City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 17, 2015 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, December 17, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

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 come to 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

MINUTES

1. 15-1085 11-19-2015 FMPC minutes

Attachments: 11-19-15 FMPC Minutes - Draft

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

The 1102 W. Main rezoning application was removed from this agenda, after public notification went out for the meeting, due to an error in their public notification. The public notification error will be remanded, and this application will be placed on the January 28, 2016, agenda.

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.

• Initial Consent Agenda
• Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. 16-0002 Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); extend the performance agreement for streets improvements for one year. (CONSENT AGENDA)

3. 16-0003 Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for sidewalks improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

4. 16-0004 Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for water, sewer, sidewalks and drainage improvements. (CONSENT AGENDA)

ANNEXATIONS AND PLAN OF SERVICES

5. 16-0021 PUBLIC HEARING: Consideration of Resolution 2015-73 To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City Of Franklin, Tennessee; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: RES 2015-73_POS_Parish Presbyterian Church_Updated 1-12-16

Parish Presbyterian Church POS Map.pdf

6. 16-0017 Consideration of Ordinance 2015-75 (Resolution 2015-107) To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; (FMPC 12-17-15 7-0; 01/12/16 WS & BOMA 1st Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Annexation Resolution 2015-107 Ordinance 2015-75_Parish Presbyterian Chur

Parish Presbyterian Church Annexation Map.pdf

REZONINGS AND DEVELOPMENT PLANS

7. 16-0015 Consideration of Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East.". (FMPC 12-17-15 7-0; 01/12/16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ord 2015-76 Zoning.docx

Parish Presbyterian Church Rezoning Map.pdf

ParishPresby ReZ Set 12.3.2015.pdf

8. 16-0022 PUBLIC HEARING: Consideration of Resolution 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Rd And The Property Immediately Adjacent To The East."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: PUD Development Plan Resolution 2015-108.docx

5995 Parish Presbyterian Dev Plan Conditions of Approval_01.pdf

Parish Presbyterian Church Development Plan Map.pdf

12.3.2015 ParPresSet 9Shts.pdf

9. 15-1086 Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."; (12-17-15 FMPC 6-0; 01-12-16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2015 - 74 Harpeth Square PUD Rev 1

5991 MAP Harpeth Sq PUD Sub, Rezoning

Full Set Harpeth Rezoning Revision 1

10. 15-1087 PUBLIC HEARING: Consideration Of Resolution 2015-106, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision With 5 Existing Modification Of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."(12-17-15 FMPC 6-0; (01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: 5994 MAP Harpeth Sq PUD Sub, DP revision

Res 2015-106 Harpeth Square PUD SUbdivision, DP, REV 1

Development Plan sheet

Elevations

FULL SET Harpeth Development Plan Revision 1

Conditions of Approval_01

11. 15-1089 PUBLIC HEARING: Consideration Of Resolution 2015-101,To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3.Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments:
- Res 2015-101 Carothers Crossing East PUD SUbdivision, DP.pdf
- 5977 MAP Carothers Crossing PUD Subdivision.pdf
- 5977 Overall Site Carothers Crossing PUD Subdivision.pdf
- 5977 Elevations Carothers Crossing PUD.pdf
- 5977_CarothersCrossing_Conditions of Approval_01.pdf

12. 15-1092 PUBLIC HEARING: Consideration Of Resolution 2015-100 To Be Entitled: "A Resolution Approving A Development Plan Revision For McKays Mills PUD Subdivision, For The Property Located North Of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments:
- Res 2015-100 McKays Mill PUD Subdivision, DP, Rev 5.docx
- 5980 Map McKays Mill PUD SUbdivision Revision 5.pdf
- 5980 Site Layout McKays Mill PUD Subdivision.pdf
- 5980 Elevations McKays Mill PUD Subdivision.pdf
- 5980 Full Set Plans McKaysMill PUD Subdivision, Developent Plan Revision,.pc
- 5980 Conditions of Approval_Mckaysmill.pdf

13. 16-0001 Consideration of Ordinance 2015-78 To Be Entitled: "An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; 01/12/16 BOMA WS) FIRST OF THREE READINGS

Sponsors: Ald. Ann Petersen

Attachments:
- Ord 2015-78 117 Gist Street PUD Subd
- 117 Gist Street PUD Subd Rezoning Map.pdf
- 117 Gist Street PUD Subdivision, rezoning - submittal 003.pdf

14. 16-0005 PUBLIC HEARING: Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; BOMA WS 01/12/16)

Sponsors: Ald. Ann Petersen

Attachments: 117 Gist Street PUD Subd Development Plan Map.pdf
Resolution 2015-110 117 Gist St PUD Subd
5961 117 Gist St Dev Plan Conditions of Approval_01.pdf
117 Gist St Combined Plans.pdf

15. 16-0023 Consideration of Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."; (FMPC 12-17-15 7-0; 01/12/16 1st Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 2015-79.Carothers Rezoning.Final.docx
MAP 6002 South Carothers

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. 15-1090 Duke Properties Subdivision, final plat, Revision 1, 2 commercial lots on 21.78 acres located at the northeast quadrant of the intersection of Liberty Pike and Carothers Boulevard (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5978 MAP Duke Properties Subdivision, Rev 1.pdf
FP_Duke Property Subdivision Revision 1.pdf
5978_DukeProperties_Conditions of Approval_01.pdf

17. 15-1091 Fair Park Cottages, final plat, (Resubdivision of Lot 1 of Depriest Subdivision and Lot 5 of JJ Green Subdivision), 3 residential lots on 3.31 acres located between 11th Avenue and West Main Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5979 FairPark Cottages FP.pdf
COF 5979 Fair Park Cottages, Final Plat 12-3-15.pdf
5979 FairPark FP_Conditions of Approval_01.pdf

18. 15-1095 Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

Attachments: 2015.11.09_Barriga.OneYearExtensionRequest

original staff report

19. 16-0011 Henry Park Subdivision, 2-lot subdivision, on 1.17 acres, located at 706 Liberty Pike. (CONSENT AGENDA)

Attachments: MAP COF5987 Henry Park Subdivision

Conditions of Approval_02

henry park final plat signed 12-2-2015

LAND USE PLAN AND ZONING ORDINANCE TEXT AMENDMENTS

20. 16-0012 Land Use Plan Amendment request, to add Attached Residential as a recommended land use in the McEwen Character Area, Special Area 5, located along South Royal Oaks Drive between Mack Hatcher Parkway and I-65 and in the vicinity of the Murfreesboro Road/Carothers Parkway intersection.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: 5992 McEwen 5 LUPA Map

McEwen LUP Excerpt

5992 Applicant Information

21. 16-0010 Land Use Plan Amendment request, to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Avenue.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: AVONDALE LUPA Map

CFCO3 and SOCO6 LUP Excerpt

Avondale LUPA Exhibit_09_03_15

REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN_9_03_15

22. 15-0899 Consideration Of Ordinance 2015-51, As Amended, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures." (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0; 01/12/16 WS; 02/09/16 BOMA 8-0). THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: CoolSpringsCorridor_AutoUses

EasternQuadrant_AutoUses

NorthenQuadrant_AutoUses

SouthernQuadrant_AutoUses

WesternQuadrant_AutoUses

Ordinance 2015-51_DecRevision_Convenience Stores and Automotive Uses

Legislative History

10/22/15	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
11/10/15	Work Session	acknowledged
11/10/15	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen
12/8/15	Board of Mayor & Aldermen	referred to the Franklin Municipal Planning Commission

23. 15-1096 Consideration Of Ordinance 2015-61 To Be Entitled: "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled "Required Open Space Set-Aside" And Subsection 5.5.3 (3)."; (12/17/15 FMPC 7-0;01/12/16 1st BOMA Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2015-61 Remove Fee-in-lieu Open Space_Law Approved

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes - Draft
Franklin Municipal Planning Commission

Thursday, November 19, 2015 | **7:00 PM** | **Board Room**

CALL TO ORDER

Present 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

MINUTES

1. October 22, 2015 FMPC Minutes

Attachments: 10-22-15 FMPC Minutes - 11-12-15

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the October 22, 2015, Minutes as presented. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway stated that this was the time in the meeting that citizens could speak to the Planning Commission regarding items that were not on the agenda.

Mr. Jim Keener, of 1000 Carden Drive, stated that the following points of question needed to be brought before the Planning Commission with regards to the administrative approval by the Department of Planning and Sustainability for the site plan and parking structure addition for 215 Gothic Court. He discussed the following four points:

With the Traffic Impact Study completed for the repurposing of the 180,000 square foot office off hour and weekend use building, it is known that the additional traffic will be incurred at peak hours as part of the proposed site, which includes a three level parking garage of a 54,000 square foot footprint. Is the City creating the same traffic congestion at the intersection of Gothic Court and Mallory Station, or Mallory Station and Mallory Lane, that the City currently has at Mallory Station and Seaboard Lane, or even worse Seaboard Lane and Aspen Grove?

The administrative approval, by the Planning and Sustainability Department, contains 21 conditions of approval ranging from environmental to public safety to engineering issues and should not have approval at this point.

The proposed parking structure is located within the 100 year floodplain and spans over an existing bioretention pond. The parking structure and bioretention pond are located directly adjacent to Spencer Creek.

As part of the additional parking requirements for the repurposing of the building and as part of the approved site plan, 55 parking places are shown to encroach into the existing public utility and drainage easements. With the existing items on the Planning Commission agenda tonight, which include items such as an extension of a performance agreement and easement revisions, Mr. Keener wondered why the repurposing of a 180,000 square foot building, with the addition of a 54,000 square foot footprint parking garage, spanning over an existing bioretention pond, located within a 100 year floodplain and having major impacts on peak hour traffic would not have to come before the Planning Commission. He requested that the Planning Commission overrule the administrative approval by the Department of Planning and Sustainability for the proposed site plan of 215 Gothic Court and require that it be presented before the Planning Commission for public hearing.

Mr. Mark Shafer, of 124 Addison Avenue, stated that he wanted to speak about the A Game complex, the potential sale, and the closing of this great community resource. In addition to having a daughter who plays volleyball and a son who plays hockey at A Game, Mr. Shafer is a concerned parent, and he would like to think that he was speaking for hundreds, if not thousands, of young athletics and their families in this community. Aside from his own selfish interest of his children, his family, and his friends, he was concerned about the economic business impact this has on the area of Franklin. The lost revenue for hotel rooms, restaurants, and shops will all be impacted by the potential closing of the A Game facilities. Not only does it serve the local community and surrounding areas in Nashville, A Game brings in thousands of visitors from the mid-south and beyond. There have been studies that have been completed with the activities that A Game has for basketball, volleyball, and hockey. There is an estimated 20,000 hotel rooms that will not be sold on an annual basis if A Game goes away. Again, that is lost revenue from malls, shops, retailers, and restaurants aside from that.

That is approximately $2 million just in hotel revenue alone also the lost taxes on that lost revenue. He estimated about 4 million visitors, per year, currently going through that facility, either members, visitors, friends, or guests.

Mr. Richard Ngo, of 1778 Masters Drive, stated that he has witnessed a tremendous growth in Franklin and with all of the excitement that comes with it. He has two daughters who play volleyball, one is in college on a full scholarship, and one has already graduated. The first daughter played in LaVergne, TN, when it was really small, but the second daughter was lucky enough to go through the alliance program at A Game, and she learned quite a bit. His daughter is leading the conference now, and several of her teammates are playing all across the SEC. A Game brought much growth in volleyball in the area. He would like the Planning Commission to consider that and to what the other citizens had stated. Every year there are ten times the amount of teams as before. He would encourage the Planning Commission to take a closer look, and make the right decision.

Mr. Dan Keczmer, of 2527 Clocktower Drive, stated that he had lived in Franklin for 16 years. He was a former Nashville Predator and was here when the team first came to Nashville. He had a very intimate relationship with A Game, formerly Southern Ice. Throughout the time period, he has seen thousands of children and families come through the doors. They will be incredibly affected by, not only the current establish of people coming in but former future hockey players themselves. He thought it was a travesty to see a sports establish, like A Game, to shut down for another business coming into Franklin. He is a current coach for Ravenwood Hlgh School, and in his belief he would say that within 3 to 4 years high school hockey will not be seen in Williamson County because there will not be anywhere to skate. Families will not be able to go downtown to Centennial or Ford because of the limited ice that will be available. He was hoping for a way to save A game. He lives in the Cool Springs area, and as a concerned resident it was beyond him to believe that a traffic study had been established to say that one more vehicle could be impacted to the extent that the City would allow it to be there. He goes by the intersection of Seaboard Lane, near the firehall, and if anyone has traveled that intersection between 4 and 7, he did not know how, in an emergency, the fire trucks could get to where they need to go. He urged the Planning Commission to save A Game.

ANNOUNCEMENTS

Mr. Martin stated that, on January 14, 2016, there will be a special meeting worksession to consider the height overlay district along the I-65 area. A calendar invitation will be emailed to the Planning Commissioners, and all should respond.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve the Consent Agenda for items 2, 3, 4, 5, 6, 7, 8, and 9. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

SITE PLAN SURETIES

2. Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

4. Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); accept the landscaping perimeter screen improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Westhaven PUD Subdivision, site plan, section 25, lots 4202 and 4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2, 35 residential lots and 3 open space lots on 13.75 acres, located along Sagefield Street, Beamon Drive, and Tothill Street. (CONSENT AGENDA)

Attachments: MAP COF5963 Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2
Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2
COF#5963 Conditions of Approval

This Planning Item was approved.

7. Jackson Lake Subdivision, final plat, section 1, revision 6 (resubdivision of Maupin Property Lot 2 & Jackson Lake PUD Subdivision Lot 41) (CONSENT AGENDA)

Attachments: Conditions of Approval_01.pdf
Jackson Lake Lot 41 & Maupin Property Lot 2 FInal Plat Map.pdf
rev plat 10-27-15.pdf

This Planning Item was approved.

8. Medcore Medical Building Subdivision, final plat, revision 3, easement revisions, located at the southeast corner of Physicians Way and Carothers Parkway. (CONSENT AGENDA)

Attachments: 5958 Final Plat.pdf

MAP_5958.pdf

5958_MedcoreFPConditions of Approval_01.pdf

This Planning Item was approved.

9. Rucker Park PUD Subdivision, final plat, section 1, revision 1, buffer revision, located at 1720 W. Main Street. (CONSENT AGENDA)

Attachments: 5966 RuckerPark FP.pdf

map_RuckerParkfP.pdf

5966_RuckerPark_Conditions of Approval_01.pdf

This Planning Item was approved.

10. *Consideration of Ordinance 2015-45, To Be Entitled, "An Ordinance To Amend Chapter 3, Section 3.5, Subsection 3.5.6, The CFCO, Central Franklin Character Area Overlay District, Of The Franklin Zoning Ordinance."; (11/19/15 FMPC 9-0; 12/08/15 WS) FIRST OF THREE READINGS

Attachments: Ordinance 2015-45 Text Amdt CFCO 9 and 10 REVISED after FMPC.pdf

Ms. Dannenfelser stated that Ordinance 2015-45 followed the Land Use Plan's recommendations for the Fifth Avenue North corridor through the 100-year floodplain, allowed redevelopment in the shallower part of the floodplain fringe, and approval is recommended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2015-45 be amended to state on Figure 3-15 that a future vehicular connection over Sharps Branch is not required as part of this ordinance, and was recommended to the Board of Mayor and Aldermen and to the Work Session on 12/8/2015. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

11. Consideration Of Ordinance 2015-46, To Be Entitled, "An Ordinance to Rezone +/- 3.07 Acres From CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9, And To Rezone +/-52.13 Acres From CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10, For Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of Bridge Street.

Attachments: Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893

MAP Rezoning CFCO 9 and 10 Overlay.pdf

Ms. Dannenfelser stated that Ordinance 2015-46 fits the boundaries of the Central Franklin Character Area Overlay District Special Areas from two to nine and ten. This also follows the adopted Land Use Plan, and approval is recommended.

Chair Hathaway asked for citizen comments.

Mr. Gerald Bucy, an engineer, stated that he represented the neighbors at 329 North Margin Street, which is located at the southwest counter of Fourth Avenue North and North Margin Street. He and the owners of the property he represented had a problem with Ordinance 2015-46 because it would limit the area to only the uses of parks and parking lots and would not permit redevelopment. The owners asked Mr. Bucy to convey to the Planning Commission that they did not wish to be included in the proposed sub-area 10 and did not wish for their property to be restricted by Ordinance 2015-46. They did not have a desire to put in a parking lot or park, and they certainly did not have a desire for the City to buy it later on at a reduced price so it could. This is a buildable lot of record, and it has been for many years prior to the current or proposed ordinances of today. FEMA regulations allow for the development of this lot, within the guidelines, just as they allow for the development of properties along Fifth Avenue, which will be deemed redevelopable by the City. The parcels in the proposed ares are some of the most valuable in the state. It is their belief that it is wrong to unnecessarily and unfairly limit their use and devalue the property. Their properties are older, for the most part, and, when they are torn down, will have almost no potential for redevelopment. The value will be unnecessarily reduced as a result. FEMA's proposed 100-year flood elevation is approximately 3.5 feet higher than the high-water mark of the May 2010 flood on this lot. He understood that the flood was supposedly less than a 100-year occurrence Even if it was only a 77-year occurrence, it makes no sense that this area would flood an additional 3.5 feet deep during a 100-year flood event. The difference in the flood elevation between a 100-year flood and a 500-year flood may only be six inches. Therefore, in the interest of protecting a property and the property values of the residents, the City efforts would better be spent challenging FEMA on the apparently unrealistic elevations, rather than using it to promote the City's agendas, which are parks and parking lots. He also represented individuals who had a contract on the property across the street at 429 Fourth Avenue North; this is the daycare center. The property has been excluded from area 10, and it is proposed to be redevelopable. The proposed 100-year flood elevation is roughly 637, which is over 3.5 feet higher than the existing floor elevation. The witnesses have stated that the May 2010 floodline had only reached about 634. That, again, is a 3- foot difference. Because of the 100-year elevation, this property will have a finished floor requirement of 638, with a ground level beside it of only about 633. That will make it hard to redevelop. It will also make the properties on Fifth Avenue North hard to develop because they will have to be so high off the ground. These problems will

occur throughout the City as long as the flood elevations are not changed.

Mr. Bucy urged the Planning Commission to not vote for the creation of this area for the above-stated reasons. The residentis at 329 North Margin Street requested that they not be included in area 10. He would urge the City to challenge FEMA's 100-year proposed elevation in an effort to reduce the elevation to a more realistic level. Ordinance 2015-46 should be read in detail because it appeared that nothing could be permitted but parking and parks on about 60 acres of the downtown core, which was not good.

Mr. Franks moved to defer Ordinance 2014-46 because more had been heard at this meeting from the private sector than from the City staff. The staff did a great job of educating the Planning Commission during the workshop, but the private sector, needed to be taken into consideration. Hopefully, the staff can invite Mr. Bucy and some of the private sector to the next workshop in about 90 days. He was very impressed with Mr. Bucy's presentation.

Mr. Franks moved to defer Ordinance 2015-46 for

Mr. Franks stated that he would like to defer for 3 months. Ms. Mclemore seconded the motion.

Vice Chair Lindsey stated that it would be beneficial to the Planning Commission to have some input from the modellings at the Corp. of Engineers. He works regularly with the individuals who model the floodplains in Nashville, and their reasons were that, when a base flood elevation increases by 3 feet, sometimes those reasons relate to the storage that is in the creek or the river. There is usually a factor, such as that, involved. He thought it would be beneficial to the Planning Commission to understand those reasons.

Chair Hathaway asked about deferring the item to the February 25, 2016, Joint Conceptual Workshop, and if more time was needed, they would ask for the time.

Alderman Petersen stated that she thought some kind of educational meeting might need to be held in February 2016 for the Planning Commission. She thought this was something that might require continuing education.

A motion was made by Commissioner Franks, seconded by Commissioner McLemore,that Ordinance 2015-46 was deferred to the February 25, 2016, Joint Conceptual Workshop. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

12. *Consideration of Ordinance 2015-47, To Be Entitled, "An Ordinance To Rezone +/- 0.25 Acres From General Commercial (GC) District To Civic Institutional (CI) District And To Rezone +/- 2.75 Acres From Central Commercial (CC) To Civic Institutional (CI) District For City-owned Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of North Margin Street." Establishing a Public Hearing for January 12, 2016 (11/19/15 FMPC 9-0; 12/08/15 WS) FIRST OF THREE READINGS

Attachments: Ordinance 2015-47 - Rezoning City Owned Properties Bicentennial 5th Ave N.Law approved
MAP Rezoning City Owned Properties Bicentennial 5th Ave N.pdf

Ms. Dannenfelser stated that Ordinance 2015-47 would rezone several City-owned parcels in and around Bicentennial Park to the Civic Institutional District, and approval was recommended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2015-47 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

13. *Consideration Of Ordinance 2015-56, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 5, Section 5.3, Subsection 5.3.5 (2)(a) Pertaining To Reverse Frontage." Establishing a Public Hearing for January 12, 2016 (11/19/15 FMPC 9-0; 12/08/15 WS) FIRST OF THREE READINGS

Attachments: Ordinance 2015-56 - Zoning Amendment Reverse Frontage Law Approved

Mr. Svoboda stated that Ordinance 2015-56 was an amendment to the Zoning Ordinance that would prohibit reverse-frontage lots and require that residential lots be developed so that the dwellings front streets or open space instead of backing up to them. Ordinance 2015-56 had provisions that would have parallel access drives or access to lots by rear alleys to be acceptable alternatives to reverse frontage. However, reverse frontage would still be permitted for lots adjacent to I-65 and Mack Hatcher Parkway as long as they provide the required 100-foot-wide, Class A landscape buffer. Existing lots in residential subdivisions or in Planned Unit Developments that were approved prior to the effective date of this ordinance would stand approved. Approval of Ordinance 2015-56 wa recommended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, that approval of Ordinance 2015-56 berecommended to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

2016 FMPC/ADMINISTRATIVE MEETING AND DEADLINE SCHEDULE

14. 2016 FMPC / Administrative Meetings and Deadlines Schedule

Attachments: FMPC - Administrative Meetings and Deadlines Schedule PUBLIC 2016

Ms. Diaz-Barriga stated that item 14 was the proposed 2016 Meetings and Deadlines Staff Schedule.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Item 14 be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:30 p.m.

_____

Chair Mike Hathaway

RESOLUTION 2015-73

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST, BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, *Tennessee Code Annotated* (TCA) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman of the City of Franklin, Tennessee ("City"), to annex the following property adjoining the city limits and within the Franklin Urban Growth Boundary:

4150 CLOVERCROFT ROAD AND PROPERTY IMMEDIATELY ADJACENT TO THE EAST

Property is located on the north side of Clovercroft Road and east of McKay's Mill Subdivision as described herein and as depicted on the Map attached hereto as Exhibit A ("Property").

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

The Property adjoins the city limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 13.6 acres in 2 parcels. The property is owned by Anthony Crudele, of Mann Family Limited Partnership ("Owners"). The Property located at 4150 Clovercroft Road is used as a church and the Property to the east is vacant. This resolution shall bind the Owners and subsequent Owners of the Property; and

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

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* (TCA) § 6-51-102, as amended; and

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

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

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

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

A. Water

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

B. Reclaimed Water

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

C. Wastewater

1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a maximum 400 seat capacity chapel on the eastern property and the existing church be used for classroom space and for use by the Franklin Classical School during the week for about 150 students.
3. The Owner shall be required to extend the sanitary sewer from the McKay's Mill Subdivision to provide service to the property.
4. The Owner will be required to evaluate the capacity of the Amelia Park Pump Station and provide upgrades as determined by the City of Franklin.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
7. The Owner shall be required for the payment of the fees per policies and procedures as outlined in Franklin Municipal Code.

D. Stormwater

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

E. Garbage and Recycling Pickup and Environmental

1. The Owner shall be responsible for refuse collection services as required by the City of Franklin Municipal Code.
2. The Owner does not have to use the City as a provider, however they shall submit a plan for service and install the required dumpster enclosure if a dumpster will be used for holding refuse between scheduled service days.

F. Streets

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

3. Primary Access to the property shall be provided on Clovercroft Road and the applicant shall be required to provide a long term connection to adjacent properties as required by City regulations.
4. It should be noted that the Clovercroft Rd fronting the property is currently within Williamson County. The roadway frontage will need to be annexed by the City of Franklin as part of this annexation.
5. Unless waived by the Franklin Engineering Department, the Owner of the property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

G. Traffic Control

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

H. Street Lighting

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

I. Street Name Signs

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

J. Fire Protection

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

K. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Franklin Land Use Plan recommends that the subject property at 4150 Clovercroft Road be included into the Seward Hall 2 Character Area and the property to the east be included in the Seward Hall 4 Character Area.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Alderman, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

L. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

M. Police Protection

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

N. Building and Code Inspection Services

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

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

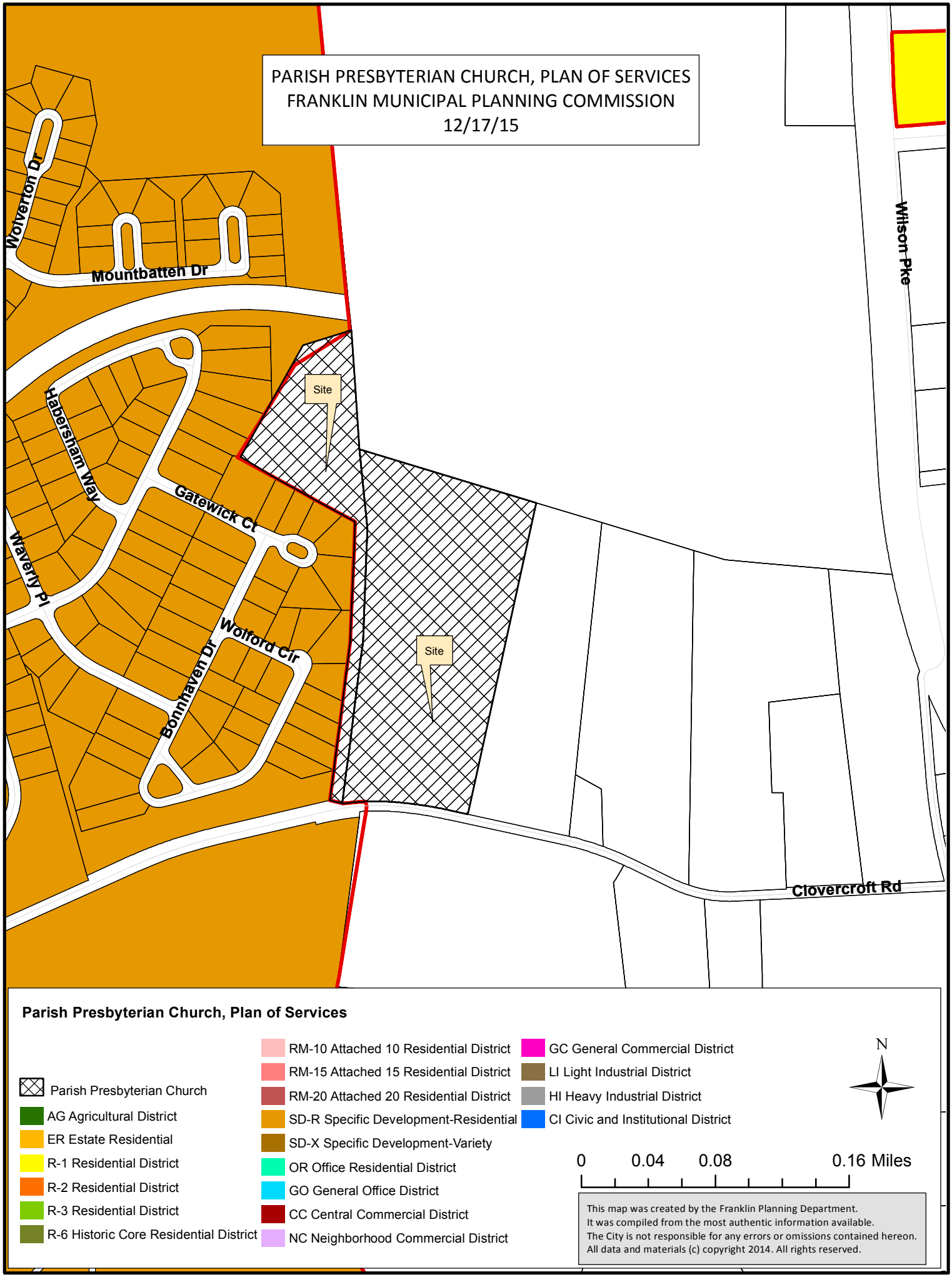
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


PARISH PRESBYTERIAN CHURCH, PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Wolverton Dr
Mountbatten Dr
Habersham Way
Gatewick Ct
Waverly Pl
Wolford Cir
Bonnhaven Dr
Site
Site
Wilson Pke
Clovercroft Rd
Parish Presbyterian Church, Plan of Services
Parish Presbyterian Church
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
0.04
0.08
0.16 Miles
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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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RESOLUTION 2015-107
ORDINANCE 2015-75

TO BE ENTITLED, "A RESOLUTION AND ORDINANCE TO ANNEX 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST, CONSISTING OF 13.6 ACRES, PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY'S MILL SUBDIVISION AND ADJOINING THE CITY LIMITS WITHIN THE NORTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* (TCA) Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2015-73 and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

Tract 1 (80-11.01)
Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson's Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15' W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post;

thence with a fence line N 28 deg. 30’ E 352 feet to an iron pin; thence with a new line N 57 deg. 15’ E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25’ E 402 feet to a dead tree; thence with S.J. Wilson’s Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register’s Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lnag, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register’s Office for Williamson County, Tennessee.

Tract 2 (80-12.05)
Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with
Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:
a. Easement for right of way of Clovercroft Road.

b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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

SECTION III: That the annexed property shall become part of Aldermanic Ward 1.

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

ATTEST:

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

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

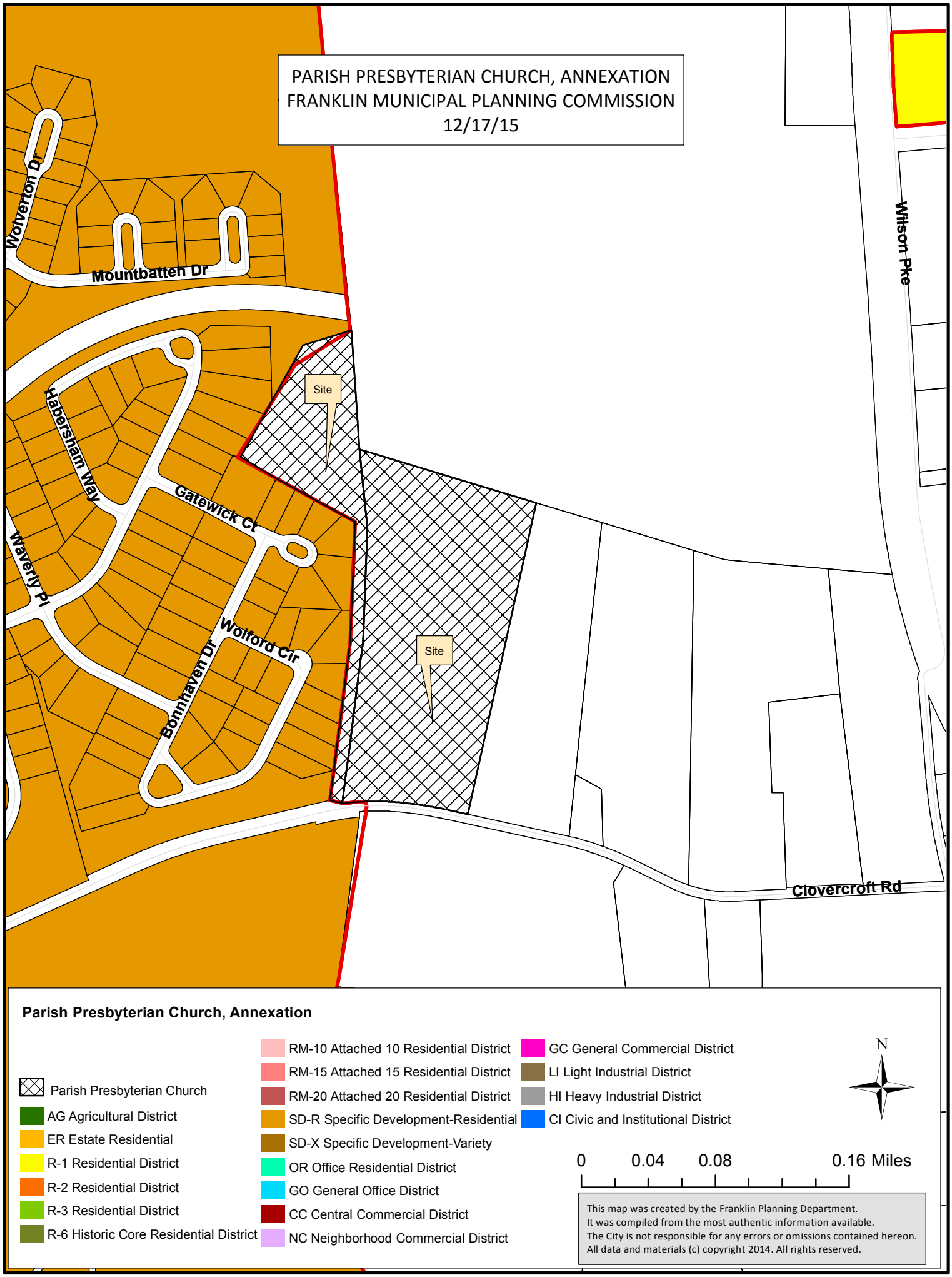
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


PARISH PRESBYTERIAN CHURCH, ANNEXATION
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Wolverton Dr
Mountbatten Dr
Habersham Way
Gatewick Ct
Waverly Pl
Wolford Cir
Bonnhaven Dr
Site
Site
Wilson Pke
Clovercroft Rd
Parish Presbyterian Church, Annexation
Parish Presbyterian Church
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
0.04
0.08
0.16 Miles
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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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ORDINANCE 2015-76

TO BE ENTITLED, "AN ORDINANCE TO ZONE 13.6 ACRES CI – CIVIC AND INSTITUTIONAL DISTRICT, SWCO – SEWARD HALL CHARACTER AREA OVERLAY DISTRICT AND DESIGNATE AS CONVENTIONAL AREA STANDARDS, FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY'S MILL SUBDIVISION, 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST."

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2015-73 and Resolution 2015-107/Ordinance 2015-75; and

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

WHEREAS, the CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, and Conventional Area Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2015-108, 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 (FMPC).

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

SECTION I. That the following described property shall be, and is hereby, zoned the following: CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, Special Area SWCO-2, and Conventional Area Standards:

PREMISES CONSIDERED

Map-Parcel	Acres
80-11.01	3.6
Total	3.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson's Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15' W 25 feet to a point; thence with the West margin of a

25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post; thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lnag, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

SECTION II. That the following described property shall be, and is hereby, zoned the following: CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, Special Area SWCO-4, and Conventional Area Standards:

PREMISES CONSIDERED

Map-Parcel	Acres
80-12.05	10
Total	10.00

Tract 2 (80-12.05)
Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with
Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00

acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

a. Easement for right of way of Clovercroft Road.
b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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

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

ATTEST:

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

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

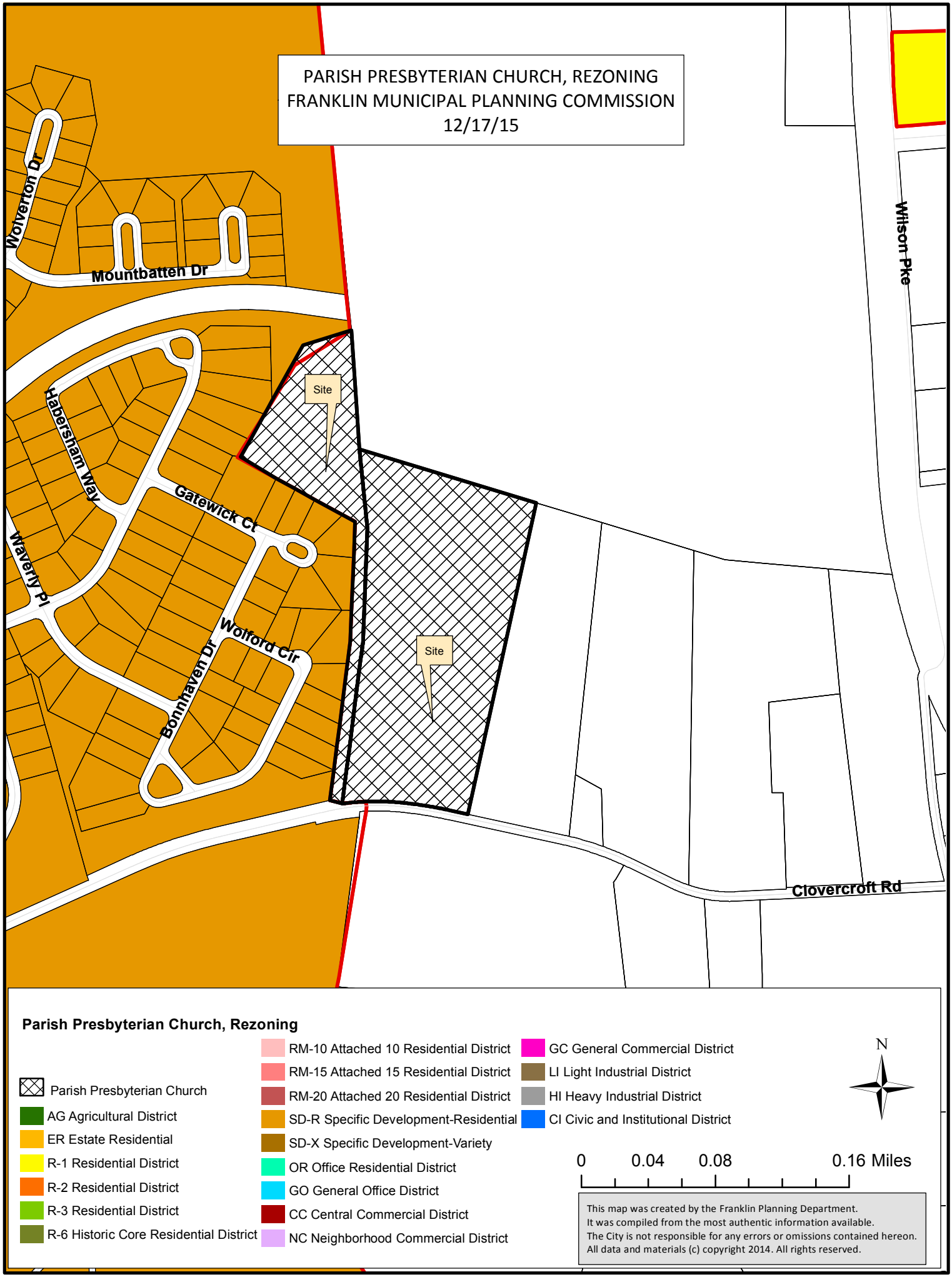
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


PARISH PRESBYTERIAN CHURCH, REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Wolverton Dr
Mountbatten Dr
Habersham Way
Gatewick Ct
Waverly Pl
Wolford Cir
Bonnhaven Dr
Site
Site
Wilson Pike
Clovercroft Rd
Parish Presbyterian Church, Rezoning
Parish Presbyterian Church
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
0.04
0.08
0.16 Miles
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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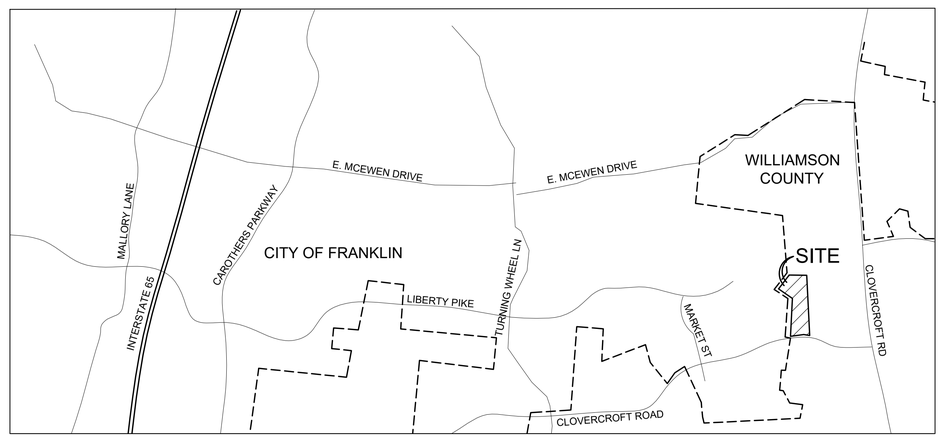
Parish Presbyterian Church
Rezoning Plan

ANNEXATION AND ZONING OF CHURCH PROPERTY
Map 80 Parcels 11.01and 12.05
4150 CLOVERCROFT ROAD
FRANKLIN, TN

OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCORFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com



INDEX □□ SHEETS

SHEET	DES□RI□TI□N
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14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

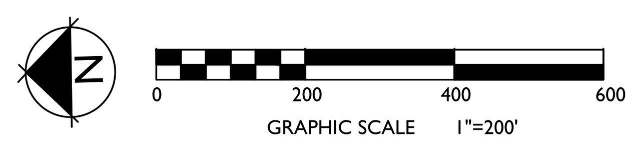
SCALE: 1"=500 FT
0 500

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14_____
greggamble209@gmail.com
615-975-5765

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

DECEMBER 3, 2015
NOVEMBER 9, 2015

COF # 5981



Map-Parcel	Owner	Owner Address	City	State	ZIP	Zone	Character Area	Land Use	Dev. Standard
061N-A04400	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080---01300	OMEARA LAURA JANTZ	4168 CLOVERCROFT RD	FRANKLIN	TN	37067	NA	SWCO-4	RESIDENTIAL	CONVENTIONAL
080C-B03700	MAHADEVAN NAGABHUSHAN	1124 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-B03800	FREMER JOAN REV TRUST	1122 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-B03900	ORZECHOWSKI TOMASZ	1120 WAVERYLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-C00200	DIXIT RAVI	1267 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00300	MOTYKA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00400	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00500	PIOT DOMINIQUE	1261 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00600	FUENTES JOSE L	1259 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00700	NICHOLS SONJA M	1257 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00800	MARSHALL NATALIE L	1255 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00900	RUDGE NANCY K	1253 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01000	CHAPMAN GREGORY	1251 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01100	HASSELBRING STEPHEN	1249 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01200	FRACASSO NICK	1247 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02000	SACKS RUSSELL L	1244 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02100	CASELLA MAYTE F	1248 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02200	LICHTENSTEIN JAMES L	1281 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02300	SCHEIRER RYAN	1279 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02400	THOMAS SUSAN E	1277 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02700	JORDAN THOMAS H	1274 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02800	BRUINSMA TODD	1270 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02900	VERNON KIMBERLY	1268 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03000	CADIZ ORLANDO	1264 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03100	THOMAS RICHARD M	1260 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03200	SIMPSON STEVEN E	1205 HOURGLASS CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03300	PACE ALAN E	1256 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03400	CHAREST SUSAN A	1254 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03500	MERCER GREG R	1252 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03600	GUPTA RAKESH R	1278 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03700	HARGREAVES THOMAS J	1276 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00600	BEDELL EUGENE A III	2204 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00700	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00800	OLIGER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00900	ZANE JESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01000	GRAY CINDY H	2228 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01100	TURBEVILLE JORDAN D	2226 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01200	BASKARADU ASHOK	2220 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01300	BAUER JOSEPH J TR	912 CALIB CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01400	BAXTER JANE G	4641 CHALMERS DR	NASHVILLE	TN	37215	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01500	MEHTA SACHIN	1829 BARNSTAPLE LN	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01600	RANCK JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01700	FIKE ROXANNE	330 N JACKSON ST #213	GLENDALE	CA	91206	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01800	MIKUS MARTIN F	2215 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01900	NEEMA HIMANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02000	ABDELWAHED SHERIF	2219 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02100	CZARNESKI WILLIAM JOSEPH	2221 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02200	ALUOTTO SALVATORE	2223 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02300	NASAR SYED ASAD	4106 CROWNE BROOK CIR	FRANKLIN	TN	37067-8637	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02400	BAPAT ABHIJIT VIJAY	1220 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02500	CUI YI	1222 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02600	GROLLMAN ALAN	1011 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02700	MANN JASON	1013 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02800	BHARADWAJ NARAYAN	1015 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02900	ALAPATI SRI	1014 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03000	STONE ROBERT B	1012 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03100	HAMMAN DAN M	1010 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03200	COX WALTER S	6880 WALNUT HILLS DR	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03300	ATKINSON MICHAEL A	1004 GATEWICK CT	FRANKLIN	TN	37067-8640	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03400	ADAMS R B	1225 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03500	MUTHUMALAI GOWRISANKAR	1223 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03600	WOODRING DIANE L	1221 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03700	DILLARD CHRISTOPHER S	1219 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03800	WARDROP JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03900	CROUCH KEVIN E	1215 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D04000	HOCKEY BENJAMIN J	1213 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D04100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-D04200	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-D04300	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD 200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-F00100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-F00200	DUBOV MICHAEL	1800 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00300	JARVIS KENNETH R	1802 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00400	BEIG MIRZA G	1804 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00500	SADLER OWEN M	1806 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00600	HALL ROBERT THOMAS JR	1807 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00700	TAYLOR-SMITH CATHY	1805 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00800	PRICE LANCE M	1803 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00900	NUNEZ TIMOTHY C	1801 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F01000	KRISHNAMURTHY GURUGANESH	1700 CALDERWOOD CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL

SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5981
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150 CLOVERCROFT RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 □ 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI CIVIC □ INSTITU.
CHARACTER AREA OVERLAY:	SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL SQUARE FOOTAGE:	592,416 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 25'

APPLICANT / OWNER 3.6 A: CHURCH	**PARISH PRESBYTERIAN**
ADDRESS	4150-60 CLOVERCROFT ROAD FRANKLIN, TN 37064
CONTACT	NATHAN GEORGE
OWNER 10 A: PARTNERSHIP	**MANN FAMILY LIMITED**
ADDRESS	1828 TYNE BLVD NASHVILLE, TN 37215
OFFICE PHONE	615-440-4678
EMAIL ADDRESS	acrudele@tractorsupply.com
CONTACT	ANTHONY CRUDELE
PLANNER/LANDSCAPE ARCHITECT: COLLABORATIVE	GAMBLE DESIGN
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

STATEMENT OF IMPACTS

BUILDING DESIGN
THE NEW CHURCH IS OF TRADITIONAL DESIGN. IT WILL COMPLIMENT THE EXISTING BUILDING ON-SITE, AND BECAUSE OF ITS SECLUDED LOCATION BE HARDLY SEEABLE FROM MCKAY'S MILL OR CLOVERCROFT. THE BUILDING IS MODELED AFTER RURAL HISTORIC CHURCHES FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS IN VERY GOOD CONDITION. IT IS AN ADAPTED HUNTING LODGE THAT WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO MULTIPLE RAIN PONDS EVENTUALLY LEADING TO MAYERS CREEK. THE REAR OF THE PROPERTY WILL DRAIN TO THE EXISTING DRY POND.
2.04 ACRES OF IMPERVIOUS AREA WILL BE CREATED. THERE WILL NOT BE AN INCREASE IN STORMWATER RUNOFF FROM THE SITE.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE. THIS MAY CHANGE IF CONTRIBUTIONS ARE LESS THAN EXPECTED.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
NONE

RECREATION FACILITIES
THE CHURCH DESIRES TO CONNECT TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO TRY TO CONNECT THEIR FUTURE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE VIA ROLL OUT CANS.

RESTRICTIVE COVENANTS
THERE ARE NONE.
THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
SEWER SERVICE IS BEING REQUESTED AS A PART OF THIS PROJECT FROM THE CITY OF FRANKLIN. SEWER MAIN CONNECTIONS WILL BE MADE IN MCKAY'S MILL THROUGH ONE OF THE EXISTING UTILITY EASEMENTS OR ON CLOVERCROFT ROAD.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH AND SITE DESIGNERS HAVE PRACTICED PRESERVING RURAL CHARACTER AND NATURAL FEATURE PRESERVATION BY:
A) MAINTAINING THE LARGE TREE STANDS,
B) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM,
3) PRESERVING LARGE FIELD OPEN SPACE AREAS BY POISING THE NEW BUILDING TO THE REAR OF THE PROPERTY -- NOT IN THE MIDDLE OR FRONT,
4) PLACING SEVERAL RAINPONDS INSTEAD OF 1 LARGE POND□1 LARGE POND WOULD VISUALLY BREAK UP THE SITE AND DETER FROM THE VIEW OF THE TREES AND ROLLING TOPOGRAPHY.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY WILL BE SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCER WITH ENTRY DRIVEWAY IMPROVEMENTS.
TRIP GENERATION SUNDAY PEAK 244 VEHICLES
BASED ON ITE LAND USE CODE 560 .61 X 400 SEATS, 122 ENTER / 122 EXIT

WATER(DOMESTIC)
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER SERVICE PRESENTLY IS BY WELL.

COF 5981

R□□□□□□
December 3, 2015

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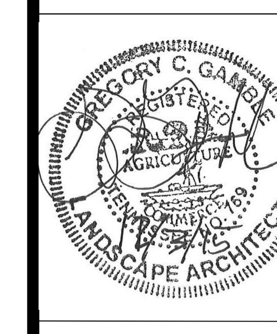
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
□□□□NOV.□□2□□

PARIS□PRES□YTERIAN□C□RC□
RE□ONIN□□P□AN
M□□□□P□□□□□2.□□



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

BOUNDARY PLAN

C□□.□

0 60 120 180
GRAPHIC SCALE 1"=60'

SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	□□□□
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150 CLOVERCROFT RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 □ 12.05
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MINIMUM REQUIRED SETBACKS:	
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SIDE YARD: 10'	
REAR YARD: 25'	

APPLICANT / OWNER 3.6 A: CHURCH	**PARISH PRESBYTERIAN**
ADDRESS	4150 CLOVERCROFT ROAD FRANKLIN, TN 37064
CONTACT	NATHAN GEORGE
OWNER 10 A: PARTNERSHIP	**MANN FAMILY LIMITED**
ADDRESS	1828 TYNE BLVD NASHVILLE, TN 37215
OFFICE PHONE	615-440-4678
EMAIL ADDRESS	acrudele@tractorsupply.com
CONTACT	ANTHONY CRUDELE
PLANNER/LANDSCAPE ARCHITECT: COLLABORATIVE	GAMBLE DESIGN
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

COF 5981

R□□□□□□□
December 3, 2015

□r□□□□N□□□□

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
□□□□NOV. □□□2□□□

PARIS□ PRES□YTERIAN C□□RC□
RE□ONIN□ P□AN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
11.9.15

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

EXISTING CONDITIONS PLAN

C□2.□

RESOLUTION 2015-108

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR PARISH PRESBYTERIAN CHURCH PUD, FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY'S MILL SUBDIVISION, 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST."

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2015-73 and Resolution 2015-107/Ordinance 2015-75; and

WHEREAS, the BOMA has, or will, approve zoning for the property as part of Ordinance 2015-76; 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 (FMPC).

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson's Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15' W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post; thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lnag, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with
Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

a. Easement for right of way of Clovercroft Road.
b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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

SECTION III: That the overall entitlements for the Parish Presbyterian Church PUD are as follows:

Entitlements	Parish Presbyterian Church PUD
Base Zone District	CI – Civic and Institutional
Character Area Overlay	SWCO – Seward Hall Character Area, Special Area 2 (80-11.01) and Special Area 4 (80-12.05)
Other Zoning Overlays	NA
Development Standard	Conventional
Number of Dwelling Units	NA
Number of Nonresidential Square Footage	21,822 sq. ft.
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	Formal: 0.68 acre Informal: NA
Number of Phases in Development	NA

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

_____ _____

ERIC S. STUCKEY
City Administrator

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: _____

COF no: 5995

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C1.0 - Overall Existing Conditions Plan

- Applicant did not address comment: Applicant shall show and label existing topography vertical intervals at five (5) feet, extending to sheet limits

2. C2.0 - Overall Development plan

- Applicant did not address the comment. Applicant shall remove contours from Overall Development plan. The lines are on top of the layout and take away from the design. At minimum they should be pushed to the back as to be less emphasized.

Planning

General Comments

3. Character Area Note

- Applicant shall note that tract 1 is within the SWCO-2 Character Area and tract 2 is within the SWCO-4 Character Area.

Planning (Landscape)

General Comments

4. Specimen Tree Preservation

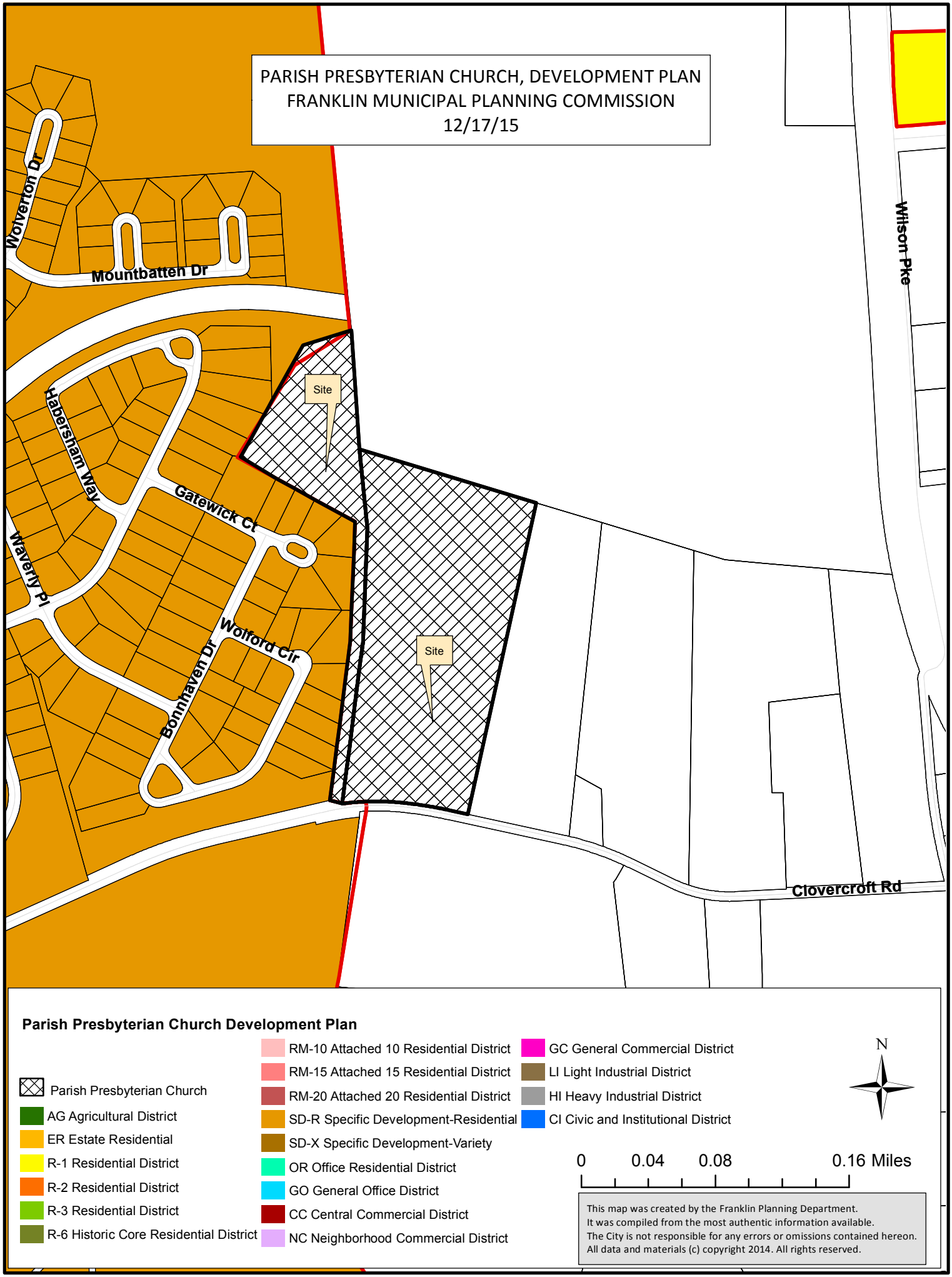
- Applicant shall provide the Tree Preservation sheet with the site plan and shall provide for any specimen tree removal at site plan stage.

Stormwater

General Comments

5. Stream Buffer

- After a site visit there appears to be a wetland and stream immediately adjacent to the northern property line which will require a 60' stream buffer from top of bank.


PARISH PRESBYTERIAN CHURCH, DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Wolverton Dr
Mountbatten Dr
Habersham Way
Gatewick Ct
Waverly Pl
Wolford Cir
Bonnhaven Dr
Site
Site
Wilson Pke
Clovercroft Rd
Parish Presbyterian Church Development Plan
Parish Presbyterian Church
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
0.04
0.08
0.16 Miles
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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Parish Presbyterian Church
Development Plan

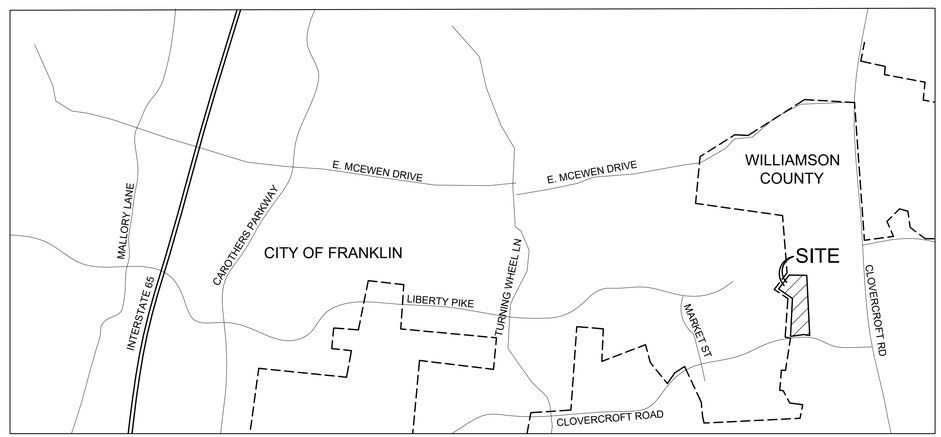
CONSTRUCTION OF NEW CHURCH
4150-4160 CLOVERCROFT ROAD
Map 80 Parcels 11.01and 12.05
FRANKLIN, TN

OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCORFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com

ARCHITECT
DESIGN TANGENTS
JOHN(MIKE) GRAFFAM, AIA
330 FRANKLIN ROAD,
BRENTWOOD, TN 37027
615.603.5236
designtangents@gmail.com



SCALE: 1"=500 FT
0 500

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

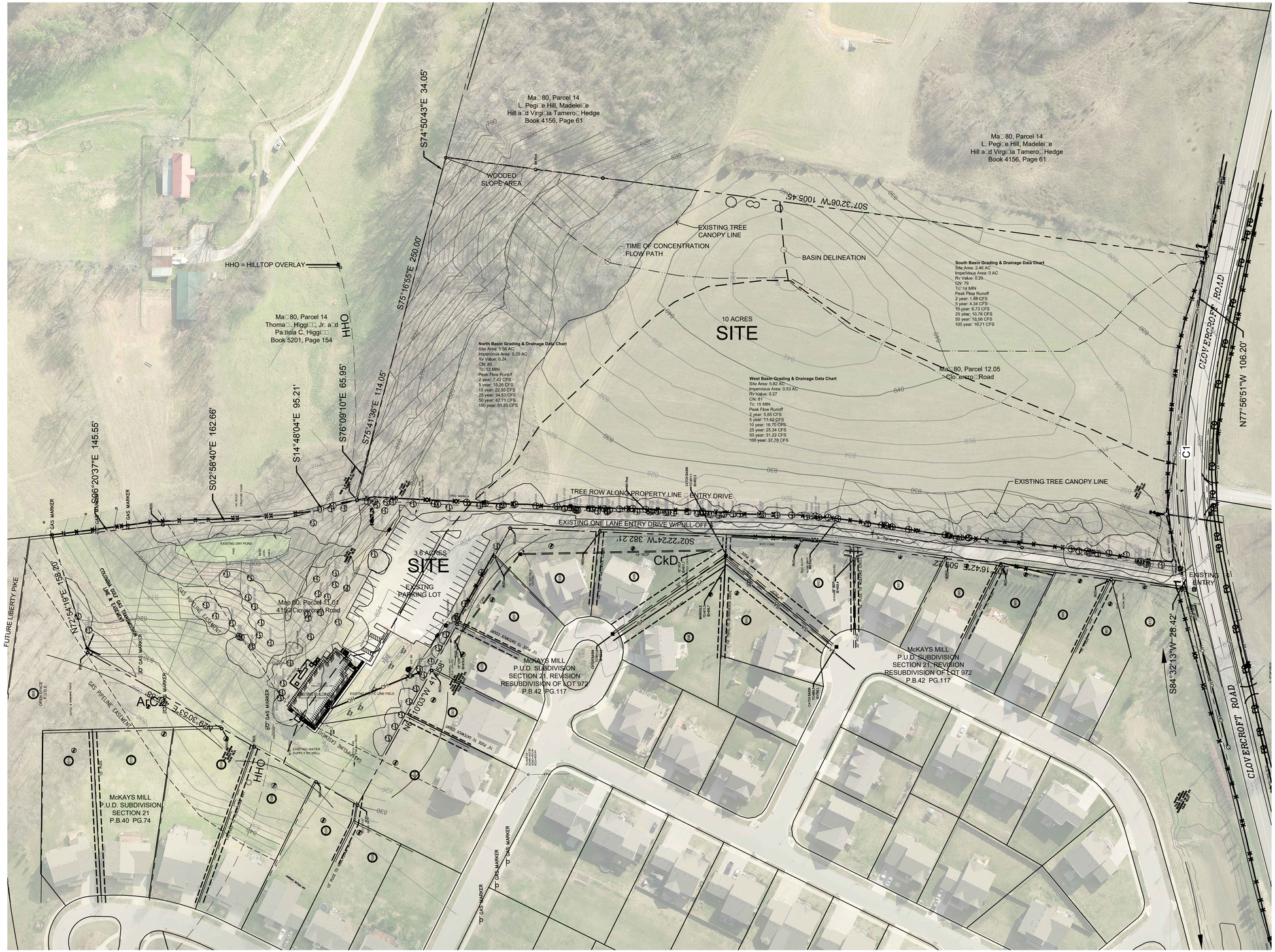
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14_____
greggamble209@gmail.com
615-975-5765

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	TREE PRESERVATION PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURAL ELEVATIONS

NOVEMBER 9, 2015
DECEMBER 3, 2015

COF # 5995



SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 □ 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE CI CIVIC □ INSTITUTIONAL
PROPOSED ZONING:	SWCO-4
CHARACTER AREA OVERLAY:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	13.6 AC
TOTAL ACREAGE:	592,416 SF
TOTAL SQUARE FOOTAGE:	
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	

APPLICANT / OWNER 3.6 A:	**PARISH PRESBYTERIAN CHURCH**
ADDRESS	4150 CLOVERCROFT ROAD FRANKLIN, TN 37064
CONTACT	NATHAN GEORGE
OWNER 10 A:	**MANN FAMILY LIMITED PARTNERSHIP**
ADDRESS	1828 TYNE BLVD, NASHVILLE, TN 37215
OFFICE PHONE	615-440-4678
EMAIL ADDRESS	acrudele@tractorsupply.com
CONTACT	ANTHONY CRUDELE
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

EXISTING SITE FEATURES

DRAINAGE / STORMWATER
NATURAL SHEET FLOW OFF FRONT OF PROPERTY DRAINING TO THE SOUTH TO MAYES CREEK. EXISTING BUILDING SITE DRAINS TO EXISTING DRY POND. SHEET C3.0 FOR GRADING AND DRAINAGE DATA CHART.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

REFUSE COLLECTION
CURRENTLY PRIVATE COLLECTION

RESTRICTIVE COVENANTS
NONE::STEEP SLOPES MAKE PART OF SITE DIFFICULT TO DEVELOPE BUT GOOD FOR GREEN SPACE

SEWER
NO SEWER::SERVICE BY SEPTIC LINE FIELD WORKING PROPERLY

SOILS TYPES
NOTED ON SITE AND TABLE BELOW

TREE CANOPY DATA
EXISTING TREE CANOPY: 206,952 SF / 592,416 SF

WATER
WATER BY PUMP AND WELL::NO FIRE HYDRANT OR FIRE SERVICE..

