City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

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

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 19, 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. 15-1045 October 22, 2015 FMPC Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

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

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

On January 14th at 6:00pm, a special worksession of the Board of Mayor and Aldermen and the Planning Commission will be held in the City Hall Training Room to review and discuss the standards and zoning locations of the Height Overlay (HTO) District.

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. 15-1032 Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

3. 15-1033 Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for six months. (CONSENT AGENDA)

4. 15-1034 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)

5. 15-1035 Westhaven PUD Subdivision, site plan, section 25, lots 4202 and 4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 15-1036 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,
Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 2
COF#5963 Conditions of Approval

7. 15-1041 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

8. 15-1025 Medcore Medical Building Subdivision, final plat, revision 3, easement revisions, located at the southeast corner of Physicians Way and Carothers Parkway. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5958 Final Plat.pdf
MAP_5958.pdf
5958_MedcoreFPConditions of Approval_01.pdf

9. 15-1026 Rucker Park PUD Subdivision, final plat, section 1, revision 1, buffer revision, located at 1720 W. Main Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5966 RuckerPark FP.pdf
map_RuckerParkfP.pdf
5966_RuckerPark_Conditions of Approval_01.pdf

ZONING ORDINANCE AND MAP AMENDMENTS

10. 15-1019 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; 1st Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2015-45 Text Amdt CFCO 9 and 10 AMENDED at BOMA 2nd Readi
Ordinance 2015-45 Text Amdt CFCO 9 and 10 Amended at FMPC.pdf
Ordinance 2015-45 Text Amdt CFCO 9 and 10 Law Approved 00028888.pdf

11. 15-1020 Consideration Of Ordinance 2015-46, To Be Entitled, “An Ordinance to Rezone 3.40 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 51.80 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. (02-25-16 FMPC 9-0; 03-08-16 WS & 1st BOMA Reading 6-0; 04-12-16 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2015-46 Rezoning CFCO 9 and 10 Overlay AS AMENDED FMPC 2
Ordinance 2015-46 - MAP Rezoning CFCO 9 and 10 Overlay AS AMENDED.pc
Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893
MAP Rezoning CFCO 9 and 10 Overlay.pdf
Letter Gerald Bucy 2 2 2016.pdf
2 Foot Contours.pdf

12. 15-1021 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.” (11/19/15 FMPC 9-0; 12/08/15 WS; 1st Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

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

13. 15-1014 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." (11/19/15 FMPC 9-0; 12/08/15 WS; 1ST Reading 12-08-15 BOMA 8-0; 01/12/16 BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

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

2016 FMPC/ADMINISTRATIVE MEETING AND DEADLINE SCHEDULE

14. 15-0982 2016 FMPC / Administrative Meetings and Deadlines Schedule

Attachments: FMPC - Administrative Meetings and Deadlines Schedule PUBLIC 2016

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

City of Franklin

Meeting Minutes - Draft
Franklin Municipal Planning Commission

Thursday, October 22, 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. September 24, 2015 FMPC Minutes

Attachments: 9-24-15-FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey to approve the September 24, 2015, Minutes as presented. The motion carried b 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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

NON-AGENDA ITEM: Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

Ms. Diaz-Barriga stated that this was a landscape performance agreement extension that was prepared for the agenda, but was placed on the wrong agenda, and the staff asked that the Planning Commission consider this item to be placed as a non-agenda item because it does have a time sensitivity attached to it.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to hear the item, which would be added to the consent agenda as item 21. 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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve the Consent Agenda for items 2, 3, 4, 5, 6 ,7 ,8 ,9 ,10, 11, 15, and 21. 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. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Hardison Hills PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping (section 6) improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); release the maintenance agreement for landscaping Phase 1A and landscaping Phase 1B improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); release the maintenance agreement for landscaping lot 145 improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. Town of Franklin Subdivision, site plan, (Harmony Home); release the maintenance agreement for landscaping and drainage bioretention improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)

This Planning Item was approved.

11. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

12. Consideration of Ordinance 2015-58, To Be Entitled, "An Ordinance To Rezone 38.5 Acres From Specific Development-Residential District (SD-R 9.16) To Specific Development-Residential District (SD-R 10.6) For Property Located At Southwinds Drive, 1801 Brockton Place, And 549 Oak Meadows Drive." (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15) SECOND OF THREE READINGS

Attachments: ORD 2015-58 Southwinds redline

5946 Woodlands RZ Lots 12 13 14 15

Mr. Humber stated that the purpose of Ordinance 2015-58 was to correct a mathematical error.

When this property was classified as Special Development--Residential District (SD-R), it was given a 9.16 density. Ordinance 2015-58 will correct it to what it should have been given, which would be a density of 10.6.
It is recommended that Ordinance 2015-58 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen asked if the problem was that there were many things that had been approved but had never been built.

Commissioner McLemore moved, seconded by Commissioner Harrison, that approval of Ordinance 2015-58 be recommended to the Board of Mayor and Aldermen. The motion passed 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 2015-59, To Be Entitled, "An Ordinance To Rezone 5.19 Acres From Specific Development-Residential District (SD-R 9.16) to Attached Residential 20 District (RM-20) For Property Located At 780 Oak Meadow Drive" (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15) SECOND OF THREE READINGS

Attachments: ORD 2015-59 OakMeadow redline

5946 Woodlands RZ Lots 21

Woodland Subdivision (Oak Meadow Drive), rezoning lot 21 PLAN

Mr. Humber stated that Ordinance 2015-59 also corrected a mathematical error in the density. This property was incorrectly classified as SD-R 9.16. Ordinance 2015-59 will it rezone the property to Attached 20 Residential District (RM-20), which would allow approximately 102 units to be built on this 5.19 acres. That will be consistent with the original entitlement this property was given. Approval of Ordinance 2015-59 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Lindsey moved, seconded by Commissioner Harrison, that approval of Ordinance 2015-59 be recommended to the Board of Mayor and Aldermen. The motion passed 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 PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Fair Park Cottages Subdivision, preliminary plat, creating 8 single-family residential lots and 2 open-space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: 5939 Fair Park Cottages PP.pdf

Fair park_Prelim Plat resubmittal.pdf

5939 Fair Park Conditions of Approval_01.pdf

Mr. King stated that this preliminary plat had some modifications made to the one that the Planning Commissioners had seen previously. The number of lots had been reduced to eight single residential lots. The staff recommends approval of item 14.

Chair Hathaway asked for citizen comments.

Mr. John Ordung, of 311 11th Avenue North, stated that this was the third time that he had had the opportunity to speak about item 14. One of the first times that the Planning Commission spoke about this item, they discussed infill. He stated that infill was simply intended to provide a more efficient use of a city's infrastructure. If this request is approved, a more efficient use of Franklin's infrastructure will not be provided but rather the traffic congestion will be increased, green space will be reduced, and mature tree life will be destroyed. The applicant has engaged both attorneys and professional engineers who will come to this meeting to state that this application meets the letter of the law, and Vandalia Cottages met the letter of the law, and another Vandalia Cottages is not needed. This application is incompatible with the adjoining neighborhood. The applicant has chosen to never engage the community and make a case He urged the Planning Commission to reject item 14.

Mr. Bryan Echols, of Waller Law, represented item 14 and stated that this was a redo of a plat that had come before the Planning Commission on April 23,2015. In addition to the reduction of two lots on this new plan, there were significant other changes, mainly responding to the concerns raised by the Planning Commission and the inclusion of a public street including onstreet parking. He quoted a couple of sentences from Mr. Julian Bibb, of 918 Fair Street, who had sent a letter to the Planning Commissioners. "A decade ago, I was fortunate to chair the Steering Committee for the development of the Central Franklin Area Plan. Over 14 months, 23 community meetings, a walking tour together with City staff, and we created a plan designed to guide further activity and development into the City. Infill development is addressed in that plan. The shared proposal is precisely what the plan envisioned for these few remaining properties. The plan mentioned this property specifically and encouraged maintaining high residential, now R3 zoning, in Hincheyville, on the south side of Highway 96 and resisting the push back for office, residential and/or more commercial. Under the residential infill section, the plan sites several reasons why the construction of new homes in the historic core is desirable, calling it an effective means of increasing the variety of housing types and price ranges available within Central Franklin and ensuring the continued vitality of the downtown core." Mr. Bibb's position is that the proposal is well within the current zoning as has been recommended by the City's Planning staff after 18 months of study and alterations, and it is the highest and best use of the property. The applicants believe that they have responded to the concerns addressed by both neighbors, staff, and the Planning Commission. The applicants are accepting of the one condition of approval and they requested approval of item 14.

Mr. Harrison moved to approve item 14, and Mr. Franks seconded the motion.

Ms. Allen asked Mr. Baughman to address how the traffic stacking would be effected in this area.

Mr. Baughman stated that left turns into the site were prior to the intersection. Turning left out could have a challenge, but it would be an all way stop so the vehicles would take their turn.

Alderman Petersen asked what the dimensions were for the lots.

Mr. King stated that he had measured each of the lots, and all of them were above the 4,000 square foot minimum.

Alderman Petersen asked about page C3.00, note three, the first nine residential lots.

Mr. Echols stated that this was a typographical error. There were eight residential lots on the plat, which differed from the previous plat because there were two existing homes on this plat that were not on the previous one. However, there were six new lots with eight total.

Alderman Petersen stated that now they had the street, which met the standards.

Mr. Orr asked if each of the houses had their own driveway.

Mr. Scott Black stated that this would be determined when they worked through Engineering at the site plan stage. They would have to go through the Historic Zoning Commission for the house design, and when this was done they would incorporate the driveways as well.

Ms. Gregory stated that she had gone out and walked this site, and the property could not be seen from Highway 96, Fair Street, or 11th Avenue because of all of the trees and the vegetation. She would support item 14 because she felt that it was almost a pocket neighborhood, and she thought it was well designed.

Vice Chair Lindsey stated that a lot of good and bad infill are seen. He appreciated the changes that were made to this project to reduce the density size and to make it more drivable. Excessive density is a great danger to producing a good infill project. The City needs infill, and it is early in the process of continuing discussions within the Planning staff. It is important that the Planning Commission give consideration to what is good for Franklin relative to how the lots are filled inside the City and the center core of the City.

Commissioner Harrison moved, seconded by Commissioner Franks, that approval of item 14 be approved with conditions. The motion passed 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

15. Franklin Industrial Park Subdivision (APCOM), Site Plan, 57,750 square foot warehouse addition on existing Light Industrial Use on 15.11 acres (Consent Agenda)

Attachments: Franklin Industrial Park Subd, site plan APCOM Map.pdf
Conditions of Approval_01.pdf
2015.10.01_APCOM REV-1.pdf

This Planning Item was approved.

16. Williamson County Agricultural Exposition Center, Site Plan, Revision 1 (Parking Addition)

Attachments: 5851 AgExpo Center Site Plan.pdf
5851 MAP_Ag Center Parking Addition.pdf
5851_Conditions of Approval 6.15.2015.pdf

Mr. King stated that the site plan before the Planning Commission was a parking lot addition for the Williamson County Agricultural Exposition Center, located on Long Lane. The site plan has been significantly modified from the item that was deferred a few months ago. The applicant and their engineer have gone back and redesigned the site to reduce the visual viewshed impacts. The entire lot is still within the City's hillside/hillcrest overlay, and that was the main decision behind the staff recommendation of disapproval for this item.

Chair Hathaway asked for citizen comments. There were none.

Mr. Jason Deal, of Collier Engineering , stated that they were the engineers for the county. As Mr. King stated, this site plan was for a parking lot expansion that the county was requesting to facilitate larger events that are occurring at the Agricultural Center to facilitate the extra overflow parking. Their initial directive from the county was for over 1,000 parking spaces, and that did significantly impact the hillside. They went back and had reduced that number to about 300 parking spaces just due to how that facility was built. The existing facility was built back to the edge of the hillside, and there is really no way to avoid impacting the hillside or the hillside overlay. They certainly understood the staff's concerns, and they understood that they were directly impacting the zoning ordinance, but they did request the Planning Commission's approval of item 16.

Alderman Petersen stated that this was probably the case except for stormwater.

Mr. Deal stated that a grading permit still had to be pulled so they had worked and put together a stormwater quality element to the parking expansion that they were proposing.

Mr. Harrison asked how high into the hillside the applicant would be cutting.

Mr. Deal stated that the center cut would be about 32 feet, and it sloped down from there to grade at both ends. A similar cut had been made at the Peytonsville section where Long Lane ties in. The original approach was about a 75 foot cut so that was reduced some.

Commissioner Allen moved, seconded by Commissioner Franks, that item 16 be approved. The motion passed 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

ORDINANCE AND TEXT AMENDMENTS

17. *Consideration of Ordinance 2015-21, To Be Entitled, "An Ordinance To Amend Chapter 8, Section 8.3, And Chapter 4, Sections 4.1.4 And 4.1.6, Of The Franklin Zoning Ordinance, Which Regulate Accessory Uses And Structures, And Chapter 3, Section 3.5.6, Central Franklin Character Area Overlay District, To Permit Accessory Dwellings in Certain Special Areas." Establishing a Public Hearing for December 8, 2015. (10/22/15 FMPC 9-0)

Attachments: Ordinance 2015-21 - Accessory Dwellings Text Amdt ZO.docx

MAP CFCO Special Areas to Allow Accessory Dwellings.pdf

MAP Residentially Zoned Properties within CFCO Accessory Dwelling Special Areas.pdf

Ms. Dannenfelser stated that Ordinance 2015-21 allowed accessory dwellings in some areas of Central Franklin. It had been discussed and vetted at two Joint Conceptual Workshops. It was before the Planning Commission with a change to address how height is measured for one story structures to address grade changes across the lot. Accessory dwellings are recommended by the Franklin Land Use Plan and by the City's housing assessment needs' study, and approval is recommended for Ordinance 2015-21.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen stated that she did have some concern about accessory dwellings in some of the areas. This can be discussed more when it gets to the Board of Mayor and Aldermen. It seems more appropriate in some of the areas that have been looked at than others.

