentation and discussed the collaborative efforts made with the neighborhood, including multiple meetings to gain feedback. Community meetings were held to gather input on the proposed plan amendment. Feedback from the community emphasized the exclusion of certain uses, such as a funeral home, and a focus on small local businesses. Special considerations were developed based on the proximity to Lockwood Glen and the desire to maintain neighborhood scale and architectural character. The applicant acknowledged staff concerns about access to South Carothers Road and proposed further discussions on connectivity options.

Commissioner Jimmy Franks noted that not many revisions have been granted to the Envision Franklin plan since its adoption in 2017.

Vice Chair Michael Orr asked for a motion from the Commissioners before any further discussion.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore to Defer Resolution 2023-010 to the July 27, 2023 FMPC Meeting.

Commissioner Mann stated that he likes the plan for the proposed uses but stated that access to Lockwood Glen via South Carothers Parkway is a critical component of the project.

Vice Chair Michael Orr stated that he's not thrilled about access to the parcel via the neighborhood.

Mr. Gamble stated that the preference, based on feedback from the neighborhood meetings, is a pedestrian connection only, but more conversations with city staff would be necessary to address the issue.

Commissioner Allen stated that one of the original conditions of approval was there would not be access to Carothers Parkway. Ms. Allen noted that discussions should begin with this original condition of approval.

There being no further discussion, Vice Chair Michael Orr asked the Commissioners to vote by roll call for the deferral of Resolution 2023-2010 to the July 27, 2023 FMPC meeting.

The motion carried 7-0.

14. PUBLIC HEARING: Consideration Of Resolution 2023-011, A Resolution To Adopt An Envision Franklin Plan Amendment For Parcels Located At 3453, 3465, 3485, 3513, and 3515 Carothers Parkway, Known As Map 089 Parcels 02611, 02605,02604, and 02600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Teresa Anderson

Attachments:
1. Applicant Resubmittal Package
2. Location Map
3. 2023-11 RES_Neighborhood Commercial West_Combined_Law approved

Staff Presentation: Teresa Anderson. Ms. Anderson stated that this application is to amend the Envision Franklin Design Concepts Map for four parcels located at 3453, 3465, 3485, 3513, and 3515 Carothers Parkway. The applicant requested to defer this item to the April 27, 2023 FMPC meeting and again to the June 22, 2023 FMPC meeting. The subject properties are bound by I-65 to the west and Carothers Parkway to the east. A site plan has been approved for a gas station, a day care, and retail uses for the property located at 4309 Carothers Parkway which is immediately south of one of the subject parcels. The properties currently have the Mixed Residential Design Concept, and the applicant is requesting the parcels receive the Neighborhood Commercial Design Concept with a Special Consideration for land use and building scale. The Special Consideration reads as follows: This commercial node should provide services to the growing residential corridor while being designed within the neighborhood scale. The neighborhood scale in this location should include building heights with a maximum of 2.5 stories and should allow both flat and gable roof styles. Recommended uses should include restaurants, office, retail, daycare, and personal services offices, which emphasize local, small businesses. Gas stations, and drive-in quick service restaurants are inappropriate for this area. The Planned District is the appropriate zoning district to implement this vision.

The size of the four parcels is 10.07 acres with each lot having one single family home. With the changes in the area, including a traffic signal at Carothers Parkway and South Carothers Parkway, along with the applicant's neighborhood meetings to draft the special consideration, staff recommends approval of Resolution 2023-11.

Vice Chair Michael Orr asked if anyone from the public would like to comment on this item.

Dennis Carothers, 3465 Carothers Parkway, Franklin. Mr. Carothers stated that the area has changed over the years and expressed support for neighborhood commercial development that would support small businesses such as restaurants, offices, and retail space.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that the areas just south of the shaded lots are zoned Neighborhood Commercial with an approved site plan for those properties. Through the neighborhood meetings, the team was able to provide citizens with timely information about approved site plans. There are a lot of offsite improvements coming, including the extension of the Milcrofton waterline, traffic signals and new turn lanes at the intersection to accommodate increased traffic.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Marcia Allen to Approve Resolution 2023-011.

Commissioner Petersen noted that this resolution includes the "special consideration" for the Envision Franklin amendment.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to approve Resolution 2023-11.

The motion carried 7-0.

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

15. Consideration Of Resolution 2023-49, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. RES 2023-49 4436 Pratt Lane POS_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, and Zoning

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located South of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane). A map of the property is attached. The plan of services outlines how the City will serve the property should it be annexed and gives any considerations for future development. The property is served by the Milcrofton Water District. Development of the property will require extension of the sanitary sewer main. Access to the property shall be provided from Pratt Lane. As the property develops, street improvements may be required. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezoning and development plans.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-49.

Vice Chair Michael Orr asked if anyone from the public wished to comment on this item. There were none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Jennifer Williamson to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-49.

Commissioner Mann stated that he supports the annexation of this property as the surrounding property on the west and east sides are already annexed.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to recommend approval of Resolution 2023-49.

The motion carried 7-0.

16. Consideration Of Resolution 2023-48, A Resolution Requesting A Referendum For The Annexation Of Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. RES 2023-48 4436 Pratt Lane Referendum_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, and Rezoning
5. October 2023 Referendum Election Timeline

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB, located south of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane). A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 24, 2023 in conjunction with the City Of Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request. The subject property is within close proximity to other parcels that were annexed into the City Limits over the last several years, and partially fills in a "donut hole" created by past annexations.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-48.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Jimmy Franks to Recommend Approval to the Board of Mayor and Aldermen Resolution 2023-48. The motion carried 7-0.

17. Consideration Of Ordinance 2023-24, An Ordinance To Zone 5 Acres Estate Residential (ER) District, For The Property Located South Of The Intersection Of Peytonsville Road And Pratt Lane, At 4436 Pratt Lane.

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

Attachments:
1. MAP 4436 Pratt Lane, Annexation, POS, and Zoning
2. ORD 2023-24 4436 Pratt Lane Zoning_Combined_Law approved
3. EXHIBIT A - MAP 4436 Pratt Lane
4. EXHIBIT 4436 Pratt Lane, Annexation, POS, Rezoning

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the applicant is requesting to zone the property located South of the intersection of Peytonsville Road and Pratt Lane (4436 Pratt Lane) to Estate Residential (ER), should the Plan of Services, RES 2023-49, and Annexation, RES 2023-48, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-24.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Alma McLemore to Recommend Approval to the Board of Mayor and Aldermen Ordinance 2023-24. The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2023-22, An Ordinance To Rezone 2.906 Acres From Regional Commerce 6 (RC-6) District To Planned (PD 61.3/3,362) District For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard. (101 Cool Springs Boulevard PUD Subdivision)

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

Attachments:
1. MAP 101 Cool Springs Boulevard PUD, Rezoning and Development Plan
2. ORD 2023-22 An Ordinance to Rezone 2.906 Acres of 101 Cool Springs Boulevard from RC-6 District to Planned District_Combined_Law
3. 8158 101 Cool Springs Rezoning Request
4. 101 Cool Spring TIS - 20223-05-04 COF

Staff Presentation: Chelsea Randolph and Jimmy Wiseman. Ms. Randolph stated that the applicant requested deferral at the May 25, 2023 FMPC meeting for consideration at the June 22, 2023 FMPC, and the rezoning request/submittal package has not changed. The applicant is requesting to rezone the property from Regional Commerce 6 (RC-6) District to Planned District (PD 61.3/3,362) to accommodate the proposed development plan for 101 Cool Springs Boulevard. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multi-family residential, although the amount of activated ground-floor commercial use is very minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept. With that said, a better mixture of uses, as allowed within the existing RC6 zoning district, could help facilitate an improvement in projected traffic flow by dispersing traffic onto Cool Springs Boulevard at different peak times of day. While the proportion of multi-family to commercial space is consistent with approved projects adjacent to this property, the transportation infrastructure does not support the proposed mixture of uses, which is predominantly multifamily residential with peak traffic volumes projected at similar times of day. Envision Franklin directs growth in areas where existing or planned infrastructure can support the proposed uses, and the uses proposed with this development plan place so much strain on the existing transportation infrastructure that minimum traffic requirements cannot be met. (See below for more detailed information.) The 101 Cool Springs Development has submitted their final version of the Traffic Impact Analysis (TIA), in accordance with City of Franklin TIA guidelines. There were study intersections that did not meet our overall Level of Service D and individual movements that had delays worse than Level of Service E, thus, there are intersections and movements that did not meet City standards. Mitigation was not recommended for the Cool Springs at McEwen intersection, which shows the greatest amount of excessive delay in this study. This intersection fails to an overall Level of Service F with this development. The added vehicular trips of this and adjacent developments in this area further increase traffic along Cool Springs Boulevard, and this area in general. The intersection of Cool Springs Boulevard @ Mallory Lane and Mallory Lane @ McEwen were outside the study area. Any development in this area increases traffic at these intersections, as discussed during the Optima development, adding to existing excessive vehicle delays. It should be noted that the current TIA guidelines are being discussed with the Board, and the TIA requirements are anticipated to be adjusted because of these discussions. It is unknown at this time if those adjustments would bring the affected intersections of this development into meeting the future TIA standards.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Ordinance 2023-22.

Mr. Wiseman stated that since the opening of NW Mack Hatcher there has been a 15% increase in traffic on Cool Springs Boulevard. With the approval of multifamily developments in the Cool Springs corridor, the current standards are not being met and, in some areas, there may not be mitigation options available for improvements. Mr. Wiseman noted that in the upcoming weeks and months, the city staff will be having discussions with BOMA about the Cool Springs traffic corridor to consider anticipated/projected traffic patterns and acceptable standards for the future of the dense urban environment. Mr. Wiseman stated that at this point, the standards are not being met. Therefore, the reason for the disapproval recommendation to the Board of Mayor and Alderman.

Vice Chair Michael Orr asked if there was anyone from the public wishing to comment on this item. There was none.

Applicant: Greg Gamble. Mr. Gamble provided handouts to accompany his presentation. Mr. Gamble explained that the area is currently zoned Regional Commerce. Resolution 2023-22 requests rezoning to a PD District. The goal was to design a building that would reflect the context of the surroundings. There are several multifamily buildings in the Cool Springs area that have been approved. The proposed building is adjacent to a 50,000 square feet medical office space which fits within the context of mixed-use development. The new master plan proposes a building that completely encompasses the amenities on the first-floor residential living level. There would be two levels of parking underneath the building. In the previous plan, gabled roofs were proposed, but those have been replaced with flat roofs that are compatible with the architecture in the Cool Springs area. Mr. Gamble referred to the proposed building elevations and explained that the proposed building provides a better transition between the Haven building and Roper's Knob. Mr. Gamble provided a table of approved developments in the Cool Springs area that are both residential and commercial, anticipating an increase in jobs in the Cool Springs and Berry Farms areas, ultimately increasing the need for multifamily rental homes. Mr. Gamble discussed the reasons for the failure to meet the standards regarding traffic and asked the Board to consider approval to the Board of Mayor and Alderman to further discuss the traffic issues.

Vice Chair Michael Orr asked for a motion from the Commissioners.

A motion was made by Commissioner Jimmy Franks for approval of Ordinance 2023-22. The motion failed for lack of a second.

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Nick Mann to Recommend Disapproval to the Board of Mayor and Aldermen Ordinance 2023-22.

Commissioner Allen explained that the Commissioners should make a recommendation about a proposal based on the merits of the plan and not pass the decision-making or "kick the can" to BOMA. Ms. Allen went onto say that she cannot support a project that has a failing grade for traffic standards but also complemented the applicant on the scope and details of the application.

Commissioner Williamson stated that even though the design of the project is sensitive to the context of the Cool Springs area, it seems that this project is the straw that broke the camel's back regarding traffic standard failure. Ms. Williamson stated that she also believes that a precedent will be set if projects with failing traffic standards are recommended for approval.

Vice Chair Michael Orr asked the staff if they had enough time to review the new documents presented by Mr. Gamble.

Mr. Gamble noted that he had discussed the project with the City of Franklin engineering and long-range planning departments.

Commissioner McLemore stated that she could not support the plan as it stands with a failing traffic standard of level F. Ms. McLemore thanked Mr. Gamble for the report provided to the Board regarding the future employment and housing needs of the Cool Spring corridor.

Commissioner Mann stated that he likes the proposal outside of the traffic standard failure. Several developments have been approved, like Ordinance 2023-22, but those developments were approved prior to the traffic study showing a failure of traffic standards.

Commissioner Franks noted that another section in Westhaven was approved for development, but this proposal, Ordinance 2023-22, is being penalized for some of the same traffic issues that West Franklin is experiencing and will experience in the future. Mr. Franks also stated that we, the Board, are denying the type of development that would support the Cool Springs economy, specifically housing. If we want people to bike or walk to work, we must provide the type of affordable housing development that will support these ideas and make it possible.

Ms. Randolph stated for clarification that the staff is supportive of development but as the property is currently zoned.

Mr. Wiseman stated that Mr. Gamble was correct when he stated that there is no way around traffic failure on Cool Spring Blvd. and McEwen. The staff analyzes the proposals based on the current standards, but if those standards change, then the proposal could potentially be seen in a different context.

There being no further discussion, Vice Chair Michael Orr asked for a roll call vote on the motion to disapprove Resolution 2023-22.

The motion carried 6-1. (Commissioner Jimmy Franks not in favor)

19. Consideration Of Resolution 2023-42, A Resolution Approving A Development Plan For 101 Cool Springs Boulevard PUD Subdivision, For The Property Located East Of Mack Hatcher Memorial Parkway And North Of Cool Springs Boulevard.

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

Attachments:
1. MAP 101 Cool Springs Boulevard PUD, Rezoning and Development Plan
2. RES 2023-42 101 Cool Springs Boulevard PUD Subdivision_Combined_Law approved
3. 8157 101 Cool Springs Boulevard PUD Subdivision, Development Plan Conditions of Approval_01
4. Pages 1-10 from 101 Cool Springs Boulevard PUD Subdivision Development Plan-3
5. Pages 11-14 from 101 Cool Springs Boulevard PUD Subdivision Development Plan-5
6. 101 Cool Spring TIS - 20223-05-04 COF

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the 101 Cool Springs Boulevard PUD Subdivision is approximately 3 acres in size and is located east of Mack Hatcher Memorial Parkway and north of Cool Springs Boulevard on a property addressed as 101 Cool Springs Boulevard. The proposed development consists of 178 multi-family units and 3,362 SF of commercial space.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Resolution 2023-42 because the development plan is contingent on the rezoning approval along with the previously mentioned reasons.

Vice Chair Michael Orr asked if anyone from the public wished to comment on this item. There were none.

Applicant: Greg Gamble. Mr. Gamble did not have any additional details to add but stated he could answer any questions.

Commissioner Jimmy Franks motioned for approval of Ordinance 2023-42. The motion failed for lack of a second.

A motion was made by Commissioner Marcia Allen, seconded by Alderman Ann Petersen to Recommend Disapproval to the Board of Mayor and Aldermen Resolution 2023-42. The motion carried 6-1. (Commissioner Jimmy Franks voted against the motion)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Parish Presbyterian Church Subdivision, Final Plat, Creating One Lot, And Dedicating Right-Of-Way And Easements, On 13.81 Acres, Located At 4150 Clovercroft Road. (CONSENT AGENDA)

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

Attachments:
1. MAP Parish Presbyterian Church Subdivision, Final Plat
2. Parish Presbyterian Church Subdivision, Final Plat_Conditions of Approval
3. PLAT Parish Presbyterian Church Subdivision, Final Plat

The item was Approved on Consent Agenda.

21. Westhaven PUD Subdivision, Final Plat, Section 63, Creating 63 Single-Family Lots, 2 Open Space Lots, And Dedicating Public Right-Of-Way And Easements, On 16.789 Acres, Located Near The Intersection Of Eliot Road And Congress Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 63
2. 8190 Westhaven PUD Subdivision, Final Plat, Section 63 Conditions of Approval_01
3. PLAT Westhaven PUD Subdivision, Final Plat, Section 63

The item was Approved on Consent Agenda.

22. Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Revision 1, Creating One Lot And Revising Easements, On 61.695 Acres, Located Near The Intersection Of Boyd Mille Pike And Golf Club Lane, at 4000 Golf Club Lane. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club
2. 8073 Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Rev. 1 Conditions of Approval_01
3. PLAT Westhaven PUD Subdivision, Final Plat, Westhaven Golf Club, Revision 1

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Vice Chair Michael Orr asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Marcia Allen, seconded by Commissioner Jimmy Franks, to adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 08:06 p.m.

_____ _____

Chair Date

File #: 21-04821

DATE: June 15, 2023

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2023-44, A Resolution To Recommend Changes To The Williamson County Growth Plan To The Williamson County Coordinating Committee.

PURPOSE:

The purpose of this memorandum is to provide information to the FMPC concerning Resolution 2023-44.

BACKGROUND/STAFF COMMENTS:

Franklin has consistently experienced fast-paced growth since the late 1980s and this trend is expected to continue. In 2010, the City's population was 62,487 and in 2020, the population was 83,452. In 2013, the US Census Bureau named Franklin as the 14th fastest growing city in the nation for cities with a population over 50,000. In 2017, The US Census Bureau identified Franklin as the fastest growing city in Tennessee and the 8th fastest growing city in the nation. Consistent population growth is expected to continue for the next twenty years.

City of Franklin Population Growth and Projections

Year	Type	Population
1980	Federal Census	12,407
1990	Federal Census	20,098
2000	Federal Census	41,842
2010	Federal Census	62,487
2020	Federal Census	83,452
2021	Estimate	86,628
2030	Projection	106,409
2040	Projection	128,089

Throughout the summer of 2021, an interdepartmental team of City staff began meeting weekly to analyze the Franklin Urban Growth Boundary (UGB) by drainage basins. During these meetings, City of Franklin staff discussed infrastructure availability, extensions and needs, and costs associated with providing public services to territory within the UGB and for the territory proposed to be added.

Environmental features such as floodplains, steep slopes, and agricultural lands that wish to remain working farms were all considered during the discussions and analysis. Development suitability, the cost to extend municipal services, population projections, and the study of necessary land uses to accommodate managed and strategic growth all factored into the preliminary staff recommendations for the updated UGB.

Through a series of community meetings and a public survey, City of Franklin staff engaged the citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB, and they were given an opportunity to publicly present their unique circumstances to the BOMA. Based on these presentations and feedback from the BOMA, adjustments to the boundary were made accordingly. In total, the staff engaged the Franklin Board of Mayor and Aldermen at six different public work session meetings throughout the fall of 2021 and the spring of 2022 for their input and guidance. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen and two public joint workshops during the fall of 2021.

The City of Franklin is proposing changes to its UGB. Due to continued growth and development along the I-65 corridor, the City proposes an expansion of the UGB south of Long Lane and east of I-65. Through the referendum process, the City has annexed properties outside of the UGB in this area, and city services and infrastructure can be extended to support additional growth. A coordinated study of land uses and infrastructure is ongoing for the territory recommended to be added. The City is also proposing a reduction of the UGB north of New Highway 96 West, along US 31 Columbia Pike, and also along Carters Creek Pike and Southall Road. The reductions will help preserve rural character in the areas along Carters Creek Pike and north of New Highway 96 West. Thompsons Station intends to include some of the parcels along US 31 Columbia PIke into their UGB (see attached reference map). Minor adjustments along the fringes of the UGB have been made so the proposed boundary follows parcel lines. In total, the City of Franklin is proposing adding approximately 2,173 acres to the UGB and removing approximately 2,534 acres for a net loss of 361 acres.

The Coordinating Committee officially met for the first time on June 13, 2023. They have six months to complete the state-required process. The next steps for the City include holding two public hearings. The FMPC will hold a public hearing at the July 27, 2023 meeting and also vote on Resolution 2023-44. The BOMA will also hold a public hearing and vote on Resolution 2023-44 at the August 8, 2023 meeting. It is anticipated that each City will present its recommendations to the Coordinating Committee in late August, prior to the Coordinating Committee holding two public hearings and holding a recommendation vote on the Growth Plan. Then, each municipality and the County will be requested to ratify the Growth Plan at the legislative body level.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Resolution 2023-44 to the Board of Mayor and Aldermen.

RESOLUTION 2023-44

A RESOLUTION TO RECOMMEND CHANGES TO THE WILLIAMSON COUNTY GROWTH PLAN TO THE WILLIAMSON COUNTY COORDINATING COMMITTEE

WHEREAS, the Tennessee General Assembly in 1998 approved Public Chapter 1101 (PC 1101), a law establishing growth planning policy within the cities and counties of Tennessee; and

WHEREAS, PC 1101 directed a comprehensive growth policy plan for each county within the State of Tennessee be formulated by a coordinating committee in each county of the State; and

WHEREAS, PC 1101 outlines the procedures for updating the County Growth Plan; and

WHEREAS, the Williamson County Coordinating Committee was formally requested by the Williamson County Mayor on May 1, 2023, and convened initially regarding an update to the County Growth Plan on June 13, 2023; and

WHEREAS, the City of Franklin held or will hold two public hearings for the Williamson County Growth Plan as required by PC 1101 on July 27, 2023 at the Franklin Municipal Planning Commission Meeting and on August 8, 2023 at the Board of Mayor and Aldermen Meeting.

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

SECTION I. That the Board of Mayor and Aldermen recommend approval to the Williamson County Coordinating Committee of the map of the Franklin Urban Growth Boundary and the Williamson County Growth Plan, as depicted in Exhibit 1.

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

ATTEST:

_____

Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

_____

Dr. Ken Moore
Mayor

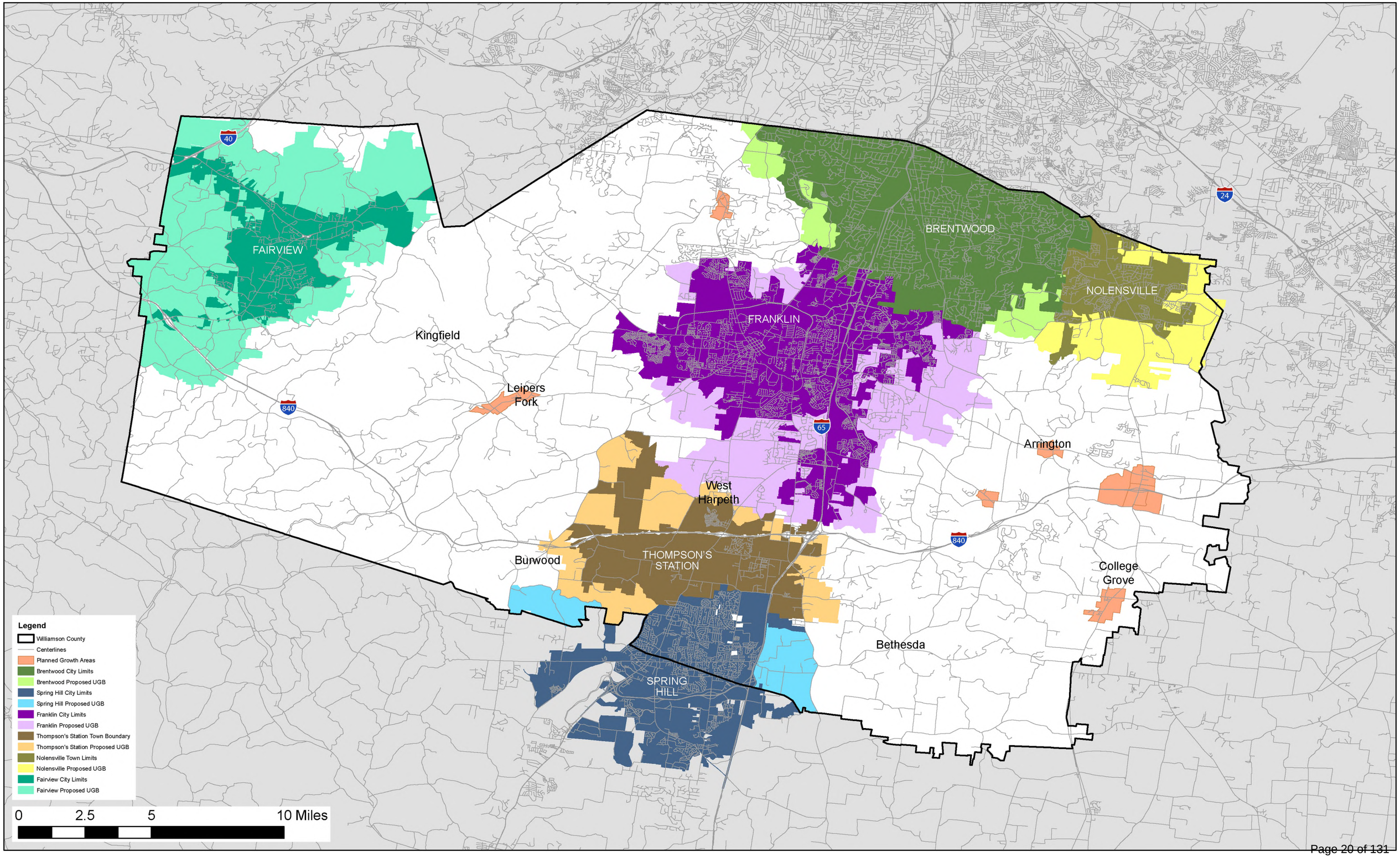
Approved as to form by:

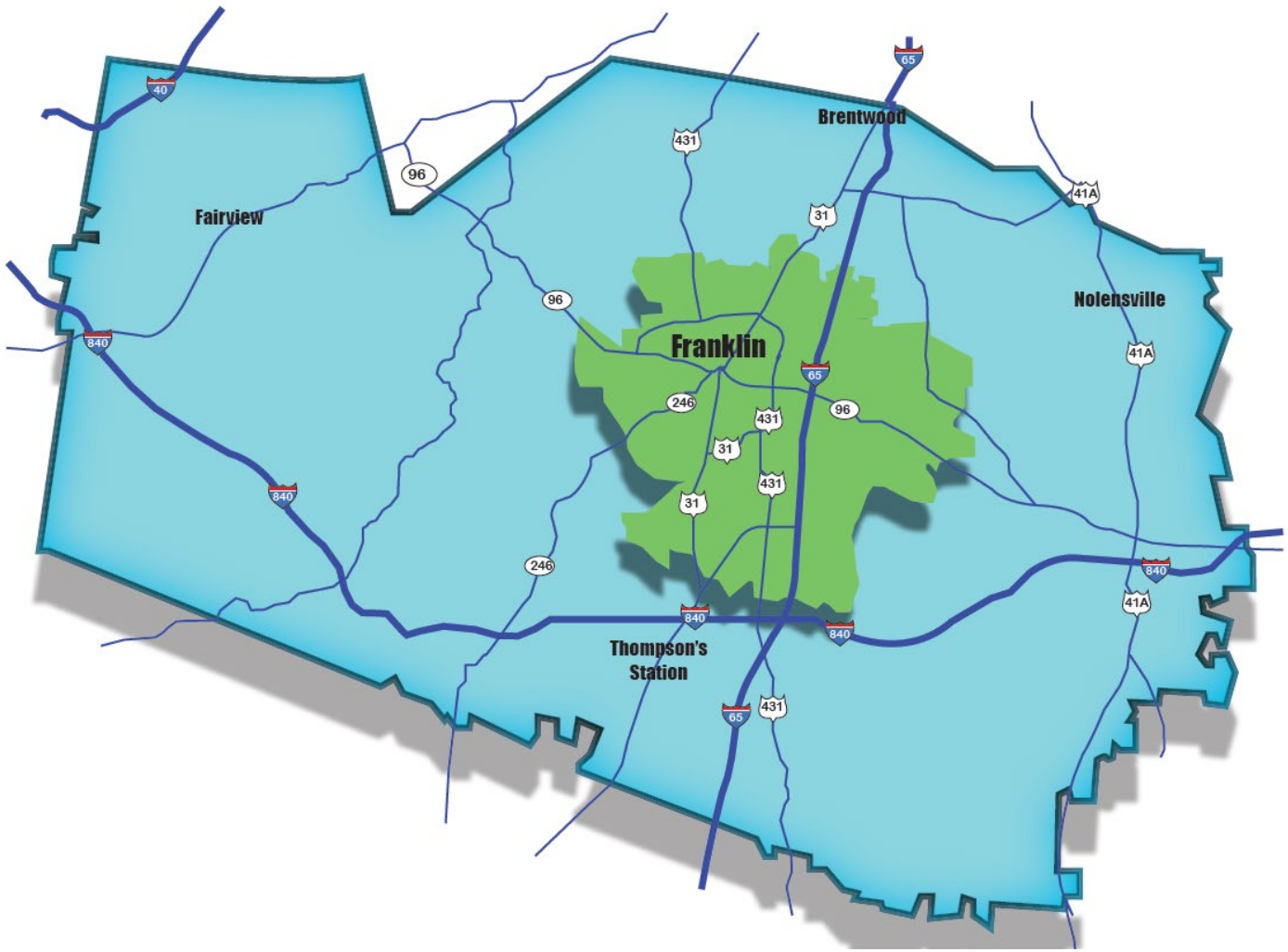
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Shauna R. Billingsley
City Attorney

Law Dept approved 06.27.23

Williamson County, TN Proposed Urban Growth Boundaries & Planned Growth Areas



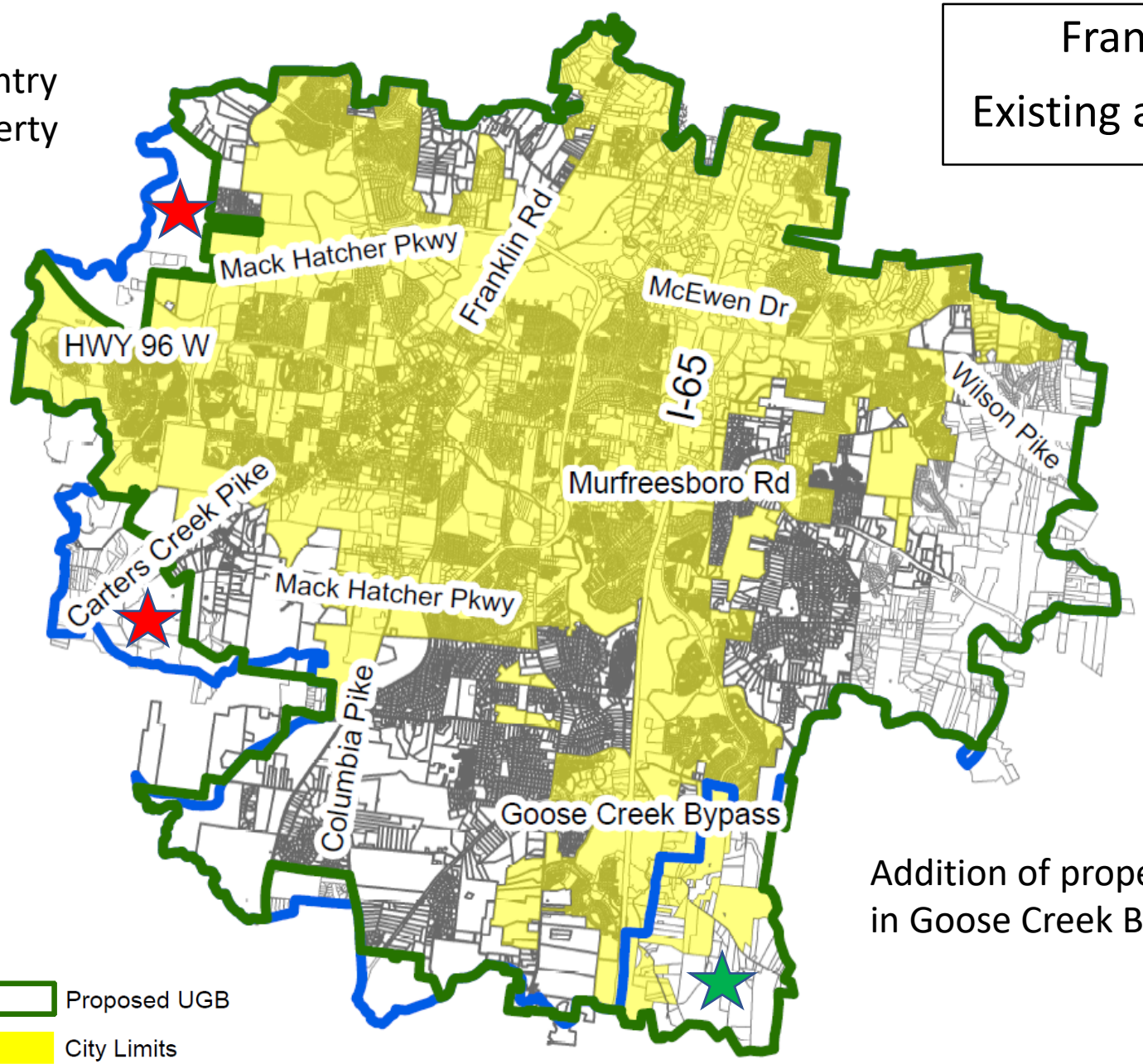


Williamson County Growth Plan Update

July 11, 2023 BOMA Work Session

Franklin UGB
Existing and Proposed

Removal of Gentry Farm and property directly north



Removal of Southall Farms and properties to west

Addition of properties in Goose Creek Basin

Legend

- Parcels
- Current Franklin UGB
- Proposed UGB
- City Limits

N

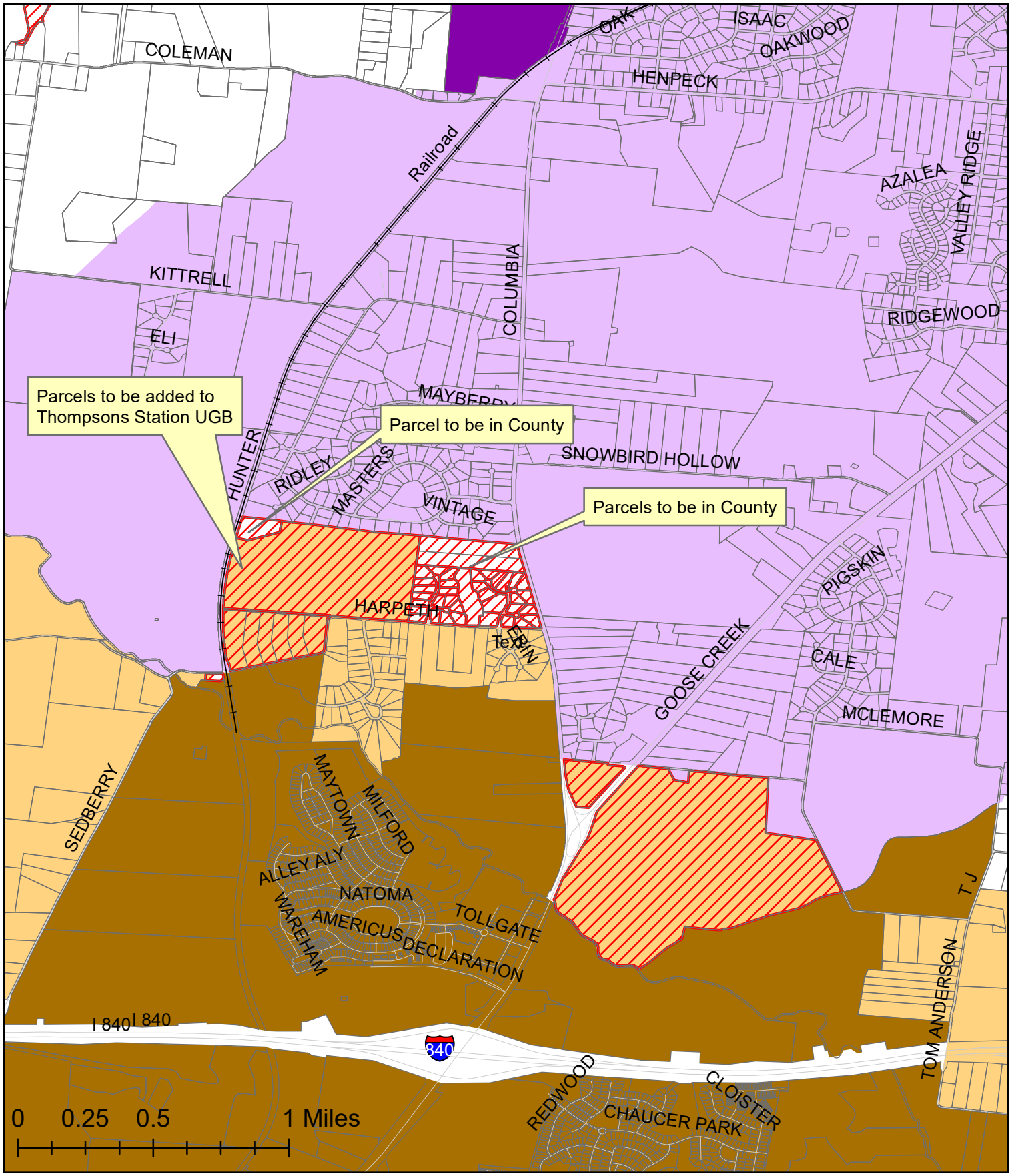
Next Steps

- June 13, 2023 Coordinating Committee convened and six-month timeline began to complete update
- July 11, 2023 BOMA Work Session to discuss Resolution 2023-44 recommending approval of Franklin's proposed UGB
- July 27, 2023 FMPC to hold public hearing and vote to recommend approval of Resolution 2023-44
- August 8, 2023 BOMA to hold public hearing and vote to recommend approval of Resolution 2023-44

Anticipated Schedule

- Late August: City of Franklin to present proposed UGB to Coordinating Committee
- September: Coordinating Committee to prepare updated draft Growth Plan
- September/October: Coordinating Committee to hold two public hearings
- October: Coordinating Committee to make any final adjustments and officially vote on and approve its recommended Growth Plan.
- November/December: City of Franklin to ratify recommended growth plan
- January 2024: After all jurisdictions approve the recommended growth plan, it is transmitted to the Local Government Planning Advisory Committee for approval.

Growth Plan Reference Map 7-12-23



Legend

- Franklin City Limits
- Franklin Proposed UGB
- Thompson's Station Town Limits
- Thompson's Station Proposed UGB
- County Boundaries
- Removal from Franklin UGB

File #: 21-04392

DATE: July 10, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Teresa Anderson, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2023-010, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 4315 S Carothers Road, Known As Map 089 Parcel 04600, To Change The Design Concepts Map From Mixed Residential To Neighborhood Commercial And Add A Special Consideration.
FMPC 3/23/23, Deferred 8-0; 4/27/23, Deferred 8-0, 6/22/23, Deferred 8-0

PURPOSE:

Project Information
COF Project Number: 8108
Applicant: Greg Gamble
Owner: Lockwood Sec 9 & 12 LLC

BACKGROUND/STAFF COMMENTS:
The applicant requested to defer this item to the April 27, 2023 FMPC meeting, the June 22, 2023 FMPC meeting, and to this July 27, 2023 meeting.

This application is to amend the Envision Franklin Design Concepts Map for a 3.96-acre parcel located at 4315 S Carothers Road. The parcel is currently covered mostly with trees and brush along with a stream that flows along the southern border. The property currently has the Mixed Residential Design Concept and is part of the Lockwood Glen PUD. The applicant is requesting the parcel receive the Design Concept of Neighborhood Commercial with a Special Consideration for land use and building scale based on feedback from the surrounding neighborhood over multiple community meetings with the applicant.

The proposed Special Consideration reads as follows:

Given the proximity to the Lockwood Glen neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to

South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The staff responses to these criteria are as follows:

1. Since the adoption of Envision Franklin, construction has begun on the parcel to the southwest of this property to build a 188-acre public park and the property directly west of the parcel was rezoned to Neighborhood Commercial and has an approved site plan for commercial uses including a gas station.
2. Neighborhood Commercial on this parcel could meet, or may not directly conflict with, the guiding principles of Envision Franklin. Staff has requested the applicant work with the Lockwood Glen residents to determine acceptable uses that could be included into a Special Consideration for this parcel.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. The Neighborhood Commercial Design Concept requires buildings be compatible with and contribute to neighborhood character and livability, meaning designs would be specifically considered for and catered to the surrounding neighborhoods. Access into and out of the site would be determined during the Lockwood Glen PUD Development Plan revision process.
4. This proposal should not negatively impact the health or safety of residents. The proximity to I-65, the future traffic signal, and the approved fueling station will create a more appropriate environment for commercial uses over residential uses.
5. Staff believes that amending Envision Franklin for these properties could improve the quality of life for residents by providing local commercial uses within walking distance to several neighborhoods.

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

A virtual neighborhood meeting was held on February 7th, 2023. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. The meeting was attended by nearby residents of primarily Falcon Creek and Lockwood Glen who seemed to learn about the approved gas station for the first time. Many concerns were then raised about the approved gas station and for the potential for other unwanted businesses to open outside of their neighborhoods or even lack of businesses leading to vacant buildings. They also had concerns over traffic along Carothers Parkway and South Carothers Road and were against the introduction of

additional traffic going through the Lockwood Glen neighborhood to access the proposed commercial area. On April 4th, the applicant held an open-house style meeting at the Lockwood Glen Clubhouse with nearby residents and has continued to work with the neighbors on the amendment request.

Project Considerations

This parcel sits at the corner of an arterial street and a collector road, which is planned to be signalized following the approval of a gas station and other commercial uses on the west side of Carothers Parkway. A condition of approval for the Lockwood Glen development plan was that access to the corner property is to be through Lockwood Glen via McAvoy Drive with the addition of a bridge over the stream and that no access shall be permitted from either South Carothers Road or Carothers Parkway. This was also under the assumption that any development on that parcel would be single-family residences. Vehicular and pedestrian access to the site should be evaluated and determined during the Development Plan Revision when a specific use(s) of a specific size has been identified so the traffic impact can be determined.