HHO HILLTOP OVERLAY

SLOPE KEY

0-14% SLOPES

14-20% SLOPES

20% □ GREATER SLOPES

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100□NAD 83 DATUM.

N

0 60 120 180
GRAPHIC SCALE 1"=60'

COF 5995

R□□□□□□□□
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□□□□□□N□□□□

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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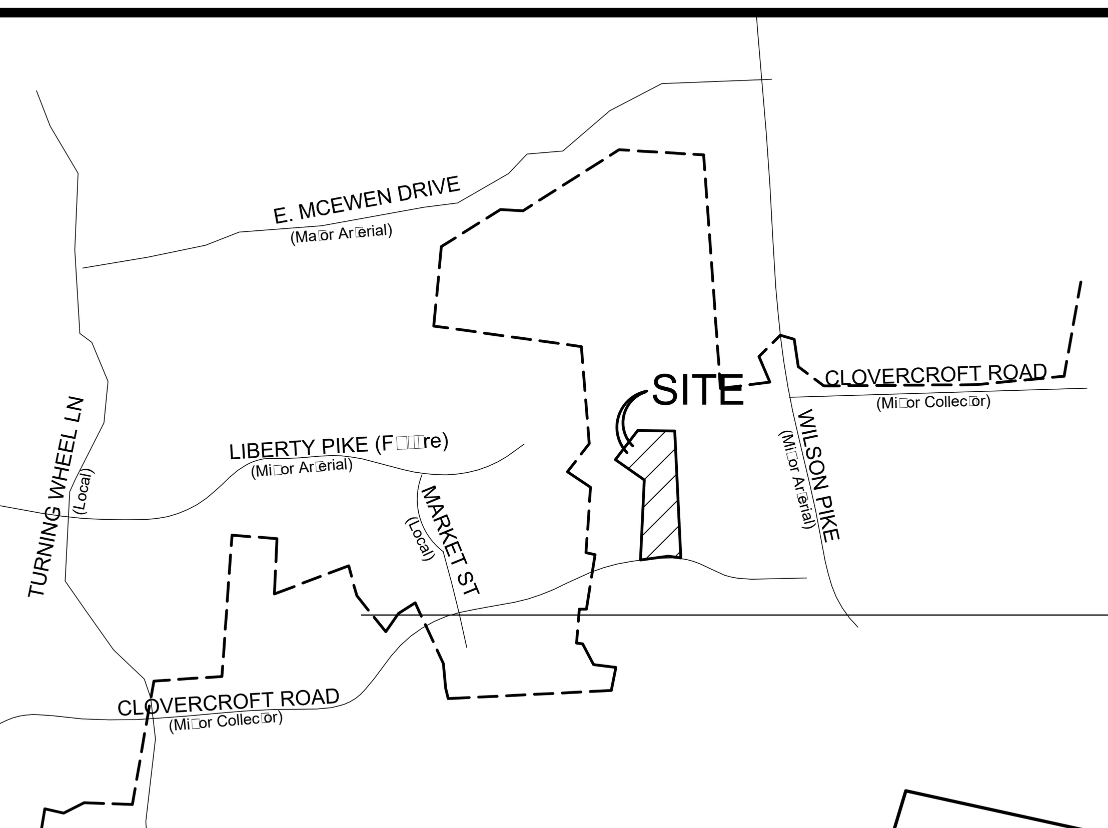
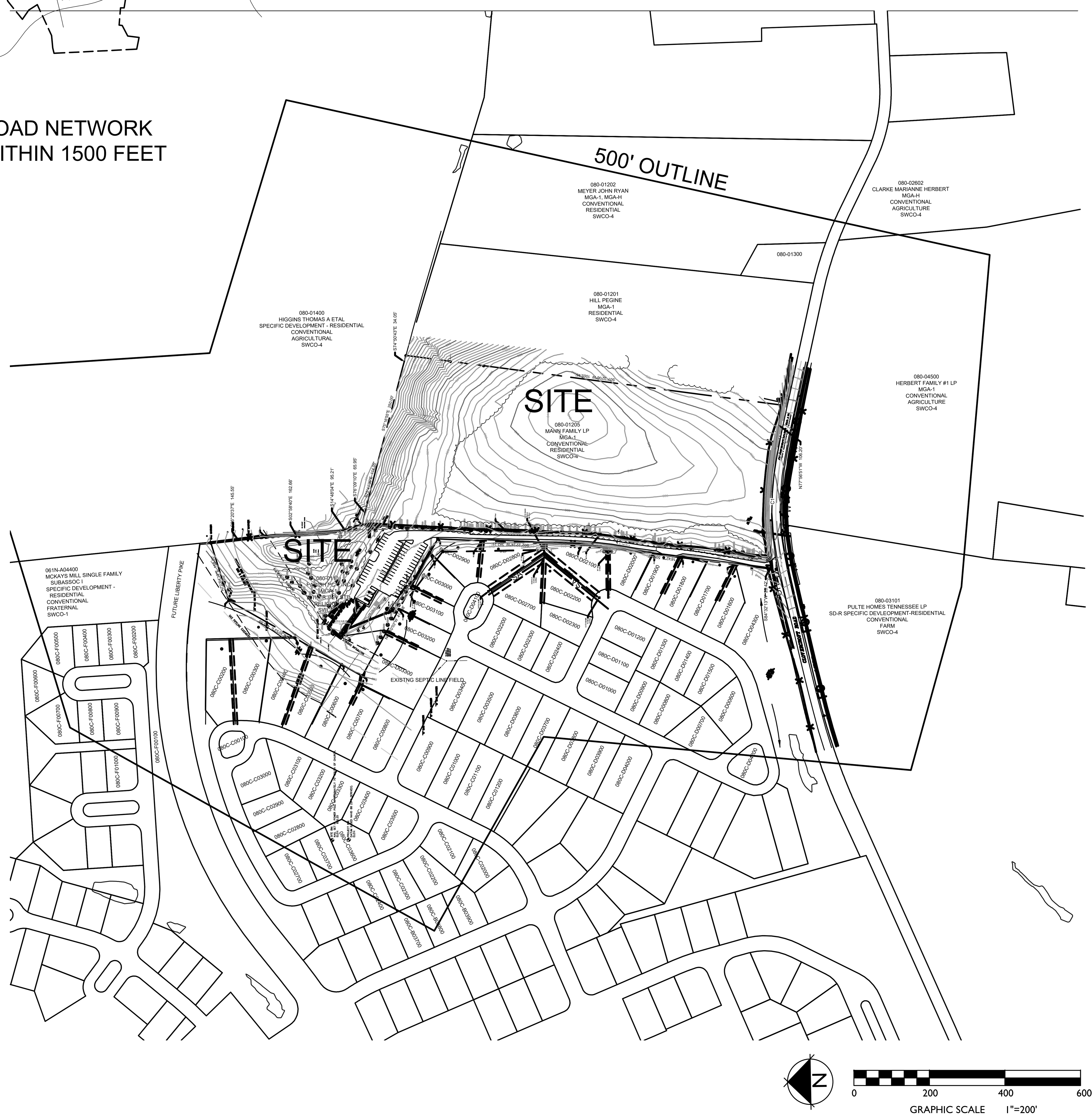
PARIS□□RES□□YTERIAN□□RC□
□□EVE□□PMENT□□□□□□□□□□



ROAD NETWORK
WITHIN 1500 FEET



SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 □ 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI CIVIC □ INSTITUTIONAL
CHARACTER AREA OVERLAY:	SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL SQUARE FOOTAGE:	592,416 SF
MINIMUM REQUIRED SETBACKS:	

FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 25'

500' PROPERTY OWNER CHART

Map-Parcel	Owner	Owner Address	City	State	ZIP	Zone	Character Area	Land Use	Dev. Standard
061N-A04400	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080---01300	OMEARA LAURA JANTZ	4168 CLOVERCROFT RD	FRANKLIN	TN	37067	NA	SWCO-4	RESIDENTIAL	CONVENTIONAL
080C-B03700	MAHADEVAN NAGABHUSHAN	1124 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-B03800	FREMER JOAN REV TRUST	1122 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-B03900	ORZECHOWSKI TOMASZ	1120 WAVERYLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-C00200	DIXIT RAVI	1267 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00300	MOTYKA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00400	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00500	PIOT DOMINIQUE	1261 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00600	FUENTES JOSE L	1259 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00700	NICHOLS SONJA M	1257 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00800	MARSHALL NATALIE L	1255 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C00900	RUDGE NANCY K	1253 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01000	CHAPMAN GREGORY	1251 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01100	HASSELBRING STEPHEN	1249 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C01200	FRACASSO NICK	1247 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02000	SACKS RUSSELL L	1244 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02100	CASELLA MAYTE F	1248 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02200	LICHTENSTEIN JAMES L	1281 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02300	SCHEIRER RYAN	1279 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02400	THOMAS SUSAN E	1277 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C02700	JORDAN THOMAS H	1274 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02800	BRUINSMA TODD	1270 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02900	VERNON KIMBERLY	1268 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03000	CADIZ ORLANDO	1264 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03100	THOMAS RICHARD M	1260 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03200	SIMPSON STEVEN E	1205 HOURGLASS CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03300	PACE ALAN E	1256 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03400	CHAREST SUSAN A	1254 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03500	MERCER GREG R	1252 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03600	GUPTA RAKESH R	1278 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-C03700	HARGREAVES THOMAS J	1276 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00600	BEDELL EUGENE A III	2204 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00700	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00800	OLIGER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D00900	ZANE JESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01000	GRAY CINDY H	2228 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01100	TURBEVILLE JORDAN D	2226 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01200	BASKARADU ASHOK	2220 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01300	BAUER JOSEPH J TR	912 CALIB CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01400	BAXTER JANE G	4641 CHALMERS DR	NASHVILLE	TN	37215	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01500	MEHTA SACHIN	1829 BARNSTAPLE LN	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01600	RANCK JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01700	FIKE ROXANNE	330 N JACKSON ST #213	GLENDALE	CA	91206	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01800	MIKUS MARTIN F	2215 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D01900	NEEMA HIMANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02000	ABDELWAHED SHERIF	2219 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02100	CZARNESKI WILLIAM JOSEPH	2221 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02200	ALUOTTO SALVATORE	2223 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02300	NASAR SYED ASAD	4106 CROWNE BROOK CIR	FRANKLIN	TN	37067-8637	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02400	BAPAT ABHIJIT VIJAY	1220 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02500	CUI YI	1222 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02600	GROLLMAN ALAN	1011 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02700	MANN JASON	1013 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02800	BHARADWAJ NARAYAN	1015 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D02900	ALAPATI SRI	1014 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03000	STONE ROBERT B	1012 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03100	HAMMAN DAN M	1010 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03200	COX WALTER S	6880 WALNUT HILLS DR	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03300	ATKINSON MICHAEL A	1004 GATEWICK CT	FRANKLIN	TN	37067-8640	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03400	ADAMS R B	1225 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03500	MUTHUMALAI GOWRISANKAR	1223 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03600	WOODRING DIANE L	1221 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03700	DILLARD CHRISTOPHER S	1219 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03800	WARDROP JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D03900	CROUCH KEVIN E	1215 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D04000	HOCKEY BENJAMIN J	1213 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	EITHER
080C-D04100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-D04200	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-D04300	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD 200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	EITHER
080C-F00100	MCKAYS MILL SINGLE FAMILY SUBASSOC I	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-F00200	DUBOV MICHAEL	1800 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00300	JARVIS KENNETH R	1802 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00400	BEIG MIRZA G	1804 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00500	SADLER OWEN M	1806 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00600	HALL ROBERT THOMAS JR	1807 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00700	TAYLOR-SMITH CATHY	1805 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00800	PRICE LANCE M	1803 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00900	NUNEZ TIMOTHY C	1801 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F01000	KRISHNAMURTHY GURUGANESH	1700 CALDERWOOD CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL

UTILITY CONTACT INFORMATION

SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
615.550.6855
CONTACT: BEN MCNEIL

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
615.794.2596
CONTACT: RON MYTT

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
615.550.6855
CONTACT: WHITNEY SCHRIMSHER

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN 37067
615.595.4693
CONTACT: DALE HOOD

TELEPHONE
AT□T
615.595.7816
CONTACT: DAVID TUTTEROW

WATER
MILCROFTON
FRANKLIN, TN
615.794.5947
CONTACT: MIKE JONES

COF 5995

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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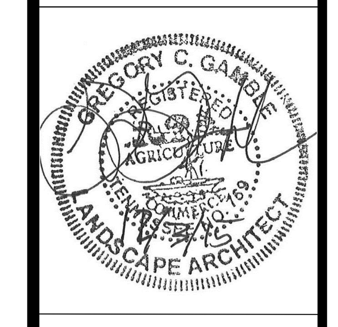

GAMBLE DESIGN COLLABORATIVE
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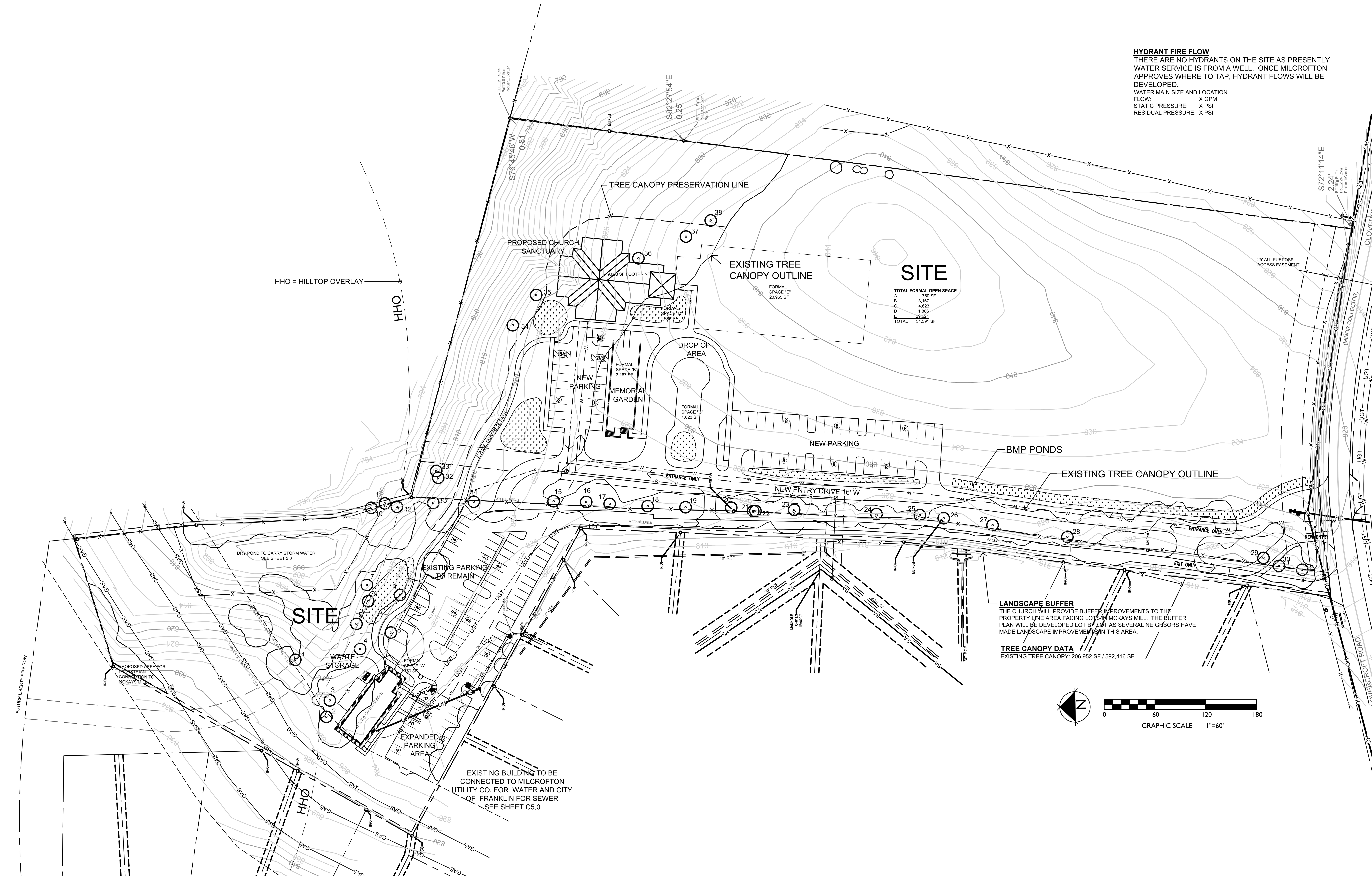
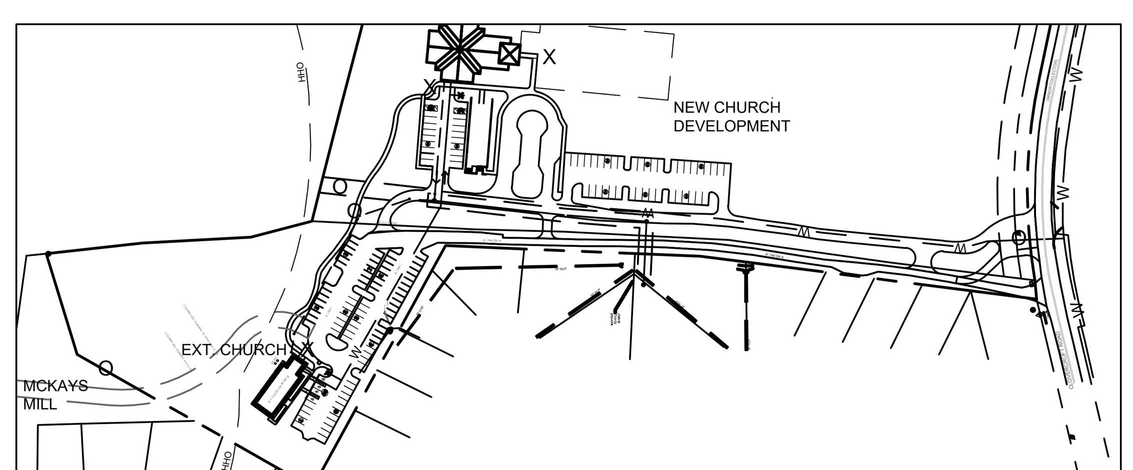
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

EXISTING CONDITIONS PLAN

C□□.□

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.
WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI





CONNECTIVITY MAP

CONNECTIVITY INDEX

0	LINKS	6
X	NODES	2

INDEX = 3

OFF-SITE CONNECTION IS PROPOSED FOR THIS DEVELOPMENT.

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100 NAD 83 DATUM.

NOTE: AERIAL PHOTO & PARCEL LINES INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

COF 5995

SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI CIVIC INSTITUTIONAL
CHARACTER AREA OVERLAY:	SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL SQUARE FOOTAGE:	592,416 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	

APPLICANT / OWNER 3.6 A: **PARISH PRESBYTERIAN CHURCH**
ADDRESS: 4150 CLOVERCROFT ROAD, FRANKLIN, TN 37064
CONTACT: NATHAN GEORGE

OWNER 10 A: **MANN FAMILY LIMITED PARTNERSHIP**
ADDRESS: 1828 TYNE BLVD, NASHVILLE, TN 37215
OFFICE PHONE: 615-440-4678
EMAIL ADDRESS: acrudele@tractorsupply.com
CONTACT: ANTHONY CRUDELE

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY, SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggamble209@gmail.com
CONTACT: GREG GAMBLE

PROJECT CHARACTERISTICS

BUILDING SQUARE FOOTAGE:	EXISTING	3,696 SF	1 STORY
	NEW	9,063	1ST FLOOR
	NEW	9,063	2ND FLOOR
	TOTAL	21,822 SF	
BUILDING HEIGHT - 2 STORY	38 FEET (NOT INCLUDING TOWER)		
LANDSCAPE SURFACE RATIO:	0.75		
MINIMUM LANDSCAPE RATIO:	0.40		
INCOMPATIBLE-USE BUFFER REQUIRED:	YES, TYPE B BUFFER TO NORTH		
MINIMUM PARKING REQUIRED (400 SEATS):	1 SPACE / 3 SEATS = 133		
MAXIMUM PARKING LIMIT(120% X 133):	160		
EXISTING PARKING:	57 SPACES		
NEW PARKING:	93 SPACES		
PARKING PROVIDED (TOTALI)	150 SPACES		
BICYCLE PARKING (1/20 OF SPACES)	8 SPACES		
EXISTING TREE CANOPY:	4.75 AC		
PRESERVED TREE CANOPY:	2.85 AC		
PARKLAND	NA		

OPEN SPACE:
TOTAL REQUIRED: (5% OF 13.6 ACREAGE) = .68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) = .68 AC
PROVIDED: = .72 AC OR 31,391 SF
INFORMAL: NOT REQUIRED

STATEMENT OF IMPACTS

BUILDING DESIGN
THE NEW CHURCH IS OF TRADITIONAL DESIGN. IT WILL COMPLIMENT THE EXISTING BUILDING ON-SITE, AND BECAUSE OF ITS SECLUDED LOCATION BE HARDLY SEEABLE FROM MCKAY'S MILL OR CLOVERCROFT. THE BUILDING IS MODELED AFTER RURAL HISTORIC CHURCHES FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS IN VERY GOOD CONDITION. IT IS AN ADAPTED HUNTING LODGE THAT WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO RAIN PONDS EVENTUALLY LEADING TO MAYERS CREEK. THE REAR OF THE PROPERTY WILL DRAIN TO THE EXISTING DRY POND. STORMWATER WILL BE TREATED WITH MULTIPLE RAINPONDS. THE FLOW OFF THE STREET WILL REMAIN THE SAME, NOT INCREASED.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE. THIS MAY CHANGE IF CONTRIBUTIONS ARE LESS THAN EXPECTED.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
NONE

RECREATION FACILITIES
THE CHURCH DESIRES TO CONNECT TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO TRY TO CONNECT THEIR FUTURE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE VIA ROLL OUT CANS.

RESTRICTIVE COVENANTS
THERE ARE NONE.
THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
SEWER SERVICE IS BEING REQUESTED AS A PART OF THIS PROJECT FROM THE CITY OF FRANKLIN. SEWER MAIN CONNECTIONS WILL BE MADE IN MCKAY'S MILL THROUGH ONE OF THE EXISTING UTILITY EASEMENTS OR ON CLOVERCROFT ROAD.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH AND SITE DESIGNERS HAVE PRACTICED PRESERVING RURAL CHARACTER AND NATURAL FEATURE PRESERVATION BY:
A) MAINTAINING THE LARGE TREE STANDS,
B) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM,
3) PRESERVING LARGE FIELD OPEN SPACE AREAS BY POISING THE NEW BUILDING TO THE REAR OF THE PROPERTY -- NOT IN THE MIDDLE OR FRONT,
4) PLACING SEVERAL RAINPONDS INSTEAD OF 1 LARGE POND 1 LARGE POND WOULD VISUALLY BREAK UP THE SITE AND DETER FROM THE VIEW OF THE TREES AND ROLLING TOPOGRAPHY.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY WILL BE SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS.

WATER(DOMESTIC)
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER SERVICE PRESENTLY IS BY WELL.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

NOV.

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
TENNESSEE
NO. 169

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GREG GAMBLE
greggamble209@gmail.com
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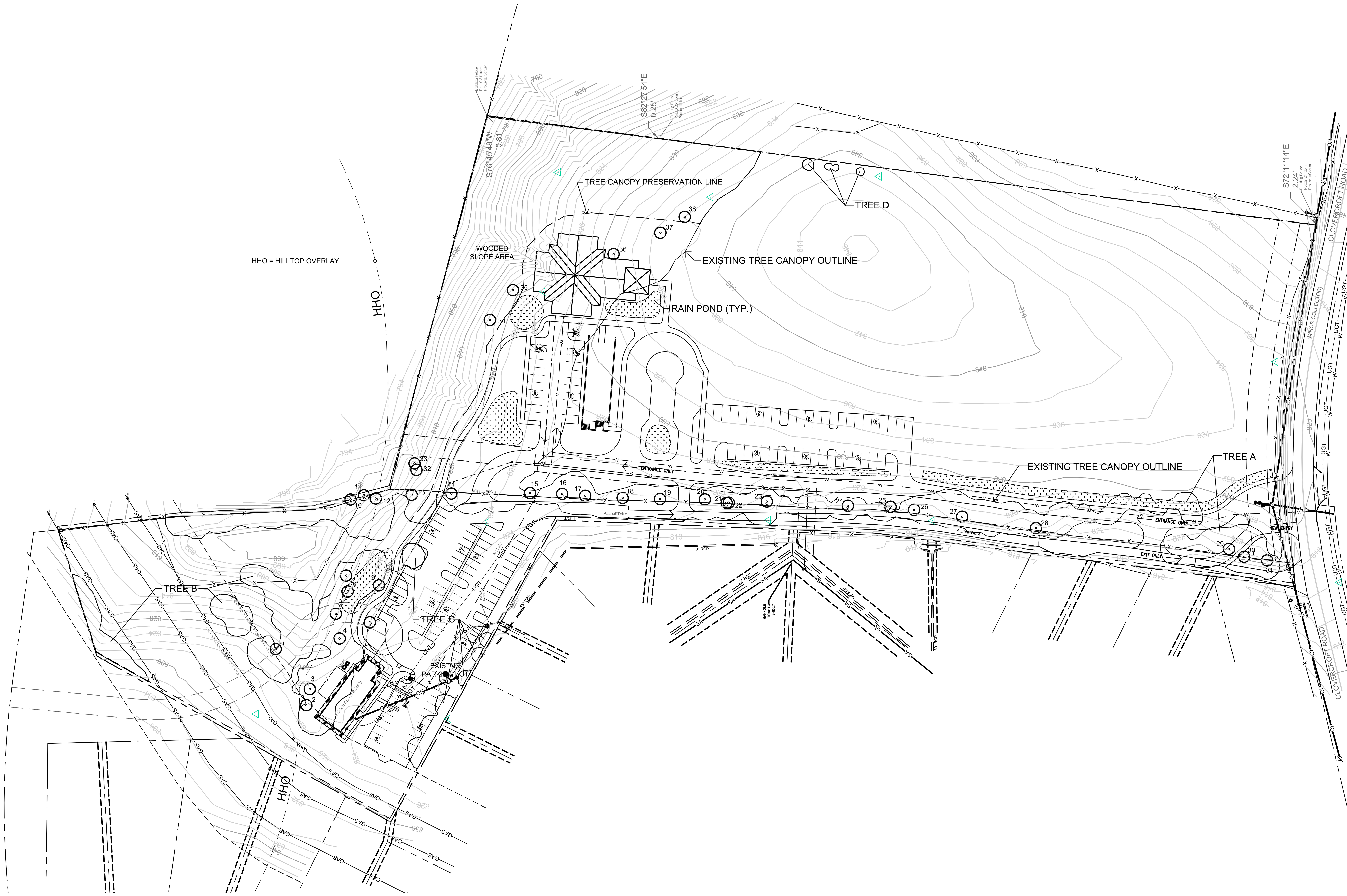
OVERALL DEVELOPMENT PLAN

C2.



SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 □ 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI CIVIC □ INSTITUTIONAL
CHARACTER AREA OVERLAY:	SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL SQUARE FOOTAGE:	592,416 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	177,226 SF	78,379 SF	98,847 SF
TREE B	26,491 SF	4,451 SF	22,040 SF
TREE C	2,899 SF	0 SF	2,899 SF
TREE D	336 SF	0 SF	336 SF
TOTAL SF	206,952 SF	82,830 SF	124,122 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 206,952 SF
206,952 SF/592,416 SF = .349 (34.9%) OF TOTAL SITE

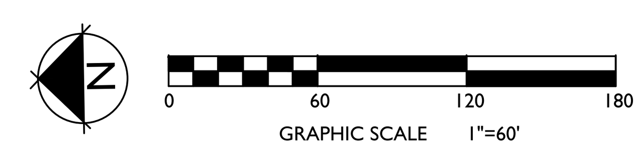
REQUIRED CANOPY PRESERVATION =
24% OF TOTAL CANOPY
206,952 SF * 24% = 49,668 SF

PROVIDED CANOPY PRESERVED =
124,122 SF (60%) OF TOTAL EXISTING CANOPY

SPECIMEN TREE: □24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	ASH	28	GOOD	RETAINED
2	MAPLE	28	GOOD	RETAINED
3	MAPLE	24	GOOD	RETAINED
4	OAK	24	GOOD	RETAINED
5	OAK	24	GOOD	RETAINED
6	OAK	24	GOOD	REMOVED
7	WALNUT	24	GOOD	RETAINED
8	OAK	24	GOOD	RETAINED
9	ASH	28	GOOD	RETAINED
10	OAK	24	GOOD	RETAINED
11	OAK	24	GOOD	RETAINED
12	OAK	28	GOOD	RETAINED
13	CHERRY	28	GOOD	RETAINED
14	HICKORY	28	GOOD	RETAINED
15	OAK	24	GOOD	RETAINED
16	OAK	36	GOOD	RETAINED
17	OAK	48	GOOD	RETAINED
18	HICKORY	28	GOOD	RETAINED
19	OAK	28	GOOD	RETAINED
20	CHERRY	24	GOOD	RETAINED
21	CHERRY	24	GOOD	RETAINED
22	CHERRY	24	GOOD	RETAINED
23	OAK	24	GOOD	RETAINED
24	ASH	30	GOOD	RETAINED
25	ASH	24	GOOD	RETAINED
26	ASH	28	GOOD	RETAINED
27	OAK	36	GOOD	RETAINED
28	OAK	24	GOOD	RETAINED
29	OAK	30	GOOD	RETAINED
30	OAK	24	GOOD	RETAINED
31	OAK	24	GOOD	RETAINED
32	MAPLE	24	GOOD	RETAINED
33	MAPLE	27	GOOD	RETAINED
34	POPLAR	30	GOOD	RETAINED
35	POPLAR	45	GOOD	RETAINED
36	ASH	26	GOOD	REMOVED
37	HACKBERRY	30	GOOD	RETAINED



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPZONE4100□NAD 83 DATUM.

NOTE: AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.

COF 5995

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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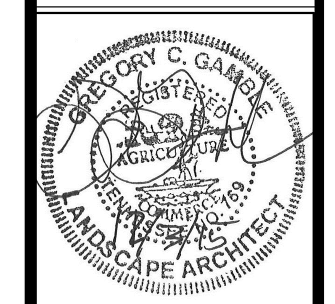

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GREG GAMBLE
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TREE
PRESERVATION
PLAN

C□2.□

Grading & Drainage General 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. 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.

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

STORMWATER NARRATIVE

The additional impervious area to this site will be treated using approved City of Franklin BMPs as described below to ensure that the post development effective Rv is and % removal is achieved.

North Basin:

Runoff from impervious areas will either sheet flow or be collected in a subsurface drainage network and discharged into several level 2 bioretentions areas (B2). The effective Rv of the level 2 bioretention areas is 0.19 and the required treatment volume (Tv) is 3,449 cu. ft. The drainage will then enter an existing farm pond that will be modified to be used for detention (D1). The combined effective Rv including the pond is 0.17 and the total required treatment volume (Tv) is 5,128 cu. ft.

West Basin:

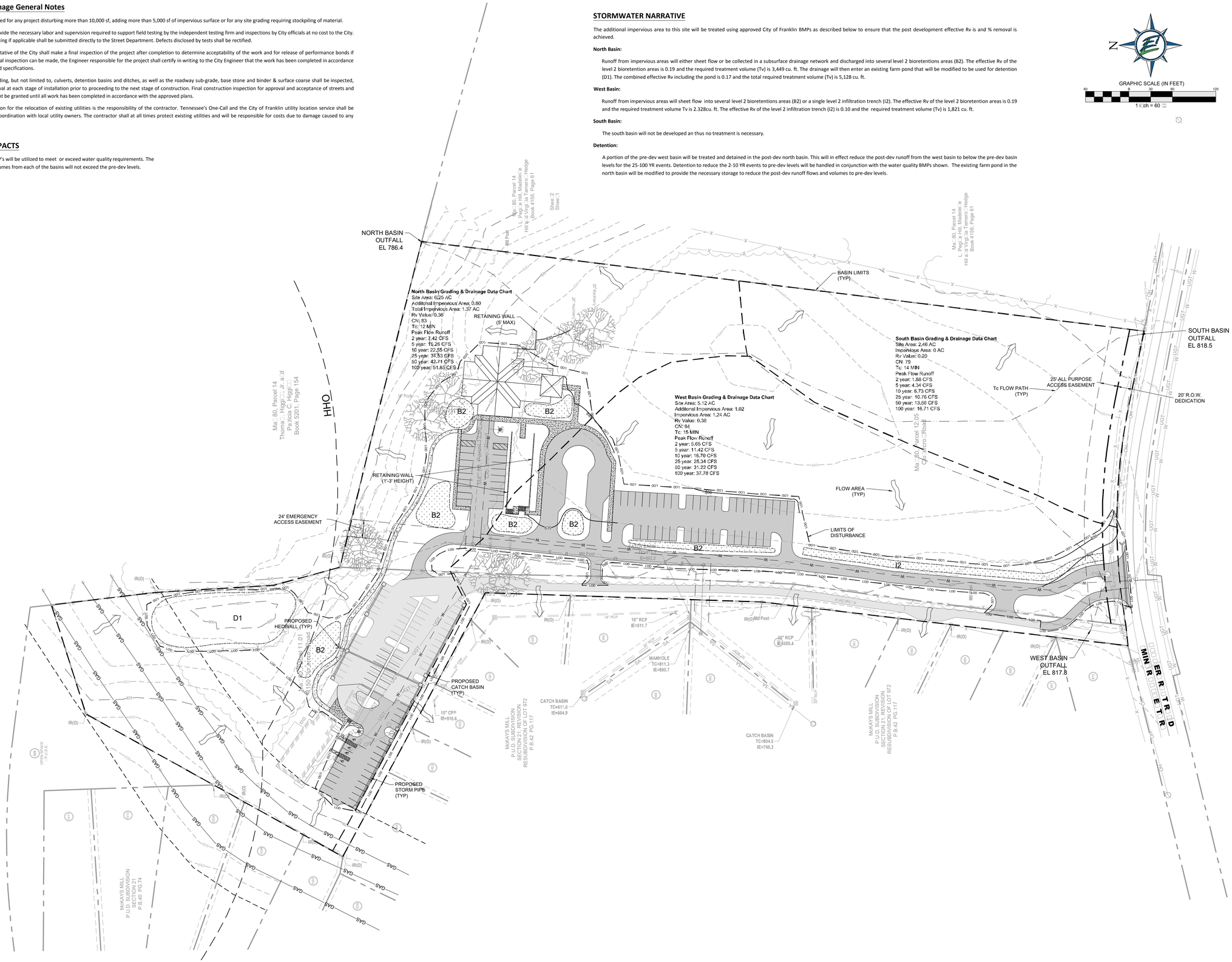
Runoff from impervious areas will sheet flow into several level 2 bioretentions areas (B2) or a single level 2 infiltration trench (I2). The effective Rv of the level 2 bioretention areas is 0.19 and the required treatment volume Tv is 2.328cu. ft. The effective Rv of the level 2 infiltration trench (I2) is 0.10 and the required treatment volume (Tv) is 1,821 cu. ft.

South Basin:

The south basin will not be developed an thus no treatment is necessary.

Detention:

A portion of the pre-dev west basin will be treated and detained in the post-dev north basin. This will in effect reduce the post-dev runoff from the west basin to below the pre-dev basin levels for the 25-100 YR events. Detention to reduce the 2-10 YR events to pre-dev levels will be handled in conjunction with the water quality BMPs shown. The existing farm pond in the north basin will be modified to provide the necessary storage to reduce the post-dev runoff flows and volumes to pre-dev levels.



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
14120 DONELSON PIKE, SUITE A10 • NASHVILLE, TN 37217
OFFICE 615.333.6700 • WWW.ELI-LLC.COM
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PARISH PRESBYTERIAN DEVELOPMENT PLAN

COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	12/3/15	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102000
STATE OF TENNESSEE
Larry C. Wallace 12/3/15

Issue Date:	November 9, 2015
ELI Project No:	15-11-1107
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

OVERALL GRADING & DRAINAGE PLAN

Sheet No.

C3.0

Filename: W:\15-ell-1107 parish presbyterian church\CAD\production drawings\development plan\C3.0 Overall Grading & Drainage Plan.dwg
Layout: Overall Grading & Drainage Plan
Plotted: Wednesday, December 02, 2015 - 1:53 pm
By: clayw

Parish Presbyterian Church R.O.W. & Access Data Chart
Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters
Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Horizontal Alignment
Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Vertical Alignment
Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

Access Management
Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

Roadway Network Narrative

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

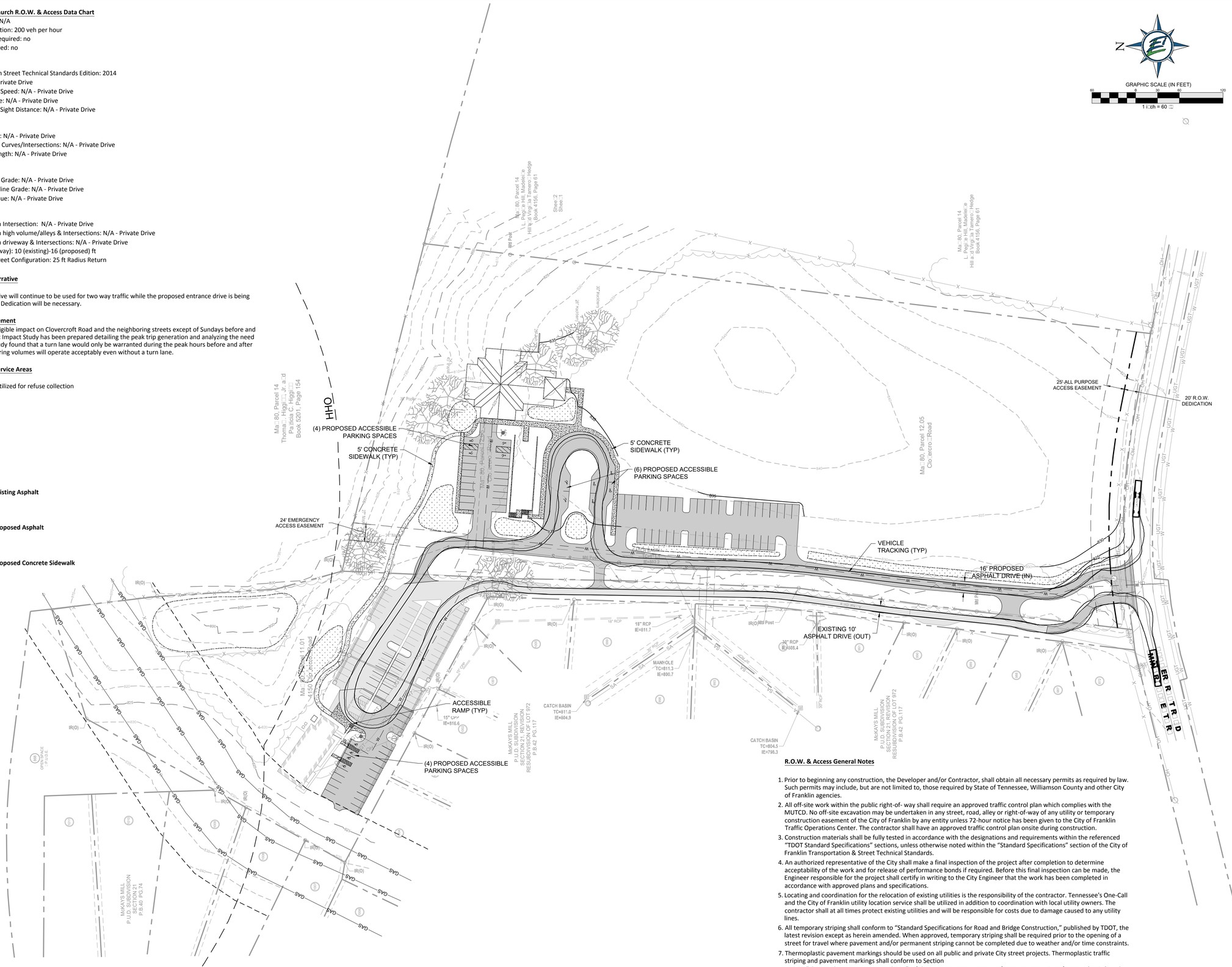
Roadway Impact Statement
This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection

Hatching Legend

- Existing Asphalt
- Proposed Asphalt
- Proposed Concrete Sidewalk



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100□NAD 83 DATUM

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.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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PARISH PRESBYTERIAN DEVELOPMENT PLAN

COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	12/3/15	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102365
PLANNING & DESIGN
STATE OF TENNESSEE
12/3/15

Issue Date:	November 9, 2015
ELI Project No:	15-11-1107
Drafted By:	LCW
Checked By:	LCW

Sheet Title:
OVERALL ROW & ACCESS PLAN

Sheet No.
C4.0

Filename: W:\15-11-1107 parish presbyterian church\CAD\production drawings\development plan\C-4.0 - Overall ROW & Access Plan.dwg
Layout: C4.0 Overall ROW & Access Plan
Plotted: Wednesday, December 02, 2015 - 1:53 pm
By: clayw

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
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

Facility Type: Church (small)
Unit Flow in GPD: 5 GPD per Sanctuary Seat (New Building)
Number of Units: 410 (New Building)
Flow in GPD: 2,050 GPD (New Building)

Unit Flow in GPD: 5 GPD per Sanctuary Seat (Existing Building)
Number of Units: 165
Flow in GPD: 825 GPD

Total Flow in GPD: 2,875 GPD

Utility Network Narrative

The existing building currently uses a well for its water source and septic for its sanitary sewer disposal. Water and sewer services will be provided through Milcrofton Utility District and the City of Franklin Sewer respectively to both buildings via this plan. Both buildings will be sprinkled.

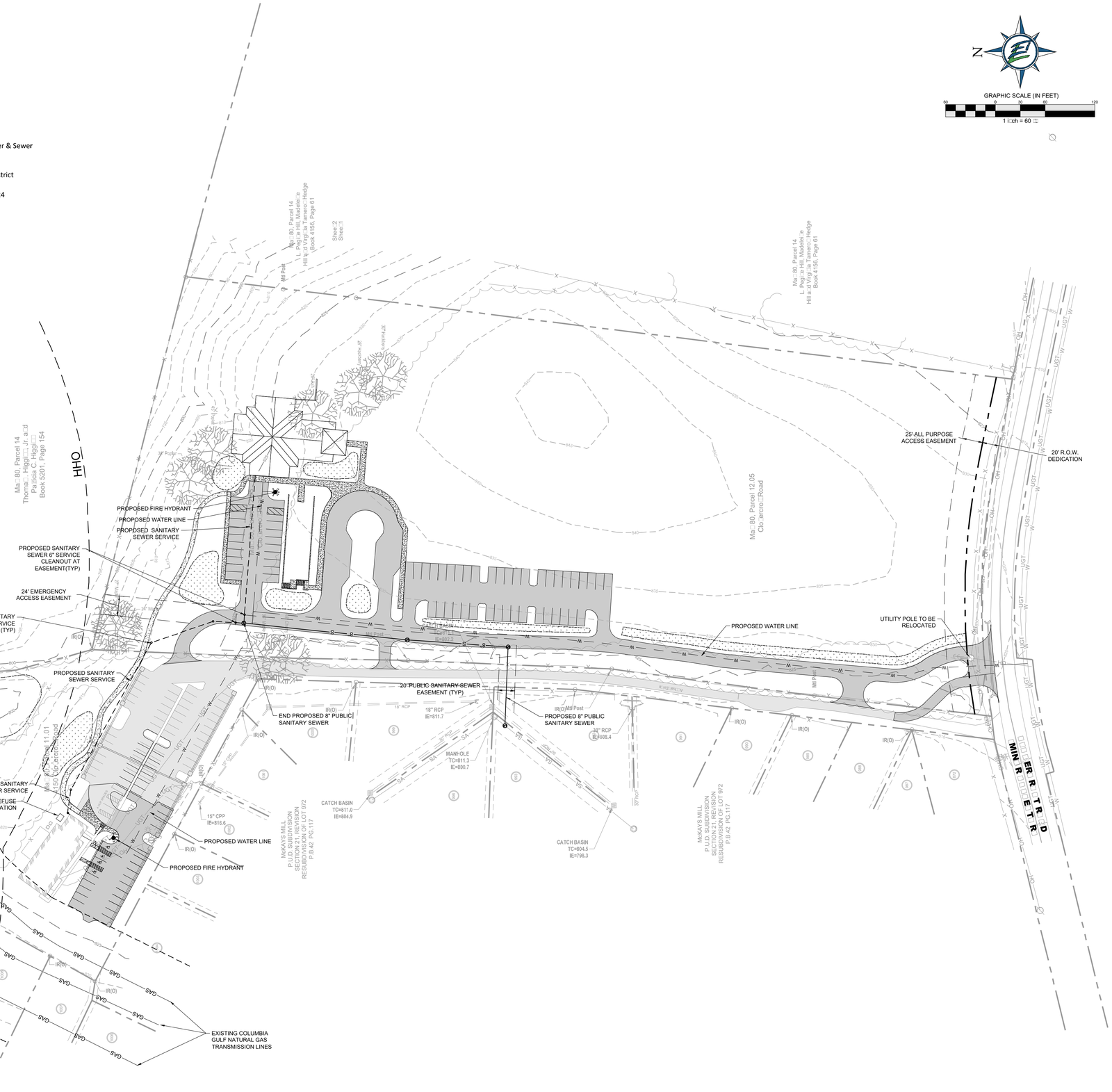
Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer

Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100□NAD 83 DATUM

Filename: W:\15-11-1107 parish presbyterian church\CAD\production drawings\development plan\C5.0 Overall Utility Plan.dwg
Layout: Water Overall Utility Plan
Plotted: Wednesday, December 02, 2015 - 1:53 pm
By: clayw

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARISH PRESBYTERNIAN DEVELOPMENT PLAN

COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	12/3/15	Per City of Franklin Comments

LARRY C. WALLACE REGISTERED ENGINEER NO. 109811 STATE OF TENNESSEE
Larry C. Wallace 12/3/15

Issue Date:	November 9, 2015
ELI Project No:	15-11-1107
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C5.0

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN	JMG
CHECKED	
DATE	09/25/15
SCALE	1/16"=1'-0"
JOB NUMBER	15XXXX
SHEET	A-1

OF 01 SHEETS

ORDINANCE 2015-74

TO BE ENTITLED, "AN ORDINANCE TO REZONE 4.66 ACRES FROM CENTRAL COMMERCIAL (CC) DISTRICT AND SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17/33650/115) DISTRICT TO SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4/35000/115) DISTRICT FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET."

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

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

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2015-106, approving a revision to the Plan 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 ALDERMAN 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 classifications of Central Commercial (CC) and Specific Development-Variety Districts (SD-X 34.17/36500/115) to Specific Development-Variety (SD-X 33.4/35000/115) District:

PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:
BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;
THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;
THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;
THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennesse property as evidenced in Bk 5377 Pg 100 ROWC, TN;
THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;
THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;
THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;
THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;
THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN
THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:
N 29°41'53" W – 90.64' to an iron rod;
N 60°10'34" E – 66.00' to an iron rod;
S 30°24'06" E – 15.31' to an iron rod;
N 57°58'10" E – 20.00' to a point;
S 30°25'15" E – 20.00' to an iron rod;
S 29°21'40" E – 56.24' to a point in the northerly margin of Main Street;
THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.
Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15.

SECTION II: That the attached Location Map 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.

ATTEST:

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

_____
Shauna R. Billingsley
City Attorney

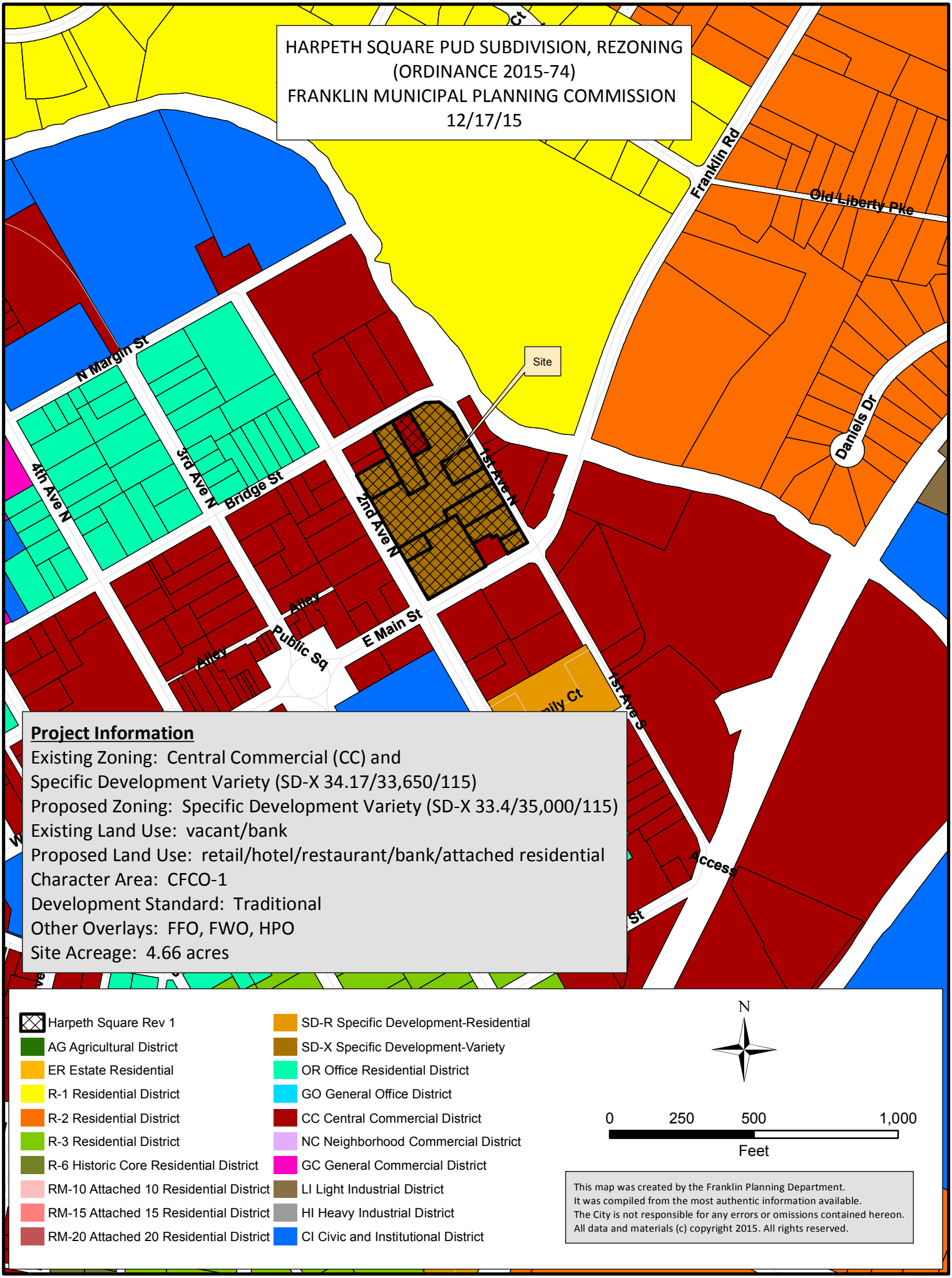
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


HARPETH SQUARE PUD SUBDIVISION, REZONING
(ORDINANCE 2015-74)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Site
Franklin Rd
Old Liberty Pike
Daniels Dr
N Margin St
4th Ave N
3rd Ave N
Bridge St
2nd Ave N
1st Ave N
Alley
Public Sq
E Main St
1st Ave S
Access
Project Information
Existing Zoning: Central Commercial (CC) and
Specific Development Variety (SD-X 34.17/33,650/115)
Proposed Zoning: Specific Development Variety (SD-X 33.4/35,000/115)
Existing Land Use: vacant/bank
Proposed Land Use: retail/hotel/restaurant/bank/attached residential
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: FFO, FWO, HPO
Site Acreage: 4.66 acres
Harpeth Square Rev 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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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HARPETH SQUARE PUD SUBDIVISION
REZONING PLAN, REVISION 1

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

OWNERS

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DEVELOPER

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER:

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT:

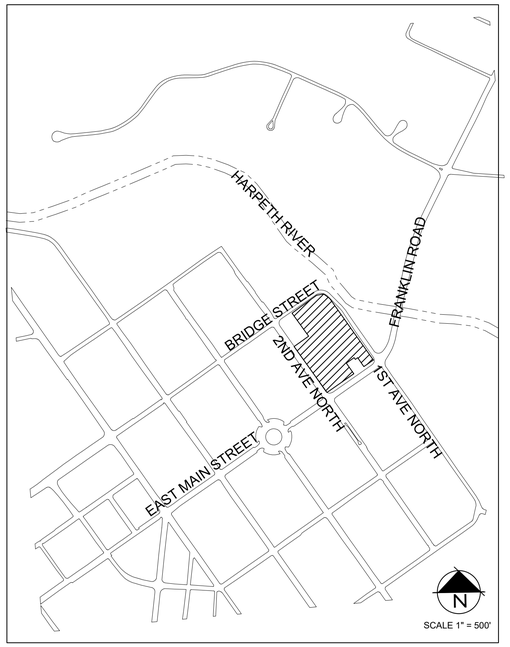
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS
C 3.0	TREE CANOPY

PURPOSE STATEMENT

Har□e□h A□ocia□e□rece□□□ac□□ired □he □ro□er□k□o□□a□ he Ci□ Farmho□□e Lo□loca□ed o□ Bridge S□ree□ Thi□□ro□o□ed re□□lo□□o □he De□elo□me□Pla□o□Har□e□h S□□are i□cor□ora□ed □hi□□e□ area i□o □he □la□. The re□□lo□□i□d□de□□he □ollo□□g:

1. Addi□lo□o□0.23 Acre□o□la□d loca□ed a□111 Bridge S□ree□
2. Addi□lo□o□9 re□de□□al a□ar□me□□
3. Addi□lo□o□a co□r□ard ame□□□or □he re□de□□al
4. Remo□al o□□he acce□□□rom □he □arki□g garage □o 1□□A□e□□e. Thi□acce□□□remo□ed □o elimi□a□e □a□e□co□cer□□ □rom o□-comi□g □ra□□c □rom Bridge S□ree□o 1□□A□e□□e. The □e□ □ra□□c di□□ib□□o□□ha□e bee□a□al□□ed b□ Fi□chbach Tra□□□or□a□□a□d i□d□□ded □□a □e□ □□d□.
5. There are □o cha□ge□□o □he □□e o□□he ho□el
6. The □o□al □□□are □oo□age o□re□ail ha□bee□red□ced b□5000 □□□are □e□
7. Addi□lo□o□a □e□ Modi□ca□lo□o□S□a□dard□re□e□□g □he □□e o□Parka□d Fee□□o be □□ed □or □ede□□ia□co□ec□lo□□ □o Bice□e□□lal Park. Bo□h gree□□a□□rail□a□d □□de□alk co□ec□lo□□□ill be co□□dered.

NEW MODIFICATION OF STANDARDS

1. Ne□ MOS #1. Sec□lo□5.5.4 (4) (A) Thi□MOS i□□o □ermi□Har□e□h S□□are A□ocia□e□□o □□e □he re□□ired □arka□d dedica□lo□ □ee□□o co□□r□c□or□lo□□o□□he gree□□a□□rail or □de□alk□or □ede□□ia□co□ec□lo□□o Bice□e□□lal Park. No □eci□lc ro□e or □□a□□□□o □rail ha□bee□de□ermi□ed a□hi□ □me. The a□□ica□□hall coordi□a□e □□h □he □ark□de□ar□me□□a□□□e □a□. A□□remai□□g □ee□□hall be □aid a□□ee□.

NEW MODIFICATION OF STREET STANDARDS

1. Re□□e□□□o ha□e a mid-block acce□□o□ Ea□□Mai□S□tee□□hich □a Ma□or Ar□erial. The □ro□o□ed de□elo□me□□□loca□ed i□ □he □rba□□e□□g o□□he hi□oric □o□□ ce□□er. The □ro□o□ed acce□□□loca□ed a□a□e□□g c□rb c□□□□h □□□Icie□□□igh□□e□ do□□ Mai□S□tee□□bo□h direc□lo□□ Vehicle □□eed□are □□call□□lo□ be□□ee□□he □□er□ec□lo□o□□A□e□□e a□d 2□d A□e□□e □ra□□c □g□al□.