Commissioner Harrison moved, seconded by Commissioner Orr, that approval of Ordinance 2015-21 be recommended to the Board of Mayor and Aldermen. The motion passed 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

18. Consideration Of Ordinance 2015-54, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.2, Table 3-5, Entitled "Base District Density And Building Height [1], [2]," And Section 3.5, Subsection 3.5.6 (2)(b)(xi), Entitled "Landscape," And Chapter 5, Section 5.5, Subsection 5.5.3(1), Table 5-7, Entitled "Required Open Space Set-Aside" In Order To Revise The Landscape Surface Ratio And Open Space Requirements Within Central Franklin Character Area Overlay District, Special Area CFCO-1 And Special Area CFCO-9." ; (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15) SECOND OF THREE READINGS

Attachments: Ordinance 2015-54 - LSR CFCO1 ZO Text Amendment_Approved by Legal_Edit-Add CFCO-9_Approved by Legal
LSR CFCO1 and 9 Map

Mr. Svoboda stated that Ordinance 2015-54 an ordinance to amend various sections of the Zoning Ordinance to exempt development within the Central Franklin Character Area, Special Areas CFCO-1 and CFCO-9, from the Landscape Surface Ratio (LSR) and open space requirements. This was discussed at the September 24, 2015, Joint Conceptual Workshop. Approval of Ordinance 2015-54 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, that approval of Ordinance 2015-54 be recommended to the Board of Mayor and Aldermen. The motion passed 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

19. Consideration Of Ordinance 2015-55, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Entitled "Permitted Uses," And Chapter 3, Section 3.2, Subsection 3.2.5(1)(B), To Add The Use Classification Clinics As A Permitted Use In The CC - Central Commercial District, And Amend Chapter 5, Section 5.9, Subsection 5.9.4, Table 5-9, Entitled "Minimum Off-Street Parking Standards [1] [2] [3] [4] [6]" To Revise The Use Type For Clinics." (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15) SECOND OF THREE READINGS

Attachments: Ordinance 2015-55 - Add Clinic Use to CC_Amend Parking Table_Law Approved
Clinic Use Map

Mr. Svoboda stated that Ordinance 2015-55 was to add the use "Clinics" as a permitted use in the Central Commercial (CC) District and to amend the minimum off-street parking standards table (Table 5-9) to revise the use type for clinics. The Parking Standards' correction was to just move it into an esthetic and institutional use category. Approval is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, that approval of Ordinance 2015-55 be recommended to the Board of Mayor and Aldermen. The motion passed 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

z20. Consideration of Ordinance 2015-51, 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 Nonresidential Structures." (10/22/15 FMPC 9-0; 1st Reading 8-0 11/10/15) SECOND OF THREE READINGS

Attachments: Ordinance 2015-51_Convenience Stores and Automotive Uses.pdf
CoolSpringsCorridor_AutoUses
EasternQuadrant_AutoUses
NorthenQuadrant_AutoUses
SouthernQuadrant_AutoUses
WesternQuadrant_AutoUses

Mr. King stated that Ordinance 2015-51 was an ordinance to modify the Zoning Ordinance to remove certain restrictions based on intersections and automotive uses and to amend some design guidelines for those uses at well. The staff recommends approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Charlton Bell, Vice President of Tri Star Energy (dba Twice Daily), stated that he had had the opportunity to speak with the Planning Commissions on, at least, two different occasions. He was in support of the staff recommendation, and he looked forward to building some Twice Dailys in the City of Franklin.

Mr. Harrison moved, seconded by Commissioner Allen, that approval of Ordinance 2015-51 be recommended to the Board of Mayor and Aldermen.

Ms. Gregory stated that she wanted to clarify "pitched roof." This could also mean sloped like a shed roof. There were other options besides pitched roof.

Mr. King stated that there were other roof options. The Planning Department had received feedback from the Planning Commission and the Board of Mayor and Aldermen on gas stations that they felt were appropriate. They all had a unifying theme, especially over the refueling canopy as having a pitched or more of what one would expect in a residential area. The staff felt that it was best to include that, based on the feedback that the Planning Department received from the Planning Commission.

Mr. Orr asked about Mr. King's idea of pitched.

Mr. King stated that the staff left it as pitched without getting into the specifics or degree of slopes to allow more design flexibility options. A different variety of roof styles had been added, but the staff did not want to see the traditional flat roof.

Chair Hathaway stated that the term "low slope roof" was also considered a flat roof.

Mr. Franks asked if the Planning Commission would consider the language that, "A ridge would be associated with a pitch on the roof. There could be a 1 to 12 pitch or an 8 to 12 pitch." The ridge would be important to add to the language.

Ms. Gregory asked if this would be addressed at the design standards.

Ms. Allen asked if the Zoning Ordinance spoke to this.

Mr. Harrison stated that the Zoning Ordinance could be amended so that it also prevented the use of a low slope roof.

Mr. Martin stated that Mr. Franks had said that, "It should include a ridge."

Mr. Franks stated that the intent was to give it a residential feel as opposed to a commercial feel. As long as the roof was attached to a ridge and had a pitch, one would essentially have a pitched roof that was residential in character.

Ms. Gregory stated that there were some shed-type roofs that would fit in certain residential environments.

Mr. Franks stated that a shed would not have a ridge.

Ms. Gregory agreed and stated that she wanted flexibility so there could be different designs. There were types of roofs that would be appropriate in certain developments that did not have ridges but were not flat.

Mr. Orr asked what kind of roof Ms. Gregory would prefer.

Ms. Gregory stated that she would like the option of a shed roof.

Some of the Commissioners did not like the idea of a shed roof.

Mr. Martin suggested to get a motion and a second on the amendment and how it should be worded.

Mr. Harrison moved to amend the motion by stating that, "The homes shall include a ridge."

Chair Hathaway asked if the language could be stated to "prohibit low sloped or flat roofs."

Ms. Allen asked if there was a definition for low sloped roofs because the definition of low sloped roofs might vary from person to person.

Mr. Franks stated that one could have a crown-style ridge, which would have four ridges and could be very low-sloped. He asked if this was not allowing the parapet to extend above the sloped roof and if this ordinance was not going to allow a parapet to extend above the sloped roof to hide air conditioning units.

Mr. King stated that the design, as it was written in the ordinance, would affect both the main building and any canopy structure.

Ms. Gregory stated that one should have the opportunity to put the mechanicals on top

on the main building behind the parapet.

Mr. Franks agreed and stated that an air conditioning unit was unattractive sitting on a roof if a parapet could not extend above the sloped roof to hide the unit.

Mr. Bell stated that in their new store design they had a symphony pit where they put their air conditioning units down into a pit, which was lower than the actual roof. He would like to request to maintain that ability because even with a sloped unit they could put that on the backside of the building into a symphony pit. Walking or driving by, one would be unable to see the units plus it avoided having to place the units on the ground.

Chair Hathaway stated that there were places where a parapet on the main building would still make sense. He did not understand why one would say that it could not be a low sloped roof.

The canopy discussion ensued.

Mr. King stated that there were other design guidelines relating to canopies covering fueling stations within the zoning ordinance that were not being modified in this ordinance. This was specifically related to the pitch of the roof and the location of the automotive uses. The ordinance, as it was designed, gives the staff the flexibility to work with applicants on an appropriate roof style that mirrors the character area that they are in.

Mr. Harrison stated that he wished to go back to his original motion and not amend it.

Alderman Petersen stated that sometime it was very difficult whenever the Planning Commission reviewed items for it to be said that the staff was going to work with the applicants separately. There is somewhat of a disconnect with this if there is a rule, and the staff is able to work with the applicant.

Ms. Allen stated that she thought it was because the rule was being kept general so that it was not so "cookie cutter;" however, she did think with this ordinance that it did get away from the tabletops.

Mr. Bell stated that he had a symphony pit on the building where the rooftop unit could be installed on a flat roof or a pitched roof.

Ms. Gregory asked if the Planning Commission voted on this same pitch would it still be allowed.

Mr. King stated that the majority of the roof would still be pitched, and if the HVAC equipment was screened from view, this would be considered a pitched roof.

Ms. Gregory asked about the word "majority."

Mr. King stated that the problem with dissecting Ordinance 2015-51 was that it would create many more problems down the road.

Commissioner Harrison moved, seconded by Commissioner Allen, that approval of Ordinance 2015-51 be recommended to the Board of Mayor and Aldermen. The motion passed 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

21. Eddy Lane Industrial Office Subdivision, site plan; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

ANY OTHER BUSINESS

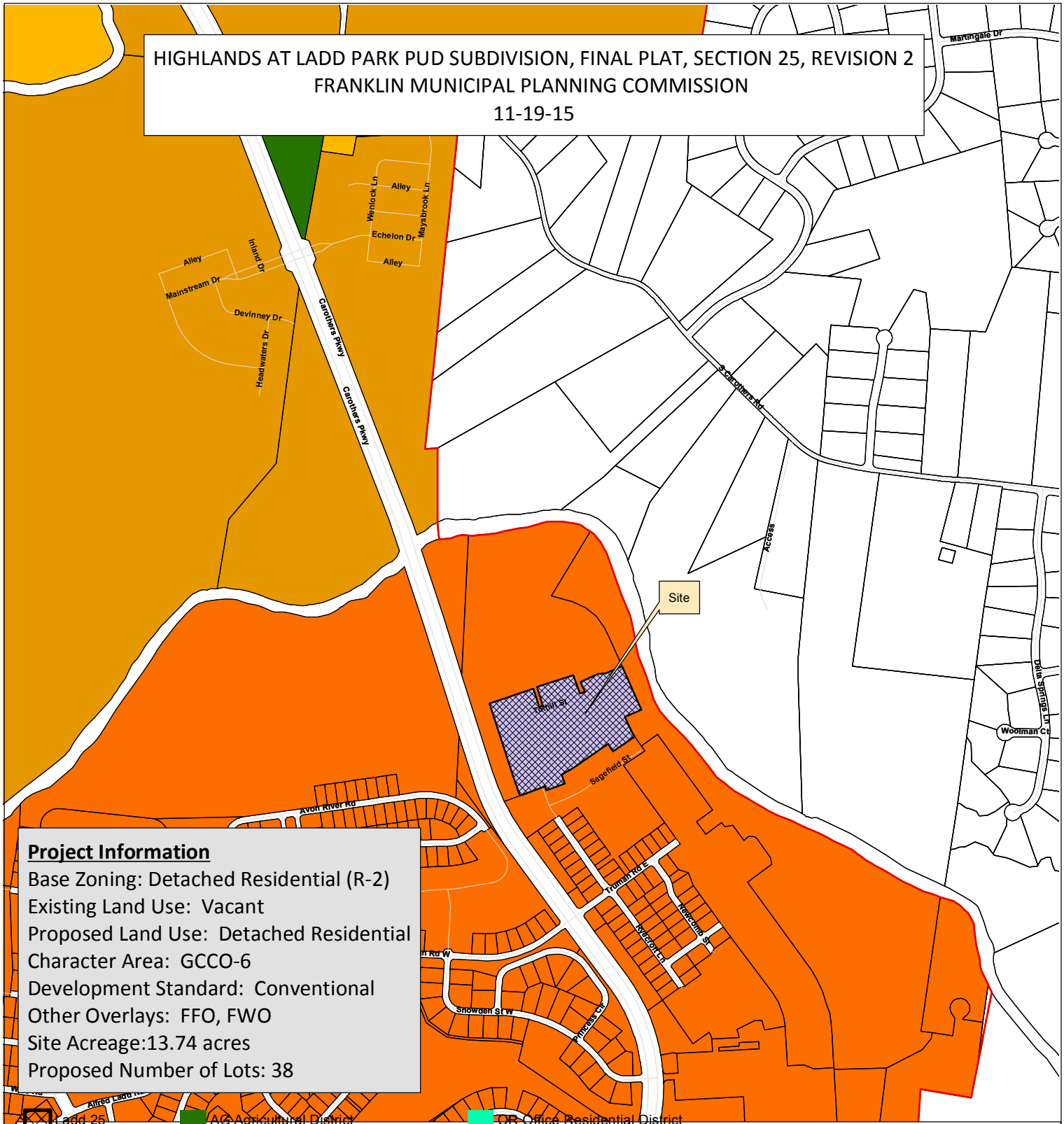
ADJOURN

There being no further business, the meeting adjourned at 7:39 p.m.