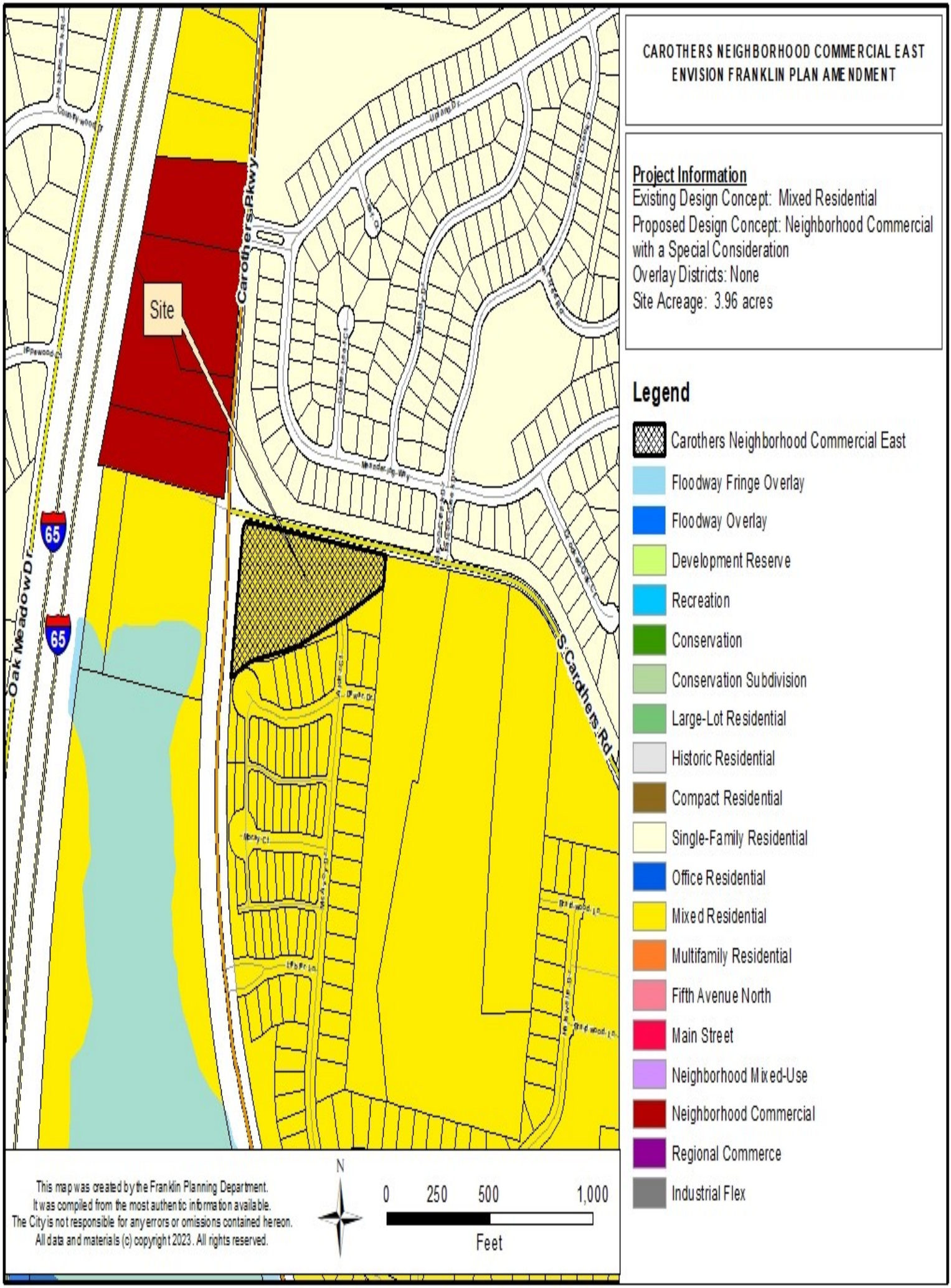
Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the future rezoning and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends Approval of Resolution 2023-010.


CAROTHERS NEIGHBORHOOD COMMERCIAL EAST
ENVISION FRANKLIN PLAN AMENDMENT
Project Information
Existing Design Concept: Mixed Residential
Proposed Design Concept: Neighborhood Commercial with a Special Consideration
Overlay Districts: None
Site Acreage: 3.96 acres
Legend
Carothers Neighborhood Commercial East
Floodway Fringe Overlay
Floodway Overlay
Development Reserve
Recreation
Conservation
Conservation Subdivision
Large-Lot Residential
Historic Residential
Compact Residential
Single-Family Residential
Office Residential
Mixed Residential
Multifamily Residential
Fifth Avenue North
Main Street
Neighborhood Mixed-Use
Neighborhood Commercial
Regional Commerce
Industrial Flex
Site
Carothers Pkwy
S Carothers Rd
Oak Meadow Dr
65
65
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Carothers Neighborhood Commercial - East

Envision Franklin Amendment

GAMBLE DESIGN COLLABORATIVE

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

CREEKSTONE COMMONS

CARRINGTON HILL APARTMENTS

CROSS CREEK

FORREST CROSSING

FALCON CREEK

STUDY AREA

SOUTHEAST PARK

LOCKWOOD GLEN

FRANKLIN BRIDGE GOLF COURSE

Forrest Crossing Golf Club

Robinson Lake

Oak Meadow Dr

Carothers Pkwy

Forrest Crossing Blvd

Stonegate Dr

Creekstone Blvd

Bedford Way

Normandy Ct

Roderick Dr

Chelsey Ct

Pebblecreek Rd

Ridgestone Dr

Valleyview Dr

Countrywood Dr

Tumbrook Ln

Hopewood Ct

Meandering Way

Carrington Hill Way

Monte Bella Pl

Deauville Dr

Landrace Dr

Upland Dr

Falcon Creek Pl

Falcon Creek Dr

Vantage Way

Ridge Top Ct

Cross Creek Ct

Cross Creek Dr

Beacon Hill Dr

Ridgeway Dr

Fillmore Ct

Halfweale Dr

Swanson Ln

Rafferty Ct

Bradley Dr

Riverview Dr

Rivergate Dr

Overview Ln

Forest Trail Cir

Cliffstone Pl

Royal Xing

St John Dr

Franklin

65

VICINITY MAP

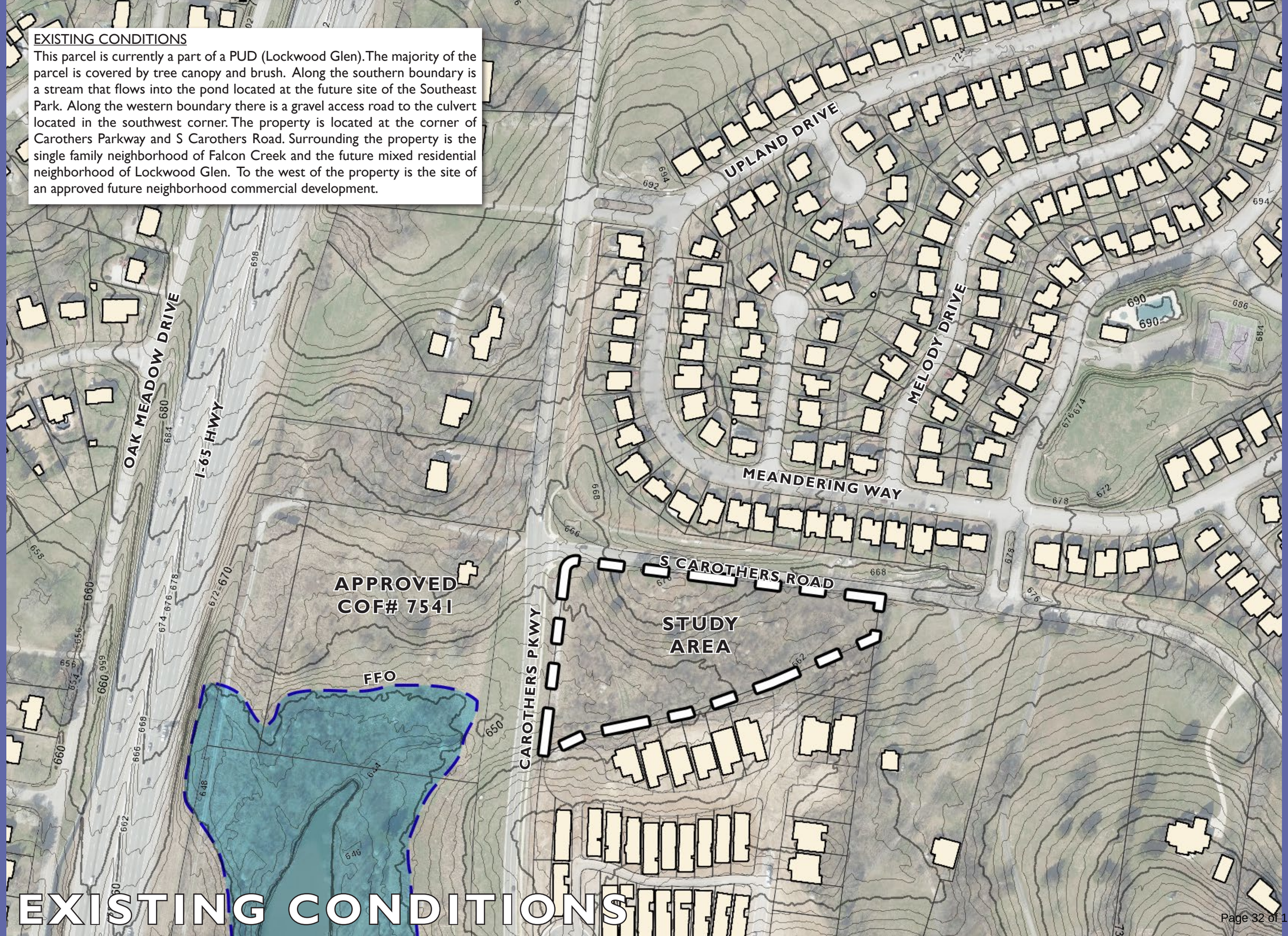
GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

EXISTING CONDITIONS

This parcel is currently a part of a PUD (Lockwood Glen). The majority of the parcel is covered by tree canopy and brush. Along the southern boundary is a stream that flows into the pond located at the future site of the Southeast Park. Along the western boundary there is a gravel access road to the culvert located in the southwest corner. The property is located at the corner of Carothers Parkway and S Carothers Road. Surrounding the property is the single family neighborhood of Falcon Creek and the future mixed residential neighborhood of Lockwood Glen. To the west of the property is the site of an approved future neighborhood commercial development.



EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

EXISTING MAJOR THOROUGHFARE PLAN

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MAJOR COLLECTOR

APPROVED
COF# 7541

STUDY
AREA

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



EXISTING



PROPOSED

Carothers Neighborhood Commercial - East
ENVISION FRANKLIN AMENDMENT

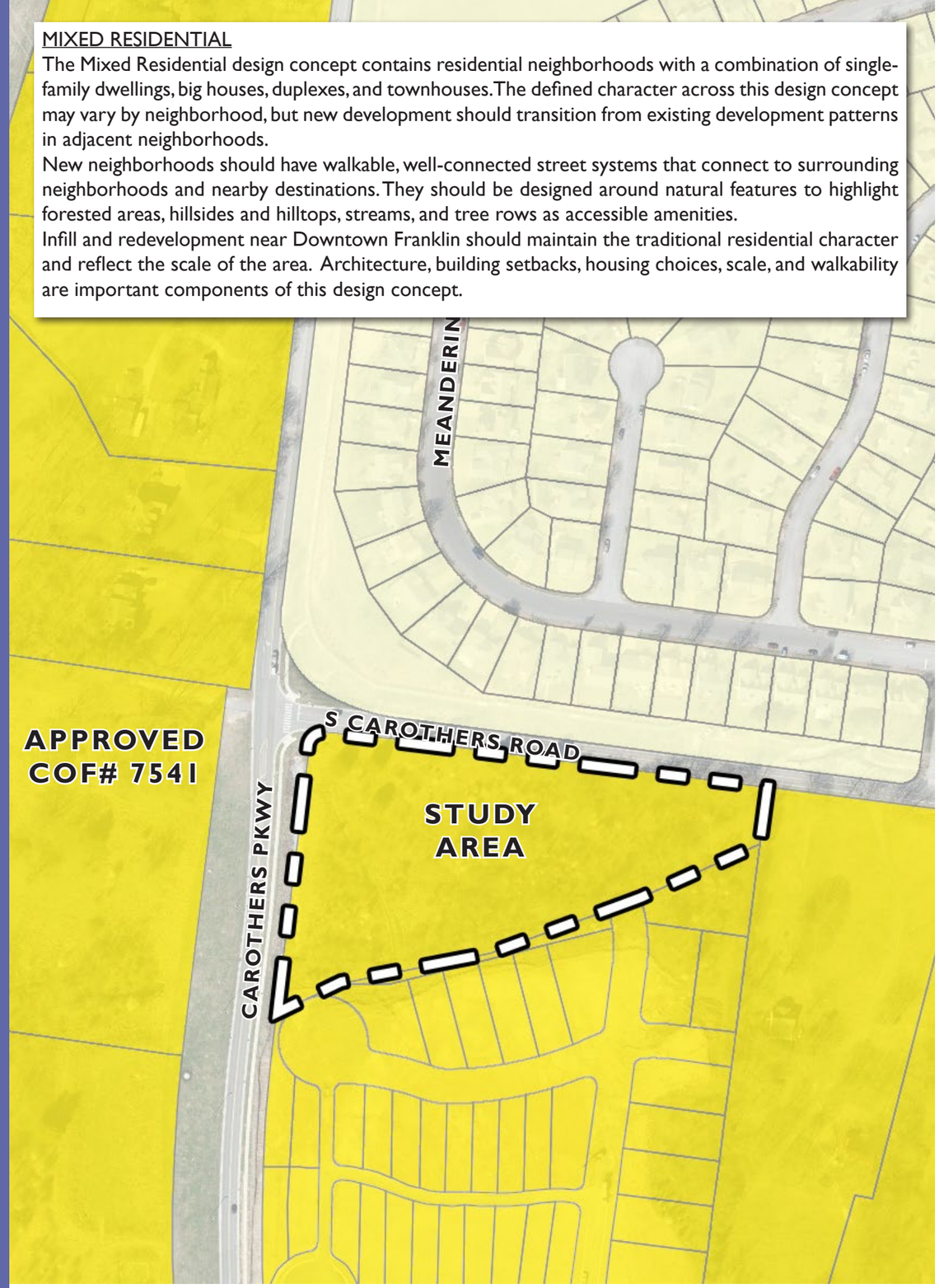
GAMBLE DESIGN COLLABORATIVE

MIXED RESIDENTIAL

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

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.

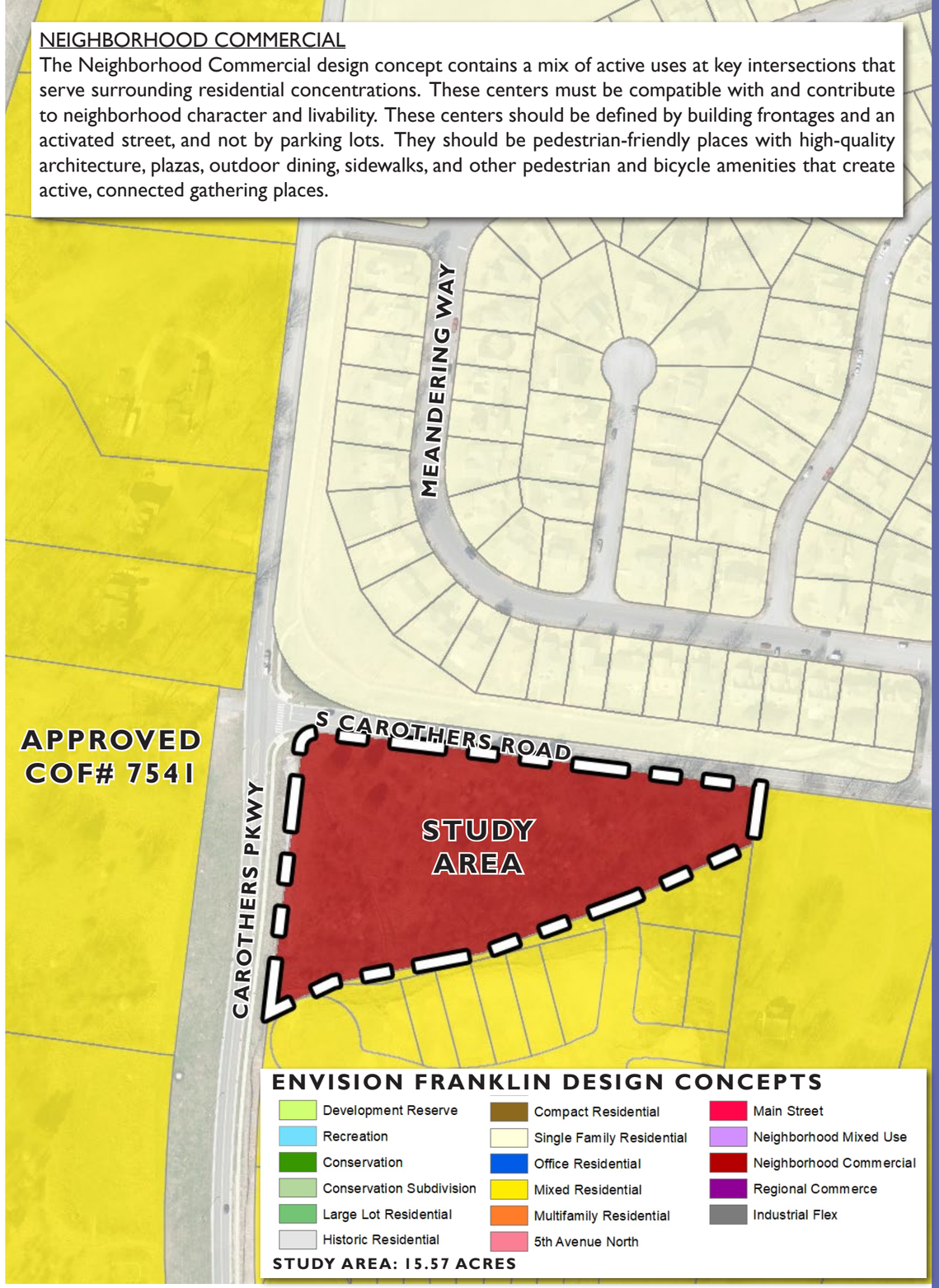
Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept.



EXISTING

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial design concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots. They should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.



PROPOSED

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

ENVISION FRANKLIN REVISION

The surrounding area has both existing and proposed residential neighborhoods. Directly to the west of the property is an approved neighborhood commercial development. The size, location, and existing conditions of this parcel make the property a poor candidate to ever be developed under the Mixed Residential design concept. This property would serve a better and more meaningful purpose to the surrounding communities as a Neighborhood Commercial design concept. The Neighborhood Commercial design concept would allow this property to serve as a commercial node that is currently missing in this area. Applying the Neighborhood Commercial design concept to this property will improve the vision of this community by creating an area for the surrounding residence to go for commercial needs within a short distance of their homes. Using the guiding principles of managed growth, vibrant neighborhoods, exceptional design, and connected community, a commercial area on this property would be of great value to this community.



COMPATIBILITY WITH EXISTING USES

GAMBLE DESIGN COLLABORATIVE

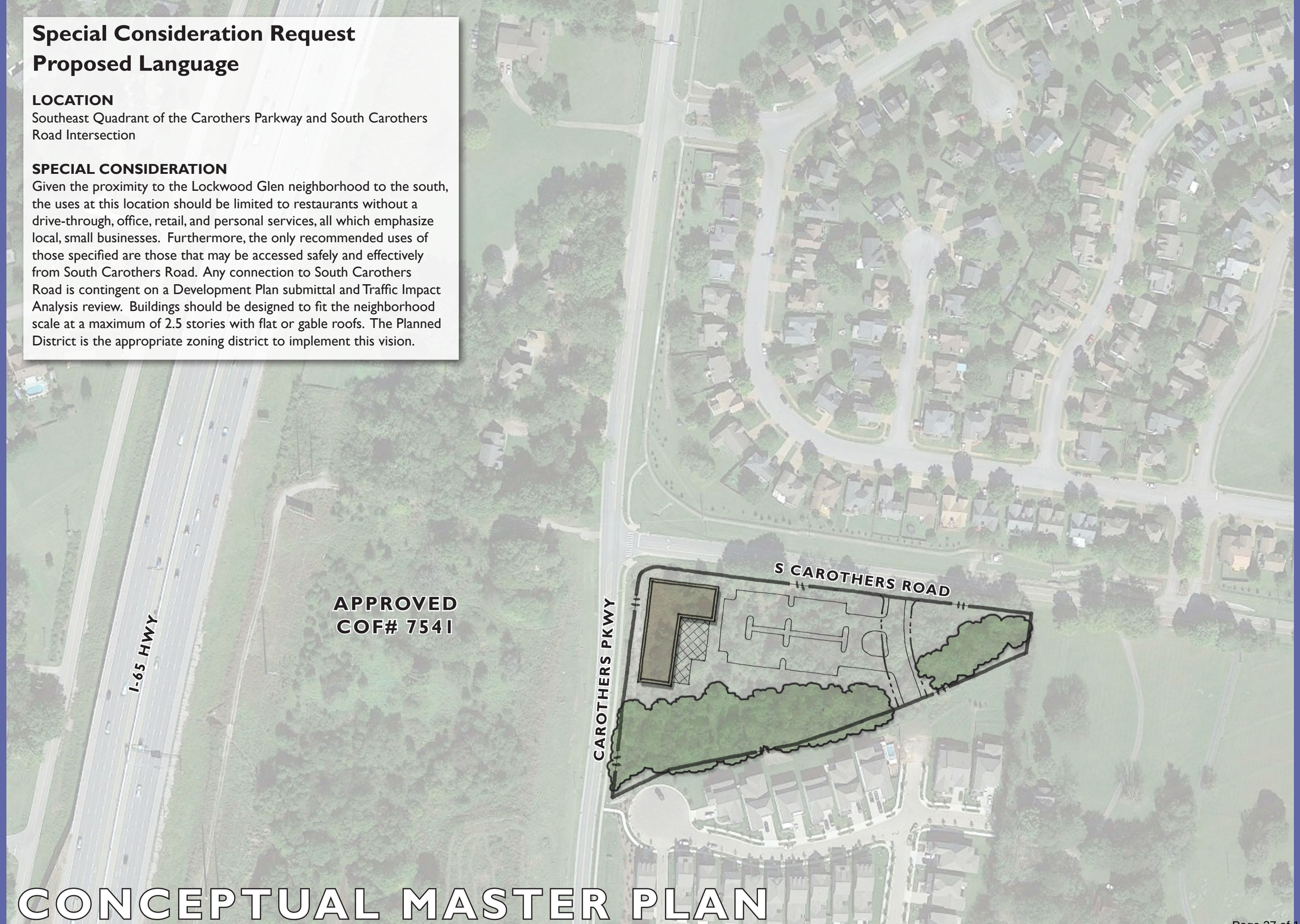
Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT

Special Consideration Request
Proposed Language

LOCATION
Southeast Quadrant of the Carothers Parkway and South Carothers Road Intersection

SPECIAL CONSIDERATION
Given the proximity to the Lockwood Glen neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.



CONCEPTUAL MASTER PLAN







ARCHITECTURAL CHARACTER

GAMBLE DESIGN COLLABORATIVE

Carothers Neighborhood Commercial - East

ENVISION FRANKLIN AMENDMENT





ARCHITECTURAL CHARACTER



RESOLUTION 2023-10

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 4315 S CAROTHERS ROAD, KNOWN AS MAP 089 PARCEL 04600 TO CHANGE THE DESIGN CONCEPTS MAP FROM MIXED RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL AND ADD A SPECIAL CONSIDERATION.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 4315 S Carothers Road, from Mixed Residential to Neighborhood Commercial; and

WHEREAS, a new Special Consideration be established for the property located at 4315 S Carothers Road, as shown in the attached section of Envision Franklin; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Neighborhood Commercial Design Concept.

SECTION IV. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION V. That this Resolution shall take effect upon approval by the FMPC on June 22nd, 2023, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Emily Wright
Secretary

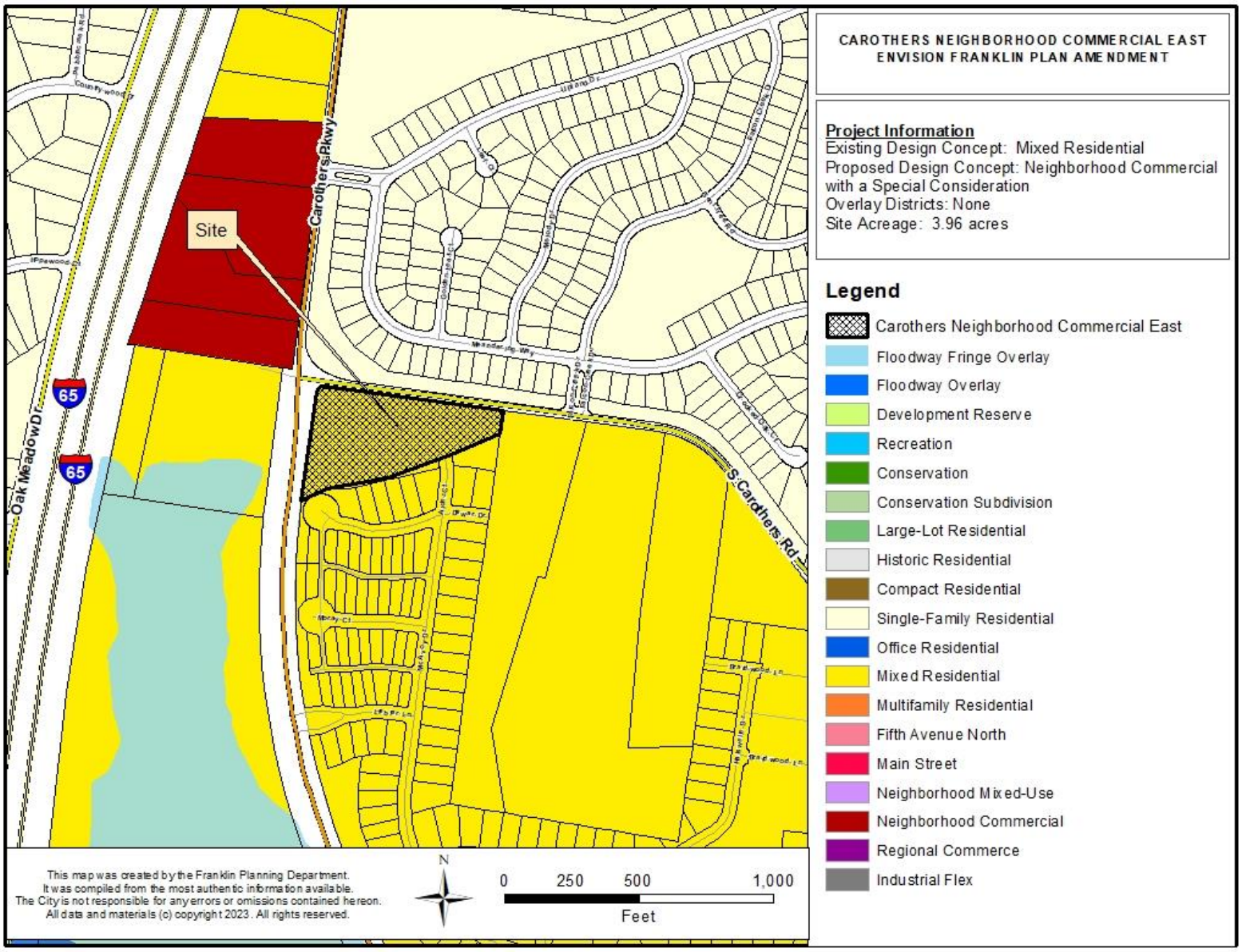
CITY OF FRANKLIN, TENNESSE

By:_____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

Special Consideration: Given the proximity to the Lockwood Glen neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. Buildings should be designed to fit the neighborhood scale at a maximum of 2.5 stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.


CAROTHERS NEIGHBORHOOD COMMERCIAL EAST
ENVISION FRANKLIN PLAN AMENDMENT
Project Information
Existing Design Concept: Mixed Residential
Proposed Design Concept: Neighborhood Commercial with a Special Consideration
Overlay Districts: None
Site Acreage: 3.96 acres
Legend
Carothers Neighborhood Commercial East
Floodway Fringe Overlay
Floodway Overlay
Development Reserve
Recreation
Conservation
Conservation Subdivision
Large-Lot Residential
Historic Residential
Compact Residential
Single-Family Residential
Office Residential
Mixed Residential
Multifamily Residential
Fifth Avenue North
Main Street
Neighborhood Mixed-Use
Neighborhood Commercial
Regional Commerce
Industrial Flex
Site
Carothers Pkwy
S Carothers Rd
Oak Meadow Dr
65
65
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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N
0 250 500 1,000
Feet

File #: 21-04662

DATE: July 7, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8217
Applicant: Jase Jackson, Ragan Smith Associates
Owner: Michael McNally, SVP Southern Land Company

BACKGROUND/STAFF COMMENTS:
The purpose of this proposed revision of Westhaven PUD Subdivision Development Plan is to increase the height allowance to 5-stories for the proposed independent living facility located in the Jewell property area and remove the road connection from the Jewell property area to New Highway 96 West. The request to allow for 5-stories would better align with what is allowed within the Westhaven Pattern book. The request to remove the road connection to New Highway 95 West is to accommodate a stream and a wetland on the north side of the property. The City would not support roadway construction impacts to these features and the Traffic Impact Analysis had very minimal trips projected at this connection. The Developer has provided a memo update to the TIA and there were no significant impacts to the original recommendations. There are no proposed changes to the total number of dwelling units or to the commercial square footage.

Envision Franklin places this development within the Design Concepts of Mixed Residential and Neighborhood Mixed Use. The Mixed Residential design concept includes residential neighborhoods with a combination of single family dwellings, big houses, duplexes and townhomes. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to

activate the street and connect these gathering places to the residential neighborhoods they support.

This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. Westhaven PUD Subdivision, Development Plan, Revision 5 was approved by BOMA in October 2020.

PROCEDURAL REQUIREMENTS:

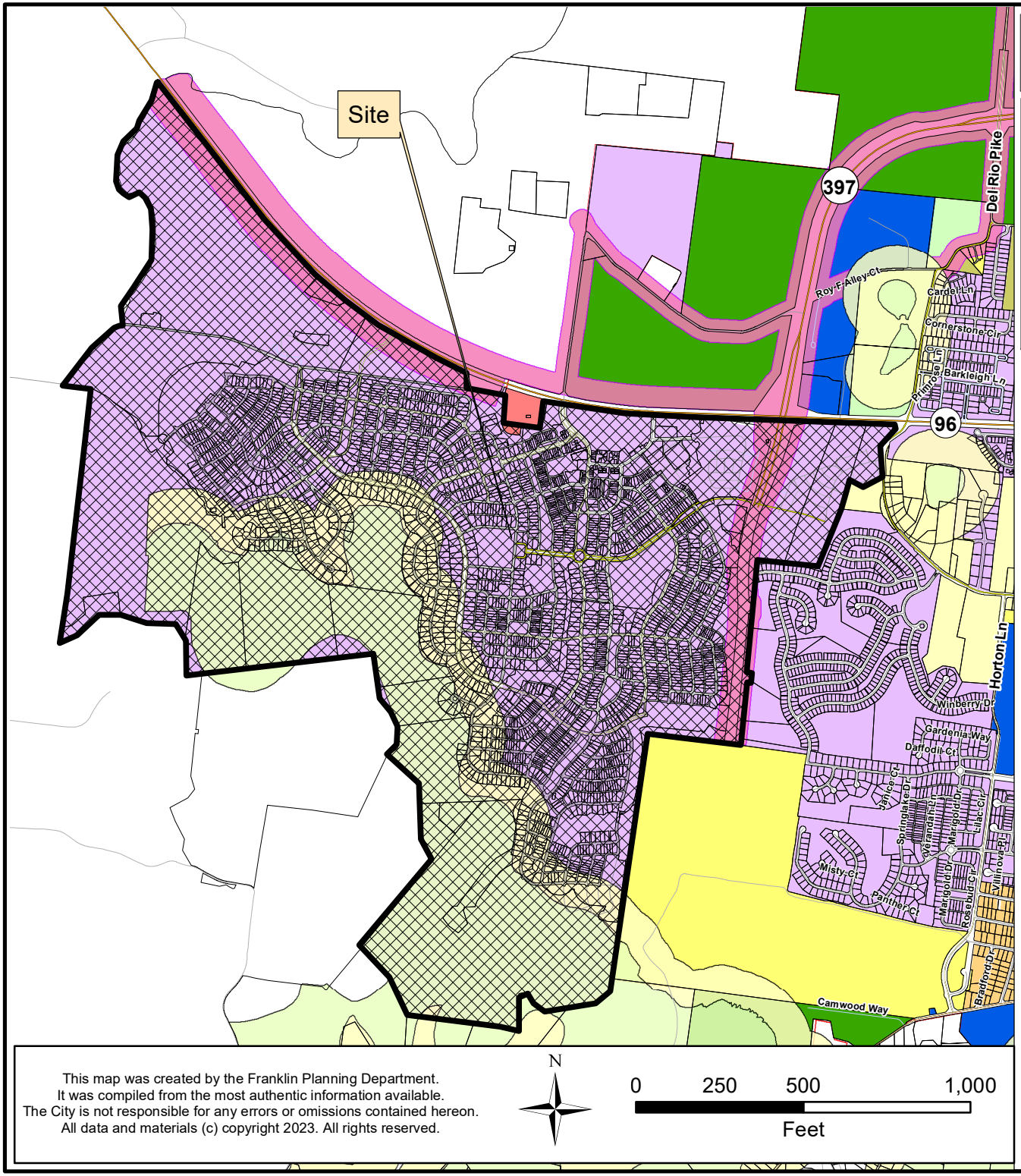
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-51.



WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 6
RESOLUTION 2023-51

Project Information

Zoning: PD Planned District
Overlay Districts: SCO, HHO
Site Acreage: 1,520.03 acres
Number of Dwelling Units: 3441
Nonresidential Square Footage: 250,000 SF
Proposed Development Plan Changes: Increased height of one building from 4-story to 5-story; removed road connection to New Hwy 96 W.

Legend

- Westhaven PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Scenic Corridor 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

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It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8217

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Checklist

General Issues

32. Streets

kevin.long@franklintn.gov	Remove "Future" from completed portion of Mack Hatcher Parkway, label as "Freeway" and indicate ROW width (probably "varies"). [Edited By Kevin Long]

35. Streets

jimmy.wiseman@franklintn.gov	***(The following is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)*** At the site plan stage, the intersection of Bolton Street and the east-west street connecting to Boyd Mill Avenue shall be analyzed further to determine if any additional design features (stop sign warrants, signs & markings, considerations of sight distance, etc.) are necessary to fully facilitate the safe and efficient operation of said intersection. At a minimum, the intersection should be analyzed as a raised intersection / speed table or with raised crosswalks. (https://safety.fhwa.dot.gov/saferjourney1/library/countermeasures/29-30.htm)

37. Development Plan

kevin.long@franklintn.gov ***(The following is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)***

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.

Per Sec. 23-106.(2)(f)of the Stormwater Ordinance:
(ii) All new development and redevelopment shall be designed and graded so that a minimum ten-foot public drainage easement and stormwater conveyance exist between each property.
(iii) All new development and redevelopment shall be designed to provide a minimum twenty (20) foot public drainage easement on all Stormwater infrastructure serving more than two (2) properties.
Keep these in mind when laying out the development, particularly where structures are to be located adjacent to easements.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan, at the latest.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results likewise shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.**

47. Public Alleys vs Private Drives

lance.fittro@franklintn.gov ***(The following condition is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)***
Determinations of public alleys vs private drives will be made with future site plan submittals which include detailed design information and adjacent uses. Labeling of alleys shown on concept plan sheets shall not be considered as basis for City acceptance of maintenance responsibility for pavement areas or public alley configurations which do not comply with Franklin Transportation & Street Technical Standards.

FIRE--Planning--DRT

General Issues

51. Hydrants

curt.edelmann@franklintn.gov This is an advisory comment.

Sheet C7.0 shows circles with a 150-foot radius around the hydrants.

The circles are intended to show hydrants are within 150-feet of the FDC. Be aware of the following.

1. Distance between the hydrant and the FDC as well as distance between hydrants is measured along the street as the fire engine drives along the street to lay down hose. It is not a straight-line distance as shown on Sheet C7.0.
2. Where the FDC only supplies a fire sprinkler system, the FDC must be within 150-feet of the hydrant. Where the FDC serves a standpipe system, the FDC must be within 100-feet of the hydrant.

52. Construction type

curt.edelmann@franklintn.gov The fire marshal has asked me to set-up a meeting between the fire department and the applicant to discuss the construction types proposed for this project.

The fire department would like to point out that a number of concessions have been made for this project.
1. Building 2 does not meet the 150-foot hose pull requirement.
2. There is only a 16-foot wide fire lane for the private garages.

The fire department is also concerned because the project is intended for older occupants who will be difficult to evacuate in case of a fire.

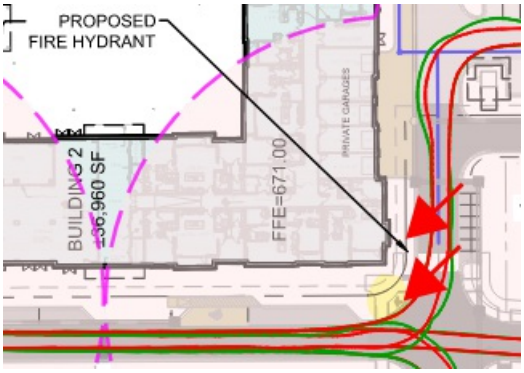
The fire department will require this meeting before submitting the project for One Stop.

The fire department will require an exhibit showing that the 100-foot aerial truck can reach the highest occupied floor at multiple points around the building.

[Edited By Curt Edelmann]

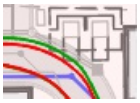
59. Drafting error

curt.edelmann@franklintn.gov Fix the callout.



60. Auto-turn

curt.edelmann@franklintn.gov Verify the truck is not hitting a structure.



61. Auto-turn

curt.edelmann@franklintn.gov Truck cannot drive into parking spaces.



Sanitation and Environmental Services

General Issues

58. Solid Waste Containers

nate.ridley@franklintn.gov What kind of container will they be using 8yd dumpster or 96 gallon rollout?

Stormwater

General Issues

54. Riparian Buffer

jeff.willoughby@franklintn.gov Pending comment 36

Water/Sewer

General Issues

53. Proposed utility

ben.mcneil@franklintn.gov The applicant has not provided labeled contours for staff to review sanitary sewer layout. Based on what is shown, the sanitary sewer could be minimized but its not 100% clear. The proposed layout for sanitary sewer is conceptual only. The final layout will be determined at site plan when fine grading can be determined.

[Edited By Ben McNeil]

RESOLUTION 2023-51

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WESTHAVEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE

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 the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2001-11 on June 19, 2001, and adopted a concept plan as part of Ordinance 2001-11, as was the process at the time; 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 in Resolution 2019-130, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15).

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
Map 64 28,28.02,12, 23.01, 23.02, 25.02 Map 77 1,1.01, 1.02, 1.03, 10.4 Map 64O A-G Map 77B A-6	1520.03
Total	1520.03

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

SECTION III: That the overall entitlements, as amended, for the Westhaven PUD Subdivision are as follows:

Entitlements	Westhaven PUD
Base Zone District	PD (2.26, 250,000)
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3441
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Development Plan Revision Number	6

SECTION IV: That the Revised 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 upon approval by the Board of Mayor and Alderman, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

Attest:

By:_____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

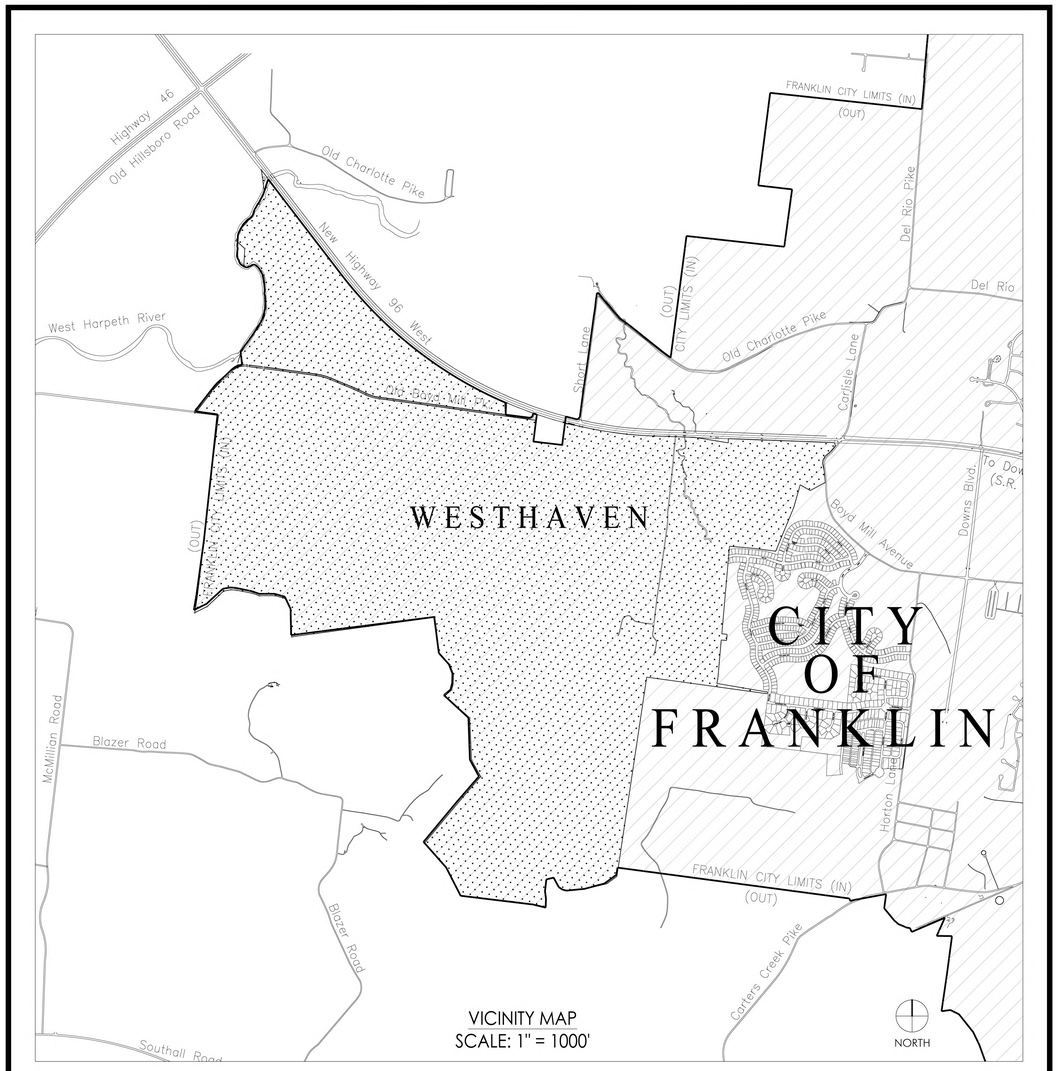
CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #8217

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

6

THE PURPOSE OF THE PROPOSED REVISION TO CONCEPT PLAN REVISION 5 IS TO MAKE THE FOLLOWING CHANGES TO THE EAST AREA (JEWELL) PLAN:

1. INCREASE THE HEIGHT OF ONE PROPOSED STRUCTURE TO 5 STORIES. THE WESTHAVEN PATTERN BOOK GOVERNS HEIGHT BY STORIES AND ALLOWS FOR 5 STORIES IN THIS AREA.
2. REORGANIZATION OF THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 WEST.
4. NO CHANGES TO THE TOTAL NUMBER OF DWELLING UNITS OR COMMERCIAL SQUARE FOOTAGES ARE PROPOSED WITH THIS REVISION

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-9	EAST AREA PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-14	CONCEPTUAL ARCHITECTURE
C7.0	EMERGENCY MANAGEMENT PLAN

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

THE FOLLOWING CODES AND ORDANANCES GOVERN THE WESTHAVEN CONCEPT PLANS, PER THE AGREEMENTS WITH THE CITY OF FRANKLIN DATED JULY 16, 2021:

- Zoning Ordinance – 7/1/2018
- Subdivision Regulations – 2/28/2013
- Stormwater BMP Manual – 1/1/2016
- Technical Specifications for Utility Installation – 12/10/2013
- Transportation Street Technical Standards – 4/25/2017
- Municipal Code – Effective dates vary per standard. Standards effective on 9/30/2019 apply.