SPECIAL REQUEST

1. Sec□lo□5.10.13 (5) Re□□e□□□d allo□ □ale□arki□g i□□he righ□o□□a□o□2□d A□e□□e. Har□e□h A□□ocia□e□□□ill □ork □□h Pla□□□g a□d E□gi□eeri□g □a□□ro□r □o □□e □a□□bmi□al o□□de□alk □aceme□□□regard□□o □e□ □ale□arki□g co□di□o□□

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Re□□e□□#1. Sec□lo□3.5.6 (2) (B) (iii) (A) Thi□□a re□□e□□o □ro□ide □e back□ha□are re□ec□□I o□□he e□□□g □eighborhood b□ildi□g□, a□d □o alig□□□h □hem □o □orm □he b□ildi□g □e back l□e. S□a□recomme□d□a□□ro□al o□hi□MOS. A□□ro□ed b□Pla□□□g Commi□□o□a□d BOMA.
2. MOS Re□□e□□#2. Sec□lo□3.5.6 (2) (B) (iii) (B) Thi□□a re□□e□□or □al □a□□ □o co□□orm □o □he de□elo□me□□□la□□PUD a□ a□□ro□ed b□□he BOMA, □r □he □erce□□age o□□rimar□b□ildi□g □all occ□□□g □he □ro□□□ro□er□□□e. A□□ro□ed b□Pla□□□g Commi□□o□a□d BOMA.
3. MOS Re□□e□□#3. Sec□lo□3.5.6 (2) (B) (iii) (C) Thi□□a re□□e□□or □al □a□□ □o co□□orm □o □he de□elo□me□□□la□□PUD a□ a□□ro□ed b□□he BOMA, □r □he □erce□□age o□□rimar□b□ildi□g □all occ□□□g □he □de □□re□□ro□er□□□e. A□□ro□ed b□ Pla□□□g Commi□□o□a□d BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Pla□□□g Commi□□o□a□d BOMA.
5. MOS Re□□e□□#6. Sec□lo□5.2.4 (3) (A) Re□□e□□o □a□e o□□ □he □ee□□ide□□lled o□ □he de□elo□me□□□la□□ A□□ro□ed b□ Pla□□□g Commi□□o□a□d BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. De□ig□ Modi□ca□lo□#1. Sec□lo□5.3.5 (3) (B) (ii) Re□□e□□or b□ildi□g le□g□h o□573 □ee□a□□he lo□ge□□□or□lo□□ □here □he ma□□m le□g□h allo□ed b□□he □o□□g ordi□a□ce i□200 □ee□ A□□ro□ed b□Pla□□□g Commi□□o□□
2. De□ig□ Modi□ca□lo□#2. Sec□lo□5.3.5 (3) (E) (i) Re□□e□□or □he □□e o□□a□roo□□er□□□he re□□red □□ched roo□□or m□□□amil□□□r□□re□□ A□□ro□ed b□Pla□□□g Commi□□o□□
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commi□□o□□
4. De□ig□ Modi□ca□lo□#4. Sec□lo□5.3.6 (8) (A) Re□□e□□or a ma□m□m o□□e color□□or □□e o□□ □he b□ildi□g □acade□□

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

O□□□e Wa□er Q□a□□□a□□d Q□ali□Facili□□ Co□□r□c□o□□□a□□□ill be com□le□ed a□d □bmi□□ed □o □he Ci□□ei□her co□□c□re□□□□h or □□ior □o □he □r□□□e □a□□□or □he Har□e□h S□□are de□elo□me□□□ Co□□r□c□o□□□he im□ro□eme□□□ill beg□□a□□ar all □ece□□ar□ □erm□□ha□e bee□□□ed b□ □he Ci□□or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he □r□□b□ildi□g CO o□□he de□elo□me□□

1□□A□e□□e a□d Bridge S□tee□Im□ro□eme□□□ Co□□r□c□o□□□a□□ □or □he im□ro□eme□□□ill be □bmi□□ed □□h □he □□e □a□ □or □he m□□amil□□a□d commercial □or□o□□o□□he □ro□c□ Co□□r□c□o□□□ill beg□□a□□ar □he Ci□□ha□□□ed a gradi□g □erm□□a□d a□□ o□□he □erm□□ □or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he CO □or □he m□□amil□□a□d commercial □or□o□□o□□he de□elo□me□□

Fra□kli□Road/E. Mai□S□tee□Re□□i□g a□d Sig□al Modi□ca□lo□□a□E. Mai□S□tee□a□d 1□□A□e□□e - Co□□□r□c□o□□a□□□ill be □bmi□□ed □□h □he □r□□□e □a□□□or □he Har□e□h S□□are de□elo□me□□ Co□□r□c□o□□□he im□ro□eme□□□ill beg□□a□□ar □he Ci□□ ha□□□ed all □ece□□ar□□erm□□ □or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he □r□□b□ildi□g CO o□□ □he de□elo□me□□

I□□er□ec□o□□Im□ro□eme□□□a□d Sig□ali□a□o□□Bridge S□tee□a□d 2□d A□e□□e - Co□□r□c□o□□□a□□□ill be □bmi□□ed □□h □he □□e □a□□or □he ho□el □or□o□□o□□he □ro□c□ Co□□r□c□o□□□ill beg□□a□□ar □he Ci□□ha□□□ed all □ece□□ar□□erm□□ □or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he CO □or □he ho□el □or□o□□o□□he de□elo□me□□

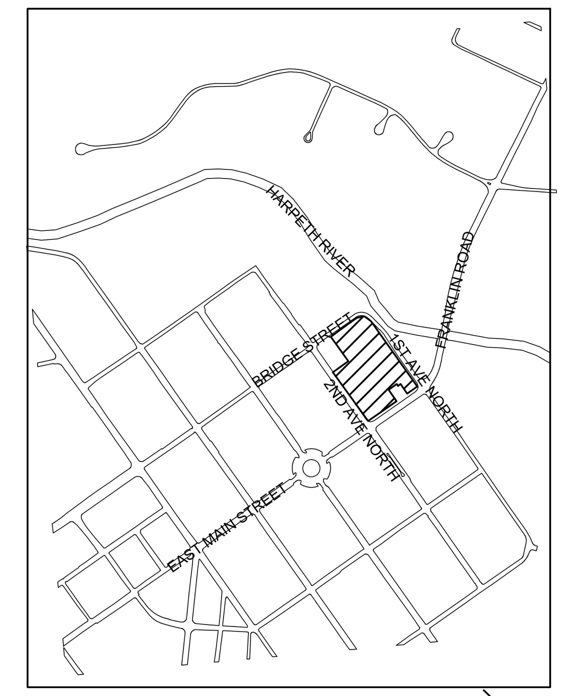
Wa□er Mai□U□grade□alo□g 2□d A□e□□e Nor□h - Co□□r□c□o□□□a□□□ill be □bmi□□ed □□h □he □□e □a□□or □he ho□el □or□o□□o□□he □ro□c□ Co□□r□c□o□□□ill beg□□a□□ar □he Ci□□ha□□□ed all □ece□□ar□□erm□□ □or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he CO □or □he ho□el □or□o□□o□□he de□elo□me□□

Bridge S□tee□Sa□□ar□Se□□er U□grade□□ - Co□□r□c□o□□□a□□□ill be □bmi□□ed □□h □he □□e □a□□or □he m□□amil□□a□d commercial □or□o□□o□□he □ro□c□ Co□□r□c□o□□□ill beg□□a□□ar □he Ci□□ha□□□ed a gradi□g □erm□□a□d a□□o □her □erm□□or □hi□□ork. Com□le□o□□□he im□ro□eme□□□ill be □□ior □o □□□a□ce o□□he CO □or □he m□□amil□□a□d commercial □or□o□□o□□he de□elo□me□□

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 35000, 115
PROJECT NUMBER: 5991
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: .02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED

LEGAL DESCRIPTION

Bei□g a cer□ai□ □arcel o□la□d loca□ed i□ □he Ci□□o□Fra□kli□, 9□h Ci□il Di□□ric□o□William□o□Co□□□, Te□□e□□ee, bei□g a□o□erall de□cri□□io□o□□e□eral □ro□er□ie□, a□d bei□g more □ar□ic□larl□de□cribed a□□ollo□□:

BEGINNING a□a □oi□□, □aid □oi□□bei□g □he i□□er□ec□io□o□□he □e□□erl□margi□o□1□□A□e□□e Nor□h a□d □he □or□herl□margi□o□Mai□ S□ree□□

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the a□□hal□□

THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being □he □or□hea□□cor□er o□□he E□□r□□□Te□□e□□e □ro□er□□a□e□ide□ced i□□Bk 5377 Pg 100 ROWC, TN□

THENCE□lea□i□g □he □o□□herl□margi□o□Bridge S□ree□a□d □i□h □he ea□□erl□bo□□dar□o□E□□r□□□Te□□e□□ee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Te□□e□□ee □ro□er□□a□d □he □or□hea□□cor□er o□□he Pa□Ha□e□ □ro□er□□a□e□ide□ced i□□Bk 4854 Pg 213 ROWC, TN, i□□all 99.31' □o a□iro□rod, □aid iro□rod bei□g Ha□e□' □o□□hea□□cor□er a□d bei□g □he □or□hea□□ cor□er o□Lo□1 o□□he DePrie□□S□bdi□i□io□a□e□ide□ced i□□Pla□Bk 61 Pg 80 ROWC, TN□

THENCE□lea□i□g Ha□e□a□d □i□h □he ea□□erl□bo□□dar□o□Lo□1 a□d □he □e□□erl□bo□□dar□o□Lo□2 o□□he DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated o□ □he □or□herl□margi□o□2□d A□e□□e Nor□h□

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' □o a □oi□□, □aid □oi□□bei□g □he i□□er□ec□io□o□□he ea□□erl□margi□o□2□d A□e□□e Nor□h a□d □he □or□herl□margi□o□Mai□S□ree□□

THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point bei□g □he □o□□h□e□□cor□er o□□he Tomli□ Famil□Par□□er□, GP □ro□er□□a□e□ide□ced i□□Bk 3518 Pg 65 ROWC, TN

THENCE□lea□i□g □he □or□herl□margi□o□Mai□S□ree□a□d □i□h □he Tomli□ Famil□Par□□er□, GP □ro□er□□□he □ollo□i□g call□:

N 29°41'53" W - 90.64' to an iron rod;
N 60°10'34" E - 66.00' to an iron rod;
S 30°24'06" E - 15.31' to an iron rod;
N 57°58'10" E - 20.00' to a point;
S 30°25'15" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Co□□ai□i□g 4.66 acre□□/- (202,953 □□□are □ee□), accordi□g □o □□r□e□□b□Di□idi□g Li□e S□r□e□Ser□ice□,

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	EITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240 -242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HP0, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	EITHER	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HP0, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO,FFO,HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDAN E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108 -109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHRUCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078C-N00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO
ARCHITECTS

REZONING PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

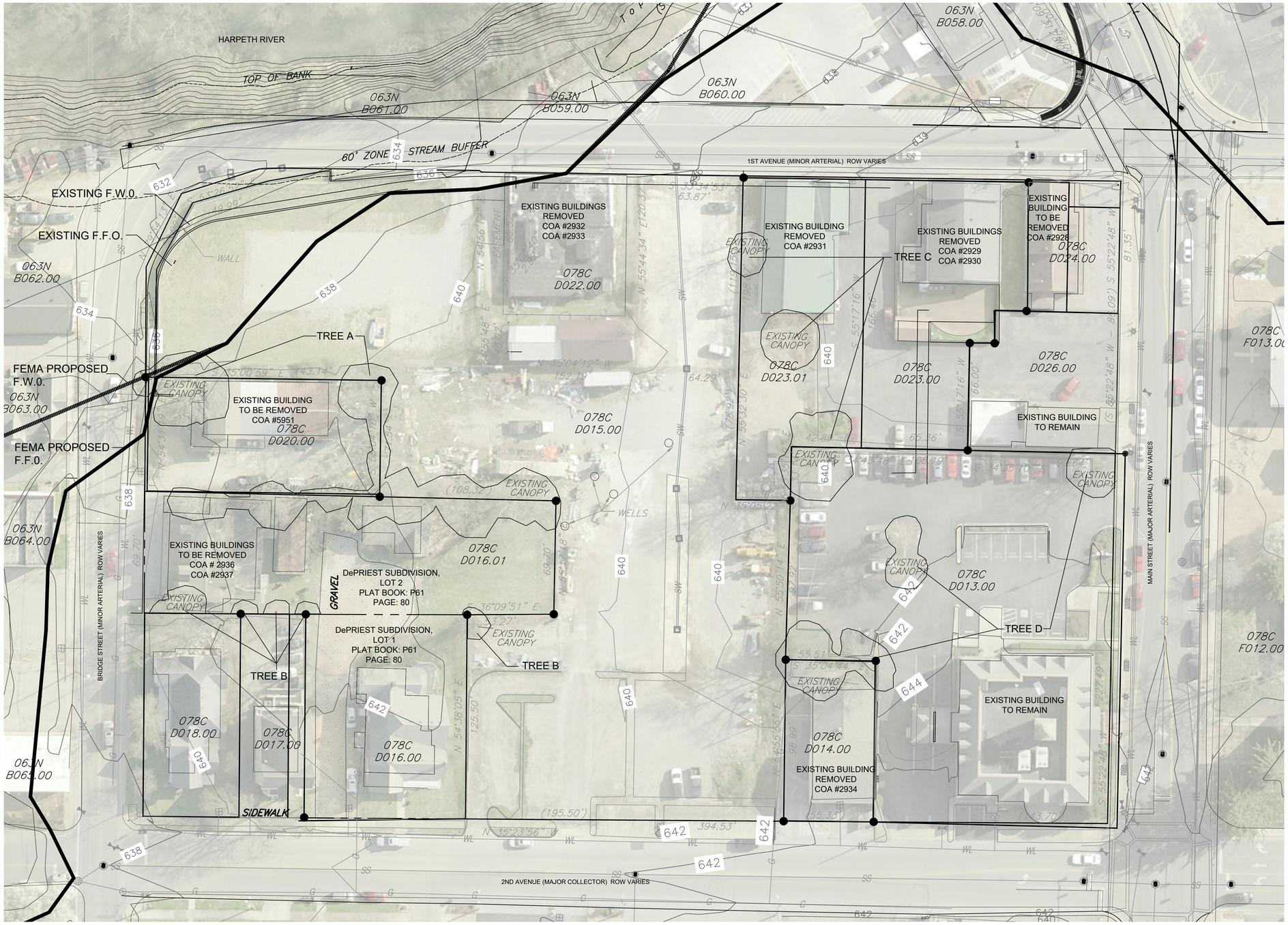
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
STATE OF TENNESSEE
NO. 769

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

□O□N□ARY MAP

COF# 5991

C□□

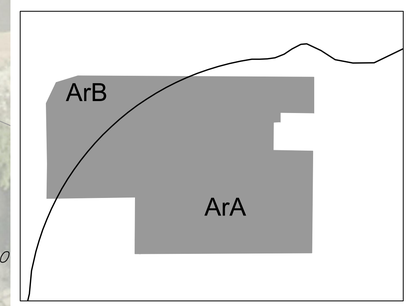


GRAPHIC SCALE: 1" = 30'

30 0 30 60 90

SITE DATA:

PROJECT NAME:	HARPETH SQUARE REZONING PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	5991
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.4 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF/ 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE CHARTS ON C2.0)
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT: 160 X .23 = 37 STUDENTS

JOHNSON ELEMENTARY SCHOOL	0.92 MILES
FREEDOM MIDDLE SCHOOL	1.62 MILES
FRANKLIN HIGH SCHOOL	1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

TRIP GENERATION TABLE

	LUC 310	High-T□r□□er	LUC 932	LUC 826	LUC 220	
La□d U□e:	Ho□el	Si□Do□□Re□a□ra□		S□□Re□ail	M□l□-amil□	TOTAL
Si□e:	112 room□	4,500 □□ □□		9,244 □□ □□	155 □□□□	
A□erage Dail□Tra□□c	1,000	572		410	1,062	3,044
Dail□E□er	500	286		205	531	1,522
Dail□E□□	500	286		205	531	1,522
AM Peak Ho□r To□al	76	49		63	80	268
AM Peak Ho□r E□er	44	27		30	16	117
AM Peak Ho□r E□□	32	22		33	64	151
MID Peak Ho□r To□al (7%)	70	42		28	74	214
MID Peak Ho□r E□er (50%)	35	22		14	37	108
MID Peak Ho□r E□□ (50%)	35	20		14	37	106
PM Peak Ho□r To□al	78	45		25	103	251
PM Peak Ho□r E□er	38	27		11	67	143
PM Peak Ho□r E□□	40	18		14	36	108

Tri□ Ge□era□o□ 9□h Edi□io□

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

S□ee□Name	Cla□□□ica□o□	E□□ri□g Tra□□c	E□□□□g Tra□□c	To□al Vehicle□ Per Da□
Mai□□S□ee□ (ea□□o□1□□A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□□S□ee□ (be□□ee□ 1□□a□□d 2□d A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□□S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Ar□erial	380	380	761
2□d A□e□□e, N. (□or□h o□Mai□□S□ee□)	Ma□or Colle□□or	533	533	1,065
Bridge S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Colle□□or	228	228	457
2□d A□e□□e, N. (□or□h o□Bridge S□ee□)	Ma□or Colle□□or	152	152	304

*NOTE: THE PROPOSED MIXED-USE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 3,044 VEHICLE TRIPS PER DAY. THE TABLE ABOVE SHOWS THE NEW DAILY TRIPS ON THESE STREETS WITH THE COMPLETION OF THE PROPOSED PROJECT.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

REZONING PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

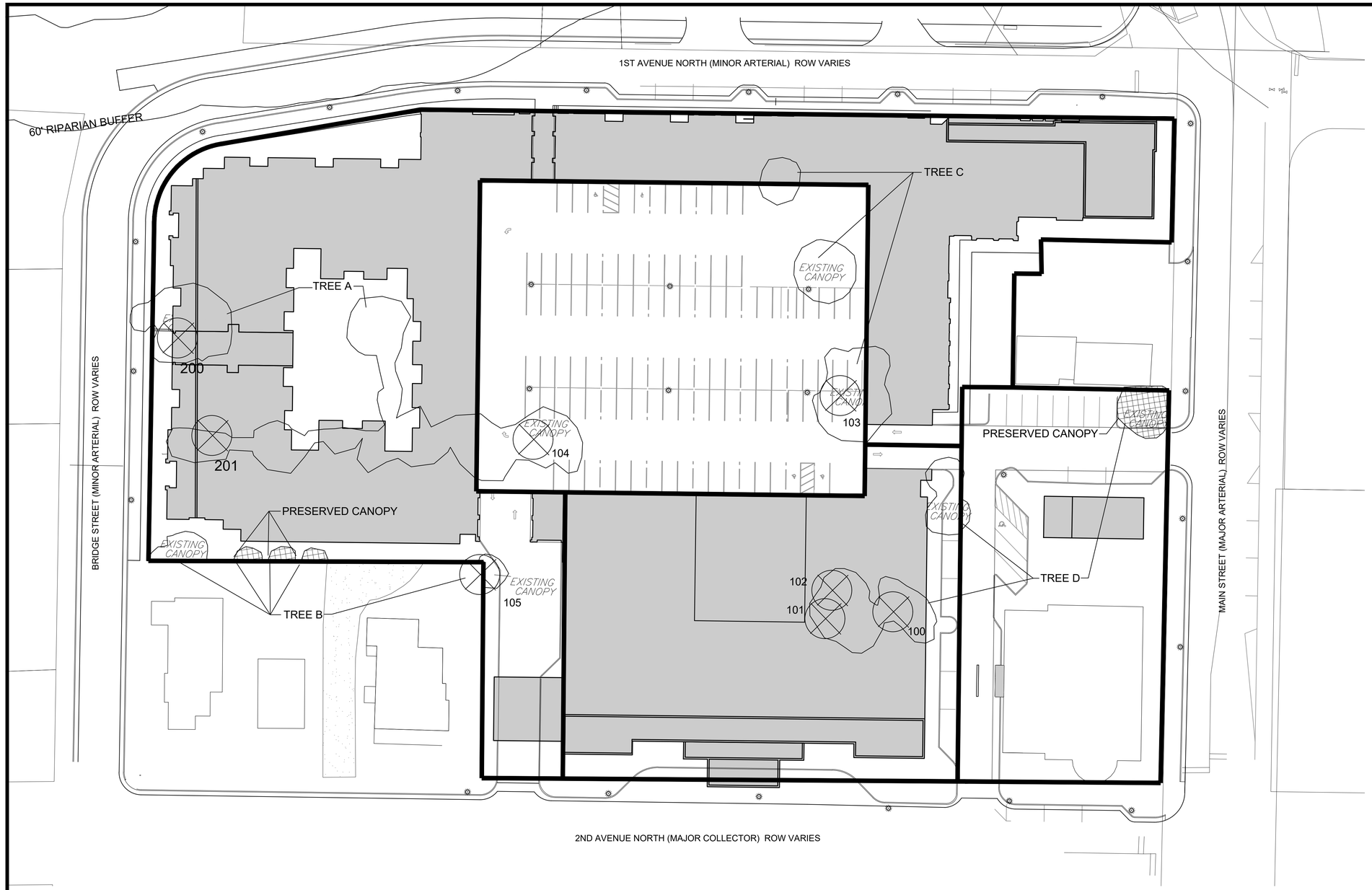
GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

E□STIN□
CON□ITIONS

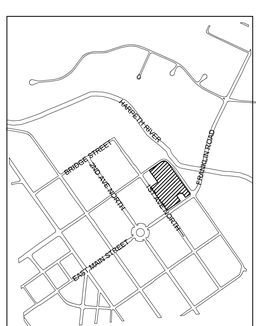
COF# 5991

C2.□



GRAPHIC SCALE: 1" = 30'

30 0 30 60 90



VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME:	HARPETH SQUARE REZONING PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.26, 13000, 115
PROJECT NUMBER:	5991
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.26 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.2%, 6,509 SF FORMAL PROVIDED

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF/ 202,980 SF = .08 (8%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY:	17,236 SF	0.40 AC
REQUIRED PRESERVATION:		
17,236 SF X 26% =	4,481 SF	26%
PROVIDED CANOPY PRESERVATION:	1,084 SF	6.3%
(SEE APPROVED DEV. PLAN COF #4713)		

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175"
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350"

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

REZONING PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

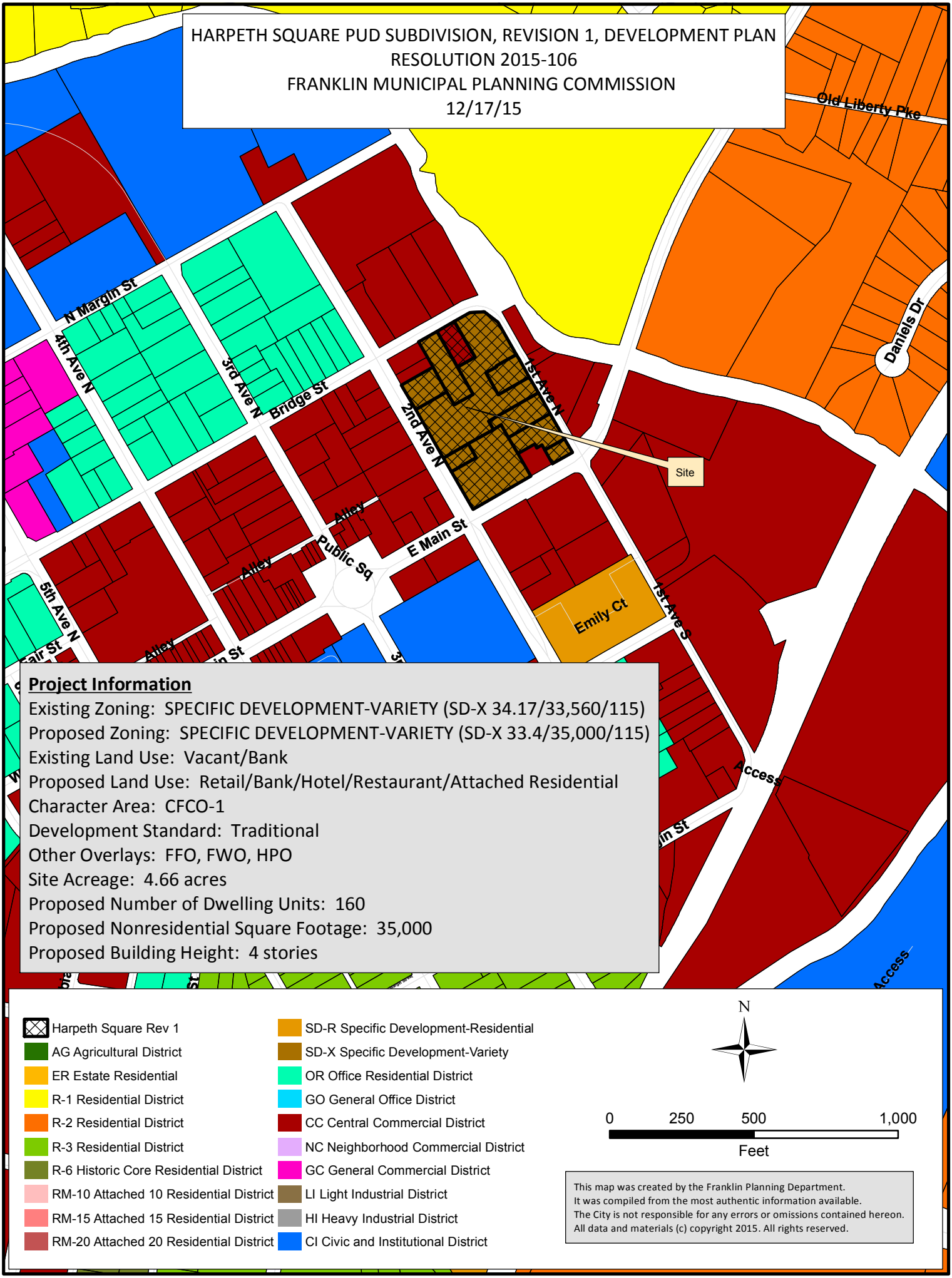
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TREE CANOPY

COF# 5991

C3.□

HARPETH SQUARE PUD SUBDIVISION, REVISION 1, DEVELOPMENT PLAN
RESOLUTION 2015-106
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Project Information

Existing Zoning: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17/33,560/115)
Proposed Zoning: SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4/35,000/115)
Existing Land Use: Vacant/Bank
Proposed Land Use: Retail/Bank/Hotel/Restaurant/Attached Residential
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: FFO, FWO, HPO
Site Acreage: 4.66 acres
Proposed Number of Dwelling Units: 160
Proposed Nonresidential Square Footage: 35,000
Proposed Building Height: 4 stories

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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RESOLUTION 2015-106

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HARPETH SQUARE PUD SUBDIVISION WITH 5 EXISTING MODIFICATIONS OF DEVELOPMENT STANDARDS AND 1 NEW MODIFICATION OF DEVELOPMENT STANDARDS (PARKLAND DEDICATION), FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET."

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 Alderman (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Legal Description:

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennesse property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W – 90.64' to an iron rod;
N 60°10'34" E – 66.00' to an iron rod;
S 30°24'06" E – 15.31' to an iron rod;
N 57°58'10" E – 20.00' to a point;
S 30°25'15" E – 20.00' to an iron rod;
S 29°21'40” E – 56.24' to a point in the northerly margin of Main Street;
THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15.**SECTION II:** That the attached Location Map and Development Plan, as amended, 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 Harpeth Square PUD Subdivision are as follows:

Entitlements	Harpeth Square PUD
Base Zone District	SD-X (33.4/35000/115)
Character Area Overlay	CFCO-1
Other Zoning Overlays	HPO, FFO, FWO
Development Standard	Traditional
Number of Dwelling Units	160
Number of Nonresidential Square Footage	35,000
Number of Hotel Rooms	115
Connectivity Index	n/a
Open Space Requirements	6,312 SF, Formal
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2014-92 Date of approval: 03/10/15
Revision Number	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 Alderman, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Parkland Dedication** Approved: _____ Denied: _____	Request to permit the use of the required parkland dedication fees be used to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. *Staff recommended approval.*

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

_____ _____

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

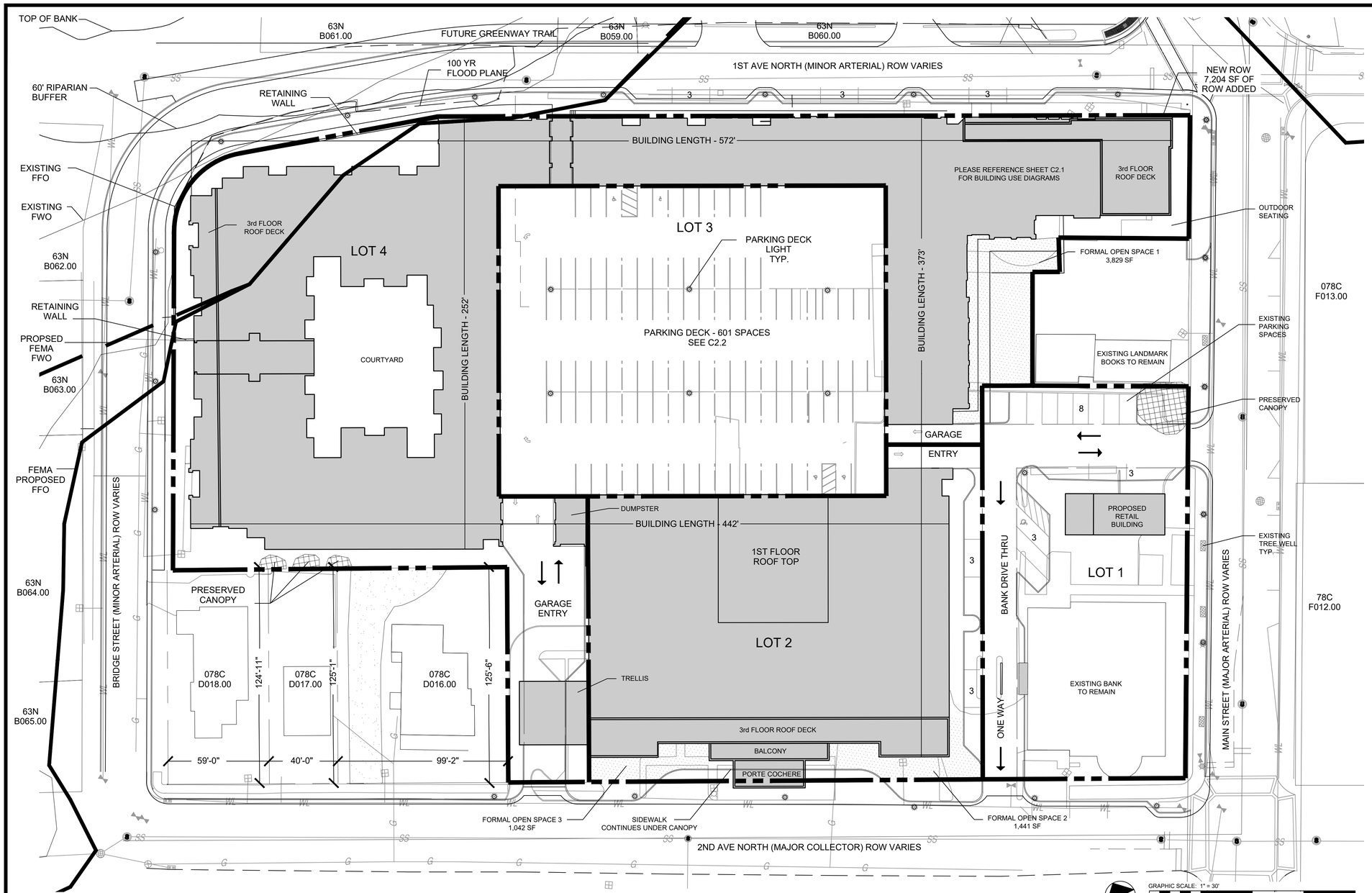
PREAPPLICATION CONFERENCE: ____10/21/2015_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: ____10/22/2015_____

NEIGHBORHOOD MEETING: ____10/19/2015_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	5994
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	N/O
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.4 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.1%, 6,312 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART).
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT: 160 X .23 = 37 STUDENTS

JOHNSON ELEMENTARY SCHOOL	0.92 MILES
FREEDOM MIDDLE SCHOOL	1.62 MILES
FRANKLIN HIGH SCHOOL	1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER
NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW
84 PSI FROM 2.5" OUTLET

FLOW:	1537 GPM	10,509 GPM
STATIC PRESSURE:	90 PSI	20 PSI
RESIDUAL PRESSURE:	88 PSI	

STREAMSIDE BUFFER VARIANCE
A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART
MINIMUM OPEN SPACE REQUIREMENT: 3% 3% * 202,980 TOTAL SITE SF = 6,089 SF PROVIDED OPEN SPACE: 3.1% (6,312 SF) NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL 7,500 ASSEMBLY	1 PER ROOM 0.75 PER EMPLOYEE 0.17 PER MAX OCCUPANCY FOR ASSEMBLY	115 ROOMS 25 EMP/LARGEST SHIFT 667 MAX OCCUPANCY	115 19 114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF 0.75 PER EMPLOYEE 0.67 PER OUTDOOR SEAT	5,000 SF 30 EMP/LARGEST SHIFT 20 SEATS	38 23 14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM 80 TWO-BEDROOM 14 THREE-BEDROOM	66 120 28
				TOTAL REQUIRED PARKING :	628

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE	601
ON-STREET	12
SURFACE PARKING	17
TOTAL PARKING SPACES	630
TOTAL BICYCLE PARKING SPACES (1:10)	60

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FORTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,805 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B05800	94 -98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

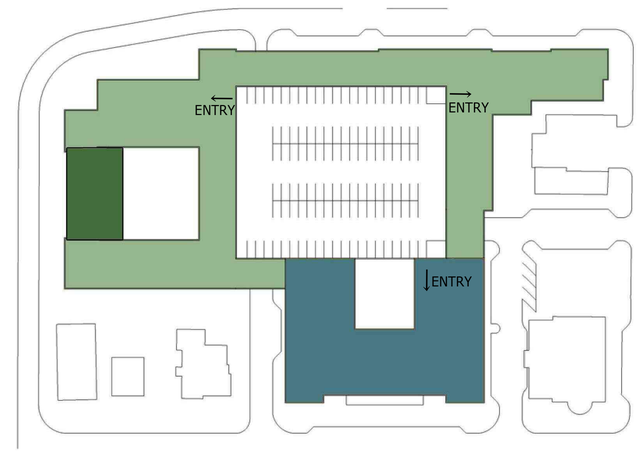
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

OVERALL DEVELOPMENT PLAN

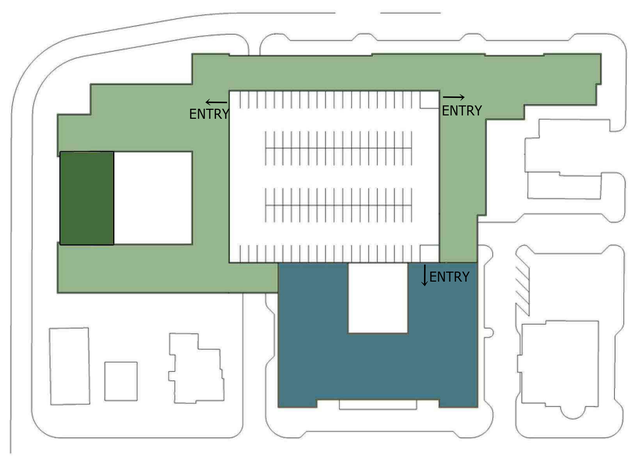
COF# 5994

C2.0

FIRST FLOOR



SECOND FLOOR



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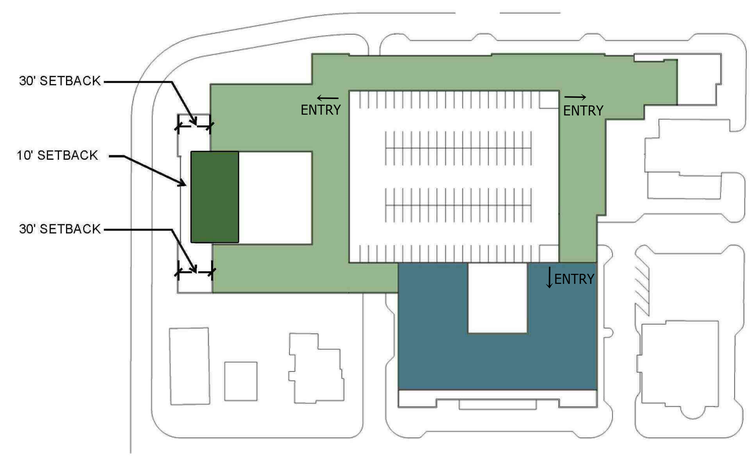

FOURTH FLOOR

ADDITIONAL APARTMENT AREA

APARTMENTS

RETAIL / RESTAURANT

FUTURE HOTEL

HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES | FRANKLIN, TENNESSEE | SEPTEMBER 21, 2015

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

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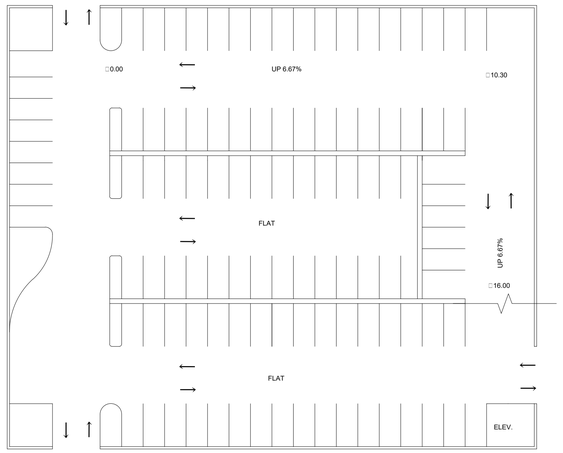
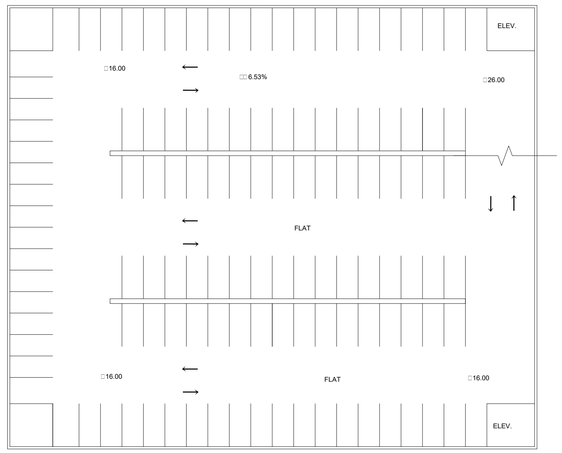
DOOR DIAGRAMS

COF# XXXX

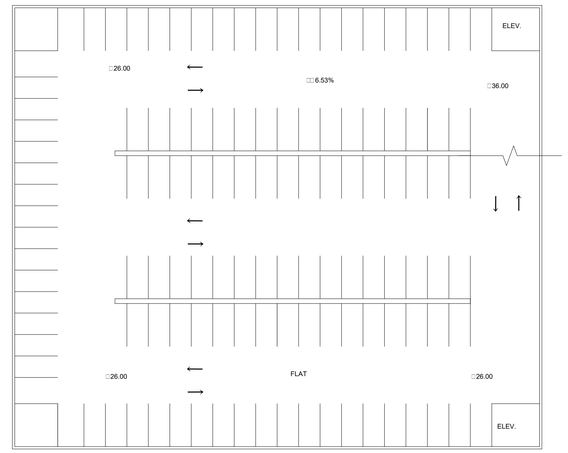
C2.



1 - 112 □□ace□



2 - 123 □□ace□



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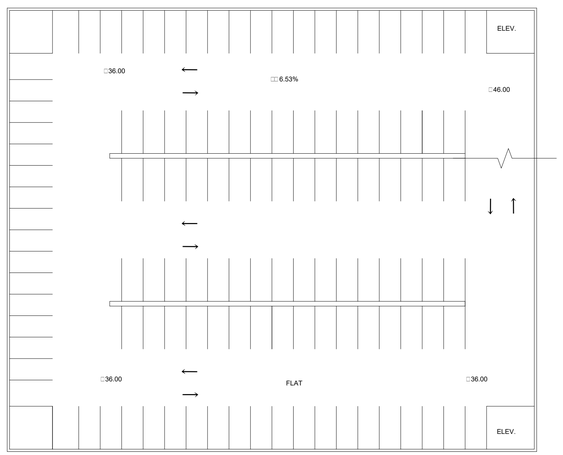

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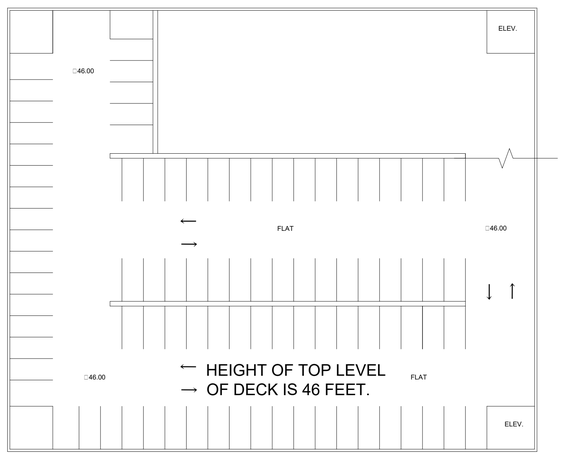

5 - 122 □□ace□

To□al: 601 □□ace□

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITIY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
			0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
		7,500 SF ASSEMBLY	0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

TRIP GENERATION TABLE

	LUC 932				
	LUC 310	High-T□r□o□er	LUC 826	LUC 220	
La□d U□e:	Ho□el	Si□Do□□Re□a□ra□□	S□□Re□ail	M□□i-□amil□□	TOTAL
Si□e:	112 room□	4,500 □□ □□	9,244 □□ □□	155 □□□	
A□erage Dail□Tra□□c	1,000	572	410	1,062	3,044
Dail□E□□er	500	286	205	531	1,522
Dail□E□□□	500	286	205	531	1,522
AM Peak Ho□r To□al	76	49	63	80	268
AM Peak Ho□r E□□er	44	27	30	16	117
AM Peak Ho□r E□□	32	22	33	64	151
MID Peak Ho□r To□al (7%)	70	42	28	74	214
MID Peak Ho□r E□□er (50%)	35	22	14	37	108
MID Peak Ho□r E□□(50%)	35	20	14	37	106
PM Peak Ho□r To□al	78	45	25	103	251
PM Peak Ho□r E□□er	38	27	11	67	143
PM Peak Ho□r E□□	40	18	14	36	108

Tri□Ge□era□io□9□h Edi□io□

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

S□ee□Name	Cla□□□ica□io□	E□□eri□g Tra□□c	E□□□g Tra□□c	To□al Vehicle□ Per Da□
Mai□S□ee□ (ea□□o□□□A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□S□ee□ (be□□ee□1□□a□d 2□d A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Ar□erial	380	380	761
2□d A□e□□e, N. (□or□h o□Mai□S□ee□)	Ma□or Colle□□or	533	533	1,065
Bridge S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Colle□□or	228	228	457
2□d A□e□□e, N. (□or□h o□Bridge S□ee□)	Ma□or Colle□□or	152	152	304

NOTE: The □ro□o□ed mi□ed-□□e □ro□ec□□□e□□ec□ed □o ge□era□e a □ro□ma□el□3,044 □ehicle □i□□□er da□ The □able abo□e □ho□□□he □e□ dail□□i□□o□ □he□e □□ee□□□□h □he com□□e□o□o□□he □ro□o□ed □ro□ec□

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

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□ARA□E
□IA□RAMS

COF# 5994

C2.2

CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE

MATERIAL VARIETY IN A MIXED-USE PROJECT

STREETSCAPE DETAILS & MATERIALS

OUTSIDE DINING

FOUR STORY BRICK

CORNER BALCONIES

MAIN STREET VIEW : HARPETH SQUARE

MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909
STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20001
STATE OF TENNESSEE
12-3-15

DEVELOPMENT PLAN REVISION 1
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ARCHITECTURAL CHARACTER

COF# 5994

A1.0

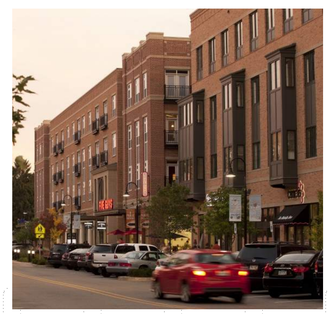
SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE

HOTEL ENTRANCE

RESIDENTIAL DETAIL & SCALE

SECOND AVENUE VIEW : HARPETH SQUARE

STONE & BRICK MIX



BAY WINDOWS

CORNER OF SECOND AND MAIN : HARPETH SQUARE

CORNER OF FIRST AND BRIDGE : HARPETH SQUARE

VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909
STUDIO
ARCHITECTS

MICHAEL A. HATAWAY
REGISTERED ARCHITECT
NO. 20061
STATE OF TENNESSEE
12.3.15

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

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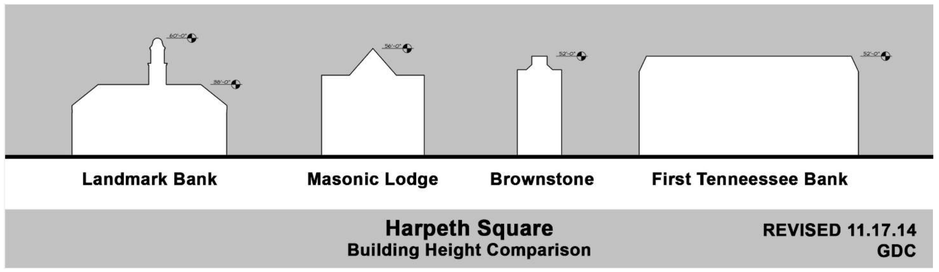
ARCHITECTURAL CHARACTER

COF# 5994

A2.0



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	4006x
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765

MAIN STREET ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

FIRST AVENUE ELEVATION

NOT TO SCALE

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.

VICINITY MAP

SCALE 1" = 1000'

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909 STUDIO
ARCHITECTS

NICHOLAS A. HATHAWAY
REGISTERED ARCHITECT
No. 20321
STATE OF TENNESSEE
12-3-15

DEVELOPMENT PLAN REVISION 1
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CONCEPT ELEVATIONS

COF# 5994

A3.0

BRIDGE STREET ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
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- ALUMINUM STOREFRONT AND GLASS
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SECOND AVENUE ELEVATION

NOT TO SCALE

VICINITY MAP

SCALE 1" = 1000'

GDC
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DATE: NOV. 9, 2015

909 STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
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No. 20961
STATE OF TENNESSEE
12-3-15

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CONCEPT ELEVATIONS

COF# 5994

A4.0

HARPETH SQUARE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

OWNERS

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DEVELOPER

HARPETH ASSOCIATES LLC
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CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT

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144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER:

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT:

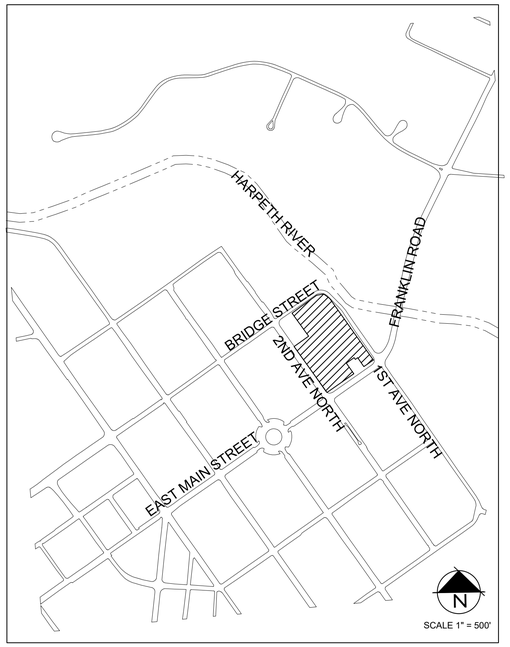
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC
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DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
C 2.3	TREE CANOPY PRESERVATION
C 3.0	STORMWATER MANAGEMENT PLAN
C 4.0	GRADING AND DRAINAGE PLAN
C 5.0	UTILITY PLAN
C 6.0	AUTOTURN PLAN
A 1.0	ARCHITECTURAL CHARACTER
A 2.0	ARCHITECTURAL CHARACTER
A 3.0	CONCEPT ELEVATIONS
A 4.0	CONCEPT ELEVATIONS

PURPOSE STATEMENT

Har□e□h A□ocia□e□rece□□□ac□□ired □he □ro□er□k□o□□a□ he Ci□ Farmho□□e Lo□loca□ed o□ Bridge S□ree□ Thi□□ro□o□ed re□□lo□□o□he De□elo□me□Pla□o□Har□e□h S□□are i□cor□ora□ed □hi□□e□ area i□□o□he □la□. The re□□lo□□i□d□de□□he □ollo□□g:

1. Addi□lo□o□0.23 Acre□□o□la□□d loca□ed a□111 Bridge S□ree□
2. Addi□lo□o□9 re□de□□ial a□ar□me□□
3. Addi□lo□o□a co□r□ard ame□□□or □he re□de□□ial
4. Remo□al o□□he acce□□□rom □he □arki□g garage □o 1□□A□e□□e. Thi□acce□□□remo□ed □o elimi□a□e □a□e□co□cer□□ □rom o□-comi□g □ra□□c □rom Bridge S□ree□□o 1□□A□e□□e. The □e□ □ra□□c di□□ib□□o□□ha□e bee□a□a□□ed b□ Fi□chbach Tra□□□or□a□□a□d □□d□□ded □□a □e□ □□d□.
5. There are □o cha□ge□□o □he □□e o□□he ho□el
6. The □o□al □□□are □oo□age o□re□ail ha□bee□red□ced b□5000 □□□are □ee□
7. Addi□lo□o□a □e□ Modi□ca□lo□o□S□a□dard□re□e□□g □he □□e o□Parka□d Fee□□o be □□ed □or □ede□□ia□co□ec□lo□□□o Bice□e□□ial Park. Bo□h gree□□a□□ rail□a□d □□de□alk co□ec□lo□□□ill be co□□dered.

PURPOSE STATEMENT

Har□e□h A□□ocia□e□□rece□□□ac□□ired □he □ro□er□k□o□□a□ he Ci□ Farmho□□e Lo□loca□ed o□ Bridge S□ree□ Thi□□ro□o□ed re□□lo□□o □he De□elo□me□Pla□o□Har□e□h S□□are i□cor□ora□ed □hi□□e□ area i□□o □he □la□. The re□□lo□□i□d□de□□he □ollo□□g:

1. Addi□lo□o□0.23 Acre□□o□la□□d loca□ed a□111 Bridge S□ree□
2. Addi□lo□o□9 re□de□□ial a□ar□me□□
3. Addi□lo□o□a co□r□ard ame□□□or □he re□de□□ial
4. Remo□al o□□he acce□□□rom □he □arki□g garage □o 1□□A□e□□e. Thi□acce□□□remo□ed □o elimi□a□e □a□e□co□cer□□ □rom o□-comi□g □ra□□c □rom Bridge S□ree□□o 1□□A□e□□e. The □e□ □ra□□c di□□ib□□o□□ha□e bee□a□a□□ed b□ Fi□chbach Tra□□□or□a□□a□d □□d□□ded □□a □e□ □□d□.
5. There are □o cha□ge□□o □he □□e o□□he ho□el
6. The □o□al □□□are □oo□age o□re□ail ha□bee□red□ced b□5000 □□□are □ee□
7. Addi□lo□o□a □e□ Modi□ca□lo□o□S□a□dard□re□e□□g □he □□e o□Parka□d Fee□□o be □□ed □or □ede□□ia□co□ec□lo□□□o Bice□e□□ial Park. Bo□h gree□□a□□ rail□a□d □□de□alk co□ec□lo□□□ill be co□□dered.

NEW MODIFICATION OF STANDARDS

1. Ne□ MOS #1. Sec□lo□ 5.5.4 (4) (A) Thi□MOS i□□o □erm□Har□e□h S□□are A□□ocia□e□□o □□e □he re□□red □arka□d dedica□lo□ □ee□□o co□□r□c□□or□lo□□o□he gree□□a□□rail or □de□alk□or □ede□□ia□co□ec□lo□ □o Bice□e□□ial Park. No □eci□lc ro□e or □□a□□□ o□rail ha□bee□de□erm□ed a□hi□ □me. The a□□ica□□hall coordi□a□e □□h □he □ark□de□ar□me□a□□□e □a□. A□□remai□□g □ee□□hall be □aid a□□ee□.

NEW MODIFICATION OF STREET STANDARDS

1. Re□□e□□□o ha□e a mid-block acce□□o□ Ea□□Mai□S□tee□□hich □a Ma□or Ar□rial. The □ro□o□ed de□elo□me□□□loca□ed i□ □he □rba□□e□□g o□□he hi□oric □o□□ce□□er. The □ro□o□ed acce□□□loca□ed a□a□e□□g c□rb c□□□□h □□□lcie□□□igh□□e□ do□□Mai□S□tee□□□o□h direc□lo□□ Vehicle □□eed□are □□call□□□o□ be□ee□□he □□er□ec□lo□o□□A□e□□e a□d 2□d A□e□□e □ra□□c □g□al□.

SPECIAL REQUEST

1. Sec□lo□□5.10.13 (5) Re□□e□□□o allo□□□ale□□arki□g i□□he righ□o□□a□o□2□d A□e□□e. Har□e□h A□□ocia□e□□□ill □ork □□h Pla□□□g a□d E□gi□eeri□g □a□□□ro□ □o □□e □a□□□bmi□al o□□de□alk □laceme□□□regard□□o □e□ □ale□arki□g co□di□lo□□

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Re□□e□□#1. Sec□lo□3.5.6 (2) (B) (iii) (A) Thi□□a re□□e□□o □ro□ide □e back□□ha□are re□ec□□I o□□he e□□□g □eighborhood b□ildi□g□, a□d □o alig□□□h □hem □o □orm □he b□ildi□g □e back l□□e. S□a□recomme□d□a□□ro□al o□□hi□MOS. A□□ro□ed b□Pla□□g Commi□□o□a□d BOMA.
2. MOS Re□□e□□#2. Sec□lo□3.5.6 (2) (B) (iii) (B) Thi□□a re□□e□□or □al □la□□ □o co□□orm □o □he de□elo□me□□□la□ PUD a□ a□□ro□ed b□□he BOMA, □r □he □erce□□age o□□rimar□b□ildi□g □all occ□□□g □he □ro□□□ro□er□□□e. A□□ro□ed b□Pla□□g Commi□□o□a□d BOMA.
3. MOS Re□□e□□#3. Sec□lo□3.5.6 (2) (B) (iii) (C) Thi□□a re□□e□□or □al □la□□ □o co□□orm □o □he de□elo□me□□□la□ PUD a□ a□□ro□ed b□□he BOMA, □r □he □erce□□age o□□rimar□b□ildi□g □all occ□□□g □he □de □□e□□ro□er□□□e. A□□ro□ed b□ Pla□□g Commi□□o□a□d BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Pla□□g Commi□□o□a□d BOMA.
5. MOS Re□□e□□#6. Sec□lo□5.2.4 (3) (A) Re□□e□□o □a□e o□□ □he □ee□□ide□□□ied o□ □he de□elo□me□□□la□. A□□ro□ed b□ Pla□□g Commi□□o□a□d BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. De□ig□ Modi□ca□lo□#1. Sec□lo□5.3.5 (3) (B) (ii) Re□□e□□or b□ildi□g le□g□h o□573 □ee□a□□he lo□ge□□□or□o□, □here □he ma□□m le□g□h allo□ed b□□he □o□□g ordi□a□ce i□200 □ee□ A□□ro□ed b□Pla□□g Commi□□o□.
2. De□ig□ Modi□ca□lo□#2. Sec□lo□5.3.5 (3) (E) (i) Re□□e□□or □he □□e o□□a□roo□□er□□□he re□□red □□ched roo□□or m□□□amil□□□r□□re□. A□□ro□ed b□Pla□□g Commi□□o□.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commi□□o□.
4. De□ig□ Modi□ca□lo□#4. Sec□lo□5.3.6 (8) (A) Re□□e□□or a ma□m□m o□□e colo□□or □□e o□□he b□ildi□g □acade□□

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

O□□□e Wa□er Q□a□□□□a□d Q□ali□□Facili□□ Co□□r□c□lo□□□a□□□ill be com□le□ed a□d □□bmi□□ed □o □he Ci□□ei□her co□□□re□□□□h or □rior □o □he □ir□□□□e □a□□□or □he Har□e□h S□□are de□elo□me□□ Co□□r□c□lo□□□he im□ro□eme□□□ill beg□□a□□ar all □ece□□ar□ □erm□□ha□e bee□□□ed b□ □he Ci□□ or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he □r□□b□ildi□g CO o□□he de□elo□me□□

1□□A□e□□e a□d Bridge S□ree□Im□ro□eme□□□ Co□□r□c□lo□□□a□□ □or □he im□ro□eme□□□ill be □bmi□ed □□h □he □□e □a□ □or □he m□□amil□□a□d commercial □or□lo□□o□□he □ro□ec□ Co□□r□c□lo□□ill beg□□a□□ar □he Ci□□ha□□□ed a gradi□g □erm□a□d a□□ o□her □erm□□or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he CO □or □he m□□amil□□a□d commercial □or□lo□□o□□he de□elo□me□□

Fra□kli□Road/E. Mai□S□tee□Re□□i□g a□d Sig□al Modi□ca□lo□□a□E. Mai□S□tee□a□d 1□□A□e□□e - Co□□r□c□lo□□□a□□□ill be □bmi□ed □□h □he □r□□□e □a□□□or □he Har□e□h S□□are de□elo□me□□ Co□□r□c□lo□□o□□he im□ro□eme□□□ill beg□□a□□ar □he Ci□□ ha□□□ed all □ece□□ar□□erm□□or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he □r□□b□ildi□g CO o□□ □he de□elo□me□□

I□□er□ec□lo□Im□ro□eme□□□a□d Sig□ali□a□lo□□o□Bridge S□tee□a□d 2□d A□e□□e - Co□□r□c□lo□□□a□□□ill be □bmi□ed □□h □he □□e □a□□□or □he ho□el □or□lo□□o□□he □ro□ec□ Co□□r□c□lo□□□ill beg□□a□□ar □he Ci□□ha□□□ed all □ece□□ar□□erm□□or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he CO □or □he ho□el □or□lo□□o□□he de□elo□me□□

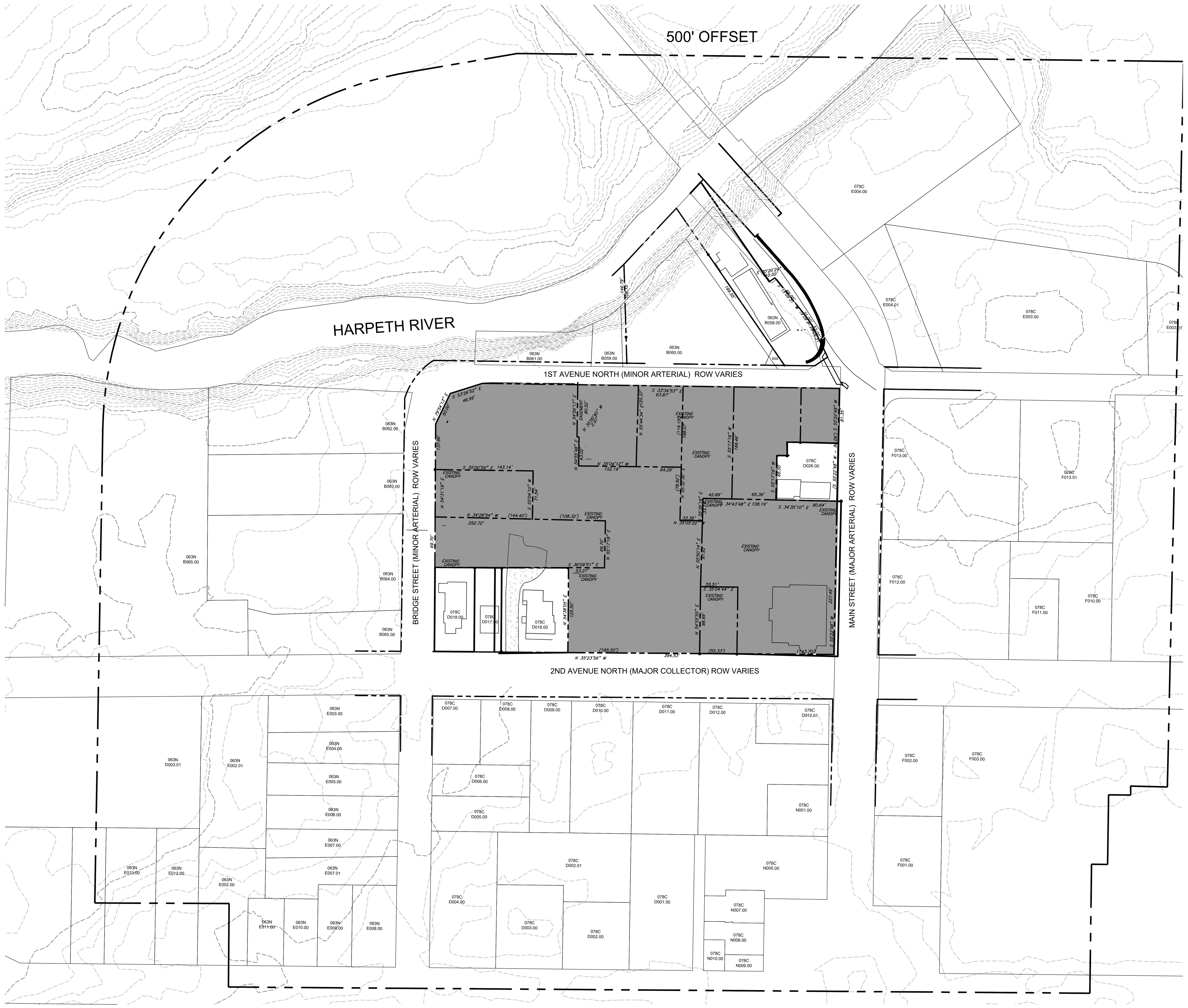
Wa□er Mai□U□grade□□alo□g 2□d A□e□□e Nor□h - Co□□r□c□lo□□□a□□□ill be □bmi□ed □□h □he □□e □a□□□or □he ho□el □or□lo□□o□□he □ro□ec□ Co□□r□c□lo□□□ill beg□□a□□ar □he Ci□□ha□□□ed all □ece□□ar□□erm□□or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he CO □or □he ho□el □or□lo□□o□□he de□elo□me□□

Bridge S□tee□Sa□□ar□Se□□er U□grade□□ - Co□□r□c□lo□□□a□□□ill be □bmi□ed □□h □he □□e □a□□□or □he m□□amil□□a□d commercial □or□lo□□o□□he □ro□ec□ Co□□r□c□lo□□□ill beg□□a□□ar □he Ci□□ha□□□ed a gradi□g □erm□□a□d a□□ o□her □erm□□or □hi□□ork. Com□le□lo□□□he im□ro□eme□□□ill be □rior □o □□□a□ce o□□he CO □or □he m□□amil□□a□d commercial □or□lo□□o□□he de□elo□me□□

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



GRAPHIC SCALE: 1" = 100'

100 0 100 200 300

LEGAL DESCRIPTION

Bei□g a cer□ai□ □arcel o□la□d loca□ed i□ □he Ci□□o□Fra□kli□, 9□h Ci□il Di□□ric□o□William□o□ Co□□□, Te□□e□□ee, bei□g a□o□erall de□cri□□io□o□□e□eral □ro□er□ie□, a□d bei□g more □ar□ic□larl□de□cribed a□□ollo□□:

BEGINNING a□a □oi□□, □aid □oi□□bei□g □he i□□er□ec□io□o□□he □e□□erl□margi□o□1□□A□e□□e Nor□h a□d □he □or□herl□margi□o□Mai□ S□ree□□

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the a□□hal□□

THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being □he □or□hea□□cor□er o□□he E□□r□□□Te□□e□□e □ro□er□□a□e□ide□ced i□ Bk 5377 Pg 100 ROWC, TN□

THENCE□lea□i□g □he □o□□herl□margi□o□Bridge S□ree□a□d □i□h □he ea□□erl□bo□□dar□o□E□□r□□□Te□□e□□ee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Te□□e□□ee □ro□er□□a□d □he □or□hea□□cor□er o□□he Pa□Ha□e□ □ro□er□□a□e□ide□ced i□ Bk 4854 Pg 213 ROWC, TN, i□ all 99.31' □o a□iro□rod, □aid iro□rod bei□g Ha□e□' □o□□hea□□cor□er a□d bei□g □he □or□hea□□ cor□er o□Lo□1 o□□he DePrie□□S□bdi□i□io□a□e□ide□ced i□ Pla□Bk 61 Pg 80 ROWC, TN□

THENCE□lea□i□g Ha□e□a□d □i□h □he ea□□erl□bo□□dar□o□Lo□1 a□d □he □e□□erl□bo□□dar□o□Lo□2 o□□he DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated o□ □he □or□herl□margi□o□2□d A□e□□e Nor□h□

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' □o a □oi□□, □aid □oi□□bei□g □he i□□er□ec□io□o□□he ea□□erl□margi□o□2□d A□e□□e Nor□h a□d □he □or□herl□margi□o□Mai□S□ree□□

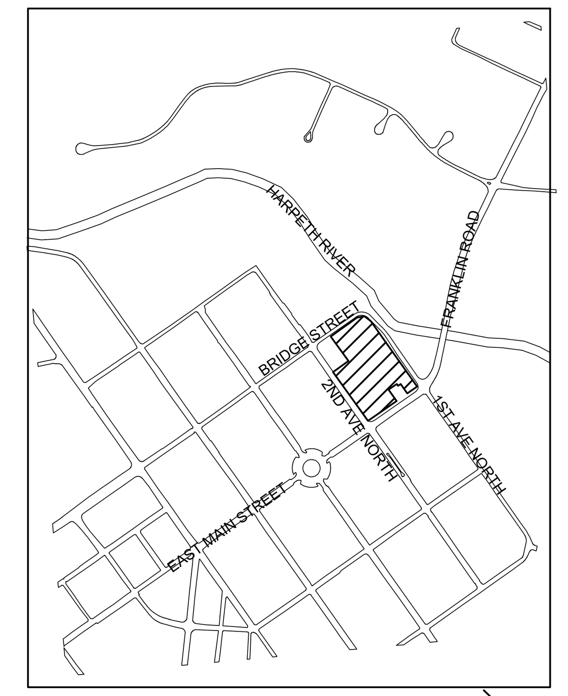
THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point bei□g □he □o□□h□e□□cor□er o□□he Tomli□ Famil□Par□□er□, GP □ro□er□□a□e□ide□ced i□ Bk 3518 Pg 65 ROWC, TN

THENCE□lea□i□g □he □or□herl□margi□o□Mai□S□ree□a□d □i□h □he Tomli□ Famil□Par□□er□, GP □ro□er□□ □he □ollo□i□g call□:

N 29°41'53" W - 90.64' to an iron rod;
N 60°10'34" E - 66.00' to an iron rod;
S 30°24'06" E - 15.31' to an iron rod;
N 57°58'10" E - 20.00' to a point;
S 30°25'15" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Co□□ai□i□g 4.66 acre□□/- (202,953 □□□are □ee□), accordi□g □o □□r□e□□b□Di□idi□g Li□e S□r□e□Ser□ice□.



VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 35000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: .02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED

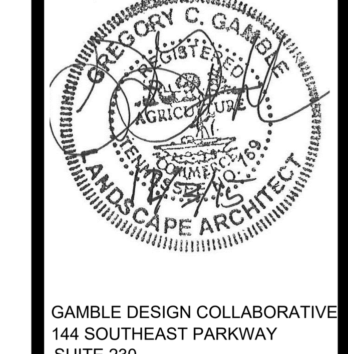
ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	EITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240 -242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HP0, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	EITHER	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HP0, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO,FFO,HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDAN E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108 -109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHRUCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078C-N00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

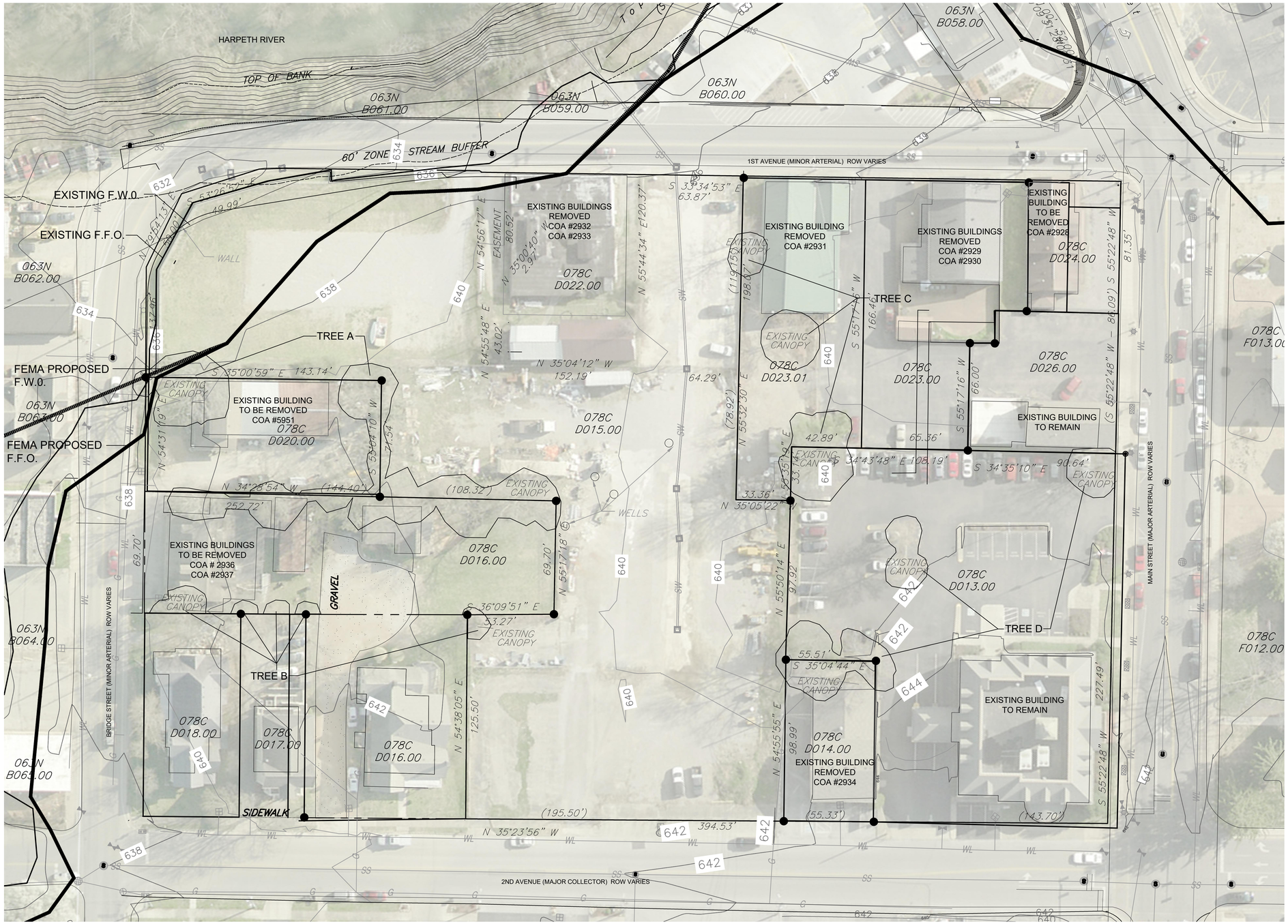


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

OVERA□□
E□ISTIN□
CON□ITIONS

COF# 5994

C□□

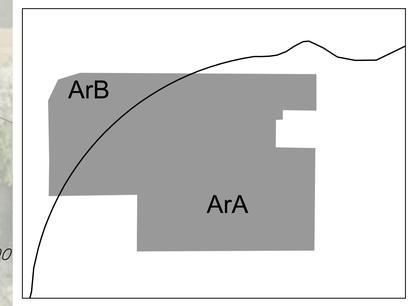


GRAPHIC SCALE: 1" = 30'

30 0 30 60 90

SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	5994
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.4 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF/ 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

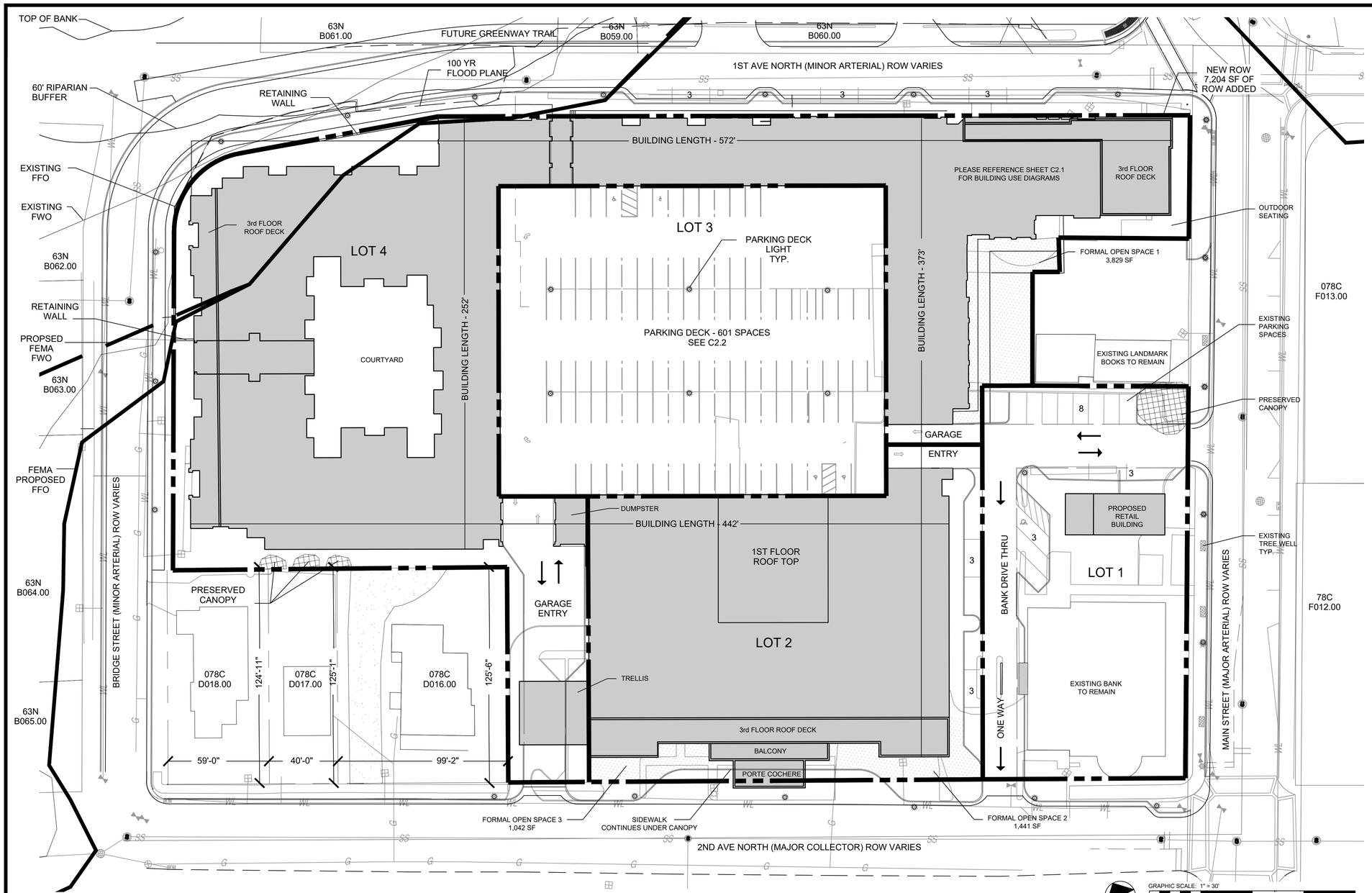
GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

EXISTING CONDITIONS

COF# 5994

C00



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	5994
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	N/O
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.4 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.1%, 6,312 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART).
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT: 160 X .23 = 37 STUDENTS

JOHNSON ELEMENTARY SCHOOL	0.92 MILES
FREEDOM MIDDLE SCHOOL	1.62 MILES
FRANKLIN HIGH SCHOOL	1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER
NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW
84 PSI FROM 2.5" OUTLET

FLOW:	1537 GPM	10,509 GPM
STATIC PRESSURE:	90 PSI	20 PSI
RESIDUAL PRESSURE:	88 PSI	

STREAMSIDE BUFFER VARIANCE
A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART
MINIMUM OPEN SPACE REQUIREMENT: 3% 3% * 202,980 TOTAL SITE SF = 6,089 SF PROVIDED OPEN SPACE: 3.1% (6,312 SF) NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL 7,500 ASSEMBLY	1 PER ROOM 0.75 PER EMPLOYEE 0.17 PER MAX OCCUPANCY FOR ASSEMBLY	115 ROOMS 25 EMP/LARGEST SHIFT 667 MAX OCCUPANCY	115 19 114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF 0.75 PER EMPLOYEE 0.67 PER OUTDOOR SEAT	5,000 SF 30 EMP/LARGEST SHIFT 20 SEATS	38 23 14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM 80 TWO-BEDROOM 14 THREE-BEDROOM	66 120 28
				TOTAL REQUIRED PARKING :	628

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE	601
ON-STREET	12
SURFACE PARKING	17
TOTAL PARKING SPACES	630
TOTAL BICYCLE PARKING SPACES (1:10)	60

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FORTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,805 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B05800	94 -98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

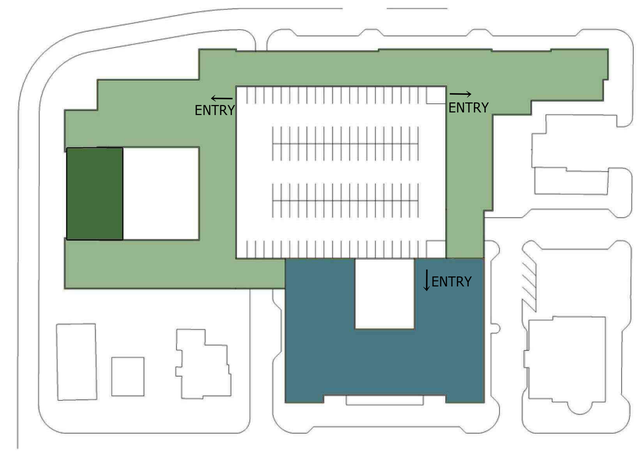
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

OVERALL DEVELOPMENT PLAN

COF# 5994

C2.0

FIRST FLOOR



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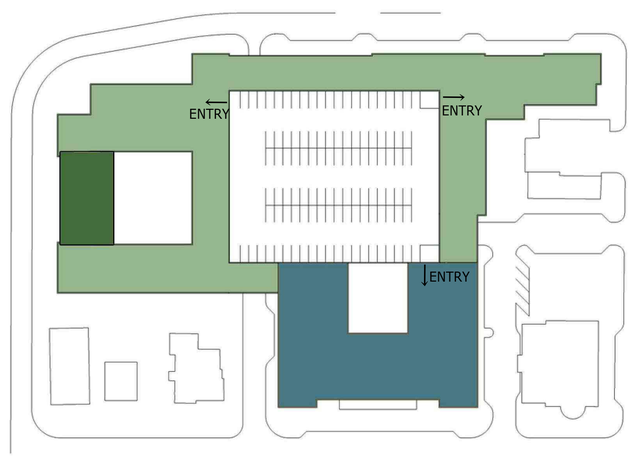
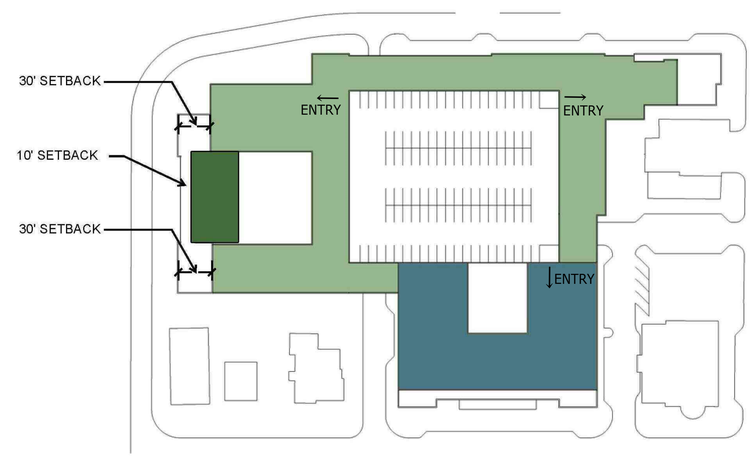


THIRD FLOOR



FOURTH FLOOR

ADDITIONAL APARTMENT AREA

APARTMENTS

RETAIL / RESTAURANT

FUTURE HOTEL

HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES | FRANKLIN, TENNESSEE | SEPTEMBER 21, 2015

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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SUITE 230
FRANKLIN, TENNESSEE 37064
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greggamble209@gmail.com
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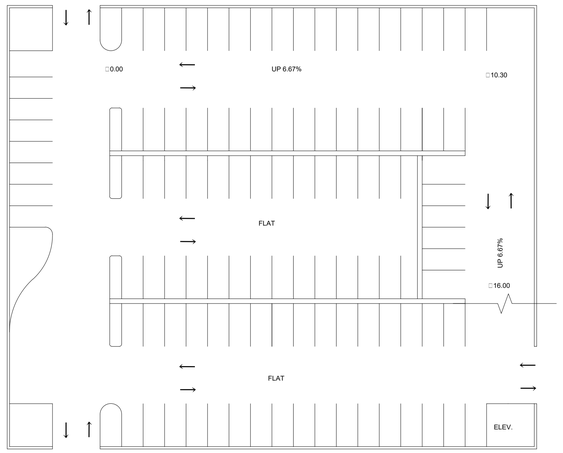
DOOR DIAGRAMS

COF# XXXX

C2.



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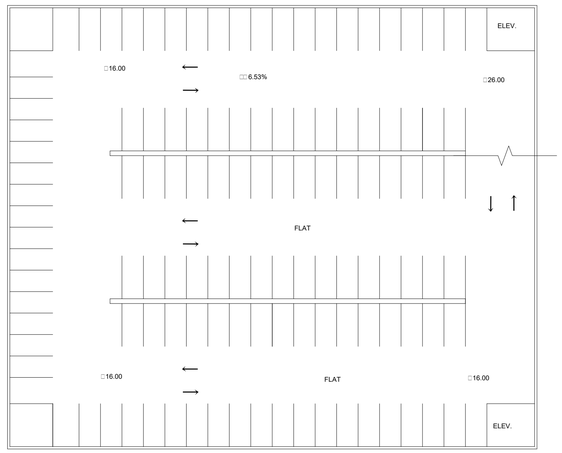
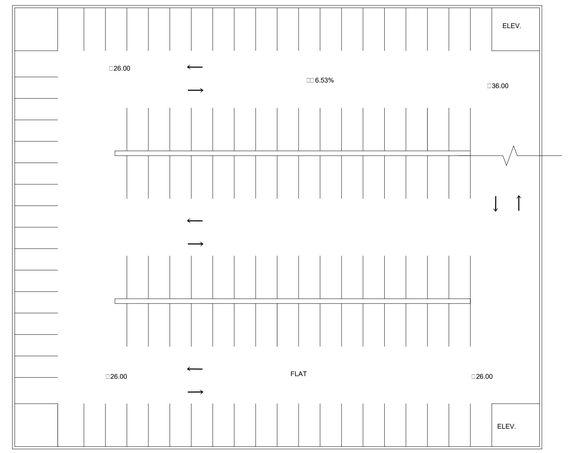


2 - 123 □□ace□



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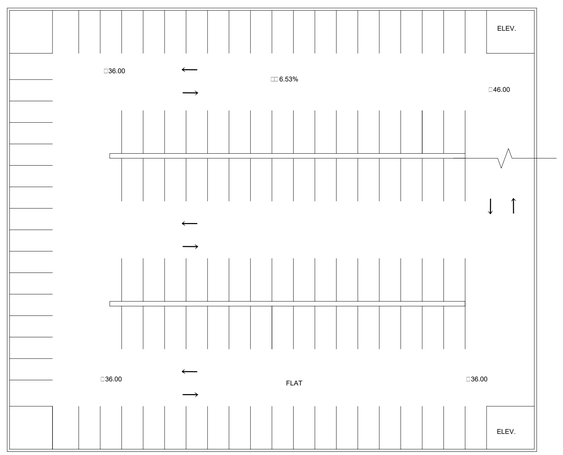

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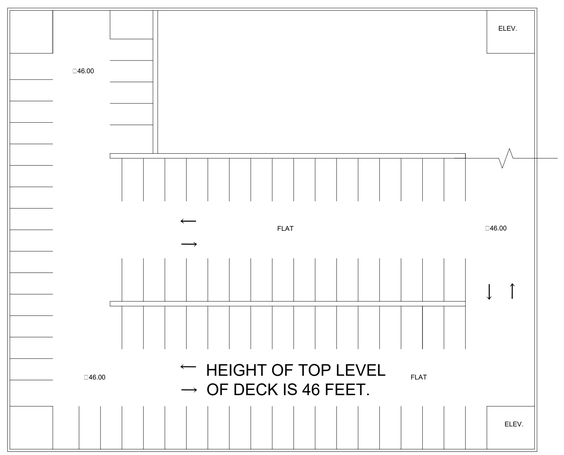

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To□al: 601 □□ace□

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITIY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
			0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
		7,500 SF ASSEMBLY	0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

TRIP GENERATION TABLE

	LUC 932				
	LUC 310	High-T□r□o□er	LUC 826	LUC 220	
La□d U□e:	Ho□el	Si□Do□□Re□a□ra□□	S□□Re□ail	M□□i-□amil□□	TOTAL
Si□e:	112 room□	4,500 □□ □□	9,244 □□ □□	155 □□□	
A□erage Dail□Tra□□c	1,000	572	410	1,062	3,044
Dail□E□□er	500	286	205	531	1,522
Dail□E□□□	500	286	205	531	1,522
AM Peak Ho□r To□al	76	49	63	80	268
AM Peak Ho□r E□□er	44	27	30	16	117
AM Peak Ho□r E□□	32	22	33	64	151
MID Peak Ho□r To□al (7%)	70	42	28	74	214
MID Peak Ho□r E□□er (50%)	35	22	14	37	108
MID Peak Ho□r E□□(50%)	35	20	14	37	106
PM Peak Ho□r To□al	78	45	25	103	251
PM Peak Ho□r E□□er	38	27	11	67	143
PM Peak Ho□r E□□	40	18	14	36	108

Tri□Ge□era□io□9□h Edi□io□

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

S□ee□Name	Cla□□□ica□io□	E□□eri□g Tra□□c	E□□□g Tra□□c	To□al Vehicle□ Per Da□
Mai□S□ee□ (ea□□o□□□A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□S□ee□ (be□□ee□1□□a□d 2□d A□e□□e, N.)	Ma□or Ar□erial	609	609	1,218
Mai□S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Ar□erial	380	380	761
2□d A□e□□e, N. (□or□h o□Mai□S□ee□)	Ma□or Colle□□or	533	533	1,065
Bridge S□ee□ (□e□□o□2□d A□e□□e, N.)	Ma□or Colle□□or	228	228	457
2□d A□e□□e, N. (□or□h o□Bridge S□ee□)	Ma□or Colle□□or	152	152	304

NOTE: The □ro□o□ed mi□ed-□□e □ro□ec□□□e□□ec□ed □o ge□era□e a □ro□ma□el□3,044 □ehicle □i□□□er da□ The □able abo□e □ho□□□he □e□ dail□□i□□o□ □he□e □□ee□□□□h □he com□□e□o□o□□he □ro□o□ed □ro□ec□

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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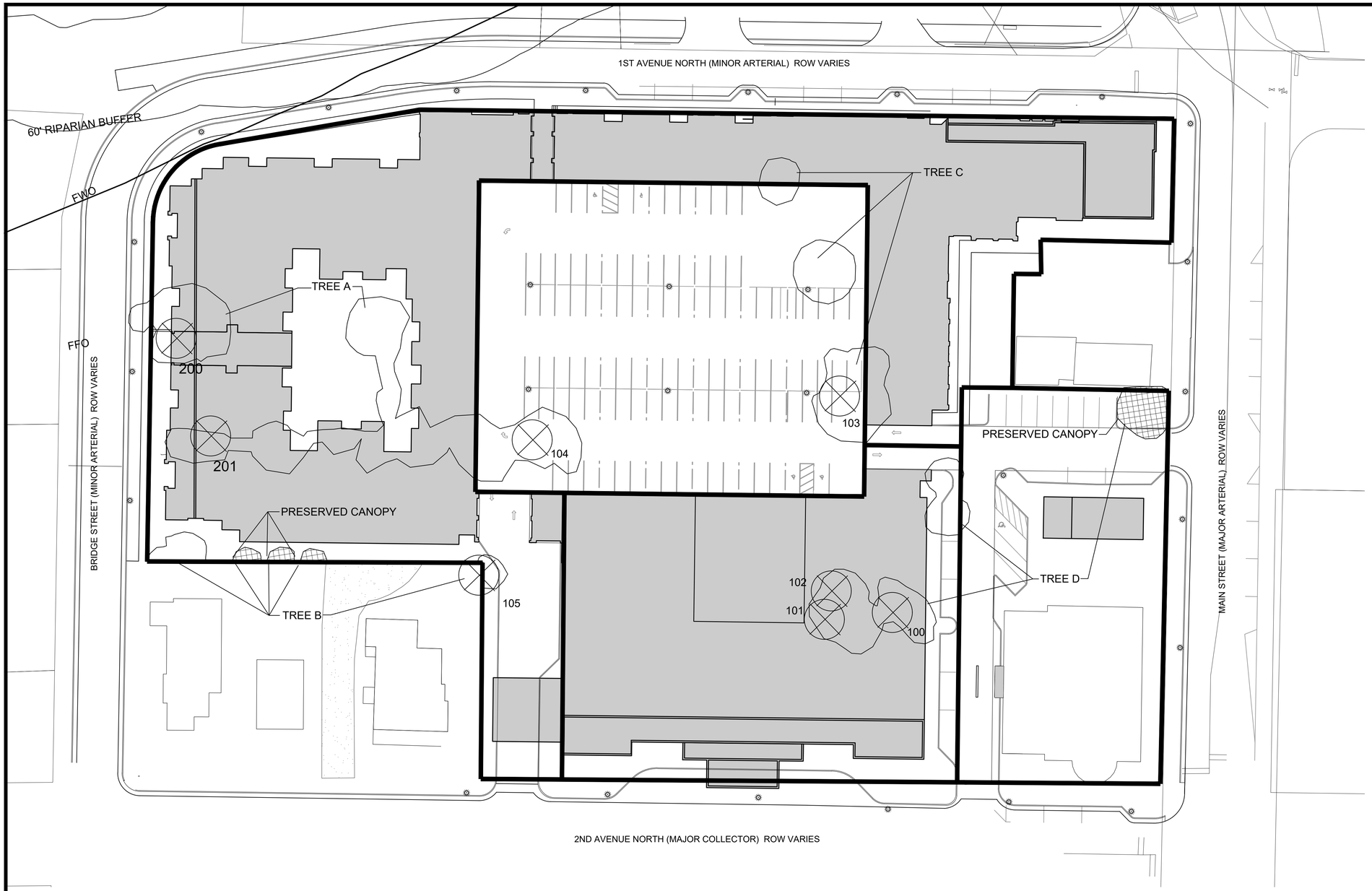
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

□ARA□E
□IA□RAMS

COF# 5994

C2.2



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.26, 13000, 115
PROJECT NUMBER:	5994
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	63.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY:	33.26 DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3%, 6,089 SF REQUIRED 3.2%, 6,509 SF FORMAL PROVIDED

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF/ 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY:	17,236 SF	0.40 AC
REQUIRED PRESERVATION:		
17,236 SF X 26% =	4,481 SF	26%
PROVIDED CANOPY PRESERVATION:	1,084 SF	6.3%

(SEE APPROVED DEV. PLAN COF #4713)

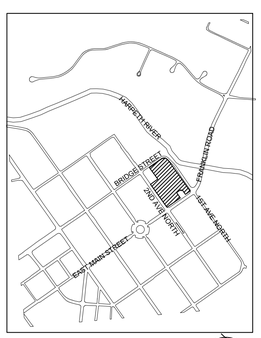
SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175"
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350"

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.

GRAPHIC SCALE: 1" = 30'
30 0 30 60 90



VICINITY MAP

SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

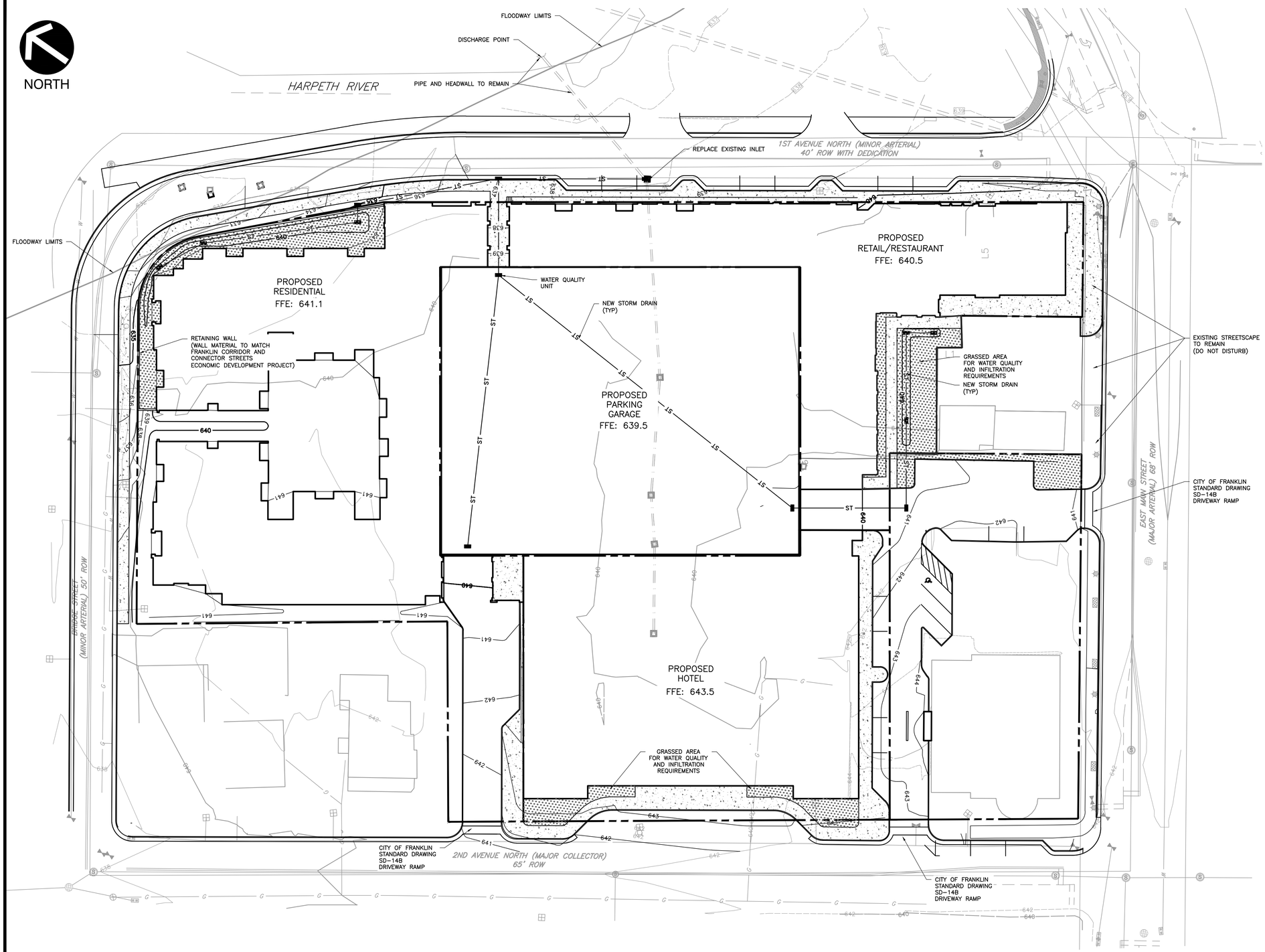
GREGORY C. GAMBLE
TENNESSEE
LICENSED
PROFESSIONAL
LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TREE
CANOPY
PRESERVATION

COF# 5994

C2.3



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE. TOTAL AREA IS 6.6+/– ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/– ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
2. CHARACTER OF ALL STREET IMPROVEMENTS SHALL BE SET FORTH BY THE "FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT." SEE EXHIBIT A FOR DETAILS.
3. POTENTIAL SIGNALIZATION OF BRIDGE STREET AND 2ND AVENUE SHALL BE COORDINATED WITH THE CITY OF FRANKLIN TRAFFIC ENGINEER.
4. PROPOSED OFF–SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY ¼ MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
5. OFF–SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014–0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
6. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY ¼ MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

ONSITE, STORMWATER ALONG THE PROPERTY LIMITS WILL GENERALLY DRAIN TOWARDS THE RIGHTS–OF–WAY ON FIRST AND SECOND AVENUES, AND MAIN AND BRIDGE STREET. INTERIOR STORMWATER WILL BE DRAINED BY A PIPE INSTALLED UNDER THE BOTTOM FLOOR OF THE PARKING DECK. THIS PIPE WILL ALSO COLLECT STORMWATER FROM THE PARKING DECK, AND RUNOFF WILL BE TREATED IN A WATER QUALITY UNIT PRIOR TO DISCHARGING TO AN EXISTING CATCH BASIN AND PIPE CROSSING FIRST AVENUE NORTH TO THE HARPETH RIVER.

DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY–CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 30 60

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

GDC
GAMBLE
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

ROBERT G. MORTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 103392
STATE OF TENNESSEE
12/2/2015

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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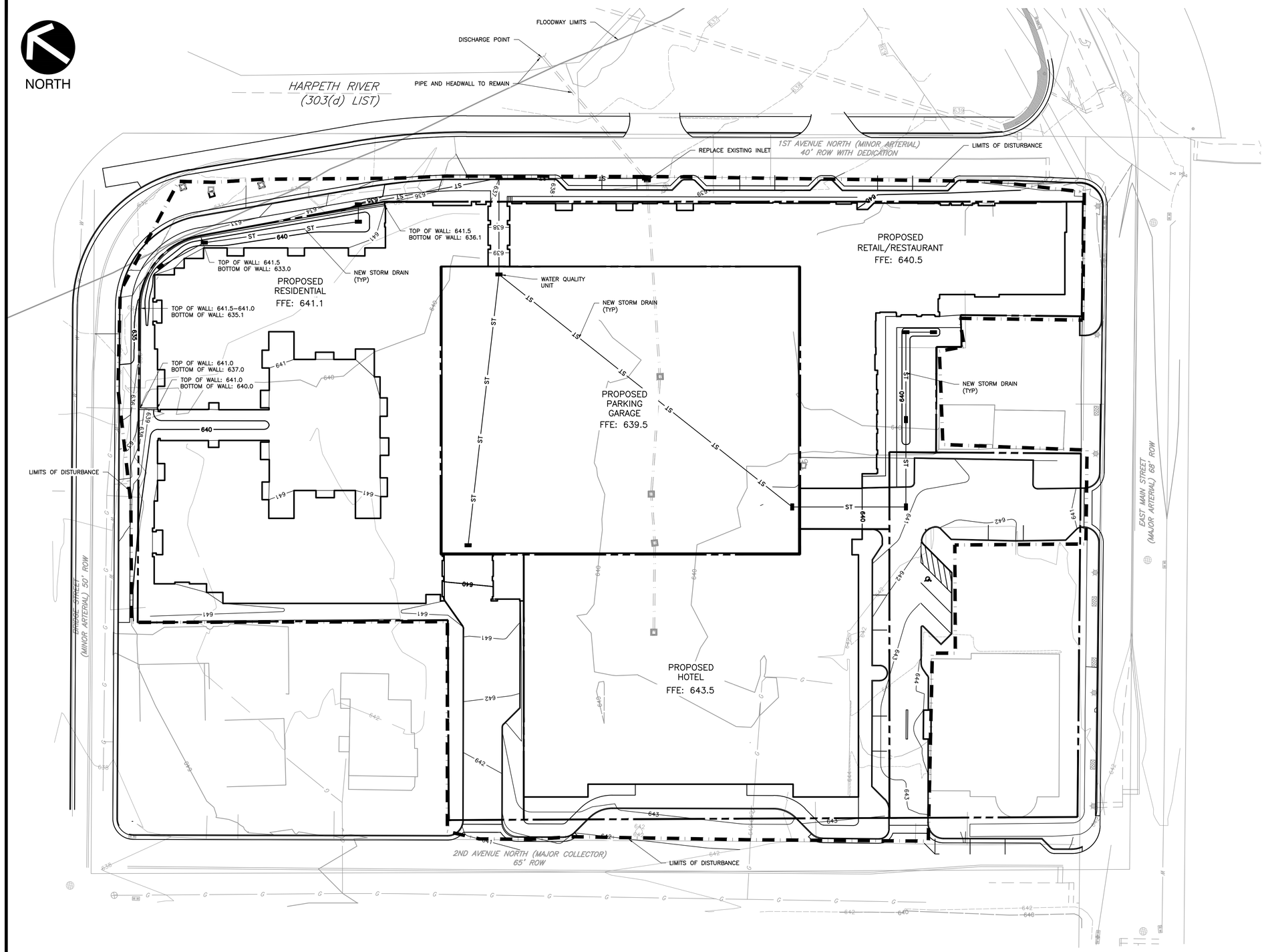
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

STORMWATER
MANAGEMENT
PLAN

COF# xxxx

C3.0



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
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5. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
6. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY ¼ MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN

SCALE IN FEET
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION

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615-333-7797 · 800-763-2326
www.cecinc.com

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

ROBERT G. MORTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 103932
STATE OF TENNESSEE
12/2/2015

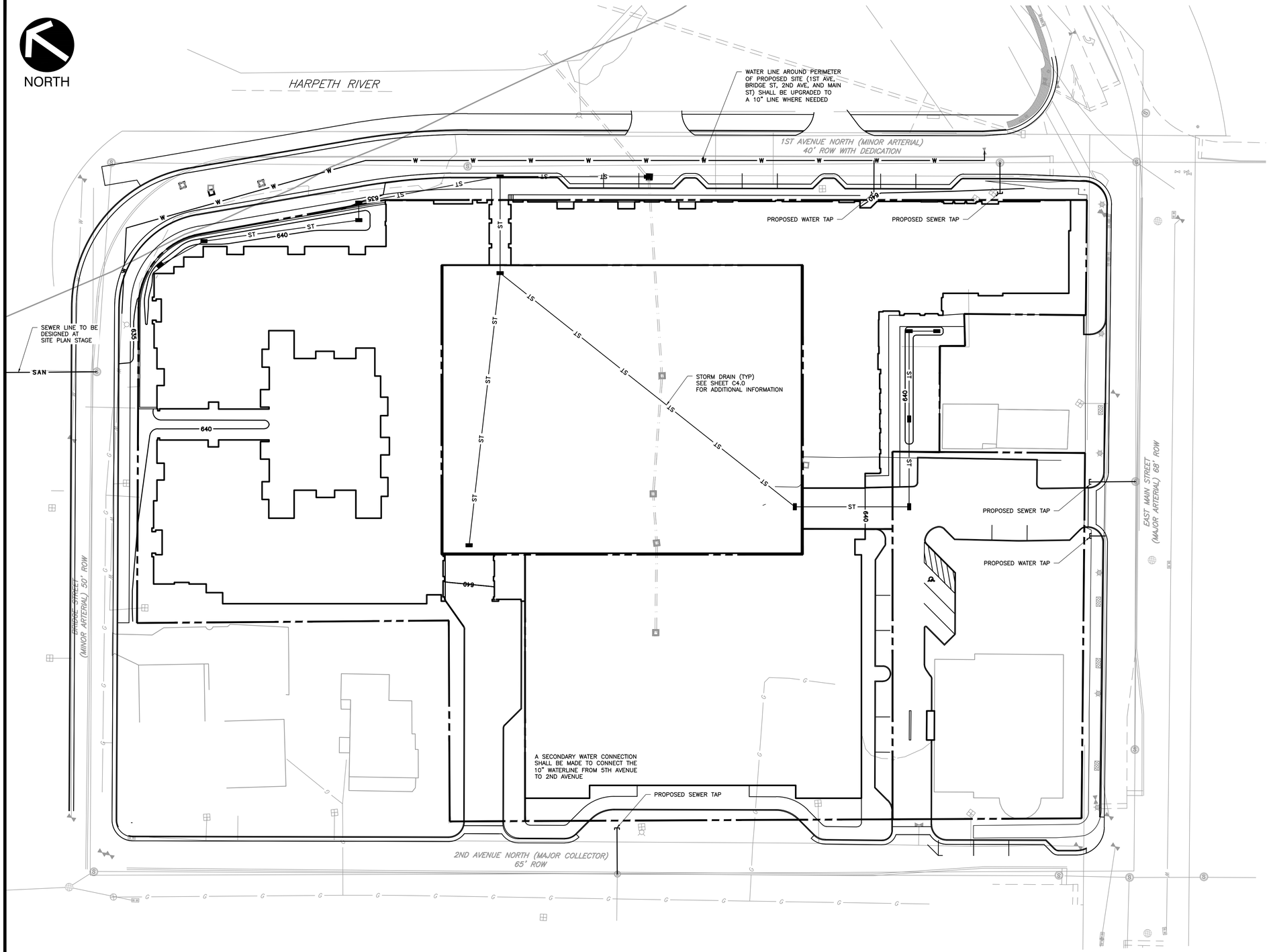
DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

GRADING & DRAINAGE PLAN

COF# xxxx

C4.0



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
3. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
4. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
5. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
6. WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400'.
7. COORDINATE WITH GAS AND ELECTRICAL UTILITIES FOR SERVICE DESIGN.

LEGEND

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 30 60

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

ROBERT G. MORTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 103932
STATE OF TENNESSEE
12/2/2015

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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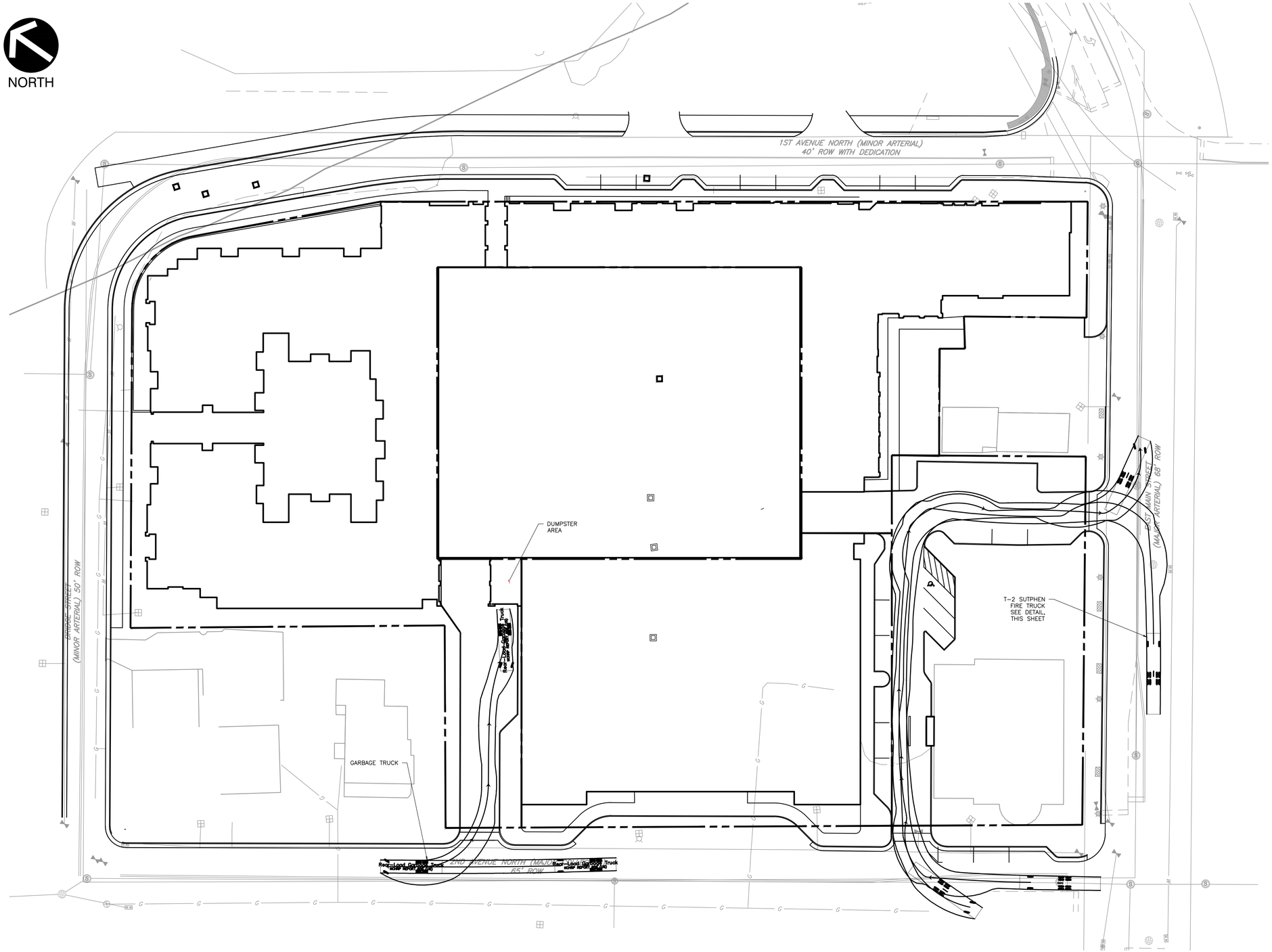
UTILITY PLAN

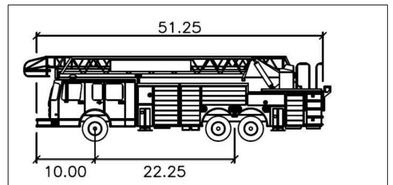
COF# xxxx

C5.0



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	.02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC



T-2 SUTPHEN (Franklin)

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

SCALE IN FEET
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

ROBERT G. MORTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108392
STATE OF TENNESSEE
12/2/2015

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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GREG GAMBLE
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615.975.5765

AUTOTURN PLAN

COF# xxxx

C6.0

CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE

MATERIAL VARIETY IN A MIXED-USE PROJECT

STREETSCAPE DETAILS & MATERIALS

OUTSIDE DINING

FOUR STORY BRICK

CORNER BALCONIES

MAIN STREET VIEW : HARPETH SQUARE

MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909
STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20001
STATE OF TENNESSEE
12-3-15

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ARCHITECTURAL CHARACTER

COF# 5994

A1.0

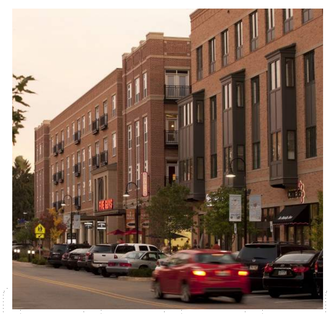
SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE

HOTEL ENTRANCE

RESIDENTIAL DETAIL & SCALE

SECOND AVENUE VIEW : HARPETH SQUARE

STONE & BRICK MIX



BAY WINDOWS

CORNER OF SECOND AND MAIN : HARPETH SQUARE

CORNER OF FIRST AND BRIDGE : HARPETH SQUARE

VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909
STUDIO
ARCHITECTS

MICHAEL A. HATAWAY
REGISTERED ARCHITECT
NO. 20061
STATE OF TENNESSEE
12.3.15

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

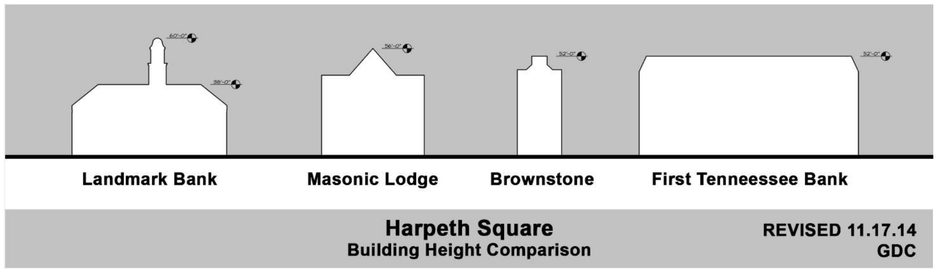
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ARCHITECTURAL CHARACTER

COF# 5994

A2.0



SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	4006x
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765

MAIN STREET ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

FIRST AVENUE ELEVATION

NOT TO SCALE

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.

VICINITY MAP

SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909 STUDIO
ARCHITECTS

NICHOLAS A. HATHAWAY
REGISTERED ARCHITECT
No. 20321
STATE OF TENNESSEE
12-3-15

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

CONCEPT ELEVATIONS

COF# 5994

A3.0

BRIDGE STREET ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

SECOND AVENUE ELEVATION

NOT TO SCALE

VICINITY MAP

SCALE 1" = 1000'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

909 STUDIO
ARCHITECTS

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20961
STATE OF TENNESSEE
12-3-15

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

CONCEPT ELEVATIONS

COF# 5994

A4.0

COF no: 5994

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C0.1 - Standard Steet Layout Requirements

- Applicant did not fully address the comment. Applicant include SWMP on Grading and Drainage sheet, or place it behind the Grading and Drainage sheet. This sheet is not typically required. Applicant shall also include ROW and Access Plan sheets.

Applicant shall start with the following sheets:

C1.0 - Overall Existing Conditions Plan
C2.0 - Overall Development Plan
C3.0 - Overall Grading & Drainage Plan
C4.0 - Overall ROW & Access Plan
C5.0 - Overall Utility Plan

Subsequent sheets may be added as supplemental to each sheet category. For example, autoturn should be on the ROW & Access Plan or submitted as sheet C4.1, only after the ROW & Access Plan.

Following this checklist and order will save the applicant time on the site plan submittals. These sheets will be inserted into the overall sheets that are required for site plan submittal without any additional information required.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

- The design of the valet drop-off area, including pedestrian sidewalk location, is ongoing and shall be coordinated with Engineering and Planning as the Development Plan progresses to Site Plan. This comment to remain open as a reminder to staff.

3. F. Development Plan

- This is an advisory comment: While the trash truck turning movements are acceptable, serious consideration should be given to the number of delivery vehicles that will be entering the 2nd Avenue service area/loading zone and then backing out onto 2nd Avenue. If some provision can be made for these vehicles to exit through the garage, or a secondary loading zone can be provided, that may alleviate some congestion issues in this area for the future owner/tenants. This is not a requirement, and can be addressed at Site Plan.

4. D. Statement of Impacts

- The applicant shall update the New Modification of Street Standards request to read as follows:

#1 Request for this corner lot to not provide a site access driveway on First Avenue North (a Major Collector street) and use an existing site access driveway on East Main Street (a Major Arterial street). This request to access this corner lot on only the higher class street is made on the basis of Purpose Statement #4 as well as using an existing curb cut on East Main Street with sufficient sight lines in both directions and moderately slow traffic between 1st and 2nd Avenues.

The applicant shall also extend the westbound left turn storage lane on East Main Street at First Avenue to a length of at least 125 feet.

Engineering - Site Plan Checklist

General Comments

5. Sight Triangles

- The previous comment, *"Please add sight triangles for the curve affected by the flood wall. I have some concerns about the stopping sight distance should a pedestrian step off the sidewalk in a location with limited sight distance because of the*

retaining wall inside the curve." has not been addressed.

Applicant shall add the requested sight triangles so that pedestrian and driver safety can be properly evaluated.

The Engineering Department still has concerns that pedestrians will not be visible to regular traffic due to the height and proximity of the flood wall. Additional measures such as landscape features, decorative railing, etc., to further discourage pedestrians from crossing in unsafe locations can be discussed at the site plan phase.

Planning

Harpeth Development Plan Revision 1.pdf

6. Site Data Chart

- The applicant shall correct the site data chart on EVERY PAGE to reflect the same information, including but not limited to the correct proposed zoning.

7. Cover sheet

- The applicant shall accurately reflect that the project is increasing the entitlement for nonresidential square footage.

RESOLUTION 2015-101

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CROSSING EAST PUD SUBDIVISION WITH 3 MODIFICATIONS OF DEVELOPMENT STANDARDS (1. EXCEED MAXIMUM PARKING LOT WIDTH, 2. REDUCTION IN LANDSCAPE BUFFER, 3.ACCESSORY USE IN FRONT YARD), FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LIBERTY PIKE, 1214 LIBERTY 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 Alderman of the City of Franklin, Tennessee, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN 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
p/o 079-04000	15.35
Total	15.35

Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located in the northeasterly quadrant of the intersection of Carothers Parkway and Liberty Pike also being a portion of Lot 3, as shown on the final plat of Duke Properties of record in Plat Book 56, Page 2, Register's Office of Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right-of-way line of Liberty Pike, said iron rod being the southeasterly corner of said Lot 3:

THENCE, with said right-of-way the following calls:

N 72°07'30" W, 139.88 feet to a concrete monument (old),

N 73°56'15" W, 231.31feet,

With a curve to the left an arc distance of 113.20 feet, said curve having a central angle of 10°19'44", a radius of 627.96 feet, a tangent of 56.76 feet, and a chord of N 79°06'06" W, 113.05 feet,

N 84°15'57" W, 78.14 feet;

THENCE, leaving said right-of-way and crossing said Lot 3 with a severance line the following calls:

N 05°30'59" E, 12.95 feet,
N 84°29'01" W, 73.66 feet,

With a curve to the right an arc distance of 56.53 feet, said curve having a central angle of 80°58'35", a radius of 40.00 feet, a tangent of 34.15 feet, and a chord of N 43°59'44" W, 51.94 feet,

N 03°30'26" W, 406.87 feet,

With a curve to the right an arc distance of 126.42 feet, said curve having a central angle of 06°43'49", a radius of 1,076.24 feet, a tangent of 63.28 feet, and a chord of N 00°08'32" W, 126.35 feet,

S 80°49'03" E, 170.89 feet,

With a curve to the right an arc distance of 130.69 feet, said curve having a central angle of 13°53'16", a radius of 539.17 feet, a tangent of 65.67 feet, and a chord of N 11°52'10" E, 130.37 feet,

N 17°50'28" E, 304.12 feet,
N 31°48'23" E, 52.00 feet,
S 58°11'37" E, 66.44 feet,

With a curve to the left an arc distance of 30.96 feet, said curve having a central angle of 23°58'15", a radius of 74.00 feet, a tangent of 15.71 feet, and a chord of S 70°10'44" E, 30.73 feet,

S 82°10'13" E, 358.14 feet to the easterly line of said Lot 3;

THENCE, with said easterly line the following calls:

S 03°32'51" E, 300.49 feet,
S 09°01'05" W, 317.89 feet,

With a curve to the right an arc distance of 49.66 feet, said curve having a central angle of 02°01'57", a radius of 1,400.00 feet, a tangent of 24.83 feet, and a chord of S 72°09'31" E, 49.66 feet,

S 71°08'32" E, 37.21 feet,

S 18°07'34" W, 390.62 feet to the Point of Beginning;

Containing 668,567 square feet, or 15.35 acres, more or less.

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

SECTION III: That the overall entitlements for the Carothers Crossing East PUD Subdivision are as follows:

Entitlements	Carothers Crossing East PUD Subdivision
Base Zone District	General Commercial (GC)
Character Area Overlay	MECO-4
Other Zoning Overlays	Hillside Protection Overlay Buffer
Development Standard	Conventional
Number of Nonresidential Square Footage	168,577
Open Space Requirements	Formal: .36 acre Informal: 1.16 acres Total: 1.52 acres
Number of Phases in Development	2

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

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

MOS 1: Exceed Maximum Parking Lot Width Approved: _____ Denied: _____	Request to _____. *Staff recommended Approval.*
MOS 2: Landscape Buffer Reduction Approved: _____ Denied: _____	Request to _____. *Staff recommended Approval.*
MOS 3: Accessory Use in the Front Yard Setback Approved: _____ Denied: _____	Request to _____. *Staff recommended Approval.*

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

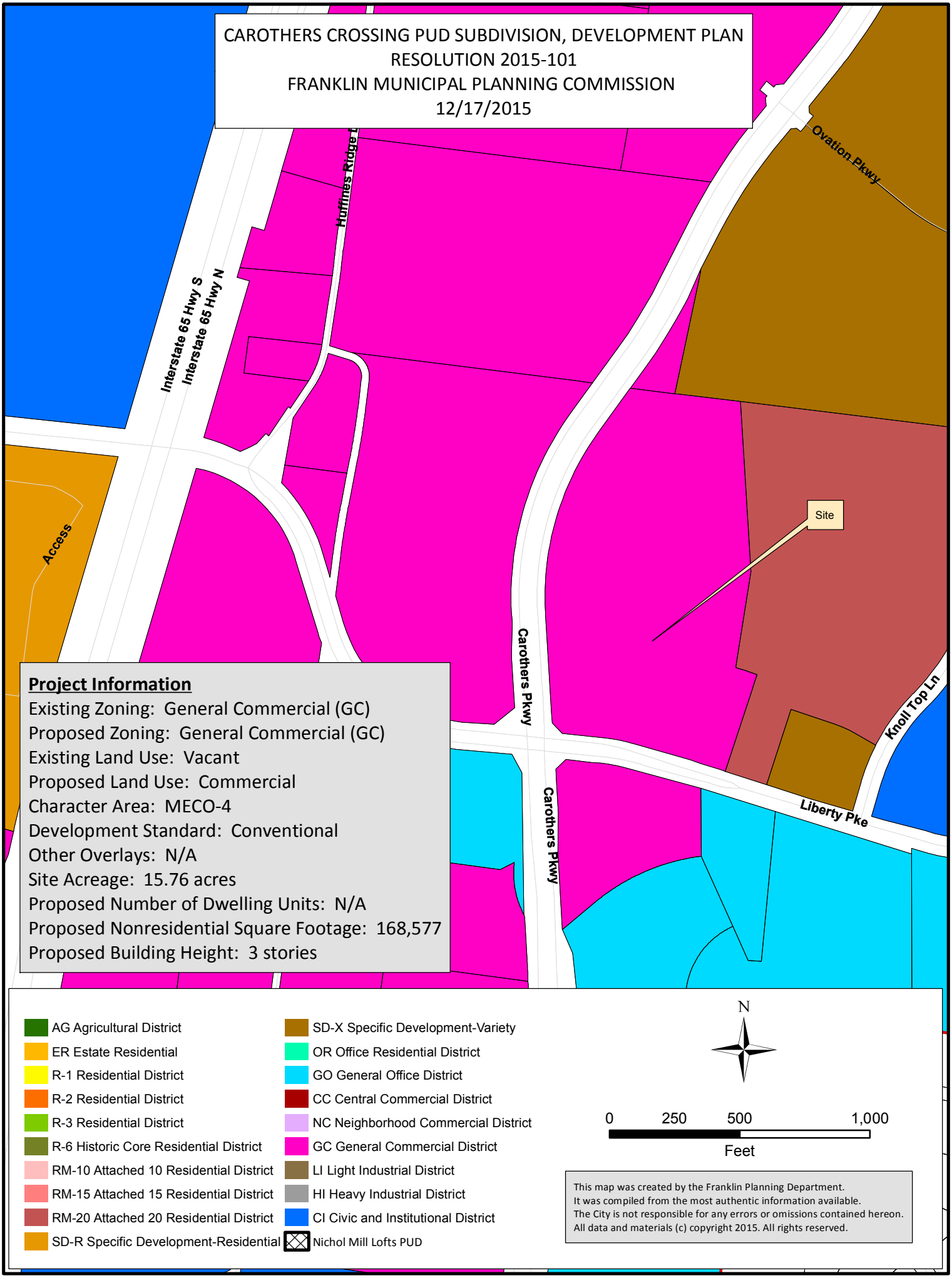
_____	_____
ERIC S. STUCKEY	**DR. KEN MOORE**
City Administrator	Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	10/06/2015
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	10/22/2015
NEIGHBORHOOD MEETING:	11/12/2015
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

CAROTHERS CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2015-101
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/2015



Project Information

Existing Zoning: General Commercial (GC)
Proposed Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 15.76 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 168,577
Proposed Building Height: 3 stories

KV+D
KISER VOGRIN DESIGN

SOUTHSTAR

Conceptual Site Plan

CAROTHERS CROSSING EAST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

November 4, 2015
Project #15058

0 50 100 150
SCALE: 1"=50'

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

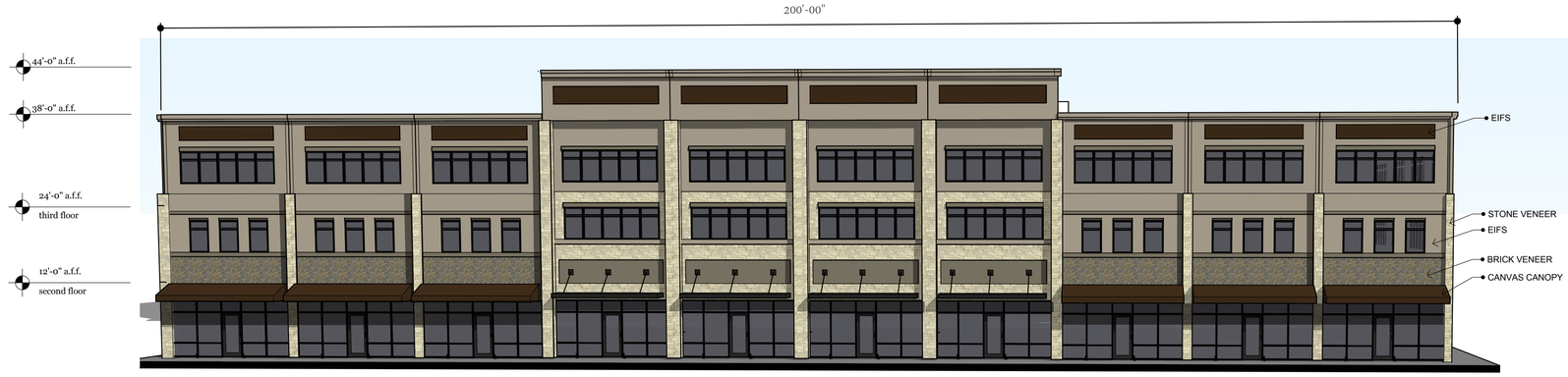
WEST ELEVATION

FRANKLIN, TN

BUILDING ELEVATIONS

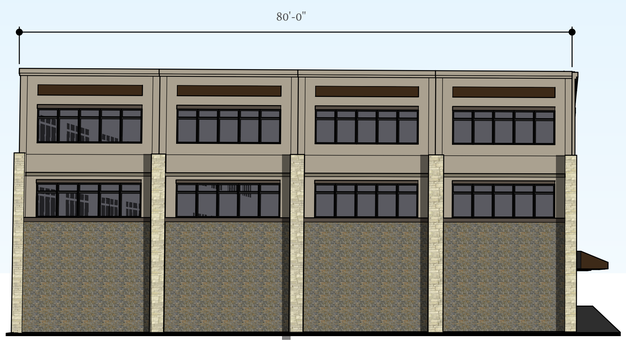
DECEMBER 2015

LIFE TIME



FRONT ELEVATION-WEST

REAR ELEVATION-EAST



SIDE ELEVATION-NORTH

SIDE ELEVATION-SOUTH

CAROTHERS CROSSING FRANKLIN TENNESSEE

BUILDING ELEVATIONS
DECEMBER 2015

COF no: 5977

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C4.0 - Overall ROW & Access Plan

- Applicant shall include and Impact Statement describing the anticipated impact on streets shown on the Major Thoroughfare Plan, the Local Street Plan, and the Bike Pedestrian Plan.