_____

Chair, Mike Hathaway

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 25, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
11-19-15



Project Information
Base Zoning: Detached Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage:13.74 acres
Proposed Number of Lots: 38

Ladd 25

Parcels selection 2
<all other values>

PARCEL_TYP
Common Area
Condominium
Parcel in Conflict
Parcels
Unknown

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

0 100 200 400
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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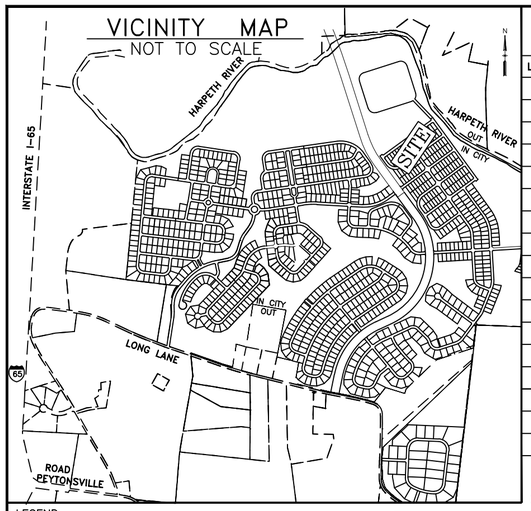
VICINITY MAP
NOT TO SCALE



LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
486	7,468.59	0.171	2
487	7,079.34	0.163	2
488	7,004.49	0.161	2
489	7,003.11	0.161	2
490	7,003.11	0.161	2
491	7,003.11	0.161	2
492	6,960.00	0.160	2
493	7,200.00	0.165	2
494	7,200.00	0.165	2
495	7,197.32	0.165	2
496	7,196.02	0.165	2
506	6,960.00	0.160	2
507	6,960.00	0.160	2
508	6,960.00	0.160	2
509	6,612.04	0.152	2
510	7,935.91	0.182	2
511	6,360.00	0.146	2

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
512	6,600.00	0.152	2
513	6,960.00	0.160	2
514	6,961.27	0.160	2
515	7,191.37	0.165	2
516	7,726.82	0.177	2
534	7,215.90	0.166	2
535	7,728.31	0.177	2
536	7,214.31	0.166	2
537	6,960.00	0.160	2
538	6,960.00	0.160	2
539	6,960.00	0.160	2
584	7,396.46	0.170	2
585	6,670.00	0.153	2
586	6,670.00	0.153	2
587	6,814.95	0.156	2
588	6,670.00	0.153	2
589	6,380.00	0.146	2

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
590	6,380.00	0.146	2
O.S. 2021	127,966.33	2.938	
O.S. 2022	89,747.70	2.060	
O.S. 2024	73,852.79	1.695	
TOTAL OPEN SPACE	291,566.82	6.693	
ROW	61,624.29	1.415	
TOTAL	598,753.56	13.745	

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	05-10-56	240.00'	10.86'	21.71'	21.70'	S69-47-16W
C2	01-06-42	240.00'	2.33'	4.66'	4.66'	S66-38-27W
C3	05-34-51	280.00'	13.65'	27.27'	27.26'	N69-35-19E
C4	00-42-47	280.00'	1.74'	3.48'	3.48'	N66-26-30E
C5	90-00-00	20.00'	20.00'	31.42'	28.28'	S68-54-54E
C6	90-00-00	20.00'	20.00'	31.42'	28.28'	N21-05-06E
C7	05-06-02	240.00'	10.69'	21.37'	21.36'	S26-23-32E
C8	04-14-18	280.00'	10.36'	20.71'	20.71'	N26-02-03W
C9	12-10-35	260.00'	27.73'	55.25'	55.15'	S30-00-11E

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C10	02-55-03	300.00'	7.64'	15.28'	15.27'	S25-22-25E
C11	09-15-32	300.00'	24.29'	48.48'	48.43'	S31-27-43E
C12	91-55-08	20.00'	20.68'	32.09'	28.75'	S09-52-06W
C13	01-26-46	1000.00'	12.62'	25.24'	25.24'	S56-33-03W
C14	03-26-44	1000.00'	30.08'	60.14'	60.13'	S58-59-48W
C15	02-25-13	1000.00'	21.13'	42.24'	42.24'	S61-55-46W
C16	03-19-41	1040.00'	30.21'	60.41'	60.40'	N61-49-16E
C17	03-11-58	1040.00'	29.04'	58.07'	58.07'	N58-33-27E
C18	01-07-48	1040.00'	10.26'	20.51'	20.51'	N56-23-34E

LINE TABLE

NO.	BEARING	DIST.
1	S55-49-40W	59.36'
2	N17-37-16W	40.00'
3	N20-48-52E	53.03'
4	S28-09-11E	38.42'
5	S28-50-31E	58.22'
6	S14-07-57E	58.86'
7	N30-58-22W	46.41'
8	N17-37-16W	50.37'

LEGEND

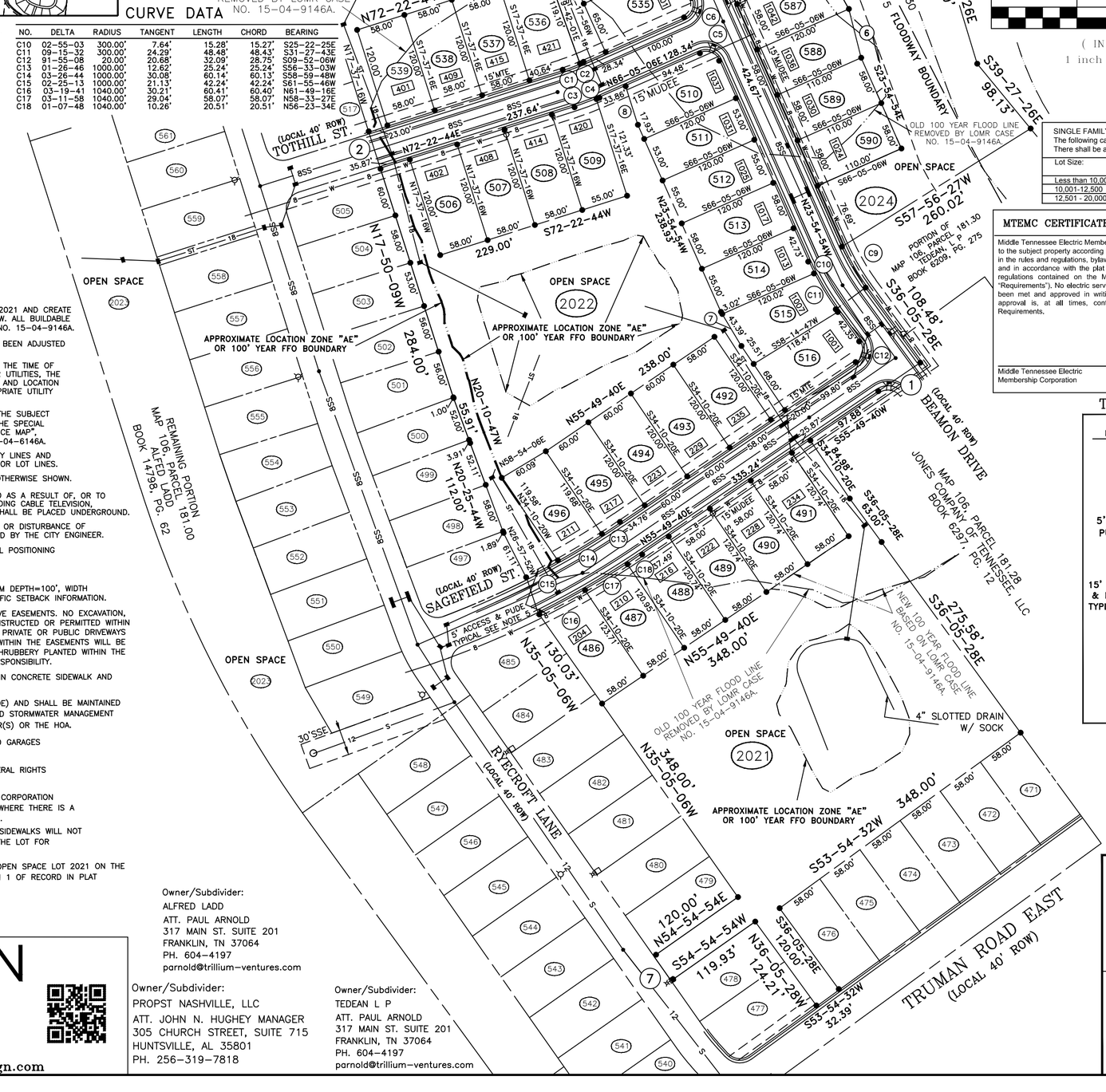
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT (ST)
- STREET ADDRESS [415]
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUDE)
- PROPOSED WATER LINE (8" W)
- PROPOSED SEWER LINE (8SS)
- SANITARY SEWER EASEMENT (20' SSE)
- MIILCROFTON EASEMENT SEE NOTE 17 (15'MUDEE)
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT (5' AE & PUDE)
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17 (15' MTE)

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 2021 AND CREATE 35 RESIDENTIAL LOTS, 3 NEW OPEN SPACE LOTS AND DEDICATE ROW. ALL BUILDABLE LOTS WERE REMOVED FROM THE 100 YEAR FLOOD BY LOMA CASE NO. 15-04-9146A.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTTY IS LOCATED IN ZONE "AE" "AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06. SEE LOMA CASE NO. 15-04-6146A.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
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) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
14) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
19) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES OPEN SPACE LOT 2021 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 25, REVISION 1 OF RECORD IN PLAT BOOK P62, PG. 56.

PREPARED BY:

HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com



ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed 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 leins on this property, except as follows:

Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.29 BOOK 6209, PG. 272

By: _____ Date: _____
PAUL ARNOLD TEDEAN, LP (PARTNER) PORTION OF PARCEL 181.30 BOOK 6296, PG. 979

By: _____ Date: _____
ALFED LADD PORTION OF PARCEL 181.00 BOOK 1479, PG. 62

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Department City of Franklin, TN — Date

(Where applicable)
(3) a performance bond in the amount of $_____ for the on site water system and/or $_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District — Date

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, have been installed in accordance with City specifications, or

amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

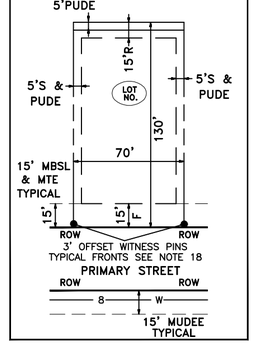
CERTIFICATE OF APPROVAL FOR RECORDING

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

TYPICAL LOT DETAIL

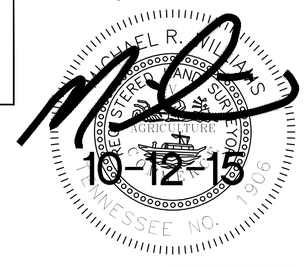
LADD PARK – SECTION J
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.



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 _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



Owner/Subdivider:
ALFRED LADD
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

Owner/Subdivider:
PROPST NASHVILLE, LLC
ATT. JOHN N. HUGHEY MANAGER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818

Owner/Subdivider:
TEDEAN L P
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

COF PROJECT # 5963

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 25, REVISION 2

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 13.745 TOTAL LOTS: 38
ACRES NEW STREETS: 1.415 FEET NEW STREETS: 10,889'
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 10-12-15

HFR PROJECT NO. 2015013

G:\2015013\Survey\sec 25 plat\sec 25 rev 2\2015013-52-sec 25 plat-revision 2.dwg, 11/5/2015 9:08:53 AM, dreagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100

COF no: 5963

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

2015013-52-sec 25 plat-revision 2-SUBMITTED 10-12-15.pdf

1. Engineering Sureties

- Any **unposted** sureties associated with this development from site plan(s) 4696 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

2. FWO and FFO

- The applicant shall remove old floodplain line. The applicant shall draw the new line clear and not labeled as approximate.

COF no: 5943

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Jackson Lake Revised PLAT 8-17-15.pdf

1. Engineering Sureties

- No sureties are associated with this Final Plat. (This comment is informational).

Planning

General Comments

2. Recording

- Applicant shall record the final plat under both the Jackson Lake PUD Subdivision and Maupin Property Subdivision at the Williamson County Register of Deeds.

Stormwater

General Comments

3. Stream Buffer

- Revise Stream Buffer note to:

"There shall be no mowing, clearing, Grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee."

Water/Sewer

General Comments

4. Utility easement

- Applicant shall label the sewer line depths to ensure the proper easement widths are provided. All sewer easements shall be labeled as exclusive sanitary sewer easements.