THOSE CODES AND ORDINANCES WILL REMAIN ENFORCEABLE WITH THE APPROVAL OF REVISION 6.

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTES:

1. 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 CONCEPT 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.

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

6 DENOTES REV#6 CHANGES

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2825 - www.southernland.com

FRANKLIN CITY LIMITS (IN) (OUT) LANDSCAPE ARCHITECT 07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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- MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS II, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
Contact: Ben Crenshaw

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

6

Concept Plan (Rev.6)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.5)	6408	10/27/2020	1520.03	1520.03	---	---	---	0	3441	---	---	250,000	0	0
Section 1		4/18/2002	18.91	1501.12	51	0	51	51	3390	0	0	250,000	0	0
Section 2		6/20/2002	16.68	1484.44	61	0	61	112	3329	0	0	250,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1476.21	0	47	47	159	3282	0	0	250,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1459.17	26	43	0	43	202	3239	0	0	250,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1452.63	12	15	27	229	3212	0	0	250,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1437.42	48	0	48	277	3164	0	0	250,000	0	0
Section 7		10/16/2003	17.88	1419.54	48	0	48	325	3116	0	0	250,000	0	0
Section 8		12/20/2003	8.16	1411.37	3	0	3	328	3113	0	0	250,000	0	0
Section 9		1/15/2004	4.65	1406.72	32	0	32	360	3081	0	0	250,000	0	0
Section 10		4/15/2004	8.53	1398.19	24	0	24	384	3057	0	0	250,000	0	0
Section 11		4/15/2004	23.33	1374.86	80	10	90	474	2967	0	0	250,000	0	0
Section 12		4/15/2004	30.14	1344.72	61	0	61	535	2906	0	0	250,000	0	0
Section 13		1/25/2005	16.95	1327.77	61	15	76	611	2830	0	0	250,000	0	0
Section 14		1/25/2005	16.70	1311.07	50	16	66	677	2764	0	0	250,000	0	0
Section 15		3/24/2005	14.25	1296.82	0	11	11	688	2753	33,403	33,403	216,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2749	0	33,403	216,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2749	12,051	45,454	204,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	185,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2741	0	64,487	185,513	0	0
Section 16		5/26/2005	7.80	1289.02	29	0	29	729	2712	0	64,487	185,513	0	0
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1278.80	28	0	28	757	2684	0	64,487	185,513	0	0
Section 18	1038	1/26/2006	49.69	1229.11	52	0	52	809	2632	0	64,487	185,513	0	0
Section 19	1047	2/23/2006	7.89	1221.22	23	0	23	832	2609	0	64,487	185,513	0	0
Section 20	1062	3/23/2006	180.40	1040.82	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1039.55	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1026.95	0	0	0	832	2609	28,876	93,363	156,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1025.41	0	0	0	832	2609	0	93,363	156,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1016.76	0	0	0	832	2609	0	93,363	156,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1013.10	4	16	20	852	2589	0	93,363	156,637	0	0
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1013.10	0	17	17	869	2572	0	93,363	156,637	0	0
Section 22	1159	6/22/2006	9.14	1003.96	22	0	22	891	2550	0	93,363	156,637	0	0
Section 23	1239	9/28/2006	4.61	999.36	15	0	15	906	2535	0	93,363	156,637	0	0
Section 24	1257	10/26/2006	18.44	980.92	58	0	58	964	2477	0	93,363	156,637	0	0
**Section 25		10/26/2006	38.71	942.21	0	0	0	964	2477	0	93,363	156,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	2477	48,808	142,171	107,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	2477	16,360	158,531	91,469	0	0
*Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	2477	0	158,531	91,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	919.75	70	18	88	1052	2389	0	158,531	91,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	865.76	32	0	32	1084	2357	0	158,531	91,469	0	0
Section 28	2225	6/23/2011	3.02	862.74	23	0	23	1107	2334	0	158,531	91,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	850.79	22	0	22	1129	2312	0	158,531	91,469	0	0
* Section 30	2951	1/23/2014	17.11	833.68	12	0	12	1141	2300	0	158,531	91,469	0	0
Section 31	1871	3/26/2009	13.99	819.69	0	0	0	1141	2300	0	158,531	91,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	817.40	0	12	12	1153	2288	0	158,531	91,469	0	117,897
Section 33	5757	1/22/2015	10.83	806.57	33	0	33	1186	2255	0	158,531	91,469	0	117,897
Section 34	2299	11/17/2011	9.12	797.45	27	0	27	1213	2228	0	158,531	91,469	0	117,897
Section 35	2388	4/26/2012	6.74	790.71	26	12	38	1251	2190	0	158,531	91,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	790.37	0	7	7	1258	2183	2450	160,981	89,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	789.32	0	19	19	1277	2164	2,450	163,431	86,569	0	117,897
Section 36	2519	9/27/2012	8.94	780.38	48	0	48	1325	2116	0	163,431	86,569	0	117,897
Section 37	2541	10/25/2012	4.77	775.61	6	16	22	1347	2094	0	163,431	86,569	0	117,897
Section 38	2599	12/12/2012	7.16	768.45	33	8	41	1388	2053	0	163,431	86,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	2047	10268	173,699	76,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	* ---	14	0	14	1408	2033	0	173,699	76,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	* ---	0	12	12	1420	2021	0	173,699	76,301	0	117,897
Section 39	2837	9/26/2013	8.00	760.45	42	0	42	1462	1979	0	173,699	76,301	0	117,897
Section 40	2876	10/24/2013	18.72	741.73	10	29	39	1501	1940	0	173,699	76,301	0	117,897
Section 41	2876	10/24/2013	9.88	731.85	48	0	48	1549	1892	0	173,699	76,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	* ---	0	24	24	1573	1868	0	173,699	76,301	0	117,897
Section 42	4623	8/28/2014	0.69	731.16	0	9	9	1582	1859	0	173,699	76,301	0	117,897
Section 43	4665	11/20/2014	15.28	715.88	57	0	57	1639	1802	0	173,699	76,301	0	117,897
*Section 25-Lot 4021	6965	1/22/2016	0.64	---	0	16	16	1655	1786	2091	175,790	74,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	697.06	41	16	57	1712	1729	0	175,790	74,210	0	117,897
Section 45	6044	4/8/2016	9.88	687.18	46	0	46	1758	1683	0	175,790	74,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	681.64	20	8	28	1786	1655	0	175,790	74,210	0	117,897
Section 47	6222	9/22/2016	5.89	675.75	33	0	33	1819	1622	0	175,790	74,210	0	117,897
Section 48	6223	9/22/2016	5.15	670.60	16	0	16	1835	1606	0	175,790	74,210	0	117,897
Section 49	6481	8/13/2019	10.77	659.83	26	20	46	1881	1560	0	175,790	74,210	0	117,897
Section 50	6480	7/27/2017	11.96	647.87	43	8	51	1932	1509	0	175,790	74,210	0	117,897
*Section 25 Resub of Lot 4020	6637	5/17/2019	1.58	---	0	0	20	1996	1445	3112	178,902	71,098	0	117,897
Section 52	6721	1/28/2020	12.54	627.54	50	0	50	2046	1395	0	178,902	71,098	0	117,897
Section 53	6747	8/3/2018	6.89	620.65	33	0	33	2079	1362	0	178,902	71,098	0	117,897
Section 54	6748	4/13/2020	36.00	584.65	37	0	37	2116	1325	0	178,902	71,098	0	117,897
Section 55	6805	5/14/2019	3.04	581.61	16	0	16	2132	1309	0	178,902	71,098	0	117,897
Section 56	7378	3/17/2021	3.99	577.62	12	0	12	2144	1297	0	178,902	71,098	0	117,897
Section 57	7115	7/8/2021	12.69	564.93	34	0	34	2178	1263	0	178,902	71,098	0	117,897
Section 58	7284	2/5/2021	17.82	547.11	39	0	39	2217	1224	0	178,902	71,098	0	117,897
Section 59	7434	2/8/2021	10.87	536.24	62	0	62	2279	1162	0	178,902	71,098	0	117,897
Townsend Boulevard	7435	7/29/2021	4.44	531.80	0	0	0	2279	1162	0	178,902	71,098	0	117,897
Section 60	7476	8/25/2021	23.71	508.09	47	0	47	2326	1115	0	178,902	71,098	0	117,897
Section 61	7593	9/8/2021	14.81	493.28	62	0	62	2388	1053	0	178,902	71,098	0	117,897
Section 62 (Blakeford)	7644	11/19/2021	24.36	468.92	0	61	61	2449	992	0	178,902	71,098	0	117,897
Jewell Phase 1 (Rev.1)	8103	5/4/2023	39.93	428.99	8	46	54	2503	938	0	178,902	71,098	0	117,897
Section 63	7971	4/21/2023	17.87	411.12	77	0	77	2580	861	0	178,902	71,098	0	117,897
Golf Course Maintenance	8038	4/5/2023	2.17	408.95	0	0	0	2580	861	9434	188,336	61,664	0	117,897

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Westhaven Jewell Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64	28&28.01&28.02
Middle Tennessee Electric Membership Corporation PO Box 681709 Franklin, TN 37268	77	1.05
Westhaven Partners, LLC & 96-West Land Holdings, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64 64O 77 77B	23.00,23.01,23.02,25.02 A-G 1.00,1.01,1.02,1.03,1.04 A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219. (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075. (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey, 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
   c. All aquatic resources depicted in revision 6. except those in the affected Jewell area. are those that were delineated for Revision 5. Aquatic resources depicted in Jewell are per HD dated 01/13/2020.

4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100

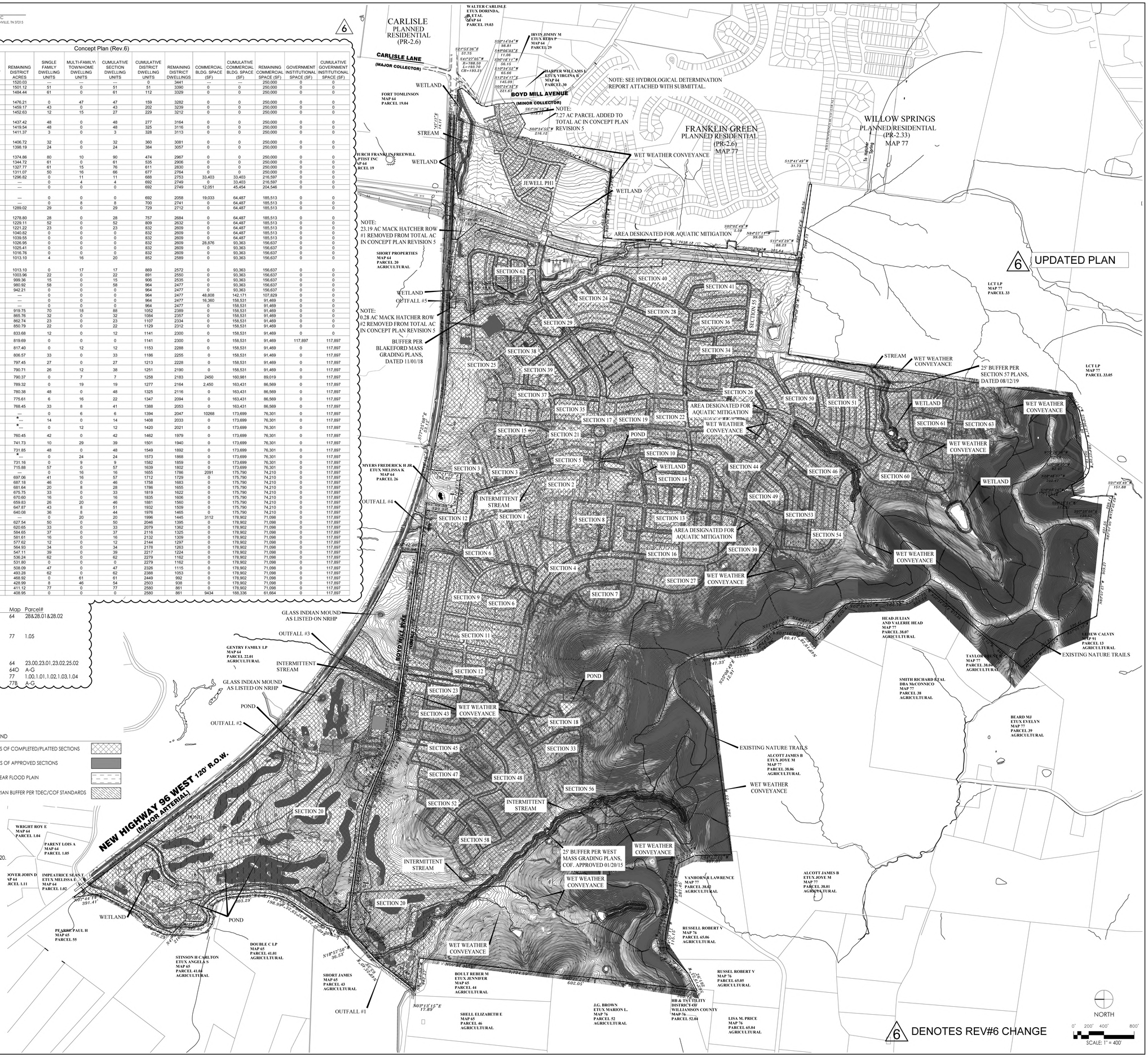
5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.

6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. AQUATIC RESOURCES
BUFFERS DEPICTED IN THIS PLAN REFLECT THE CURRENT HYDROLOGIC DETERMINATIONS ACCEPTECT BY THE CITY OF FRANKLIN.

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- RIPARIAN BUFFER PER TDEC/COF STANDARDS



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Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office 615.778.3150 - Fax 615.778.3151 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FIFTH CIVIL DISTRICT

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REVISIONS:

1. 05/26/2023: PRE APP SUBMITTAL
2. 06/12/2023: INITIAL SUBMITTAL
3. 07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4.
5.
6.
7.
8.

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

EXISTING CONDITIONS & SITE DATA

SHEET NO. CP-2

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1520.03 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	3441 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	2.26 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS*	
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	250,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
	±813.44 ACRES	±706.50 ACRES	±787.39 ACRES	±769.12 ACRES	±770.04 ACRES

C. CURRENT CONCEPT PLAN - REV 6

TOTAL ACREAGE (SD-X DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS**
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±771.37 ACRES

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS. ANY AGE-TARGETED OR AGE-RESTRICTED ATTACHED OR DETACHED UNITS WILL NOT APPLY TO THE 250 MAXIMUM PERMITTED SENIOR HOUSING UNITS.

Proposed Product Type Comparison		
	Revision 5	Revision 6
Single-Family/Townhome/Duplex-Completed	2116	2580
Single-Family/Duplex-To Go	842*	429*
Townhome-To Go	141*	100*
Senior Housing (State Registered Beds)	0*	0*
Apartment/Condominium/Multifamily - To Go	312*	312*
Live/Work - To Go	30*	20*
Total	3441	3441

*Note: 20 Total Live/Work Units to date Existing or Approved
*Note: Actual product types may vary by 20% of listed totals without Planning Commission Approval.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 5	Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16*	16*
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property**	0	0
J & J Farms (7.27 Acres)**	0	0
Total	250000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.
**Residental Private Amenities Are Allowed in the Area East of Mack Hatcher.

General Notes

1. Refer to the traffic study being completed by KCI Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilly Street.
6. The nearest park and recreational facilities are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Check Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

NOTES:

1. AREAS SHOWN WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2020 REVISION 5 APPROVED PLANS.
2. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THE PREVIOUS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.

LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

RIPARIAN BUFFER PER TDEC/COF STANDARDS

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
ROSE'S RESERVE
PROPOSED CONDOMINIUM BUILDINGS
PROPOSED COMMUNITY AMENITY
PROPOSED MAIL KIOSK LOCATION
PROPOSED TOWNHOMES, DUPLEX ES AND DETACHED LOTS
PROPOSED ACTIVE ADULT FACILITY
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
SINGLE GARAGES FOR CONDOMINIUMS, TYP.
300' DEVELOPMENT SETBACK
PROPOSED COMMUNITY AMENITY
PROPOSED CONDOMINIUM & TOWNHOMES
PROPOSED COMMERCIAL USES
LIVE/WORK UNITS *L - PROPOSED (MAY BE DESIGNED AS RESIDENTIAL ONLY USE)
300' DEVELOPMENT SETBACK TOWN CENTER
LIVE/WORK UNITS (L - EXISTING)
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
EXISTING NATURE TRAILS
PROPOSED MAIL KIOSK LOCATION
OPEN SPACE (PRESERVATION AREA)
NEIGHBORHOOD CENTER
WESTHAVEN HOA MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
GLASS INDIAN MOUND AS LISTED ON NRHP
300' DEVELOPMENT SETBACK
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD AMENITY CENTER #1
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
GLASS INDIAN MOUND AS LISTED ON NRHP
NEIGHBORHOOD AMENITY CENTER #2
GOLF CLUBHOUSE
+/-478' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD CENTER
LOTS DENOTED WITH '*' SYMBOL WILL REQUIRE A FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS DUE TO LENGTH OF CUL-DE-SAC STREET.
+/-403' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
+/-772' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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Office 615.778.5100 - Fax 615.778.5101 - www.southernland.com

07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP. SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023-RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

CONCEPT PLAN

SHEET NO.
CP-3

PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 5	TOTAL AREA REV. 6	PERCENTAGE REV. 5	PERCENTAGE REV. 6
	SPECIAL DISTRICT D	PD	±225.77 Ac.	±225.77 Ac.	±14.85%	±14.85%
	URBAN CENTER T-5	PD	±130.05 Ac.	±133.01 Ac.	±8.56%	±8.75%
	GENERAL URBAN T-4	PD	±592.42 Ac.	±589.46 Ac.	±38.97%	±38.78%
	SUB-URBAN T-3	PD	±185.67 Ac.	±185.67 Ac.	±12.21%	±12.21%
	RURAL PRESERVE T-1		±386.12 Ac.	±386.12 Ac.	±25.41%	±25.41%
	BUILDING					
	PROPERTY LINE					

6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE (MINOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

• THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY (SLC). THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
• SLC MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THIS PLAN, AND ET. THAT SLC HAS NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM THE CONSTRUCTION IN ACCORDANCE WITH THIS PLAN.
• MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	05/26/2023: PRE APP. SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023-RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 5

FORMAL: (formally landscaped and regularly maintained)	±32.69 ACRES	4.25%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.33 ACRES	93.93%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.04 ACRES	

OPEN SPACE: REVISION 6

FORMAL: (formally landscaped and regularly maintained)	±33.5 ACRES	4.34%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.85 ACRES	93.84%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±771.37 ACRES	

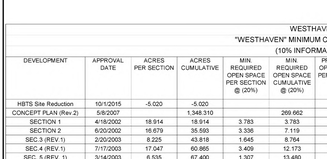
6

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- RIPARIAN BUFFER PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

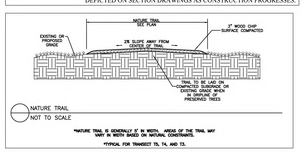
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev 2)	5/8/2007		1,348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC 3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC 4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC 6 (REV.1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.780	73.280	27.17%	196.382	2.484	0.000	4.968	27.780
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	0.340	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV.1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	-55.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC. 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0		0						0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	15.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 26, LOT 4021	1/22/2016	0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 26, LOTS 858, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	338.974	125.70%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	338.974	125.70%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	338.974	125.70%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49	8/3/2018	10.77	837.992	2.154	167.210	2.15	341.124	126.50%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.96	849.952	2.392	169.602	0.28	341.404	126.60%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	341.404	126.60%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	341.404	126.60%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	341.404	126.60%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	341.404	126.60%	-66.052	0.4355	0	0.871	0
SECTION 55	5/14/2019	3.04	889.442	0.608	177.500	0	341.404	126.60%	-66.052	0.152	0	0.304	0
SECTION 56	3/17/2021	3.99	893.432	0.798	178.298	0	341.404	126.60%	-66.052	0.1995	0	0.399	0
SECTION 57	7/8/2021	8.84	902.272	1.768	180.066	0	341.404	126.60%	-66.052	0.442	0	0.884	0.47
SECTION 58	2/5/2021	12.70	914.972	2.54	182.606	5.9	347.304	128.79%	-71.952	0.635	0	1.27	5.9
SECTION 59	2/8/2021	10.86	925.832	2.172	184.778	0	347.304	128.79%	-71.952	0.543	0	1.086	0
SECTION 60	8/25/2021	14.69	940.522	2.938	187.716	13.06	360.364	133.64%	-85.012	0.7345	0	1.469	13.06
SECTION 61	9/8/2021	14.81	955.332	2.962	190.678	0.4	360.764	133.78%	-85.412	0.7405	0	1.481	0.4
SECTION 62	11/19/2021	21.73	977.062	4.346	195.024	11.91	372.674	138.20%	-97.322	1.0865	0.26	2.173	11.65
JEWELL PHASE 1		23.71	1000.772	4.742	199.766	23.68	396.354	146.98%	-121.002	1.1855	1.35	2.371	22.33
SECTION 63		56.08	1056.852	11.216	210.982	40.03	436.384	161.83%	-161.032	2.804	0	5.608	40.03
GOLF MAINT. FACILITY		2.17	1059.022	0.434	211.416	0	436.384	161.83%	-161.032	0.1085	0	0.217	0



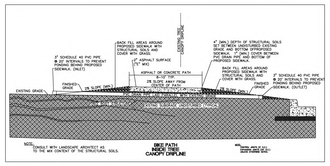
ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



*NATURE TRAIL IS GENERALLY 6' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.
*TYPICAL FOR TRANSECT TS, T4, AND T3.



NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
MACK HARCHER BIKEWAY CORRIDOR BY OTHERS
EXISTING HIGHWAY 96 BICYCLE ROUTE
OLD CHARLOTTE PIKE (LOCAL)
ELEMENTARY SCHOOL
PEDESTRIAN ACCESS
SHORT LANE (LOCAL)
OPEN SPACE (PRESERVATION AREA) 19.29 ACRES
OPEN SPACE (PRESERVATION AREA) 3.90 ACRES
EXISTING/ NATURE TRAIL
WESTHAVEN HOA-MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
GOLF CLUBHOUSE
GOLF COURSE/ OPEN SPACE (UNDER STRUCTURE)
NEW HIGHWAY 96 WEST 120' R.O.W. (PLANNED MAJOR ARTERIAL)
OPEN SPACE (PRESERVATION AREA) 2.62 ACRES
OPEN SPACE (PRESERVATION AREA) 5.80 ACRES
EXISTING NATURE TRAIL
PEDESTRIAN ACCESS

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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Southern Land Company, LLC
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Office 615.370.1500 - Fax 615.370.1501 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5

PROPOSED THOROUGHFARE DESIGNATIONS

XXX-XX-XX
- Thoroughfare Type
- Right of Way Width
- Pavement Width

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

*NOTE:
OW-36-26 HAS BEEN MODIFIED TO OW-40-28 AT THE REQUEST OF CITY OF FRANKLIN TO PROVIDE FIRE ACCESS. 6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
ROLLING HILL PIKE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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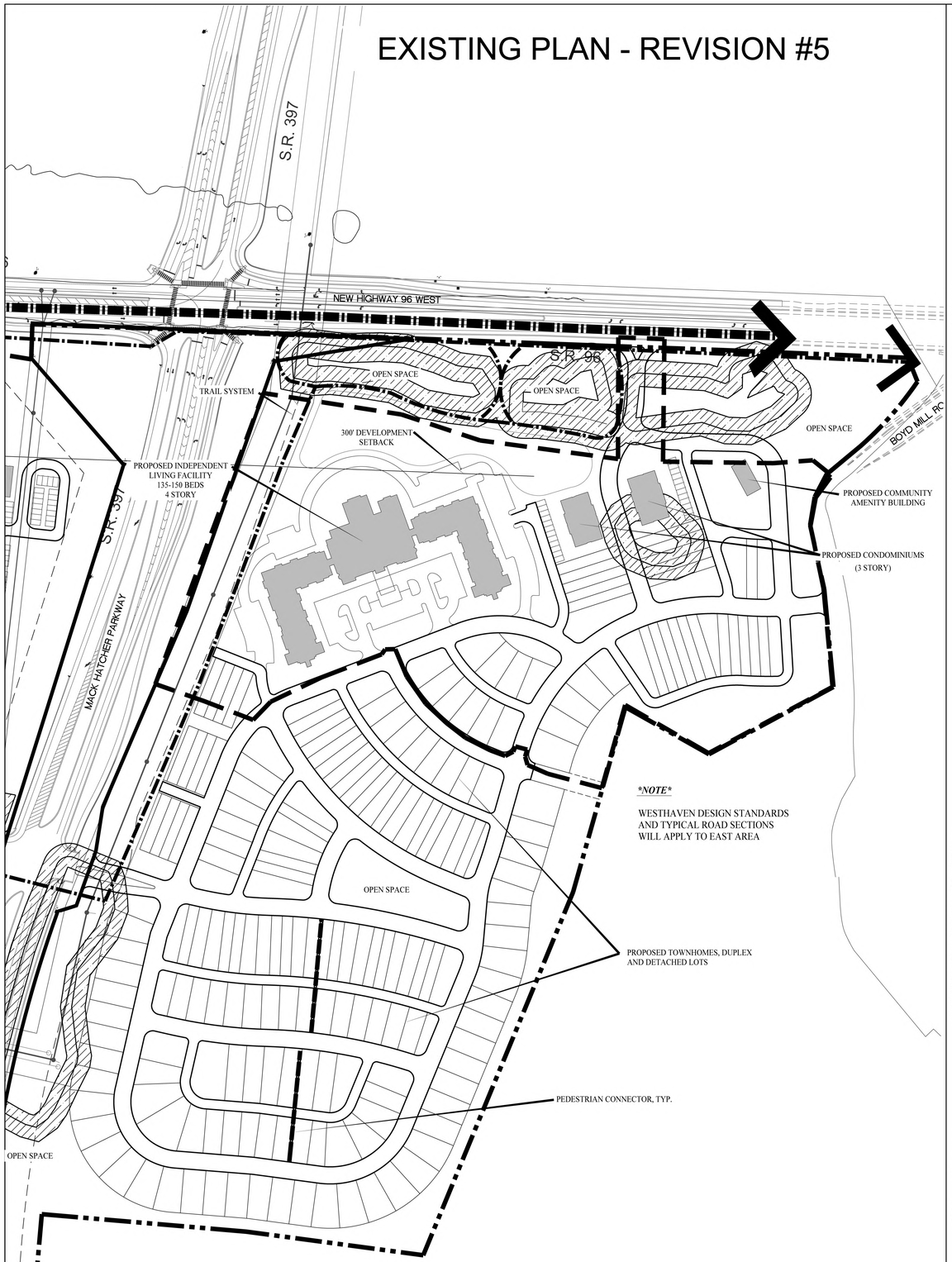
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

EXISTING PLAN - REVISION #5



NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

EAST AREA CONCEPT PLAN - REV #5

6 SHEET ADDED

NORTH

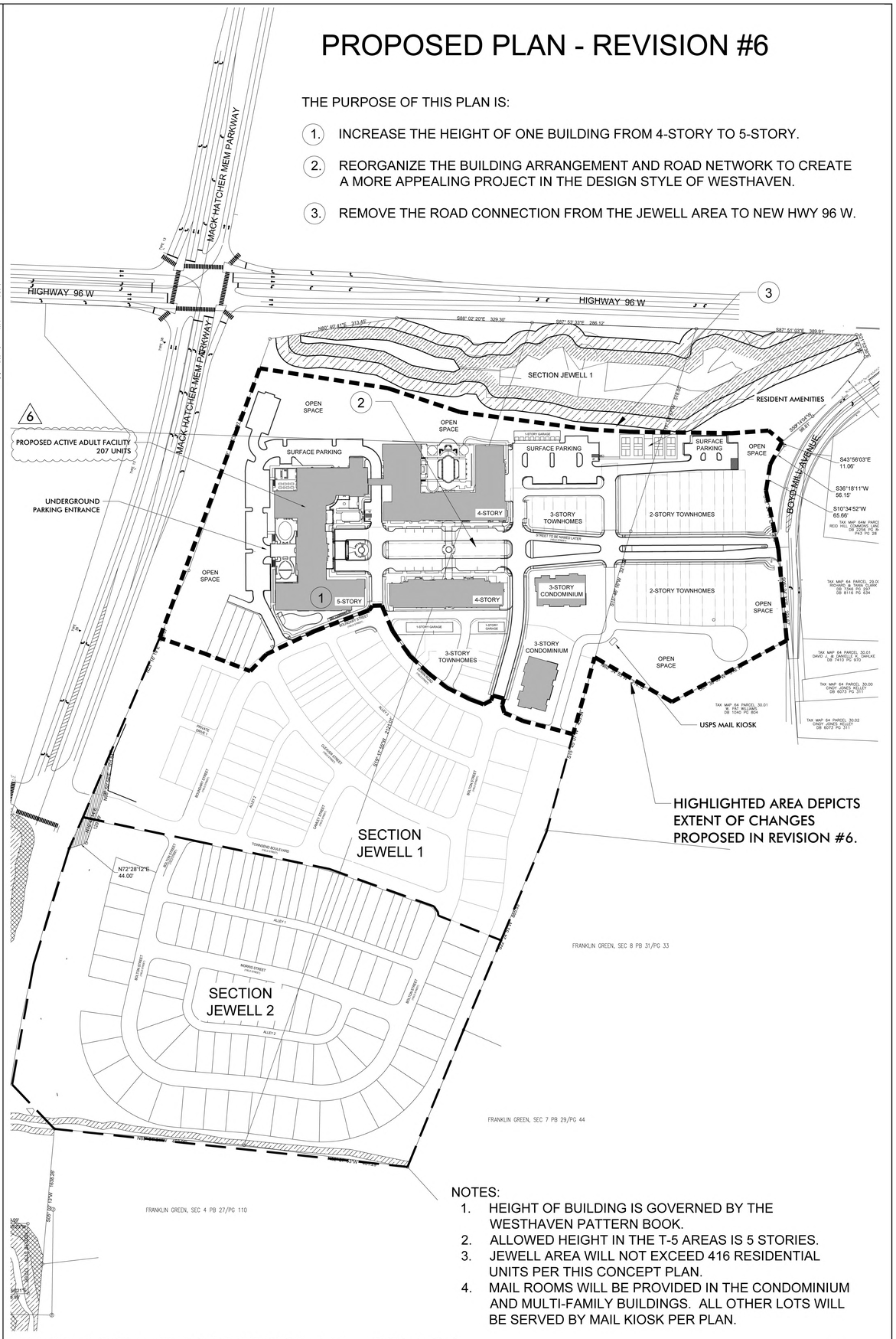
0' 50' 100' 200'

SCALE: 1" = 100'

PROPOSED PLAN - REVISION #6

THE PURPOSE OF THIS PLAN IS:

1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.



HIGHLIGHTED AREA DEPICTS EXTENT OF CHANGES PROPOSED IN REVISION #6.

NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.

EAST AREA CONCEPT PLAN - REV #6

6 DENOTES REVISION 6

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #:

PROJECT #: COF 8217

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

Westhaven PUD Lot Totals

	Approved Concept Plan Rev 5	Proposed Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16	16
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	250000	250000

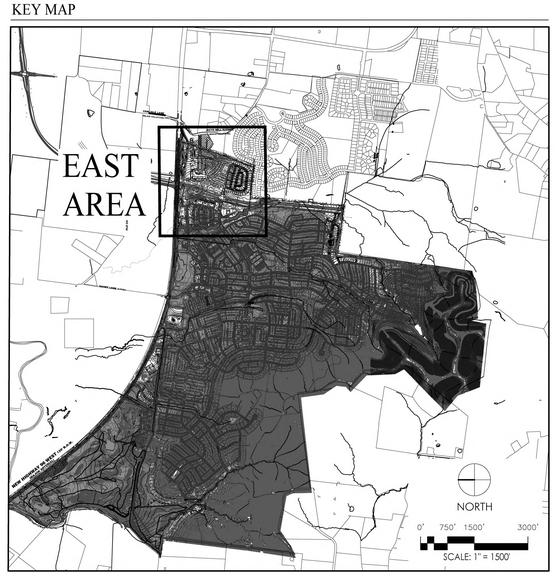
LEGEND

30' RIPARIAN BUFFER ZONE 1
PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2
PER TDEC/COF STANDARDS

FUTURE SANITARY SEWER MAIN,
FLOW DIRECTION,
AND UTILITY SERVICES

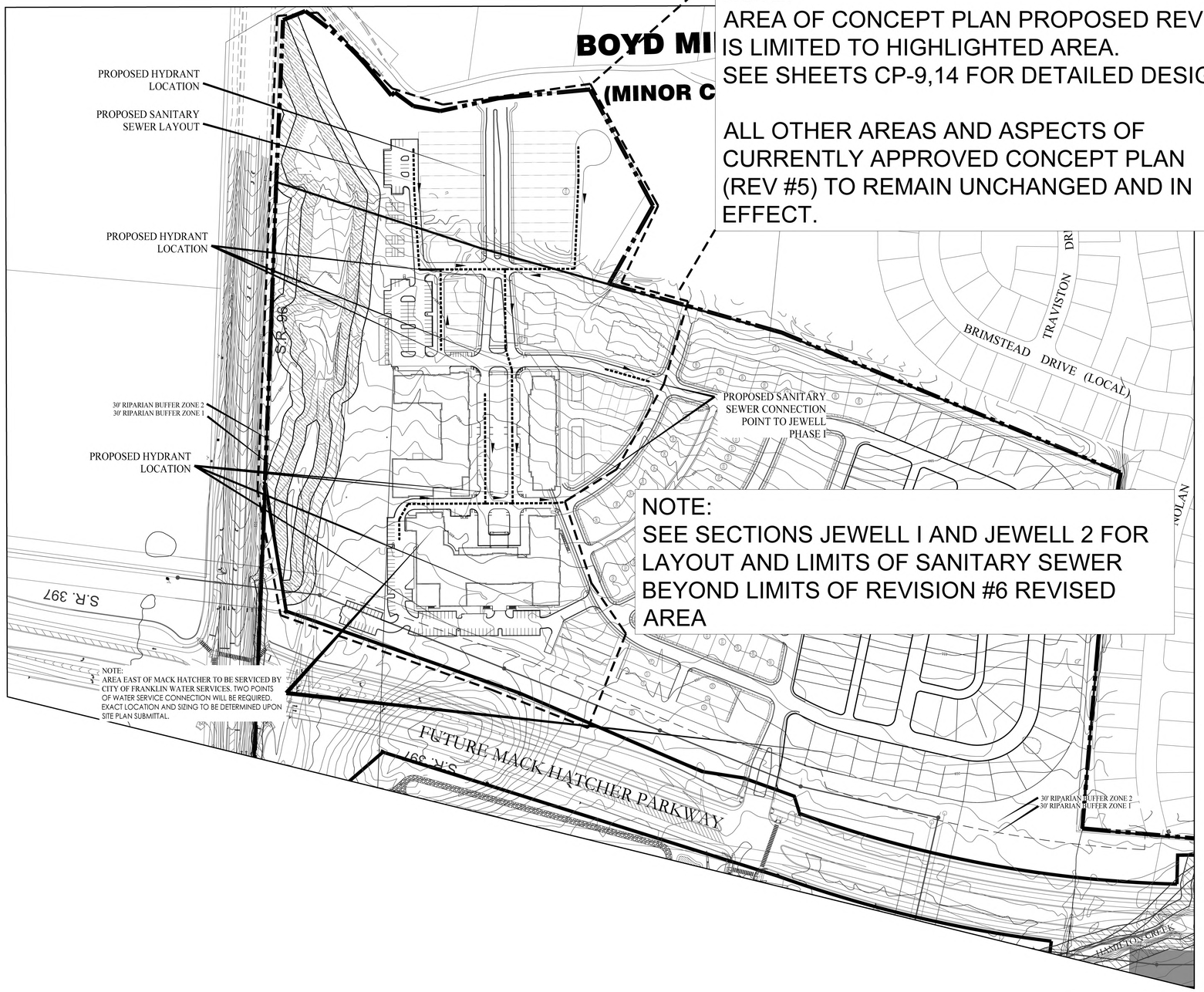
KEY MAP



NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

NOTE:
SEE SECTIONS JEWELL I AND JEWELL 2 FOR LAYOUT AND LIMITS OF SANITARY SEWER BEYOND LIMITS OF REVISION #6 REVISED AREA



6 UPDATED PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

EAST AREA CONCEPTUAL UTILITY PLAN

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #: COF 8217

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

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1 1A-3.000 BUILDING 1 - EAST 1/16" = 1'-0"



2 1A-3.000 BUILDING 1 - NORTH 1/16" = 1'-0"

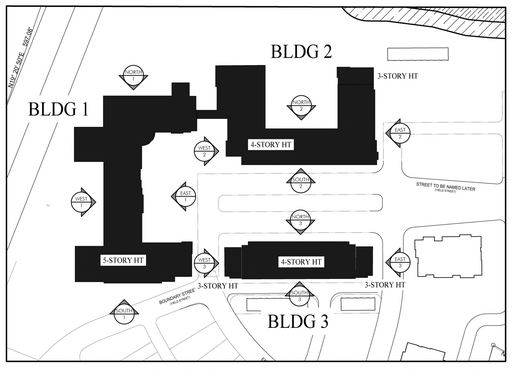


3 1A-3.000 BUILDING 1 - SOUTH 1/16" = 1'-0"



1 1A-3.001 BUILDING 1 - WEST 1/16" = 1'-0"

BUILDING 1



NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. STRUCTURED PARKING IS TO BE PROVIDED BELOW BUILDING #1.
4. THE PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REVIEWED FOR COMPLIANCE WITH VESTED ZONING ORDINANCE AND WESTHAVEN PATTERN BOOK. THE ELEVATIONS ARE REVIEWED IN DEPTH WITH A SITE PLAN REVIEW.

0' 50' 100' 200'
SCALE: 1" = 100'

NORTH
N.T.S.

6 SHEET ADDED



1 2A-3.000 BUILDING 2 - EAST 1/16" = 1'-0"



3 2A-3.000 BUILDING 2 - NORTH 1/16" = 1'-0"



4 2A-3.000 BUILDING 2 - SOUTH 1/16" = 1'-0"



5 2A-3.000 BUILDING 2 - WEST 1/16" = 1'-0"

BUILDING 2



1 3A-3.000 BUILDING 3 - NORTH 1/16" = 1'-0"



2 3A-3.000 BUILDING 3 - SOUTH 1/16" = 1'-0"



3 3A-3.000 BUILDING 3 - WEST 1/16" = 1'-0"



4 3A-3.000 BUILDING 3 - EAST 1/16" = 1'-0"

BUILDING 3

6 DENOTES REVISION 6

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BENJAMIN C. MCKENZIE
REGISTERED
LANDSCAPE ARCHITECT
07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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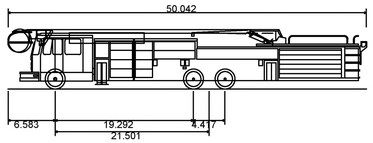
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

ARCHITECTURAL ELEVATIONS

SHEET NO.
CP-14



Franklin Fire SD-7 Feb 2023

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph

FIRE HYDRANT NOTES

1. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
2. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
3. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
4. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

IBC CONSTRUCTION TYPES:

Commercial Mixed-Use:	Type I-A
Parking Garage:	Type I-A
Residential:	Type III-A (5 Stories Over Podium, Type I-A)

ACCESS ROAD NOTES

1. Roads shall be completed and inspected before a building permit is issued.
2. Roads must be constructed to minimize erosion impacts.
3. Roads shall be a minimum of 20-feet wide.
4. Access roads shall terminate not less than 150-feet from any portion of a structure.
5. Turnarounds required for access roads longer than 150-feet.
6. Roads shall be an all-weather surface capable of supporting 80-000 pounds.
7. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provision for storm drainage, light and lane markings, devices and signage.
8. If a sewer manhole is located in the gravel area, the area around the manhole must be protected to prevent damaging the manhole. Methods of protecting the manhole shall be approved by the water department and may include installing an asphalt ring around the manhole, paving the area around the manhole or other method as approved by the water department.

DEVELOPMENT PLAN REVISION NOTES:

1. Fire lanes: Fire department access lanes are a minimum of 20-feet wide and 13-fee, 6 inches high. The two proposed alleys (16' wide) are specifically labeled and dimensioned.

2. Hydrant Flow Test: An active waterline is currently not available for flow test. This will be provided at the time of the Site Plan submittal. The developer will take full responsibility if the flow test does not meet minimum fire requirements.