The layout of the north access drive to Carothers provides only half of the TIS-identified left turn storage length in the throat (before the first internal intersection). This result indicates that dual WB left turn lanes are needed for the entire length of this throat. Revise the plat width of the driveway accordingly.

Engineering - PUD Plan Checklist

General Comments

2. B. General Information

- Applicant shall provide details of how proposed mitigation of existing wetlands and WWC/stream features on site is to be achieved, including the hydrologic determination performed for the property and documentation of coordination with state and federal authorities for the proposed mitigation.

Removal of the associated buffers and location of stormwater treatment/detention or other site features in these areas will not be permitted without the determinations from the proper authorities. Applicant may proceed with the Development Plan showing these features as mitigated with the caveat that, if the permitting authorities do not allow mitigation, the Development Plan will have to be revised. No Site Plan approvals for the associated property can be issued until documentation of these determinations has been received.

3. F. Development Plan

- To clarify the original comment, the rear entrance / exit from outparcels A & B should have an access easement to connect to the private street. There should be a secondary connection for those outparcels should their access on Carothers be temporarily blocked, and that access needs to be in an easement so it cannot be closed by another property owner.

4. I. Utility Plan

- The previous comment "Applicant shall locate all wastewater mains in exclusive easements outside of all detention basins, water quality ponds and/or other drainage structures/easements (Section 33 3113, 1.7). The sewer line must be placed outside of the proposed right-of-way dedication. All trees including street trees must be located outside of the sewer line easement. All retaining walls must be located outside of the sewer easements. The sewer line must be extended to a low area along the northern boundary and the western boundary of the site for future extension." was not completely addressed. The stormwater runoff from the outparcels must flow to detention or if the outparcels provide there own detention the flow off of the outparcels must flow across the development project site to the outflow from the project site. Stormwater inlets and pipes adjacent to the curb and gutter on Carothers Parkway do not have the capacity for additional stormwater flow from this site. There is no stormwater runoff from Carothers Parkway onto the site. The sewer line and other utilities must be located outside of the right-of-way dedication area. Street trees must be provided an area for planting along the streets outside of any existing or proposed easements.

5. D. Statement of Impacts

- Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. The applicant shall investigate further mitigations to the Liberty at Mallory/Royal Oaks intersection, to bring it to within LOS D. See notes on pages 38 and 50 in the TIS. Acceptable mitigations need to be submitted and approved prior to the first post-PC submittal.

Fire Protection Review

General Comments

6. Access Easement

- Prior to issuance of Certificate of Occupancy for any structure or portion thereof, the access drive/access easement between the

proposed outparcel lots shall be recorded by plat as well as constructed.

Planning (Landscape)

General Comments

7. Liberty Street Trees

- At site plan stage street trees shall be installed outside of the ROW. This shall be worked out then due to the many easements along Liberty.

Stormwater

General Comments

8. Stream Buffer

- The previous comment has not been addressed, "Submit HD report for review of WWC verification and accompanying environmental site report."

Applicant has met with staff to discuss potential issues pending review of the HD report.

9. Stream Buffer

- The applicant shall precede with the development plan submittal process but has been advised in a meeting with Kiser Vorgin on Nov 20th that if the stream on the property does not get variance approval then a revision of the development plan showing the stream shall be required.

Zoning

15058 Carothers Crossing East PUD Development Plan Submittal 15-11-09.pdf

10. Loading Dock

- With the site plan submittal, a service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.'

Both building are required to have a loading zone adjacent to the building. On building two, this may affect the proposed drive aisle to the east of the building causing a loss of parking.

11. Parking

- With the site plan submittal provide parking calculations for the proposed uses to document that the proposed parking will be sufficient to meet requirements.

Provide additional information on the tenant parking requirements based on historical data. All parking spaces over the maximum allowed are required to be pervious.

12. Dumpsters

- Site Plan Consideration

Building 2 will also require a dumpster. Providing a location for this dumpster will reduce the amount of parking.

13. Accessory Uses

- If the modification of standards is denied, revise the layout to relocate the pool and play equipment behind the building, away from the street.

RESOLUTION 2015-100

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR MCKAYS MILL PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF OXFORD GLEN DRIVE, 2100 OXFORD GLEN DRIVE."

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 (FMPC); and

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

SECTION I. That the legal description of the property included in the revision to the approved Development Plan, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
080-00111	1.10
Total	**1.10**

Land in Williamson County, Tennessee being known as Lot 2004 of the Plan of McKay's Mill P.U.D. Subdivision, Section 23, Revision I, Resubdivision of Lots 2000-2004, of record in Plat Book P44, Page 110, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Barclay McKay Partners, LLC, a Florida limited liability company, by Deed from Jones Land Company, LLC, a Tennessee limited liability company, of record in Book 2976, Page 579, Register's Office for Williamson County, Tennessee.

This improved commercial property is also known as 2100 Oxford Glen Drive, Franklin, Tennessee 37067.

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

SECTION III: That the applicable overall entitlements for the McKay's Mill PUD Subdivision, Revision 5, are as follows:

Entitlements	McKay's Mill PUD Subdivision
Base Zone District	Neighborhood Commercial (NC)
Character Area Overlay	SWCO-6
Development Standard	Conventional
Other Zoning Overlays	None
Number of Nonresidential Square Footage	8,757
Development Plan Revision Number	5

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

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 10/29/2015

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	10/22/2015
NEIGHBORHOOD MEETING:	10/29/2015
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

MCKAYS MILL PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 5
RESOLUTION 2015-100
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/2015

Project Information

Existing Zoning: Neighborhood Commercial (NC)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 1.1 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 168,577
Proposed Building Height: 1 stories

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

N

0 125 250 500
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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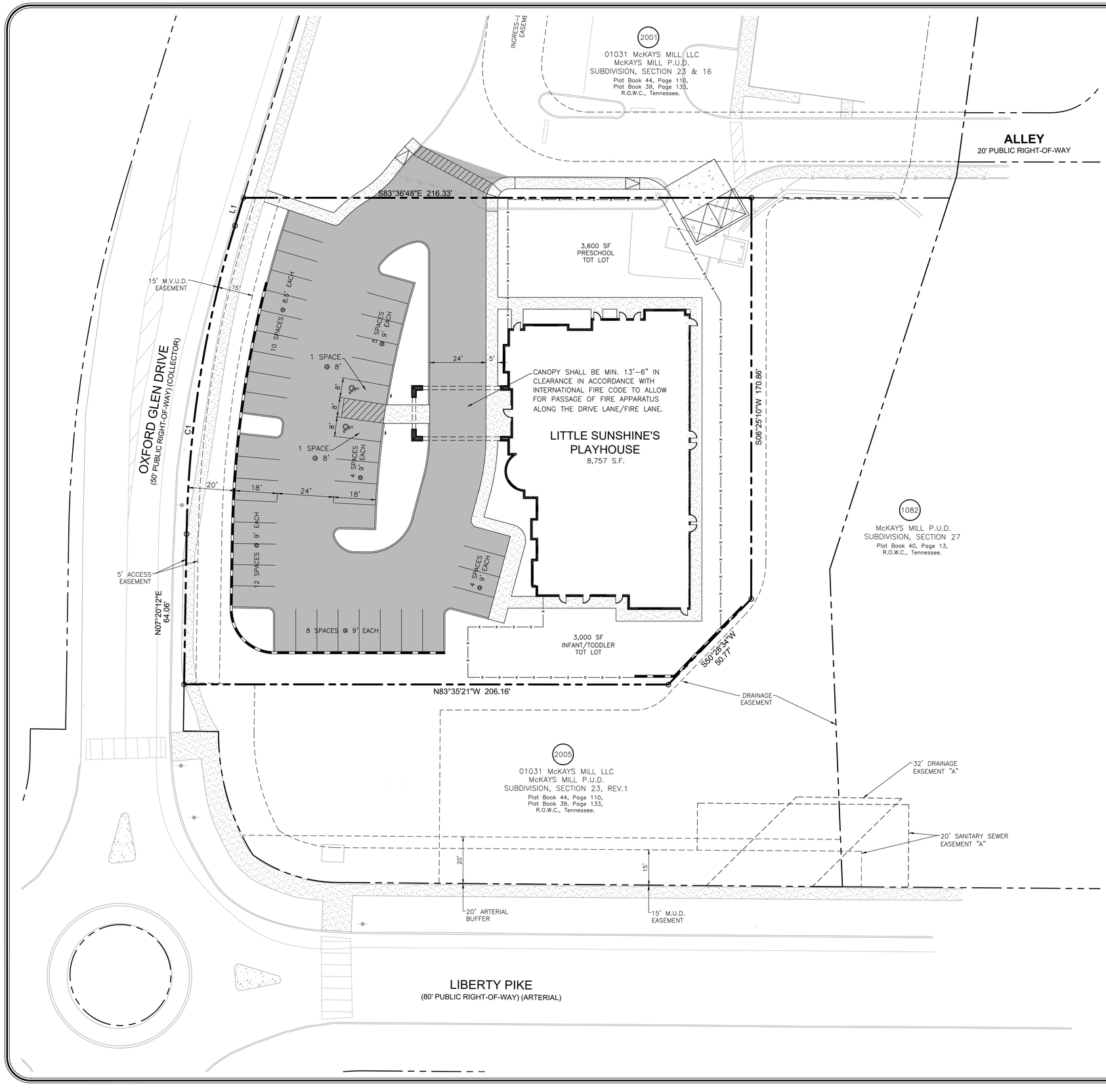

SITE DATA:

PROJECT INFORMATION:

NAME:	McKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5
CITY OF FRANKLIN PROJECT NUMBER:	----

PROPERTY INFORMATION:

STREET ADDRESS:	2100 OXFORD GLEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	14 h
TAX MAP:	80
PARCEL:	1.06, 1.11 1.12
TOTAL LOTS (2001, 2004 □ 2005) SIZE:	3.53 AC. (153,767 SF)
LOT 2004 SIZE:	1.10 AC. (48,029 SF)
LAND USE:	---
EXISTING ZONING CLASSIFICATION:	NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAYS:	SEWARD HALL - 1
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES: (FROM PERIMETER OF LOTS 2001, 2004 □ 2005)	
YARD FRONTING ARTERIAL	50'
SIDE	25'
REAR	40'

OWNER:
MR. PRESTON AMOS
6 VOUGA LANE
S□LOUIS, MO 63131
(314) 600-0235
PAMOS@FERRISGROUP.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
CTHORNE@RAGANSMITH.COM

ARCHITECT:
TR.I ARCHITECTS
MR. JEFFREY KAISER
9812 MANCHESTER RD.
S□LOUIS, MO 63119
(314) 395-9250
JEFF.KAISER@TRIARCHITECTS.COM

PROPOSED USE AMENDMENT:	TO ADD INSTITUTIONAL/DAYCARE TO EXISTING COMMERCIAL AREA P.
PROPOSED BUILDING SQUARE FOOTAGE:	8,757 S.F.
PROPOSED BUILDING HEIGHT:	MAX. 35'
PARKING REQUIRED:	
2 SPACES/1,000 S.F. @ 8,757 S.F.:	18 SPACES
1 SPACE/EMPLOYEE:	23 SPACES
TOTAL:	41 SPACES
PARKING PROPOSED:	41 SPACES

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CHATTANOOGA
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SUITE 200
CHATTANOOGA, TN 37402
(423) 490-9400
• www.ragansmith.com •

CALEB J. THORNE
REGISTERED ENGINEER
AGRICULTURE
NO. 111169
STATE OF TENNESSEE
12/3/15

FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5

FOR

THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS
12-03-15 (B.C.S.) Rev. Per City Comments.

JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 20'
DATE:	NOVEMBER 9, 2015

PUD DEVELOPMENT PLAN

C3.1

G:\3120-0344-1-CIVIL ENGINEERING\PUD DEVELOPMENT PLAN\PUD-SHEETS\0344-PUD DEVELOPMENT.DWG
PLOTTED BY BOBBY SHRUM ON: 12/3/2015 12:42 PM
LAST UPDATED BY BGS ON: 12/3/2015 12:39 PM

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NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM
JOB NO: 08033-8711
DATE: September 26, 2013

TRi Architects of the Possible

Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering

TFG
THE FERRIS GROUP

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

FOR

THE FERRIS GROUP

CONTACTS

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CIVIL

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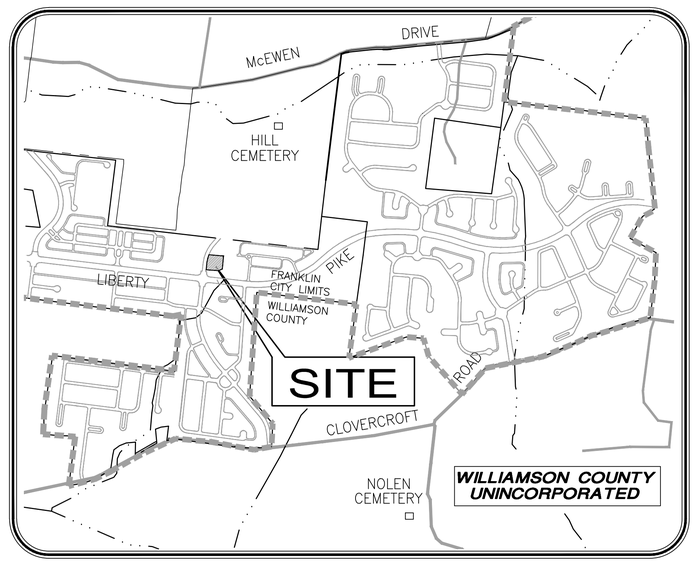

LOCATION MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C1.0	OVERALL PUD DEVELOPMENT PLAN
C2.1	EXISTING CONDITIONS
C3.1	PUD DEVELOPMENT PLAN
C3.2	FIRE TRUCK PATH
C4.1	CONCEPTUAL GRADING, DRAINAGE AND UTILITIES PLAN
WORKSHOP PLANS	
---	RENDERED SITE LAYOUT
---	ARCHITECTURAL RENDERING
---	DESIGN NARRATIVE

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

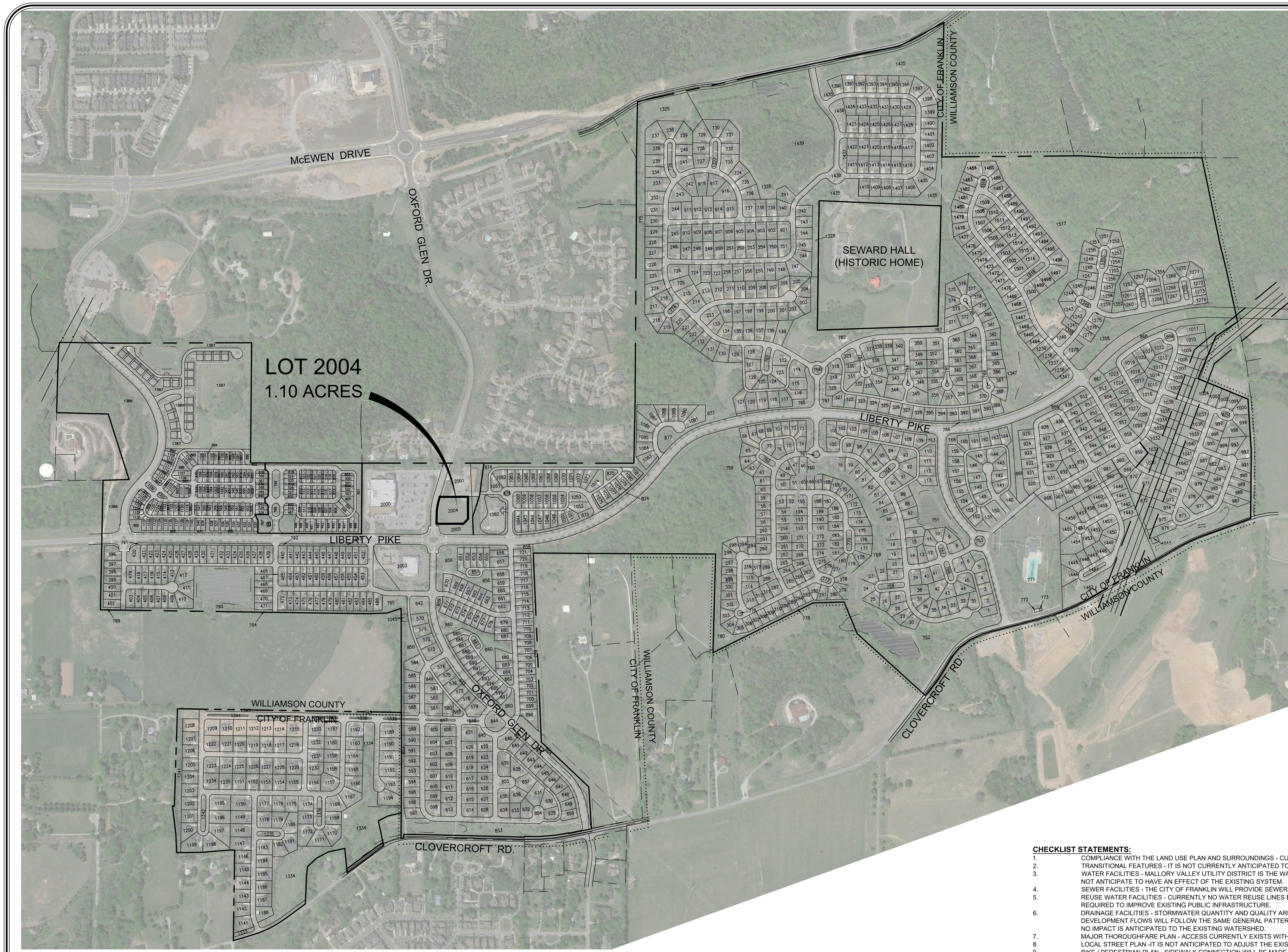
REVISIONS
12-03-15 (B.C.S.) Rev. Per City Comments.

JOB NO. 15120	WK. ORDER 0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	NO SCALE
DATE:	NOVEMBER 9, 2015

COVER SHEET

C0.0

G:\3120-0344-LOYL ENGINEERING\PUD DEVELOPMENT PLAN\PLAN SHEETS\0344-PUD COVER.DWG
PLOTTED BY: BOBBY SHRUM ON: 12/3/2015 5:24:11 PM LAST UPDATED BY: BCS ON: 12/3/2015 11:11:11 AM



SITE DATA:

PROJECT INFORMATION:

NAME:	McKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5
CITY OF FRANKLIN PROJECT NUMBER:	----

PROPERTY INFORMATION:

STREET ADDRESS:	2100 OXFORD GLEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	14th
TAX MAP:	80
PARCEL:	1.06,1.11 & 1.12
TOTAL LOTS (2001, 2004 & 2005) SIZE:	3.53 AC. (153,767 SF)
LOT 2004 SIZE:	1.10 AC. (48,029 SF)
EXISTING ZONING CLASSIFICATION:	NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAYS:	SEWARD HALL - 1
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	
(FROM PERIMETER OF LOTS 2001, 2004 & 2005)	
YARD FRONTING ARTERIAL	50'
SIDE	25'
REAR	40'

OWNER:
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(314) 395-9250
JEFF.KAISER@TRIARCHITECTS.COM

PROJECT DESCRIPTION:

REQUESTED USE AMENDMENT:	TO ADD INSTITUTIONAL/DAYCARE TO EXISTING COMMERCIAL AREA P.
EXISTING ZONING:	NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)
PROPOSED USE(S):	INSTITUTIONAL/DAYCARE
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
EXISTING BUILDING SQUARE FOOTAGE:	N/A (FOR LOT 2004)
PROPOSED BUILDING SQUARE FOOTAGE:	8,757 S.F.
BEDROOMS BREAKDOWN:	N/A
ALLOWABLE BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	MAX. 35'
PARKING REQUIRED:	
2 SPACES/1,000 S.F. @ 8,757 S.F.:	18 SPACES
1 SPACE/EMPLOYEE:	23 SPACES
TOTAL:	41 SPACES
PARKING PROPOSED:	41 SPACES
% & ACREAGE OF ORIGINAL CANOPY COVER:	14.61% / .51 AC (FOR LOTS 2001, 2004, 2005)
% & ACREAGE OF TREE COVER REQUIRED:	3.80% / .13 AC (FOR LOTS 2001, 2004, 2005)
% & ACREAGE OF PRESERVED CANOPY PROVIDED:	14.38% / .50 AC (FOR LOTS 2001, 2004, 2005)
SPECIMEN TREE REPLACEMENT:	N/A - NO SPECIMENS BEING REMOVED
SPECIMEN TREES BEING REMOVED:	N/A
FORMAL OPEN SPACE AREA REQUIRED:	N/A - PER APPROVED PLAN
FORMAL OPEN SPACE AREA PROVIDED:	N/A
INFORMAL OPEN SPACE REQUIRED:	N/A (FOR LOTS 2001, 2004, 2005)
INFORMAL OPEN SPACE PROVIDED:	N/A (FOR LOTS 2001, 2004, 2005)
REQUIRED BUFFERS:	N/A (FOR LOT 2004)
PROPOSED BUFFERS:	N/A (FOR LOT 2004)
REQUIRED CONNECTIVITY INDEX:	PROPOSED CONNECTIVITY INDEX WILL MATCH EXISTING INDEX
BUILDING SETBACKS:	SAME AS EXISTING
MINIMUM LANDSCAPE SURFACE RATIO REQUIRED:	0.30
LANDSCAPE SURFACE RATIO PROVIDED:	0.46 AC (FOR LOTS 2001, 2004, 2005)

PROP_STREE	OWNER1	OWNER2	OWN_STREET				
1400 LIBERTY PK	01031 MCKAYS LLC		1400 POINSETTIA AVE	1004 CANDYTUFT CT	RUSSELL PETER KENT JR	RUSSELL KAREN A	1004 CANDYTUFT CT
2090 OXFORD GLEN DR	01031 MCKAYS LLC		1400 POINSETTIA AVE	1008 CANDYTUFT CT	SELLS ROBERT	SELLS NIKKI	1008 CANDYTUFT CT
1401 LIBERTY PK	ONATE RAUL	FONSECA ROMAN	3205 S CHURCH ST	1011 CANDYTUFT CT	WATFORD KEVIN M	WATFORD ELISABETH	2612 S HIGHLANDS DR
1415 LIBERTY PK	EVANS FRANKLIN DRUGSTORE LLC		PO BOX 1159	1009 CANDYTUFT CT	ATENHAN KEVIN W	ATENHAN MARY L	1009 CANDYTUFT CT
1400 LIBERTY PK	01031 MCKAYS LLC		1400 POINSETTIA AVE	1007 CANDYTUFT CT	KATINA JAMES M	KATINA CHRISTINE M	1007 CANDYTUFT CT
2100 OXFORD GLEN DR	OXLIB LLC		5042 THOROUGHBRED LN #200	1005 CANDYTUFT CT	CALVO INGRID		1005 CANDYTUFT CT
1420 LIBERTY PK	01031 MCKAYS LLC		1400 POINSETTIA AVE	1003 CANDYTUFT CT	BEEDING TIMOTHY R		1003 CANDYTUFT CT
LIBERTY PK	MCKAYS MILL SINGLE FAMILY SUBASSOC I		2200 HILLSBORO RD #2200	2003 DAYLILY DR	WEN GELONG	XUE YEJIA	2003 DAYLILY DR
LIBERTY PK	MCKAYS MILL MASTER ASSOC INC		2200 HILLSBORO RD #2200	2005 DAYLILY DR	SIEFKES JUSTIN T	SIEFKES LAURA R	2005 DAYLILLY DR
1000 DUNROBIN DR	JOSHI RIGVED P	MARATHE SHRUTI G	1000 DUNROBIN DR	1001 BUDDLEIA LN	THIEDE JAMES R	THIEDE TONI L	1001 BUDDLEIA LN
1002 DUNROBIN DR	POWERS DANIEL B		1002 DUNROBIN DR	1005 BUDDLEIA LN	HORDICHUK DARCY D	HORDICHUK LISA	1005 BUDDLEIA LN
1004 DUNROBIN DR	HARRIS QUINTON P		3647 HIGHLAND GLEN WAY W	1007 BUDDLEIA LN	KUHARSKI MARK P	KUHARSKI DEBORAH D	1007 BUDDLEIA LN
1300 PEMBERTON HEIGHTS DR	SPERANZA ATTILIO	SPERANZA CARMELA	1300 PEMBERTON HEIGHTS DR	2006 DAYLILY DR	CHUNG SOON YE	CHUNG DO MYUN	2006 DAYLILY DR
1302 PEMBERTON HEIGHTS DR	CARTER GARY D	CARTER TRINA M	1302 PEMBERTON HEIGHTS DR	LIBERTY PK	JONES LAND CO LLC		1221 LIBERTY PK
1304 PEMBERTON HEIGHTS DR	SIMMONS JEFFREY L	SIMMONS LISA L	1304 PEMBERTON HEIGHTS DR	1120 HUDSON LN	HAMLET TERRY A	HAMLET GINNY	9241 OAK ALLEY DR
1306 PEMBERTON HEIGHTS DR	BEAN CHARLES	BEAN SAMANTHA JEAN	1306 PEMBERTON HEIGHTS DR	1122 HUDSON LN	AUGUST GROUP LLC		PO BOX 3725
1308 PEMBERTON HEIGHTS DR	ADAMS MELISSA D		1308 PEMBERTON HEIGHTS	1124 HUDSON LN	WILBURN CONNIE		1124 HUDSON LN
1007 DUNROBIN DR	WARREN SHARRON	LANE CHRIS MILLS	1007 DUNROBIN DR	1126 HUDSON LN	MACINTYRE SCOTT D	MACINTYRE CHRISTINA H	1126 HIDDEN LN
1005 DUNROBIN DR	WHEAT EARL H TR	WHEAT BARBARA TR	1005 DUNROBIN DR	1128 HUDSON LN	LUAN LIMING	ZHANG LI	1128 HUDSON LN
1003 DUNROBIN DR	FRUETEL MATTHEW N	FRUETEL AMY B	1003 DUNROBIN DR	1130 HUDSON LN	ADKINS DANIEL E	PRESCOTT KAREN M	1130 HUDSON LN
1001 DUNROBIN DR	OXFORD JUDY	BENEDICT GRANT	1001 DUNROBIN DR	1401 BAFFIN LN	CORNERSTONE CHILDCARE PROJECT LLC		3000 EASTPOINT PKWY
1513 LIBERTY PK	SIDES ALISA		1513 LIBERTY PK	HUDSON LN	JONES LAND CO LLC		1221 LIBERTY PK
1511 LIBERTY PK	WIEST CORISSA A	WIEST KURT J	1511 LIBERTY PK	1125 HUDSON LN	COLLINS JAMES E	COLLINS SHARON J	1125 HUDSON LN
1509 LIBERTY PK	MCCULLOUGH BENJAMIN M	MCCULLOUGH CHRISTIE M	1319 LIBERTY PK	1123 HUDSON LN	MYHRE DONALD L JR	MYHRE JESSICA A	1123 HUDSON LN
1507 LIBERTY PK	CHESHIER MELISA	CHESHIER ROMMIE	1507 LIBERTY PK	1121 HUDSON LN	DHINGRA HITESH	JUNEJA ANUPAMA	1121 HUDSON LN
1505 LIBERTY PK	FLAX JEREMY R		1505 LIBERTY PK	LIBERTY PK	JONES LAND CO LLC		1221 LIBERTY PK
OXFORD GLEN DR	MCKAYS MILL SINGLE FAMILY SUBASSOC I		2200 HILLSBORO RD #2200	1524 LIBERTY PK	MOOLCHANDANI JAI R	MOTIHAR VANDANA	1524 LIBERTY PK
CANDYTUFT CT	GARDEN CLUB HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	1522 LIBERTY PK	NANDREY AMRIT SINGH	NANDREY HARNEET	1522 LIBERTY PK
1002 CANDYTUFT CT	HOPWOOD JEREMY	HOPWOOD EMILY GATES	1002 CANDYTUFT CT	1520 LIBERTY PK	LANIUS MICHELLE S		1520 LIBERTY PK

Know what's below. Call before you dig.

0 400 800 1200

CHECKLIST STATEMENTS:

1. COMPLIANCE WITH THE LAND USE PLAN AND SURROUNDINGS - CURRENTLY THE PROPOSED PLAN IS FOLLOWING THE EXISTING AND PROPOSED LAND USES.
2. TRANSITIONAL FEATURES - IT IS NOT CURRENTLY ANTICIPATED TO HAVE A TRANSITIONAL FEATURE ABOVE THE CURRENT CONDITIONS.
3. WATER FACILITIES - MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THESE PARCELS. THE PROPOSED ADDITION OF SQUARE FOOTAGES FOR EACH PHASE DO NOT ANTICIPATE TO HAVE AN EFFECT OF THE EXISTING SYSTEM.
4. SEWER FACILITIES - THE CITY OF FRANKLIN WILL PROVIDE SEWER SERVICE FOR THE DEVELOPMENT.
5. REUSE WATER FACILITIES - CURRENTLY NO WATER REUSE LINES EXIST FOR THE EXISTING DEVELOPMENT AND IT IS NOT ANTICIPATED THE PROPOSED EXPANSIONS WILL BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
6. DRAINAGE FACILITIES - STORMWATER QUANTITY AND QUALITY ARE ALREADY EXISTING ON LOT 2005. CALCULATIONS WILL BE VERIFIED WITH SITE PLAN SUBMITTAL. POST DEVELOPMENT FLOWS WILL FOLLOW THE SAME GENERAL PATTERN OF PREDEVELOPMENT FLOWS. BECAUSE THE SITE WILL BE IN COMPLIANCE WITH FRANKLIN STANDARDS, NO IMPACT IS ANTICIPATED TO THE EXISTING WATERSHED.
7. MAJOR THOROUGHFARE PLAN - ACCESS CURRENTLY EXISTS WITHIN GIVEN INFRASTRUCTURE.
8. LOCAL STREET PLAN -IT IS NOT ANTICIPATED TO ADJUST THE EXISTING STREET PLAN FOR THE PROPOSED EXPANSIONS.
9. BIKE / PEDESTRIAN PLAN - SIDEWALK CONNECTION WILL BE MADE TO OXFORD GLEN DRIVE
10. POLICE STATION - DUE TO THE EXISTING POLICE PRESENCE IN THE AREA, IT IS NOT ANTICIPATED THAT ADDITIONAL PATROLS WILL BE NECESSARY.
11. FIRE STATION - THE SITE IS LOCATED 0.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THIS SITE IS WITHIN THE CURRENT SERVICE AREA OF STATION 6. DUE TO ADEQUATE WATER SUPPLY FROM MALLORY VALLEY UTILITY DISTRICT, IT IS NOT ANTICIPATED THAT THIS DEVELOPMENT WILL PRESENT ANY ATPYICAL FIRE PROTECTION REQUIREMENTS.
12. RECREATIONAL FACILITIES - THE PROPOSED S.F. INCREASE OF THE DEVELOPMENT IS NOT ANTICIPATED TO REQUIRE ANY ADDITIONAL RECREATIONAL FACILITIES.
13. STUDENT POPULATION - THE PROPOSED S.F. INCREASE OF THE DEVELOPMENT IS NOT ANTICIPATED TO CREATE AN INCREASE IN STUDENT POPULATION.
14. REFUSE STORAGE AND SANITATION COLLECTION - SEE SHEET C3.1.
15. MINERAL RIGHTS - BASED ON THE MOST RECENT TITLE COMMITMENTS PROVIDED, NO MINERAL RIGHTS OTHER THAN THOSE OF THE PROPERTY OWNER, EXIST ON THE SITE.
16. HISTORIC STRUCTURES - NO HISTORIC OR ARCHITECTURALLY SIGNIFICANT STRUCTURES OR RESOURCES ARE KNOWN TO EXIST ON THE PROPERTY OR WITHIN 500' OF THE PROPERTY.
17. ARCHITECTURAL INTENT - SEE ARCHITECTURAL RENDERING
18. GENERAL LIGHTING PLAN INTENT - SITE LIGHTING WILL BE DETAILED WITH SITE PLAN DEVELOPMENT AND WILL COMPLY WITH CITY OF FRANKLIN STANDARD REQUIREMENTS AS DESCRIBED IN SECTION 5.11 OF THE ZONING ORDINANCE.

FLOOD INFORMATION:

FEMA MAP #: 47187C60220F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C60220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 47187C, PANEL NO. 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN.

GEOTECHNICAL INFORMATION:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE, HOWEVER THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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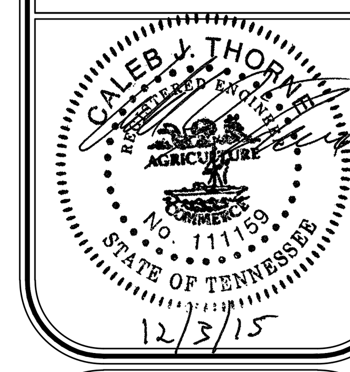


FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5

FOR

THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

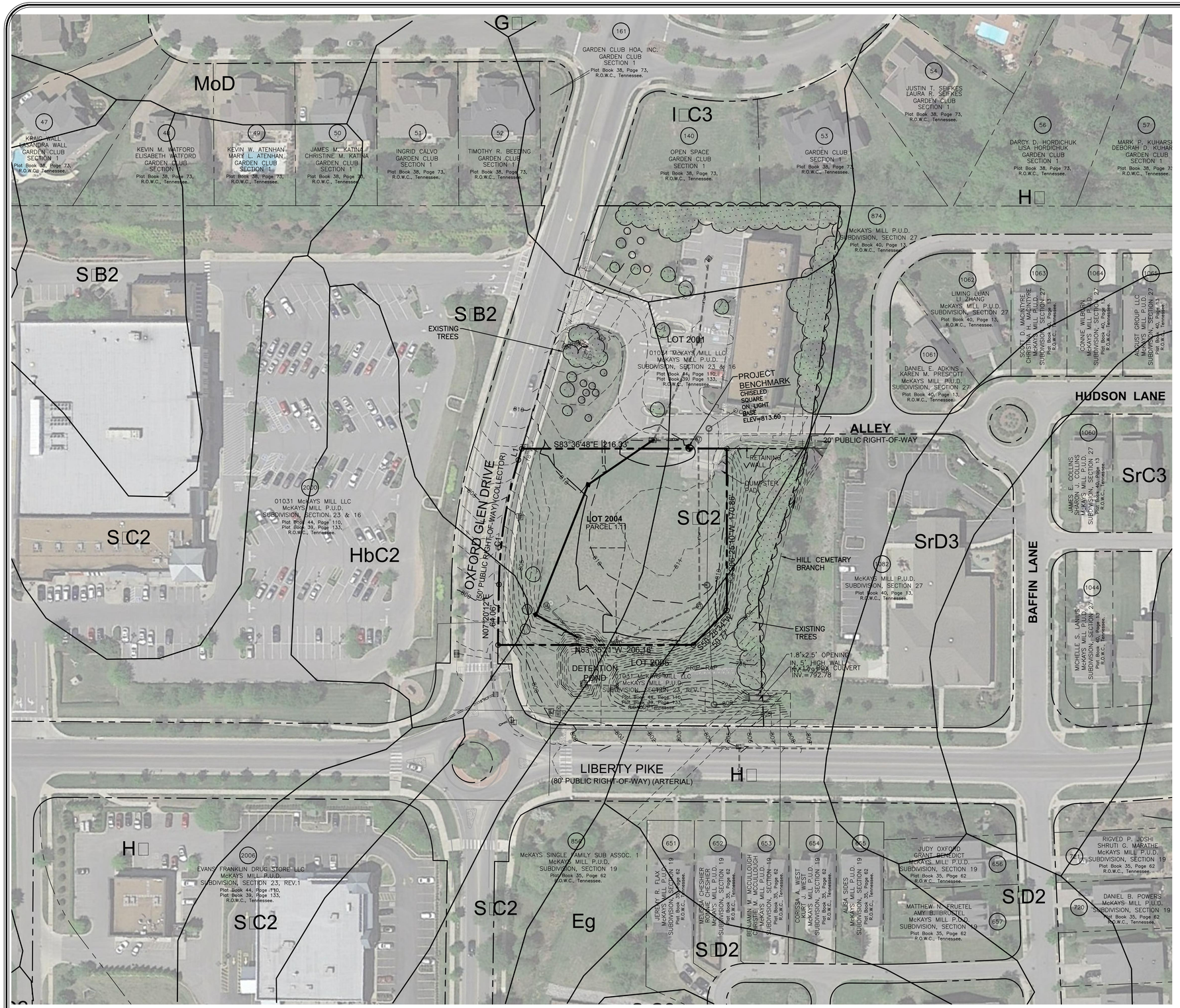
REVISIONS
1 12-03-15 (B.C.S.) Rev. Per City Comments.

JOB NO. 15120	WK. ORDER 0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 400'
DATE:	NOVEMBER 9, 2015

OVERALL PUD DEVELOPMENT PLAN

C1.0

G:\15120-0344\1-CIVIL ENGINEERING\PUD DEVELOPMENT PLAN\PLAN SHEETS\0344 OVERALL PUD DEVELOPMENT.DWG
PLOTTED BY BOBBY SHRUM ON: 12/3/2015 12:41 PM
LAST UPDATED BY BCS ON: 12/3/2015 12:35 PM



SOILS DATA:

Williamson County, Tennessee (TN187)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	0.2	0.6%
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded	0.0	0.0%
Eg	Egam silt loam, phosphatic	0.4	1.0%
Gu	Gullied land	0.0	0.0%
HbB2	Hampshire silt loam, 2 to 5 percent slopes, eroded	1.3	3.0%
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded	1.4	3.3%
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded	1.7	3.9%
Hs	Huntington cherty silt loam, phosphatic	4.1	9.6%
Hu	Huntington silt loam, phosphatic	7.0	16.6%
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded	2.2	5.2%
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	1.0	2.4%
Rc	Rockland	0.0	0.0%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	5.7	13.3%
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	2.0	4.7%
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded	8.8	20.7%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	5.0	11.8%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	1.6	3.9%
Totals for Area of Interest		**42.4**	**100.0%**

LOT 2004 BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°05'22"	475.00'	133.39'	N15°18'28"E	132.95'

LOT 2004 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N23°12'07"E	12.37'

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CALEB J. THORNE
REGISTERED ENGINEER
AGRICULTURE
NO. 111159
STATE OF TENNESSEE
12/3/15

FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 50'
DATE:	NOVEMBER 9, 2015

REVISIONS
12-03-15 (B.C.S.) Rev. per City Comments.

EXISTING CONDITIONS

C2.1

G:\15120\0344-LOCK ENGINEERING BND\DEVELOPMENT PLANS\PLAN SHEETS\0344-PUD EXISTING.DWG
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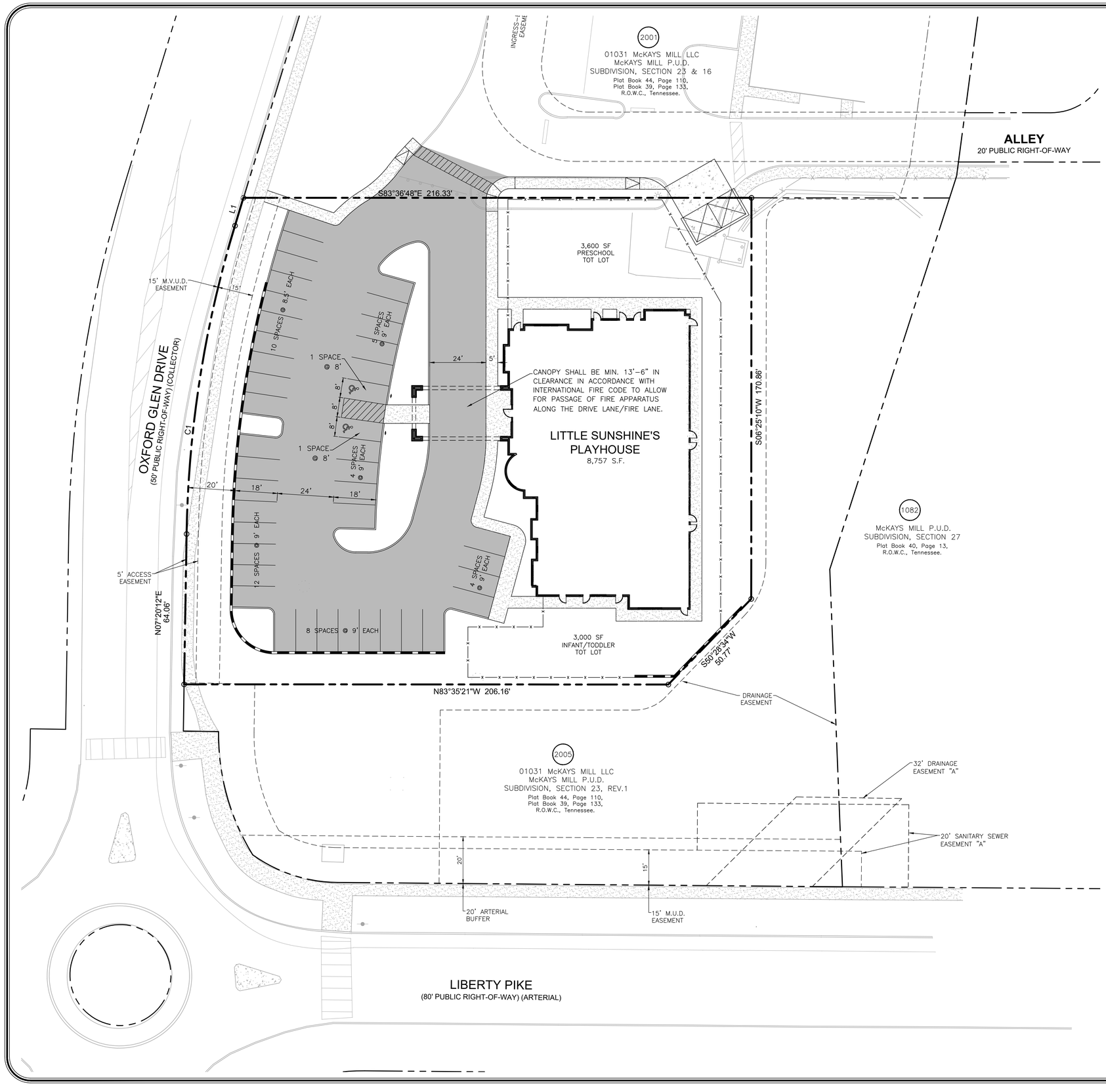

SITE DATA:

PROJECT INFORMATION:

NAME:	McKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5
CITY OF FRANKLIN PROJECT NUMBER:	----

PROPERTY INFORMATION:

STREET ADDRESS:	2100 OXFORD GLEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	14 h
TAX MAP:	80
PARCEL:	1.06, 1.11 1.12
TOTAL LOTS (2001, 2004 □ 2005) SIZE:	3.53 AC. (153,767 SF)
LOT 2004 SIZE:	1.10 AC. (48,029 SF)
LAND USE:	---
EXISTING ZONING CLASSIFICATION:	NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAYS:	SEWARD HALL - 1
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES: (FROM PERIMETER OF LOTS 2001, 2004 □ 2005)	
YARD FRONTING ARTERIAL	50'
SIDE	25'
REAR	40'

OWNER:
MR. PRESTON AMOS
6 VOUGA LANE
S□LOUIS, MO 63131
(314) 600-0235
PAMOS@FERRISGROUP.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
CTHORNE@RAGANSMITH.COM

ARCHITECT:
TR.I ARCHITECTS
MR. JEFFREY KAISER
9812 MANCHESTER RD.
S□LOUIS, MO 63119
(314) 395-9250
JEFF.KAISER@TRIARCHITECTS.COM

PROPOSED USE AMENDMENT:	TO ADD INSTITUTIONAL/DAYCARE TO EXISTING COMMERCIAL AREA P.
PROPOSED BUILDING SQUARE FOOTAGE:	8,757 S.F.
PROPOSED BUILDING HEIGHT:	MAX. 35'
PARKING REQUIRED:	
2 SPACES/1,000 S.F. @ 8,757 S.F.:	18 SPACES
1 SPACE/EMPLOYEE:	23 SPACES
TOTAL:	41 SPACES
PARKING PROPOSED:	41 SPACES

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NO. 111169
STATE OF TENNESSEE
12/3/15

FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23 CONCEPT PLAN, REVISION 5

FOR

THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

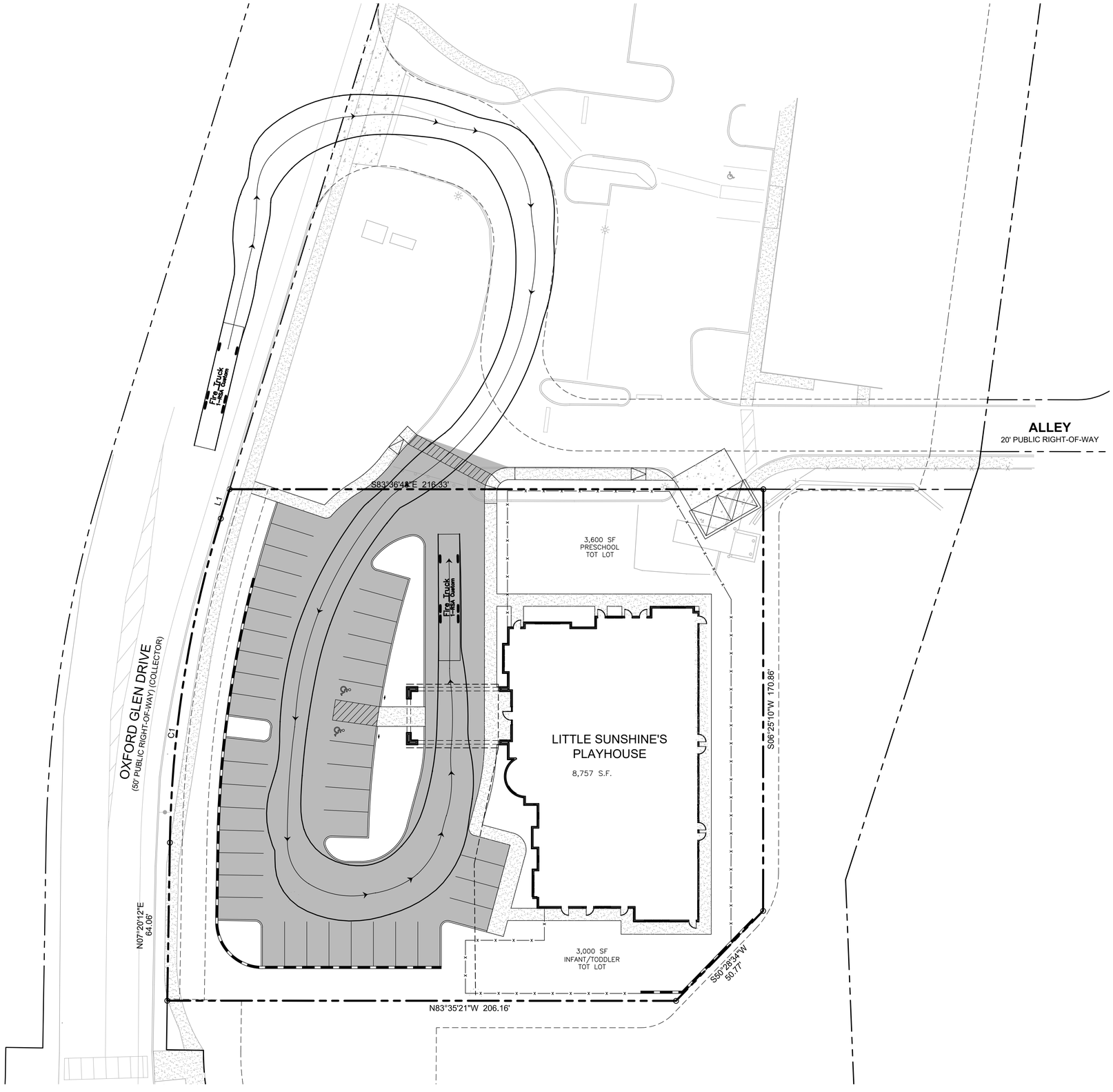
REVISIONS
12-03-15 (B.C.S.) Rev. Per City Comments.

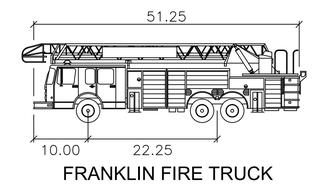
JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 20'
DATE:	NOVEMBER 9, 2015

PUD DEVELOPMENT PLAN

C3.1

G:\3120-0344-1-CIVIL ENGINEERING\PUD DEVELOPMENT PLAN\PUD-SHEETS\0344-PUD DEVELOPMENT.DWG
PLOTTED BY BOBBY SHRUM ON: 12/3/2015 12:42 PM
LAST UPDATED BY BGS ON: 12/3/2015 12:39 PM





FRANKLIN FIRE TRUCK

NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
REAR TRACK WIDTH:	8'
WHEEL BASE: (FRONT AXLE TO FRONT REAR AXLE)	21.316'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.0417'
WIDTH:	8.333'
REAR OVERHANG:	22.1424'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

811
Know what's **below.**
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0 20 40 60

FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

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NO. 111169
STATE OF TENNESSEE
12/3/15

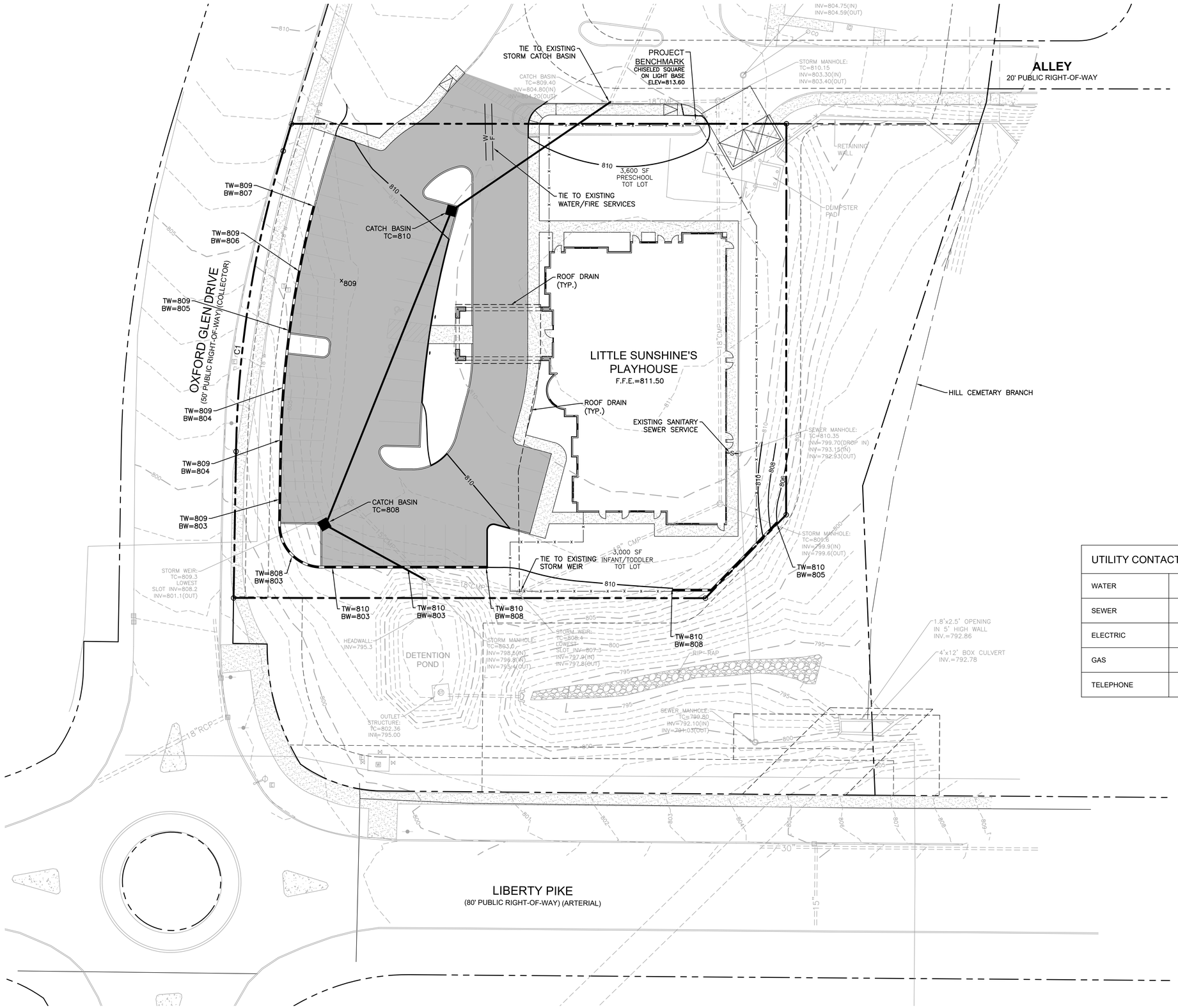
REVISIONS
12-03-15 (B.C.S.) Rev. Per City Comments.

JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 20'
DATE:	NOVEMBER 9, 2015

FIRE TRUCK PATH

C3.2

G:\2120-2044-1-CIVIL ENGINEERING\PUD DEVELOPMENT PLAN\PLAN SHEETS\0344-FIXED FIRE TRUCK.DWG
PLOTTED BY: BOBBY SHRUM ON: 12/3/2015 12:42 PM LAST UPDATED BY: BCS ON: 12/3/2015 12:37 PM



UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 JENNIFER CLARK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 595-4685 ROGER JENKINS
GAS	ATMOS ENERGY (615) 566-3073 RON MYATT
TELEPHONE	AT&T (615) 595-7816 DAVID TUTTEROW

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NO. 111169
STATE OF TENNESSEE
12/3/15

FRANKLIN PROJECT #5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 20'
DATE:	NOVEMBER 9, 2015

REVISIONS
1 12-03-15 (B.C.S.) Rev. Per City Comments.

CONCEPTUAL GRADING, DRAINAGE AND UTILITIES PLAN

C4.1

G:\15120-044 FOCAL ENGINEERING PHD DEVELOPMENT PLAN\PLAN SHEETS\15-044 PHD GRADING.DWG
PLOTTED BY: BOBBY SHRUM ON: 12/3/2015 11:42 PM
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315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6738 WWW.RAGANSMITH.COM
JOB NO: 15120-0344
DATE: October 01, 2015

TRi Architects of the Possible

Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Site Layout

TFG
THE FERRIS GROUP

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NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM
JOB NO: 08033-8711
DATE: September 26, 2013

TRi Architects of the Possible

Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering

TFG
THE FERRIS GROUP

- ***Little Sunshine's Playhouse & Preschool:*** LSP is a national operator of childcare facilities. LSP provides Early Care to children aged 6 weeks to 6 years. LSP's position as a leading innovator in childcare is illustrated by the imaginative, child-friendly design of the building. Every facility is professionally designed to maximize each child's personal experience. In conjunction with enhanced interiors, LSP playgrounds feature natural elements, outdoor play, and a variety of age-appropriate playground equipment.

- ***Facility:*** The Project will be developed as a childcare and preschool facility. The proposed single story building will be approximately 8,757 square feet with two exterior enclosed playgrounds totaling approximately 6,600 square feet.

- ***Architecture:*** The building will be developed using several different exterior materials including Cultured Stone, wood trim and EIFS. The gable roof will include an architectural grade shingle and HVAC equipment will be placed in the rear of the building and screened accordingly.

- ***General Information:*** The location will be operated by a local franchisee. Hours of operation are from 6:00 AM to 6:00 PM.

COF no: 5980

CONDITIONS OF APPROVAL:

Fire-Planning

2015.11.09_PUD Development Plan Submittal.pdf

1. Fire Protection

- The requested fire flow has not yet been provided.

The applicant shall provide the results from a two-hydrant flow test to determine available water supply for fire protection.

ORDINANCE 2015-78

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.45 ACRES FROM R-3 - DETACHED RESIDENTIAL 3 DISTRICT TO SD-R 1.2 SPECIFIC DEVELOPMENT RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED EAST OF COLUMBIA AVENUE AND NORTH OF GIST STREET, LOCATED AT 117 GIST STREET."

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

WHEREAS, the SD-R 1.2 – Specific Development - Residential District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2015-110, 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 (FMPC).

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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 R-3 Detached Residential 3 District to SD-R 1.2 - Specific Development Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
078K-B-01600	0.45
Total	0.45

Land in Williamson County, Tennessee, being Lot No. 1 on the Plan of Gist Street of record in Plat Book 18, Page 1, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Kendall, an unmarried man, by Warranty Deed, from Jeffrey M. Tock and wife, Mary Ann Tock, dated July 31, 2007, of record in Book 4344, Page 98, Register's Office for Williamson County, Tennessee.

SECTION II. That the attached Location Map 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.

ATTEST:

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

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

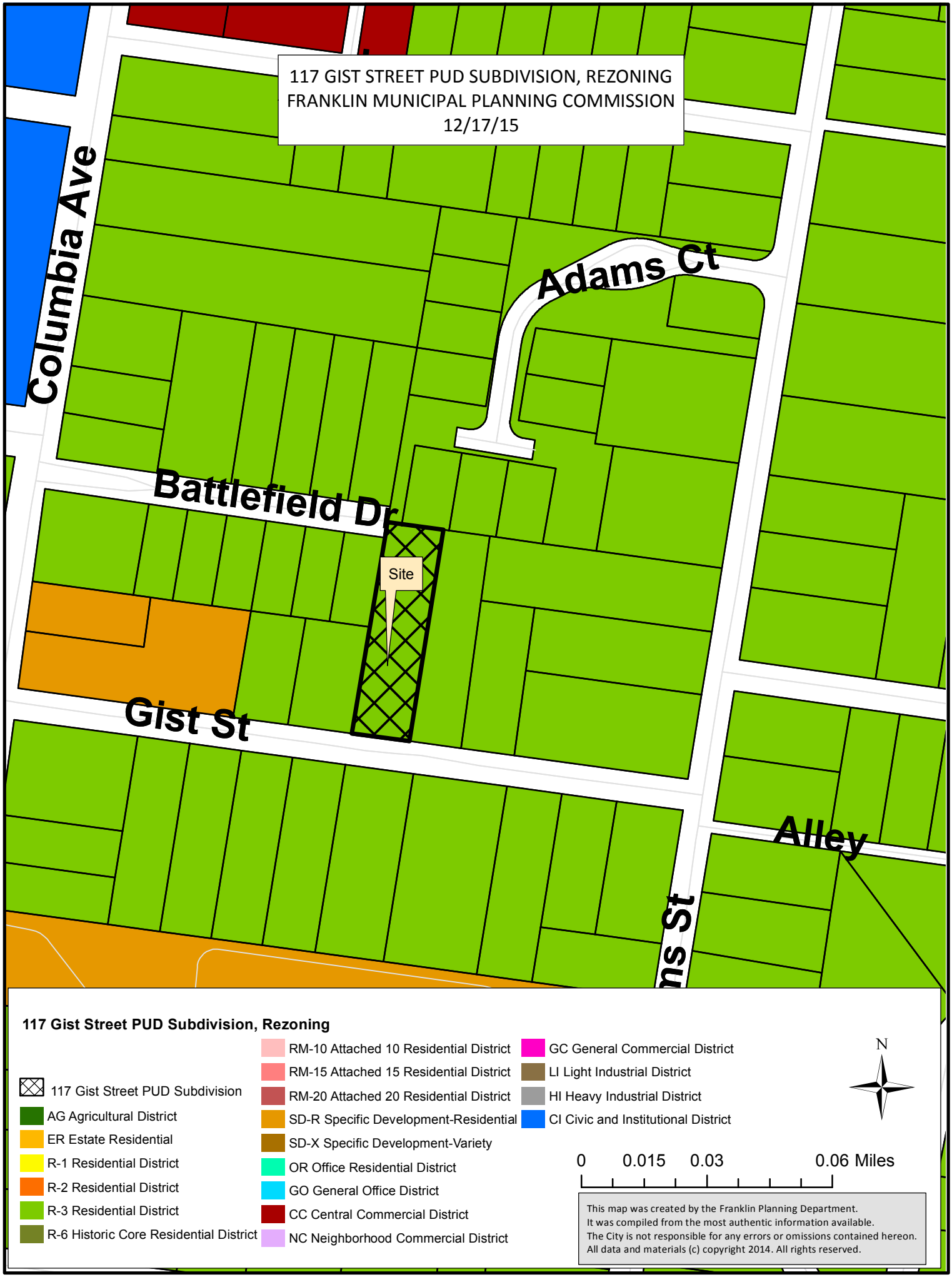
PLANNING COMMISSION **DISAPPROVED**: December 17, 2015

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


117 GIST STREET PUD SUBDIVISION, REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Columbia Ave
Adams Ct
Battlefield Dr
Site
Gist St
Alley
117 Gist Street PUD Subdivision, Rezoning
117 Gist Street PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.015 0.03 0.06 Miles
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 2014. All rights reserved.