EASEMENTS

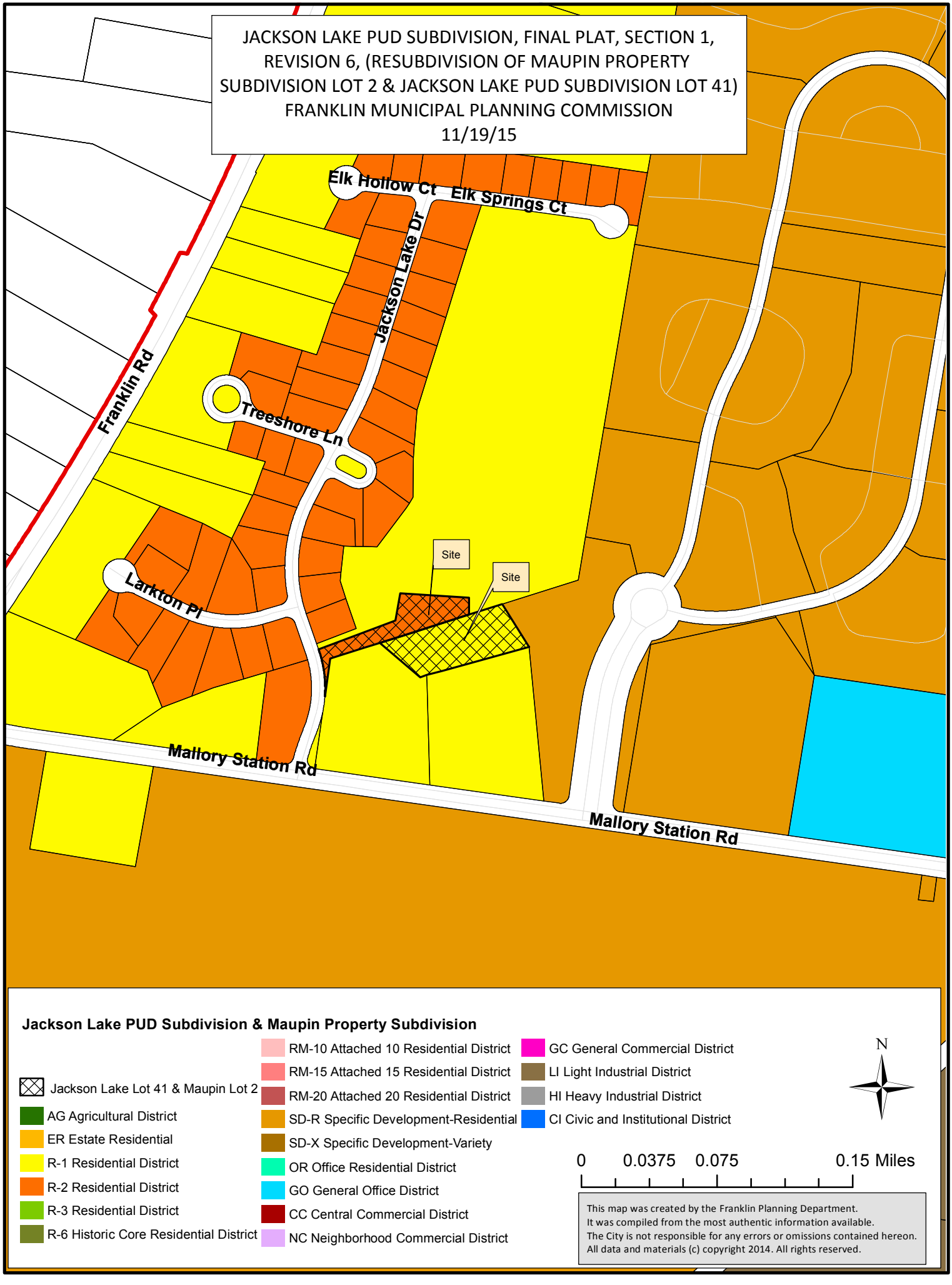
A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.

2. 13'-20' depth requires 30' easement.

3. Depths greater than 20' requires prior approval.

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


JACKSON LAKE PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 6, (RESUBDIVISION OF MAUPIN PROPERTY SUBDIVISION LOT 2 & JACKSON LAKE PUD SUBDIVISION LOT 41)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/19/15
Elk Hollow Ct
Elk Springs Ct
Jackson Lake Dr
Franklin Rd
Treeshore Ln
Larkton Pl
Site
Site
Mallory Station Rd
Mallory Station Rd
Jackson Lake PUD Subdivision & Maupin Property Subdivision
Jackson Lake Lot 41 & Maupin Lot 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 0.0375 0.075 0.15 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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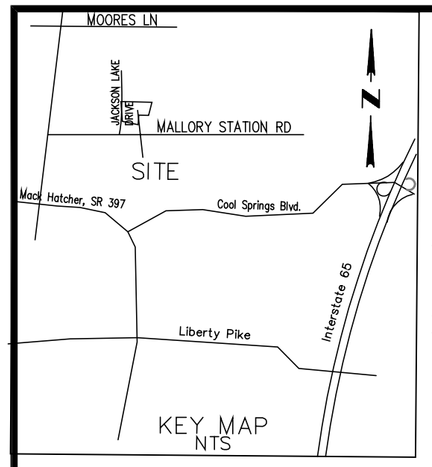


SITE DATA

CURRENT TAX IDENTIFICATION	
LOT 2	053-10201
LOT 41	053J A 00200
CURRENT ZONING	
LOT 2	RESIDENTIAL R-1
LOT 41	RESIDENTIAL R-2
TOTAL ACREAGE	1.73 AC.
FEET NEW STREETS	0 FEET
ACREAGE OF NEW STREETS	0 AC.
TOTAL LOTS	2
CHARACTER AREA	B C CO 3
DEVELOPMENT STANDARD	Conventional
ITY OF FRANKLIN PROJECT NUMBER	5943

SETBACKS
LOT 41
FRONT (JACKSON LAKE DR.) 20'
NORTH SIDE 10'
EAST SIDE 5'
REAR (LAKE) 25'

LOT 2
FRONT (SOUTHWEST) 60'
SIDE 25'
REAR 25'

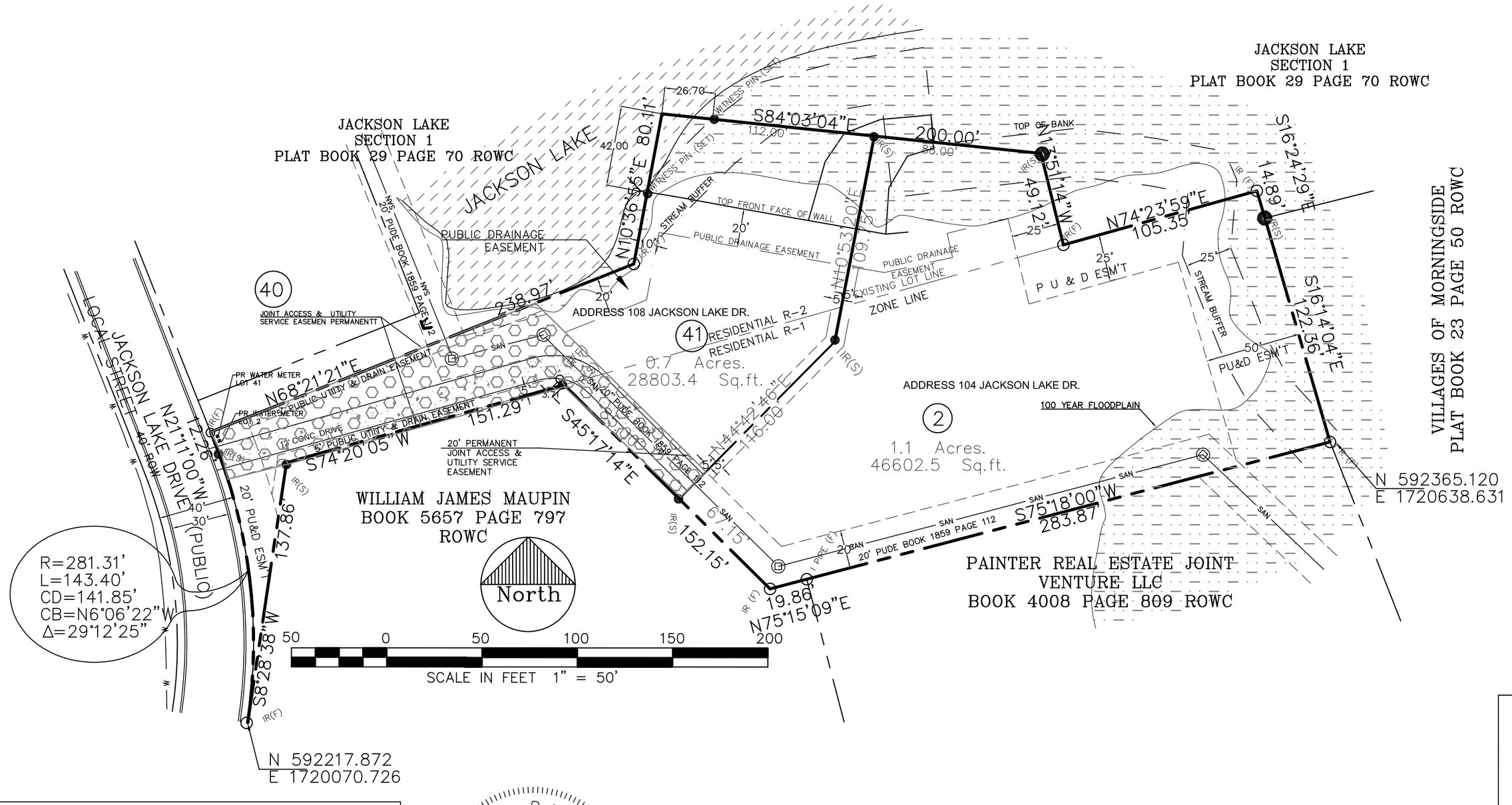
NOTE: EASEMENTS AND STREAM BUFFERS SHALL GOVERN OVER NORMAL SETBACKS WHERE THEY CONFLICT.

LEGEND

IR(F) IRON ROD FOUND
IR(S) IRON ROD SET
BOUNDARY LINE
PROPOSED LOT LINE
LAKE
100 YEAR FLOODPLAIN
PROPOSED CONCRETE DRIVEWAY
W W WATER LINE
PROPOSED WATER METER
SAN SANITARY SEWER LINE
SANITARY SEWER MANHOLE (EXISTING)
STREAM BUFFER BOUNDARY
PROPOSED JOINT ACCESS EASEMENT

NOTES:

1. The purpose of this plat is to revise the lot line between lot 2 Maupin Property and Lot 41 Jackson Lake Section 1 in order to allow the expansion of the Public Drainage Easement around the existing dam.
2. North is based on the Tennessee State Plane Coordinate System, Zone 5301. Flipzone 4100 NAD 83 Datum. Coordinates shown are based on Tennessee State Plane Coordinate System.
3. The 100 year floodplain shown is scaled from Flood Insurance Rate Map Number 47187C0204F dated September 29, 2006 as published by the Federal Emergency Management Agency. The 100 year flood elevation is 710.0
4. Each lot shall have separate water and sewer service.
5. The stream buffer shown shall remain undisturbed in accordance with City of Franklin Stormwater Regulations.
6. Within new developments and for off-site lines constructed as a result of, or to service to, the new development, all utilities (including cable, electrical, natural gas, sewer and water lines) shall be placed underground.
7. A 5 foot wide Public Utility & Drainage Easement shall exist along all property lines unless a wider easement is shown hereon.
8. Lot 2 shall be accessed from Jackson Lake Drive via a Joint Access Easement as shown hereon.
9. Lot 41 will be held to the Bulk requirements of the R-2 zoning district and lot 2 will be held to the bulk requirements of the R-1 zoning district.
10. This is a category 1 Urban Land Survey as defined by the Tennessee Board of Land Surveyor Examiners. The unadjusted error of closure is 1:15000.
11. The recording of this plat shall void, vacate and supersede the recoding of Lot 2 Maupin Property as of record in Plat Book 47 Page 78 ROWCT and the recording of Lot 41 on the plat of Jackson Lake, Section 1 as of record in Plat Book 29 Page 70 ROWCT.



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 _6495_, Page 925-927__, 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) Wilson P. Burton Date

Owner(s) Joy K. Burton 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 _27th ____ day of October___ , 2015____.

Walter H Davidson 8/17/15

Walter H. Davidson
Surveyor Tenn. License No.1467 Date

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

2) a performance bond 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.

Supt., Water and Sewer Date
Franklin, Tennessee

Certificate of Approval of Streets and Drainage

I hereby certify that:

(1) the streets and drainage designated in _____ 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 Date
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 and Street Names

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

Williamson County Emergency Management Agency Date

SURVEYOR

WALTER DAVIDSON & ASSOCIATES
CONSULTING ENGINEERS– SURVEYORS
5127 MARC COURT
NASHVILLE, TENNESSEE 37211
PHONE 615-331-2156
E-MAIL WHDAVIDSON@COMCAST.NET

WALTER H. DAVIDSON REGISTERED LAND SURVEYOR STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE AND COMMERCE TENNESSEE NO. 1467

FINAL PLAT
RE-SUBDIVISION
LOT 2 MAUPIN PROPERTY & LOT 41 JACKSON LAKE, SECTION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
8TH CIVIL DISTRICT

OWNER/DEVELOPER
WILSON BURTON
6311 RAMSGATE COURT
BRENTWOOD, TN 37027
PHONE 615-373-1113 E-MAIL HUNTAND FISH@ COMCAST.NET

DATE 10/27/2015

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE SANITARY EASEMENT ALONG PHYSICIANS WAY, ADD A GAS EASEMENT FROM PHYSICIANS WAY TO EXISTING BUILDING, REVISE ACCESS EASEMENT AT SOUTH PROPERTY LINE AND ADDED A PEDESTRIAN EASEMENT ALONG CURD LANE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2009, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. LOT 2 IS CURRENTLY ZONED GC – (GENERAL COMMERCIAL DISTRICT). CHARACTER OVERLAY: MECO–5, CONVENTIONAL DEVELOPMENT. MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED OCTOBER 12, 2010, ARE AS FOLLOWS:

   FRONT – 30', REAR – 25', SIDE – 15
5. 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.
6. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING A PORTION OF LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "REVISION TWO, FINAL SUBDIVISION PLAT FOR MEDCORE MEDICAL BUILDING" OF RECORD IN PLAT BOOK P56, PAGE 82, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
7. CREEK AND WETLANDS BUFFER ARE TO BE UNDISTURBED AREAS. NO GRADING, CLEARING, CUTTING, BUILDING, OR ANY DISTURBANCES ARE ALLOWED IN THE CREEK AND WETLANDS BUFFERS.
8. ALL MILCROFTON UTILITY DISTRICT EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY WILL BE PLANTED WITHIN THE EASEMENTS.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