3. Construction Types:
   -Building 1: Type IIIA
   -Building 2: Type IA below 3hr podium, Type VA above 3hr podium
   -Building 3: Type VA

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G:\23-0107\CIVIL ENGINEERING\2 PLAN SHEETS\SITE PLANS\07 EMERGENCY MGMT.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/6/2023 1:11 PM LAST UPDATED BY DKIRKHAM ON: 7/6/2023 1:21 PM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE & INDUSTRY
No. 120451
STATE OF TENNESSEE

WESTHAVEN

P.U.D. SUBDIVISION,
DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
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DATE: MAY 26, 2023

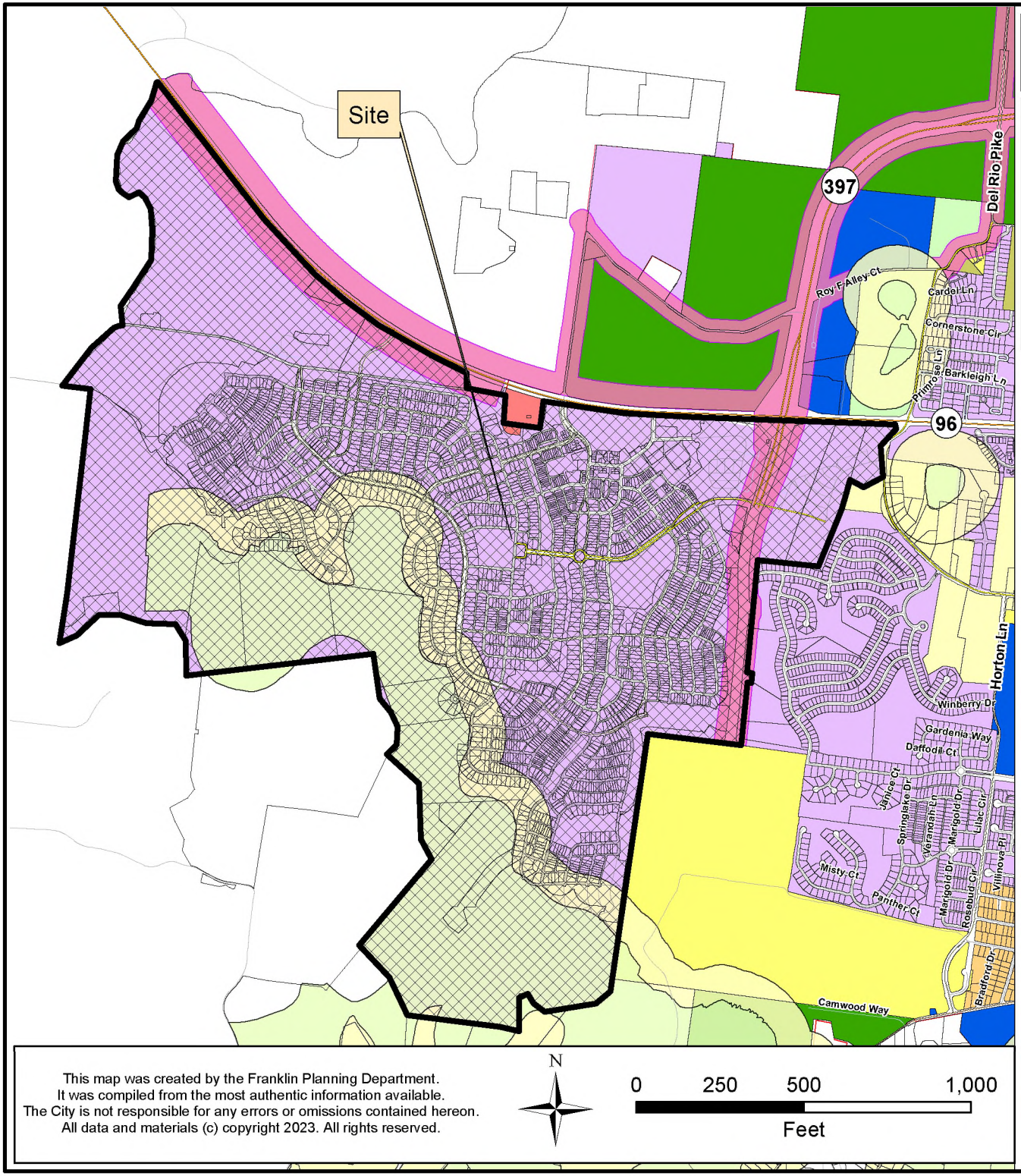
JOB #: 23-0107

PROJECT #: COF #8217

EMERGENCY MANAGEMENT PLAN

SHEET NO.
C7.0

811 Know what's below. Call before you dig.



WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 6
RESOLUTION 2023-51

Project Information

Zoning: PD Planned District
Overlay Districts: SCO, HHO
Site Acreage: 1,520.03 acres
Number of Dwelling Units: 3441
Nonresidential Square Footage: 250,000 SF
Proposed Development Plan Changes: Increased height of one building from 4-story to 5-story; removed road connection to New Hwy 96 W.

Legend

- Westhaven PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Scenic Corridor 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

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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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

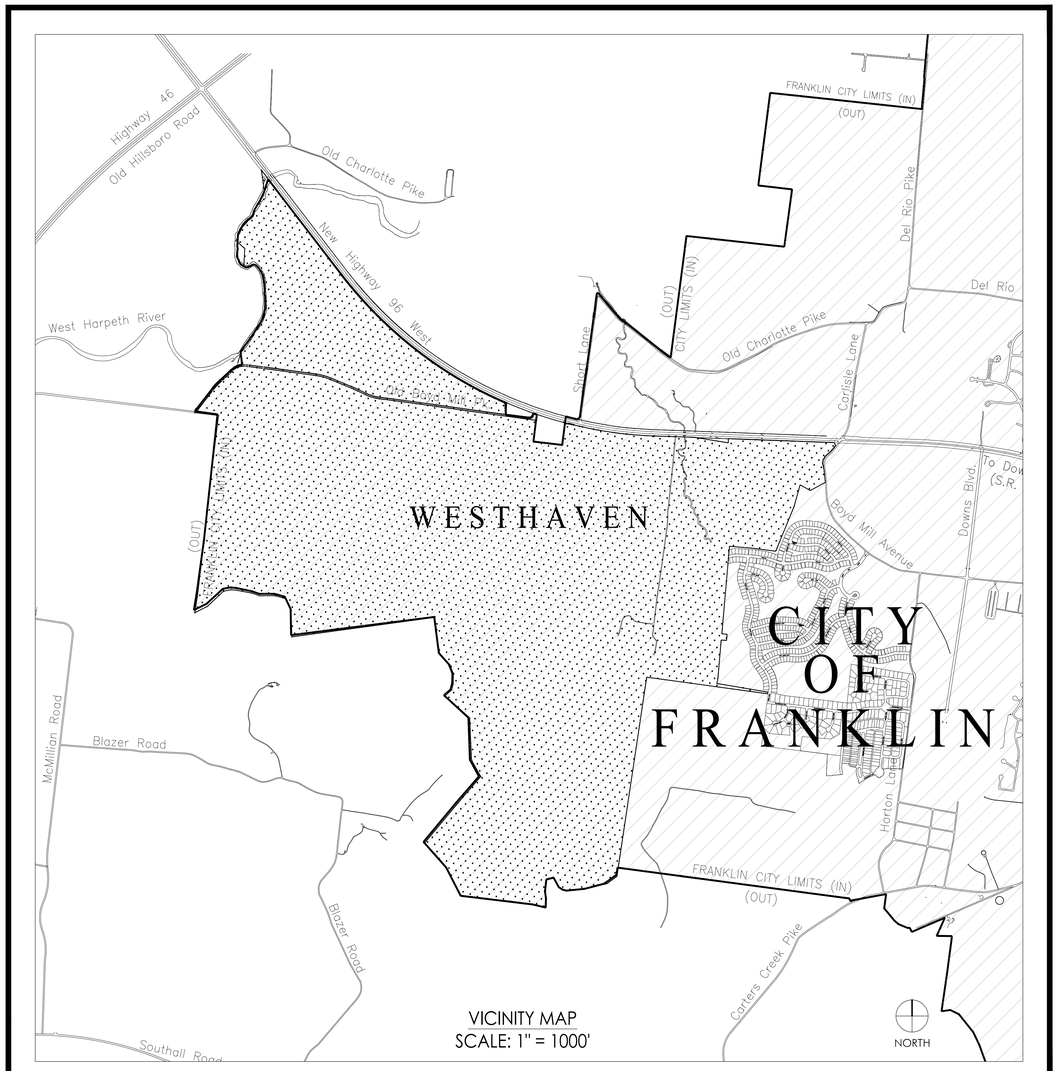
CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #8217

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

6

THE PURPOSE OF THE PROPOSED REVISION TO CONCEPT PLAN REVISION 5 IS TO MAKE THE FOLLOWING CHANGES TO THE EAST AREA (JEWELL) PLAN:

1. INCREASE THE HEIGHT OF ONE PROPOSED STRUCTURE TO 5 STORIES. THE WESTHAVEN PATTERN BOOK GOVERNS HEIGHT BY STORIES AND ALLOWS FOR 5 STORIES IN THIS AREA.
2. REORGANIZATION OF THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 WEST.
4. NO CHANGES TO THE TOTAL NUMBER OF DWELLING UNITS OR COMMERCIAL SQUARE FOOTAGES ARE PROPOSED WITH THIS REVISION

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-9	EAST AREA PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-14	CONCEPTUAL ARCHITECTURE
C7.0	EMERGENCY MANAGEMENT PLAN

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

THE FOLLOWING CODES AND ORDANANCES GOVERN THE WESTHAVEN CONCEPT PLANS, PER THE AGREEMENTS WITH THE CITY OF FRANKLIN DATED JULY 16, 2021:

- Zoning Ordinance – 7/1/2018
- Subdivision Regulations – 2/28/2013
- Stormwater BMP Manual – 1/1/2016
- Technical Specifications for Utility Installation – 12/10/2013
- Transportation Street Technical Standards – 4/25/2017
- Municipal Code – Effective dates vary per standard. Standards effective on 9/30/2019 apply.

THOSE CODES AND ORDINANCES WILL REMAIN ENFORCEABLE WITH THE APPROVAL OF REVISION 6.

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTES:

1. 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 CONCEPT 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.

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

6 DENOTES REV#6 CHANGES

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2925 - www.southernland.com

07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS II, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
Contact: Jeff Ellis

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

6

Concept Plan (Rev.6)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.5)	6408	10/27/2020	1520.03	1520.03	---	---	---	0	3441	---	---	250,000	0	0
Section 1		4/18/2002	18.91	1501.12	51	0	51	51	3390	0	0	250,000	0	0
Section 2		6/20/2002	16.68	1484.44	61	0	61	112	3329	0	0	250,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1476.21	0	47	47	159	3282	0	0	250,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1459.17	26	43	0	43	202	3239	0	0	250,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1452.63	12	15	27	229	3212	0	0	250,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1437.42	48	0	48	277	3164	0	0	250,000	0	0
Section 7		10/16/2003	17.88	1419.54	48	0	48	325	3116	0	0	250,000	0	0
Section 8		12/20/2003	8.16	1411.37	3	0	3	328	3113	0	0	250,000	0	0
Section 9		1/15/2004	4.65	1406.72	32	0	32	360	3081	0	0	250,000	0	0
Section 10		4/15/2004	8.53	1398.19	24	0	24	384	3057	0	0	250,000	0	0
Section 11		4/15/2004	23.33	1374.86	80	10	90	474	2967	0	0	250,000	0	0
Section 12		4/15/2004	30.14	1344.72	61	0	61	535	2906	0	0	250,000	0	0
Section 13		1/25/2005	16.95	1327.77	61	15	76	611	2830	0	0	250,000	0	0
Section 14		1/25/2005	16.70	1311.07	50	16	66	677	2764	0	0	250,000	0	0
Section 15		3/24/2005	14.25	1296.82	0	11	11	688	2753	33,403	33,403	216,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2749	0	33,403	216,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2749	12,051	45,454	204,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	185,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2741	0	64,487	185,513	0	0
Section 16		5/26/2005	7.80	1289.02	29	0	29	729	2712	0	64,487	185,513	0	0
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1278.80	28	0	28	757	2684	0	64,487	185,513	0	0
Section 18	1038	1/26/2006	49.69	1229.11	52	0	52	809	2632	0	64,487	185,513	0	0
Section 19	1047	2/23/2006	7.89	1221.22	23	0	23	832	2609	0	64,487	185,513	0	0
Section 20	1062	3/23/2006	180.40	1040.82	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1039.55	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1026.95	0	0	0	832	2609	28,876	93,363	156,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1025.41	0	0	0	832	2609	0	93,363	156,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1016.76	0	0	0	832	2609	0	93,363	156,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1013.10	4	16	20	852	2589	0	93,363	156,637	0	0
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1013.10	0	17	17	869	2572	0	93,363	156,637	0	0
Section 22	1159	6/22/2006	9.14	1003.96	22	0	22	891	2550	0	93,363	156,637	0	0
Section 23	1239	9/28/2006	4.61	999.36	15	0	15	906	2535	0	93,363	156,637	0	0
Section 24	1257	10/26/2006	18.44	980.92	58	0	58	964	2477	0	93,363	156,637	0	0
**Section 25		10/26/2006	38.71	942.21	0	0	0	964	2477	0	93,363	156,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	2477	48,808	142,171	107,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	2477	16,360	158,531	91,469	0	0
*Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	2477	0	158,531	91,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	919.75	70	18	88	1052	2389	0	158,531	91,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	865.76	32	0	32	1084	2357	0	158,531	91,469	0	0
Section 28	2225	6/23/2011	3.02	862.74	23	0	23	1107	2334	0	158,531	91,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	850.79	22	0	22	1129	2312	0	158,531	91,469	0	0
* Section 30	2951	1/23/2014	17.11	833.68	12	0	12	1141	2300	0	158,531	91,469	0	0
Section 31	1871	3/26/2009	13.99	819.69	0	0	0	1141	2300	0	158,531	91,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	817.40	0	12	12	1153	2288	0	158,531	91,469	0	117,897
Section 33	5757	1/22/2015	10.83	806.57	33	0	33	1186	2255	0	158,531	91,469	0	117,897
Section 34	2299	11/17/2011	9.12	797.45	27	0	27	1213	2228	0	158,531	91,469	0	117,897
Section 35	2388	6/26/2012	6.74	790.71	26	12	38	1251	2190	0	158,531	91,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	790.37	0	7	7	1258	2183	2450	160,981	89,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	789.32	0	19	19	1277	2164	2,450	163,431	86,569	0	117,897
Section 36	2519	9/27/2012	8.94	780.38	48	0	48	1325	2116	0	163,431	86,569	0	117,897
Section 37	2541	10/25/2012	4.77	775.61	6	16	22	1347	2094	0	163,431	86,569	0	117,897
Section 38	2599	12/12/2012	7.16	768.45	33	8	41	1388	2053	0	163,431	86,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	2047	10268	173,699	76,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	* ---	14	0	14	1408	2033	0	173,699	76,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	* ---	0	12	12	1420	2021	0	173,699	76,301	0	117,897
Section 39	2837	9/26/2013	8.00	760.45	42	0	42	1462	1979	0	173,699	76,301	0	117,897
Section 40	2876	10/24/2013	18.72	741.73	10	29	39	1501	1940	0	173,699	76,301	0	117,897
Section 41	2876	10/24/2013	9.88	731.85	48	0	48	1549	1892	0	173,699	76,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	* ---	0	24	24	1573	1868	0	173,699	76,301	0	117,897
Section 42	4623	8/28/2014	0.69	731.16	0	9	9	1582	1859	0	173,699	76,301	0	117,897
Section 43	4665	11/20/2014	15.28	715.88	57	0	57	1639	1802	0	173,699	76,301	0	117,897
*Section 25-Lot 4021	5965	1/22/2016	0.64	---	0	16	16	1655	1786	2091	175,790	74,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	697.06	41	16	57	1712	1729	0	175,790	74,210	0	117,897
Section 45	6044	4/8/2016	9.88	687.18	46	0	46	1758	1683	0	175,790	74,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	681.64	20	8	28	1786	1655	0	175,790	74,210	0	117,897
Section 47	6222	9/22/2016	5.89	675.75	33	0	33	1819	1622	0	175,790	74,210	0	117,897
Section 48	6223	9/22/2016	5.15	670.60	16	0	16	1835	1606	0	175,790	74,210	0	117,897
Section 49	6481	8/13/2019	10.77	659.83	26	20	46	1881	1560	0	175,790	74,210	0	117,897
Section 50	6480	7/27/2017	11.96	647.87	43	8	51	1932	1509	0	175,790	74,210	0	117,897
Section 51	6533	11/2/2017	7.79	640.08	36	8	44	1976	1465	0	175,790	74,210	0	117,897
*Section 25 Resub of Lot 4020	6637	5/17/2019	1.58	---	0	20	20	1996	1445	3112	178,902	71,098	0	117,897
Section 52	6721	1/28/2020	12.54	627.54	50	0	50	2046	1395	0	178,902	71,098	0	117,897
Section 53	6747	8/3/2018	6.89	620.65	33	0	33	2079	1362	0	178,902	71,098	0	117,897
Section 54	6748	4/13/2020	36.00	584.65	37	0	37	2116	1325	0	178,902	71,098	0	117,897
Section 55	6805	5/14/2019	3.04	581.61	16	0	16	2132	1309	0	178,902	71,098	0	117,897
Section 56	7376	3/17/2021	3.99	577.62	12	0	12	2144	1297	0	178,902	71,098	0	117,897
Section 57	7115	7/8/2021	12.69	564.93	34	0	34	2178	1263	0	178,902	71,098	0	117,897
Section 58	7284	2/5/2021	17.82	547.11	39	0	39	2217	1224	0	178,902	71,098	0	117,897
Section 59	7434	2/8/2021	10.87	536.24	62	0	62	2279	1162	0	178,902	71,098	0	117,897
Townsend Boulevard	7435	7/29/2021	4.44	531.80	0	0	0	2279	1162	0	178,902	71,098	0	117,897
Section 60	7476	8/25/2021	23.71	508.09	47	0	47	2326	1115	0	178,902	71,098	0	117,897
Section 61	7593	9/8/2021	14.81	493.28	62	0	62	2388	1053	0	178,902	71,098	0	117,897
Section 62 (Blakeford)	7644	11/19/2021	24.36	468.92	0	61	61	2449	992	0	178,902	71,098	0	117,897
Jewell Phase 1 (Rev.1)	8103	5/4/2023	39.93	428.99	8	46	54	2503	938	0	178,902	71,098	0	117,897
Section 63	7971	4/21/2023	17.87	411.12	77	0	77	2580	861	0	178,902	71,098	0	117,897
Golf Course Maintenance	8038	4/5/2023	2.17	408.95	0	0	0	2580	861	9434	188,336	61,664	0	117,897

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Westhaven Jewell Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64	28&28.01&28.02
Middle Tennessee Electric Membership Corporation PO Box 681709 Franklin, TN 37268	77	1.05
Westhaven Partners, LLC & 96-West Land Holdings, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64 64O 77 77B	23.00,23.01,23.02,25.02 A-G 1.00,1.01,1.02,1.03,1.04 A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN, 37219, (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN, 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN, 37075, (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey, 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
   c. All aquatic resources depicted in revision 6, except those in the affected Jewell area, are those that were delineated for Revision 5. Aquatic resources depicted in Jewell are per HD dated 01/13/2020.

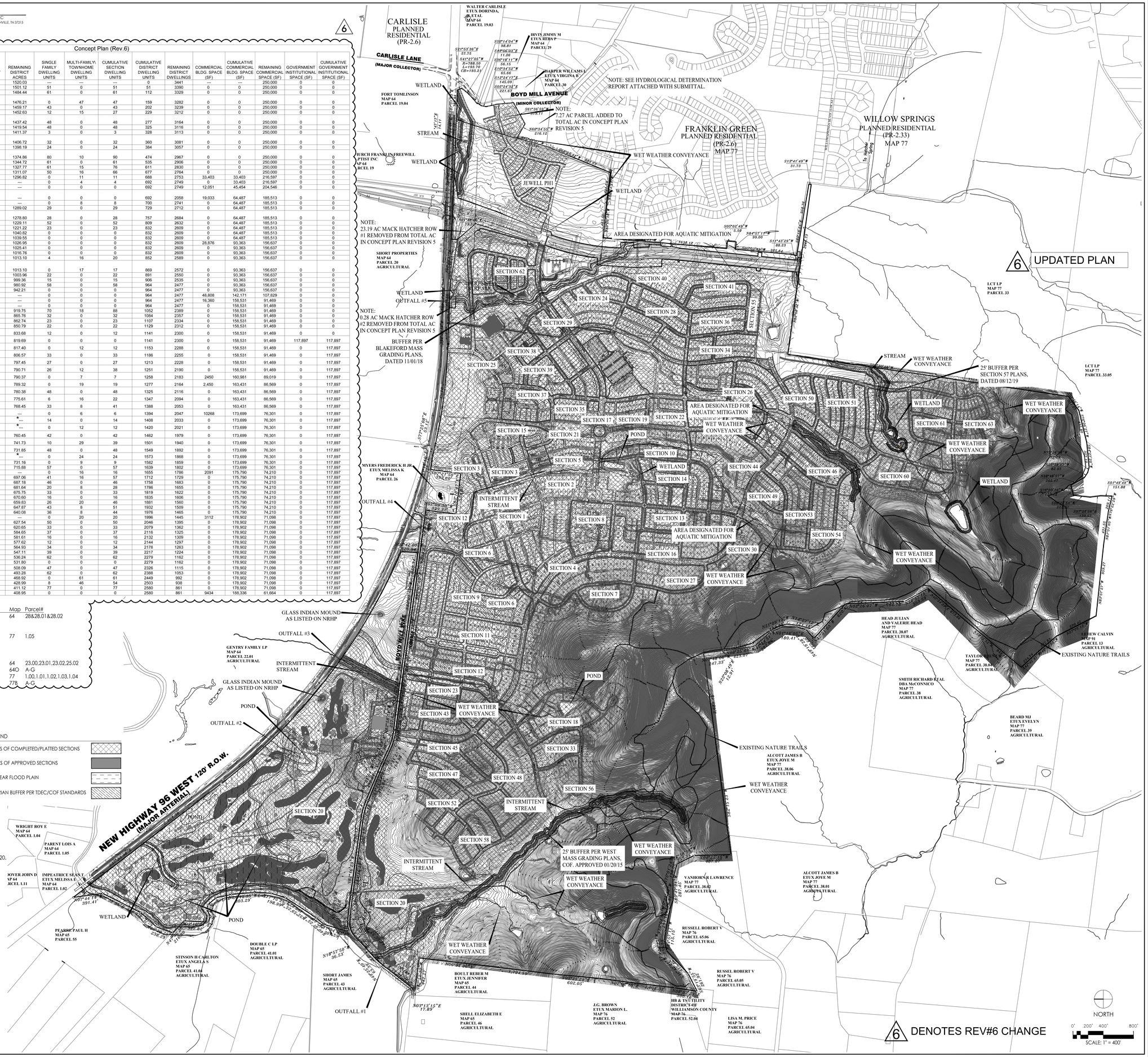
4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN, 37219, (615) 770-8100

5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.

6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. AQUATIC RESOURCES
BUFFERS DEPICTED IN THIS PLAN REFLECT THE CURRENT HYDROLOGIC DETERMINATIONS ACCEPTECT BY THE CITY OF FRANKLIN.

LEGEND
- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- RIPARIAN BUFFER PER TDEC/COF STANDARDS



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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 401 - Nashville, Tennessee 37215
Office 615.778.3150 - Fax 615.778.3151 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP. SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1520.03 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	3441 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	2.26 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS*
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	250,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2020 APPROVAL REV 5 ±770.04 ACRES

C. CURRENT CONCEPT PLAN - REV 6

TOTAL ACREAGE (SD-X DISTRICT) 1520.03
TOTAL NUMBER DWELLING UNITS 3441 UNITS**
GROSS RESIDENTIAL DENSITY 2.26 UNITS/ACRE

PROPOSED COMMERCIAL SPACE 250,000 SQUARE FEET

OPEN SPACE ACREAGE ±771.37 ACRES

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS. ANY AGE-TARGETED OR AGE-RESTRICTED ATTACHED OR DETACHED UNITS WILL NOT APPLY TO THE 250 MAXIMUM PERMITTED SENIOR HOUSING UNITS.

Proposed Product Type Comparison	Revision 5	Revision 6
Single-Family/Townhome/Duplex-Completed	2116	2580
Single-Family/Duplex-To Go	842*	429*
Townhome-To Go	141*	100*
Senior Housing (State Registered Beds)	0*	0*
Apartment/Condominium/Multifamily - To Go	312*	312*
Live/Work - To Go	30*	20*
Total	3441	3441

*Note: 20 Total Live/Work Units to date Existing or Approved
*Note: Actual product types may vary by 20% of listed totals without Planning Commission Approval.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 5	Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16*	16*
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property**	0	0
J & J Farms (7.27 Acres)**	0	0
Total	250000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.
**Residental Private Amenities Are Allowed in the Area East of Mack Hatcher.

General Notes

1. Refer to the traffic study being completed by KCI Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilities are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Cheek Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

NOTES:

1. AREAS SHOWN WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2020 REVISION 5 APPROVED PLANS.
2. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THE PREVIOUS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.

LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

RIPARIAN BUFFER PER TDEC/COF STANDARDS

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

PROPOSED CONDOMINIUM BUILDINGS
PROPOSED COMMUNITY AMENITY
PROPOSED MAIL KIOSK LOCATION
PROPOSED TOWNHOMES, DUPLEX ES AND DETACHED LOTS
PROPOSED ACTIVE ADULT FACILITY
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
SINGLE GARAGES FOR CONDOMINIUMS, TYP.
300' DEVELOPMENT SETBACK
PROPOSED MAIL KIOSK LOCATION
PROPOSED COMMUNITY AMENITY
PROPOSED CONDOMINIUM & TOWNHOMES
PROPOSED COMMERCIAL USES
LIVE/WORK UNITS *L - PROPOSED (MAY BE DESIGNED AS RESIDENTIAL ONLY USE)
PROPOSED MAIL KIOSK LOCATION
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
EXISTING NATURE TRAILS
300' DEVELOPMENT SETBACK
TOWN CENTER
LIVE/WORK UNITS (L - EXISTING)
PROPOSED MAIL KIOSK LOCATION
OPEN SPACE (PRESERVATION AREA)
NEIGHBORHOOD CENTER
OPEN SPACE (PRESERVATION AREA)
EXISTING NATURE TRAILS
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
WESTHAVEN HOA MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
GLASS INDIAN MOUND AS LISTED ON NRHP
300' DEVELOPMENT SETBACK
PROPOSED SINGLE-FAMILY DETACHED LOTS
GLASS INDIAN MOUND AS LISTED ON NRHP
NEIGHBORHOOD AMENITY CENTER #2
GOLF CLUBHOUSE
NEIGHBORHOOD AMENITY CENTER #1
OPEN SPACE (PRESERVATION AREA)
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
EXISTING NATURE TRAILS
+/-478' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
OPEN SPACE (PRESERVATION AREA)
PROPOSED MAIL KIOSK LOCATION
LOTS DENOTED WITH '*' SYMBOL WILL REQUIRE A FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS DUE TO LENGTH OF CUL-DE-SAC STREET.
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD CENTER
+/-403' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
+/-772' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:
1 05/26/2023: PRE APP. SUBMITTAL
2 06/12/2023: INITIAL SUBMITTAL
3 07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4
5
6
7
8

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

CONCEPT PLAN

SHEET NO.
CP-3

PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 5	TOTAL AREA REV. 6	PERCENTAGE REV. 5	PERCENTAGE REV. 6
	SPECIAL DISTRICT D	PD	±225.77 Ac.	±225.77 Ac.	±14.85%	±14.85%
	URBAN CENTER T-5	PD	±130.05 Ac.	±133.01 Ac.	±8.56%	±8.75%
	GENERAL URBAN T-4	PD	±592.42 Ac.	±589.46 Ac.	±38.97%	±38.78%
	SUB-URBAN T-3	PD	±185.67 Ac.	±185.67 Ac.	±12.21%	±12.21%
	RURAL PRESERVE T-1		±386.12 Ac.	±386.12 Ac.	±25.41%	±25.41%
	BUILDING					
	PROPERTY LINE					

6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE (MINOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 5

FORMAL: (formally landscaped and regularly maintained)	±32.69 ACRES	4.25%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.33 ACRES	93.93%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.04 ACRES	

OPEN SPACE: REVISION 6

FORMAL: (formally landscaped and regularly maintained)	±33.5 ACRES	4.34%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.85 ACRES	93.84%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±771.37 ACRES	

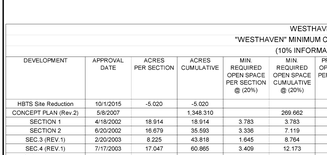
6

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- RIPARIAN BUFFER PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

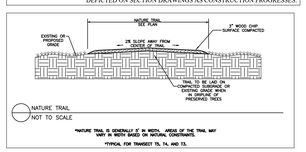
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev 2)	5/8/2007		1.348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC.3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC.4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC.6 (REV.1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC. 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.780	73.280	27.17%	196.382	2.484	0.000	4.968	27.780
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	0.340	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV.1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	35.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC. 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0		0						0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	15.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 25, LOT 4021	1/22/2016	0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 25, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	338.974	125.70%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	338.974	125.70%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	338.974	125.70%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49	8/3/2018	10.77	837.992	2.154	167.210	2.15	341.124	126.50%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.96	849.952	2.392	169.602	0.28	341.404	126.60%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	341.404	126.60%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	341.404	126.60%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	341.404	126.60%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	341.404	126.60%	-66.052	0.4355	0	0.871	0
SECTION 55	5/14/2019	3.04	889.442	0.608	177.500	0	341.404	126.60%	-66.052	0.152	0	0.304	0
SECTION 56	3/17/2021	3.99	893.432	0.798	178.298	0	341.404	126.60%	-66.052	0.1995	0	0.399	0
SECTION 57	7/8/2021	8.84	902.272	1.768	180.066	0	341.404	126.60%	-66.052	0.442	0	0.884	0.47
SECTION 58	2/5/2021	12.70	914.972	2.54	182.606	5.9	347.304	128.79%	-71.952	0.635	0	1.27	5.9
SECTION 59	2/8/2021	10.86	925.832	2.172	184.778	0	347.304	128.79%	-71.952	0.543	0	1.086	0
SECTION 60	8/25/2021	14.69	940.522	2.938	187.716	13.06	360.364	133.64%	-85.012	0.7345	0	1.469	13.06
SECTION 61	9/8/2021	14.81	955.332	2.962	190.678	0.4	360.764	133.78%	-85.412	0.7405	0	1.481	0.4
SECTION 62	11/19/2021	21.73	977.062	4.346	195.024	11.91	372.674	138.20%	-97.322	1.0865	0.26	2.173	11.65
JEWELL PHASE 1		23.71	1000.772	4.742	199.766	23.68	396.354	146.98%	-121.002	1.1855	1.35	2.371	22.33
SECTION 63		58.08	1058.852	11.216	210.982	40.03	436.384	161.83%	-161.032	2.904	0	5.608	40.03
GOLF MAINT. FACILITY		2.17	1059.022	0.434	211.416	0	436.384	161.83%	-161.032	0.1085	0	0.217	0



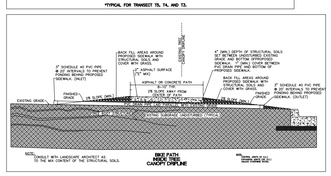
ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



*NATURE TRAIL IS GENERALLY 6' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.
*TYPICAL FOR TRANSECT TS, T4, AND T3.



BIKE PATH
AREAS NEAR CANOPY DRIPLINE

NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

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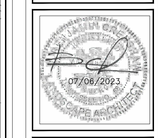
NOTE:
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SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
MACK HARCHER BIKEWAY CORRIDOR BY OTHERS
EXISTING HIGHWAY 96 BICYCLE ROUTE
OLD CHARLOTTE PIKE (LOCAL)
ELEMENTARY SCHOOL
OPEN SPACE
SHORT LANE (LOCAL)
PEDESTRIAN ACCESS
OPEN SPACE (PRESERVATION AREA) 3.9 ACRES
OPEN SPACE (PRESERVATION AREA) 2.7 ACRES
EXISTING/ NATURE TRAIL
WESTHAVEN HOA-MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
OPEN SPACE (PRESERVATION AREA) 2.9 ACRES
NEIGHBORHOOD AMENITY OPEN SPACE
GOLF CLUBHOUSE
OPEN SPACE (PRESERVATION AREA) 2.2 ACRES
EXISTING NATURE TRAIL
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
9 HOLE GOLF COURSE/ OPEN SPACE (PRESERVATION AREA) 14.2 ACRES
OPEN SPACE (PRESERVATION AREA) 3.2 ACRES
PEDESTRIAN ACCESS
6 DENOTES REV#6 CHANGE
NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

SOUTHERN LAND COMPANY
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WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5

PROPOSED THOROUGHFARE DESIGNATIONS

Thoroughfare Type
Right of Way Width
Pavement Width
XXX-XX-XX

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

*NOTE:
OW-36-26 HAS BEEN MODIFIED TO OW-40-28 AT THE REQUEST OF CITY OF FRANKLIN TO PROVIDE FIRE ACCESS. 6

NOTE:
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SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
ROCKY FORK ROAD

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
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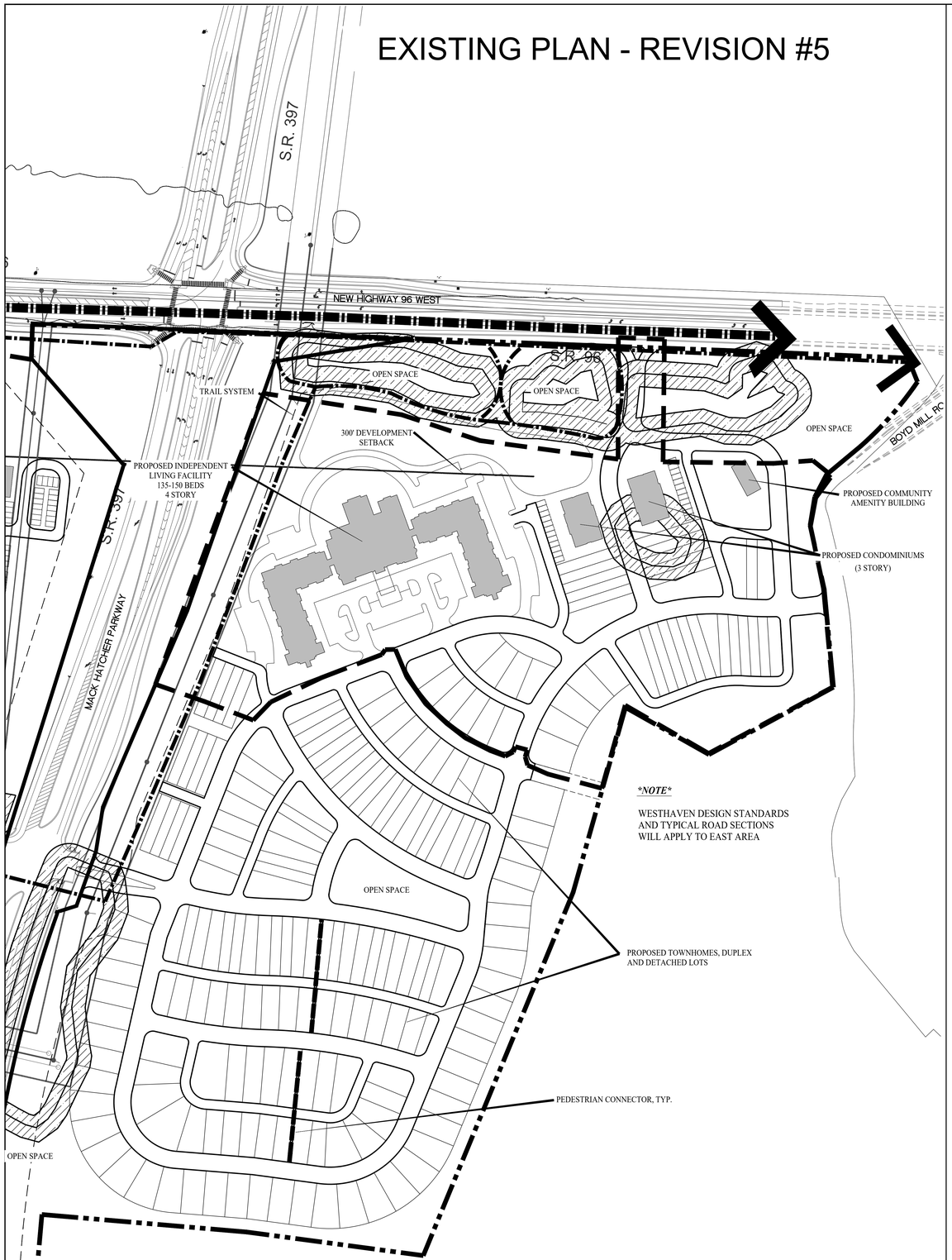
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THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

EXISTING PLAN - REVISION #5



NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

EAST AREA CONCEPT PLAN - REV #5

6 SHEET ADDED

NORTH

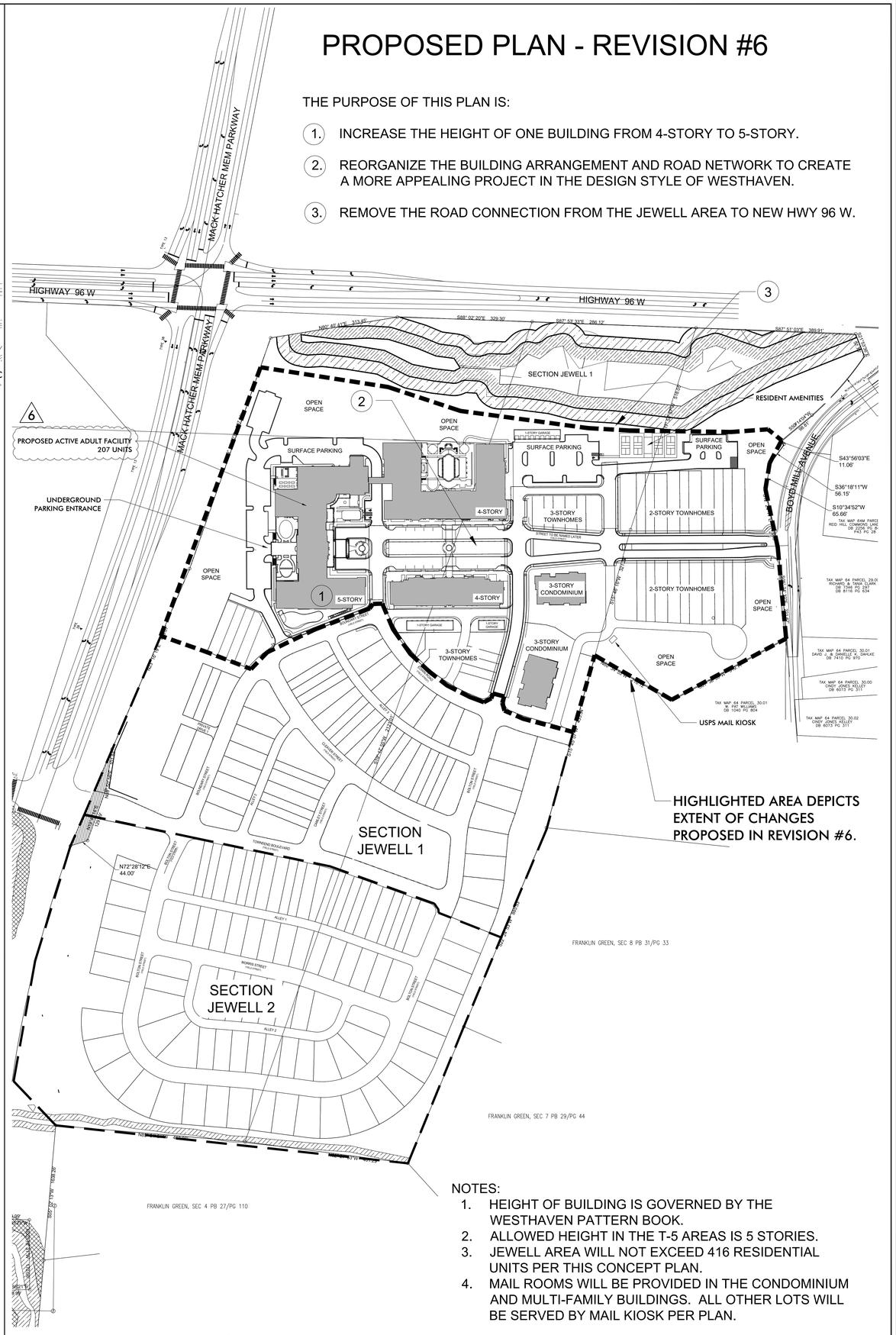
0' 50' 100' 200'

SCALE: 1" = 100'

PROPOSED PLAN - REVISION #6

THE PURPOSE OF THIS PLAN IS:

1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.



HIGHLIGHTED AREA DEPICTS EXTENT OF CHANGES PROPOSED IN REVISION #6.

NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.