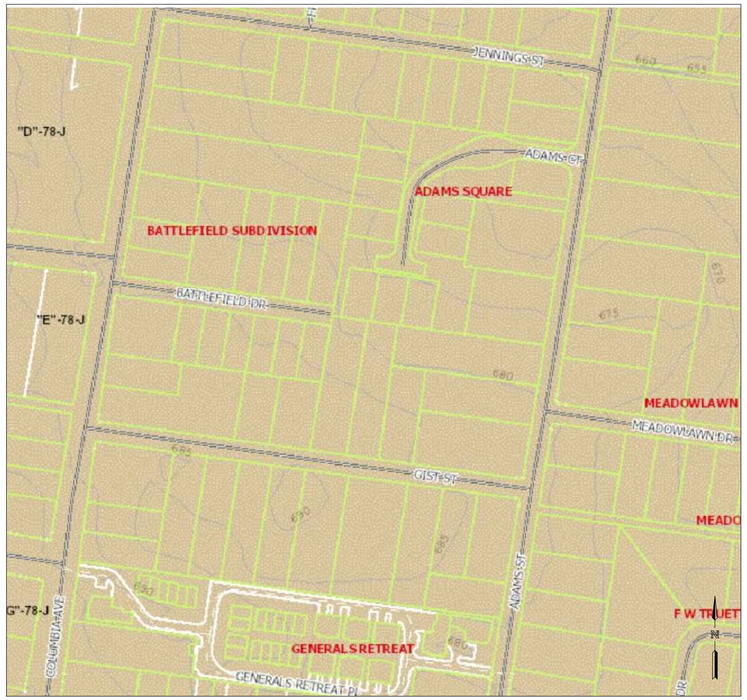
117 GIST STREET

REZONING SUBMITTAL

CITY OF FRANKLIN, TN

TAX MAP 078K, GROUP B, PARCEL 01600
PROJECT #5960

SHEET INDEX
COVER SHEET
L1.0 EXISTING CONDITIONS (OVERALL)
L1.1 EXISTING CONDITIONS PLAN



not to scale

VICINITY MAP

OWNER:
GARDEN GATE DEVELOPMENT CO.
MATT CHRISTENSEN
427 MURFREESBORO ROAD
FRANKLIN, TN 37064
matt.christensen@comcast.net
615.456.5515

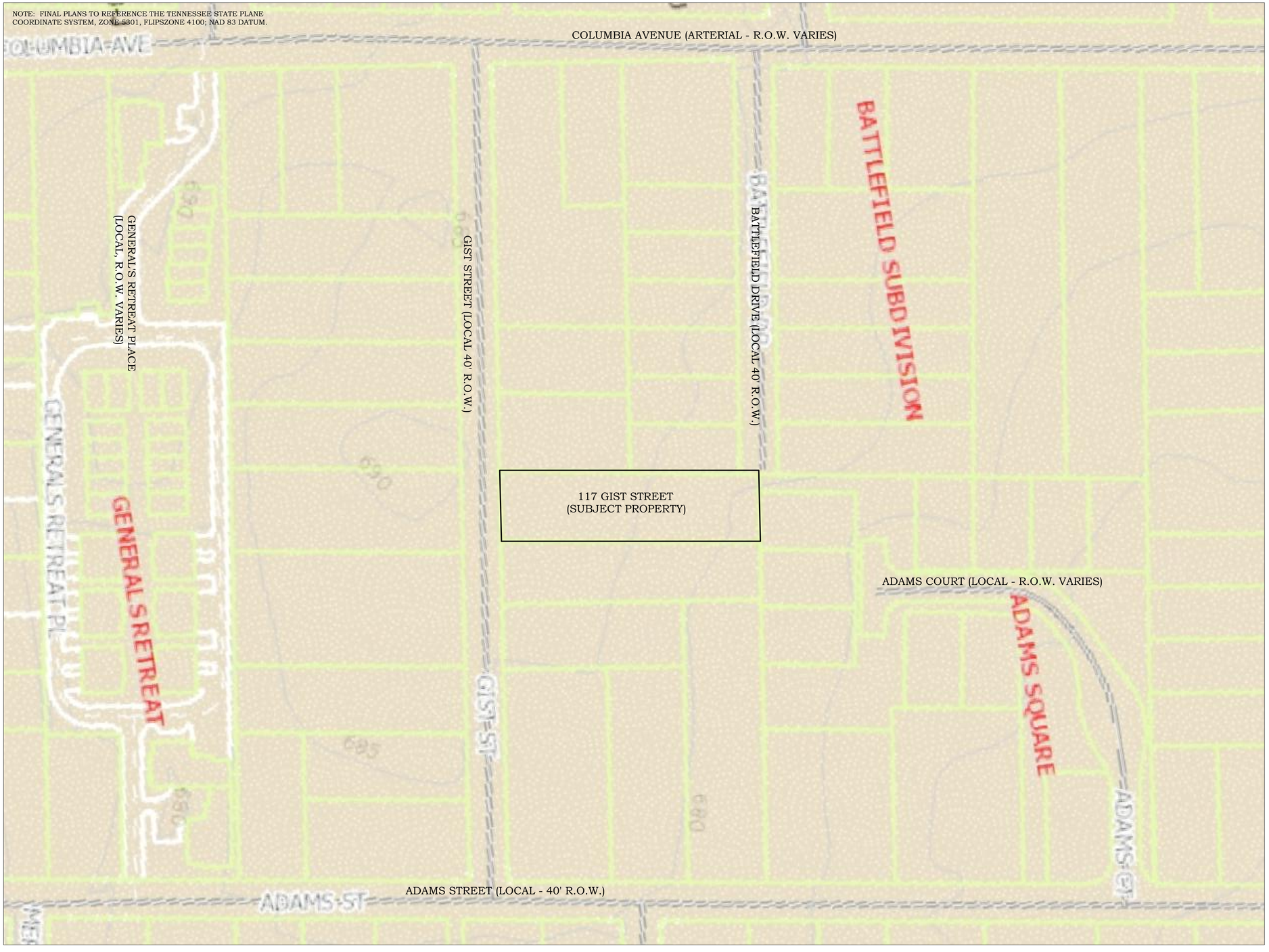
APPLICANT:
THE ADDISON GROUP
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DANIEL WOODS
dwoods@addison-group.com
615.440.7804

theaddisongroup
DESIGN + DEVELOPMENT

1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DWOODS@ADDISON-GROUP.COM
615.440-7804

12.03.15

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPSZONE 4100; NAD 83 DATUM.



EXISTING CONDITIONS PLAN (OVERALL)

SCALE: 1" = 50'

0 75 50 150

MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

theaddisongroup
DESIGN + DEVELOPMENT
dwoods@addison-group.com
Office 615.440.7804 - www.theaddisongroupllc.com

REZONING SUBMITTAL
PROJECT #5960
117 GIST ST

FRANKLIN, TENNESSEE

DANIEL WOODS REGISTERED LANDSCAPE ARCHITECT

12.03.15

2015 The Addison Group LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC

DATE: 10.12.15

REVISIONS:

12.03.15

SHEET NO.

L1.0

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPSZONE 4100; NAD 83 DATUM.

EXISTING CONDITIONS PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.

SCALE: 1" = 10'

0 10 20 40

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.

MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

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Office 615.440.7804 - www.theaddisongroupllc.com

REZONING SUBMITTAL
PROJECT #5960
117 GIST ST

FRANKLIN, TENNESSEE

DANIEL WOODS
REGISTERED
LANDSCAPE ARCHITECT
12.03.15

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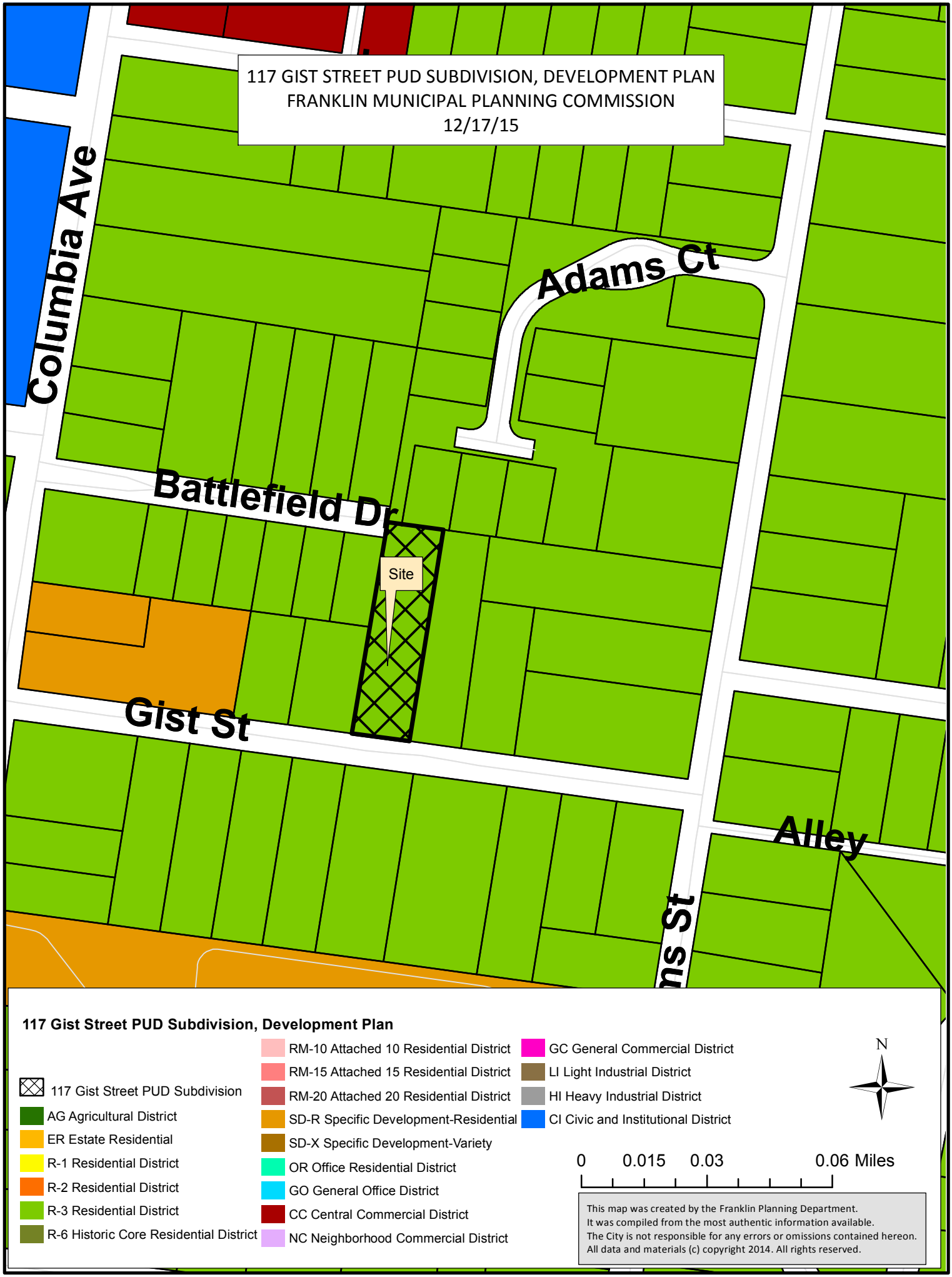
DATE: 10.12.15
REVISIONS:
12.03.15

SHEET NO.
L1.1


117 GIST STREET PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Columbia Ave
Adams Ct
Battlefield Dr
Site
Gist St
Alley
117 Gist Street PUD Subdivision, Development Plan
117 Gist Street PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.015 0.03 0.06 Miles
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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RESOLUTION 2015-110

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 117 GIST STREET PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF COLUMBIA AVENUE AND NORTH OF GIST STREET, LOCATED AT 117 GIST STREET."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve zoning for the property as part of Ordinance 2015-78; 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 (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN 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
078K-B-01600	0.45
Total	0.45

Land in Williamson County, Tennessee, being Lot No. 1 on the Plan of Gist Street of record in Plat Book 18, Page 1, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Kendall, an unmarried man, by Warranty Deed, from Jeffrey M. Tock and wife, Mary Ann Tock, dated July 31, 2007, of record in Book 4344, Page 98, Register's Office for Williamson County, Tennessee.

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

SECTION III: That the overall entitlements for the 117 Gist Street PUD Subdivision are as follows:

Entitlements	Robert Baker PUD Subdivision
Base Zone District	SD-R 4.44- Specific Development-Residential
Character Area Overlay	CFCO-3 – Central Franklin Character Area
Other Zoning Overlays	NA
Development Standard	Traditional
Number of Dwelling Units	2
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	NA
Number of Phases in Development	NA

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

_____
ERIC S. STUCKEY
City Administrator

_____
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: _____

COF no: 5961

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

117 Gist - dev plan pkg.pdf

1. Stormwater Infrastructure

- Applicant has not addressed the comment. Properties may not discharge Stormwater onto adjacent or downstream properties without the appropriate drainage easements. As discussed, applicant must discharge Stormwater into a Stormwater conveyance system. As proposed the Stormwater system is vague at best and shall be seriously reconsidered.

Engineering - PUD Plan Checklist

General Comments

2. E. Existing Conditions Plan

- The previous comment, "Applicant shall show driveway locations for adjacent properties on Gist St. and Battlefield Drive on all plan sheets." has not been fully addressed. Show the driveway locations for adjacent properties on Gist St.

3. H. Stormwater Management Plan

- Stormwater may not be discharged onto neighboring properties without appropriate stormwater easements. Applicant shall provide details and easements, where appropriate, to clearly depict how stormwater is to be discharged from each property. A drainage easement is required for any stormwater conveyance carrying runoff from 2 or more lots.

This is an advisory comment for Site Plan, and will not hinder Development Plan approval. Applicant shall be advised that the appropriate off-site easements must be acquired prior to final approval of the Site Plan.

4. F. Development Plan

- Applicant shall clarify discrepancy in the width of ROW abutting the northwest corner of the property. This width was initially shown to be 17', but is now shown as 20' on the resubmittal. Why the change? Be advised that if the proposed driveway encroaches onto the neighboring property, a permanent access easement will be required to be obtained from the property owner for the encroachment.

5. F. Development Plan

- Applicant shall show all proposed connections to existing and proposed streets located outside the development. Applicant shall show the Gist Street pavement and the driveway connection to it. Either radii or a flare are required for the driveway apron.

Planning

117 Gist - dev plan pkg.pdf

6. Zoning

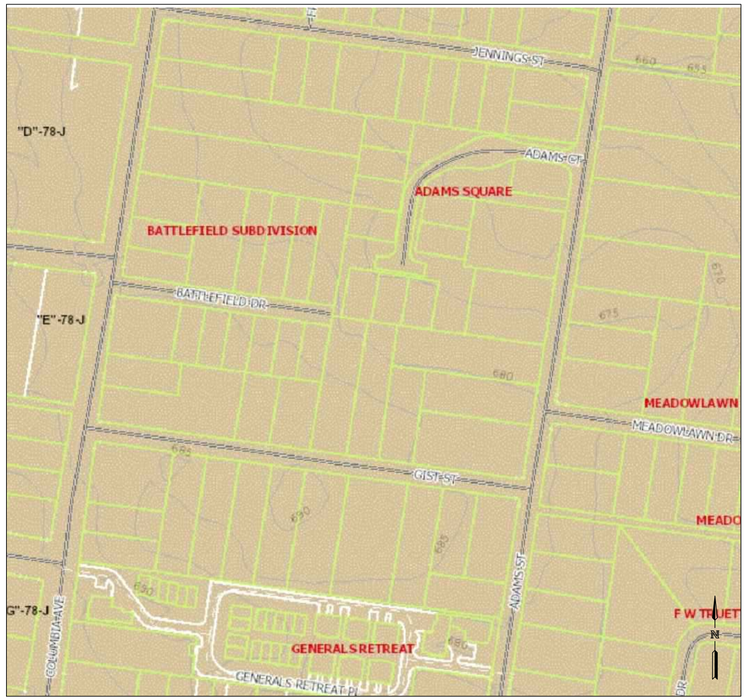
- Applicant shall include correct density (SD-R 4.44)

117 GIST STREET

DEVELOPMENT PLAN SUBMITTAL

CITY OF FRANKLIN, TN

TAX MAP 078K, GROUP B, PARCEL 01600
PROJECT #5961



not to scale

VICINITY MAP

SHEET INDEX
COVER SHEET
L1.0 EXISTING CONDITIONS (OVERALL)
L1.1 EXISTING CONDITIONS PLAN
L2.0 DEVELOPMENT PLAN
L3.0 GRADING, DRAINAGE, & UTILITY PLAN
A5.1 ARCHITECTURAL ELEVATION (LOT 1 and Lot 2)

OWNER:
GARDEN GATE DEVELOPMENT CO.
MATT CHRISTENSEN
427 MURFREESBORO ROAD
FRANKLIN, TN 37064
matt.christensen@comcast.net
615.456.5515

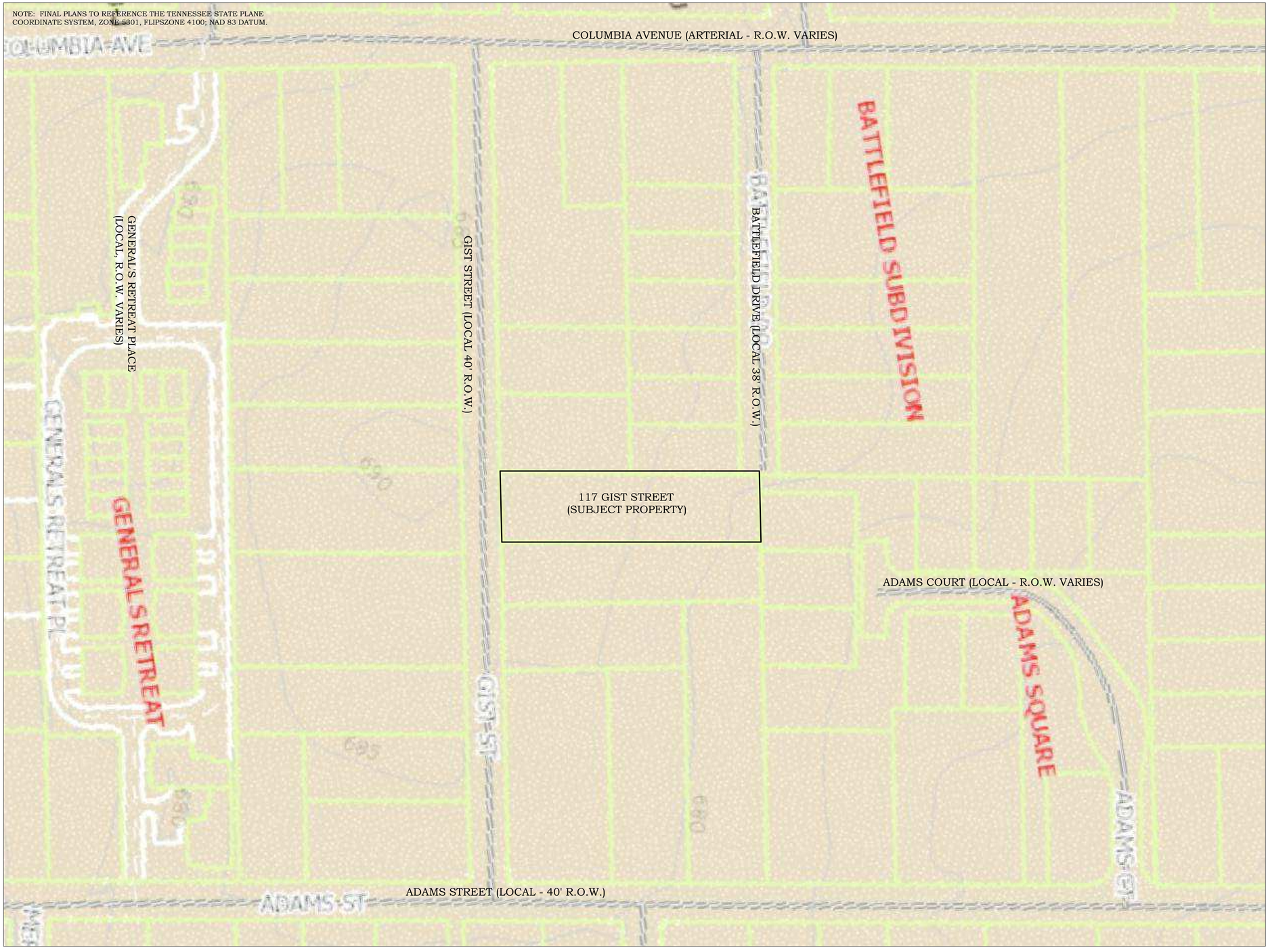
APPLICANT:
THE ADDISON GROUP
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DANIEL WOODS
dwoods@addison-group.com
615.440.7804

theaddisongroup
DESIGN + DEVELOPMENT

1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DWOODS@ADDISON-GROUP.COM
615.440-7804

12.03.15

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPSZONE 4100; NAD 83 DATUM.



EXISTING CONDITIONS PLAN (OVERALL)

SCALE: 1" = 50'

0 75 50 150

MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

theaddisongroup
DESIGN + DEVELOPMENT
dwoods@addison-group.com
Office 615.440.7804 • www.theaddisongroupllc.com

Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE

DANIEL WOODS
REGISTERED
AGRICULTURE
TENNESSEE No. 201
LANDSCAPE ARCHITECT

12.03.15

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NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPSZONE 4100; NAD 83 DATUM.

EXISTING CONDITIONS PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.

SCALE: 1" = 10'

0 10 20 40

MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

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DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE

DANIEL WOODS
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LICENSE
REGISTER NO. 2
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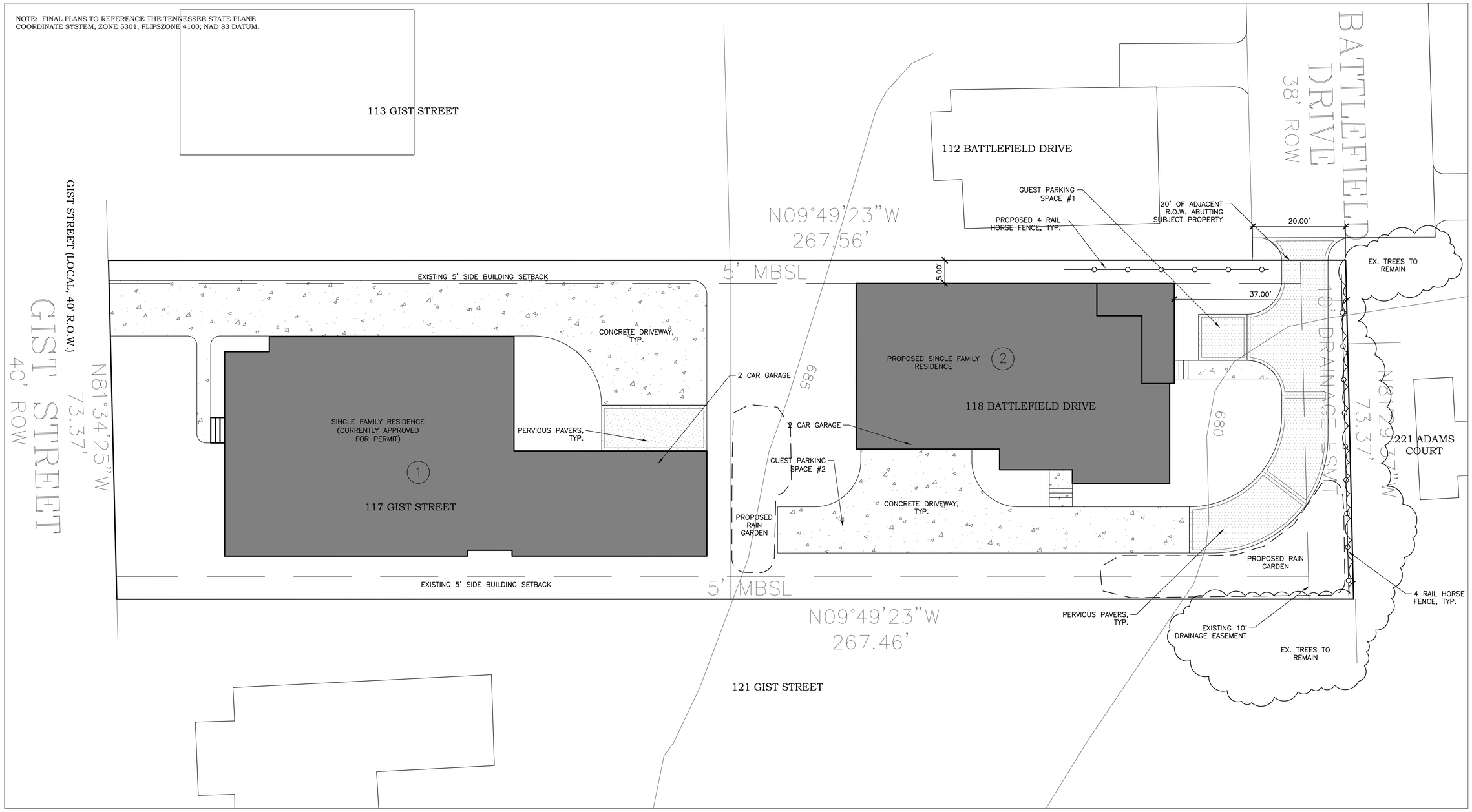

DEVELOPMENT PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL
EXISTING DENSITY: 2.22 UNITS PER ACRE
PROPOSED DENSITY: 4.44 UNITS PER ACRE
TOTAL # OF PROPOSED UNITS: 2 (SINGLE FAMILY)
OVERALL DENSITY: 4.44 UNITS PER ACRE
NET DENSITY: 4.44 UNITS PER ACRE
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 2
RESIDENTIAL SQUARE FOOTAGE: N/A
NUMBER OF ACREAGE BY USE, ENTIRE SITE: 0.45 ACRES
NUMBER OF ACREAGE BY USE, PER SECTION: 0.45 ACRES

LOT 1 (PROPOSED
AREA = 0.224 AC (9,793 SF)
HOUSE FOOTPRINT SF = 3,877 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = 3,670)
HEIGHT = +/- 26' TOTAL (2 STORY)

LOT 2 (PROPOSED
AREA = 0.225 AC (9,829 SF)
HOUSE FOOTPRINT SF = ESTIMATED TO BE +/-2,679 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = ESTIMATED TO BE +/- 3,600 SF
HEIGHT = ESTIMATED TO BE +/- 26' TOTAL (2 STORY)

LAND USE PLAN COMPLIANCE: THE SUBJECT PROPERTY IS LOCATED WITHIN THE "CFCO-3" CHARACTER AREA. CFCO-3 GUIDELINES CALL FOR "TRADITIONAL' DEVELOPMENT. IT STATES: "THE COMMUNITY DESIRES TO MAINTAIN THE ESTABLISHED RESIDENTIAL CHARACTER AND SCALE OF THE AREA." CFCO-3 ALLOWS FOR BUILDINGS UP TO 3 STORIES IN HEIGHT.

THE CENTRAL FRANKLIN CENTRAL AREA PLAN STATES: "THE PREDOMINANT USES WILL INCLUDE DETACHED AND ATTACHED RESIDENTIAL DEVELOPMENT, INSTITUTIONAL AND CIVIC USES. ACCESSORY DWELLINGS ARE APPROPRIATE IN THE AREA."

ADDITIONALLY, ON STREET PARKING IS ENCOURAGED IN THIS AREA.

THE PROPOSED DEVELOPMENT CALLS FOR 2 SINGLE FAMILY LOTS THAT MATCH THE LOT WIDTHS AND DEPTHS EXACTLY AS THEY ARE CURRENTLY ALONG GIST STREET AND BATTLEFIELD DRIVE. ALTHOUGH THIS PROPERTY AND SURROUNDING AREA ARE ZONED R-3, ALL OF THE LOTS ON BATTLEFIELD AND MOST OF THE LOTS ON GIST ST ARE 0.20 TO 0.25 ACRES AND THEREFORE "NON-COMPLIANT."

BOTH HOMES WILL BE 2 STORIES MAXIMUM AND MATCH THE SETBACKS OF THE OTHER HOMES ALONG BATTLEFIELD DRIVE AND GIST ST. THE ARCHITECTURAL STYLE FOR BOTH HOMES WILL BE CONSISTENT WITH THE ADJACENT PROPERTIES AS WELL AS OTHER INFILL DEVELOPMENT OCCURING IN DOWNTOWN FRANKLIN.

IMPACT STATEMENT: THE PROPERTY IS PROPOSED TO BE SUBDIVIDED FROM 1 SINGLE FAMILY LOT TO 2 SINGLE FAMILY LOTS (TOTAL). BECAUSE ONLY 1 ADDITIONAL SINGLE FAMILY HOME IS PROPOSED, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES IS INTENDED TO BE INSIGNIFICANT. SINCE THIS REQUEST IS TO ADD ONE ADDITIONAL DWELLING UNIT, THE RESULT IS A NET INCREASE OF 1 UNIT OF FLOW (350 GALLONS/DAY). WATER AND SEWER AVAILABILITY LETTER HAS BEEN PROVIDED BY CITY OF FRANKLIN WATER DEPARTMENT.

STATEMENT OF ARCHITECTURAL INTENT: THE ARCHITECTURAL INTENT OF THIS PROJECT IS TO DELIVER TWO SINGLE FAMILY HOMES, 2 STORIES IN HEIGHT MAXIMUM. ARCHITECTURAL PLANS FOR "LOT 1" HAVE BEEN INCLUDED IN THIS PACKAGE (SHEET A5.1). "LOT 1" IS A "FRENCH COTTAGE" STYLE ARCHITECTURE. "LOT 2" WILL BE A SIMILAR STYLE AND SCALE (FINAL DESIGN YET TO BE DETERMINED).

Existing Grading & Drainage Data Chart
- Site Area: 1.46 AC
- Impervious Area: 0.54 AC

Peak Flow Runoff
- 2 year: 1.76 CFS
- 5 year: 3.12 CFS
- 10 year: 4.08 CFS
- 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart
- Site Area: 1.46 AC
- Impervious Area: 0.71 AC

Peak Flow Runoff
- 2 year: 1.59 CFS
- 5 year: 2.35 CFS
- 10 year: 3.98 CFS
- 100 year: 7.26 CFS

0 20 10 40

4 RAIL HORSE FENCE

The Addison Group, LLC 2015

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Prepared For:
117 GIST ST & 118 BATTLEFIELD DR
DEVELOPMENT PLAN
PROJECT #5961
FRANKLIN, TENNESSEE

DANIEL WOODS REGISTERED AGRICULTURE & LANDSCAPE ARCHITECT
12.03.15

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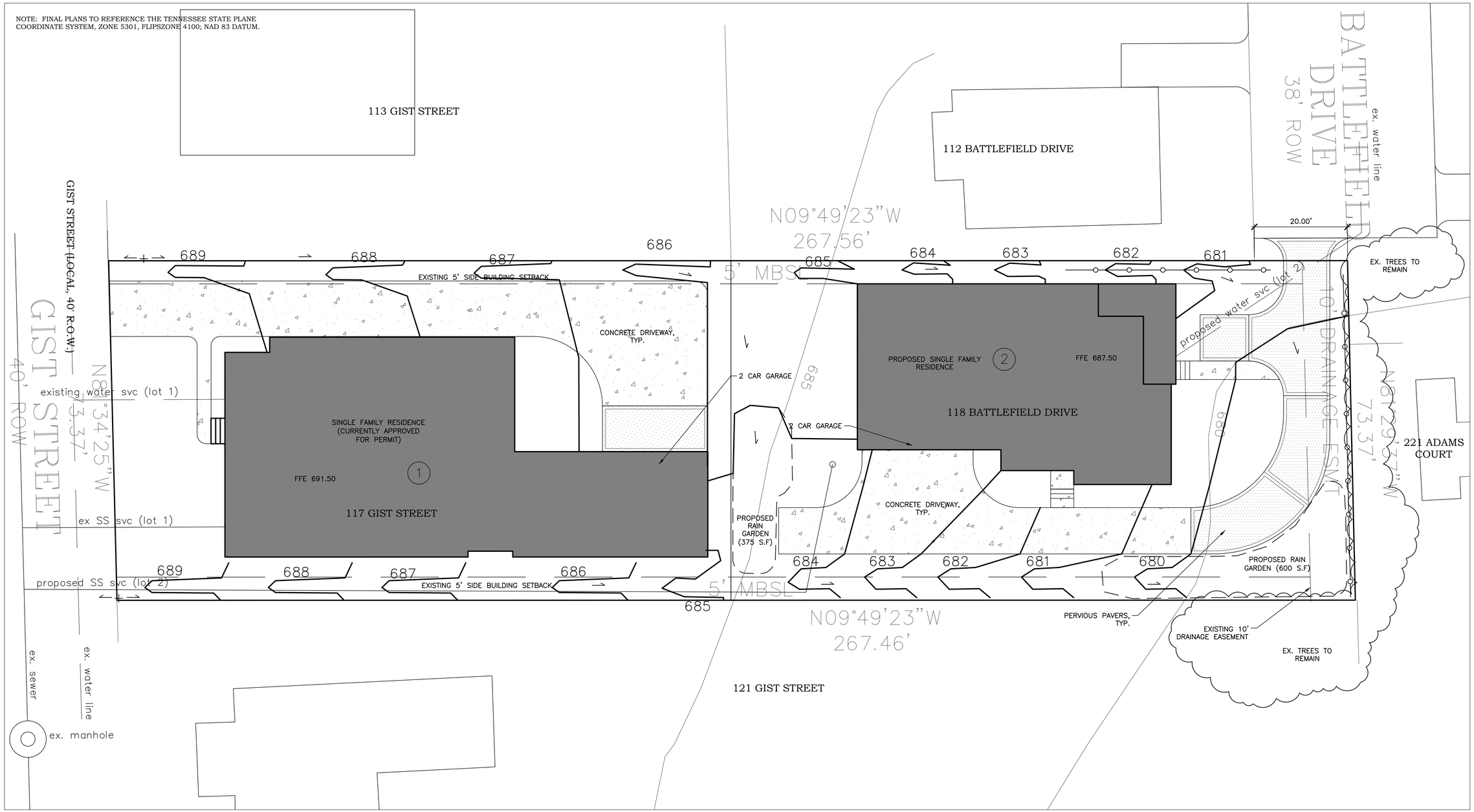

GRADING, DRAINAGE, & UTILITY PLAN

Existing Grading & Drainage Data Chart
- Site Area: 1.46 AC
- Impervious Area: 0.54 AC

Peak Flow Runoff
- 2 year: 1.76 CFS
- 5 year: 3.12 CFS
- 10 year: 4.08 CFS
- 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart
- Site Area: 1.46 AC
- Impervious Area: 0.71 AC

Peak Flow Runoff
- 2 year: 1.59 CFS
- 5 year: 2.35 CFS
- 10 year: 3.98 CFS
- 100 year: 7.26 CFS

Grading & Drainage General 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. 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 & Drainage Data Chart
- Site Area: 0.45 AC (19,622 SF)
- Impervious Area: 0.224 AC (9,796 SF)
- Disturbed Area: 0.26 AC (11,325 SF)
- Total Pervious Area: 0.225 AC (9,826 SF)
- Landscape Surface Ratio: 0.50

STORMWATER NARRATIVE & IMPACT STATEMENT: PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA.

SINCE THERE IS NO PUBLIC INFRASTRUCTURE AVAILABLE, THE PROPOSAL IS TO DRAIN THE SITE THROUGH GRASS SWALES, LEADING TO 2 RAIN GARDEN AREAS TOWARDS THE REAR OF THE SITE. THESE RAIN GARDENS WILL BE DESIGNED SO AS TO RETAIN STORMWATER ON SITE UNTIL IT CAN EVENTUALLY INFILTRATE INTO THE SOIL. THE RAIN GARDENS WILL BE PLANTED WITH BIO-PLANTINGS (SUCH AS ITEA OR MISCANTHUS), SO THAT IT WILL HELP REDUCE RUNOFF AND TREAT THE STORMWATER BEFORE IT INFILTRATES INTO THE GROUND.

UTILITY IMPACT STATEMENT:
Water & Sewer - With the addition of 1 single family lot, it is anticipated that 350 gpd will be added to this area. A request for water and sewer availability has been submitted to the City of Franklin.

SCALE: 1" = 10'

0 10 20 40

UTILITIES
ELECTRIC - MIDDLE TENNESSEE ELECTRIC
SEWER - CITY OF FRANKLIN
WATER - CITY OF FRANKLIN
GAS - ATMOS

The Addison Group, LLC 2015

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DESIGN + DEVELOPMENT
dwoods@addison-group.com
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Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE

DANIEL WOODS
REGISTERED
AGRICULTURE
TENNESSEE
No. 336
LANDSCAPE ARCHITECT
12.03.15

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DATE: 10.12.15

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12.03.15

SHEET NO.

L3.0

ORDINANCE 2015-79

TO BE ENTITLED, "AN ORDINANCE TO REZONE 10.09 ACRES FROM AGRICULTURAL (AG) DISTRICT AND ESTATE RESIDENTIAL (ER) DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOUTH CAROTHERS PARKWAY AND SOUTH CAROTHERS ROAD."

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

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

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

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN 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 (AG) Agricultural District and (ER) Estate Residential District to (NC) Neighborhood Commercial District:

PREMISES CONSIDERED

Map-Parcel	Acres
89-49.01	6.55
89-50	2.00
89-50.02	1.64
Total	10.09

BEGINNING at a point 84 poles east of Jessie Pierce's southwest corner; thence east 47 poles to Hillary Harvey's northwest corner; thence south 1° west 132 poles to a stake; thence east 5 ½ poles to a honey locust; thence south 1° east 30 poles to the center of Big Harpeth River; thence south 89° west 18 ½ poles to a stone; thence south 19 poles to the center of the river; thence with the meanderings of the river on or about 54 poles to two sycamore trees on the north bank of said river; thence northeasterly, with the new line fence, to the place of beginning and containing 60 acres, more or less.

Being the same property conveyed to John Thomas Helm, III and Susie Thompson Helm from Gladys Skelley by Warranty Deed of record in Book 148, page 186, Register's Office of Williamson County, Tennessee, and the same property with respect to which Susie Thompson Helm did convey her entire interest therein to John Thomas Helm, III by Quitclaim Deed of record in Book 617, page 344, Register's Office of Williamson County, Tennessee; LESS AND EXCEPT 2.00 acres conveyed to Lillian M. Helm by Quitclaim Deed, dated May 18, 2005 and of record in Book 3560, page 83, Register's Office of said county; LESS AND EXCEPT 5.076 ACRES CONVEYED TO THE City of Franklin by Warranty Deed, dated December 2, 2009 and of record in Book 4971, page 337, Register's Office of said county; and LESS AND EXCEPT that tract of or parcel conveyed to Lillian M. Helm from the Estate of John T. Helm, III, John T. Helm, IV, and Ellen Helm Sacchi by Quitclaim Deed of record in Book 5616, at page 864, Register's Office of said county, said tract or parcel comprised of 1.59 acres more or less, as more particularly described in a survey prepared by Ronny G. Brown, surveyor, RLS #763, said survey being attached hereto as Exhibit B and specifically incorporated herein by reference.

And

Beginning at a point on the south margin of Carothers Road, said point also being on Bond's east property line and 27 feet S of his NE corner; thence with the south margin of Carothers Road, S 83 degrees 00 minutes E 198.00 feet to a point; thence with a new line S 10 degrees 15 minutes W 440.00 feet to a point; thence N 83 degrees 00 minutes W 198.00 feet to a point on Bond's east fence line; thence with Bond's east fence line, N 10 degrees 15 minutes E 440.00 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to John Thomas Helm, III by warranty deed of record in Book 1204, page 518, Register's Office for Williamson County, Tennessee.

And

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being bounded on the South & West by South Carothers Parkway, on the North by a Connector Road and on the East by Lillian M. Helm & Crescent Helm, LLC, properties and being more particularly described as follows;

Commencing at the intersection of South Carothers Parkway and the Connector Road to South Carothers Road, thence in a easterly direction 88.5 +/- feet to a point situated in the Northeasterly margin of South Carothers Parkway being the westerly most corner of the subject property and being the Point of Beginning of herein described property;

Thence leaving the margin of South Carothers Parkway, N 23°54'16" E, a distance of 35.36 feet to a point in the Southerly margin of the Connector Road;

Thence, with the margin of said road for the next three calls, N 68°54'16" E, a distance of 172.68 feet to a point;

Thence, with a curve to the right, having a Radius of 565.00 feet, Delta angle of 34°25'14", Tangent of 175.01 feet, Arc Length of 39.42 feet, with a chord bearing of N 86°03'53" E, a chord distance of 334.43 feet to a point;

Thence, S 76°40'30" E, a distance of 22.99 feet to a point being the Northwest corner of Lillian M. Helm property record in Book 5616, Page 864, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said road with the Helm Western property line, S 10°39'44" W, a distance of 392.93 feet to a 48" diameter dead hackberry found in the Westerly line of Helm property;

Thence, with Helm Westerly property line S 09°34'04" W, passing a corner at 59.82 feet being the Northwest corner for Crescent Helm, LLC, property as recorded in Deed Book 5975, Page 22, in the Register's Office for Williamson County, Tennessee, being a total distance of 612.03 feet to a Spike survey marker in the root of a cedar tree and on the Easterly margin of the South Carothers Parkway, as partially constructed;

Thence, with the margin of said road N 70°40'52" W, a distance of 22.50 feet to a point;

Thence, with the margin of said road N 21°05'44" W, a distance of 932.89 feet to the Point of Beginning and containing 283,148.205 square feet or 6.500 acres of land, the information for this legal description was taken from an November 20, 2012 survey by Dale & Associates, project # 12066 that was updated on March 28, 2014;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

SECTION II: That the attached Location Map 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.

ATTEST:

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

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

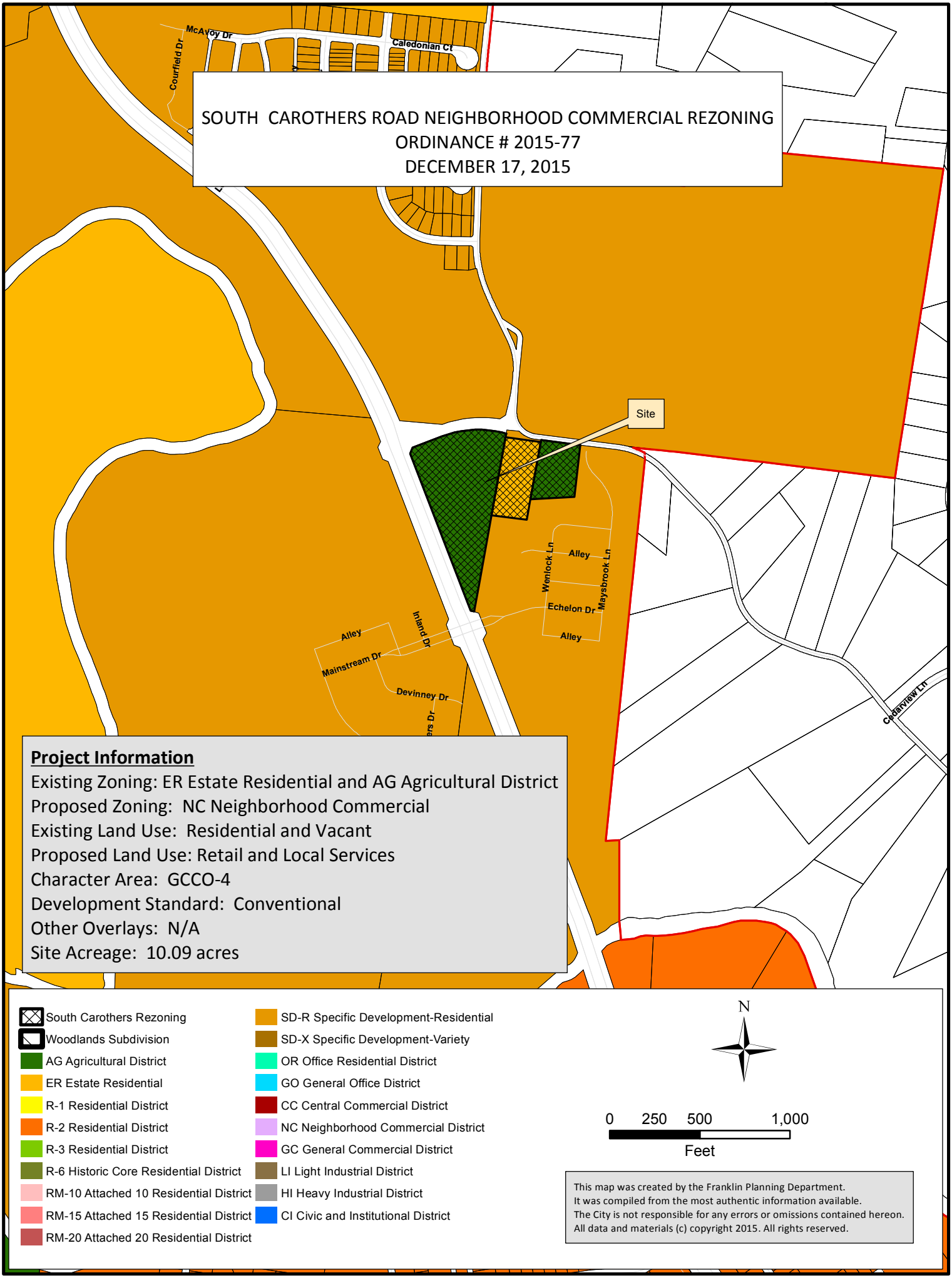
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


SOUTH CAROTHERS ROAD NEIGHBORHOOD COMMERCIAL REZONING
ORDINANCE # 2015-77
DECEMBER 17, 2015
McAvoy Dr
Courfield Dr
Caledonian Ct
Site
Wenlock Ln
Alley
Maysbrook Ln
Echelon Dr
Alley
Inland Dr
Alley
Mainstream Dr
Devinney Dr
Cedarview Ln
Project Information
Existing Zoning: ER Estate Residential and AG Agricultural District
Proposed Zoning: NC Neighborhood Commercial
Existing Land Use: Residential and Vacant
Proposed Land Use: Retail and Local Services
Character Area: GCCO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 10.09 acres
South Carothers Rezoning
Woodlands Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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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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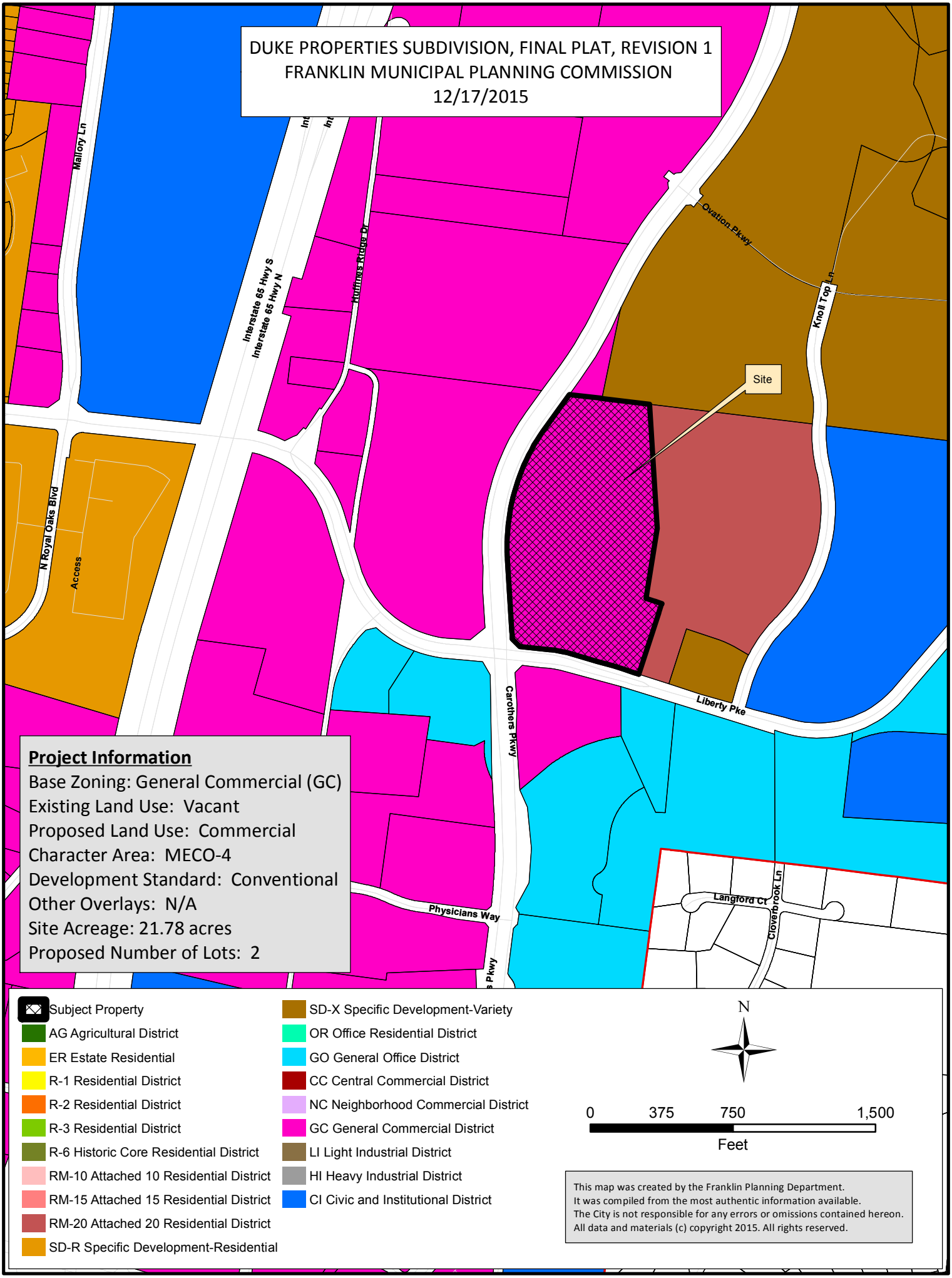
DUKE PROPERTIES SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/2015



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 21.78 acres
Proposed Number of Lots: 2

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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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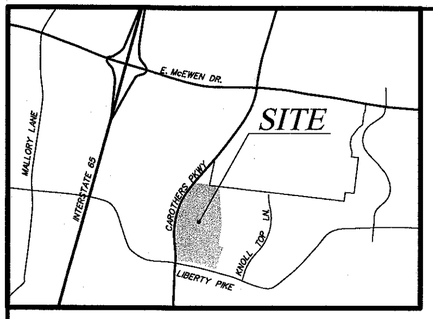
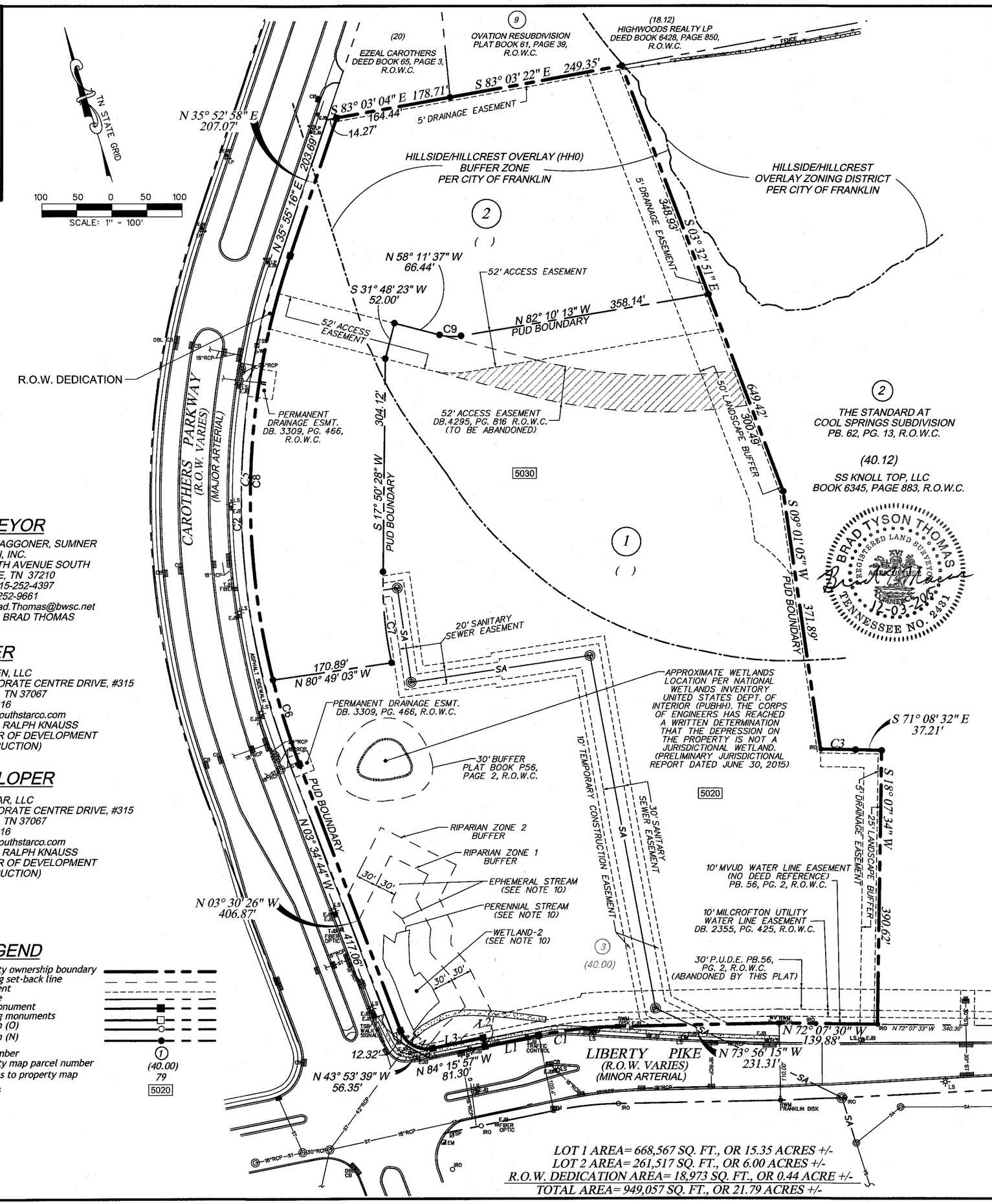




NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF1983 (NAD-1983).

3. PROPERTY IS ZONED "GC" (GENERAL COMMERCIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

6. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

7. MAINTENANCE OF ALL STORMWATER MANAGMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

8. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS AND TO DEDICATE RIGHT-OF-WAY.

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 3, ON THE FINAL PLAT OF DUKE PROPERTIES OF RECORD IN PLAT BOOK 56, PAGE 2, IN THE R.O.W.C.

10. EPHEMERAL STREAM, PERENNIAL STREAM, AND WETLAND-1 WERE TAKEN FROM "FIGURE 2. HYDROLOGIC DETERMINATION MAP 1" AS SHOWN IN PRELIMINARY JURISDICTION DETERMINATION PREPARED BY THE ARMY CORP OF ENGINEERS DATED 09/18/2015.

11. STREAM BUFFER NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

12. THE 5-FOOT DRAINAGE EASEMENT ALONG THE NORTH AND EAST PROPERTY LINES SHALL ONLY BE USED FOR EMERGENCY DRAINAGE PROBLEM REMEDIATION. THIS EASEMENT SHALL NOT LIMIT THE OWNER/DEVELOPER'S ABILITY TO LANDSCAPE OR PLACE OTHER SITE FEATURES WITHIN THIS AREA.

DEED REFERENCE

BEING PROPERTY CONVEYED TO SS McEWEN, LLC BY DEED OF RECORD IN DEED BOOK 6602, PAGE 813, R.O.W.C.

PROPERTY MAP REFERENCE

BEING PARCEL 40.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

L1	N84°15'57"W	78.14'
L2	N05°30'59"E	12.95'
L3	N84°29'01"W	73.66'
L4	N84°29'01"W	73.66'

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	
C1	10°19'44"	627.96'	56.76'	113.20'	N79°06'06"W	113.05'
C2	39°29'59"	1,077.92'	387.01'	743.12'	N16°10'16"E	728.49'
C3	02°01'57"	1,400.00'	24.83'	49.66'	S72°09'31"E	49.66'
C4	80°58'35"	40.00'	34.15'	56.53'	N43°59'44"W	51.94'
C5	39°23'24"	1,076.24'	385.24'	739.90'	N16°11'16"E	725.42'
C6	06°43'49"	1,076.24'	63.28'	126.42'	N00°08'32"W	126.35'
C7	13°53'16"	539.17'	65.67'	130.69'	S11°52'10"W	130.37'
C8	32°39'35"	1,076.24'	315.32'	613.48'	N19°33'10"E	605.21'
C9	23°58'15"	74.00'	15.71'	30.96'	N70°10'44"W	30.73'

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397
FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER

SS McEWEN, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

DEVELOPER

SOUTHSTAR, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

LEGEND

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number — 1
- Property map parcel number — (40.00)
- Pertains to property map — 79
- Address — 5020

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 6602, PAGE 813, 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) _____ _____

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 6th DAY OF MAY, 2015.

SURVEYOR Brad T. Thomas DATE Dec. 03, 2015

TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN DUKE PROPERTIES SUBDIVISION, REVISION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN DUKE PROPERTIES SUBDIVISION, REVISION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1 & 2 OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVUD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1 & 2.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN DUKE PROPERTIES SUBDIVISION, REVISION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
12-03-2015

SHEET 1 OF 1

FINAL PLAT

DUKE PROPERTIES SUBDIVISION, REVISION 1

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 5978

TOTAL ACRES = 21.79+/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 2	SCALE: 1"=100'
	CLOSURE>1:10,000
	DATE: DECEMBER 3, 2015
DRAWN BY: RWF	FILE NO. 3546111

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

COF no: 5978

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall indicate all proposed sewer easements (per Technical Specifications - General Design Requirements): The proposed sewer lines must be perpendicular to the centerline of Liberty Pike as the sewer line crosses the right-of-way. The proposed sewer line must cross perpendicular to the water line easements.

2. Right-of-way dedication

- Applicant shall show right-of-way dedication to meet the minimum requirements for the functional street classification of the existing arterial and/or collector roadways per street standard 3.2.4. The Liberty Pike right-of-way dedication on each side is 20 feet.

3. C. Final Plat

- Applicant shall ensure all storm drainage through private property has appropriate infrastructure and easements to support proposed drainage. Provide drainage easements for stormwater runoff from adjacent properties that crosses the platted property. Do not provide drainage easements for the drainage that is initiated on the platted property. Provide stormwater drainage easements across lot 1 for stormwater flow from lot 2.

4. C. Final Plat

- The applicant shall show all drive aisle access easements on the lot, such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets. The applicant shall show the un-hashed area of the east-west access easement to be 64 feet in width rather than 52 feet as currently shown; the 64 feet is needed to accommodate dual westbound left turn lanes approaching Carothers Parkway as identified from the traffic impact study for Carothers Crossing.

Fire Protection Review

General Comments

5. Access Easement

- Prior to issuance of Certificate of Occupancy for any structure or portion thereof, the access drive/access easement between the proposed outparcel lots shall be recorded by plat as well as constructed.

Performance Agreement and Surety

3546111-CAROTHERS_CROSSING_EAST_PLAT_2015-1110.pdf

6. Engineering Sureties

- No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage.

Planning

General Comments

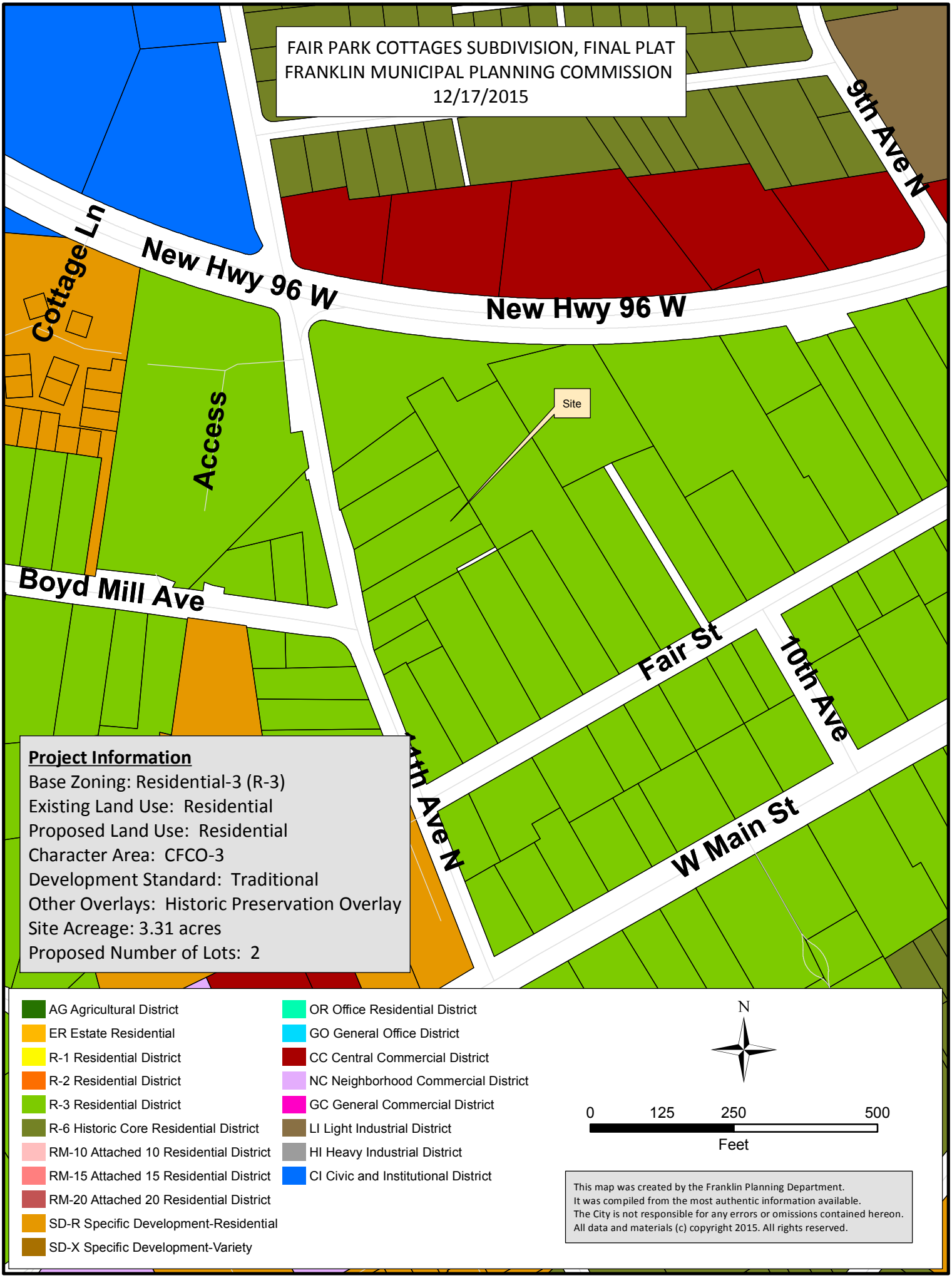
7. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be

required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is 12/16/2015 and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.