PLAT REFERENCE

BEING LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "MEDCORE MEDICAL BUILDING SUBDIVISION, REVISION TWO, FINAL PLAT" OF RECORD IN PLAT BOOK 56, PAGE 82, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

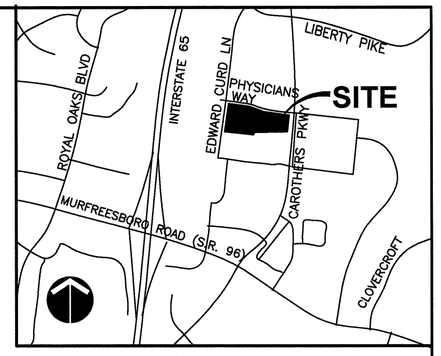
DEED REFERENCE

LOT 2–PARCEL 48.02

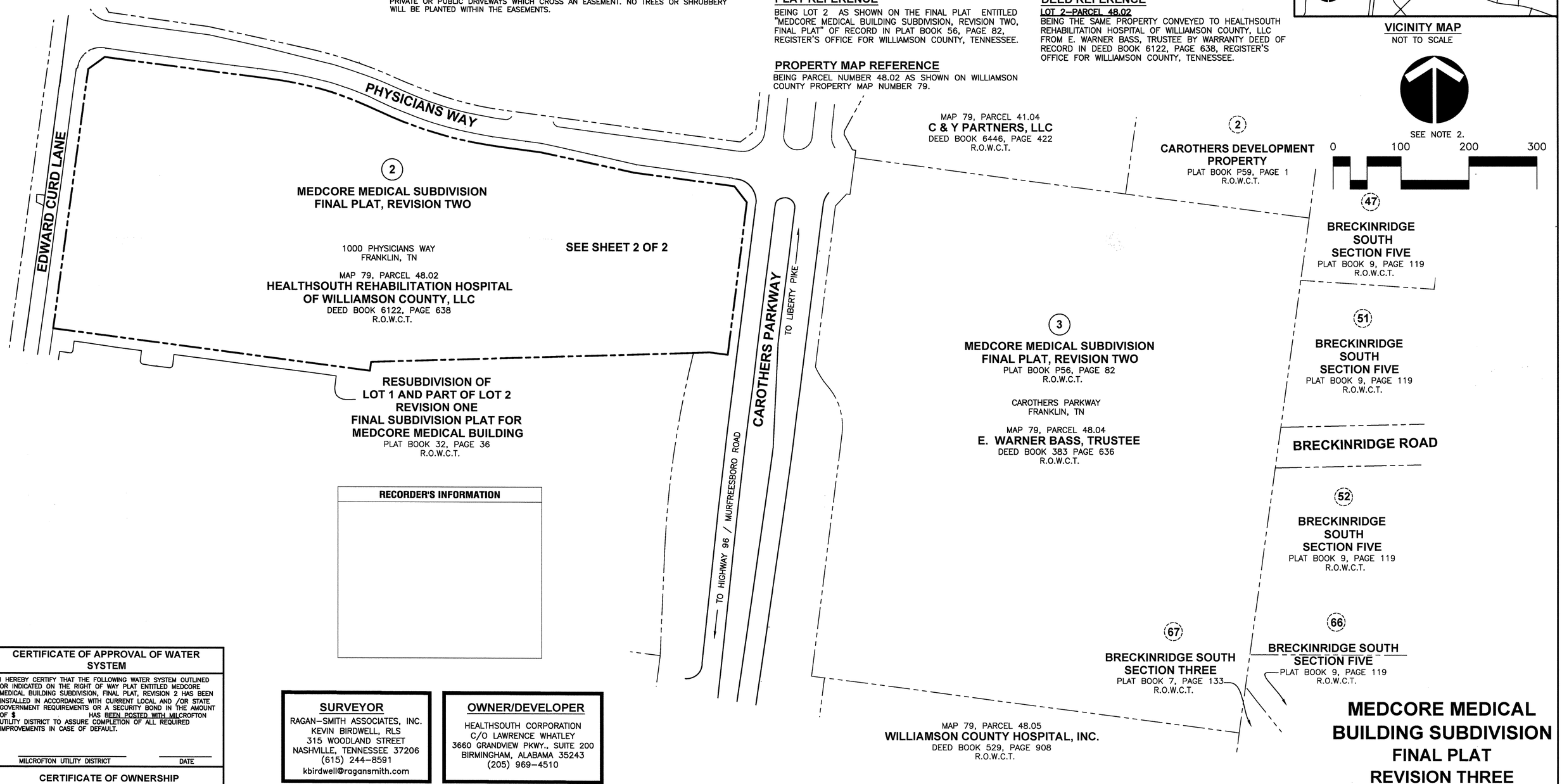
BEING THE SAME PROPERTY CONVEYED TO HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC FROM E. WARNER BASS, TRUSTEE BY WARRANTY DEED OF RECORD IN DEED BOOK 6122, PAGE 638, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 48.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 79.



VICINITY MAP
NOT TO SCALE



RECORDER'S INFORMATION

SURVEYOR

RAGAN–SMITH ASSOCIATES, INC.
KEVIN BIRDWELL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244–8591
kbirdwell@ragansmith.com

OWNER/DEVELOPER

HEALTHSOUTH CORPORATION
C/O LAWRENCE WHATLEY
3660 GRANDVIEW PKWY., SUITE 200
BIRMINGHAM, ALABAMA 35243
(205) 969–4510

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION 2 HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND /OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MILCROFTON UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6122, PAGE 638, R.O.W.C.T., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 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.

HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC _____ DATE _____

PRINT NAME AND TITLE _____

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 11th DAY OF MARCH, 2011.

KEVIN L. BIRDWELL REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE No. 1797

SURVEYOR, TENN. LICENSE NO. 1797 DATE 1/4/15

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT, SEWER SYSTEMS FRANKLIN, TENNESSEE _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:

(1) THE STREETS AND DRAINAGE IN MEDCORE MEDICAL BUILDING 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.

SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE _____ DATE _____

CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ 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 OCTOBER, 2010, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

MEDCORE MEDICAL BUILDING SUBDIVISION
FINAL PLAT
REVISION THREE

C.O.F. # 5958

DRAWN BY: A. REED/A. SANDERS/S. NAVE
JOB NO: 11008 W.O: 9282
RESUBMITTAL DATE: NOVEMBER 4, 2015
SUBMITTAL DATE: OCTOBER 8, 2015
SCALE: 1"=100'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 7.79 Acres± TOTAL LOTS: 1
ACRES NEW ROAD: N/A CIVIL DISTRICT: 9th
MILES NEW ROAD: N/A CLOSURE ERROR: 1:15000+

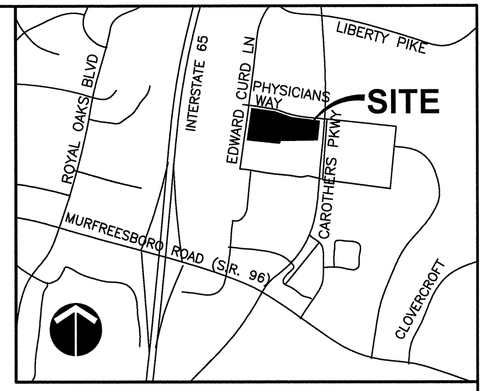
OWNER: HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC
SURVEYOR: RAGAN – SMITH – ASSOCIATES, INC.
SCALE: 1"=100' 0 50' 100' 200'

COVER SHEET

G:\11008-9282\1-SURVEY\FINAL PLAT\REVISION THREE\11008-9282_LOT 2 FINAL PLAT_REVISION THREE.DWG

GENERAL NOTES

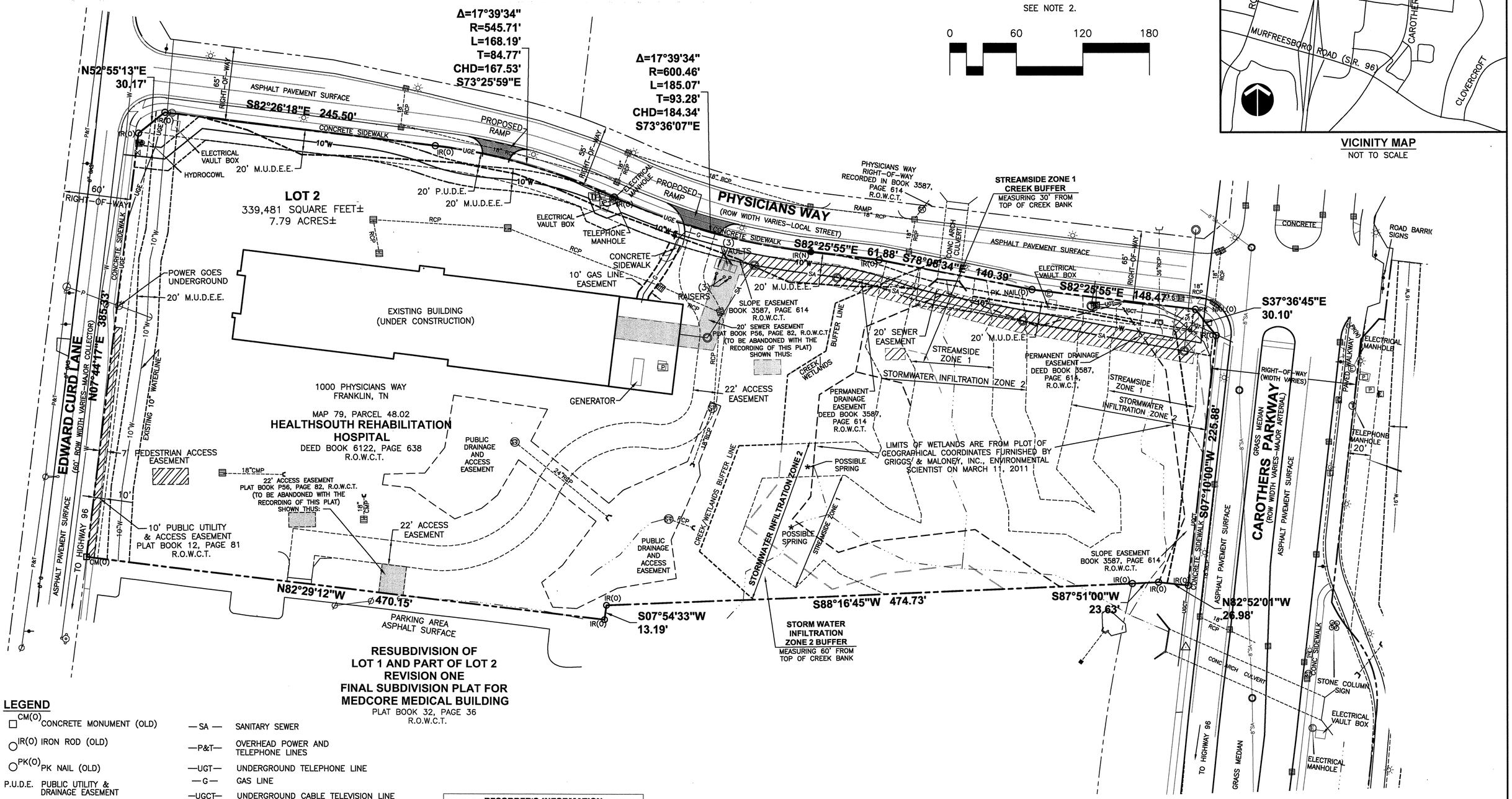
1. SEE COVER SHEET FOR GENERAL NOTES.



VICINITY MAP
NOT TO SCALE

SEE NOTE 2.

0 60 120 180



RESUBDIVISION OF LOT 1 AND PART OF LOT 2 REVISION ONE FINAL SUBDIVISION PLAT FOR MEDCORE MEDICAL BUILDING

PLAT BOOK 32, PAGE 36
R.O.W.C.T.