EAST AREA CONCEPT PLAN - REV #6

6 DENOTES REVISION 6

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

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EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

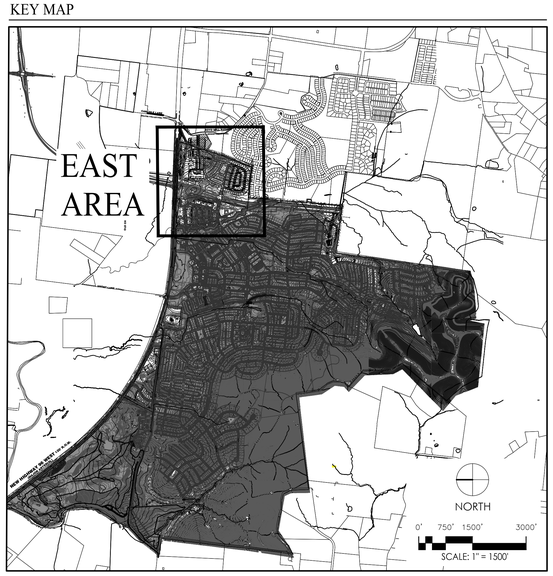
Westhaven PUD Lot Totals

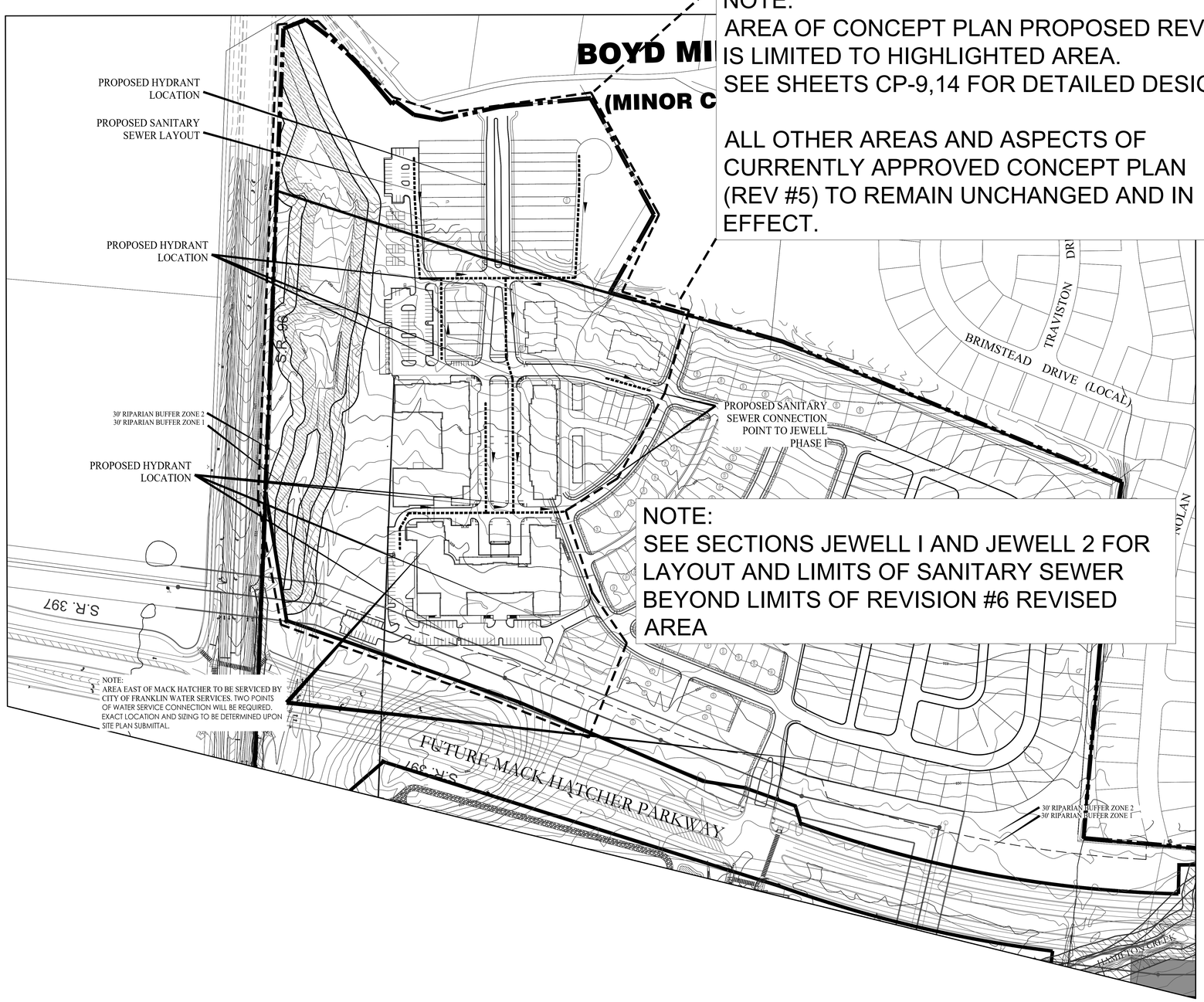
	Approved Concept Plan Rev 5	Proposed Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16	16
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	250000	250000

LEGEND

- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES

KEY MAP





6 UPDATED PLAN

EAST AREA CONCEPTUAL UTILITY PLAN

SOUTHERN LAND COMPANY
Southern Land Company, LLC
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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

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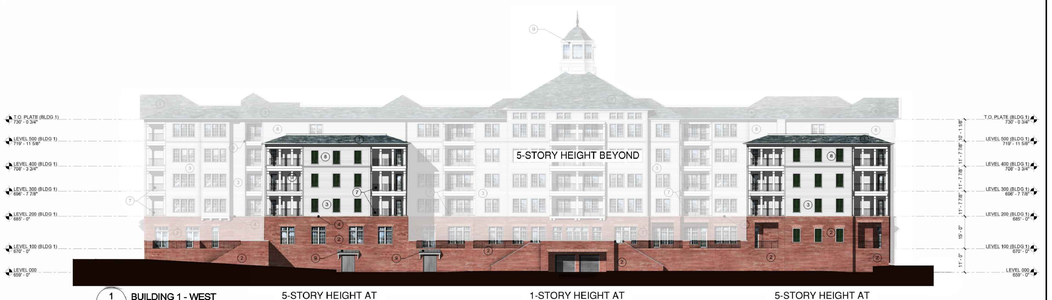
1 1A-3.000 BUILDING 1 - EAST 1/16" = 1'-0"



2 1A-3.000 BUILDING 1 - NORTH 1/16" = 1'-0"

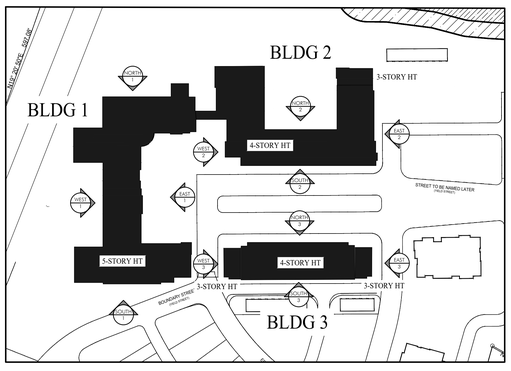


3 1A-3.000 BUILDING 1 - SOUTH 1/16" = 1'-0"



1 1A-3.001 BUILDING 1 - WEST 1/16" = 1'-0"

BUILDING 1



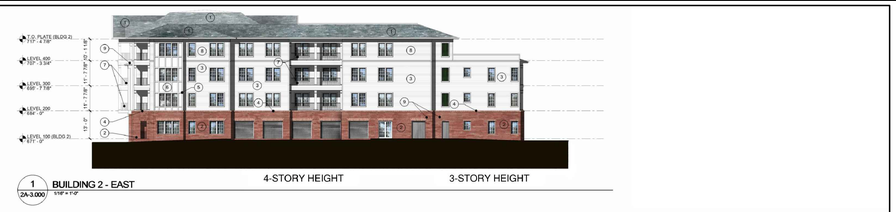
NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. STRUCTURED PARKING IS TO BE PROVIDED BELOW BUILDING #1.
4. THE PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REVIEWED FOR COMPLIANCE WITH VESTED ZONING ORDINANCE AND WESTHAVEN PATTERN BOOK. THE ELEVATIONS ARE REVIEWED IN DEPTH WITH A SITE PLAN REVIEW.

0' 50' 100' 200'
SCALE: 1" = 100'

NORTH
N.T.S.

6 SHEET ADDED



1 2A-3.000 BUILDING 2 - EAST 1/16" = 1'-0"



3 2A-3.000 BUILDING 2 - NORTH 1/16" = 1'-0"



4 2A-3.000 BUILDING 2 - SOUTH 1/16" = 1'-0"



5 2A-3.000 BUILDING 2 - WEST 1/16" = 1'-0"

BUILDING 2



1 3A-3.000 BUILDING 3 - NORTH 1/16" = 1'-0"



2 3A-3.000 BUILDING 3 - SOUTH 1/16" = 1'-0"



3 3A-3.000 BUILDING 3 - WEST 1/16" = 1'-0"

4 3A-3.000 BUILDING 3 - EAST 1/16" = 1'-0"

BUILDING 3

6 DENOTES REVISION 6

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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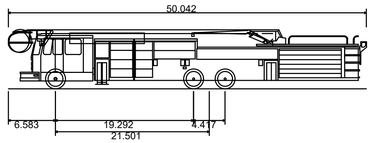
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ARCHITECTURAL ELEVATIONS

SHEET NO.
CP-14



Franklin Fire SD-7 Feb 2023

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph

FIRE HYDRANT NOTES

1. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
2. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
3. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
4. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

IBC CONSTRUCTION TYPES:

Commercial Mixed-Use:	Type I-A
Parking Garage:	Type I-A
Residential:	Type III-A (5 Stories Over Podium, Type I-A)

ACCESS ROAD NOTES

1. Roads shall be completed and inspected before a building permit is issued.
2. Roads must be constructed to minimize erosion impacts.
3. Roads shall be a minimum of 20-feet wide.
4. Access roads shall terminate not less than 150-feet from any portion of a structure.
5. Turnarounds required for access roads longer than 150-feet.
6. Roads shall be an all-weather surface capable of supporting 80-000 pounds.
7. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provision for storm drainage, light and lane markings, devices and signage.
8. If a sewer manifold is located in the gravel area, the area around the manifold must be protected to prevent damaging the manhole. Methods of protecting the manhole shall be approved by the water department and may include installing an asphalt ring around the manhole, paving the area around the manhole or other method as approved by the water department.

DEVELOPMENT PLAN REVISION NOTES:

1. Fire lanes: Fire department access lanes are a minimum of 20-feet wide and 13-fee, 6 inches high. The two proposed alleys (16' wide) are specifically labeled and dimensioned.
2. Hydrant Flow Test: An active waterline is currently not available for flow test. This will be provided at the time of the Site Plan submittal. The developer will take full responsibility if the flow test does not meet minimum fire requirements.
3. Construction Types:
   -Building 1: Type IIIA
   -Building 2: Type IA below 3hr podium, Type VA above 3hr podium
   -Building 3: Type VA

MACK HATCHER MEM PARKWAY
HIGHWAY 96 W
70' (R.O.W.)
VARIES R.O.W.
30' RIPARIAN BUFFER ZONE 1
30' RIPARIAN BUFFER ZONE 2
300' HIGHWAY 96 WEST SETBACK
R150' FIRE HOSE PULL (TYP)
PROPOSED FIRE HYDRANT
VERTICAL CLEARANCE IS 13'-6"
BUILDING 1 ±46,000 S FFE=670.0
BUILDING 2 ±306,966 SF FFE=669.00
BUILDING 3 ±17,545 SF FFE=669.00
FFE=671.00
16' WIDE ALLEY
20' WIDE WATER EASEMENT
PRIVATE GARAGES
PICKLEBALL COURTS
HOLT MILL AVENUE
EXISTING FIRE HYDRANT
150' RADIUS AROUND EXISTING FIRE HYDRANT. THE PROPOSED FDC IS LOCATED WITHIN 150' OF THIS HYDRANT.
WHEEL PATH (TYP.)
BUMPER OVERHANG (TYP.)
BOLTON WHEEL
SAM ST
ALLEY 1
0 80 160

811 Know what's below. Call before you dig.

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G:\23-0107\C-CIVIL ENGINEERING\2-PLAN SHEETS\SITE PLANS\C07 EMERGENCY MGMT.DWG
PLOTTED BY DAVID KRAHAM ON: 7/6/2023 1:11 PM LAST UPDATED BY DKRAHAM ON: 7/6/2023 1:21 PM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
No. 120451
STATE OF TENNESSEE

WESTHAVEN
P.U.D. SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:		
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

DATE: MAY 26, 2023

JOB #: 23-0107

PROJECT #: COF #8217

EMERGENCY MANAGEMENT PLAN

SHEET NO.
C7.0

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04919

DATE: July 12, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8209
Applicant: Derrick Solomon, Hard Bargain Association
Owner: Hard Bargain Association, Derrick Solomon, Rep.

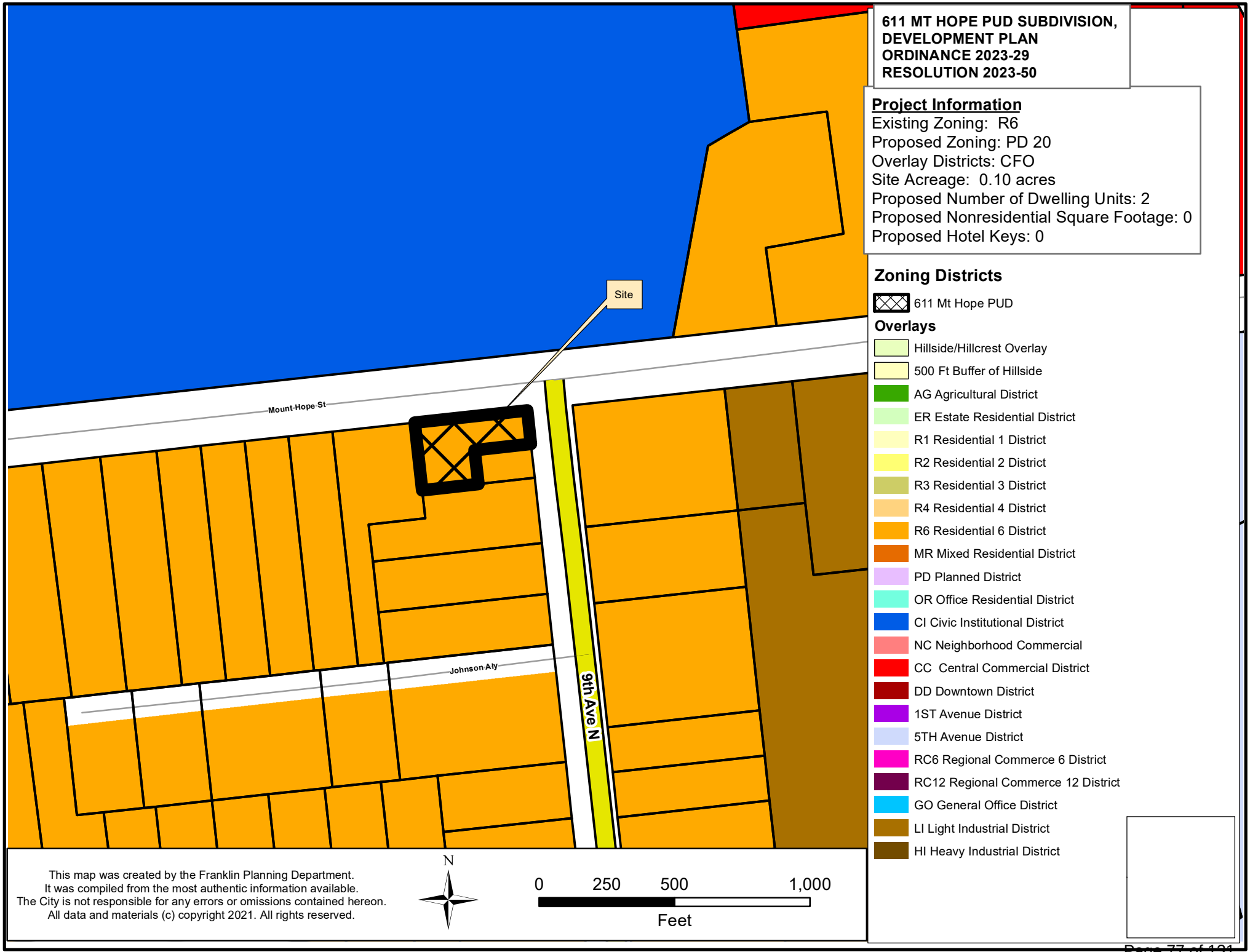
BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 611 Mount Hope Street to Planned (PD 20) District to accommodate the 611 Mt. Hope PUD Subdivision. The property is currently zoned Residential 6 (R6) and is 0.10 acres. The PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states, "Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The infill development and limited amount of new units is in accordance with the recommendations of Envision Franklin.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-29.


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
Proposed Zoning: PD 20
Overlay Districts: CFO
Site Acreage: 0.10 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0
Proposed Hotel Keys: 0
Zoning Districts
611 Mt Hope PUD
Overlays
Hillside/Hillcrest Overlay
500 Ft Buffer of Hillside
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Mount Hope St
Johnson Aly
9th Ave N
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.
N
0 250 500 1,000
Feet

ORDINANCE 2023-29

AN ORDINANCE TO REZONE 0.10 ACRES FROM RESIDENTIAL 6 (R6) TO PLANNED (PD 20) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREE AND WEST OF 9TH AVENUE NORTH. (611 MT. HOPE PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 20) District 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 2023-50,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 **Residential 6 (R-6)** District to **Planned (PD 20)** District:

Map-Parcel	Acres
78B B – 17.00	0.10
Total	0.10

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 _____, 2023.

ATTEST:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

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: _____

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

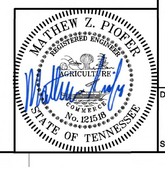
1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

Know what's below.
Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

P:\332-0001\332-2241-Draft Documents\-CADD\Dwg\C0611_332224-CV01-C0.0.dwg[C0.0] 6/7/2023 - shnh - LY: 7/6/2023 2:08 PM

NORTH

MT HOPE ST 50' R.O.W.
(MINOR COLLECTOR)

EXISTING 8" SANITARY SEWER
EXISTING OVERHEAD ELECTRIC
EXISTING UTILITY POLE
EXISTING 2 CAR PARKING SPACE
EXISTING ELECTRICAL SERVICE TO BE REMOVED
EXISTING UTILITY POLE DO NOT DISTURB
EXISTING 6" CAST IRON WATER
EXISTING WALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXISTING ROCK WALL TO BE PARTIALLY REMOVED
EXISTING TREES TO BE REMOVED
EXISTING GAS VALVE
EXISTING PORCH TO BE REMOVED
PORCH
EXISTING RESIDENCE TO BE REMOVED
EXISTING RESIDENCE
EXISTING ROCK WALL
(1) 12" HACKBERRY
(2) 13" HACKBERRY
(3) 16" MULBERRY
(6) 10" HACKBERRY
(4) 27" MAPLE
21" MAPLE
(3)
EXISTING 8" SANITARY SEWER
EXISTING ROCK WALL
(7) 29" HACKBERRY
EXISTING IRON PIN "JLW" RLS #1732
EXISTING PK IN ROOT
EXISTING 22" DLB HACKBERRY
EXISTING SEPTIC TANK CRUSHED AND FILLED
EXISTING GRATE

9TH AVE N R.O.W. VARIES
(MINOR COLLECTOR)

23.48'
100.05'
S 86°47'56" E 33.05'
S 83°12'01" W 50.00'
18.54'

ANGELA L. GENTRY
613 MT HOPE STREET
DEED BOOK 5396 PAGE 911 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 16
(R-6 ZONING)

HARD BARGAIN MT HOPE INC.
611 MT HOPE. STREET
DEED BOOK 9190 PAGE 132 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 17
(R-6 ZONING)

THE PRIMITIVE BAPTIST CHURCH OF FRANKLIN
375 9th AVE N
DEED BOOK 5055 PAGE 503 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 18
(R-6 ZONING)

DOG BEACH LLC
373 9th AVE N
DEED BOOK 7613 PAGE 925 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 19
(R-6 ZONING)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

MATTHEW Z. PFOFFER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121519
STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

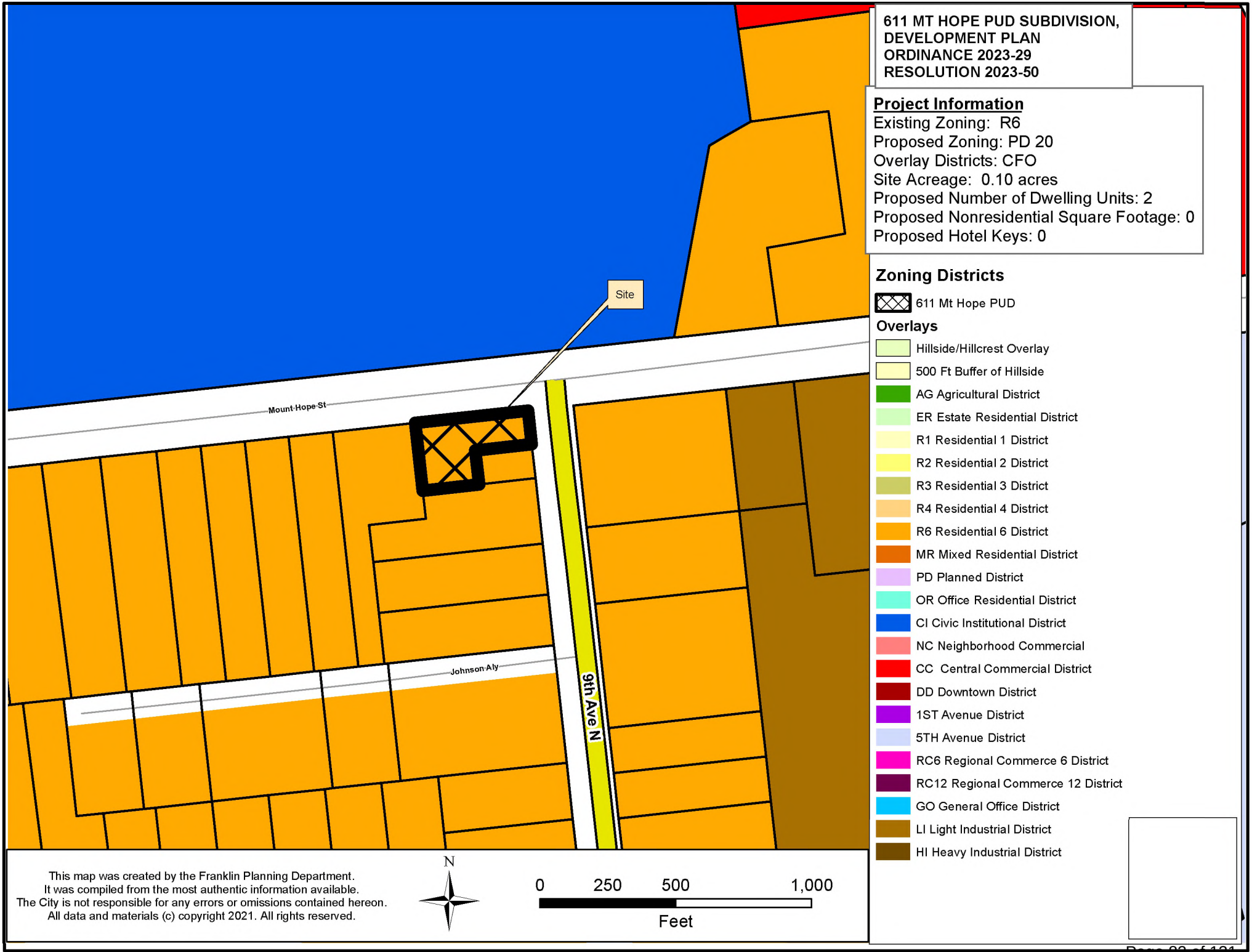
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: **C1.0**
SHEET OF

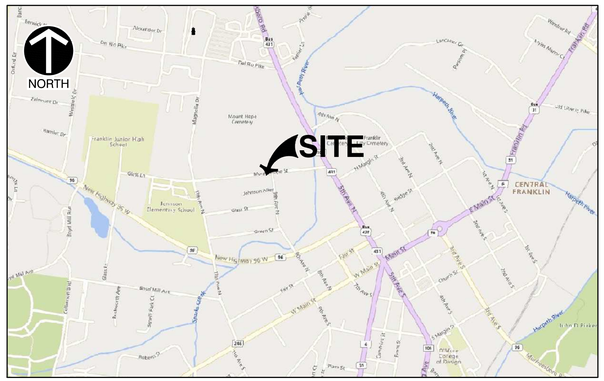
P:\330-001\332-224\1-Draft Documents\~CADD\Dwg\C01\332224-C101-C1.0.dwg[C1.0] LS(7/6/2023 - mpfoffer) - LP: 7/6/2023 2:56 PM


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
Proposed Zoning: PD 20
Overlay Districts: CFO
Site Acreage: 0.10 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0
Proposed Hotel Keys: 0
Zoning Districts
611 Mt Hope PUD
Overlays
Hillside/Hillcrest Overlay
500 Ft Buffer of Hillside
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Mount Hope St
Johnson Aly
9th Ave N
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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611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
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SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA:	1306 SF (30%)
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.01 AC (10%)
EXISTING PARKING:	2 SPACES
TOTAL PARKING REQUIRED, BY USE:	6 SPACES
TOTAL PARKING PROPOSED:	5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

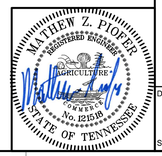
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   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

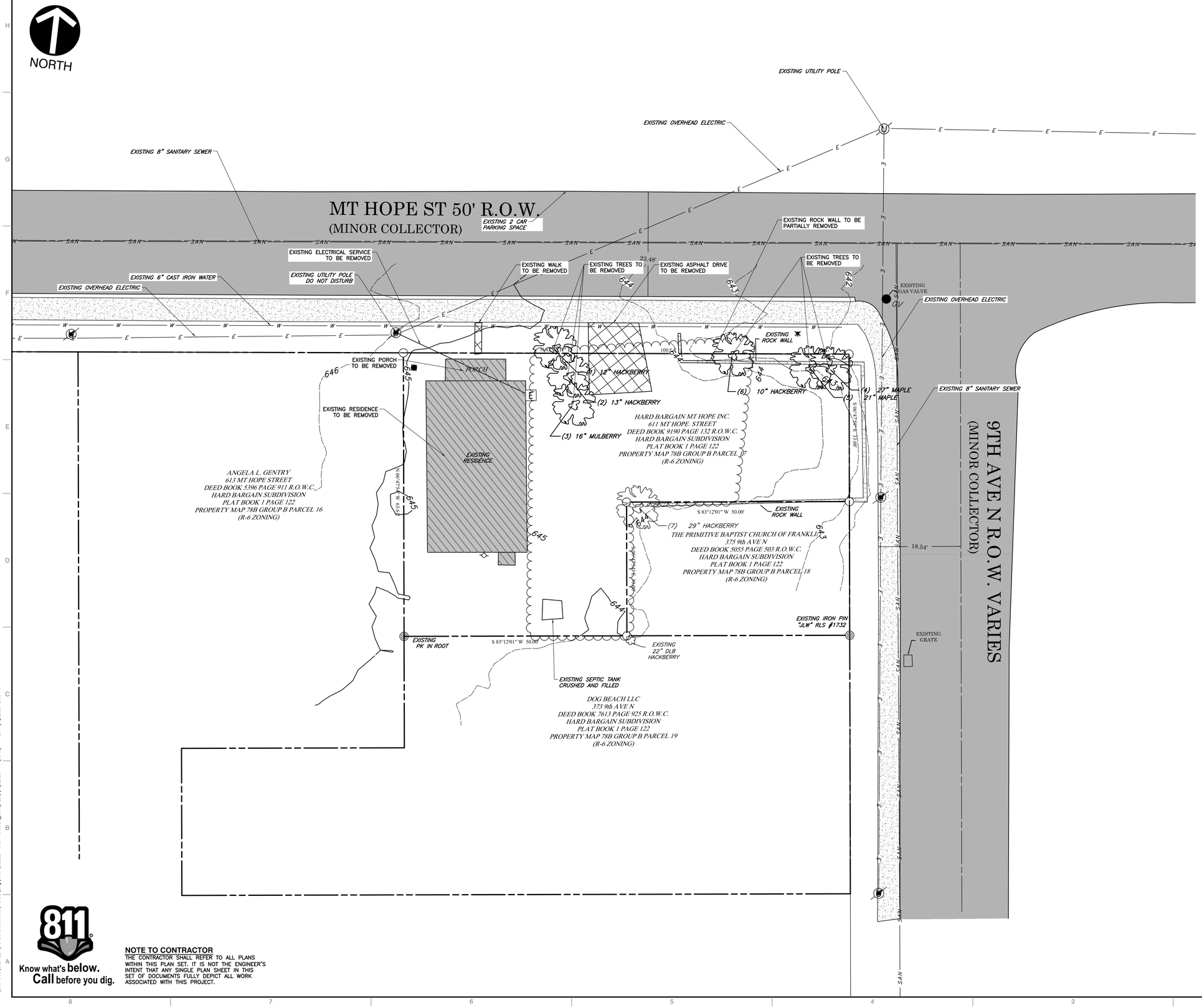
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DRAWN BY:	SNH
CHECKED BY:	MZP
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.:	332-224
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
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BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
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SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES
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OPEN SPACE SF REQUIRED:	N/A
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TOTAL PARKING PROPOSED:	5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

CITY OF FRANKLIN NOTES

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   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
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COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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MATTHEW Z. PIOPER REGISTERED ENGINEER AGRICULTURE OWNER No. 121518 STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: **C1.0**
SHEET OF

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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04920

DATE: July 12, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8210
Applicant: Derrick Solomon, Hard Bargain Association
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the property at 611 Mt. Hope Street. The property consists of 0.10 acres. The PUD proposes 1 duplex building for a total of 2 residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin.

The applicant has included two Modifications of Standards requests. However, after further review, staff has determined that the second MOS request for building height is not necessary and that what is being proposed meets Envision Franklin as well as the Zoning Ordinance.

MODIFICATIONS OF STANDARDS:

The applicant has submitted a Modifications of Standards request for a reduction in required parking

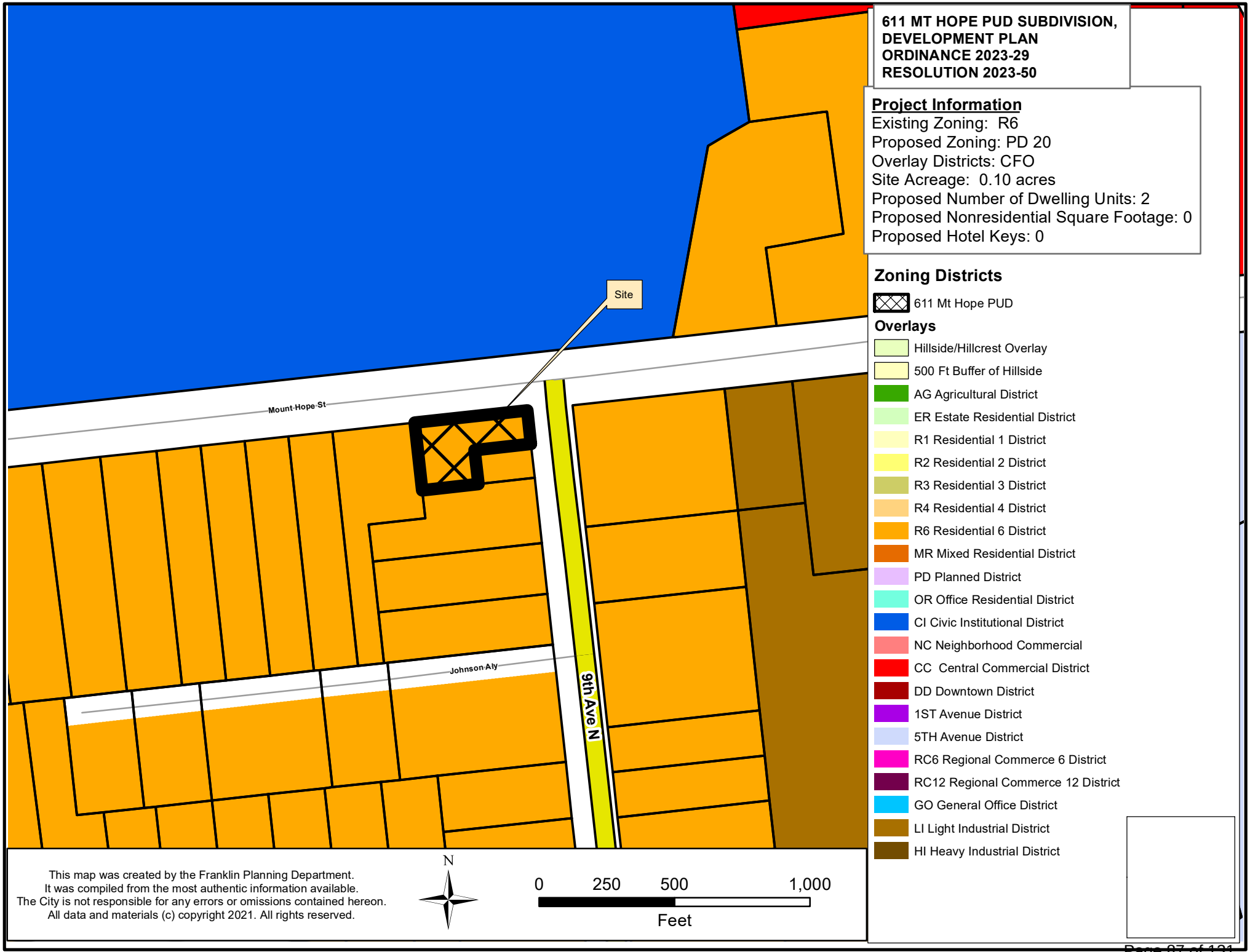
for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. Due to the limited space on the property, and the availability of on-street parking nearby, the request can be supported.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-50 with conditions.


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
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Overlay Districts: CFO
Site Acreage: 0.10 acres
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PD Planned District
OR Office Residential District
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This map was created by the Franklin Planning Department.
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The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2023-50

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 611 MT. HOPE PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING), FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND WEST OF 9TH AVENUE NORTH, LOCATED AT 611 MOUNT HOPE STREET.

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 2023-29; 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
78B B – 17.00	0.10
Total	0.10

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 611 Mt. Hope PUD Subdivision are as follows:

Entitlements	611 Mt Hope PUD
Base Zone District	PD 20
Other Zoning Overlays	CFO
Number of Dwelling Units	2
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	0
Number of Phases in Development	1

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

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

MOS 1: **Request to modify minimum parking to 2.5 spaces per 3-bedroom unit.** Approved: _____ Denied: _____	10.1.6 Minimum Parking Minimum of 3 spaces per 3-bedroom unit. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-29, 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 _____, 2023.

ATTEST:

By:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____6/6/23_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/22/23_____

NEIGHBORHOOD MEETING: _____6/7/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
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SITE LOCATION MAP
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TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

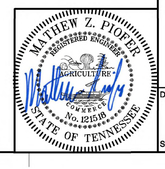
1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.ceiinc.com

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

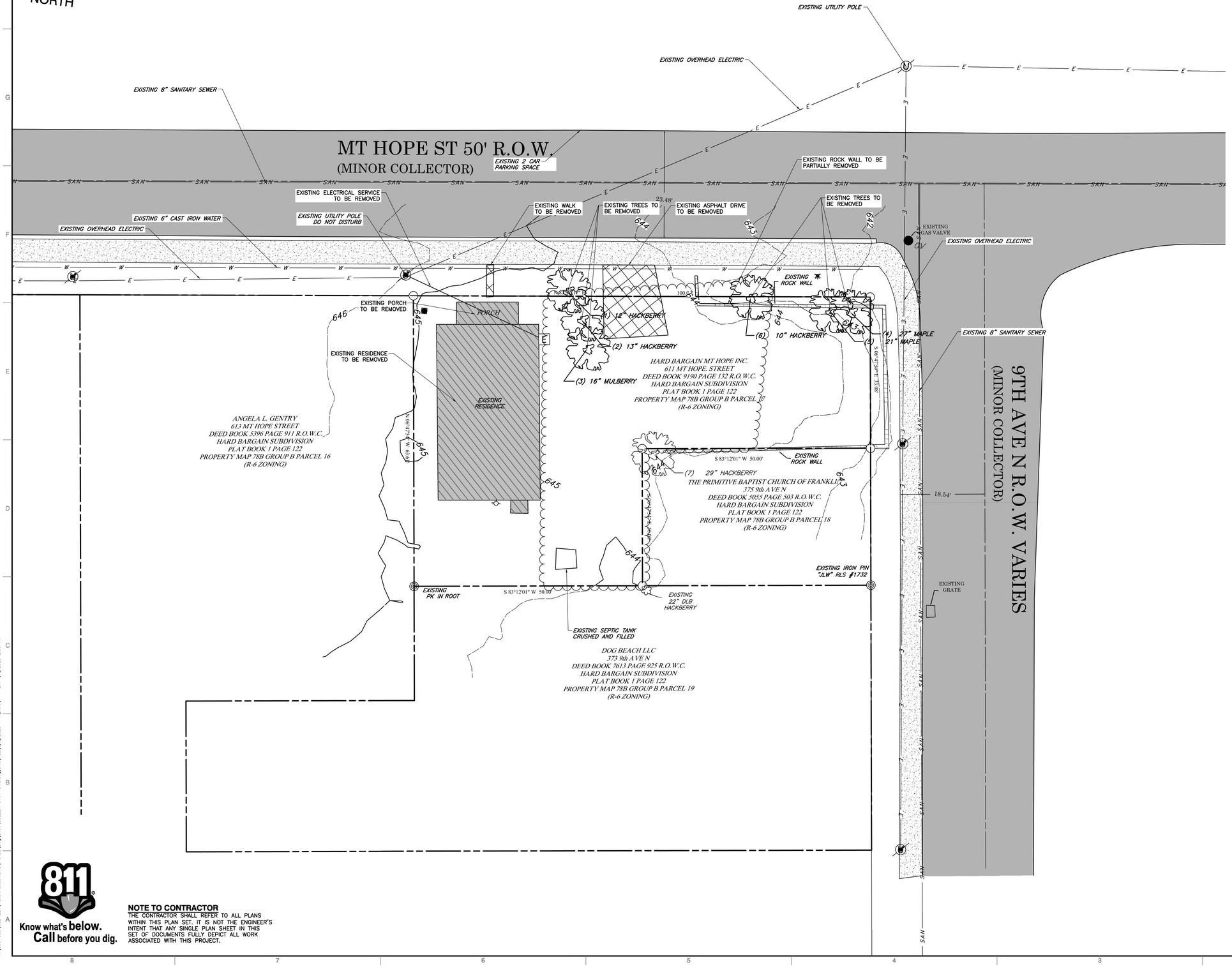
COVERSHEET

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

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   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121519
STATE OF TENNESSEE

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

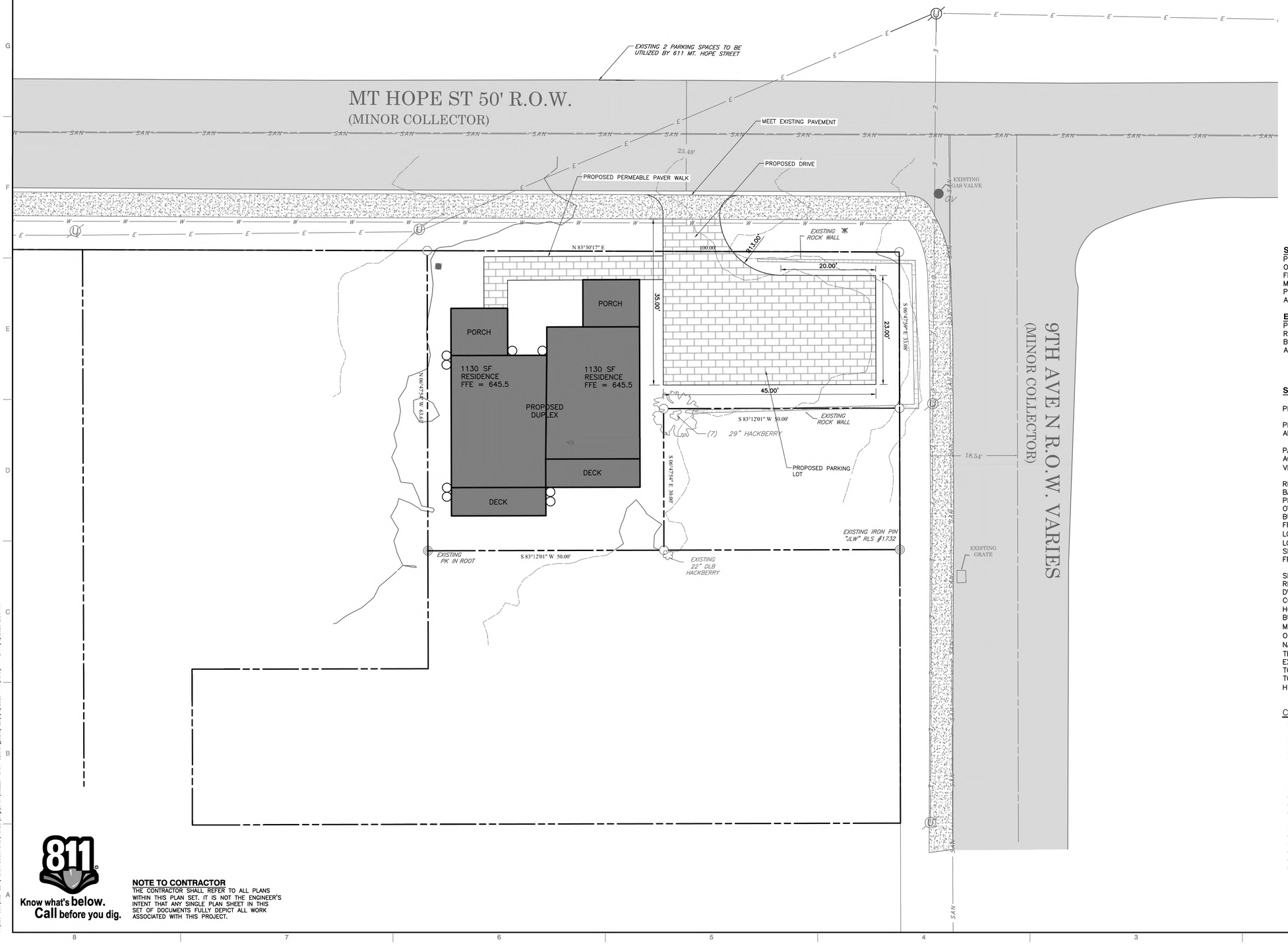
EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: **C1.0**
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
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- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- PROPOSED PERMEABLE PAVERS
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- G — PROPOSED GAS LINE
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATERLINE

STATEMENT OF IMPACTS:
PROJECT IS NOT ANTICIPATED TO GENERATE A SIGNIFICANT NUMBER OF ADDITIONAL TRIPS TO HAVE A SIGNIFICANT EFFECT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES.
MAXIMUM WATER DEMAND – 700 GPD
PEAK SEWAGE FLOW – 700 GPD
ADDITIONAL IMPERVIOUS AREA – 2800 SF

ENVISION FRANKLIN COMPLIANCE STATEMENT:
PROJECT MEETS THE ENVISION GOAL BY UTILIZING COMPACT RESIDENTIAL CONCEPTS. THE PROJECT WILL MAINTAIN A SMALL BUILDING FOOTPRINT WITH SHALLOW SETBACKS. ENVISION FRANKLIN ALLOWS DUPLEXES IN THIS AREA.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

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   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121516 — STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

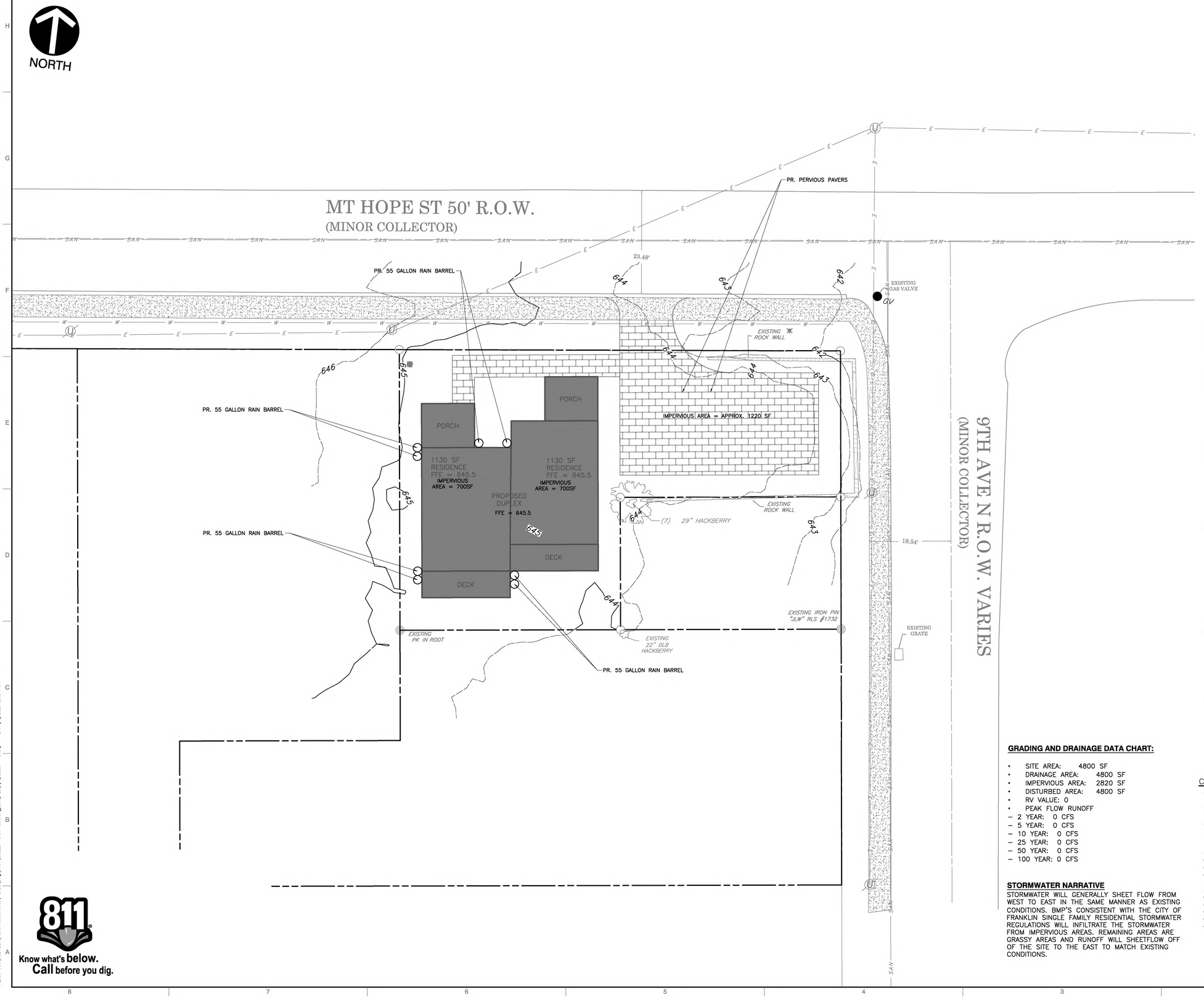
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

DEVELOPMENT PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C2.0
SHEET OF

P:\332-0001\332-224\1-Draft Documents\1-CADD\Dwg\C101\332224-C101-C2.0.dwg[C2.0] LS(7/6/2023 - mpiolet) - LP: 7/6/2023 2:06 PM



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING STRUCTURE
ST	EXISTING STORM PIPE
W	EXISTING WATER LINE
SAN	EXISTING SANITARY SEWER LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
UG-E	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CONCRETE
	EXISTING SIDEWALK
	PROPOSED PERMEABLE PAVERS
	PROPOSED LIMITS OF DISTURBANCE
1050	PROPOSED INDEX (MAJOR) CONTOUR
1048	PROPOSED INTERMEDIATE (MINOR) CONTOUR
5.00%	PROPOSED SLOPE LABEL
595.68	PROPOSED SPOT ELEVATION
TW=598.37 BW=595.63	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
TC=594.00 BC=593.50	TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION

GRADING NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
6. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

GRADING AND DRAINAGE DATA CHART:

- SITE AREA: 4800 SF
- DRAINAGE AREA: 4800 SF
- IMPERVIOUS AREA: 2820 SF
- DISTURBED AREA: 4800 SF
- RV VALUE: 0
- PEAK FLOW RUNOFF
- 2 YEAR: 0 CFS
- 5 YEAR: 0 CFS
- 10 YEAR: 0 CFS
- 25 YEAR: 0 CFS
- 50 YEAR: 0 CFS
- 100 YEAR: 0 CFS

STORMWATER NARRATIVE

STORMWATER WILL GENERALLY SHEET FLOW FROM WEST TO EAST IN THE SAME MANNER AS EXISTING CONDITIONS. BMP'S CONSISTENT WITH THE CITY OF FRANKLIN SINGLE FAMILY RESIDENTIAL STORMWATER REGULATIONS WILL INFILTRATE THE STORMWATER FROM IMPERVIOUS AREAS. REMAINING AREAS ARE GRASSY AREAS AND RUNOFF WILL SHEETFLOW OFF OF THE SITE TO THE EAST TO MATCH EXISTING CONDITIONS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121519
STATE OF TENNESSEE

Know what's below. Call before you dig.