FAIR PARK COTTAGES SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/2015
9th Ave N
Cottage Ln
New Hwy 96 W
New Hwy 96 W
Access
Site
Boyd Mill Ave
Fair St
10th Ave
th Ave N
W Main St
Project Information
Base Zoning: Residential-3 (R-3)
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: Historic Preservation Overlay
Site Acreage: 3.31 acres
Proposed Number of Lots: 2
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
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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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FAIR PARK COTTAGES

BEING PARCELS 11.00, 18.01, 19.00 & 22.00
TAX MAP 78B GROUP F
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

BRISTOL FAIRPARK HOLDINGS LLC - TITLE DATE

JAY SHERIDAN DATE

AVENUE 11TH DEVELOPMENT LLC - TITLE 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 2nd DAY OF December 20 15

12/2/15
ANTHONY S. MANARY DATE
TN. REG NO. 2939
7500 S MEMORIAL PKY
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN J.J. GREEN SUBDIVISION, REVISION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE _____ WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
4. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
6. MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00, & 22.00
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND
8. MINERAL RIGHTS COULD NOT BE PROPERLY DETERMINED BY SURVEYOR.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FAIR PARK COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE____ DAY OF _____, 20_____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER' S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

OWNER OF RECORD:

BRISTOL FAIRPARKS HOLDING LLC
ATTN: SCOTT BLACK
381 MALLORY STATION RD, STE 204
FRANKLIN, TN 37067
(615)786-97008
BLACK@BRISTOLDEVELOPMENT.COM

OWNER OF RECORD:

JAY SHERIDAN
1006 FAIR ST
FRANKLIN, TN 37064

OWNER OF RECORD:

AVENUE 11TH DEVELOPMENT LLC
318 11TH AVENUE N
FRANKLIN, TN 37064
(615)972-9568
KURT@AVE11DEV.COM

FINAL PLAT

land planning | civil engineering | land surveying | landscape architecture
SITE
7500 S. Memorial Pky., Ste. 209 • Huntsville, AL 35802
phone 256.539.1221 • fax 256.539.1220 • www.4siteinc.biz

FAIR PARK COTTAGES
A REVISION OF LOT 5 OF JJ GREEN SUBDIVISION
AND LOT 1 OF DEPRIEST SUBDIVISION
BEING PARCELS 11.00, 18.01, 19.00 & 22.00
TAX MAP 78B GROUP F
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:
12-2-15 PER C.O.F. DRT REVIEW

DRAWN BY: A.GILLESPIE
FIELD DATE: 1-15-15
OFFICE DATE: 11-5-15
CHECKED BY: A. MANARY
DWG. NO.: SPT FAIR PARK COTTAGES.DWG

ANTHONY S. MANARY
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2939
12/2/15

JOB #: 14-155 COF#: 5979
SCALE: AS NOTED
SHT. NO. 1 OF 2

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	49.06'	25.00'	112°26'40"	41.56'	N 45°35'49" E
C2	432.10'	2123.68'	11°39'28"	431.36'	S 84°01'11" E

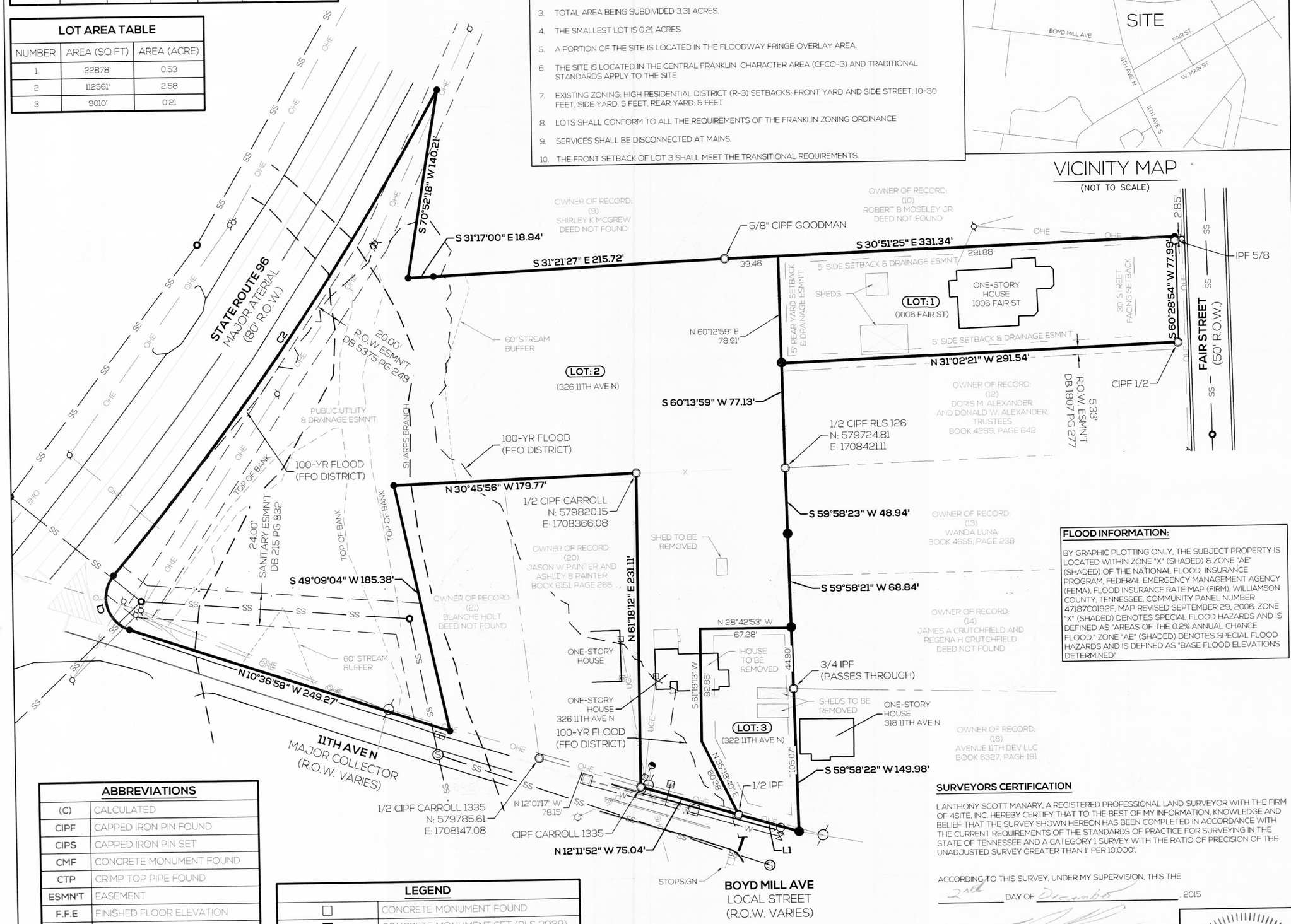
LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	46.13'	N 12°35'44" W

LOT AREA TABLE		
NUMBER	AREA (SQ FT)	AREA (ACRE)
1	22878'	0.53
2	112561'	2.58
3	9010'	0.21

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 5 OF THE JJ GREEN SUBDIVISION (DB 30 PG 424), LOT 1 OF THE DEPRIEST SUBDIVISION (BK 27 PG 124) AND RE-SUBDIVIDE THE LAND INTO 3 NEW RESIDENTIAL LOTS TO DIVIDE THE SHERIDAN HOME AND THE PROPOSED LOT 3 FROM FAIR PARK SUBDIVISION.
2. THIS SUBDIVISION CONTAINS 3 LOTS
3. TOTAL AREA BEING SUBDIVIDED 3.31 ACRES.
4. THE SMALLEST LOT IS 0.21 ACRES.
5. A PORTION OF THE SITE IS LOCATED IN THE FLOODWAY FRINGE OVERLAY AREA.
6. THE SITE IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA (CFCO-3) AND TRADITIONAL STANDARDS APPLY TO THE SITE
7. EXISTING ZONING: HIGH RESIDENTIAL DISTRICT (R-3) SETBACKS: FRONT YARD AND SIDE STREET: 10-30 FEET, SIDE YARD: 5 FEET, REAR YARD: 5 FEET
8. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE
9. SERVICES SHALL BE DISCONNECTED AT MAINS.
10. THE FRONT SETBACK OF LOT 3 SHALL MEET THE TRANSITIONAL REQUIREMENTS.

VICINITY MAP
(NOT TO SCALE)



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) & ZONE "AE" (SHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0192F, MAP REVISED SEPTEMBER 29, 2006. ZONE "X" (SHADED) DENOTES SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS OF THE 0.2% ANNUAL CHANCE FLOOD." ZONE "AE" (SHADED) DENOTES SPECIAL FLOOD HAZARDS AND IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED"

SURVEYORS CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 4SITE, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE AND A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1' PER 10,000'.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE 21st DAY OF December, 2015

ANTHONY SCOTT MANARY PLS #2939

ANTHONY S. MANARY
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2939

ABBREVIATIONS	
(C)	CALCULATED
CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE FOUND
ESMN'T	EASEMENT
F.F.E	FINISHED FLOOR ELEVATION
(M)	MEASURED
M.B.L	MINIMUM BUILDING LINE
MNF	MAG NAIL FOUND
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W	RIGHT OF WAY
RRS	RAIL ROAD SPIKE FOUND

LEGEND	
□	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT SET (PLS 2939)
◎	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET (PLS 2939)
△	CALCULATED POINT
———	SUBJECT PROPERTY LINE
— — —	ADJOINER PROPERTY LINE
— · · —	MINIMUM BUILDING / SETBACK LINE
—x—	FENCE

SCALE: 1" = 50'
0 50' 100' 150'

FINAL PLAT

4SITE
land planning civil engineering land surveying landscape architecture
7500 S. Memorial Pky., Ste. 209 • Huntsville, AL 35802
phone 256.539.1221 • fax 256.539.1220 • www.4siteinc.biz

FAIR PARK COTTAGES

A REVISION OF LOT 5 OF JJ GREEN SUBDIVISION AND LOT 1 OF DEPRIEST SUBDIVISION BEING PARCELS 11.00, 18.01, 19.00 & 22.00
TAX MAP 78B GROUP F
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:
12-2-15 PER C.O.F. DRT REVIEW

DRAWN BY: A.GILLESPIE
FIELD DATE: 1-15-15
OFFICE DATE: 11-5-15
CHECKED BY: A. MANARY
DWG. NO.: SPT FAIR PARK COTTAGES.DWG

JOB #: 14-155 COF#: 5979
SCALE: AS NOTED
SHT. NO. 2 OF 2

COF no: 5979

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Fair Park Cottages - submittal 001.pdf

1. Engineering Sureties

- Sureties will be determined at site plan stage. Another final plat will be submitted and sureties will eventually be transferred to the next final plat as a condition of approval.

Planning

General Comments

2. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

  - For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
  - In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **12/16/2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Stormwater

General Comments

3. Plats

- All final plats are required to have the following language placed on the plat

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

4. Stream Buffer

- Revise location of "Sharps Branch" label to in between top of bank lines so it is clear exactly where the stream is located.

5. Stream Buffer

- Provide Stream Buffer note:

"There shall be no mowing, clearing, Grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee."

12-049/0193

RAGAN•SMITH

November 9, 2015

VIA ELECTRONIC MAIL: amy.diaz-barriga@franklintn.com
VIA U.S. POSTAL SERVICE

Ms. Amy Diaz-Barriga
City of Franklin Planning Department
109 3rd Avenue South
Franklin, Tennessee 37064

RE: PICKERING WEST PROPERTY
DRT APPEAL APPROVAL EXTENSION
CITY OF FRANKLIN, TENNESSEE

Dear Emily,

On February 27, 2014, SouthStar was granted an approval of a DRT decision by the Franklin Municipal Planning Commission ("FMPC") during its regularly scheduled meeting of that same date. The appeal and resulting DRT Approval was Item #23 on the FMPC Agenda for the February 27, 2014 meeting. Subsequent to and as a result of the DRT Approval, a SouthStar related entity closed on the purchase of the subject property for which the approval was granted and SouthStar has engaged in several engineering studies, site planning activities, architectural elevations, marketing activities and lease negotiations which will ultimately result in the commercial development of the property.

At the February 26, 2015 meeting of the Franklin Municipal Planning Commission, item 6 was approved giving Southstar a one (1) year extension to the 2014 approval. Since that time, SouthStar has been in the process of developing its proposed preliminary layout so that a preliminary plat could be presented to the FMPC for consideration. We are pleased to let you know that this plat will be submitted on November 9, 2015 for consideration on the December 17, 2015 agenda of the planning commission.

SouthStar herein respectfully requests that a one (1) year extension of the 2015 DRT Appeal Approval be granted by the FMPC therein allowing SouthStar to complete its preliminary plat and bulk grading submission and approval of same to the City of Franklin during 2016. We are making this request in order for the requested extension to be heard and approved at the December 17, 2015 FMPC meeting.

Please confirm receipt of this request and acknowledge acceptance of same to be placed on the December 17th FMPC Agenda for approval.

Should you need any additional information from us, please don't hesitate to let us know.
Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Brad S. Slayden, P.E.
Vice President

BSS:dmk

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Pickering West Property, appeal of DRT decision regarding hillside development and slope protection standards

LOCATION: Southeast corner of Interstate-65 and East McEwen Drive

PROJECT DESCRIPTION: Appeal of hillside development/slope protection standards

APPLICANT: Alan Thompson, Ragan-Smith Associates

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Appeal

PROJECT BACKGROUND

PROJECT INFORMATION	
Existing Land Use	Vacant
Existing Zoning	GC
Acreage	+/- 30 acres
Proposed Number of Lots	3 parcels--18.01,19.01,19.02
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	HHO and 500' HHO Buffer

SURROUNDING ZONING AND LAND USE		
Location	**Land Use**	**Zoning**
North	Office	GC
South	Vacant	GC
East	Vacant	GC
West	I-65	R.O.W.

COMMENTS: Section 5.8.1 of the Franklin Zoning Ordinance includes Environmental Protection Standards that limit Hillside Development. The Environmental Protection Standards for Hillside Development apply to property within the HHO District; property within the 500 Buffer of the HHO that contains natural slopes of 14% or greater; or any area of naturally-occurring slopes 14% or greater that, in the opinion of DRT, warrant protection, regardless of proximity to the HHO District. While not within the HHO District, a significant portion of the land near McEwen Drive contains slopes greater than 20%. Given the steep slopes and their proximity to the interstate, arterial streets,

and gateway points into the City, DRT has determined that an area of slope immediately south of East McEwen Drive shall be protected to maintain the viewshed from areas north of the site (see staff photo exhibits). The impact of applying Section 5.8.1 to this site is that development on slopes of 20% or greater would be prohibited within the DRT-determined slope protection boundary shown in green in the attached DRT Interpretation Exhibit. Development on slopes 20% or greater would be permitted outside of this identified boundary, as long as it is limited to areas outside of the HHO and 500' HHO Buffer. In making this determination, DRT looked to the Environmental Protection Guiding Principles in the Land Use Plan, which specifically encourages balancing the protection of environmental resources with the ability to reasonably develop a property, but not at the expense of compromising neighborhood character.

The applicant has submitted several documents and exhibits in their appeal of the DRT determination. While many of these documents provide additional illustration and conceptual design, FMPC should keep in mind that these plans are merely preliminary. Additionally, staff would like to note that Views 4 and 5 showing development under the DRT recommendation for slope disturbance do not show the intent of hillside preservation. Under the DRT determination, the natural hillside would be maintained at an elevation of approximately 860 feet. The hillside should gradually level off to a more acceptable final grade than 805 feet, as identified on the exhibits. Staff questions whether a finished grade of 805 feet is appropriate or permissible under current regulations. Furthermore, the Huffine's Ridge extension is not in a location agreeable to staff. If it were located farther south along the ridge, the finished grade of the site could be higher, which would indicate more preservation of the naturally-occurring hills. These items should be considered along with the applicant's appeal submittal.

A variety of memos, letters, and exhibits have been provided by both staff and the applicant. Relating to this item, FMPC packets include the following documents:

1) DRT determination regarding preservation of steep slopes, which includes:

a) Staff memo, 1/15/14

b) Subsection 5.8.1 of the Franklin Zoning Ordinance

c) Pickering Property Slope determination request, 12/9/13 (resubmitted 1/6/14)

d) Applicant's Conceptual Grading Plan, 1/16/13

e) DRT slope protection determination exhibit (Exhibit A), 1/15/14

f) Staff photo exhibits 1 & 2

2) Applicant Appeal documents, which include:

a) Appeal Narrative

b) Exhibits 1-8 (in stapled set of plans)

c) Conceptual Grading Plan (in stapled set of plans)

d) Carothers Integrated Growth Plan information (in booklet)

e) Existing and Proposed 3D images/plans (in booklet)

f) DRT determination 3D images/plans (in booklet)

Planning Commission is tasked with determining whether the parcels in question are of limited benefit such that the area of a lot comprised of slopes 14% or greater is so small that there is no meaningful benefit from the application of Section 5.8.1 of the Zoning Ordinance. Staff has found that there are areas of 14% or greater slope on this property that provide meaningful community value and has recommended that such hillsides and hillcrests be protected against encroachment wherever possible.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PLANNING AND SUSTAINABILITY DEPARTMENT

Catherine Powers
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

MEMORANDUM

TO: Alan Thompson, Ragan-Smith Associates, Inc.

FROM: Emily Hunter, Principal Planner

DATE: January 15, 2014

SUBJECT: **Slope Determination for three parcels of property (Map 62; Parcels 18.01, 19.01, and 19.02) located at the southeast corner of I-65 and East McEwen Drive**

Pursuant to Section 5.8.1(3)(b) of the City of Franklin *Zoning Ordinance*, you have requested a determination on the Hillside Development Standards for three parcels of property (Map 62; Parcels 18.01, 19.01, and 19.02) located at the southeast corner of I-65 and East McEwen Drive in order to lower the hilltop approximately 50 feet for development of the overall site, which would include a connector road identified in the City's Major Thoroughfare Plan. After review of submitted documents and a field visit, the City of Franklin Departmental Review Team (DRT) has made the following determination as to the applicability of the Hillside Development Standards for this property (see attached exhibit for a graphic depiction of this determination):

- The area within the Hillside/Hillcrest Overlay Zoning District (HHO) and the areas of 14 and greater percent slope in the 500' buffer of the HHO fall under the requirements of the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*
- The areas of 14 and greater percent slope on the northeastern portion of the total property, delineated in green on the attached exhibit, are considered to be a site with area-wide benefit for slope protection, and, therefore, falls under the requirements of the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*
- The areas of 14 and greater percent slope outside of the HHO, the 500' HHO buffer, and the area delineated in green on the attached exhibit are considered to be a site with limited benefit and, therefore, are exempt from the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*.

The basis for this determination is multi-faceted. First, the Zoning Ordinance permits the DRT to waive the applicability of the Hillside Development Standards when the area of natural slopes is "so small that there is no meaningful benefit from the application of this (Hillside Development) subsection." From the submitted materials, it is clear that the area of slope exceeding 14% is quite extensive. Secondly, the hillside is located in a prominent place within the City. Both of these factors support such preservation of the City's environmental resources. It is the opinion of DRT that protection of sensitive environmental features, such as the naturally-occurring hills, is an important community value and that the City should protect these hillsides and hillcrests against encroachment wherever possible. Lastly, this determination is consistent with a previous slope determination in March 2013 for Parcel 19.02.

HISTORIC
FRANKLIN
TENNESSEE

The Franklin Land Use Plan encourages balancing the protection of environmental resources with the ability to reasonably develop a property, but not at the expense of compromising neighborhood character. With this principle in mind, DRT has evaluated the various areas of steep slopes on these properties. DRT has concluded that the most important area of preservation is the view of the hillside and hilltop from the southbound I-65 corridor. This is currently the most scenic view of the hillside. It is likely that mid-rise buildings may be developed just east of the hill, thereby, blocking some of the view of the hill from the east. Consequently, DRT has determined that the area of 14 and greater percent slopes on the east side of the hill, not immediately facing East McEwen Drive, may be graded and developed. However, the slopes visible from the north and west should be preserved to maintain some sense of topographic integrity.

This determination is valid for one (1) year. After one year, a new determination from DRT shall be required. Additionally, please note that this determination was made utilizing a combination of the materials submitted for review by the applicant, field visits, and current City GIS information. If additional information is presented that is not consistent with the information contained in the survey or if there is an error in the survey, this determination shall be considered void.

Please keep in mind the following when utilizing this determination to plan future development for this site:

- all other requirements of the *Zoning Ordinance*, *Subdivision Regulations*, *Municipal Code*, and other City standards and policies apply;
- of particular impact to this site are the tree preservation Zoning requirements and a required street connection to Carothers Parkway, which may decrease developable area of this site;
- a geotechnical report shall be required for any development proposed on this site (testing on multiple samples and in multiple locations shall be required to detect colluvial soils, which would trigger additional engineering requirements for mitigation)
- if a PUD development plan for these parcels is submitted for approval, that decision and action of the Board of Mayor and Aldermen supersedes this DRT determination and, if appealed, any subsequent FMPC determination

I have included 4 attachments: (1) Section 5.8.1, Hillside Development Standards of the Zoning Ordinance, (2) the applicant's letter of request for slope determination, (3) the applicant's preliminary grading exhibit, and (3) a Slope Determination Exhibit from City of Franklin DRT. If you wish, you may appeal the DRT decision to the Franklin Municipal Planning Commission. Please contact me promptly if you plan to appeal in order for it to be placed on the next available FMPC Agenda. Since the next available FMPC agenda is 2/27/14, appeal documents are required to be submitted by 2/6/14 for consideration by FMPC at the February meeting.

(e) The doors and windows on new structures shall reflect the relationship and positioning of the historic building (for example, if the doors and windows of the historic building are symmetrically positioned, and upper-floor and lower-floor openings are vertically aligned with one another, new buildings should reflect the same symmetry and alignment);

(f) The proportion (height versus width) of the historic building's openings shall be respected in the facade design of nearby new buildings (for example, if windows and doors of the historic building have a height-to-width ratio of 2:1, then openings of nearby new building façades should be similarly proportioned);

(g) Key architectural components of the historic building, such as porches, dormers, and arches, shall be echoed by at least three of the nearby new buildings; and

(h) The materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on nearby new buildings.

(4) Use of the Historic Building

The historic building shall retain enough prominence so that its future use is not in question. However, in those cases in which the building's prominence is particularly important, it is recommended that the building be used for purposes different than the primary use of nearby buildings.

(5) Contextual Streets and Driveways

New streets and driveways have been successfully integrated with historic lands or structures when it appears as if they were developed over time around the original historic feature as part of a natural evolution. Streets shall reflect the character of the historic resource (for example, streets without curb and gutter may be appropriate in rural or farm areas).

5.8 ENVIRONMENTAL PROTECTION STANDARDS

5.8.1 Hillside Development

(1) Purpose and Intent

Development occurring on hillsides can result in adverse effects by destruction of natural scenic beauty and unsightly developments, increased soil erosion, fire, and flood hazards, property damage from extensive soils slippage and subsidence, or traffic circulation problems. These standards are intended to regulate development in certain hillside areas as a means of preventing such adverse effects.

(2) Applicability

Except where exempted below, the standards in this section shall apply to development when any portion of the lot:

(a) Is located within a Hillcrest/Hillside (HHO) District and in a subdivision recorded before this ordinance was adopted;

(b) Is within 500 feet of a HHO District and contains naturally-occurring slopes of 14 percent or greater; or

(c) Contains naturally-occurring slopes of 14 percent or greater, and in the determination of the DRT, needs protection (based on the intent of this section), regardless of its proximity to a HHO District.

(3) Exemptions

The standards in this subsection shall not apply to the following:

(a) Man-Made Slopes

Pre-existing or post-development man-made slopes of 14 percent or less or

(b) Sites with Limited Benefit

If, in the determination of the DRT, the area of a lot comprised of slopes 14 percent or greater is so small that there is no meaningful benefit from the application of this subsection, the DRT may waive the applicability of this section. If an applicant disagrees with the decision of the DRT, the applicant may appeal the decision to the FMPC.

(4) Standards

Development on lots subject to these standards shall comply with the following standards:

(a) Lots with Slopes of 20 Percent or Greater

(i) Development on natural slopes of twenty percent or greater is prohibited.

(ii) Slope areas of twenty percent or greater may be credited towards informal open space set-aside requirements.

(b) Minimum Lot Size

Lots subject to the standards of this section containing natural slopes of 14 percent or greater shall be a minimum of two acres, shall maintain a minimum street frontage of 150 linear feet, and a minimum side yard setback of at least 25 feet. If the required side yard setback for the base zoning district is greater than 25 feet, then the base zoning district standard shall apply. For lots on a cul-de-sac or curvilinear street, the street frontage shall be measured at the edge of the front setback. Lots shall not be mass graded to avoid this section.

(c) Critical Lot Plan Required

Prior to the issuance of a Building Permit, a Critical Lot Plan showing how graded areas will be stabilized shall be submitted to the Department of Building and Neighborhood Services for review by staff engineers. Lots shall not be mass graded to avoid this section.

(d) Cut and Fill

(i) Cut and fill shall be minimized by following existing contours.

(ii) In cases where fill is used in areas with natural slopes ranging from 14 percent to 19.99 percent, a geotechnical report shall be required prior to issuance of a Building Permit to ensure that proper fill and grading techniques were used.

(e) Retaining Walls

Retaining walls on lots subject to the standards of this subsection shall be provided in accordance with the standards in Section 5.6, Fences and Walls.

(f) Sidewalks

Sidewalks shall only be required along one side of the street in areas subject to the requirements of this subsection and may be waived completely if the street has a rural character and design speed conducive to pedestrian traffic.

(g) Color of Structures

Structures on lots subject to the standards of this subsection shall be designed in accordance with the standards in Subsection 5.3.5, Residential Development, and Subsection 5.3.6, Nonresidential and Mixed-Use Development.

(h) Maximum Slopes for Streets and Driveways

Streets shall not exceed the maximum permitted grades for streets in the subdivision regulations. The maximum slope permitted on a driveway shall be 14 percent and shall have landings at the top and bottom to prevent vehicles from scraping pavement. The maximum permitted grades for streets shall be in accordance with the Franklin Transportation and Street Technical Standards.

5.8.2 Riparian Setbacks

Development and land-disturbing activities shall comply with the standards in the Stormwater Management Ordinance.

5.8.3 Erosion and Sedimentation Control

Development and land-disturbing activities shall comply with the standards in the Stormwater Management Ordinance.

5.8.4 Stormwater Management Facilities

(1) These facilities shall be designed to be an integral and aesthetic part of the site landscape.

(2) Measures for aeration, such as fountain features, shall be used to reduce stagnation in retention ponds.

(3) Wet detention/retention areas may be planted with moisture tolerant plant material, trees and native grasses to enhance their presence within the built environment.

(4) Fences and walls associated with stormwater management facilities shall be provided in accordance with the standards in Section 5.6, Fences and Walls.

5.8.5 Floodplain Protection

(1) Statutory Authorization, Findings Of Fact, Purpose And Objectives

(a) Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Franklin Tennessee, Board of Mayor and Aldermen, do ordain as follows:

(b) Findings of Fact

(i) The Franklin, Tennessee, Board of Mayor and Aldermen wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.

December 9, 2013
Resubmitted January 6, 2014

HAND DELIVERED

Ms. Emily Hunter
Planning and Codes Department
City of Franklin
109 Third Avenue, South
Franklin, Tennessee 37064

RE: PICKERING PROPERTY
20 PERCENT SLOPE DETERMINATION REQUEST
RAGAN-SMITH 12-042 / 9545

Dear Emily:

We are requesting a slope determination on the referenced site on behalf of our client, SouthStar. The total area of our site is approximately 30 acres as reflected on Exhibit 1. The site is located immediately southeast of East McEwen and I-65. It has frontage along Huffines Ridge Drive, I-65, and East McEwen Drive. This 30-acre site is broken up into there individual parcels, as reflected on Exhibit 2. The reason this request is being made is to understand the developability of Parcel 19.02. This parcel is currently under option by our client, SouthStar, and as a single parcel, it has limited ability from terrain, accessibility, and public infrastructure standpoints. This parcel is approximately 4.5 acres. SouthStar would propose to add this parcel to Parcel 18.01 and Parcel 19.01 with a total acreage of approximately 30 acres. The thought would be that this parcel would be part of a greater master plan for the entire 30 acres. However, its ability to be developed is essential to the success of this master plan and all the benefits that come with it.

For this reason, we are requesting a 20 percent slope determination on the slopes reflected in the northwestern corner of this overall site, as reflected on Exhibit 3. Though the 20 percent slopes are massed together in this area, we feel that the development of this high point, with the ability to grade out these slopes, would be beneficial to the development of this site, the intersection of McEwen and I-65, the office, multi-family and single family uses in the immediate area, and the City of Franklin. The preservation of this high point was not indicated through Franklin's Hilltop, Hillcrest Overlay zoning, as reflected on Exhibit 4.

Should this site have the ability to develop this high point as part of its 30-acre master plan, it would be consistent with its surrounding uses, reflected on Exhibit 5. These uses include the Drury Inn Hotel to the west of I-65, the Toyota dealership and Kohls to the west of I-65, Franklin Park Office Park immediately north of McEwen Drive, the Venue/Resource Center to the northeast of McEwen and Carothers Parkway and future Ovation development to the east of Carothers, as seen on Exhibit 5

The development plan, as reflected on Exhibit 6, reflects future office, retail and hotel uses. Preservation of the existing tree canopy to the south of this site, as well as respect for the Hilltop, Hillcrest Overlay (HHO), has also been reflected as part of this conceptual approach. More importantly, the ability to develop this property as a single master plan provides the ability for this development to extend public infrastructure through its site providing necessary connections for this site and the immediate associated sites. This public infrastructure would include the extension of Huffines Ridge running west to east and intersecting with a public roadway north/south connection between McEwen Drive and Carothers Parkway. The improvements of these roadway systems will also allow easier routing and connection of public infrastructure including sewer, water, and associated utilities. In order to make these public improvements, the ability to develop, grade and plan this high point as part of the greater master plan is essential.

In closing, we request the determination that these 20 percent slopes, as indicated on Exhibit 3, would be developable with the ability to grade out and remove. We feel that though this high point would be removed, it would not have a negative effect on the character of this immediate area and it would allow this site to develop consistently, aesthetically and appropriately with its surrounding areas. The ability to develop the mentioned slopes would allow this site to develop as a single master plan, complete well-needed public infrastructure improvements and connections, and provide services that would support surrounding uses.

Thank you for your consideration with this matter. We have enclosed 10 half-size exhibit booklets, 10 half-size slope exhibits, one full-size exhibit package, one full-size slope exhibit, and one disk with digital pdfs of all. Should you have any questions or require any additional information, please call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

J. Alan Thompson, RLA, LEED AP
Vice President

JAT:djb

Enclosures

c: Mr. Glenn Wilson
Mr. Glenn McGehee

SOUTHSTAR

RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1161 CLEVELAND STREET
CHATTANOOGA, TN 37404
(423) 622-0198

www.ragansmith.com

PICKERING WEST
FOR
SOUTHSTAR

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12-049
WK. ORDER	9713
DESIGNED:	A. THOMPSON
DRAWN:	S. BERNOX
SCALE:	1"=60'
DATE:	DECEMBER 18, 2013
REVISIONS	

CONCEPTUAL GRADING & LAYOUT PLAN

Exhibit A: DRT Slope Protection Determination
1/15/14

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 68070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-8739 WWW.RAGANSMITH.COM
JOB NO: 12-049 / 9713
DATE: 12-6-2013

SOUTHSTAR

Pickering Property
20% Slope Determination

Exhibit
3
Slope Analysis

Looking southwest from Franklin Park site:

Looking west on McEwen Drive from Carothers (from this perspective, DRT is recommending that grading be allowed on the slopes on the east side of the hill since buildings will likely shield the view of the hillside from this angle):

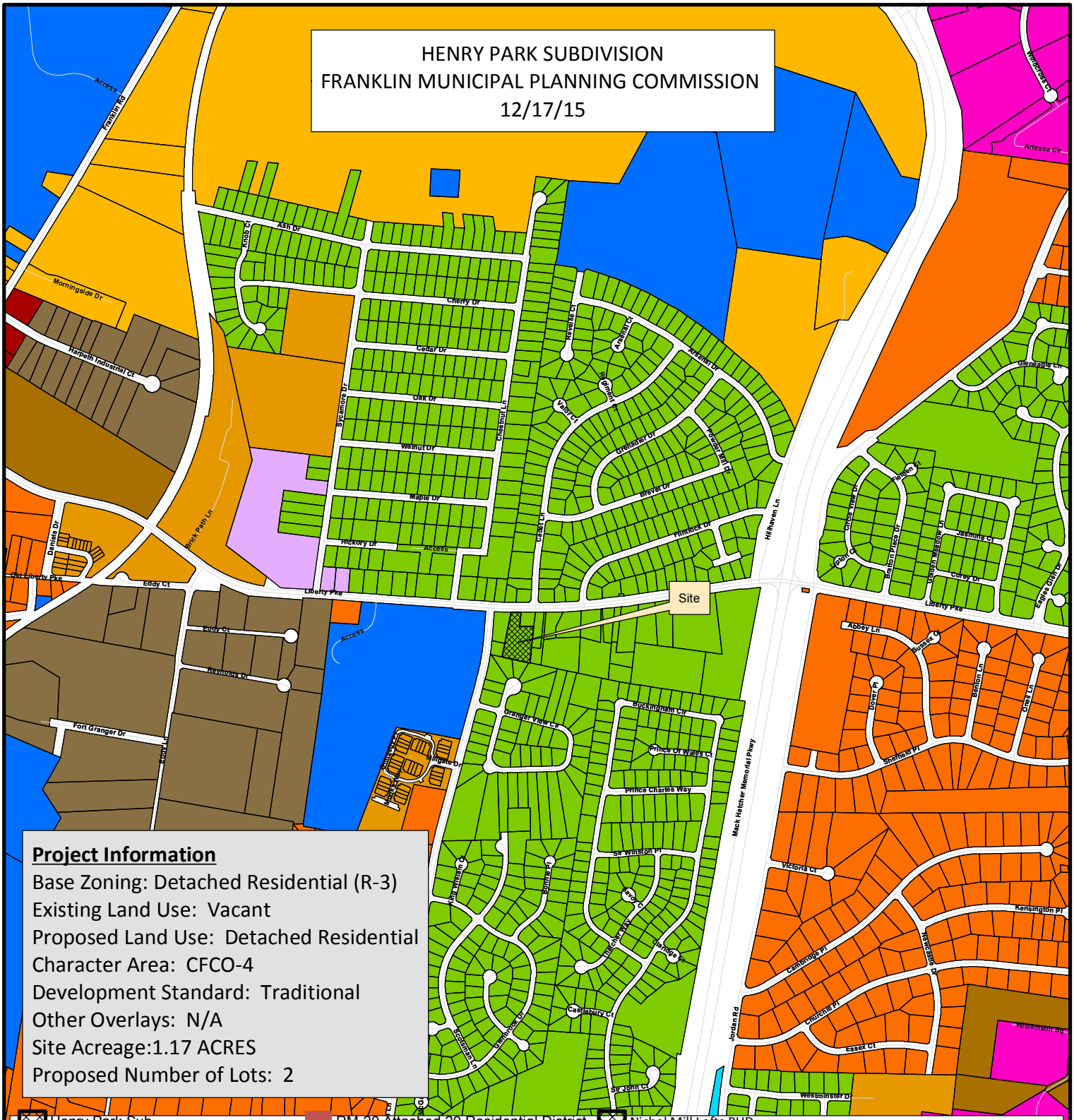
Staff Photo Exhibit 1

Looking northeast from I-65:

Looking south from I-65 (view DRT is recommending be preserved through hillside restrictions):

Staff Photo Exhibit 2

HENRY PARK SUBDIVISION
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Project Information

Base Zoning: Detached Residential (R-3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-4
Development Standard: Traditional
Other Overlays: N/A
Site Acreage:1.17 ACRES
Proposed Number of Lots: 2

Henry Park Sub

Parcels selection

West End Circle

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

Nichol Mill Lofts PUD

N

0 200400 800
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.
All data and materials (c) copyright 2015. All rights reserved.

COF no: 5987

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall change the addresses to 706A & 706B Liberty Pike.

Performance Agreement and Surety

Henry Park Subdivision - submittal 001.pdf

2. Engineering Sureties

- No sureties associated with this project.

Planning

General Comments

3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **[DATE]** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Stormwater

General Comments

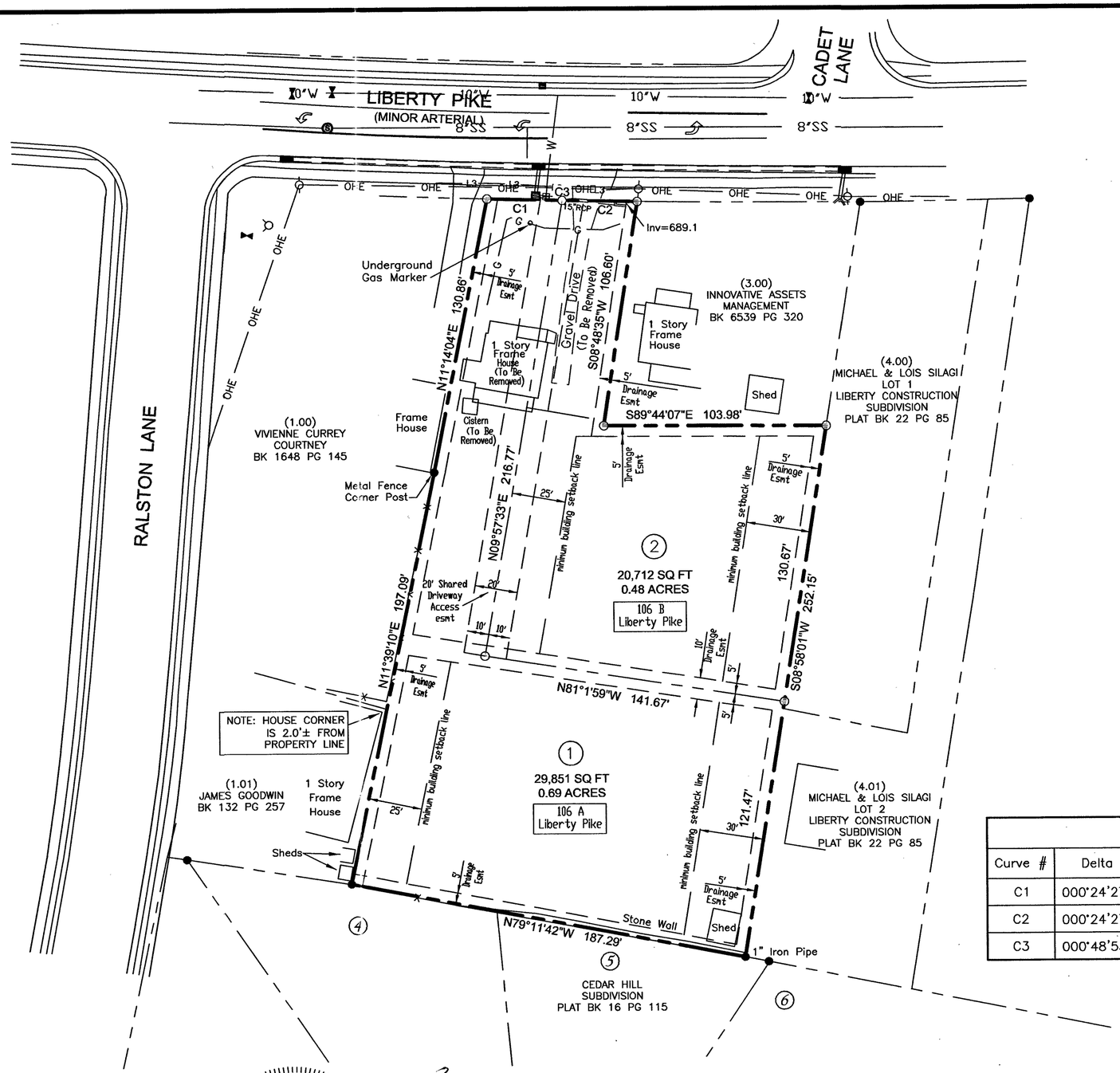
4. Plats

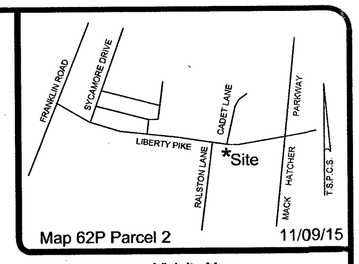
- Revise note 21 to read:

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 BUILDABLE LOTS.
2) EXISTING ZONING: R3 RESIDENTIAL DISTRICT
3. MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ANY STREET: 25 FEET (LOCAL STREET)
   SIDE YARD: 5 FEET*
   * Minimum 12' between dwellings.
   REAR YARD: 30 FEET
   Character Overlay: Central Franklin
   Special Area Classification: CFC04
   Applicable Development Standard: Conventional
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 2.00 ON WILLIAMSON COUNTY TAX MAP NO. 62P, GROUP D.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: GERALD & DIANE KOLE FAMILY TRUST
   4020 JESSICA LANE
   FRANKLIN, TENNESSEE 37064
   CONTACT: GERALD KOLE
   TELEPHONE: (615) 790-2447
   EMAIL: gerald@kolecustomhomebuilders.com
8. SURVEYOR: DIVIDING LINE SURVEY SERVICES
   ADDRESS: 403 S. MULBERRY STREET
   DICKSON, TENNESSEE 37055
   CONTACT: J.R. FAULK
   TELEPHONE: (615) 838-6052
   EMAIL: jrfaulk@dividingline.biz
9. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
10. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
11. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006.
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
15. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
16. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
17. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
18. THE OWNER/SUBDIVIDER, THE GERALD & DIANE KOLE FAMILY TRUST, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
19. EXISTING FRAME HOUSE TO BE REMOVED FROM PROPERTY.
20. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
22. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
23. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.





Vicinity Map
Not to Scale

TENNESSEE STATE PLANE

0 40 80 160
Scale 1"=40'

LEGEND

- Old Iron Rod
- New Iron Rod
- Utility Pole
- Water Meter
- Water Valve
- Fire Hydrant
- Single Curb Inlet
- Double Curb Inlet
- Area Drain
- Sanitary Manhole
- Fence Line
- 8"SS — Sewer Line
- G — Underground Gas Line
- 10"W — Underground Water Line
- L3 — Level 3 Fiber Optic Cable
- OHE — Overhead Utility Line

Curve Table

Curve #	Delta	Length	Radius	Chord Length	Chord Bearing
C1	000°24'27"	35.17'	4946.07'	35.17'	S88°29'12"E
C2	000°24'27"	35.17'	4946.07'	35.17'	S88°53'38"E
C3	000°48'53"	70.34'	4946.07'	70.34'	S88°41'25"E

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Henry Park Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of $_____ for the for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

City of Franklin Utilities — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

J. R. FAULK
REGISTERED LAND SURVEYOR
No. 2122
AGRICULTURE
COMMERCE
TENNESSEE
12/2/15

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 6522, Page 785, 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.

Gerald Kole Diane Kole 12-2-15
*Owner(s) – Gerald & Diane Kole Family Trust (Book 6522, Page 785) — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 7th day of October, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor — 12/02/15 Date
Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Henry Park Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of $_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer, Franklin, Tennessee — 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 of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Henry Park Subdivision, have been installed in accordance with City specifications, or

(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets, Franklin, Tennessee — Date

HENRY PARK SUBDIVISION

706 LIBERTY PIKE

FINAL SUBDIVISION PLAT

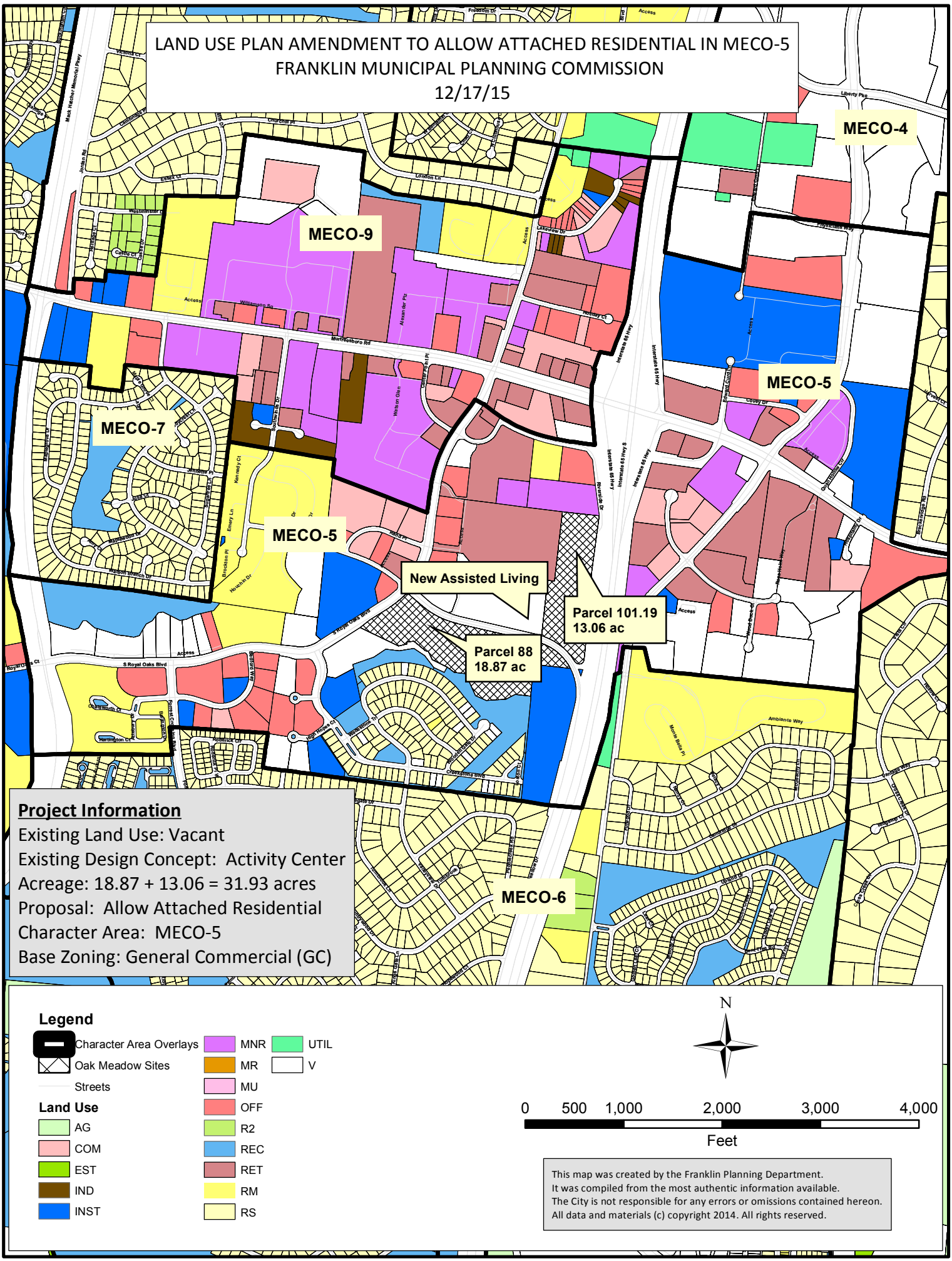
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 1.16 ac.	Total Lots = 2
Acres New Streets = N/A	Feet New Streets = N/A
Civil District : 9th	Closure Error :1/10,000+
Scale : 1"=40' / Date : 11/09/15	City Project No. : 5987

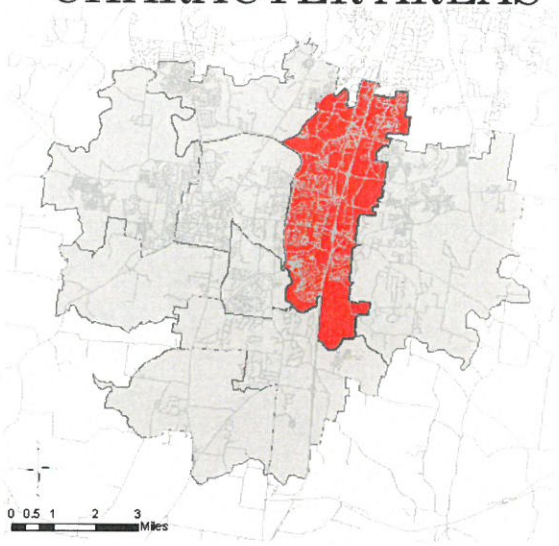
Revised: 12/02/15

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz

LAND USE PLAN AMENDMENT TO ALLOW ATTACHED RESIDENTIAL IN MECO-5
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



CHARACTER AREAS



MCEWEN

PLANNING BACKGROUND

This area encompasses 6,680 acres and two major interchanges with I-65: Cool Springs Boulevard and Murfreesboro Road, and part of a third interchange, at Moores Lane. The McEwen Drive interchange is also proposed. It is bound on the north by the UGB, to the west by the Berrys Chapel and Central Franklin Character Areas, to the south by the Harpeth River, and to the east by the Seward Hall Character Area. The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.

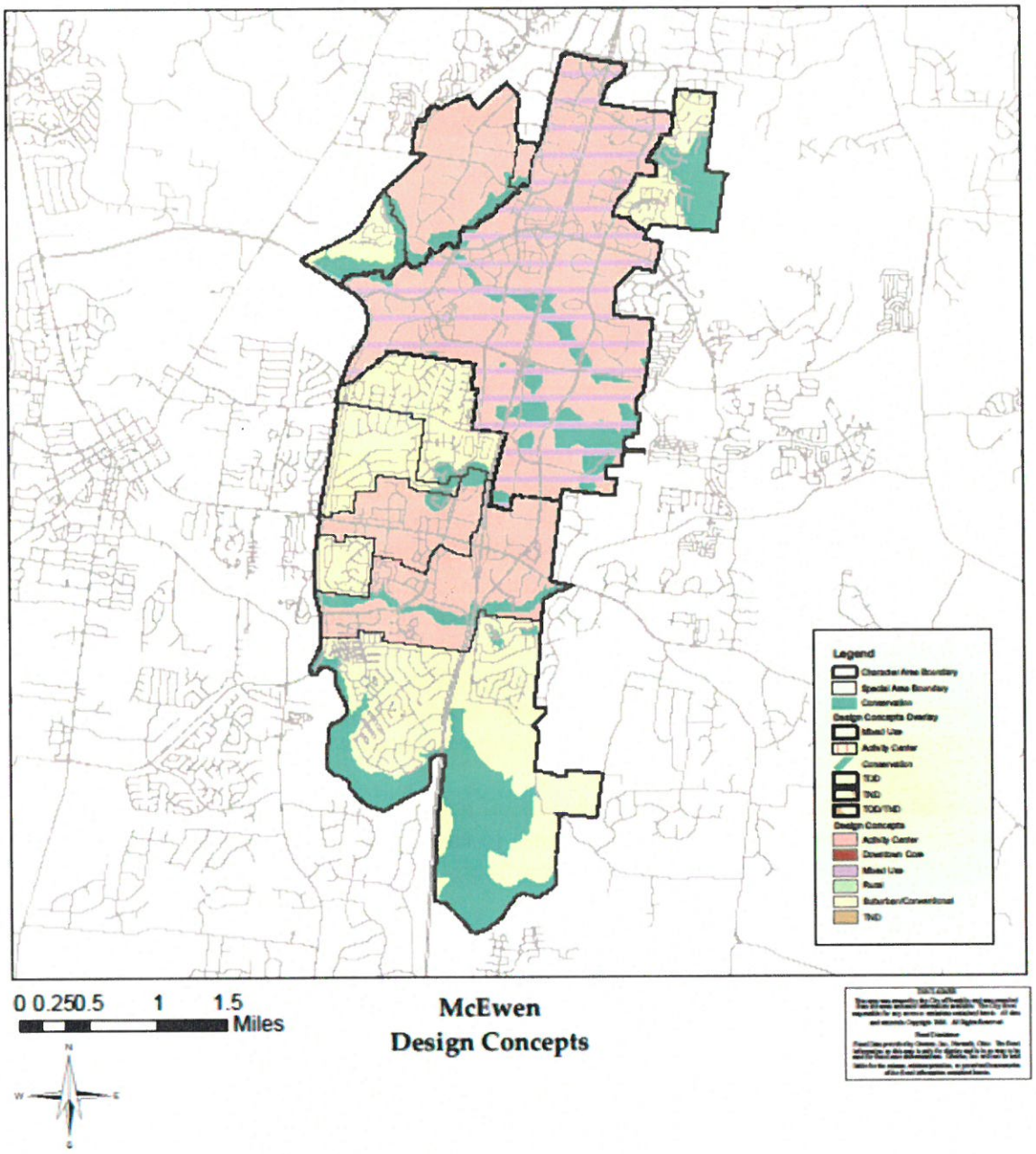
The Carothers Parkway area is the backbone of a major employment corridor and is planned for connection to Murfreesboro Road to the south. This corridor is enhanced by landscaped medians and landscaped parking lots.

Regional traffic creates traffic congestion at peak hours, particularly in the area around Alexander Plaza and Royal Oaks Boulevard, which is exacerbated by numerous curb cuts and poorly defined driveways. The Cool Springs area and the Royal Oaks Boulevard and Murfreesboro Road intersections also experience congestion.

The commercial development along Murfreesboro Road is older and is experiencing deterioration that detracts from the quality of the area, although recent investments have helped to stabilize the area. These investments do not alter the fact that many of the commercial parcels and buildings along the corridor are outdated and occupied by marginal uses. Special attention and incentives may be necessary to encourage these significant redevelopment opportunities.

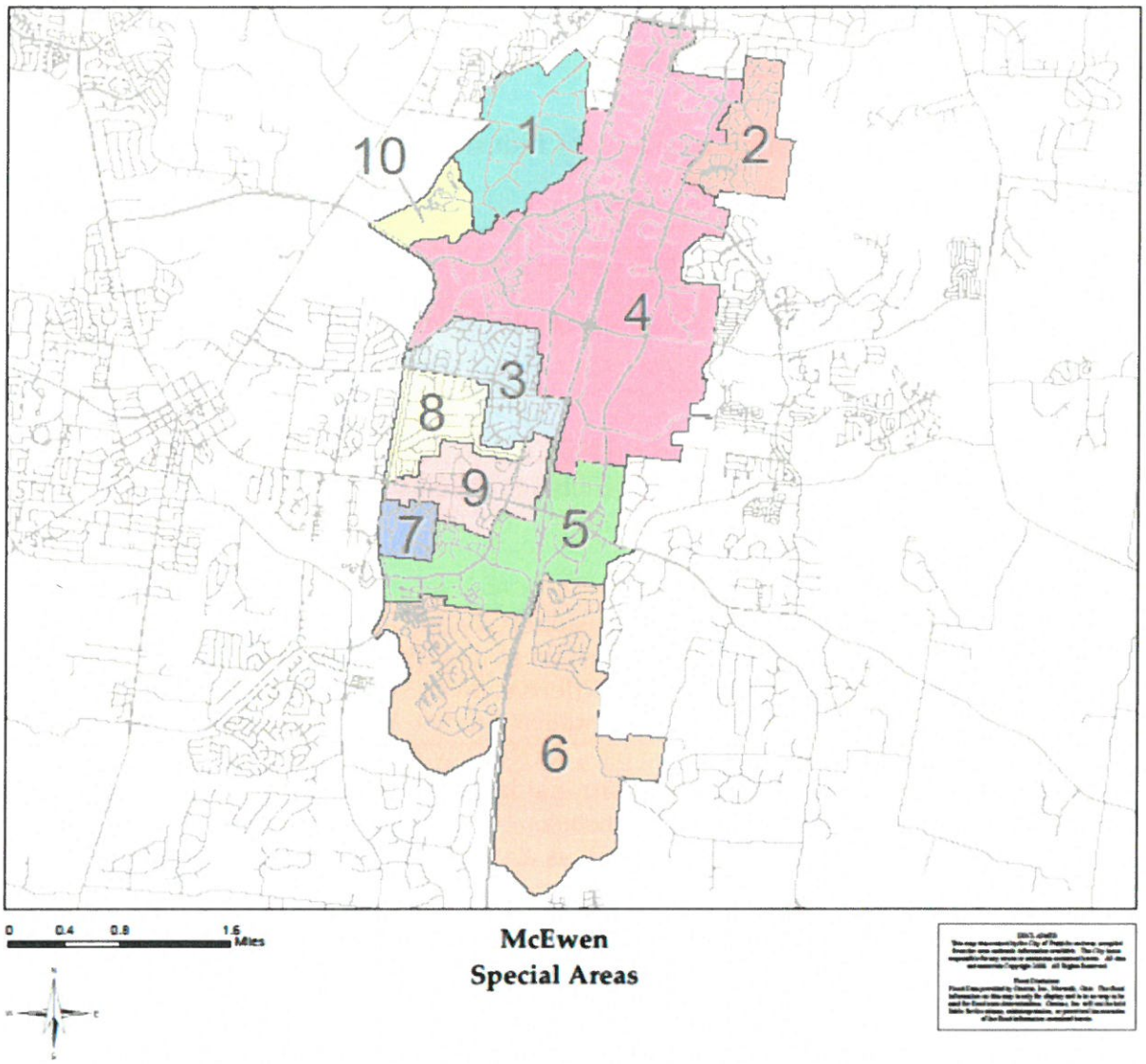
The area is also bisected by several tributaries of the Harpeth River that create constraints to further development.

CHARACTER AREAS



McEwen
Design Concepts

CHARACTER AREAS



CHARACTER AREAS

VISION

The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. Murfreesboro Road will be redeveloped pursuant to a comprehensive land use and economic strategy and will be a quality gateway from I-65. High-quality design and people-friendly environments will be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.

SPECIAL AREA 1

1. The existing character of this area is Light Industrial and is expected to remain unchanged.

SPECIAL AREA 2

1. This area is largely developed, with the remaining land committed through existing plats.

SPECIAL AREA 3

1. This area is largely built out with little change expected.

SPECIAL AREA 4

1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).
2. Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the interstate.
3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
4. Attached Residential is also appropriate as a transition to residential uses to the east.
5. All "big box" retail shall be located west of I-65.

SPECIAL AREA 5

1. This area is an important regional gateway into the city, but it does not present the image of quality and community character that the city desires.
2. The city should prepare a "Special Area Plan" for this area that addresses market feasibility, land use, and design. The city should devise a long-term redevelopment and revitalization strategy for this largely developed area.
3. The southwest corner of this area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail, but not until the intersection of South Royal Oaks Boulevard and Mack Hatcher Parkway is improved.

CHARACTER AREAS

SPECIAL AREA 6

1. The character of this area is largely established.
2. New development shall reflect the same character as the established area.
3. Neighborhood commercial uses are appropriate for the three lots fronting the connector street between Carothers Parkway and South Carothers Road and for the lot located immediately to the east of these three lots on the south side of South Carothers Road.

SPECIAL AREA 7

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area.

SPECIAL AREA 8

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area, but no additional Attached Residential shall be permitted
3. Transitional Office use is appropriate for the four lots at the southeast corner of this area, on London Lane and North Royal Oaks Boulevard, but only if North Royal Oaks Boulevard is widened.

SPECIAL AREA 9

1. Murfreesboro Road shall be redeveloped pursuant to a comprehensive land use and economic strategy and shall be a quality gateway from I-65.
2. High-quality design shall be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.

SPECIAL AREA 10

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area.

COF #5992

REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN
MCEWEN CHARACTER AREA
SPECIAL AREA 5
SOUTHEAST CORNER OF SOUTH ROYAL OAKS BOULEVARD/OAK MEADOW DRIVE AND 880 OAK MEADOW DRIVE
MAP-PARCELS: 79-88.00 and 79-101.19

Applicant/Agent
Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr.
Suite 600
Franklin, TN 37067

Requestor
Epoch Properties, Inc.
d/b/a Epoch Residential
359 Carolina Ave.
Winter Park, FL 32789

Property Owner
E. Warner Bass, Trustee
150 3rd Ave. South
Suite 2800
Nashville, TN 37201

REQUEST

It is requested that the Franklin Land Use Plan be amended to add the following note to the Vision of the McEwen Character Area, Special Area 5:

A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended.

It is also requested to eliminate Note 3 since adding the above statement would be redundant.

Because statements under Special Area 5 in the Land Use Plan do not include language to support multifamily use, it is requested that the Land Use Plan be amended to add the requested language above to the vision of Special Area 5.

DESCRIPTION AND JUSTIFICATION

Ownership:	E. Warner Bass, Trustee
Parcel Size (79-88.00):	18.87 acres
Parcel Size (79-101.19):	13.06 acres
Existing Character Area:	McEwen, Special Character Area 5
Present Zoning Classification:	General Commercial (GC)
Present Use:	Vacant
Proposed Use:	Multifamily and Commercial
Surrounding land use:	North and West--mixed use (office/retail/civic-institutional) East—Interstate 65 South—Single Family (Creekstone Commons) and Civic-Institutional (Elks Lodge)

The subject parcels are located within Special Area 5 of the McEwen Character Area of the Franklin Land Use Plan. Special Area 5 includes a mix of uses such as single family (Creekstone Commons), multifamily (Southwinds Apartments and Condominiums), office, civic-institutional (Williamson Medical Center, Rolling Hills Hospital, Dominion Senior Living, Elks Lodge and U.S. Postal Service) and retail (big box such as Home Depot, Publix, car dealerships, and local retail).