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)
IR(O)	IRON ROD (OLD)
PK(O)	PK NAIL (OLD)
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY
RCP	REINFORCED CONCRETE PIPE
	SIGN
—X—	FENCE LINE
	FIRE HYDRANT
	WATER VALVE
W	WATER METER
P	TRANSFORMER PAD
T	TELEPHONE RISER
	SANITARY SEWER MANHOLE
	CATCH BASIN/CURB INLET
—W—	WATER LINE
R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
—SA—	SANITARY SEWER
—P&T—	OVERHEAD POWER AND TELEPHONE LINES
—UGT—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—UGCT—	UNDERGROUND CABLE TELEVISION LINE
M.U.D.E.E.	MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT (SEE NOTE 8)
ST	STORM MANHOLE
—UGE—	UNDERGROUND ELECTRIC LINE
T	TELEPHONE RISER
	LIGHT STANDARD
E	ELECTRIC BOX
T	TELEPHONE MANHOLE
C	CABLE TV BOX
E	ELECTRIC MANHOLE

RECORDER'S INFORMATION

KEVIN L. BIRDWELL
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1707

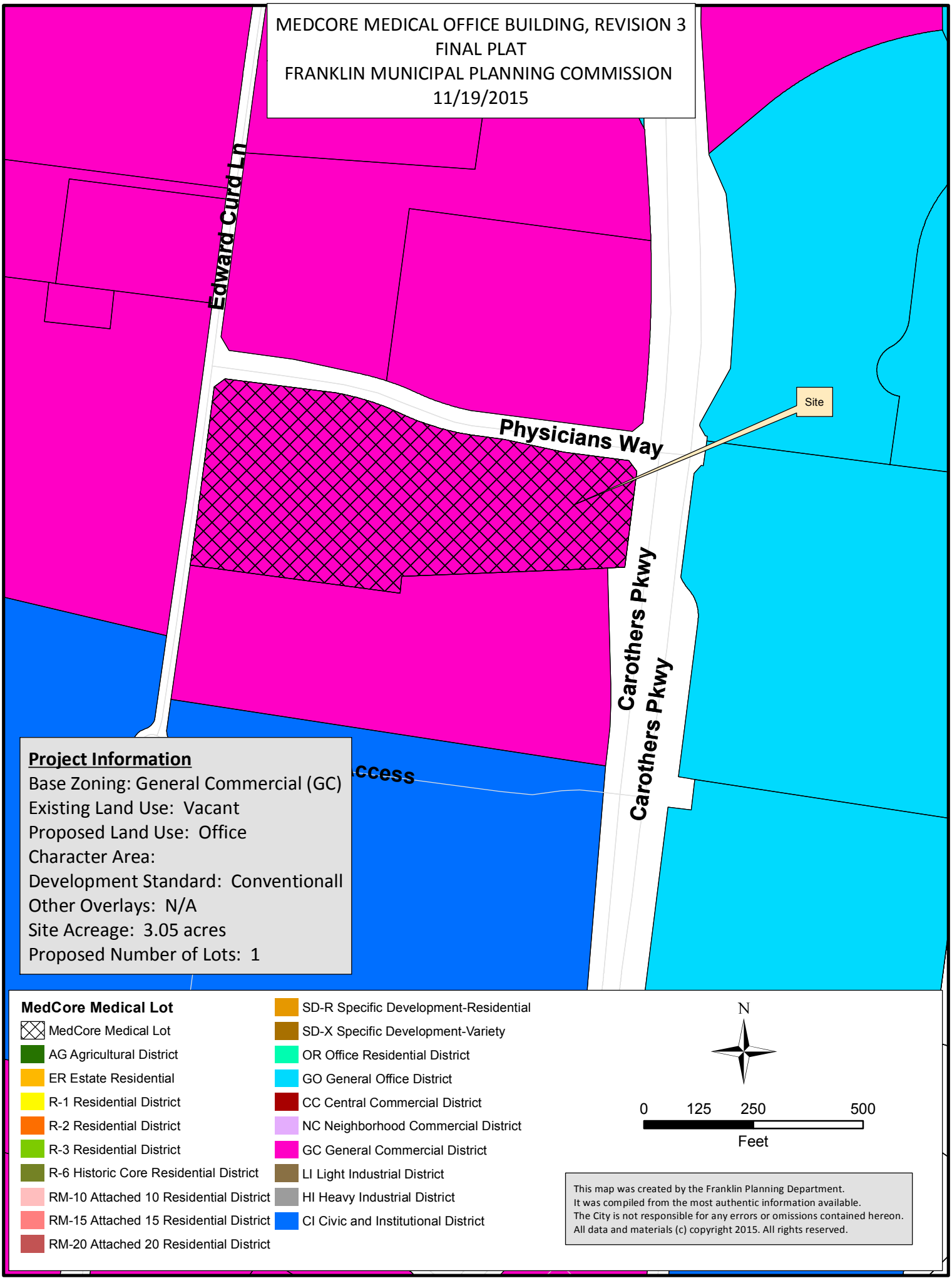
MEDCORE MEDICAL BUILDING SUBDIVISION
FINAL PLAT REVISION THREE

C.O.F. # 5958

DRAWN BY: A. REED/A. SANDERS/S. NAVE
JOB NO: 11008 W.O: 9282

RESUBMITTAL DATE: NOVEMBER 4, 2015
SUBMITTAL DATE: OCTOBER 8, 2015
SCALE: 1"=60'

G:\11008-92821-SURVEY\FINAL PLAT\REVISION THREE\11008-9282_LOT 2 FINAL PLAT_REVISION THREE.DWG


MEDCORE MEDICAL OFFICE BUILDING, REVISION 3
FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/19/2015
Edward Curd Ln
Physicians Way
Site
Carothers Pkwy
Carothers Pkwy
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area:
Development Standard: Conventionall
Other Overlays: N/A
Site Acreage: 3.05 acres
Proposed Number of Lots: 1
MedCore Medical Lot
MedCore Medical Lot
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.
All data and materials (c) copyright 2015. All rights reserved.

COF no: 5958

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- All sureties for this site were calculated and posted with Site Plan 2254 in 2013. No sureties are associated with this final plat revision.

NOTES:

1) Existing Zoning: SD-R, 8.03
WHCO-2 Character Area Overlay
Site is subject to Conventional design standards.

2) Minimum Required Setback Lines:
MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET.
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5 FEET.

3) SURVEYOR:
The Reasons Company
2205 Grace Point Court
Franklin, TN 37067
Office Ph: 615-790-2071
Contact : Tony Reasons II
reasonscompanyth@bellsouth.net

OWNERS AND SUBDIVIDER'S,
RBF Investments, LLC
144 Southeast Parkway, Suite 230
Franklin, TN 37064
(615)-530-1422

John Franks	Alvin Basel
1406 Coleman Rd	2433 Lakeshore Drive
Franklin, TN 37064	Spring Hill, TN 37174
(615)-207-1820	(931)-451-5160
mail@johnfranks.org	alvinbasel@gmail.com

4) THIS IS A CLASS "A" SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3 OF PRACTICE WITH THE ERROR OF CLOSURE BEING 1:10,000+.

5) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6) Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 Datum.

7) FLOOD NOTE: This parcel is not located within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me as of this date. Per Community Panel 47187C0192F dated 09/29/06.

8) The Street Improvements are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.

9) Drainage Facilities are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.

10) Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.

11) 30 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.

12) Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.

13) Fee in lieu of parkland will be paid before the final plat is recorded. 30 units x 1200 ft2 = 36,000 ft2

14) All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.

15) Iron pins to be located at property corners.

16) Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowner's Association.

17) Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

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

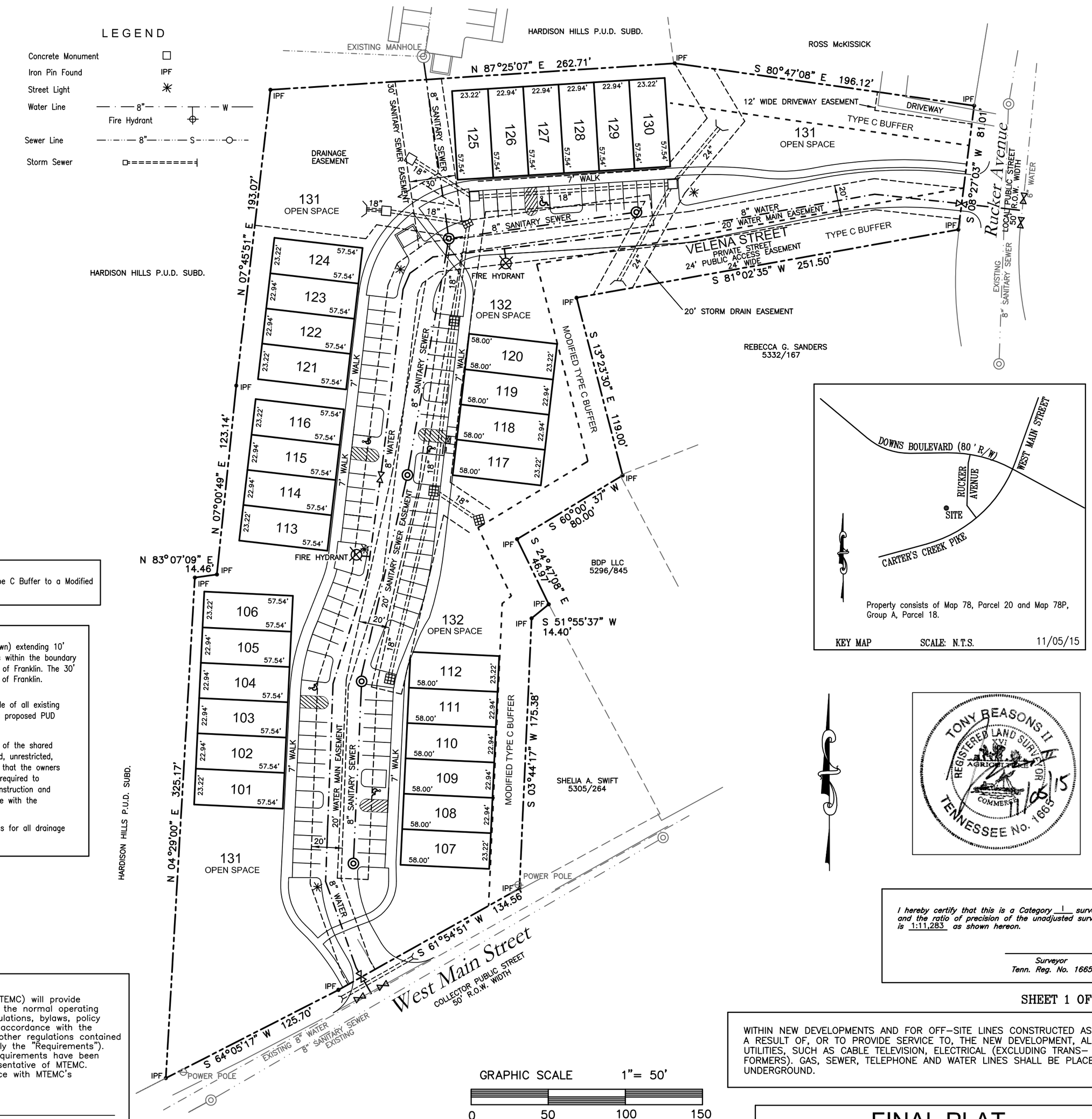
REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the _____ day of _____ 20___ at _____o'clock ___M Noted in Note Book _____ page _____and recorded in _____ Book No. _____ page _____ Fee $ _____

Witness My Hand Sadie G. Wade
Register

LOT	ADDRESS	SF	ACRE
101	105 VELENA STREET	1336	0.031
102	107 VELENA STREET	1320	0.030
103	109 VELENA STREET	1320	0.030
104	111 VELENA STREET	1320	0.030
105	113 VELENA STREET	1320	0.030
106	115 VELENA STREET	1336	0.031
107	104 VELENA STREET	1346	0.031
108	106 VELENA STREET	1330	0.030
109	108 VELENA STREET	1330	0.030
110	110 VELENA STREET	1330	0.030
111	112 VELENA STREET	1330	0.030
112	114 VELENA STREET	1346	0.031
113	119 VELENA STREET	1336	0.031
114	121 VELENA STREET	1320	0.030
115	123 VELENA STREET	1320	0.030
116	125 VELENA STREET	1336	0.031
117	124 VELENA STREET	1346	0.031
118	126 VELENA STREET	1330	0.030
119	130 VELENA STREET	1330	0.030
120	132 VELENA STREET	1346	0.031
121	129 VELENA STREET	1336	0.031
122	131 VELENA STREET	1320	0.030
123	133 VELENA STREET	1320	0.030
124	135 VELENA STREET	1336	0.031
125	143 VELENA STREET	1336	0.031
126	145 VELENA STREET	1320	0.030
127	147 VELENA STREET	1320	0.030
128	149 VELENA STREET	1320	0.030
129	151 VELENA STREET	1320	0.030
130	153 VELENA STREET	1336	0.031
131	OPEN SPACE LOT	85,527	1.92
132	OPEN SPACE LOT		

LEGEND
Concrete Monument □
Iron Pin Found IPF
Street Light ✳
Water Line —— 8"—— W ——
Fire Hydrant
Sewer Line —— 8"—— S ——
Storm Sewer



Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.

KEY MAP SCALE: N.T.S. 11/05/15

PURPOSE
The purpose of this plat is to revise a portion of the Type C Buffer to a Modified Type C Buffer and to revise lot depths and areas.

EASEMENT NOTES
1) A 20' Wide Sewer Easement (except as otherwise shown) extending 10' to each side of all existing and proposed Sewer Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin. The 30' Wide Sewer Easement is hereby dedicated to the City of Franklin. All sewer depths are less than 12 feet.
2) A 20' Wide Water Easement Extending 10' to each side of all existing and proposed Water Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.
3) The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a guaranteed, unrestricted, right of access to all owners providing easement and that the owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of the easements in accordance with the approved access plans.
4) There is a drainage easement across open space areas for all drainage swales hereby dedicated to the City of Franklin.

MTEMC CERTIFICATE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at times, contingent upon compliance with MTEMC's Requirements.

Date — Middle Tennessee Electric Membership Corporation

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:11,283 as shown hereon.

Surveyor
Tenn. Reg. No. 1665

SHEET 1 OF 1

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.

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 5733, Pages 468 & 470, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book ____, Page ____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book ____, Page ____, R.O.W.C.

Owner(s) — Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the ____ day of _____, 20 ___.

Surveyor — Date
Tony Reasons II #1665
Name/Tennessee License Number

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in _____ Subdivision 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, TN

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage and sidewalks designated in _____ Subdivision 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.