REVISION RECORD

NO	DATE	DESCRIPTION

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611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

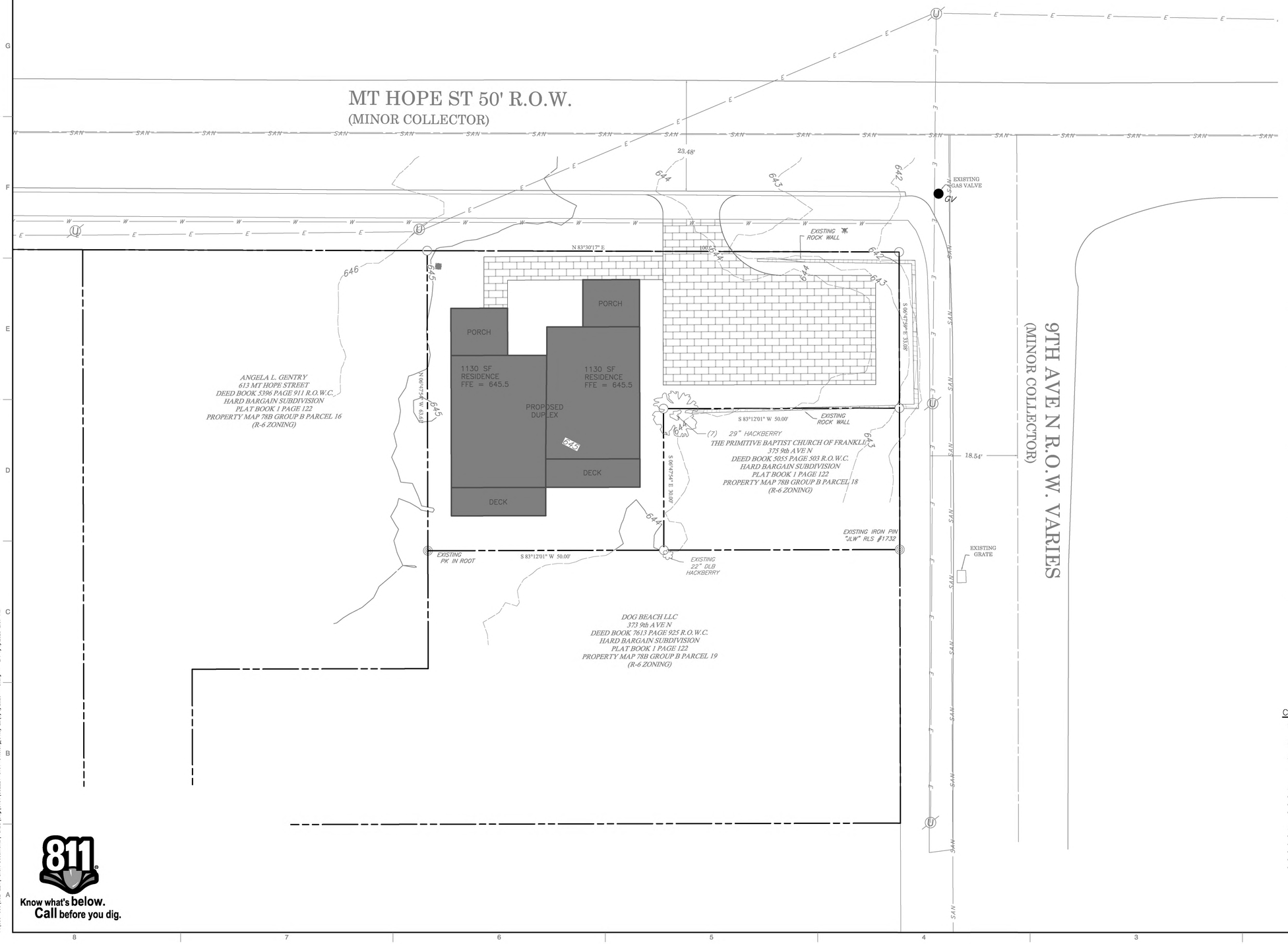
GRADING AND DRAINAGE PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C3.0
SHEET OF

P:\330-080\332-224\-Draft Documents\-CAD\dwg\C101\332224-C101-C3.0.dwg[C3.0] LS(7/6/2023 - shsh) - LP: 7/6/2023 2:06 PM

NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE

CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO " STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT,, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121516 — STATE OF TENNESSEE

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REVISION RECORD

NO	DATE	DESCRIPTION

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Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGAIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

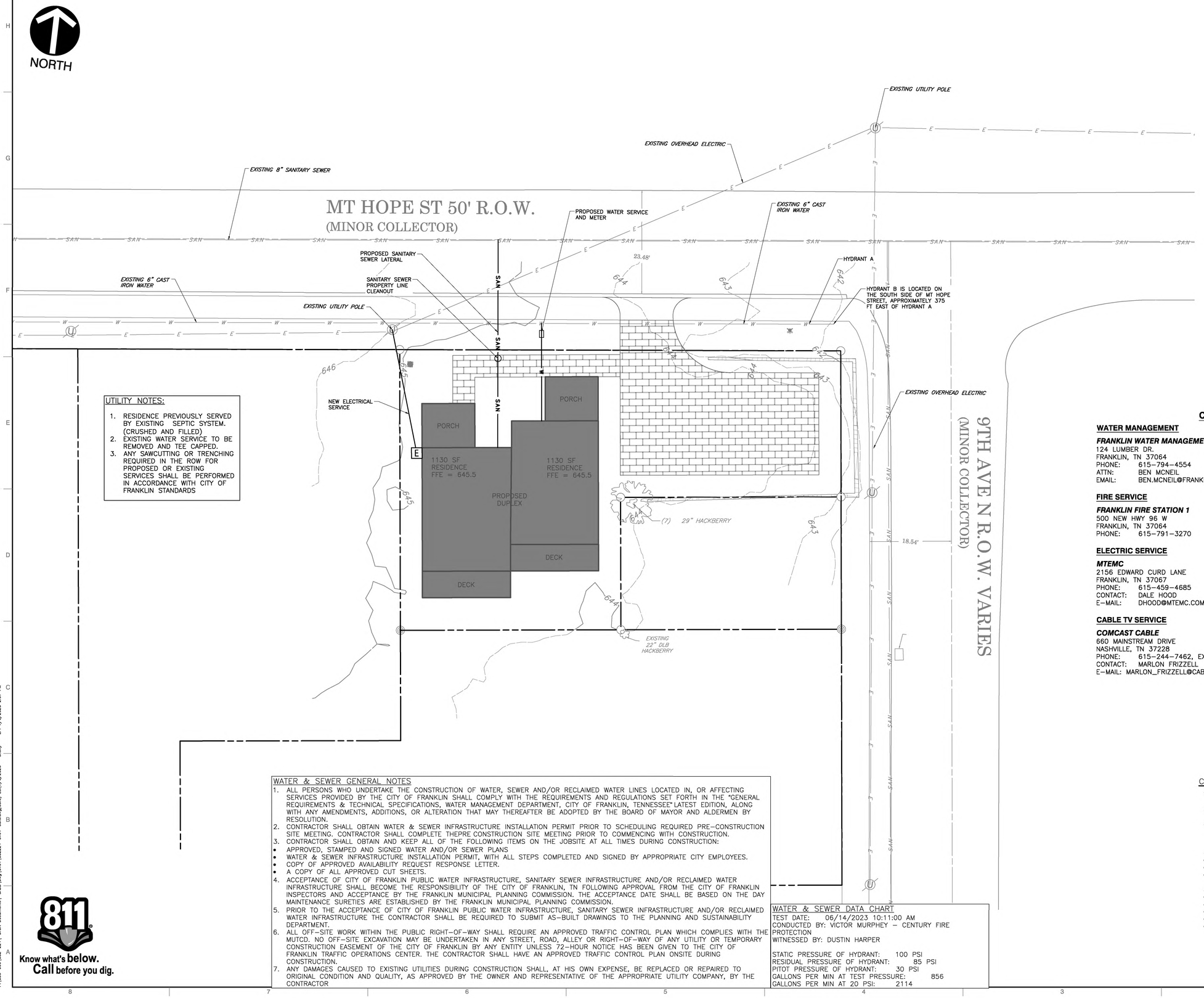
ROW AND ACCESS PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C4.0
SHEET OF

P:\332-224\1_Draft Documents\2-2023\Dwg\C101\332224-C101-C4.0.dwg[C4.0] LS(7/6/2023 - anu) - LP 7/6/2023 2:07 PM

NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
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- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINE

UTILITY NOTES:

1. RESIDENCE PREVIOUSLY SERVED BY EXISTING SEPTIC SYSTEM. (CRUSHED AND FILLED)
2. EXISTING WATER SERVICE TO BE REMOVED AND TEE CAPPED.
3. ANY SAWCUTTING OR TRENCHING REQUIRED IN THE ROW FOR PROPOSED OR EXISTING SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS

CONTACT LIST

WATER MANAGEMENT
FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
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   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THEPRE 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:
   - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT:	100 PSI
RESIDUAL PRESSURE OF HYDRANT:	85 PSI
PITOT PRESSURE OF HYDRANT:	30 PSI
GALLONS PER MIN AT TEST PRESSURE:	856
GALLONS PER MIN AT 20 PSI:	2114

Know what's below. Call before you dig.

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121510 — STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
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www.cecinc.com

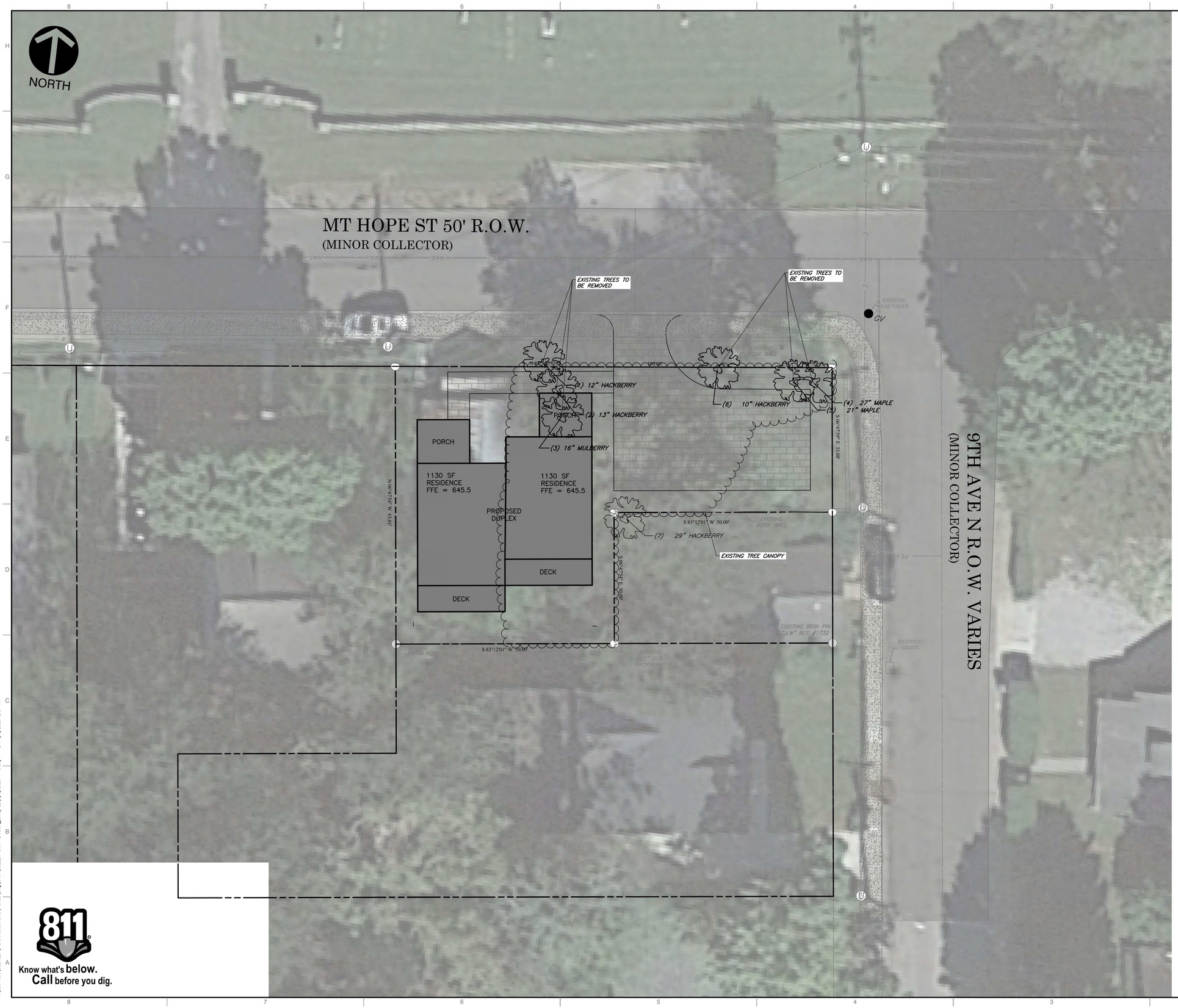
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

UTILITY PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C5.0
SHEET OF

P:\330-099\332-224\1-Draft Documents\1-0400\Dwg\C05\1332224-C051-C5.0.dwg[C5.0] LS(7/6/2023 - shell) - LP, 7/6/2023 2:07 PM



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
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- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK

EXISTING TREE INVENTORY

TREE NUMBER	SIZE	STATUS
1	12" HACKBERRY	
2	13" HACKBERRY	
3	16" MULBERRY	
4	27" MAPLE	
5	21" MAPLE	
6	10" HACKBERRY	

CITY OF FRANKLIN TREE PRESERVATION NOTES

1. EXISTING TREE CANOPY ON SITE = 0.06 AC
   - 1.1. TOTAL SITE ACREAGE = 0.11 AC
   - 1.2. 0.06 TREE CANOPY AC / 0.11 TOTAL SITE AC = 0.5 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 2719 SF
   - 3.1. TREE CANOPY TO REMAIN = 505 SF

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR – CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

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   - ENVISION FRANKLIN BOUNDARY
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5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — No. 121510 — STATE OF TENNESSEE

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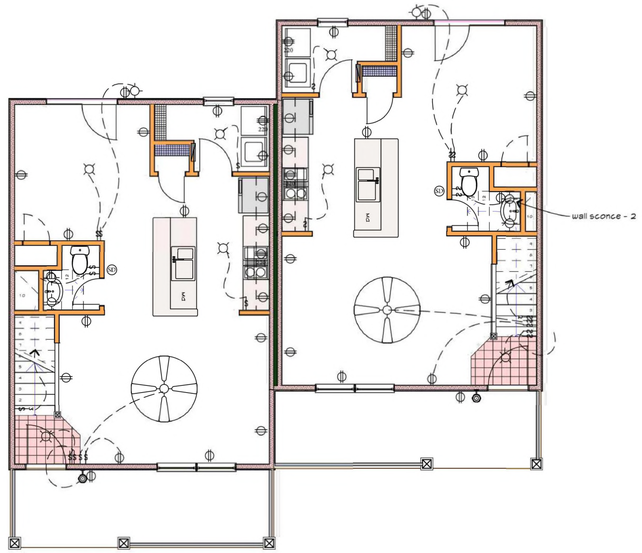
HARD BARGAIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

TREE PRESERVATION PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: L1.0
SHEET OF

P:\330-000\332-224\ - Civil Documents\ - CAD\Dwg\Civil\332224-Civil-L1.0.dwg[L1.0] LS(7/9/2023 - akell) - LP: 7/9/2023 2:07 PM



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"





Front Elevation

scale 1/4" = 1'-0"

www.thompsonplans.com
Rick Thompson - Architect
85 Hiaway Trail
828-734-2553

original print date
3/15/23

plan # DP1002A+ 5

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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REVISION RECORD

NO	DATE	DESCRIPTION

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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
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FRANKLIN, TENNESSEE 37064

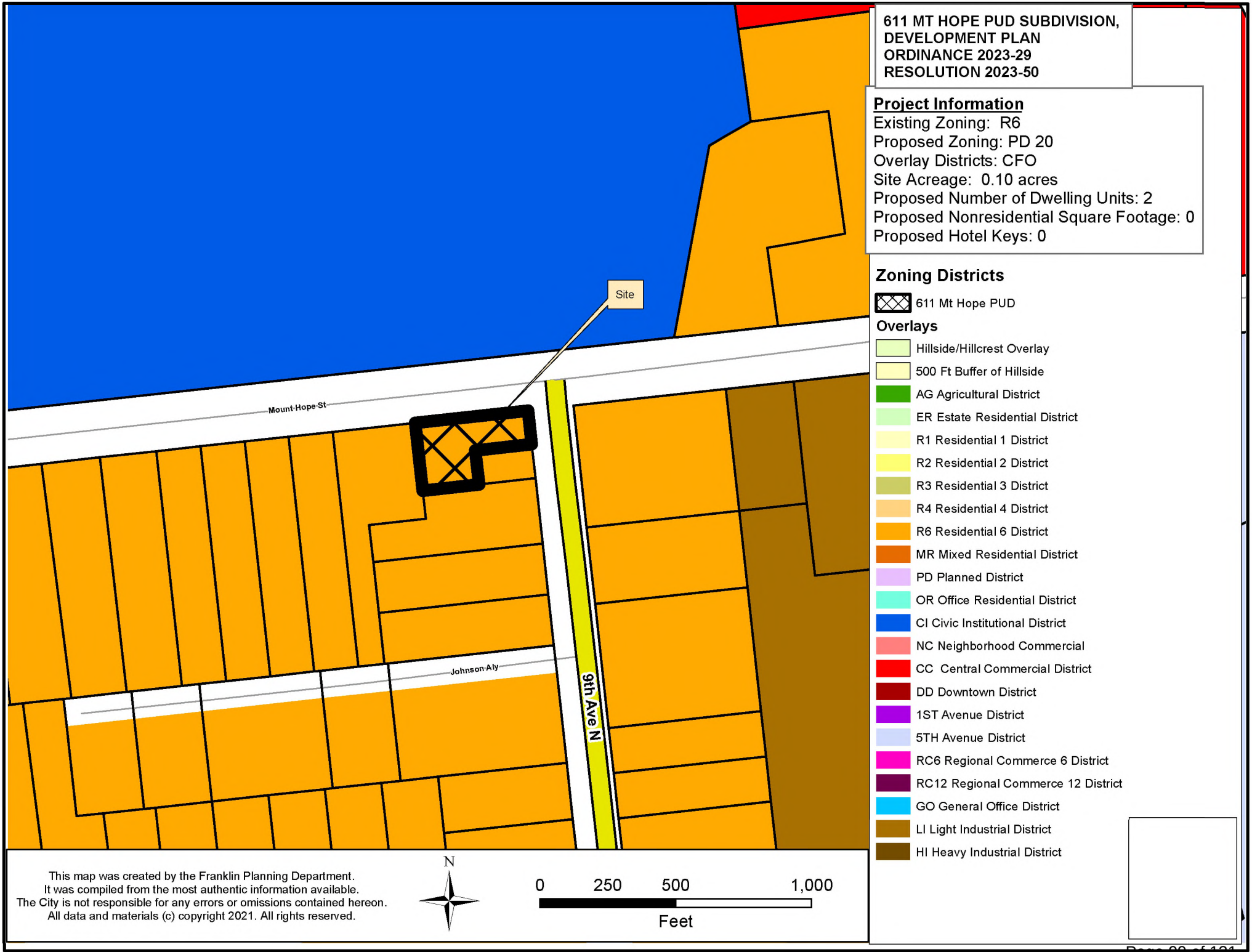
ARCHITECTURAL ELEVATIONS

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: A1.0

SHEET OF

P:\330-000\332-224\Draft Documents\-CADD\Dwg\CVR\332224-CVR1-A1.0.dwg[A1.0] LS(7/9/2023 - shell) - LP: 7/9/2023 2:58 PM


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
Proposed Zoning: PD 20
Overlay Districts: CFO
Site Acreage: 0.10 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0
Proposed Hotel Keys: 0
Zoning Districts
611 Mt Hope PUD
Overlays
Hillside/Hillcrest Overlay
500 Ft Buffer of Hillside
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Mount Hope St
Johnson Aly
9th Ave N
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.
N
0 250 500 1,000
Feet

COF no: 8210

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

General Issues

28. Addressing

lori.jarosz@franklintn.gov Addresses are 611 Mount Hope Street and 609 Mount Hope Street.
[Edited By Lori Jarosz]

Engineering - Checklist

General Issues

21. Development Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed at Site Plan:

This comment to remain as a condition to be addressed with the future Site Plan submittal:
At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with the Single Family Stormwater guidelines as outlined in the Single Family Stormwater Manual. The manual, standard details for typical on-site measures, and sizing calculation tool can be found on the City's website at:

https://www.franklintn.gov/government/departments-a-j/engineering/stormwater-management/single-family-stormwater

Parks

General Issues

5. Parkland Impact Fee

kevinl@franklintn.gov Parkland information shall be placed on the plan set and all plans going foward.

Parkland Impact
2 units with one existing
1unit x $4,304=$4,304 due at the final plat

Planning

General Issues

19. Building height

joseph.bryan@franklintn.gov Advisory comment: after further review, the proposed 2-story height is in compliance with Envision Franklin and the Zoning Ordinance. A MOS for height is not required.

27. Parking

joseph.bryan@franklintn.gov Applicant shall show on and off street parking spaces on the plan sheets

Planning (Landscape)

General Issues

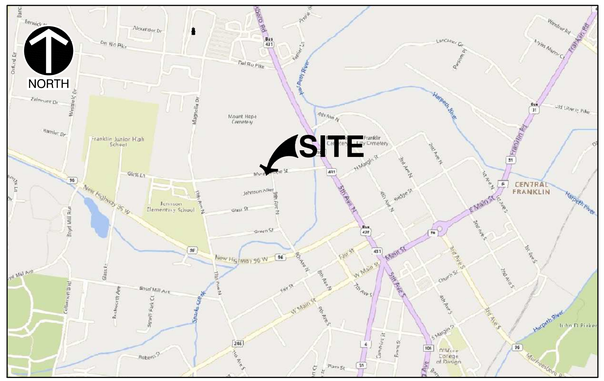
9. Tree Preservation Plan

jason.arnold@franklintn.gov	Tree 4 is a specimen tree and if removed it will require 2 to 1 replacement. A 27" tree will require 54" of replacement trees, This can be addressed at site plan.

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION

MATTHEW Z. PIOFER
REGISTERED ENGINEER
AGRICULTURE
No. 121519
STATE OF TENNESSEE

CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

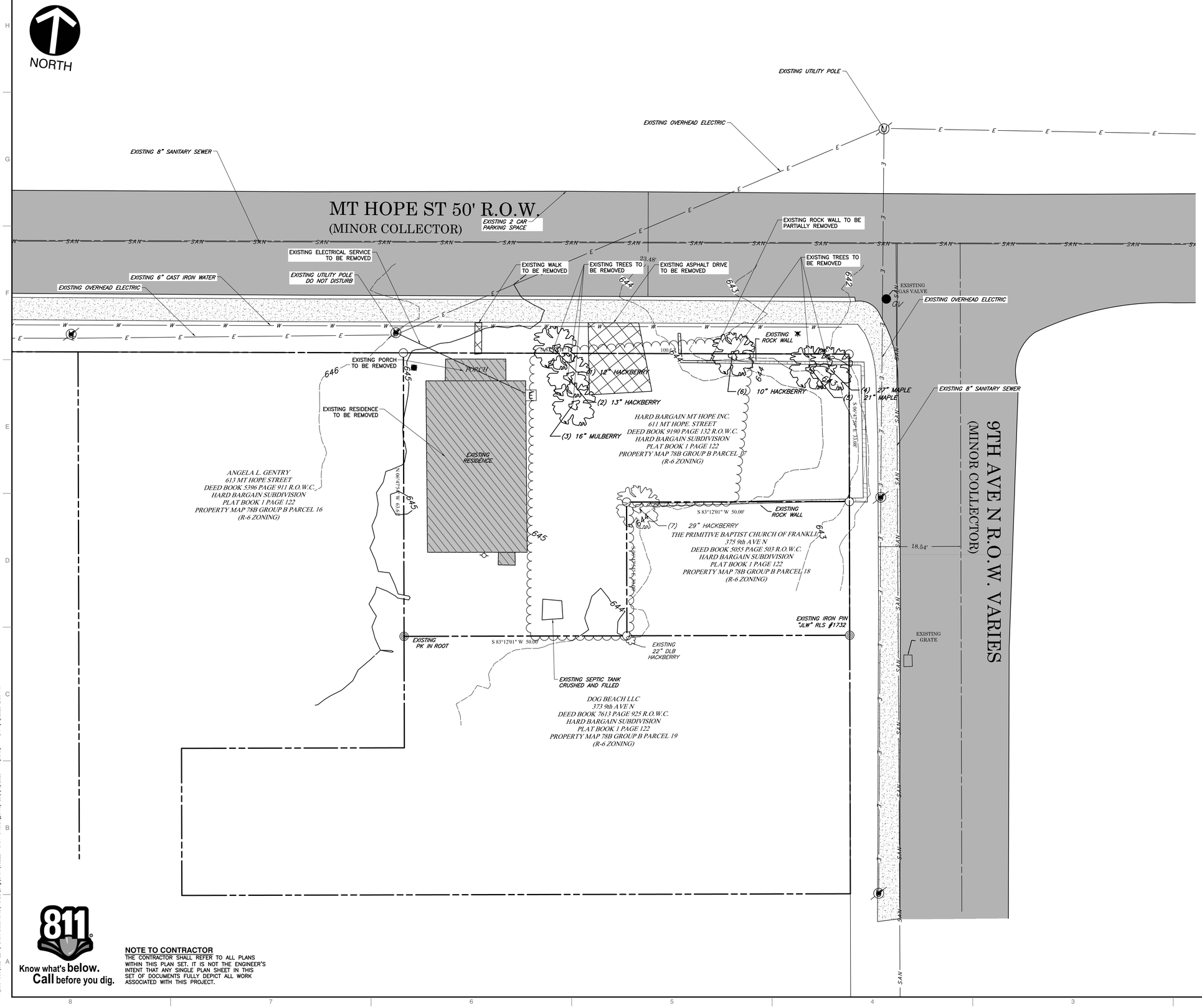
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DRAWN BY:	SNH
CHECKED BY:	MZP
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.:	332-224
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

P:\330-060\332-224\Draft Documents\CADD\Dwg\C0611_332224-CV01-C010.dwg[C0.0] 1/27/8/2023 - shnh - 1/7/8/2023 2:08 PM



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA:	1306 SF (30%)
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.01 AC (10%)
EXISTING PARKING:	2 SPACES
TOTAL PARKING REQUIRED, BY USE:	6 SPACES
TOTAL PARKING PROPOSED:	5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
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4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121518
STATE OF TENNESSEE

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

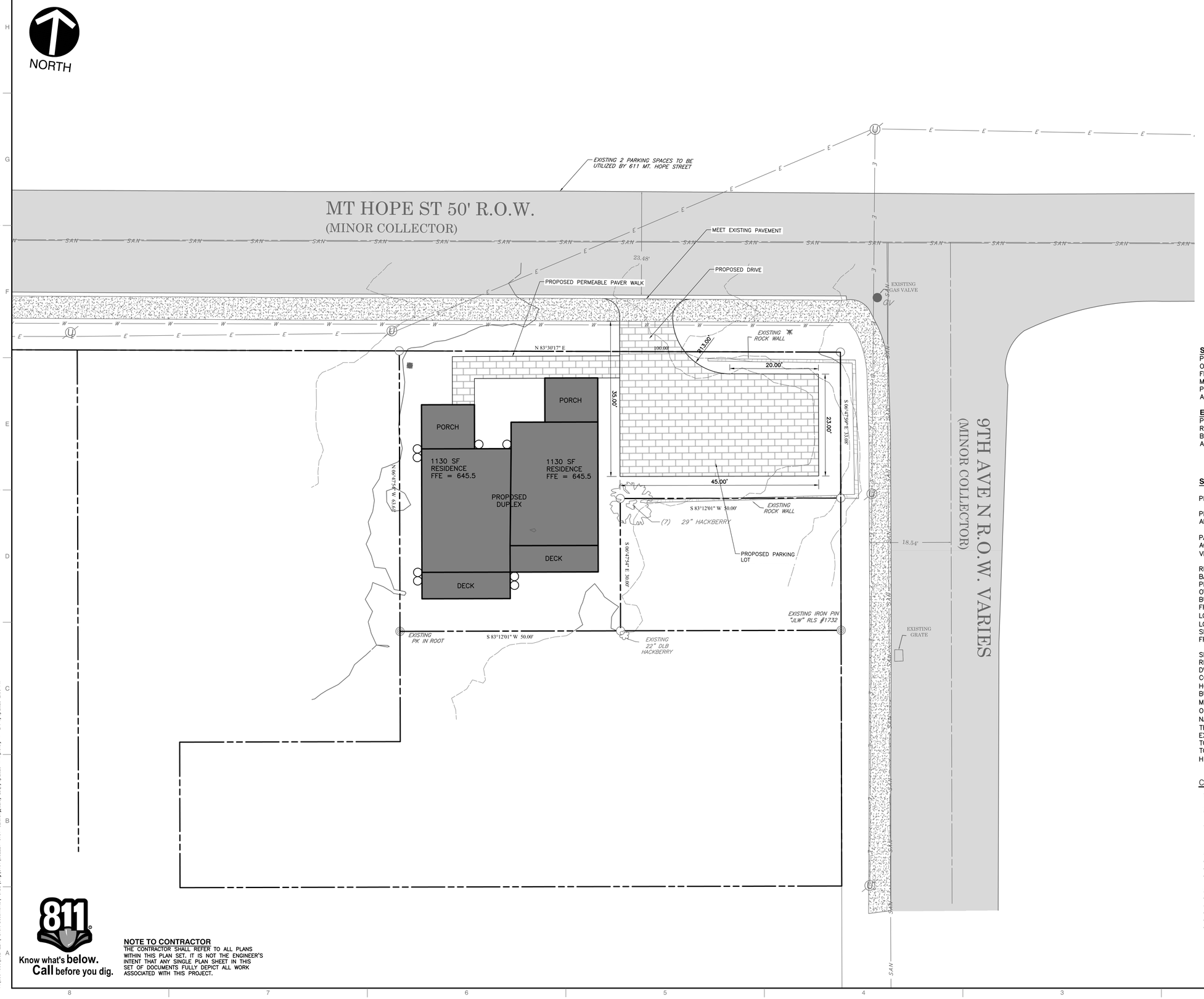
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: **C1.0**
SHEET OF

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
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- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- PROPOSED PERMEABLE PAVERS
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- G — PROPOSED GAS LINE
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATERLINE

STATEMENT OF IMPACTS:
PROJECT IS NOT ANTICIPATED TO GENERATE A SIGNIFICANT NUMBER OF ADDITIONAL TRIPS TO HAVE A SIGNIFICANT EFFECT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES.
MAXIMUM WATER DEMAND – 700 GPD
PEAK SEWAGE FLOW – 700 GPD
ADDITIONAL IMPERVIOUS AREA – 2800 SF

ENVISION FRANKLIN COMPLIANCE STATEMENT:
PROJECT MEETS THE ENVISION GOAL BY UTILIZING COMPACT RESIDENTIAL CONCEPTS. THE PROJECT WILL MAINTAIN A SMALL BUILDING FOOTPRINT WITH SHALLOW SETBACKS. ENVISION FRANKLIN ALLOWS DUPLEXES IN THIS AREA.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTIAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
No. 121516
STATE OF TENNESSEE

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGAIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

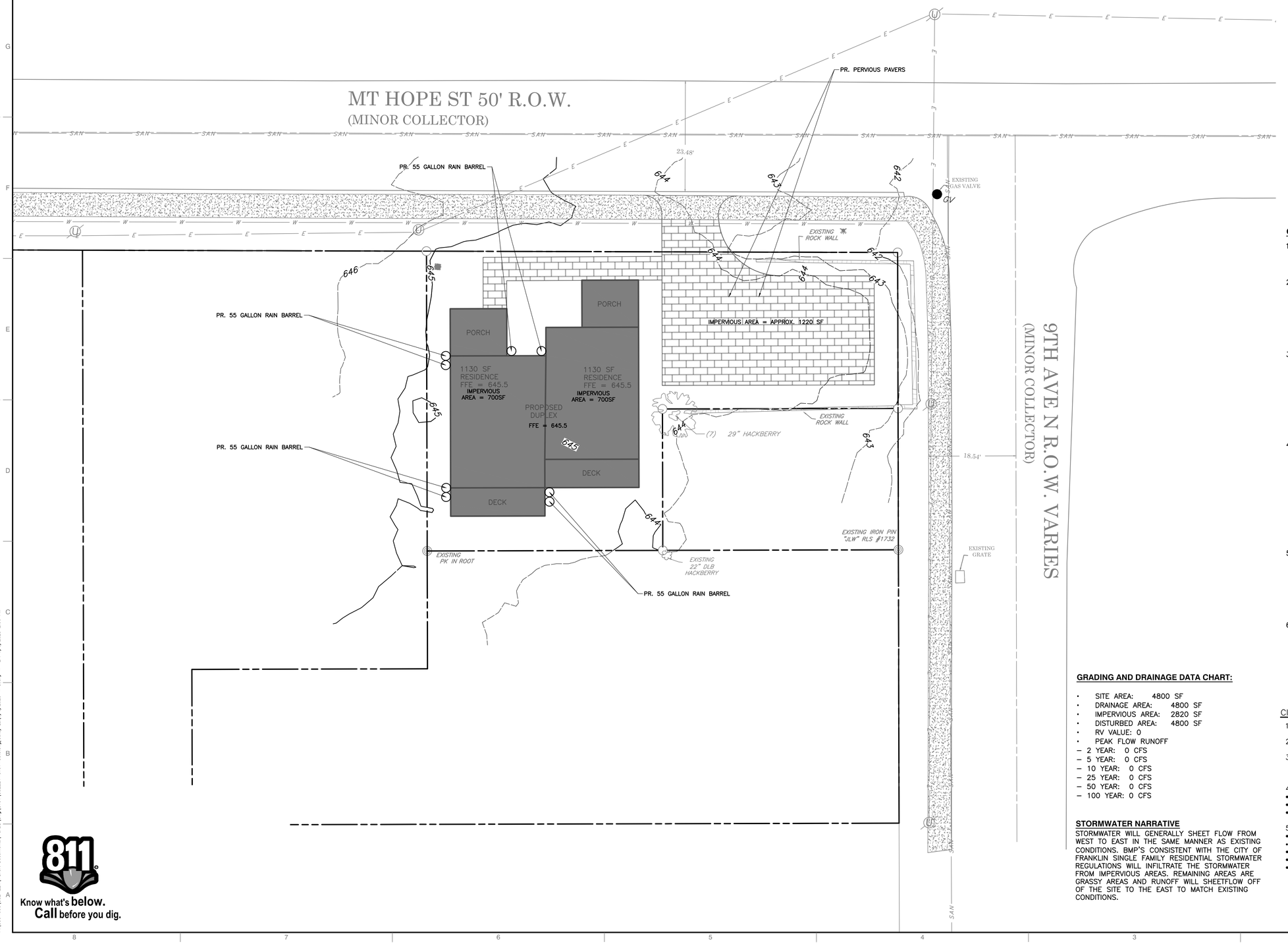
DEVELOPMENT PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C2.0
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
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- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED LIMITS OF DISTURBANCE
- 1050 — PROPOSED INDEX (MAJOR) CONTOUR
- 1048 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW=598.37 / BW=595.63 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=594.00 / BC=593.50 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION

GRADING NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
6. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

GRADING AND DRAINAGE DATA CHART:

- SITE AREA: 4800 SF
- DRAINAGE AREA: 4800 SF
- IMPERVIOUS AREA: 2820 SF
- DISTURBED AREA: 4800 SF
- RV VALUE: 0
- PEAK FLOW RUNOFF
- 2 YEAR: 0 CFS
- 5 YEAR: 0 CFS
- 10 YEAR: 0 CFS
- 25 YEAR: 0 CFS
- 50 YEAR: 0 CFS
- 100 YEAR: 0 CFS

STORMWATER NARRATIVE

STORMWATER WILL GENERALLY SHEET FLOW FROM WEST TO EAST IN THE SAME MANNER AS EXISTING CONDITIONS. BMP'S CONSISTENT WITH THE CITY OF FRANKLIN SINGLE FAMILY RESIDENTIAL STORMWATER REGULATIONS WILL INFILTRATE THE STORMWATER FROM IMPERVIOUS AREAS. REMAINING AREAS ARE GRASSY AREAS AND RUNOFF WILL SHEETFLOW OFF OF THE SITE TO THE EAST TO MATCH EXISTING CONDITIONS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOFER — REGISTERED ENGINEER — AGRICULTURE — No. 121518 — STATE OF TENNESSEE

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

NO	DATE	REVISION RECORD DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
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611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

GRADING AND DRAINAGE PLAN

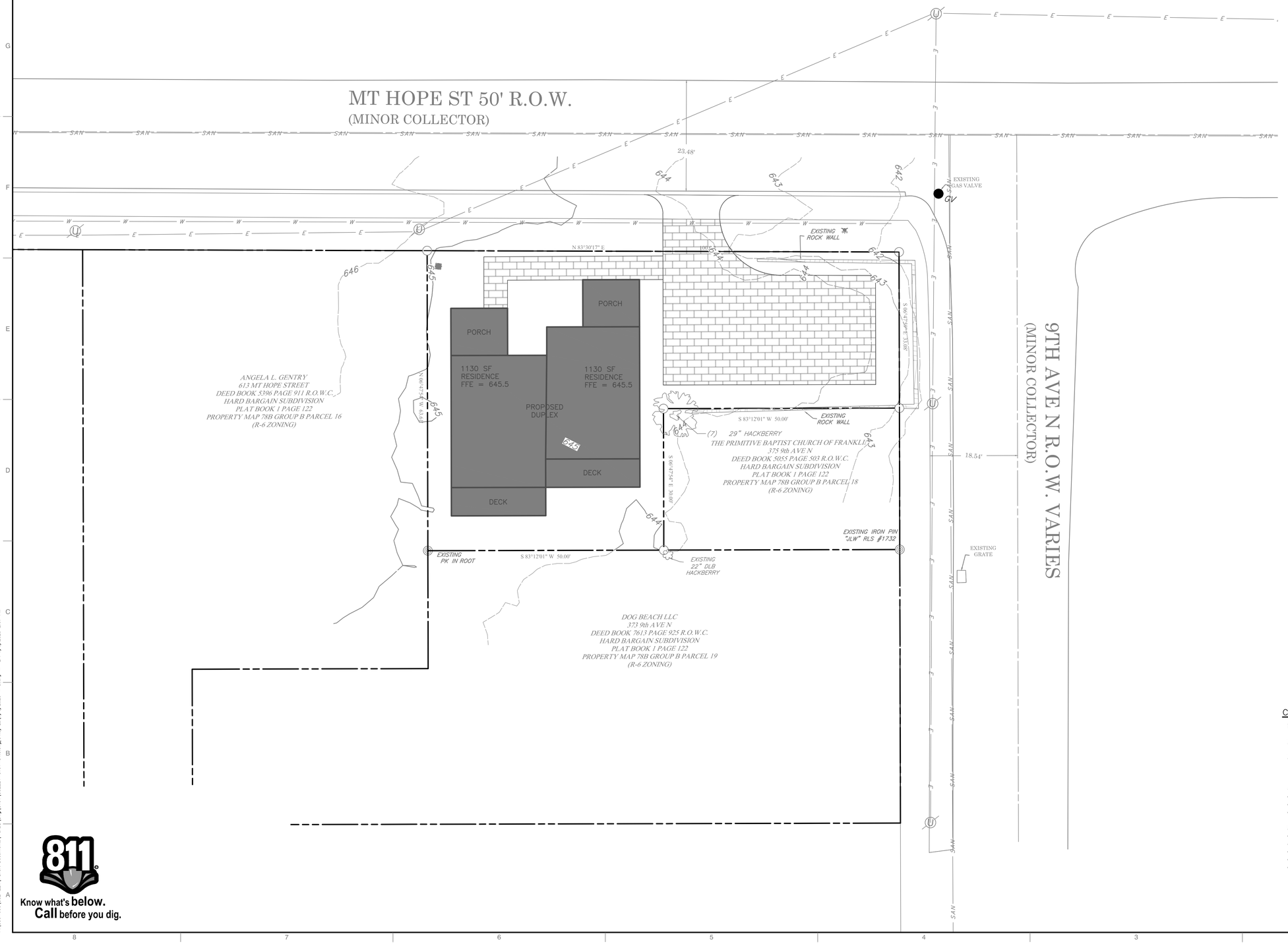
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C3.0
SHEET OF

Know what's below. Call before you dig.