The subject parcels are situated between an eclectic mix of uses--single family, civic-institutional, office and retail--into which multifamily would fit. Multifamily use on Parcel 88.00 would provide for a transition between the retail/civic-institutional uses north of the site and the single family uses south of the site. Multifamily use on Parcel 101.19, although not necessarily a transitional use, would fit into the mix of retail/office to the north and west, and the civic-institutional uses to the west and south. In addition, Parcel 101.19 is located such that it is not conducive or attractive as a retail or office site because of its limited visibility and limited accessibility to South Royal Oaks Boulevard via Oak Meadow Drive. The newly

proposed Dominion Senior Living development, while an institutional use according to the zoning code, is essentially a residential use between the commercial properties along South Royal Oaks and parcel 101.19 along its primary point of access, which is Oak Meadows Drive.

Special Area 5 is considered a local commercial center, as opposed to regional, and therefore should be conducive to multifamily uses. None of the parcels technically meet the standard of 200,000 square feet of gross leasable area. Williamson Medical Center, a civic/institutional use, is the only property located on more than 30 acres. Moreover, with emphasis on Cool Springs, McEwen and Berry Farms as regional commercial areas, and with the recent addition of single family uses and the assisted living center, Special Area 5 is becoming more of a mixed use center, into which multifamily use fits. Multifamily use on the parcels would reduce the expected traffic if the parcels were able to be developed as retail or other commercial. Multifamily use on the parcels could also take advantage of the walkable opportunities available in the area with retail and employment areas within 1/4 mile of the site.

It is understandable and commendable that, for its future growth, the City has a desired mix of residentially, commercially and industrially zoned acreages and desires that the mix of those acreages remain stable. However, there are particular properties that don't fit into the mix. The subject properties are two of these properties. Parcel 101.19 is elongated with a limited amount of accessible road frontage. This limited road frontage, combined with the narrow width of the parcel, does not enable the property to be maximized as a commercially-zoned property. However, multifamily, which does not require a large amount of accessible frontage and which can be flexible with its design, is well suited for this property. Likewise, Parcel 88.00, even though it does have a lengthy frontage along Oak Meadow Drive, is limited in its ability to be developed as a commercial site because of its proximity to creek buffer and floodplain. Again, multifamily, with its development flexibility, is better suited to this property.

Statements of the Franklin Land Use Plan that support the requested land use plan amendment are as follows:

- The city desires to accommodate new growth in a fiscally responsible and environmentally sensitive manner.
- Sprawling "leapfrog" land use patterns will be discouraged. New growth will be encouraged next to existing development where infrastructure exists or can be provided efficiently.
- Mixed-use developments that are compatible with surrounding areas are encouraged as a way to reinforce a sense of neighborhood and to minimize vehicular trips, particularly in mixed-use centers identified in this plan.
- In promoting a mixture of compatible uses, the city recognizes the importance of providing for orderly transitions of land uses and densities, particularly between single family uses and smaller lot detached or attached housing.
- Density of new development is recognized as being an important consideration in community quality of life, but it is only one factor that must be considered. Of greater concern is the quality and design of development. Low quality development is undesirable at any density.
- Land is viewed as a limited resource, and the efficiency of its use must be considered in establishing desired future density.
- The city will encourage a diversity of housing options. While a diverse mix of housing need not be provided in each new subdivision, an overall mix of densities and housing types should be developed.
- The city will strive for a balance of land uses that achieves fiscal health and community livability.
- The city will continue to emphasize single-family neighborhoods as the dominant land use, but it will not simply be a “bedroom” community for the metropolitan region. A mix of conventional and traditional neighborhoods will be encouraged; both types of neighborhoods can be appropriate forms of development. A mix of housing options, retail and service uses and employment centers will be encouraged, along with related public services and community amenities.

COF #5992

Adam Crunk

From: Emily Hunter <emily.hunter@franklintn.gov>
Sent: Tuesday, September 15, 2015 2:08 PM
To: Eric Stuckey; Vernon Gerth
Cc: Bob Martin; Andrew Orr; Amy Diaz-Barriga; Adam Crunk
Subject: Potential Land Use Plan Amendment: Multifamily on east side of South Royal Oaks

This email is to provide a follow-up to the meeting held Tuesday, September 15, 2015.

Project: Multifamily Development behind South Royal Oaks Home Depot and immediately north of Creekstone Subdivision
Location: Portions of the red highlighted properties on the map below
Attendees: Bass Warner, Adam Crunk, Justin Sand, Andrew Orr, Bob Martin, Emily Hunter

Main Points

- The properties are located in the Activity Center design concept, per the Land Use Plan (LUP), which supports Light Industry, Office, and Retail uses. Specifically, the area is considered a local commercial center, and attached residential use on upper floors of mixed use buildings is also supported.
- The properties are located in the McEwen Character Area, Special Area 5 (MECO-5). The special area recommendations state: "The southwest corner of this area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail, but not until the intersection of South Royal Oaks Boulevard and Mack Hatcher Parkway is improved." Although the properties are in the proximity to other attached residential developments, they are not necessarily in the southwest corner of the special area.
- The property is zoned General Commercial (GC) which does not allow multifamily residential. Before a rezoning and development plan could be submitted, a LUP amendment is necessary.
- Attached residential use is an appropriate transition between the Creekstone Subdivision and a newly approved assisted living center on South Royal Oaks. However, the property located immediately behind Home Depot and along I-65 may be best suited for a nonresidential use due to nuisances in loading activities behind the Home Depot and the proximity to I-65.
- The owner may submit a land use plan amendment request to support attached residential use on these properties. The next available FMPC agenda date for land use plan amendments is December 17, 2015.

Please let me know if you have any questions.

Emily Hunter, AICP
Planning Supervisor
City of Franklin, TN
(615) 550-6739

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MEETING MINUTES

COF #5992

RE: Land Use Application for Parcels 79-88.00 and 79-101.19

DATE: September 22, 2015, 10:30 am

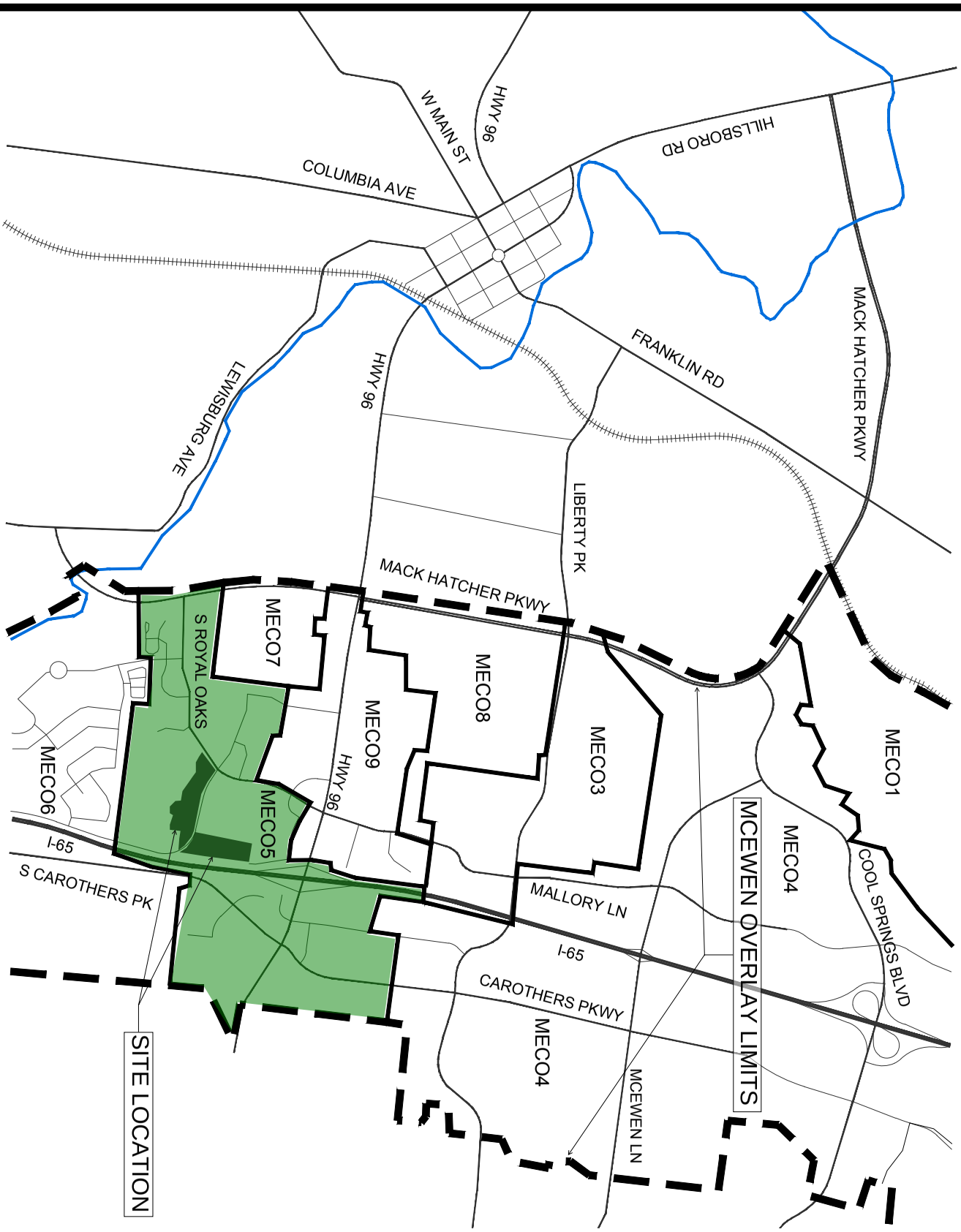
LOCATION: 880 Oak Meadows Drive, Parcel 79-101.19

ATTENDEES:

Bob Martin	City of Franklin
Emily Hunter	City of Franklin
Andrew Orr	City of Franklin
Justin Sand	Epoch Residential
Adam Crunk	Crunk Engineering

DISCUSSION NOTES:

- Bob asked Adam and Andrew to explain why commercial development would not work on this parcel.
- Adam and Justin explained that the site is not ideal for retail due to the narrow road frontage and a lack of visibility from the primary point of access on South Royal Oaks. Also, the new assisted living center blocks visibility and is not a conducive neighbor to commercial development.
- Emily said that we must be conscious that any proposed LUA could affect the entire MECO5 area.
- Staff noted the proximity to the interstate and the Home Depot.
- Justin stated that Epoch has many developments adjacent to interstates and that he is not concerned about the viability of multi-family in this location. He also noted the Home Depot has a similar look from the rear as it does from the front.
- Adam made the point that MECO5 contains only local commercial development and not regional, making multi-family a better fit.
- Discussed the possibility of access from both Oak Meadows and providing a drive off the dead end cul-de-sac of Riverside Drive.
- Andrew will send Adam updated LUA checklist.
- Bob emphasized that we must make a case to change the LUP. Staff would likely not support multi-family on the north parcel.



VICINITY MAP

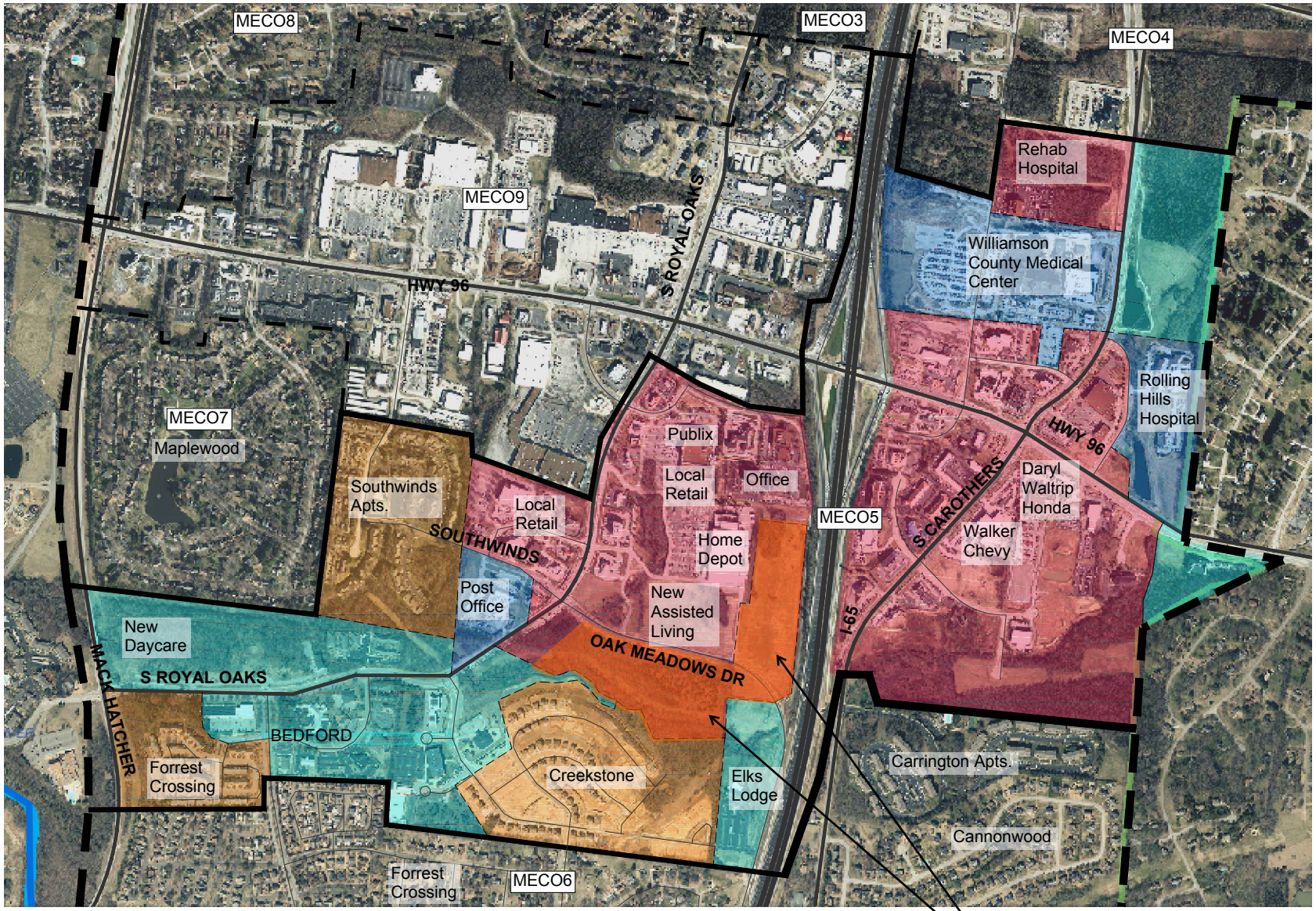
LAND USE PLAN AMENDMENT

MCEWEN SPECIAL AREA 5 (MECO5)

NOVEMBER 9 , 2015

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

COF #5992



COMMERCIAL
CIVIC/INSTITUTIONAL
OFFICE
RESIDENTIAL

Proposed project site for Residential Use, currently zoned Commercial

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

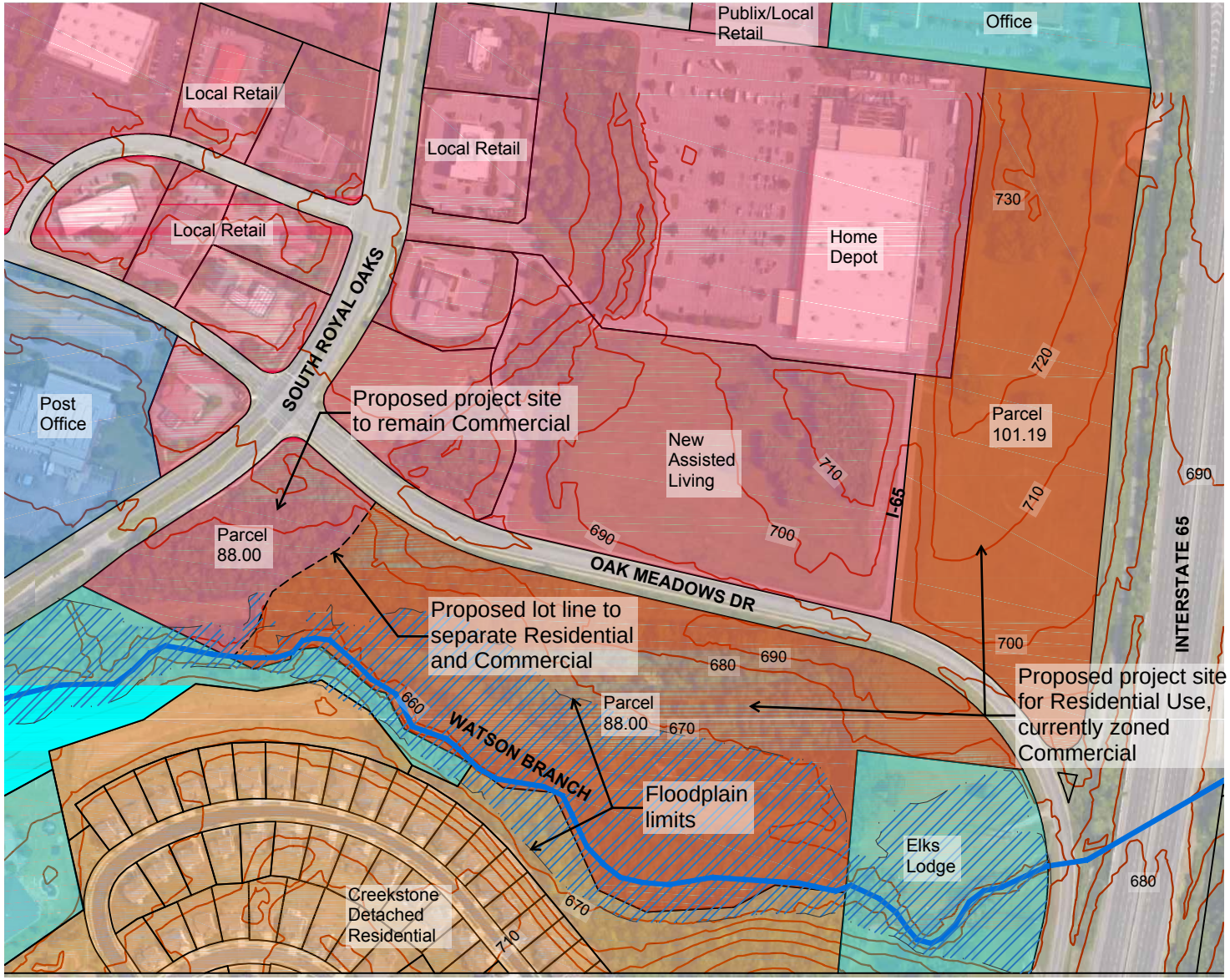
LAND USE PLAN AMENDMENT

MCEWEN SPECIAL AREA 5 (MECO5)

NOVEMBER 9, 2015

MCEWEN SPECIAL AREA 5 MAP

COF #5992



BASE ZONING DISTRICTS

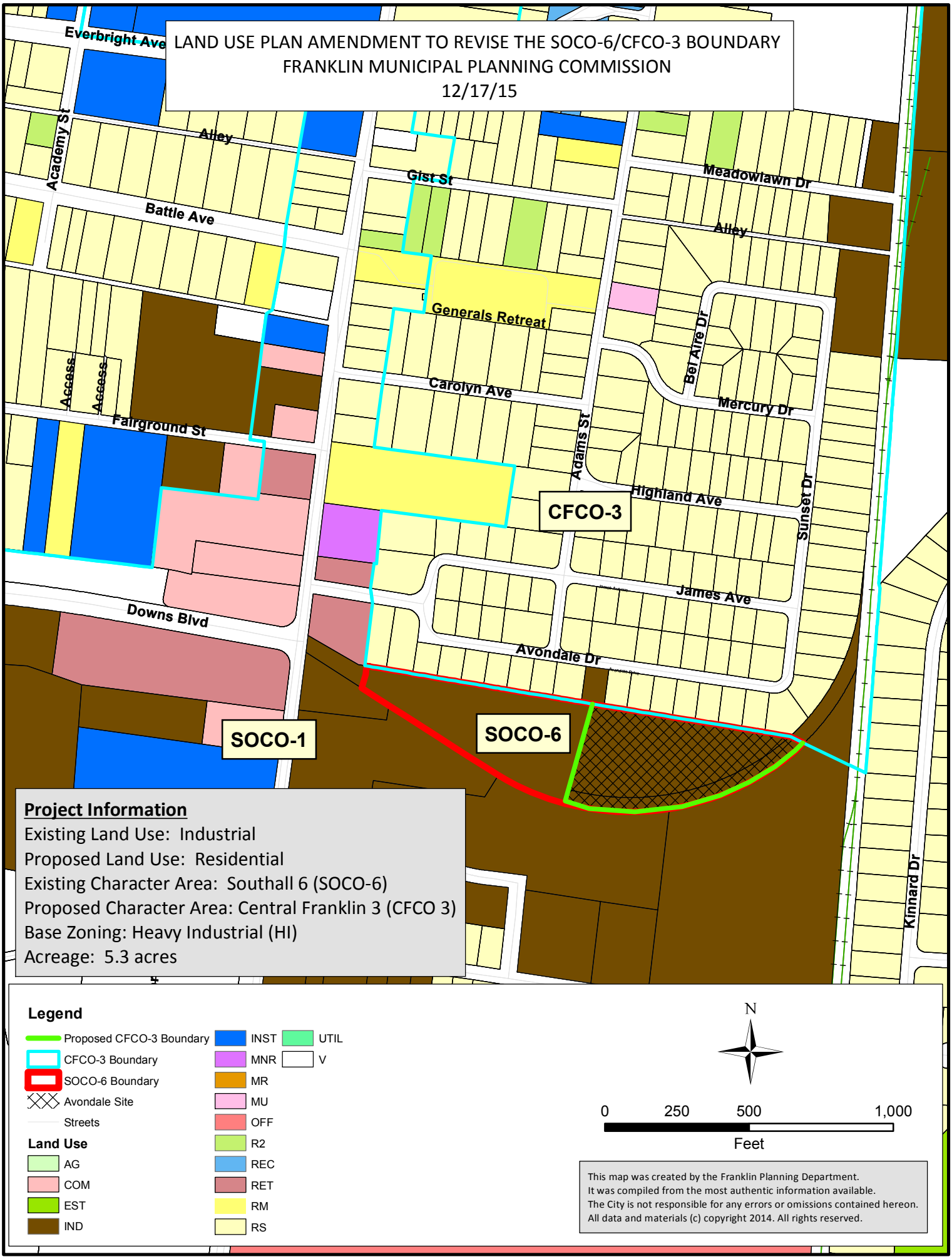
- GC - GENERAL COMMERCIAL
- CI - CIVIC INSTITUTIONAL
- GO - GENERAL OFFICE
- SDR - SPECIFIC DEVELOPMENT RESIDENTIAL

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

LAND USE PLAN AMENDMENT
MCEWEN SPECIAL AREA 5
(MECO5)
NOVEMBER 9, 2015

OAK MEADOWS PHYSICAL FEATURES MAP

COF #5992


LAND USE PLAN AMENDMENT TO REVISE THE SOCO-6/CFCO-3 BOUNDARY
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15
Everbright Ave
Alley
Academy St
Battle Ave
Gist St
Meadowlawn Dr
Alley
Generals Retreat
Bel Aire Dr
Carolyn Ave
Mercury Dr
Access
Access
Fairground St
Adams St
Highland Ave
Sunset Dr
CFCO-3
James Ave
Downs Blvd
Avondale Dr
SOCO-1
SOCO-6
Kinnard Dr
Project Information
Existing Land Use: Industrial
Proposed Land Use: Residential
Existing Character Area: Southall 6 (SOCO-6)
Proposed Character Area: Central Franklin 3 (CFCO 3)
Base Zoning: Heavy Industrial (HI)
Acreage: 5.3 acres
Legend
Proposed CFCO-3 Boundary
CFCO-3 Boundary
SOCO-6 Boundary
Avondale Site
Streets
Land Use
AG
COM
EST
IND
INST
MNR
MR
MU
OFF
R2
REC
RET
RM
RS
UTIL
V
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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CHARACTER AREAS

SPECIAL AREA 3

Single family residence in traditional neighborhood

Street character in traditional neighborhood

Character

1. This area generally located south and west of the downtown core consists of established traditional residential neighborhoods. Note that a portion of the area is located along both sides of Franklin Road (including Myles Manor) and along Old Liberty Pike, north of the downtown core across the Harpeth River.
2. Many of these established neighborhoods are historically significant. Examples include the Hincheyville, Adams Street, and Lewisburg Avenue Local Historic Districts. The Natchez neighborhood is listed in the National Register of Historic Places. Other neighborhoods, such as Hard Bargain, are historically significant but not designated.
3. Established neighborhoods having a traditional development pattern are important to the character of Central Franklin. The community desires to maintain the established residential character and scale of the area.

Land Use

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

Development Form

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.
6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

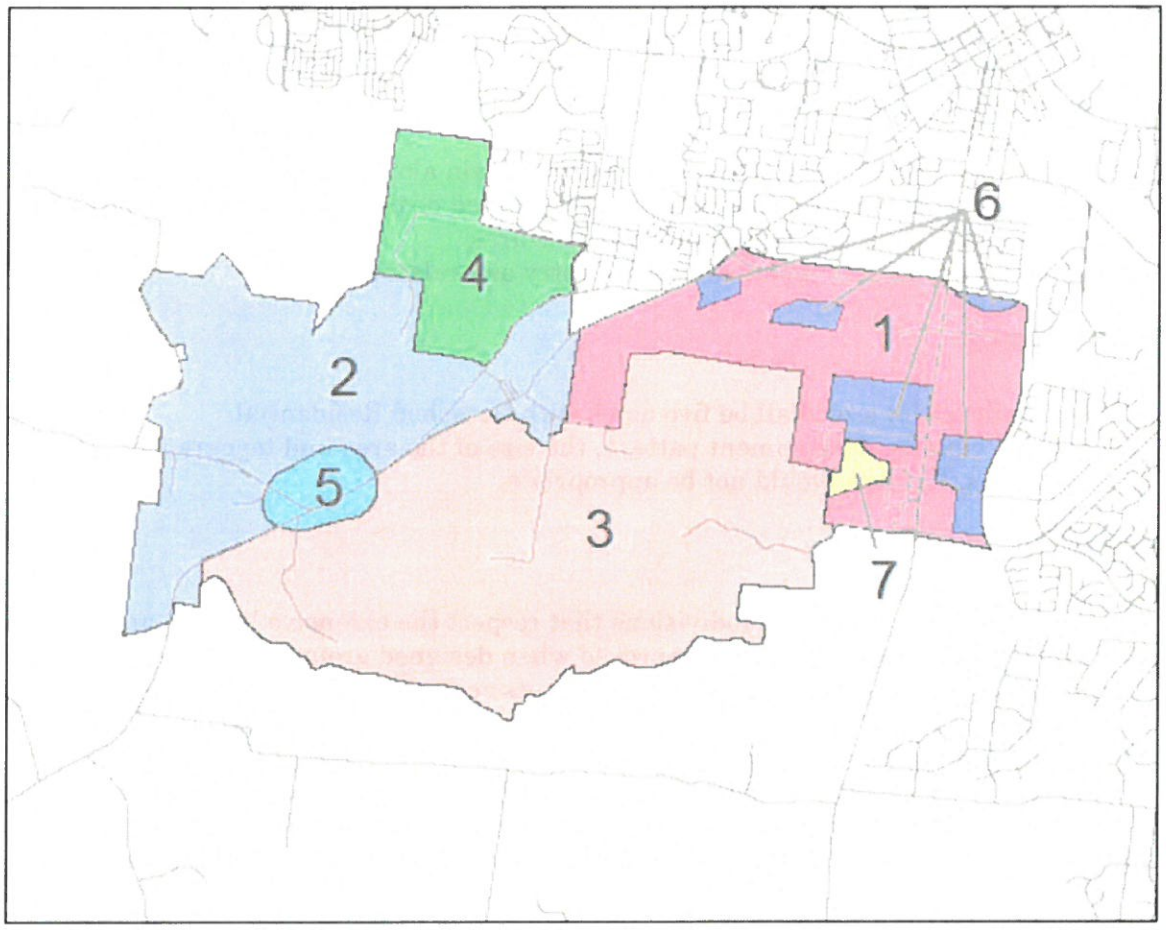
Connectivity

7. Development will provide an interconnected street network with sidewalks present.
8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand alone parking structures that are truly geared toward commercial/office uses are prohibited.

Open Space

9. Established civic and institutional sites will contribute to open space in the area.

CHARACTER AREAS



0 0.3 0.6 1.2 Miles

Southall
Special Areas

CHARACTER AREAS

SPECIAL AREA 1

1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan.
2. Streetscape improvements, including sidewalks, shall be implemented along this corridor.
3. The existing land-use pattern is expected to remain along the Columbia Avenue corridor, with the application of the city's improved design standards gradually improving the quality of development in this area.
4. Appropriate land uses include Light Industry and related uses.

SPECIAL AREA 2

1. The minimum lot size shall be five acres with Detached Residential.
2. Given the existing development pattern, the size of the area and topographic constraints, Hamlets would not be appropriate.

SPECIAL AREA 3

1. Hamlets or Conservation Subdivisions that respect the extensive hillside and hilltop constraints in the area shall be approved when designed around small neighborhoods consisting of approximately 150 dwelling units accommodating approximately 400 residents.
2. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

SPECIAL AREA 4

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

CHARACTER AREAS

SPECIAL AREA 5

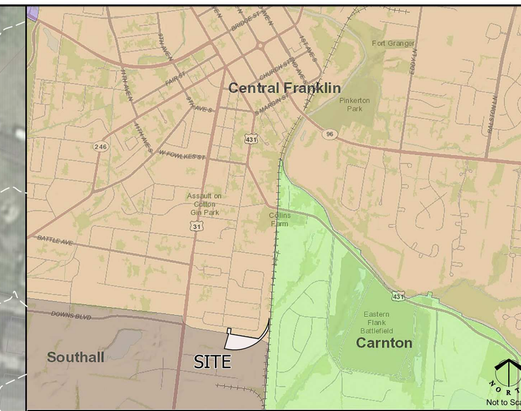
1. As the Southall Character Area develops, Special Area 5 will be appropriate for Local Retail.

SPECIAL AREA 6

1. This Special Area shall be reserved for Heavy Industry uses.

SPECIAL AREA 7

1. Attached residential units shall be permitted.
2. Open space shall be oriented to preserve existing natural features of the site. The major streams and associative vegetation shall be preserved and enhanced as a community amenity.
3. The development shall include planned open spaces and pedestrian connections to the surrounding land uses and Conservation Areas.
4. Interconnectivity to the north shall be prohibited. Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court.
5. Existing stream and perimeter vegetation shall be preserved to provide buffer to adjacent retail/office and industrial uses. Additional buffering techniques shall be implemented to supplement existing perimeter vegetation.



VICINITY:

SITE DATA:

PROJECT NAME:	AVONDALE COTTAGES
PROJECT#:	5929
ADDRESS:	302 AVONDALE DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
LEGAL DESCRIPTION:	Being all of parcel 12.00, Map 078N D and a portion of parcel 11.00, Map 178N D.
ACREAGE OF SITE:	+/- 5.3 ACRES
BASE ZONING:	HEAVY INDUSTRIAL DISTRICT (HI)
EXISTING CHARACTER AREA OVERLAY:	SOCO - 6
PROPOSED CHARACTER AREA:	CFCO - 3
OVERLAY:	A portion of the property is located within the Columbia Ave Overlay District.
DEVELOPMENT STANDARD:	CONVENTIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	Abandoned Battlefield Branch of the CSX rail Road runs along the southern edge of the subject property.
EXISTING STRUCTURES:	+/- 20,000sf Manufacturing facility.

0 50 100 150

Scale: 1"=50'

NORTH

Land Use Plan Amendment - Existing Conditions and Physical Features Map

DesignStudio
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
908 High Point Ridge Road, Franklin Tennessee
(p).615.218.8118

Avondale Cottages

Avondale Drive, Franklin, Tennessee

JASON LEE GODDARD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1101
LANDSCAPE ARCHITECT
9/3/15

date. August 10, 2015
revisions. September 3, 2015

Note: Base information obtained City of Franklin GIS. DesignStudio does not guarantee accuracy.

project no. 14054
scale. shown on plan

L1.0
C.O.F. #5929

REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN
302 AVONDALE DRIVE
MAP-PARCEL 78N-D-12.00
MAP-PARCEL 78n-D-11.00 (A PORTION OF)

City of Franklin # 5929

REQUEST

It is requested that the Franklin Land Use Plan be amended to change the boundary line between Central Franklin, Special Area 3 and Southall, Special Area 6, such that the property located at 302 Avondale Drive be located in Central Franklin Character Area, Special Area 3.

DESCRIPTION AND JUSTIFICATION

Ownership:
Parcel 12.00
William L. Mayo
Parcel Size: +/- 3.7 acres

Parcel 11.00
Gerald Robeson
Parcel Size: +/- 1.6

Existing Character Area: Southall, Special Area 6
Proposed Character Area: Central Franklin, Special Area 3
Present Zoning Classification: Heavy Industrial (HI)
Present Use: Warehouse
Proposed Use: Mixed-Residential
Surrounding land use: North—Single Family (James Subdivision)
East—CSX Railroad
South—Industrial (stone manufacturing)
West—Commercial (automotive body shop)

The subject parcel is located within Special Area 6 of the Southall Character Area of the Franklin Land Use Plan. Special Area 6 includes five areas of parcels that are reserved for heavy industrial uses. The historic pattern of development in Franklin would tend to support heavy industrial uses in this area when uses such as phosphate mining, rock crushing, asphalt plants, tobacco warehousing, and so forth were developed on the outskirts of town. However, the recent development of the downtown core, and the growth of the immediate surrounding areas, have resulted in a mix of uses, specifically a mix of residential uses. In fact, the Land Use Plan states that "heavy industrial uses are strongly discouraged within the City of Franklin."

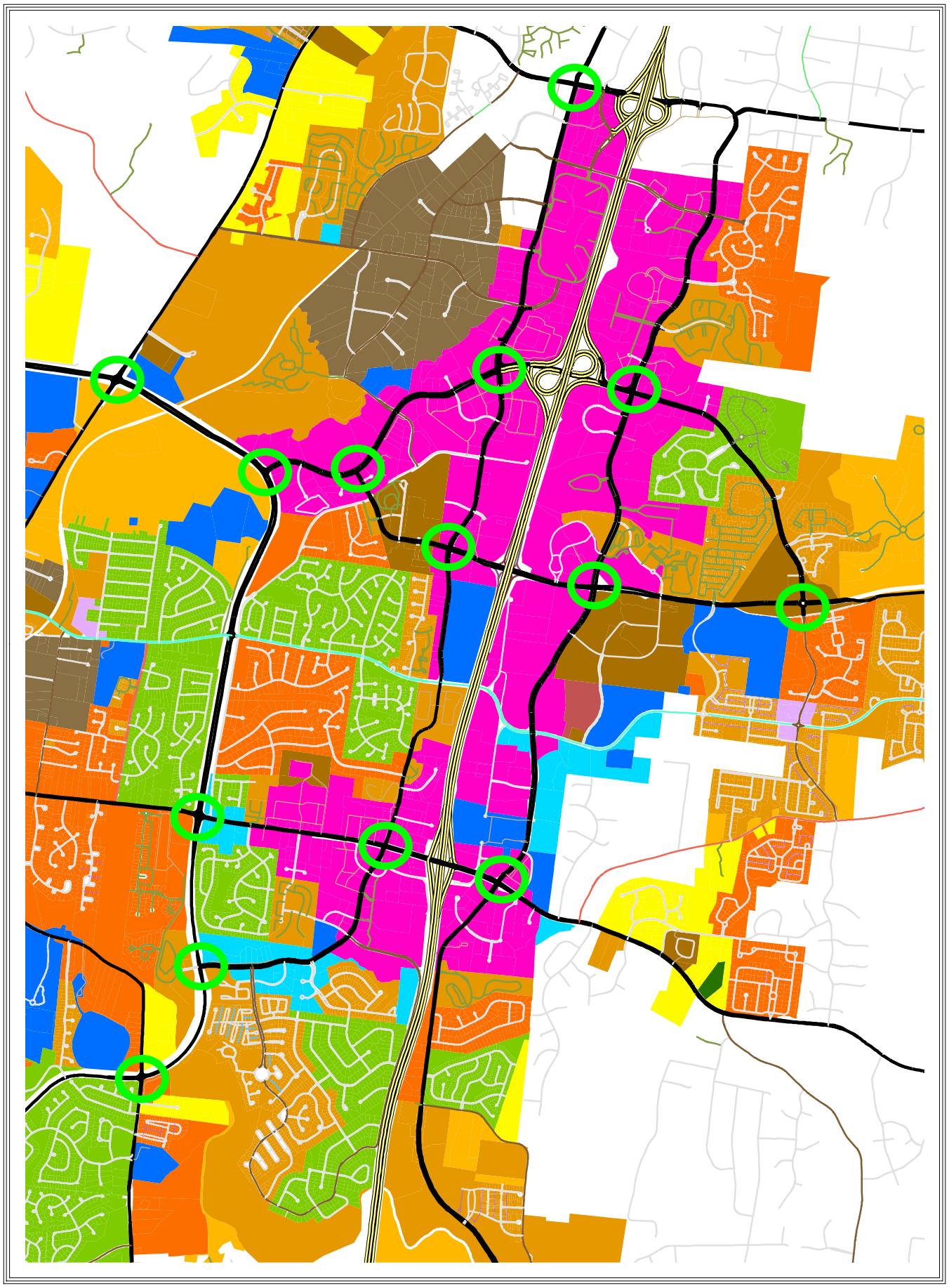
The parcel is located adjacent to James Subdivision, which is a single-family subdivision developed in the 1950s. The proposed plan will be more compatible with the single-family dwellings in James Subdivision by providing for a transition from single-family to mixed-residential to industrial and commercial uses, south and west of the parcel, while also providing some areas of green space. The vehicular access to the parcel is through James Subdivision. As a heavy industrial use, the only ingress/egress point for

heavy truck traffic is through the residential area. Therefore, the design of the proposed neighborhood will be oriented toward residential uses.
Since the property is located immediately south of the boundary of the Central Franklin Character Area, Special Area 3, and since this special area supports attached and detached residential uses consistent with the established residential pattern to the north, the applicant requests that the boundary line be amended such that the Central Franklin Character Area, Special Area 3, includes this property.

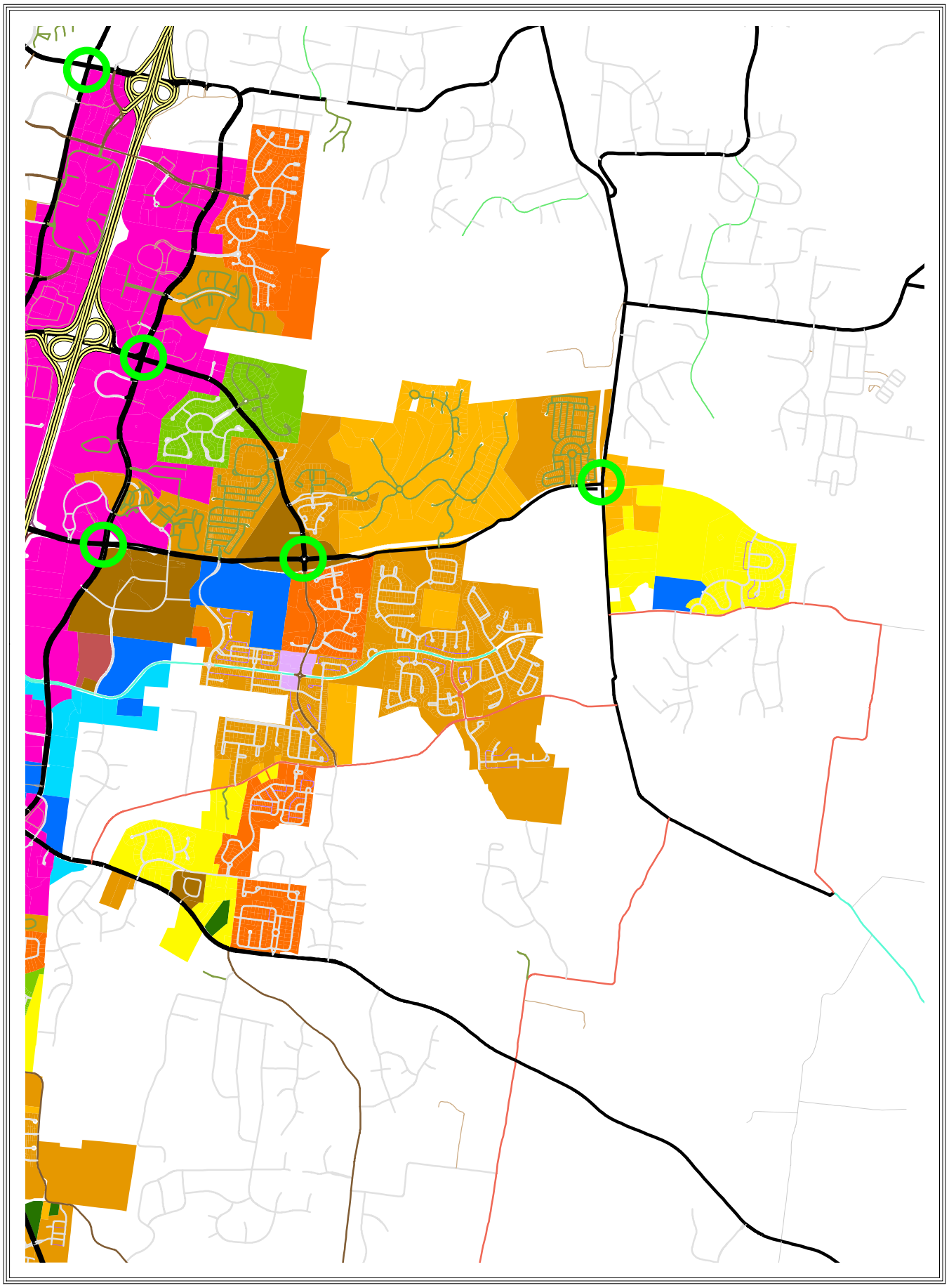
Statements of the Franklin Land Use Plan that support the requested land use plan amendment are as follows:

- The city desires to accommodate new growth in a fiscally responsible and environmentally sensitive manner.
- Sprawling "leapfrog" land use patterns will be discouraged. New growth will be encouraged next to existing development where infrastructure exists or can be provided efficiently.
- In promoting a mixture of compatible uses, the city recognizes the importance of providing for orderly transitions of land uses and densities, particularly between single family uses and smaller lot detached or attached housing.
- Density of new development is recognized as being an important consideration in community quality of life, but it is only one factor that must be considered. Of greater concern is the quality and design of development. Low quality development is undesirable at any density.
- Land is viewed as a limited resource, and the efficiency of its use must be considered in establishing desired future density.
- Low density (i.e. less than two dwelling units per acre gross density) is discouraged in areas targeted for urban-level infrastructure
- As new residential areas develop, they should be encouraged to incorporate elements and features that reinforce a neighborhood feel.
- The city will encourage a diversity of housing options. While a diverse mix of housing need not be provided in each new subdivision, an overall mix of densities and housing types should be developed.
- New development will be encouraged in the existing urban area. The redevelopment and reuse of areas that are already served by infrastructure can reduce pressure for new growth on the edges of the urban area.
- New infill development shall be designed in a way that is sensitive to existing uses. Infill sites are often closely surrounded by existing uses, and the city will require that the site plans be designed to mitigate negative land use impacts. The city understands that infill development may create or demand different criteria than greenfield sites and should evaluate regulations and procedures accordingly.
- Heavy industrial uses are strongly discouraged within the City of Franklin.

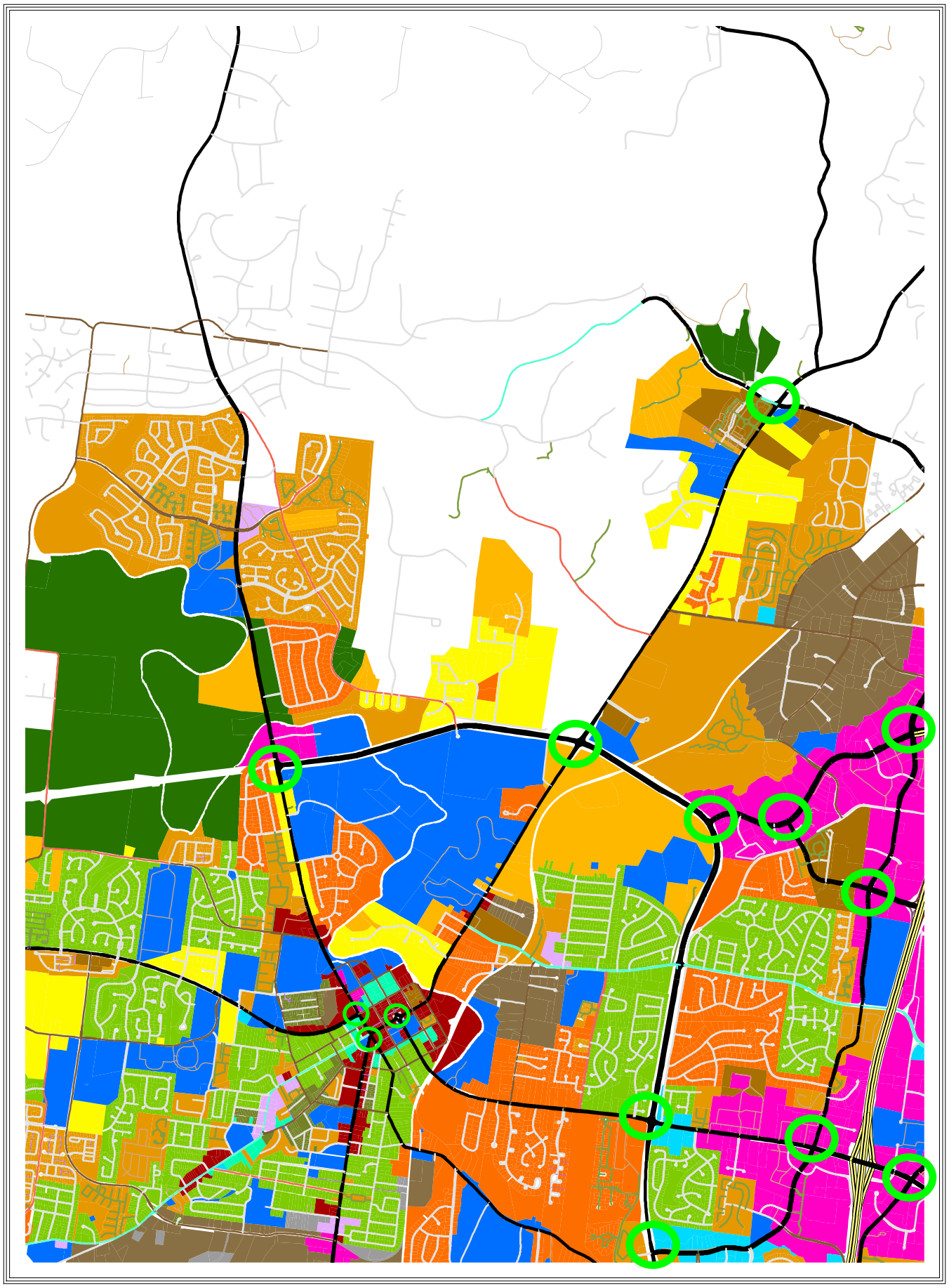
Cool Springs Corridor



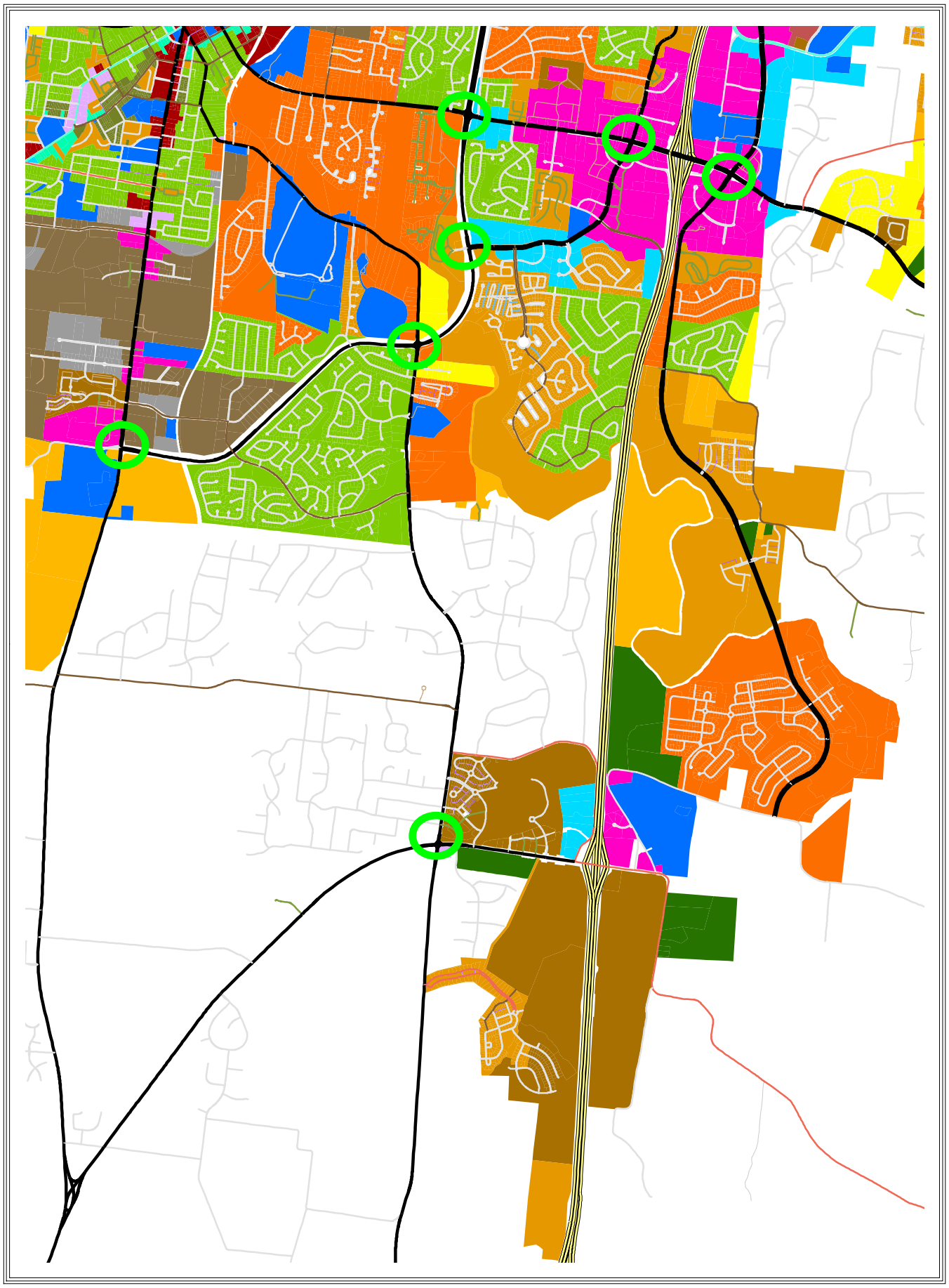
Eastern Quadrant



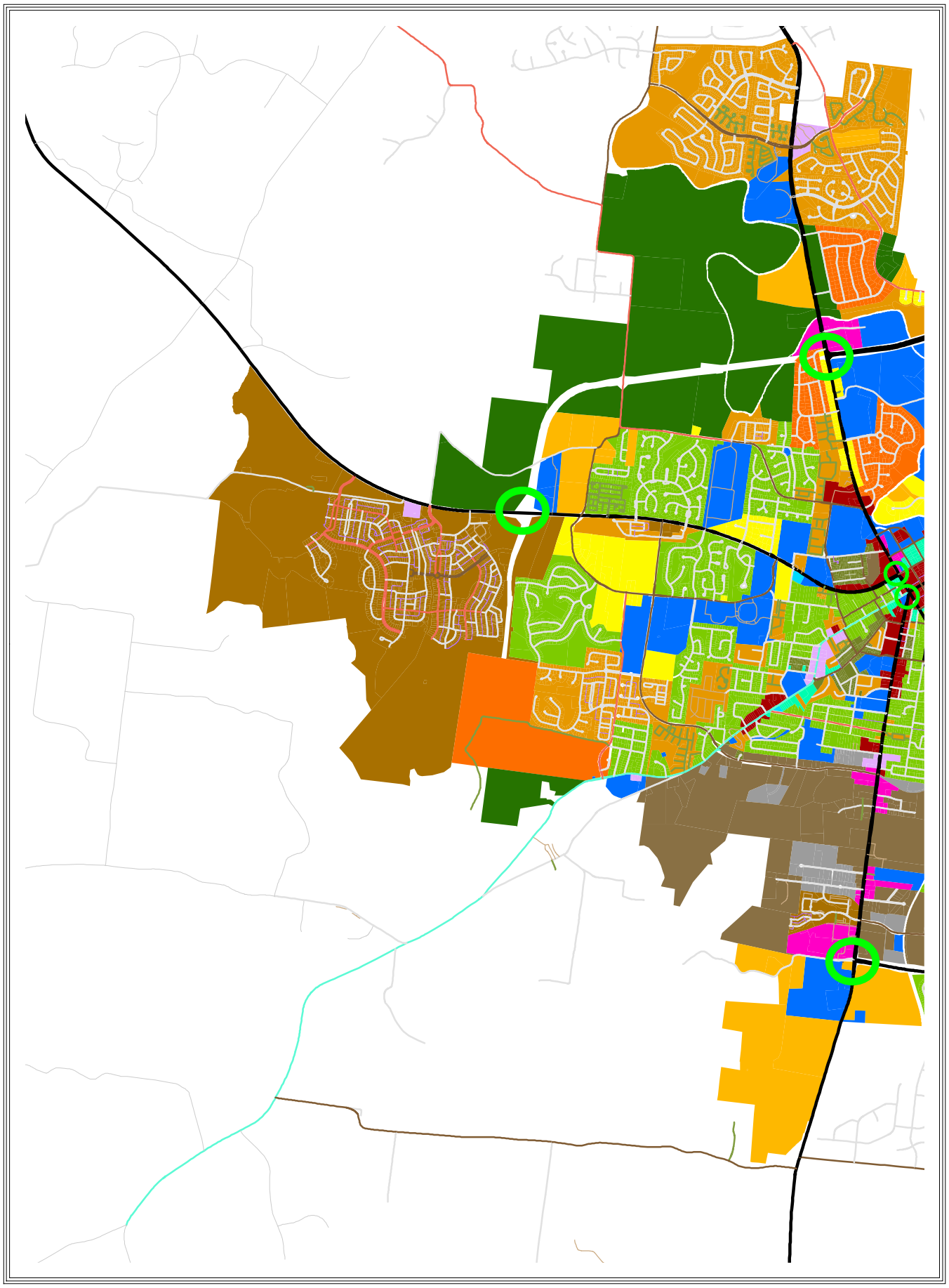
Northern Quadrant



Southern Quadrant



Western Quadrant



ORDINANCE 2015-51
(AS AMENDED)

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.2, SUBSECTION 3.2.7(5) PERTAINING TO CONVENIENCE STORES AND AUTOMOTIVE FUEL SALES AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(3) PERTAINING TO AUTOMOTIVE USES ON LOTS LOCATED AT MAJOR INTERSECTIONS AND TO MODIFY FIGURE 5-37 WHICH REFERENCES SUBSECTION 5.3.6 (3) AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(9) WHICH REFERENCES ROOF TYPES ON NON RESIDENTIAL STRUCTURES."

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance also contains specific requirements in Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) that regulate the location of convenience stores and automotive-related uses at the intersection of two public streets; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance provide the necessary site development standards needed to ensure that convenience stores and automotive-related uses can be appropriately developed at the intersection of two public streets and that the prohibition against these uses can be removed from the Franklin Zoning Ordinance.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.7(5) of the Franklin Zoning Ordinance shall be, and is hereby, amended to delete the following text noted with a ~~strikethrough~~, to add the following text noted in **bold,** and is approved to read as follows:

3.2.7 Regulations for Commercial Uses

***

(5) Convenience Stores and Automotive Fuel Sales

Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating ~~at the intersection of two public streets~~ **adjacent to residentially zoned properties or properties whose primary use is residential in nature; unless approved by the Board of Mayor and Alderman as part of a PUD Development Plan**.

SECTION II. That Chapter 5, Section 5.3, Subsection 5.3.6(3) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold,** and is approved to read as follows:

5.3.6 Nonresidential and Mixed-Use Development

***

(3) Major Intersections

Lots located on a street intersection composed of ~~one~~ **two** or more **major or minor** arterials shall not include an automotive fuel sales or other automotive-oriented service and sales use, including, but not limited to, automobile sales or leasing establishments.

SECTION III. That Chapter 5, Section 5.3, Subsection 5.3.6(3), Figure 5-37 of the Franklin Zoning Ordinance is hereby amended to modify the following illustration and caption text noted with a ~~strikethrough~~; to add the following text noted in **bold,** and is approved to read as follows:

Figure 5-37: Corner lots on major intersections **can be** ~~are in~~appropriate places for automobile fuel sales or similar automobile service and sales uses. See Section 5.3.6(3) for prohibited locations.

SECTION IV. That Chapter 5, Section 5.3, Subsection 5.3.6 (9) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold,** and is approved to read as follows:

(e) For structures intended for automotive fuel sales or automotive-oriented service uses, pitched roofs shall be required for the principal structure and associated canopies. Canopies shall also meet the requirements of Section 4.1.6(2).

SECTION V.

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.

ATTEST:

By: _____

Eric Stuckey
City Administrator/Recorder

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: _____

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-61

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE TO REMOVE THE FEE IN-LIEU OF OPTION FOR OPEN SPACE SET ASIDE REQUIREMENTS BY AMENDING CHAPTER 5, SUBSECTIONS 5.5.3 (1), TABLE 5-7 ENTITLED "REQUIRED OPEN SPACE SET-ASIDE" AND SUBSECTION 5.5.3 (3)."

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed and appropriately sized open spaces for development projects; and

WHEREAS, a fee-in-lieu system for open space can prove challenging to define a nexus of applicability; and

WHEREAS, the current fee-in-lieu option has been proven ineffective due to lack of application; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

SECTION I. That Chapter 5, Section 5.3, Subsection 5.5.3(3), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to renumber the subsequent Subsections accordingly, and is approved to read as follows:

~~(3) **Fee In-Lieu of Open Space Set Aside**~~

~~**(a) General**~~

~~The BOMA may accept a fee-in-lieu of the open space set-aside when:~~

~~(i) The total size of the common open space set-aside is less than one acre; and~~

~~(ii) If in a traditional area or TOD, the provision of amenity features on a lot in a traditional area is impractical or inappropriate.~~

~~**(b) Procedure for Approval**~~

~~(i) Upon receipt of the request to accept a fee-in-lieu of the open space set-aside, the Parks Department shall review the proposal and prepare a recommendation to BOMA regarding the payment.~~

~~(ii) BOMA shall consider the request and the recommendation from the Parks Department during the normal meeting convened to review the development application or as a special item of review during a regular meeting in the event the development does not require BOMA review.~~

~~**(c) Time of Payment**~~

~~The fee-in-lieu of open space set-aside shall be paid prior to the issuance of the first Certificate of Occupancy associated with the development.~~

~~**(d) Amount of Payment**~~

~~The amount of the fee-in-lieu will be established by the finance department based on recent property valuations in the general vicinity of the site or on other appropriate factors.~~

~~**(e) Disagreement as to Amount**~~

~~In the case of disagreement between the BOMA and the developer regarding the amount of payment, such determination shall be made by a special appraisal committee consisting of one professional appraiser appointed by the City Administrator, one professional appraiser appointed by the applicant, and one professional appraiser appointed by the first two committee appointees. This committee shall view the land and hear the contentions of both the city and the applicant. The findings of the committee shall be by a majority vote and shall be certified to the BOMA in writing within 30 days of the date the third member is appointed to the committee. The costs of the appraiser appointed by the applicant shall be borne entirely by the developer; the city shall bear all other costs associated with the committee.~~

~~**(f) Use of Funds**~~

~~All monies received by the city pursuant to this subsection shall be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.~~

SECTION II. That Chapter 5, Section 5.3, Subsection 5.5.3(1), Table 5-7, Required Open Space Set-Aside, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold,** and is approved to read as follows:

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	**Residential Development**			**Nonresidential and Mixed-use Development**		
	Total Open Space Set-Aside (% of gross development size) [4]	**% Formal (% of total set-aside) [2]**	**% Informal (% of total set-aside) ~~[2]~~ [3]**	**Total Open Space Set-Aside (% of gross development size)**	**% Formal (% of total set-aside) [2]**	**% Informal (% of total set-aside) ~~[2]~~**
Traditional Areas [1]	5%	100%	None	3%	100%	None
Conventional Areas	15%	3**4**~~3~~%	66%	5%	100%	None

NOTES:

[1] Development within traditional areas and within mixed-use developments may substitute the provision of amenity features for formal open space set-aside area as provided in this subsection.

[2] In the event that the required percentage figure results in ~~an~~ **a formal** open space set-aside smaller than ~~one acre~~ **the minimum size requirement in Subsection 5.5.3 (6)**, then ~~the city may require a fee-in-lieu as an alternative~~ **a formal open space set-aside is not required**.

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	**Residential Development**			**Nonresidential and Mixed-use Development**		
	Total Open Space Set-Aside (% of gross development size) [4]	**% Formal (% of total set-aside) [2]**	**% Informal (% of total set-aside) ~~[2]~~ [3]**	**Total Open Space Set-Aside (% of gross development size)**	**% Formal (% of total set-aside) [2]**	**% Informal (% of total set-aside) ~~[2]~~**

[3] Because not all sites contain natural features appropriate as informal open space, open space provided in accordance with the formal open space requirements may be credited toward fulfilling the informal open space requirement.

[4] Informal open space located within Hamlets or Conservation Subdivisions shall be provided in accordance with the applicable standards in Subsections 5.3.7 and 5.3.8.

SECTION III. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold,** and is approved to read as follows:

Open Space, Private

Open Space ~~on each building lot~~ **in a development** that is for the private use of inhabitants.

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

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: _____

PULIC HEARING HELD: _____

PASSED SECOND READING: _____

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