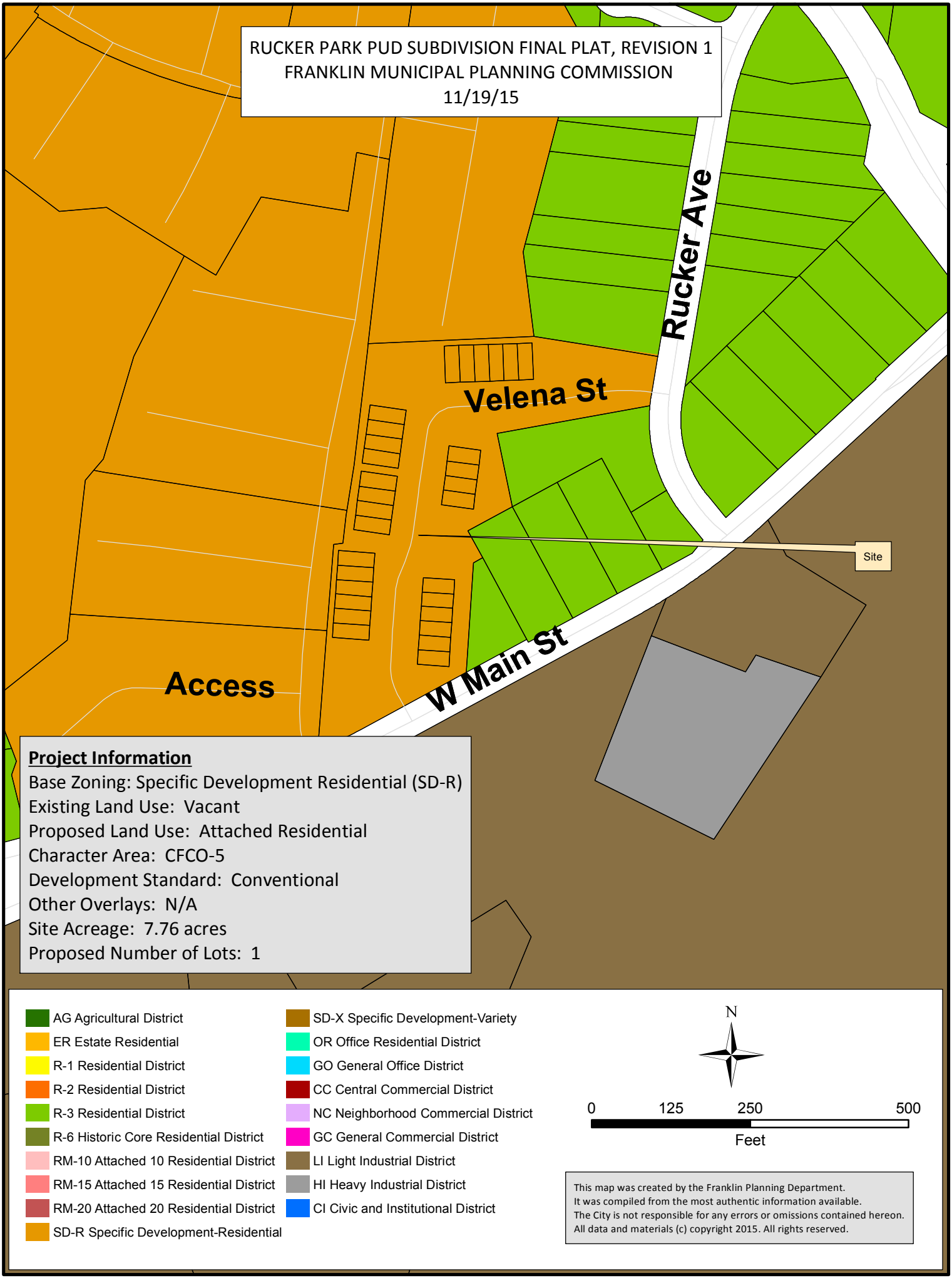
Secretary: Franklin Municipal Planning Commission — Date

FINAL PLAT
REVISION ONE
RUCKER PARK P.U.D. SUBD.
REPLATTING OF LOT 12 OF RUCKER SUBDIVISION

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 3.66 ac.	Total Lots = 30
Acres New Streets = 0.00 ac.	Feet New Streets = 0.0'
Civil District : 9th	Closure Error : 1/10,000+
Scale : 1" = 40' / Date : 11/05/15	City Project No. : 5966


RUCKER PARK PUD SUBDIVISION FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/19/15
Rucker Ave
Velena St
Site
W Main St
Access
Project Information
Base Zoning: Specific Development Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: CFCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 7.76 acres
Proposed Number of Lots: 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
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.
All data and materials (c) copyright 2015. All rights reserved.

COF no: 5966

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

RUCKREV1.pdf

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5894 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

General Comments

2. Fence

- Applicant shall provide this note on the Final Plat

"A 6' opaque fence is required along the property line where the Modified Type C Buffer is located."

ORDINANCE 2015-45

(AS AMENDED)

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."

WHEREAS, the City requested and received assistance from the American Planning Association Community Planning Assistance Team (CPAT) initiative to perform an intensive study of the floodplain-constrained 5th Avenue North corridor into downtown Franklin; and

WHEREAS, the CPAT report provided a series of recommended policies that address an area which had been developed with nonresidential uses prior to federal and local floodplain regulations; and

WHEREAS, the Franklin Land Use Plan was amended to include the policy recommendations that allow redevelopment in the shallower part of the floodway fringe because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this text amendment modifies Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) and establishes standards for a new Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10).

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

SECTION I. That Chapter 3, Section 3.5, Subsection 3.5.6, Central Franklin Character Area Overlay District, 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 to renumber the subsequent figures accordingly, and is approved to read as follows:

3.5.6 CFCO—Central Franklin Character Area Overlay District

(1) Purpose and Vision

. . .

(2) Special Areas

(a) Establishment of Special Areas

The CFCO District is hereby divided into ~~nine~~ **ten** special areas as illustrated on the zoning map.

. . .

(j) CFCO-9 Standards:

~~(i) Buildings shall not exceed 2 stories in height. However, a maximum height limit of four stories, or a total of 56 feet, is permitted in PUDs if~~

~~the building and site design complies with Subsection 5.3.4, Transitional Features.~~

(i) Applicability

To better address context and the emphasis on design, Special Area 9 is defined as the 5th Avenue North corridor and adjacent properties leading into the downtown core. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict between this subsection and Section 3.4.5, Floodway Fringe Overlay District, or Chapter 5, Development Standards, the regulations of this subsection shall apply.

(ii) 5th Avenue North between North Margin Street and Del Rio Pike and between Mt Hope Street and Del Rio Pike

A.) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, whichever is applicable.

(iii) 5th Avenue North between New Highway 96 West and Mt. Hope Street and between Bridge Street and North Margin Street

A.) Uses

1. Use types in the applicable base zoning district shall be permitted, except the following prohibited uses: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.

Figure 3-15. Conceptual redevelopment illustrating traditional development standards, mid-block vehicular access, and shared parking.

B.) Building Form

1. **Redevelopment in accordance with traditional development standards shall be permitted that meets Section 5.8.5, Floodplain Protection.**
2. **Flat roofs with parapet walls to deemphasize overall building height shall be required.**
3. **Arcades to span a mid-block driveway entrances shall be permitted.**

C.) Northern Half of Block, along 5th Avenue North within +/- 300 feet of North Margin Street and within +/-500 feet of Mt. Hope Street

1. **Building height shall not exceed three stories, except for the corner of Mt. Hope Street and 5th Avenue North, which shall not exceed two stories.**
2. **The first story may be used only for structured parking, itinerate merchants, or temporary uses below the Base Flood Elevation. The first story shall appear as a building façade using architectural features and landscaping. An internal vestibule is permitted for the staircase/elevator in accordance with Section 5.8.5, Floodplain Protection.**
3. **The second story shall be located above the Base Flood Elevation, in accordance with Section 5.8.5 (4)(b)(2).**
4. **The third story, if applicable, shall be recessed back 20 feet from the second story front building façade.**
5. **Development shall not be required to meet Formal Open space or LSR requirements.**

Figure 3-16. Conceptual model of low-rise nonresidential for the northern half of the block illustrating first floor parking, vestibule, and recessed third story. This sketch, from Mt. Hope Street, looks southward down 5th Avenue North toward Bridge Street.

D.) Southern Half of Block, along 5th Avenue North within +/- 300 feet of Bridge Street and New Highway 96 West

1. **Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
2. **New development or redevelopment at the intersection of Bridge Street/New Hwy 96 W shall provide an architectural feature at the corner facing the intersection.**
3. **Development or redevelopment shall not be required to meet Formal Open space or LSR requirements.**

Figure 3-17. Conceptual model of low-rise nonresidential building above the Base Flood Elevation, along the southern half of the block.

E.) Southwest corner of 4th Avenue North and North Margin Street

1. **Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures.**
2. **Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
3. **Off-street parking shall be located behind the buildings.**

(k) CFCO-10 Standards

(i) Applicability

To better address context and emphasize design, Special Area 10 is defined as the area adjacent to (north of) the downtown core consisting mostly of established, historic residential structures with a traditional development pattern. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict, the regulations of this subsection shall apply.

(ii) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, if applicable.

(iii) Building height shall not exceed two stories above the Base Flood Elevation. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures. Park facilities are excluded from this requirement.

(iv) Buildings shall front the street. Surface or structured parking shall be located to the side of rear of buildings. Parking lots shall be permitted as primary uses within the Floodway Fringe Overlay District.

SECTION II. 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: **CITY OF FRANKLIN, TENNESSEE:**

By: _____ By: _____
Eric Stuckey **Dr. Ken Moore**
City Administrator/Recorder Mayor

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Approved as to form by:

_____
Kristen L. Corn, Assistant City Attorney

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."

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WHEREAS, the Franklin Land Use Plan was amended to include the policy recommendations that allow redevelopment in the shallower part of the floodway fringe because the area is already developed and serves as a gateway into historic Franklin; and

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The CFCO District is hereby divided into ~~nine~~ **ten** special areas as illustrated on the zoning map.

. . .

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~~(i) Buildings shall not exceed 2 stories in height. However, a maximum height limit of four stories, or a total of 56 feet, is permitted in PUDs if~~

~~the building and site design complies with Subsection 5.3.4, Transitional Features.~~

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To better address context and the emphasis on design, Special Area 9 is defined as the 5th Avenue North corridor and adjacent properties leading into the downtown core. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict between this subsection and Section 3.4.5, Floodway Fringe Overlay District, or Chapter 5, Development Standards, the regulations of this subsection shall apply.

(ii) 5th Avenue North between North Margin Street and Del Rio Pike and between Mt Hope Street and Del Rio Pike

A.) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, whichever is applicable.

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A.) Uses

1. Use types in the applicable base zoning district shall be permitted, except the following prohibited uses: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.

Figure 3-15. Conceptual redevelopment illustrating traditional development standards, mid-block vehicular access, and shared parking. A future vehicular connection, shown in this illustration, is not required as part of this Ordinance.

B.) Building Form

1. **Redevelopment in accordance with traditional development standards shall be permitted that meets Section 5.8.5, Floodplain Protection.**
2. **Flat roofs with parapet walls to deemphasize overall building height shall be required.**
3. **Arcades to span a mid-block driveway entrances shall be permitted.**

C.) Northern Half of Block, along 5th Avenue North within +/- 300 feet of North Margin Street and within +/-500 feet of Mt. Hope Street

1. **Building height shall not exceed three stories, except for the corner of Mt. Hope Street and 5th Avenue North, which shall not exceed two stories.**
2. **The first story may be used only for structured parking, itinerate merchants, or temporary uses below the Base Flood Elevation. The first story shall appear as a building façade using architectural features and landscaping. An internal vestibule is permitted for the staircase/elevator in accordance with Section 5.8.5, Floodplain Protection.**
3. **The second story shall be located above the Base Flood Elevation, in accordance with Section 5.8.5 (4)(b)(2).**
4. **The third story, if applicable, shall be recessed back 20 feet from the second story front building façade.**
5. **Development shall not be required to meet Formal Open space or LSR requirements.**

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D.) Southern Half of Block, along 5th Avenue North within +/- 300 feet of Bridge Street and New Highway 96 West

1. **Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
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E.) Southwest corner of 4th Avenue North and North Margin Street

1. **Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures.**
2. **Building height shall not exceed two stories above the Base Flood Elevation and structured parking shall not be permitted underneath the building.**
3. **Off-street parking shall be located behind the buildings.**

(k) CFCO-10 Standards

(i) Applicability

To better address context and emphasize design, Special Area 10 is defined as the area adjacent to (north of) the downtown core consisting mostly of established, historic residential structures with a traditional development pattern. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict, the regulations of this subsection shall apply.

(ii) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, if applicable.

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PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

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Approved as to form by:

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Kristen L. Corn, Assistant City Attorney

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D.) Southern Half of Block, along 5th Avenue North within +/- 300 feet of Bridge Street and New Highway 96 West

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To better address context and emphasize design, Special Area 10 is defined as the area adjacent to (north of) the downtown core consisting mostly of established, historic residential structures with a traditional development pattern. The development standards established in Chapter 5, Development Standards, and this subsection shall apply. In cases of conflict, the regulations of this subsection shall apply.

(ii) New uses shall be in accordance with Section 3.4.4, Floodway Overlay District, or 3.4.5, Floodway Fringe Overlay District, if applicable.

(iii) Building height shall not exceed two stories above the Base Flood Elevation. Nonresidential structures shall maintain the residential design, architectural features, and scale of nearby residential structures. Park facilities are excluded from this requirement.

(iv) Buildings shall front the street. Surface or structured parking shall be located to the side of rear of buildings. Parking lots shall be permitted as primary uses within the Floodway Fringe Overlay District.