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE

CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO " STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT,, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121516 — STATE OF TENNESSEE

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FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

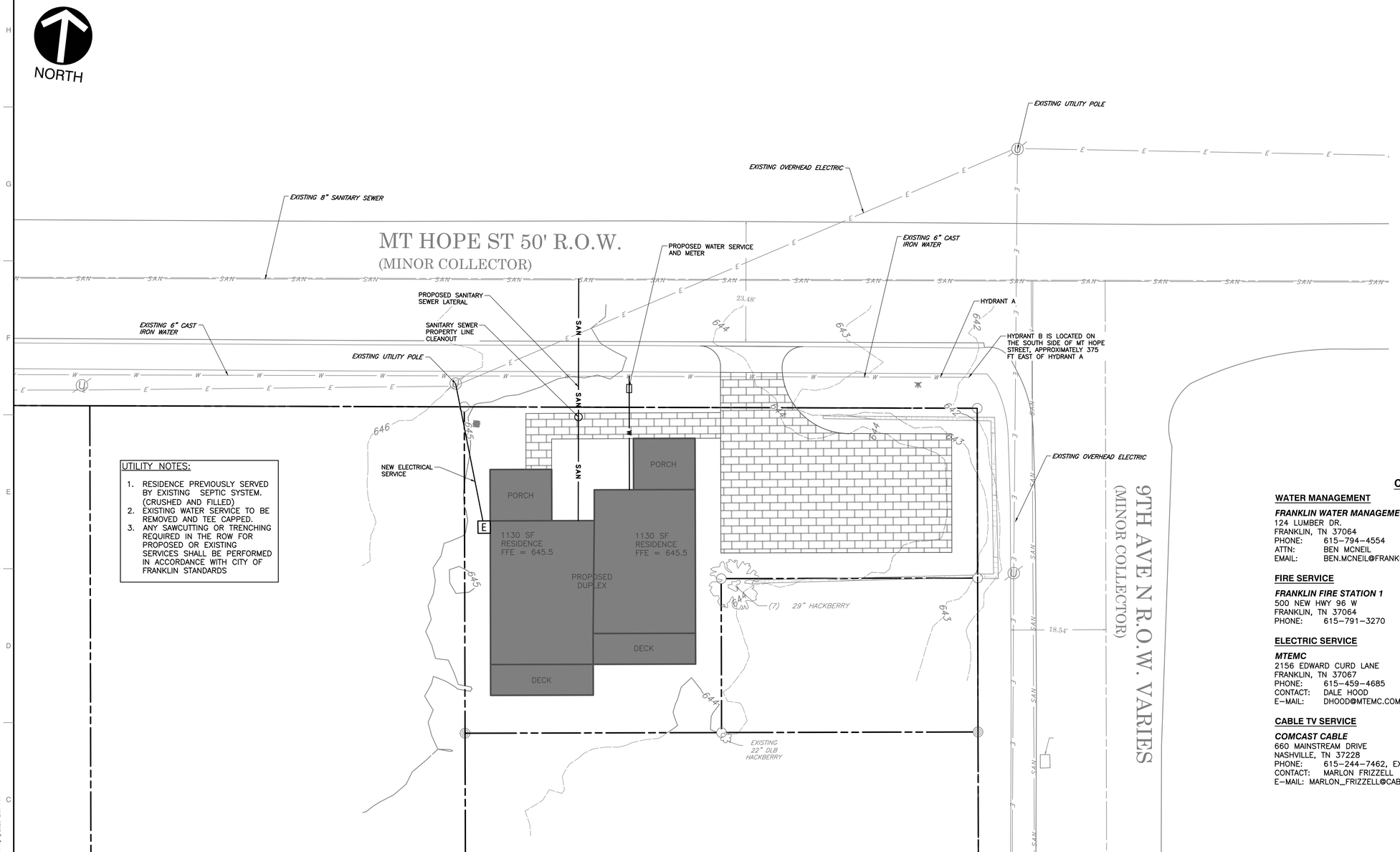
ROW AND ACCESS PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
APPROVED BY:	RGM
DRAWN BY:	SNH
CHECKED BY:	MZP

DRAWING NO.: C4.0
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINE

UTILITY NOTES:

1. RESIDENCE PREVIOUSLY SERVED BY EXISTING SEPTIC SYSTEM. (CRUSHED AND FILLED)
2. EXISTING WATER SERVICE TO BE REMOVED AND TEE CAPPED.
3. ANY SAWCUTTING OR TRENCHING REQUIRED IN THE ROW FOR PROPOSED OR EXISTING SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS

CONTACT LIST

WATER MANAGEMENT
FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THEPRE 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:
   - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 100 PSI
RESIDUAL PRESSURE OF HYDRANT: 85 PSI
PITOT PRESSURE OF HYDRANT: 30 PSI
GALLONS PER MIN AT TEST PRESSURE: 856
GALLONS PER MIN AT 20 PSI: 2114

CITY OF FRANKLIN NOTES

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5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
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NO	DESCRIPTION	DATE

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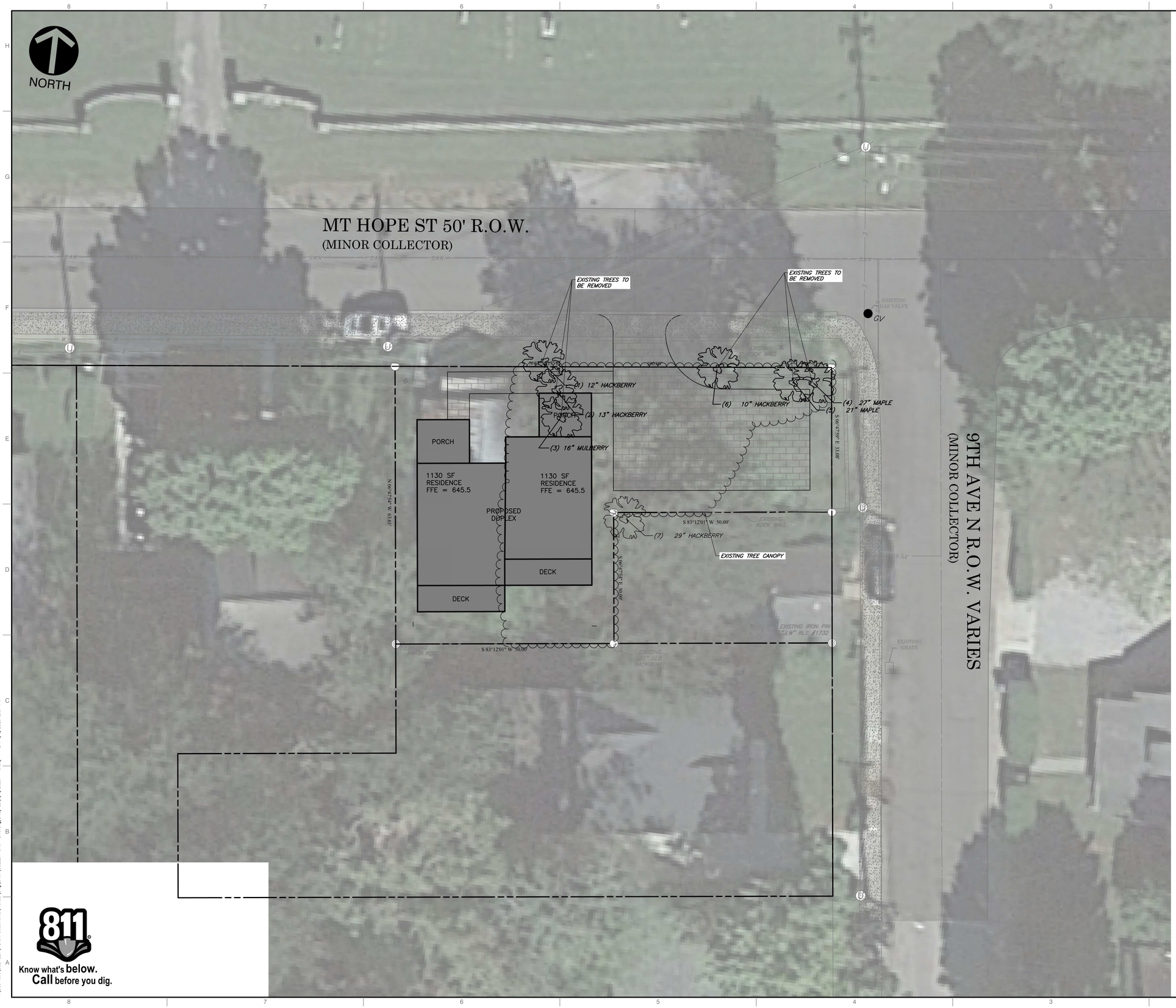
UTILITY PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C5.0
SHEET OF

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121610 — STATE OF TENNESSEE

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LEGEND

- EXISTING PROPERTY LINE
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- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK

EXISTING TREE INVENTORY

TREE NUMBER	SIZE	STATUS
1	12" HACKBERRY	
2	13" HACKBERRY	
3	16" MULBERRY	
4	27" MAPLE	
5	21" MAPLE	
6	10" HACKBERRY	

CITY OF FRANKLIN TREE PRESERVATION NOTES

1. EXISTING TREE CANOPY ON SITE = 0.06 AC
   - 1.1. TOTAL SITE ACREAGE = 0.11 AC
   - 1.2. 0.06 TREE CANOPY AC / 0.11 TOTAL SITE AC = 0.5 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 2719 SF
   - 3.1. TREE CANOPY TO REMAIN = 505 SF

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR – CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

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   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
No. 121516
STATE OF TENNESSEE

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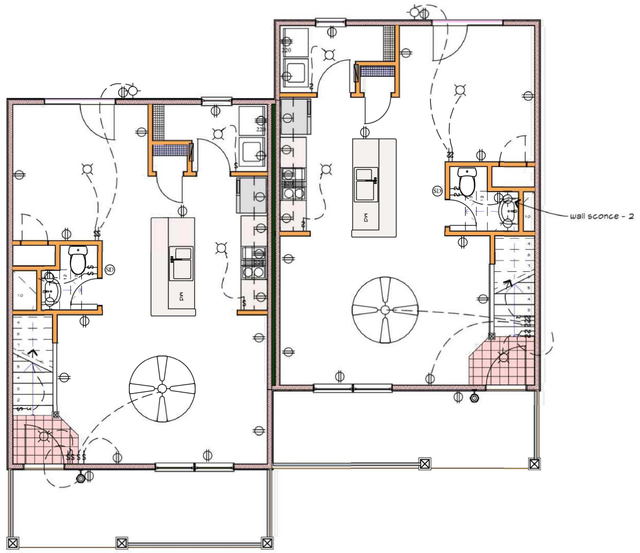
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611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

TREE PRESERVATION PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
APPROVED BY:	RGM
DRAWN BY:	SNH
CHECKED BY:	MZP

DRAWING NO.: L1.0
SHEET OF

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Electrical - Floor 1 Plan

scale 3/16" = 1'-0"





Front Elevation

scale 1/4" = 1'-0"

www.thompsonplans.com
Rick Thompson - Architect
828-734-2553
85 Hiaway Trail

original print date
3/15/23

plan # DP1002A+ 5

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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REVISION RECORD

NO	DATE	DESCRIPTION

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COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

ARCHITECTURAL ELEVATIONS

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: A1.0

SHEET OF

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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04780

DATE: July 7, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

DM Brown Subdivision, Final Plat, Creating One Single-Family Lot And Dedicating Easements, On Approximately .092 Acres, Located At 227 Natchez Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8212
Applicant: Stephen Vander Horst, M2 Group LLC.
Owner: Dontaveous Brown

BACKGROUND/STAFF COMMENTS:
This final plat establishes one existing single-family lot of record that has only ever been described by deed, and creates a public drainage easement. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

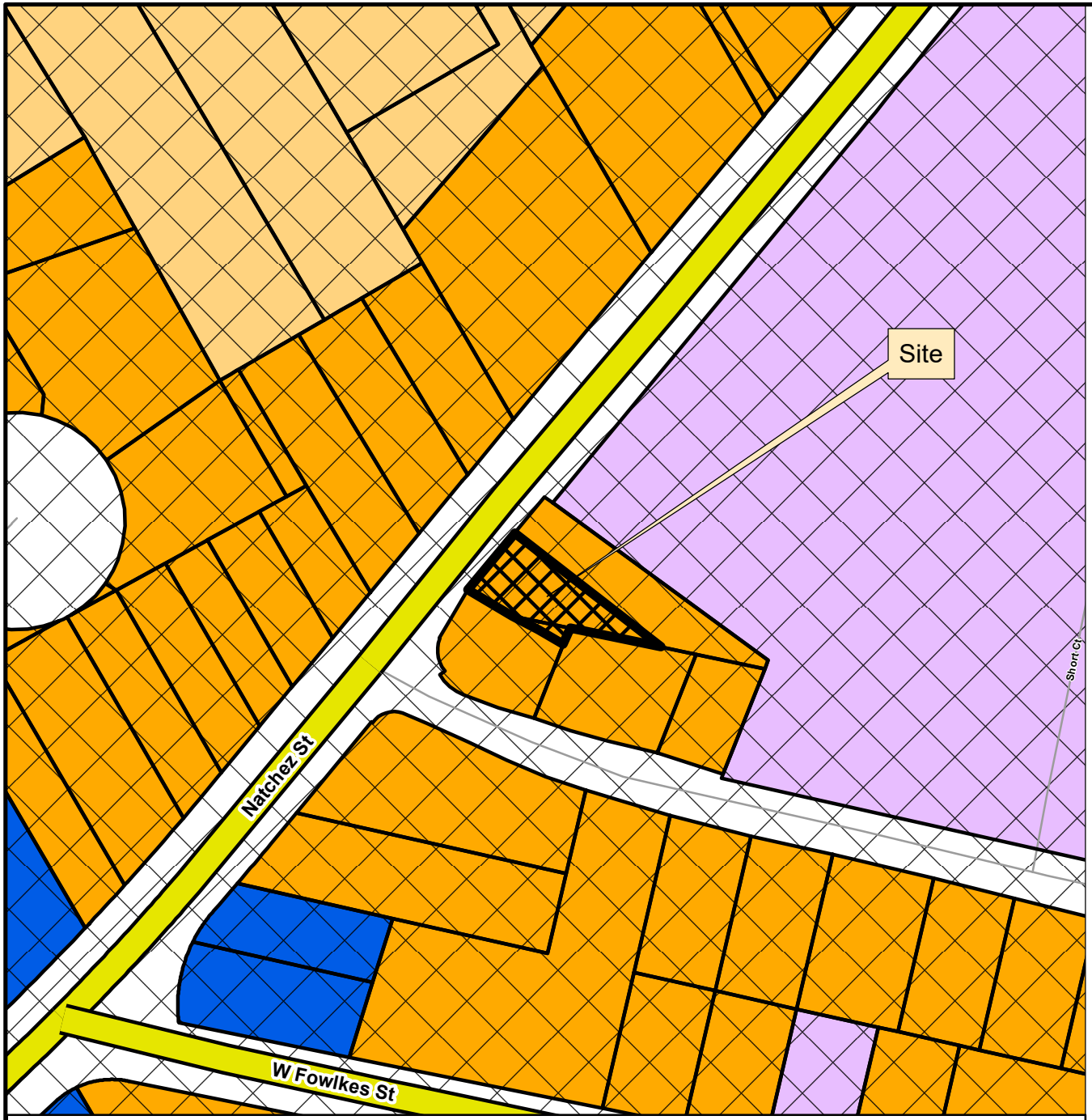
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. The mylar shall 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of DM Brown Subdivision, Final Plat. The conditions are attached.



DM BROWN SUBDIVISION
FINAL PLAT

Project Information
Zoning: R-6 Residential
Overlay Districts: Central Franklin Overlay
Site Acreage: 0.08 acres
Total Number of Lots: 1

Legend

- 227 Natchez Street
- Central Franklin 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

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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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8212

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

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

Planning

General Issues

18. Williamson County Advisory Comment

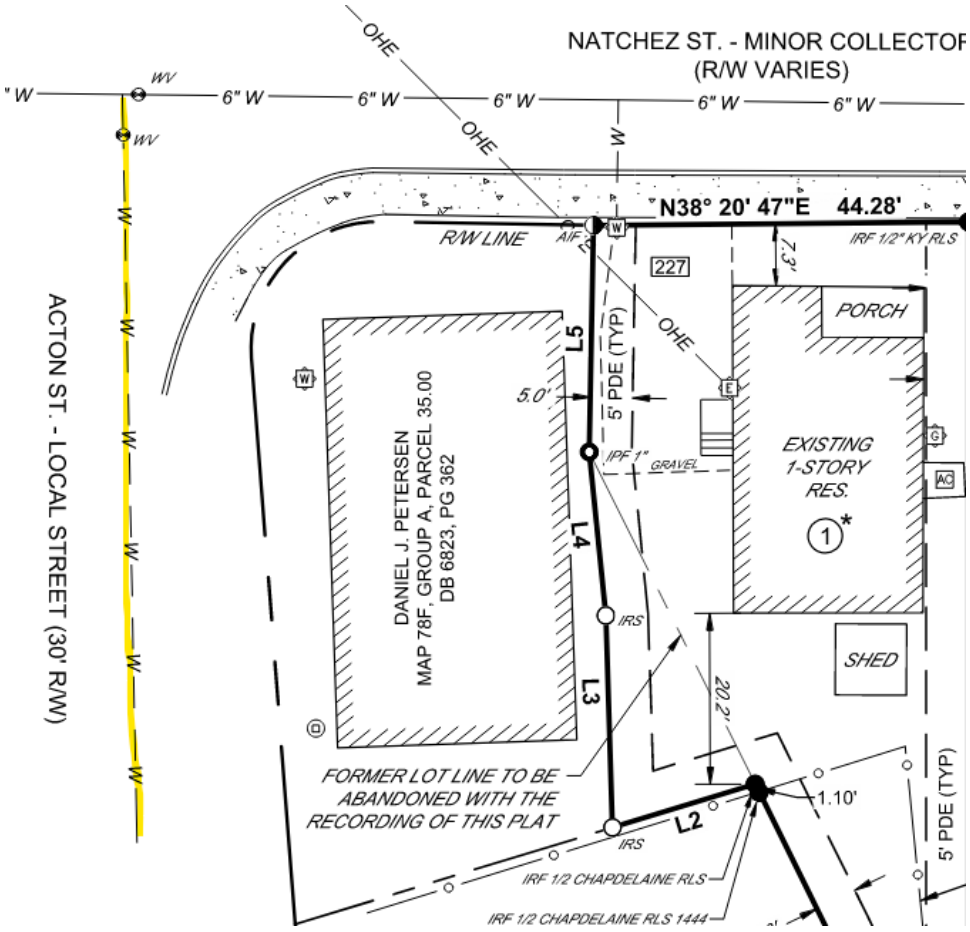
lori.jarosz@franklintn.gov Please remember that revisions to plats do not convey ownership. In order for ownership of land to match the new lot lines as depicted on this plat, deeds will need to be updated with the County describing any change in ownership as related to this plat. The County will not update their parcel map with these new lot lines until they have updated matching ownership records. Please contact Lisa Wood with the Williamson County Property Assessor's Office at (615)-790-5630 with further questions.

Water/Sewer

General Issues

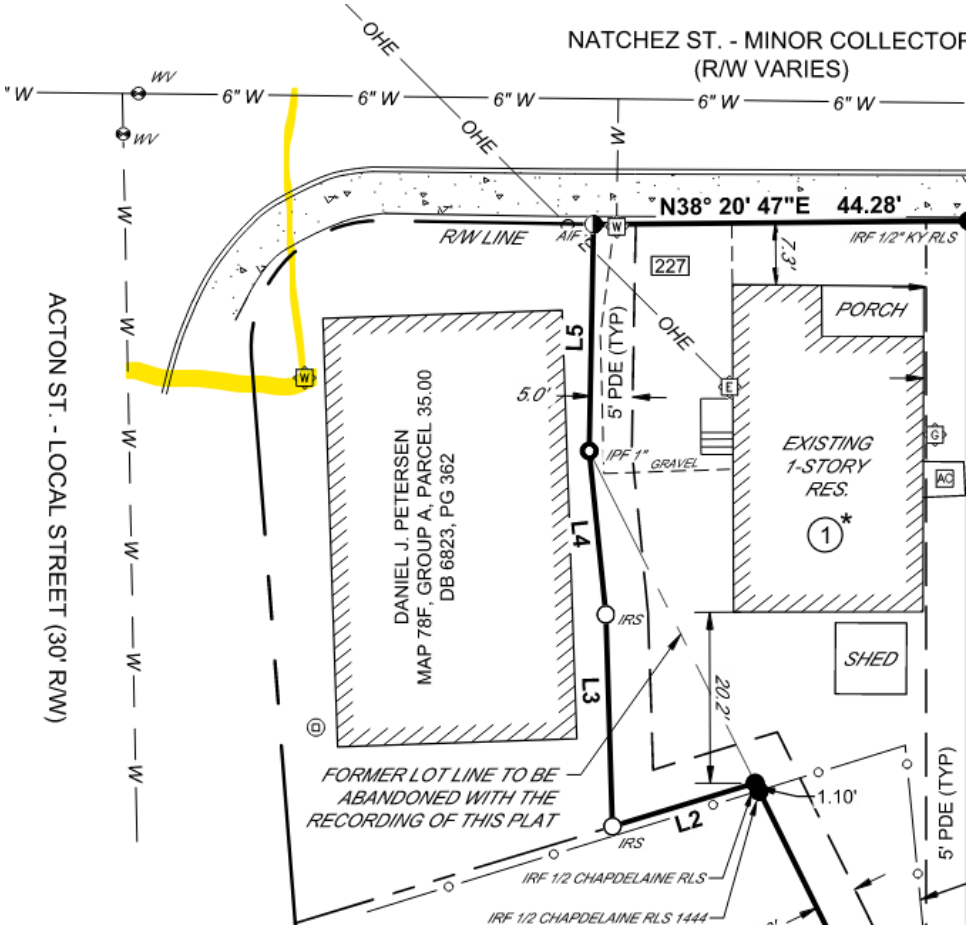
6. Existing utility size

scott.andrews@franklintn.gov Applicant shall show the size of all water and sewer shown on the plat sheet. Applicant shall revise.



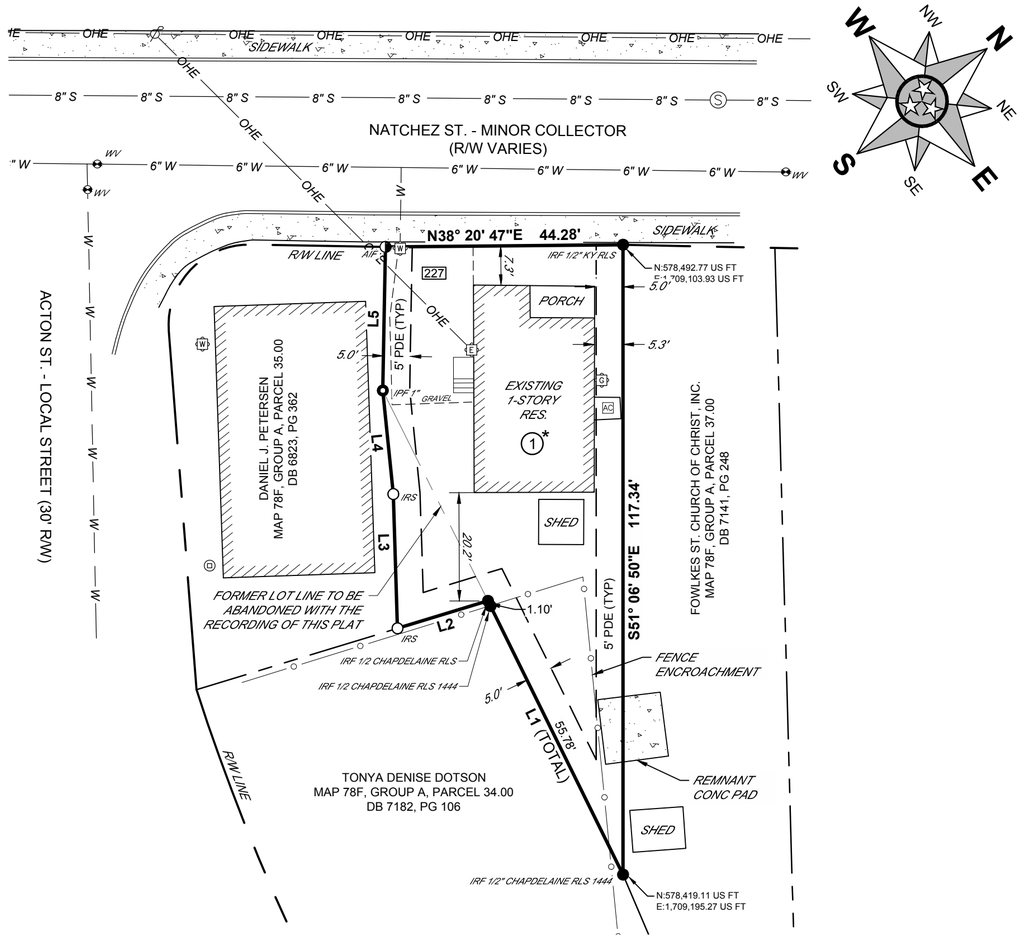
7. Existing service lines

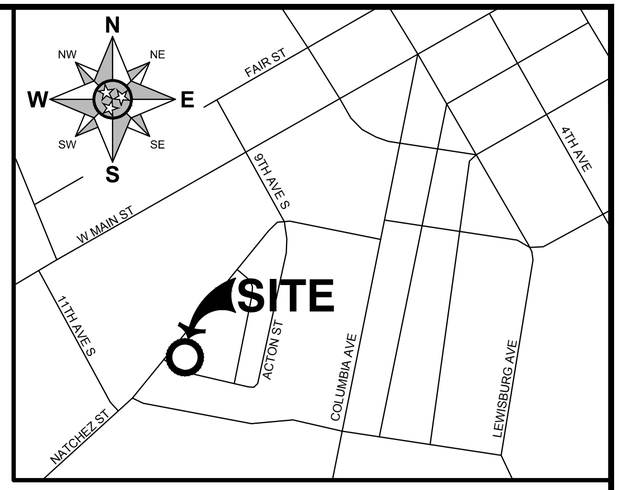
scott.andrews@franklintn.gov Applicant shall show location of service to the meter for the Petersen Lot. It is understood that the applicant is having the sanitary sewer services located. Applicant shall also show at one-stop the location of existing sewer services for both lots.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM AN EXISTING PARCEL , RECORD A LOT LINE SHIFT PER DB 9211, PG 744, AND TO ESTABLISH PUBLIC DRAINAGE EASEMENTS, AS SHOWN AND NOTED HEREON.
2. THE LOT SHOWN HEREON IS A NON-CONFORMING LOT, WHICH WAS LEGALLY CREATED PRIOR TO THE INITIAL ADOPTION OF THE CITY AND/OR COUNTY SUBDIVISION REGULATIONS AND DOES NOT MEET ALL OF THE DIMENSIONAL STANDARDS OF THE APPLICABLE ZONING DISTRICT.
3. BEARINGS AND COORDINATES ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (ZONE 5301, FIPSZONE4100, NAD83, 2011).
4. THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 22, 2023.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 192 OF 485, MAP NUMBER 47187C0192G, REVISED DECEMBER 22, 2016.
11. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF 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.
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. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
16. MINERAL RIGHTS TO THE SUBJECT PROPERTY ARE NOT MENTIONED IN THE CURRENT DEED OF RECORD AND ARE UNKNOWN TO THE SURVEYOR.





VICINITY MAP
N.T.S.

SUBJECT PROPERTY INFORMATION:

OWNER: DONTAVEOUS MARTEZ BROWN
PARCEL: MAP 78F, GROUP A, PARCEL 36.00
INSTRUMENT: DB 5280, PG 47; DB 9211, PG 744
ADDRESS: 227 NATCHEZ ST., FRANKLIN, TENNESSEE 37064
ACREAGE: 3,576 SQ FT± OR 0.08 ACRES±

ZONING INFORMATION:
EXISTING ZONING: R6 (RESIDENTIAL)
MINIMUM LOT SIZE: 4,000 SQUARE FEET
LOT WIDTH: 40 FEET
FRONT LOT LINE: 40 FEET
FRONT SETBACK: CONTEXTUAL
SIDE SETBACK: 5 FEET
REAR SETBACK: 15 FEET
ZONING OVERLAY: CENTRAL FRANKLIN OVERLAY DISTRICT



20 0 20 40
GRAPHIC SCALE

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 8" S — EXISTING 8" SANITARY SEWER LINE
- W — W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING CHAIN-LINK FENCE
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- ANGLE IRON (AIF)
- IRON REBAR SET W/CAP (IRS)
- AC — AC UNIT
- G — GAS METER
- S — SANITARY MANHOLE
- WV — WATER BOX (WATER VALVE)
- W — WATER METER
- POWER POLE
- E — ELECTRIC METER
- 1 — LOT NUMBER
- 911 — ADDRESS
- PDE — PUBLIC DRAINAGE EASEMENT

CRITICAL LOT NOTE:

(*) DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	56.88	N77° 23' 42"W
L2	17.60	S21° 56' 10"W
L3	25.03	N52° 56' 21"W
L4	19.40	N56° 51' 14"W
L5	26.74	N50° 04' 42"W

C.O.F. PROJECT #8212

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 5280, PAGE 47, & BOOK 9211, PAGE 744, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK N/A, PAGE N/A, 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 N/A, PAGE N/A, R.O.W.C.

DONTAVEOUS MARTEZ BROWN — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ___ DAY OF _____, 20__, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

SECRETARY: FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN DM BROWN SUBDIVISION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE — DATE

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES, AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC's REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN THE DM BROWN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ _____ FOR DRAINAGE, AND $ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACES AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 22ND DAY OF FEBRUARY, 2023.

SURVEYOR
TENN. LICENSE NO. 3041

REVISION #	DATE	DESCRIPTION

DM BROWN SUBDIVISION
FINAL PLAT
TAX MAP 78G, GROUP A, PARCEL 36.00
9TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

DATE :	MAY 19, 2023	DRAWN BY :	SVH
MADE FOR:	DONTA BROWN	CHECKED BY :	SVH

M2 GROUP
P.O. BOX 848
FRANKLIN, TN 37065
M2GROUPLLC.COM

SHEET NUMBER: **SV-01**

227 NATCHEZ ST - FINAL PLAT.DWG / Thursday, July 6, 2023 12:35:34 PM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04917

DATE: July 12, 2023

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

The Fields at Reese Farm PUD Subdivision, Final Plat, Section 1, Creating 41 Residential Lots And 5 Open Space Lots, On Approximately 14.87 Acres, Located Along Del Rio Pike, West Of The Intersection Of Del Rio Pike And Reese Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8219
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Reese Farms, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 41 residential lots (19 attached residential lots, and 22 single-family residential lots), and 5 open space lots. The Development Plan for The Fields At Reese Farm PUD was approved in February 2019, and the Site Plan was approved on the December 2019 Administrative Agenda. Both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

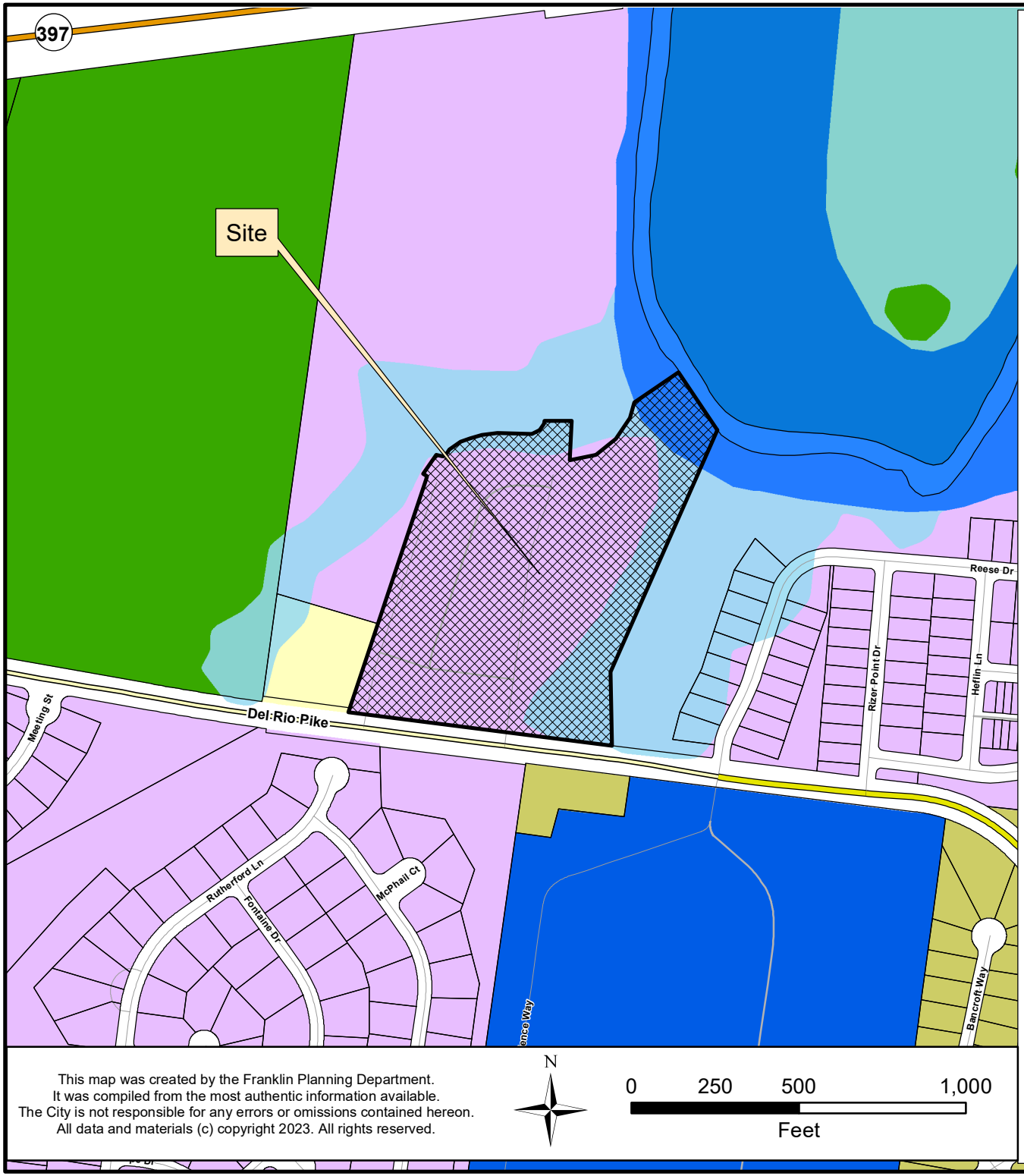
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of The Fields At Reese Farm PUD Subdivision, Final Plat, Section 1. The conditions are attached.



THE FIELDS AT REESE FARM PUD SUBDIVISION, SECTION 1
FINAL PLAT

Project Information
Zoning: PD Planned District
Overlay Districts: FFO, FWO
Site Acreage: 14.87 acres
Total Number of Lots: 46

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.

N

0 250 500 1,000
Feet

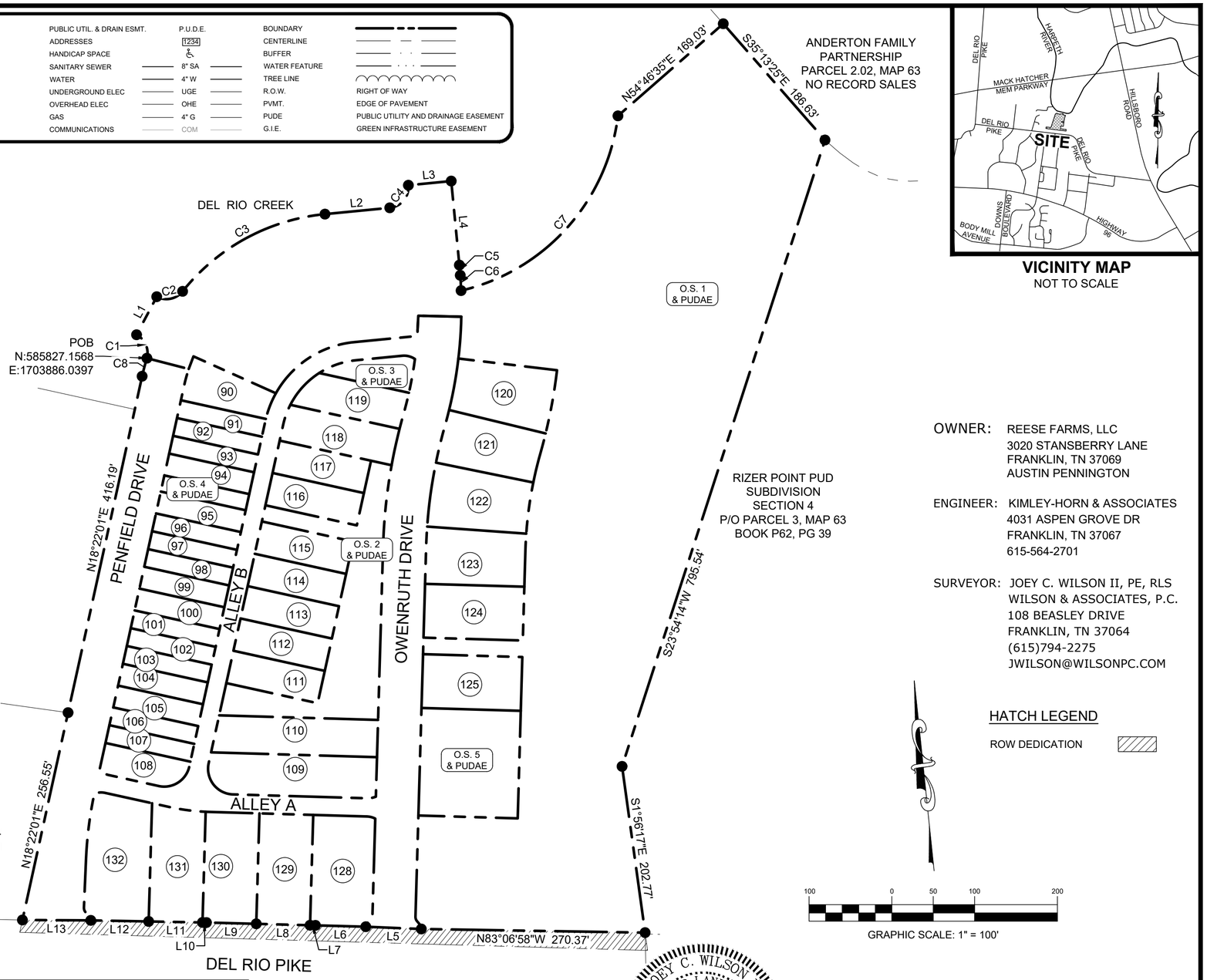
HISTORIC FRANKLIN TENNESSEE

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 41 RESIDENTIAL LOTS (19 MULTI-FAMILY RESIDENTIAL LOTS AND 22 SINGLE - FAMILY RESIDENTIAL LOTS) AND 5 OPEN SPACES.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 1.03, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 9045, PAGE 596, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
3. ZONING: (ML1.8/TRADITIONAL) MIXED-USE LOCAL
   SETBACKS
   FRONT YARD - 15'
   SIDE YARD - 5'
   REAR YARD - 15'
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0190F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0190F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 630.9. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. PLEASE MODIFY THIS NOTE FOR THE PROPER ZONE.
7. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 05/07/19
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
8. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
9. 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.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
12. 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.
13. 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.
14. 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.
15. 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.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
19. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
20. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
22. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23. MINERAL RIGHTS ARE TO BE HELD BY DEVELOPER.
24. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
25. NO LOTS SHALL HAVE DIRECT ACCESS TO DEL RIO PIKE.
26. ALL RECLAIM WATER PAST THE CITY OF FRANKLIN WATER METER IS TO BE PRIVATE AND MAINTAINED BY THE HOA.
27. PARKLAND REQUIREMENTS:
   a. 132 UNITS X $4,304 = $568,128
   b. 25% OF THE TOTAL PROJECT WILL BE PAID AT FIRST PLAT WHICH IS $142,032 IS NON-REIMBURSABLE AND SHALL REMAIN IN QUADRANT 4.



VICINITY MAP
NOT TO SCALE

OWNER: REESE FARMS, LLC
3020 STANSBERRY LANE
FRANKLIN, TN 37069
AUSTIN PENNINGTON

ENGINEER: KIMLEY-HORN & ASSOCIATES
4031 ASPEN GROVE DR
FRANKLIN, TN 37067
615-564-2701

SURVEYOR: JOEY C. WILSON II, PE, RLS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615)794-2275
JWILSON@WILSONPC.COM

HATCH LEGEND

ROW DEDICATION

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

THE FIELDS AT REESE FARM

PUD SUBDIVISION
SECTION 1

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN REESE FARMS - SECTION 1 SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____ _____
DIRECTOR OF WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

_____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE __ DAY OF __, 20__.

_____ _____
JOEY C. WILSON II, TENNESSEE RLS NO. 2089 DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF SUBDIVISIION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

_____ _____
WILLIAMSON COUNTY EMERGENCYMANAGEMENT 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 ____, PAGE ____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

_____ _____
OWNER(S) DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN REESE FARMS - SECTION 1 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $____ FOR STREETS, $____ FOR DRAINAGE, $____ FOR SIDEWALKS, AND $____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN REESE FARMS - SECTION 1 SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____DAY OF_____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

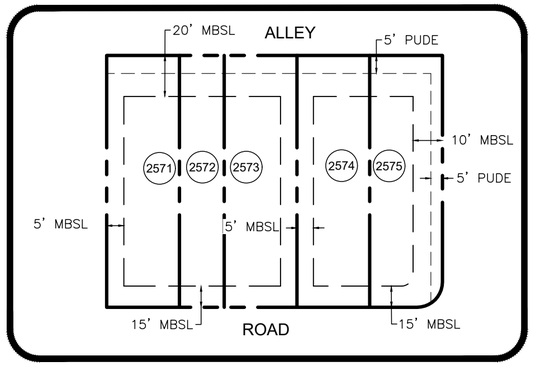
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	14.874	TOTAL NO. OF LOTS:	41
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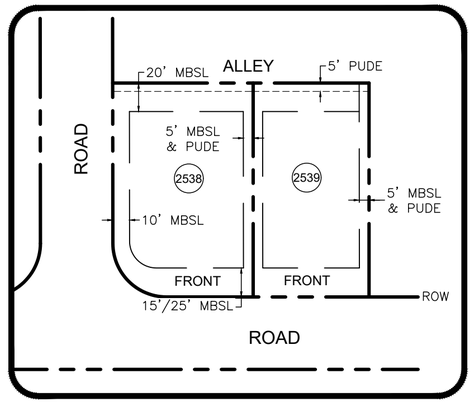
WA PROJECT NO. 11318 COF PROJECT NO. 8219 SHEET 1 0F 5

LEGEND

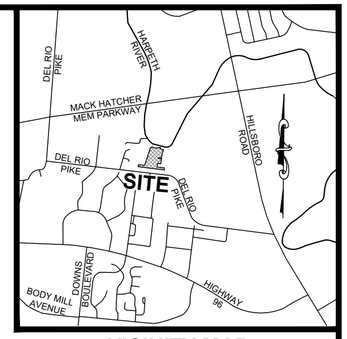
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		BUFFER	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUIDLING SETBACK M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT



TYPICAL LOT LAYOUT- TOWNHOMES DETAILS
N.T.S.



TYPICAL LOT LAYOUT - SINGLE FAMILY LOTS
N.T.S.



VICINITY MAP
NOT TO SCALE

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
90	4729.78'	0.109
91	2310.02'	0.053
92	2310.00'	0.053
93	2310.00'	0.053
94	2835.00'	0.065
95	2835.00'	0.065
96	2310.00'	0.053
97	2321.28'	0.053
98	2298.72'	0.053
99	2835.00'	0.065
100	2835.00'	0.065
101	2310.00'	0.053
102	2310.00'	0.053
103	2310.00'	0.053
104	2835.00'	0.065
105	2835.00'	0.065
106	2310.00'	0.053
107	2310.00'	0.053
108	3665.99'	0.084
109	9942.00'	0.228
110	8832.58'	0.203

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
111	4520.00'	0.104
112	4520.00'	0.104
113	4520.00'	0.104
114	4520.00'	0.104
115	4520.00'	0.104
116	4520.01'	0.104
117	4520.01'	0.104
118	6188.71'	0.142
119	5661.68'	0.130
120	8453.89'	0.194
121	7602.31'	0.175
122	8429.94'	0.194
123	8005.16'	0.184
124	7800.00'	0.179
125	7800.00'	0.179
128	9932.60'	0.228
129	8672.51'	0.199
130	8684.98'	0.199
131	8924.58'	0.205
132	11432.18'	0.262

Parcel Line Table		
Line #	Length	Direction
L1	52.00'	N33°52'59"E
L2	78.67'	S89°35'28"E
L3	52.00'	S89°35'28"E
L4	102.00'	S0°24'32"W
L5	67.12'	N81°42'52"W
L6	60.86'	S82°30'06"E
L7	6.51'	S82°32'55"E

Parcel Line Table		
Line #	Length	Direction
L8	65.00'	S82°32'55"E
L9	60.22'	S82°32'55"E
L10	4.79'	S82°58'20"E
L11	65.00'	S82°58'20"E
L12	69.95'	S82°58'20"E
L13	82.57'	N83°44'28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.39'	25.01'	76° 28' 36"	N17° 51' 16"W	30.96'
C2	34.62'	25.00'	79° 21' 06"	N84° 12' 27"E	31.92'
C3	200.98'	251.00'	45° 52' 38"	N67° 28' 13"E	195.65'
C4	39.27'	25.00'	90° 00' 00"	N45° 24' 32"E	35.36'
C5	12.38'	526.00'	1° 20' 57"	S1° 05' 00"W	12.38'
C6	18.53'	526.00'	2° 01' 08"	S2° 46' 02"W	18.53'
C7	302.02'	248.03'	69° 45' 55"	N47° 51' 29"E	283.70'
C8	22.56'	259.57'	4° 58' 45"	N20° 51' 24"E	22.55'

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	299064.53'	6.866
O.S. 2	20557.72'	0.472
O.S. 3	3083.77'	0.071
O.S. 4	2100.00'	0.048
O.S. 5	15600.00'	0.358

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

THE FIELDS AT REESE FARM

PUD SUBDIVISION SECTION 1

RECORDING STAMP HERE

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FINAL SUBDIVISION PLAT

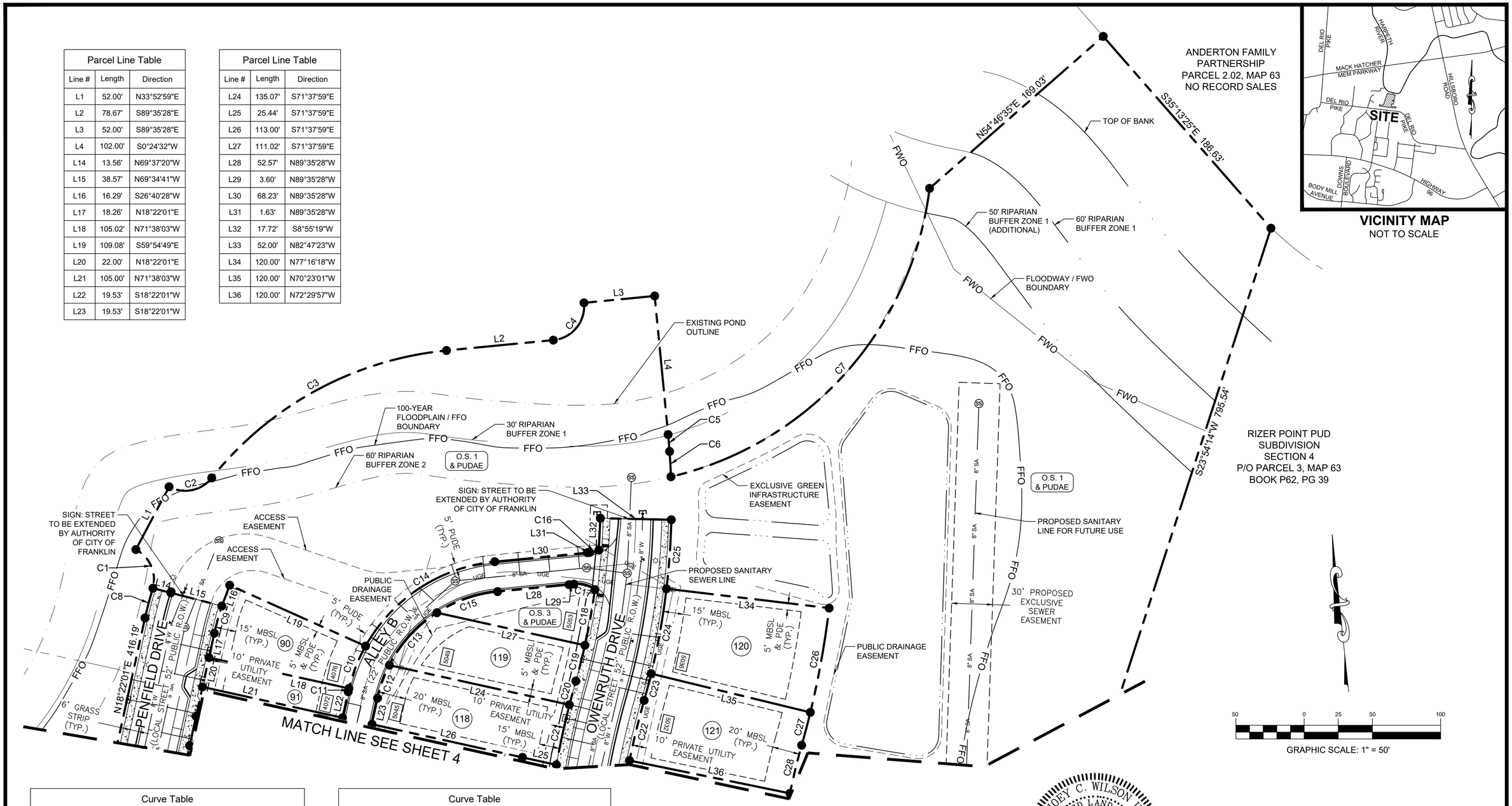
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	14.874	TOTAL NO. OF LOTS:	41
ACRES NEW RD/ST:	2.266 (ROW)	L.F. OF NEW RD/ST:	2573.06
ACRES OPEN SPACE:	7.815	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 100'	DATE:	07/06/2023

WA PROJECT NO. 11318 COF PROJECT NO. 8219 SHEET 2 0F 5

Parcel Line Table		
Line #	Length	Direction
L1	52.00'	N33°52'59"E
L2	78.67'	S89°35'28"E
L3	52.00'	S89°35'28"E
L4	102.00'	S0°24'32"W
L14	13.56'	N69°37'20"W
L15	38.57'	N69°34'41"W
L16	16.29'	S26°40'28"W
L17	18.26'	N18°22'01"E
L18	105.02'	N71°38'03"W
L19	109.08'	S59°54'49"E
L20	22.00'	N18°22'01"E
L21	105.00'	N71°38'03"W
L22	19.53'	S18°22'01"W
L23	19.53'	S18°22'01"W

Parcel Line Table		
Line #	Length	Direction
L24	135.07'	S71°37'59"E
L25	25.44'	S71°37'59"E
L26	113.00'	S71°37'59"E
L27	111.02'	S71°37'59"E
L28	52.57'	N89°35'28"W
L29	3.60'	N89°35'28"W
L30	68.23'	N89°35'28"W
L31	1.63'	N89°35'28"W
L32	17.72'	S8°55'19"W
L33	52.00'	N82°47'23"W
L34	120.00'	N77°16'18"W
L35	120.00'	N70°23'01"W
L36	120.00'	N72°29'57"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.39'	25.01'	76° 28' 36"	N17° 51' 16"W	30.96'
C2	34.62'	25.00'	79° 21' 06"	N84° 12' 27"E	31.92'
C3	200.98'	251.00'	45° 52' 38"	N67° 28' 13"E	195.65'
C4	39.27'	25.00'	90° 00' 00"	N45° 24' 32"E	35.36'
C5	12.38'	526.00'	1° 20' 57"	S1° 05' 00"W	12.38'
C6	18.53'	526.00'	2° 01' 08"	S2° 46' 02"W	18.53'
C7	302.02'	248.03'	69° 45' 55"	N47° 51' 29"E	283.70'
C8	22.56'	259.57'	4° 58' 45"	N20° 51' 24"E	22.55'
C9	20.71'	199.00'	5° 57' 44"	N21° 20' 53"E	20.70'
C10	33.40'	122.00'	15° 41' 10"	S27° 22' 08"W	33.30'
C11	2.47'	122.00'	1° 09' 32"	S18° 56' 47"W	2.47'
C12	25.75'	100.00'	14° 45' 16"	S25° 44' 39"W	25.68'
C13	52.45'	100.00'	30° 02' 56"	S48° 08' 45"W	51.85'
C14	117.53'	122.00'	55° 11' 49"	S62° 48' 37"W	113.04'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	47.54'	100.00'	27° 14' 18"	S76° 47' 23"W	47.09'
C16	6.99'	23.00'	17° 24' 31"	S81° 42' 16"W	6.96'
C17	16.13'	22.96'	40° 15' 16"	N69° 29' 55"W	15.80'
C18	41.44'	474.00'	5° 00' 32"	N16° 03' 21"E	41.42'
C19	27.01'	474.00'	3° 15' 55"	N20° 11' 34"E	27.01'
C20	18.02'	652.00'	1° 35' 02"	N21° 02' 01"E	18.02'
C21	45.01'	652.00'	3° 57' 19"	N18° 15' 50"E	45.00'
C22	45.29'	600.00'	4° 19' 29"	S19° 39' 47"W	45.28'
C23	20.28'	526.00'	2° 12' 33"	S20° 43' 15"W	20.28'
C24	63.24'	526.00'	6° 53' 17"	S16° 10' 20"W	63.20'
C25	50.66'	526.00'	5° 31' 05"	N9° 58' 09"E	50.64'
C26	77.66'	646.00'	6° 53' 17"	N16° 10' 20"E	77.62'
C27	24.91'	646.00'	2° 12' 33"	N20° 43' 15"E	24.91'
C28	36.23'	480.00'	4° 19' 29"	N19° 39' 47"E	36.22'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2089

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THE FIELDS AT REESE FARM

PUD SUBDIVISION SECTION 1

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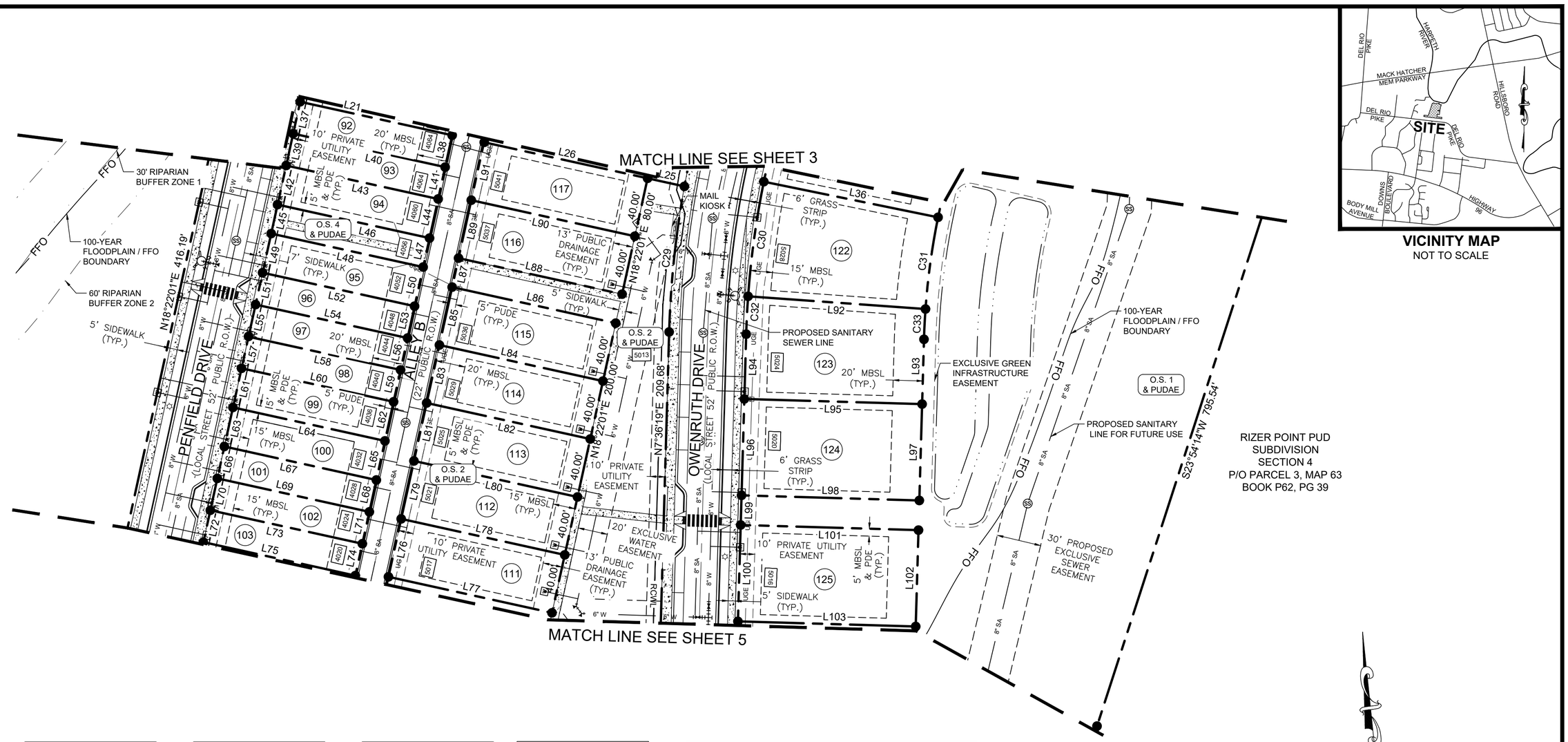
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 11318 COF PROJECT NO. 8219 SHEET 3 0F 5



VICINITY MAP
NOT TO SCALE

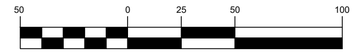
Parcel Line Table		
Line #	Length	Direction
L21	105.00'	N71°38'03"W
L25	25.44'	S71°37'59"E
L26	113.00'	S71°37'59"E
L36	120.00'	N72°29'57"W
L37	22.00'	N18°22'01"E
L38	22.00'	S18°22'01"W
L39	22.00'	N18°22'01"E
L40	105.00'	N71°38'03"W
L41	22.00'	S18°22'01"W
L42	27.00'	N18°22'01"E
L43	105.00'	N71°38'03"W
L44	27.00'	S18°22'01"W
L45	20.00'	N18°22'01"E
L46	105.00'	S71°38'03"E
L47	20.00'	S18°22'01"W
L48	105.00'	N71°38'03"W
L49	27.00'	N18°22'01"E
L50	27.00'	S18°22'01"W

Parcel Line Table		
Line #	Length	Direction
L51	22.00'	N18°22'01"E
L52	105.00'	S71°38'03"E
L53	22.00'	S18°22'01"W
L54	105.00'	N71°38'03"W
L55	22.21'	N18°22'01"E
L56	22.00'	S18°22'01"W
L57	21.79'	N18°22'01"E
L58	105.00'	S71°45'06"E
L59	22.00'	S18°22'01"W
L60	105.00'	N71°38'03"W
L61	27.00'	N18°22'01"E
L62	27.00'	S18°22'01"W
L63	27.00'	N18°22'01"E
L64	105.00'	N71°38'03"W
L65	27.00'	S18°22'01"W
L66	22.00'	N18°22'01"E
L67	105.00'	N71°38'03"W
L68	22.00'	S18°22'01"W

Parcel Line Table		
Line #	Length	Direction
L69	105.00'	S71°38'03"E
L70	22.00'	N18°22'01"E
L71	22.00'	S18°22'01"W
L72	22.00'	N18°22'01"E
L73	105.00'	N71°38'03"W
L74	22.00'	S18°22'01"W
L75	105.00'	N71°38'03"W
L76	40.00'	S18°22'01"W
L77	113.00'	N71°37'59"W
L78	113.00'	S71°37'59"E
L79	40.00'	S18°22'01"W
L80	113.00'	N71°37'59"W
L81	40.00'	S18°22'01"W
L82	113.00'	N71°37'59"W
L83	40.00'	S18°22'01"W
L84	113.00'	S71°37'59"E
L85	40.00'	S18°22'01"W
L86	113.00'	N71°37'59"W

Parcel Line Table		
Line #	Length	Direction
L87	20.00'	S18°22'01"W
L88	113.00'	S71°37'59"E
L89	40.00'	S18°22'01"W
L90	113.00'	N71°37'59"W
L91	40.00'	S18°22'01"W
L92	120.00'	N79°57'10"W
L93	43.70'	N7°36'19"E
L94	43.70'	S7°36'19"W
L95	120.00'	N82°23'41"W
L96	65.00'	S7°36'19"W
L97	65.00'	N7°36'19"E
L98	120.00'	S82°23'41"E
L99	20.00'	N7°36'19"E
L100	65.00'	S7°36'19"W
L101	120.00'	N82°23'41"W
L102	65.00'	N7°36'19"E
L103	120.00'	N82°23'41"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	98.79'	652.00'	8° 40' 52"	N11° 56' 45"E	98.69'
C30	78.06'	600.00'	7° 27' 13"	S13° 46' 26"W	78.00'
C31	62.44'	480.00'	7° 27' 13"	N13° 46' 26"E	62.40'
C32	25.57'	600.00'	2° 26' 31"	S8° 49' 34"W	25.57'
C33	20.46'	480.00'	2° 26' 31"	N8° 49' 34"E	20.46'



GRAPHIC SCALE: 1" = 50'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

THE FIELDS AT REESE FARM

PUD SUBDIVISION SECTION 1

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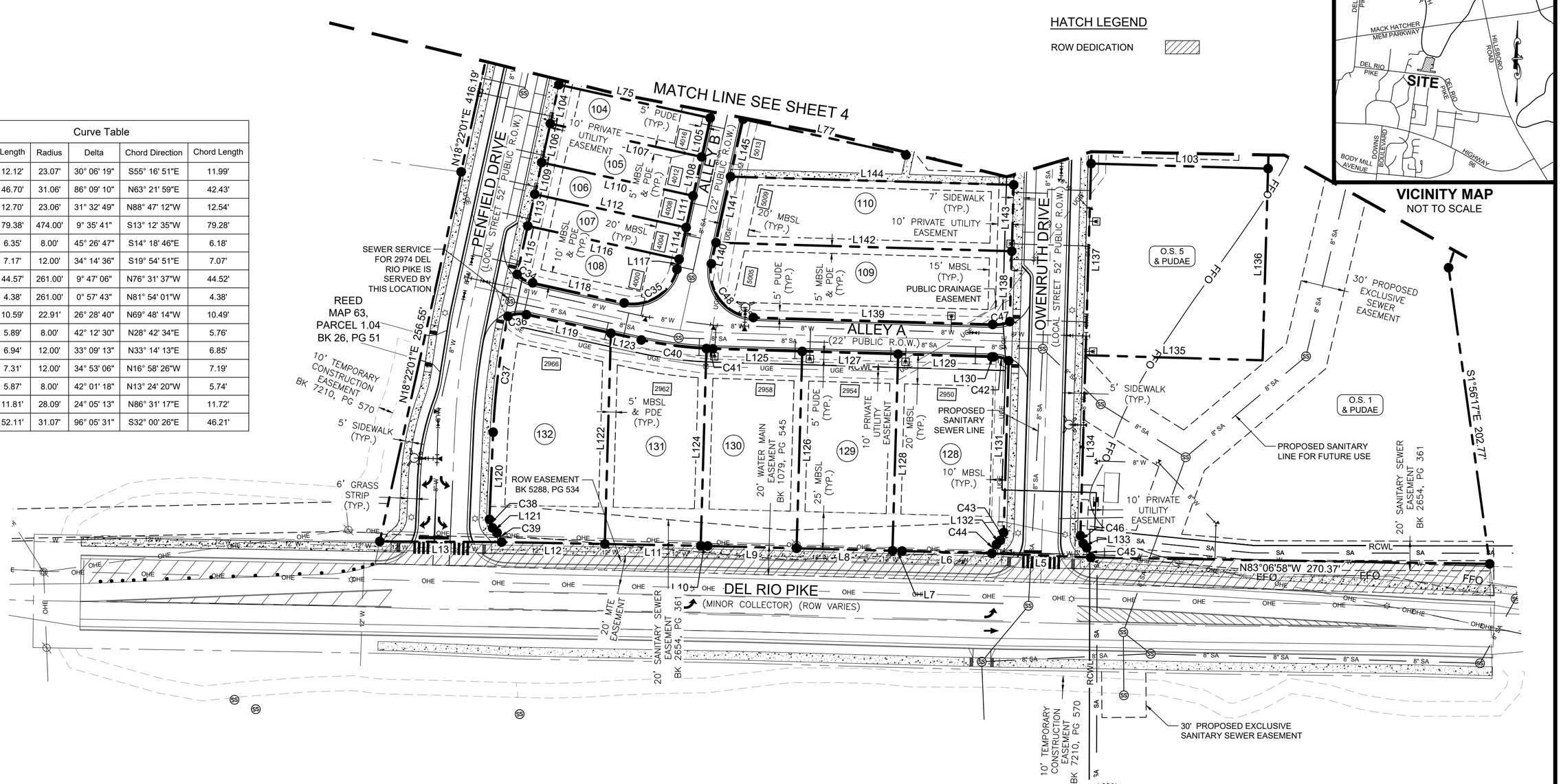
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	14.874	TOTAL NO. OF LOTS:	41
ACRES NEW RD/ST:	2.266 (ROW)	L.F. OF NEW RD/ST:	2573.06
ACRES OPEN SPACE:	7.815	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	07/06/2023

WA PROJECT NO. 11318 COF PROJECT NO. 8219 SHEET 4 0F 5

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	12.12'	23.07'	30° 06' 19"	S55° 16' 51"E	11.99'
C35	46.70'	31.06'	86° 09' 10"	N63° 21' 59"E	42.43'
C36	12.70'	23.06'	31° 32' 49"	N88° 47' 12"W	12.54'
C37	79.38'	474.00'	9° 35' 41"	S13° 12' 35"W	79.28'
C38	6.35'	8.00'	45° 26' 47"	S14° 18' 46"E	6.18'
C39	7.17'	12.00'	34° 14' 36"	S19° 54' 51"E	7.07'
C40	44.57'	261.00'	9° 47' 06"	N76° 31' 37"W	44.52'
C41	4.38'	261.00'	0° 57' 43"	N81° 54' 01"W	4.38'
C42	10.59'	22.91'	26° 28' 40"	N69° 48' 14"W	10.49'
C43	5.89'	8.00'	42° 12' 30"	N28° 42' 34"E	5.76'
C44	6.94'	12.00'	33° 09' 13"	N33° 14' 13"E	6.85'
C45	7.31'	12.00'	34° 53' 06"	N16° 58' 26"W	7.19'
C46	5.87'	8.00'	42° 01' 18"	N13° 24' 20"W	5.74'
C47	11.81'	28.09'	24° 05' 13"	N86° 31' 17"E	11.72'
C48	52.11'	31.07'	96° 05' 31"	S32° 00' 26"E	46.21'



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L5	67.12'	N81°42'52"W
L6	60.86'	S82°30'06"E
L7	6.51'	S82°32'55"E
L8	65.00'	S82°32'55"E
L9	60.22'	S82°32'55"E
L10	4.79'	S82°58'20"E
L11	65.00'	S82°58'20"E
L12	69.95'	S82°58'20"E
L13	82.57'	N83°44'28"W
L75	105.00'	N71°38'03"W
L77	113.00'	N71°37'59"W
L103	120.00'	N82°23'41"W
L104	27.00'	N18°22'01"E
L105	27.00'	S18°22'01"W

Parcel Line Table		
Line #	Length	Direction
L106	27.00'	N18°22'01"E
L107	105.00'	N71°38'03"W
L108	27.00'	S18°22'01"W
L109	22.00'	N18°22'01"E
L110	105.00'	N71°38'03"W
L111	22.00'	S18°22'01"W
L112	105.00'	S71°38'03"E
L113	22.00'	N18°22'01"E
L114	22.00'	S18°22'01"W
L115	33.63'	N18°22'01"E
L116	105.00'	N71°38'03"W
L117	7.00'	S18°22'01"W
L118	63.50'	S71°38'03"E
L119	58.64'	N71°38'03"W

Parcel Line Table		
Line #	Length	Direction
L120	59.12'	S8°24'45"W
L121	4.45'	S37°02'09"E
L122	142.92'	N7°36'19"E
L123	21.08'	N71°38'03"W
L124	133.78'	N7°36'19"E
L125	60.62'	N82°22'53"W
L126	133.52'	N7°36'19"E
L127	65.00'	N82°22'53"W
L128	133.33'	S7°36'19"W
L129	63.51'	N82°22'53"W
L130	1.25'	N82°22'53"W
L131	116.49'	N7°36'19"E
L132	3.86'	N49°48'49"E
L133	3.65'	N34°24'59"W

Parcel Line Table		
Line #	Length	Direction
L134	122.35'	N7°36'19"E
L135	120.00'	N82°23'41"W
L136	130.00'	S7°36'19"W
L137	130.00'	N7°36'19"E
L138	47.74'	N7°36'19"E
L139	162.32'	S82°22'53"E
L140	14.66'	S18°22'01"W
L141	45.80'	S18°22'01"W
L142	200.56'	S82°22'53"E
L143	45.00'	N7°36'19"E
L144	192.00'	S82°22'53"E
L145	39.87'	S18°22'01"W

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

THE FIELDS AT REESE FARM

PUD SUBDIVISION
SECTION 1

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 11318 COF PROJECT NO. 8219 SHEET 5 0F 5

COF no: 8219

CONDITIONS OF APPROVAL:

Open Issues: 10

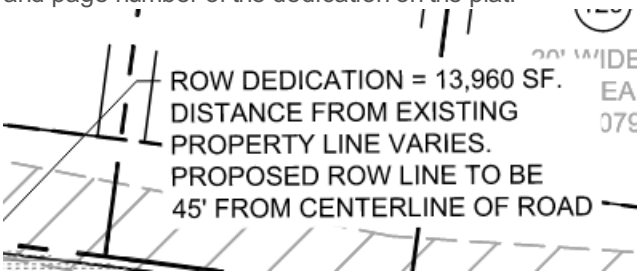
Engineering - Final Plat Checklist

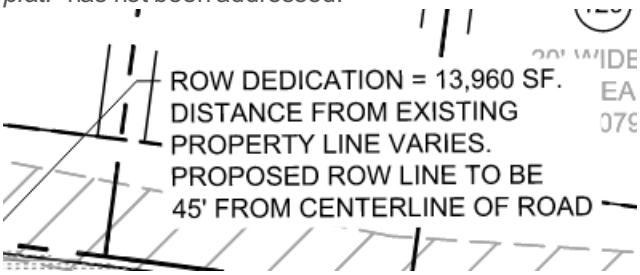
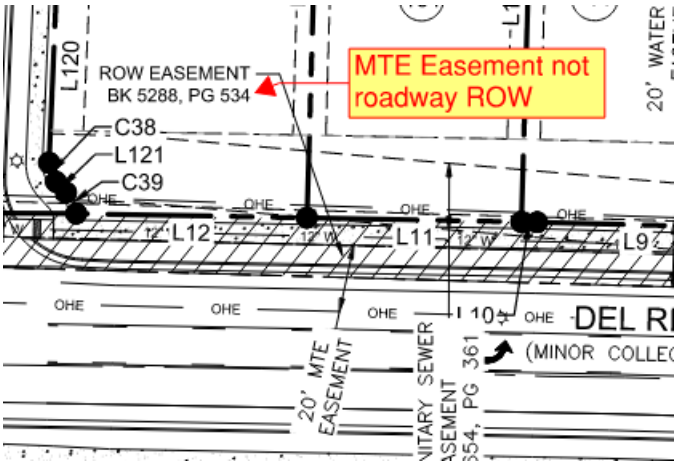
General Issues

17. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #7088 are reflected on the final plat. The final plat shall match the site plan.
aoverstreet@wilsonpc.com	The plat has been updated to match the site plan.
lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan COF #7088 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

18. C. Final Plat

lance.fittro@franklintn.gov	Show the centerline and extents of the rebuilt Del Rio Pike roadway on the plat and verify that the condition below on the approved site plan is met. Where ROW has been previously dedicated by separate instrument, reference the deed book and page number of the dedication on the plat. 
aoverstreet@wilsonpc.com	The dedicated ROW is now reflected on the plat with the book and page information.

lance.fittro@franklintn.gov	The previous comment, "*Showthe centerline and extents of the rebuilt Del Rio Pike roadway on the plat and verify that the condition belowon the approved site plan is met. Where ROW has been previously dedicated by separate instrument, reference the deed book and page number of the dedication on the plat.*" has not been addressed.  While it appears the property line / ROW boundary is drawn correctly, the "ROW Easement" noted on the plat is for the Middle Tennessee Electric right-of-way for the overhead electric, not for the roadway right-of-way. Staff has not been able to locate any previous ROW dedication for the roadway recorded by separate instrument.  Applicant shall show the final centerline of the rebuilt Del Rio Pike, label and dimension the roadway ROW dedication area along Del Rio Pike as an offset of the centerline as indicated on the site plan, and identify the area as right-of-way dedication with total area being dedicated (sf and ac) noted on the plat.

MTEMC

11318 Reese Farms - Section 1 - Final Plat - CLIENT 2023-06-12.pdf

16. MTEMC Easement

ehale@mtemc.com	Plat should show existing MTE line/poles with 40' MTE easement. (20' from center) This line was recently relocated.
aoverstreet@wilsonpc.com	These are now shown on the plat.
ehale@mtemc.com	The old MTE line shown in the road can be removed. The new line is shown but I do not see notation of the 40' easement for it.

Parks

General Issues

3. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland Fees are due at the final plat. This plan can move forward to Onestop but will be held or failed until all fees are received and signature for amending new owner has been received and on an agenda for BOMA approval. I have created a new Parkland Invoice which is attached in IDT for review. Until these fees are collected "*Failed*" will be comment and the plat cannot be recorded. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103** Otherwise contact Kevin Lindsey at Parks
aoverstreet@wilsonpc.com	Acknowledged.
kevinl@franklintn.gov	The Parkland Fees are due at the final plat. This plan can move forward to Onestop but will be held or failed until all fees are received. The Parkland Agreement was received on 7-12-23 and will be on the 8-8-23 BOMA voting session. I have created a new Parkland Invoice which is attached in IDT for review. Until these fees are collected "*Failed*" will be comment and the plat cannot be recorded. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103** [Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #7088 (The Fields at Reese Farm PUD Subdivision, Site Plan, Section 1)** 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.)***
aoverstreet@wilsonpc.com	Acknowledged.

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #7088 (The Fields at Reese Farm PUD Subdivision, Site Plan, Section 1)** 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

38. Resubmittal Warning

ariella.stanford@franklintn.gov	Due to the severity of comments made by City staff, project is in jeopardy of being administratively removed if revised plans fail to properly address staff concerns. Namely the plat is missing information on utilities and easements. See specific Water/Sewer comments 4, 5, 6, 10, 11, 12, 13, 14, and 15.
aoverstreet@wilsonpc.com	Acknowledged. The plat has been updated and addresses the utility and easements comments.

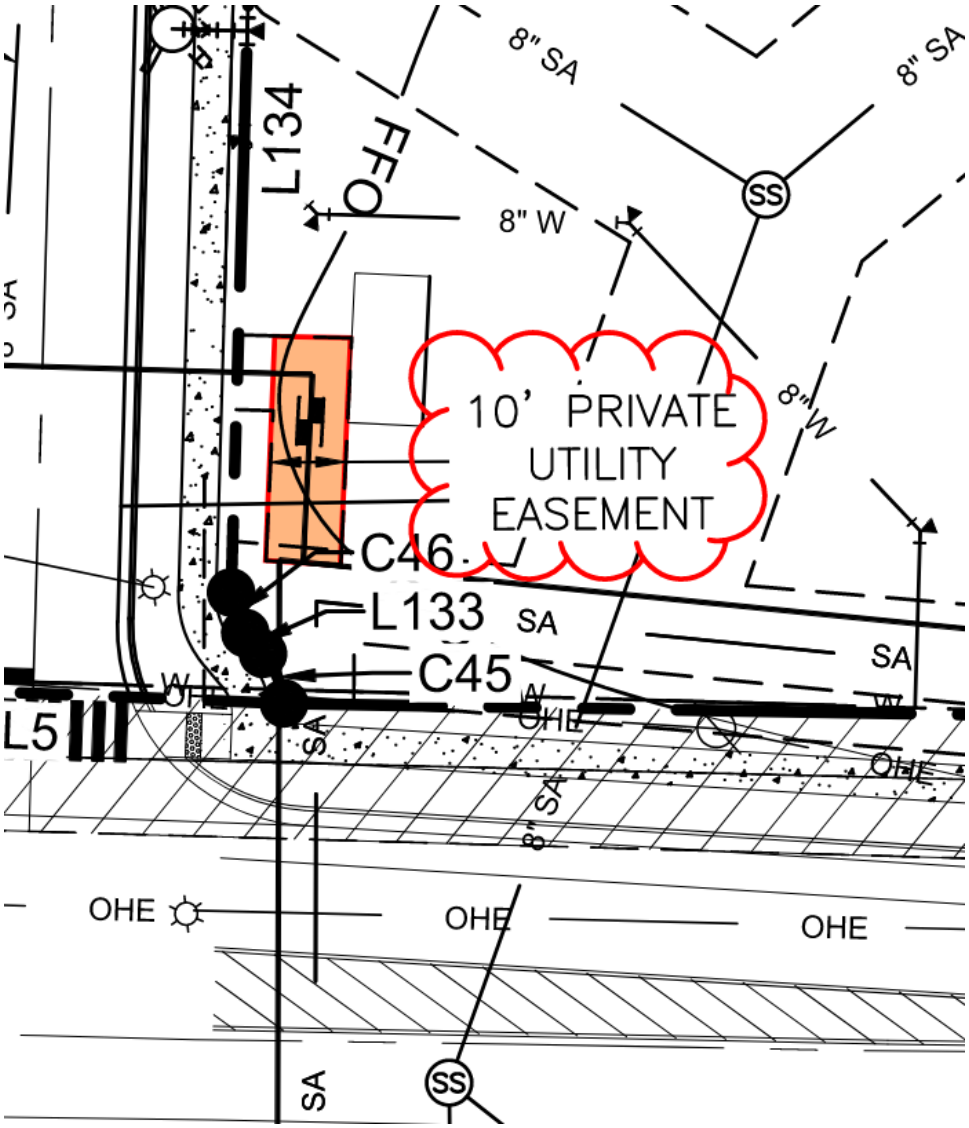
Water/Sewer

General Issues

4. Existing utilities

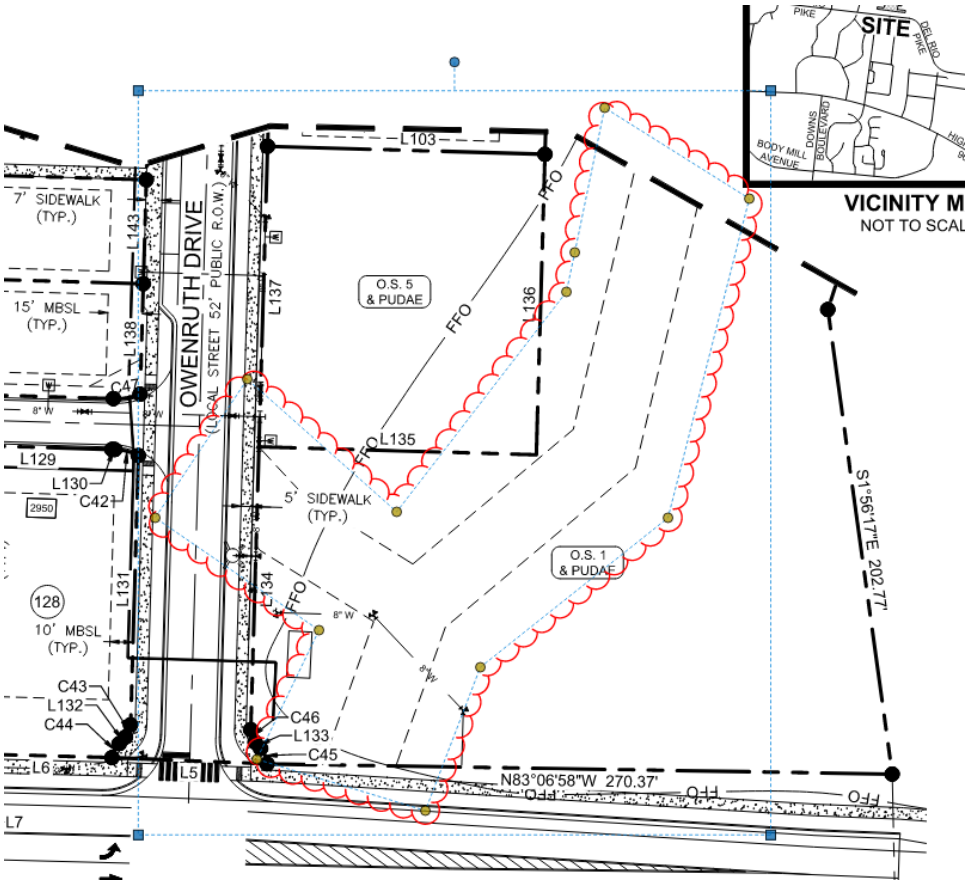
scott.andrews@franklintn.gov	Applicant shall show all existing utilities on the plat. Utilities should match what is in the approved site plan. No sanitary sewer or reclaimed water lines appear to be shown on the plat.
aoverstreet@wilsonpc.com	These utilities have been added to the plat. All utilities on the site plan are now shown on the plat.

ben.mcneil@franklintn.gov The applicant shall revise the easement labeled as private at the reclaim meter as public. The private easement begins after reclaim water meter.



5. Easements

scott.andrews@franklintn.gov	Applicant shall label all easements with their width and as exclusive sanitary sewer easement, exclusive water easement, or exclusive reclaimed water easement, whichever the case may be. Utilities shall be shown within the easement as well, matching the approved site plan.

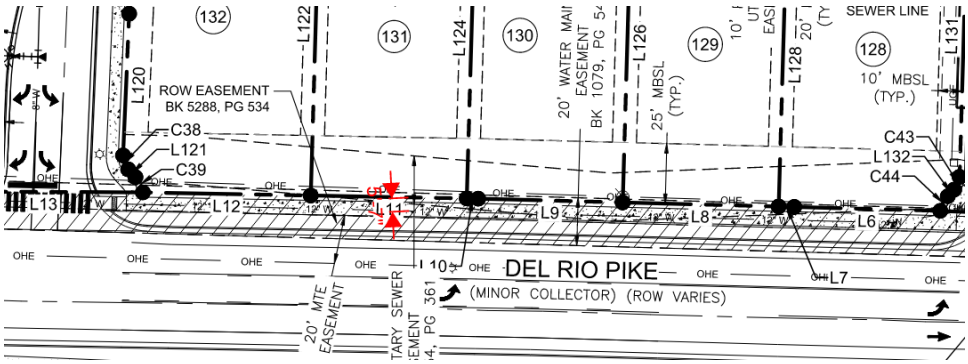


aoverstreet@wilsonpc.com	The utilities have now been added within these easements. Private utility easements have also been added to the plat.
ben.mcneil@franklintn.gov	Easement widths have been added for interceptor sewer, but the sizing is incorrect, the applicant shall label the interceptor portions as 18" sanitary sewer. *** line for future use***

12. Water

ben.mcneil@franklintn.gov	The applicant shall show and provide the water alignment and easement for the portions along Del Rio pike.
aoverstreet@wilsonpc.com	This is now reflected on the plat.

ben.mcneil@franklintn.gov	Applicant shall provide exclusive water easement for water line adjacent to property line. Easement must provide a minimum of 10' clear on each side of the line not in ROW.



13. Force main and reclaim

ben.mcneil@franklintn.gov	The applicant shall provide the existing force main and reclaim lines along Del Rio Pike, the easements shall be provided as well. The easements shall be a minimum of 20 and labeled as exclusive.
aoverstreet@wilsonpc.com	These utilities are now shown on the plat. Per Lance's comment, previous easements have been added to the plat and these utilities are encompassed within one.
ben.mcneil@franklintn.gov	With the plat, easements for force main and reclaim must be updated to current standards. Combined force main and reclaim easement must be a minimum of 30' easement with a minimum of 10' clear on each outer side of line.