SECTION II. 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: **CITY OF FRANKLIN, TENNESSEE:**

By: _____ By: _____
Eric Stuckey **Dr. Ken Moore**
City Administrator/Recorder Mayor

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

Approved as to form by:

_____
Kristen L. Corn, Assistant City Attorney

ORDINANCE 2015-46
(AS AMENDED)

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 3.40 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 +/-51.80 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."

WHEREAS, the Franklin Land Use Plan was amended in March, 2015 to revise the Special Area boundaries and change the policy recommendations to allow redevelopment in the shallower part of the floodway fringe in the 5th Avenue North area because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this rezoning modifies the Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) boundaries and establishes new boundaries for the Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10) to coincide with the Land Use Plan.

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

SECTION I: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5th Avenue North right-of-way, 41 feet north of the center line of North Margin Street,

which is also a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence northerly 662 feet along the centerline of 5th Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

SECTION II: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
078C-A-22.00	±0.22
Right-of-Way	±0.34
TOTAL	±1.24

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 293 feet along the center line of North Margin Street to a point along the east line of Parcel 22.00, if extended; thence southeast 17 feet to the northeast corner of Parcel 22.00; thence southeast 98 feet along the east line of Parcel 22.00 to the southeast corner of Parcel 22.00; thence southwest 100 feet along the south line of Parcel 22.00 to the southwest corner of Parcel 22.00; thence southwest 26 feet along the south line of Parcel 22.00, if extended, to a point along the center line of 4th Avenue North; thence southeast 122 feet along the center line of 4th Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the

west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 1.24 acres, more or less.

SECTION III: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18
078C-A-13.00	±0.18

078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29
078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.54
TOTAL	±51.80

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5th Avenue North, 177 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2nd Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2nd Avenue North; then southeast 252 feet along the center line of 2nd Avenue North to the center point of the intersection of Bridge Street and 2nd Avenue North; thence southwest 1,090 feet along the center line of

Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4th Avenue North; thence northwest 122 feet to a point along the north line of Parcel 21.00, if extended; thence northeast 26 feet along the north line of Parcel 21.00, if extended, to the northwest corner of Parcel 21.00; thence northwest 100 feet to the southwest corner of Parcel 23.00; thence northwest 98 feet along the west line of Parcel 23.00 to the northwest corner of Parcel 23.00; thence northwest 17 feet along the west line of Parcel 23.00, if extended, to a point along the center line of North Margin Street; thence southwest 585 feet along the center line of North Margin Street to a point along the center line of 5th Avenue North; thence northwest 41 feet along the center line of 5th Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, if extended, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5th Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5th Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5th Avenue North; thence northwest 881 feet along the center line of 5th Avenue North to the point of beginning; and containing approximately 51.80 acres, more or less.

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: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ BY:_____

ERIC S. STUCKEY **DR. KEN MOORE**

CITY ADMINISTRATOR/RECORDER MAYOR

Approved as to form by:

_____
Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

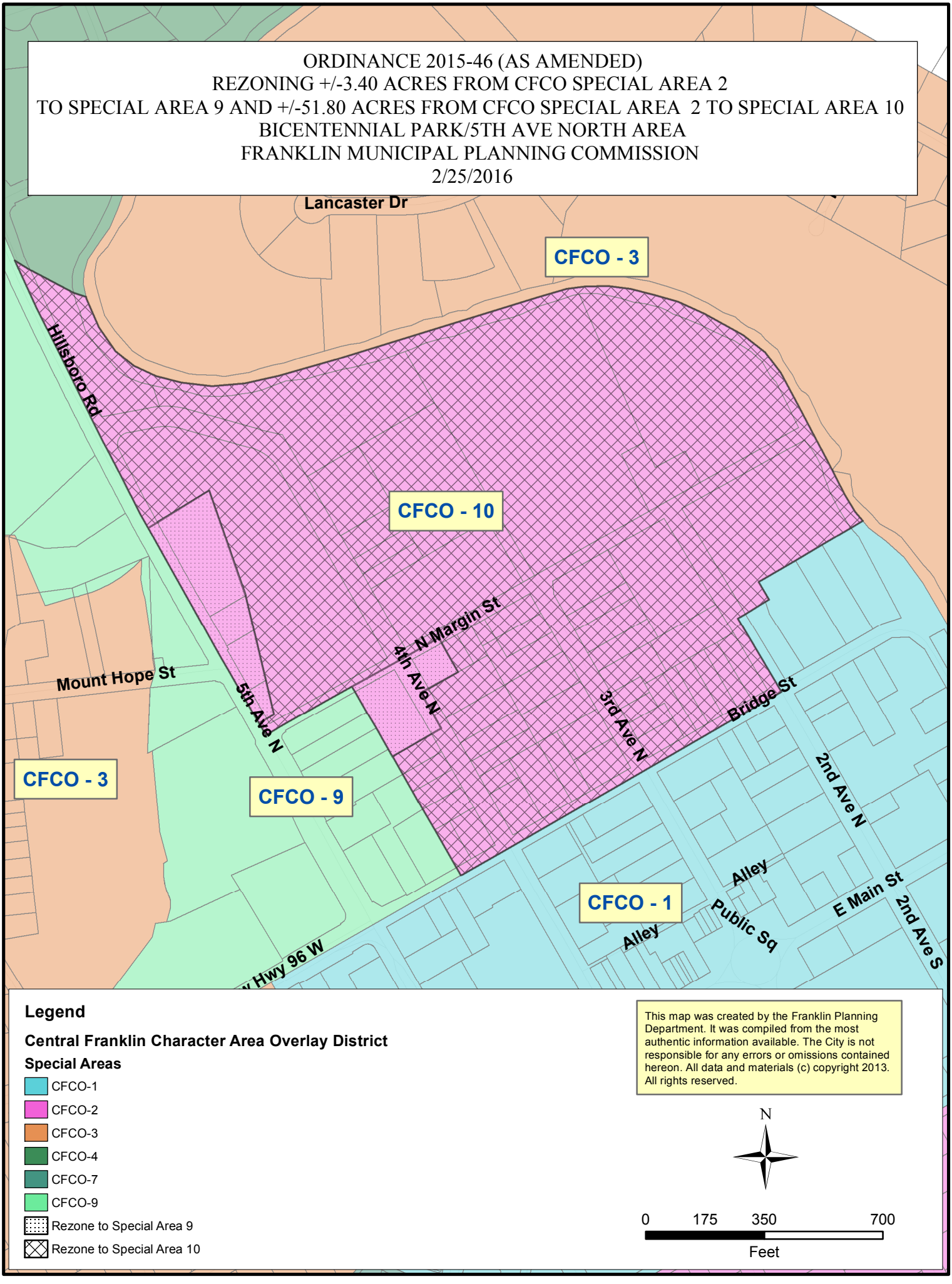
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-46 (AS AMENDED)
REZONING +/-3.40 ACRES FROM CFCO SPECIAL AREA 2
TO SPECIAL AREA 9 AND +/-51.80 ACRES FROM CFCO SPECIAL AREA 2 TO SPECIAL AREA 10
BICENTENNIAL PARK/5TH AVE NORTH AREA
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/25/2016



Legend

Central Franklin Character Area Overlay District

Special Areas

- CFCO-1
- CFCO-2
- CFCO-3
- CFCO-4
- CFCO-7
- CFCO-9
- Rezone to Special Area 9
- Rezone to Special Area 10

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Feet

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."

WHEREAS, the Franklin Land Use Plan was amended in March, 2015 to revise the Special Area boundaries and change the policy recommendations to allow redevelopment in the shallower part of the floodway fringe in the 5th Avenue North area because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this rezoning modifies the Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) boundaries and establishes new boundaries for the Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10) to coincide with the Land Use Plan.

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

SECTION I: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5th Avenue North right-of-way, 41 feet north of the center line of North Margin Street, which is also a point along the south line of Parcel 15.00, Map 063N,

Group D, if extended; thence northerly 662 feet along the centerline of 5th Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

SECTION II: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
Right-of-Way	±0.23
TOTAL	±0.91

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 167 feet along the center line of North Margin Street to the center point of the intersection of North Margin Street and 4th Avenue North; thence southeast 237 feet along the center right-of-way line of 4th Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00, Map 078C, Group A; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 0.91-acre, more or less.

SECTION III: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area

Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18
078C-A-13.00	±0.18
078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29

078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-22.00	±0.22
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.65
TOTAL	±52.13

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5th Avenue North, 354 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2nd Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2nd Avenue North; then southeast 252 feet along the center line of 2nd Avenue North to the center point of the intersection of Bridge Street and 2nd Avenue North; thence southwest 1,090 feet along the center line of Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner

of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4th Avenue North; thence northwest 237 feet along the center line of 4th Avenue North to the center point of the intersection of North Margin Street and 4th Avenue North; thence southwest 459 feet along the center line of North Margin Street to a point along the center line of 5th Avenue North; thence northwest 41 feet along the center line of 5th Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5th Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5th Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5th Avenue North; thence northwest 881 feet along the center line of 5th Avenue North to the point of beginning; and containing approximately 52.13 acres, more or less.

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: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ BY:_____

ERIC S. STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR/RECORDER MAYOR

Approved as to form by:

_____
Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

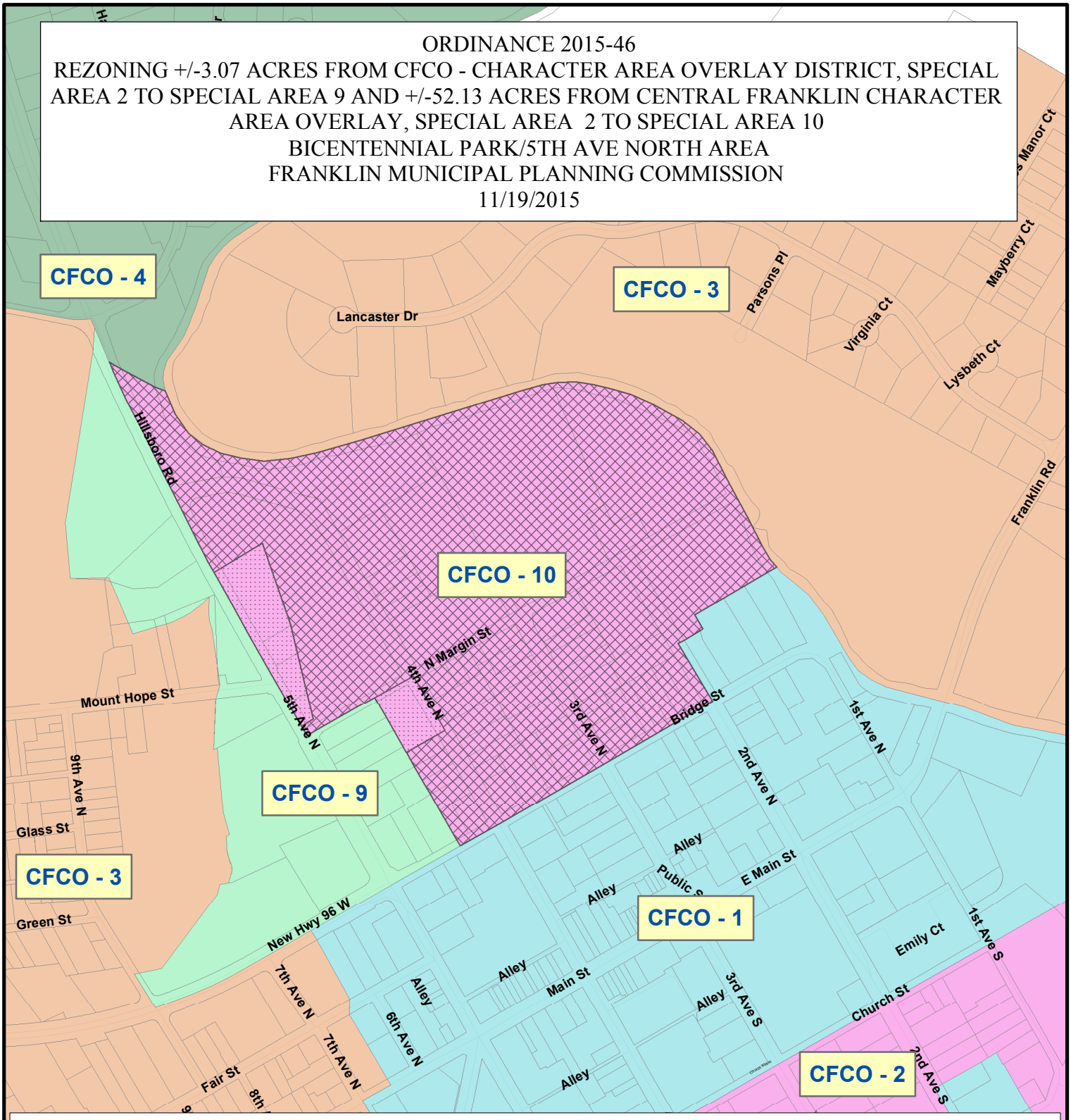
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-46
REZONING +/-3.07 ACRES FROM CFCO - CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA 2 TO SPECIAL AREA 9 AND +/-52.13 ACRES FROM CENTRAL FRANKLIN CHARACTER AREA OVERLAY, SPECIAL AREA 2 TO SPECIAL AREA 10
BICENTENNIAL PARK/5TH AVE NORTH AREA
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/19/2015



Legend

Central Franklin Character Area Overlay District

Special Areas

- CFCO-1
- CFCO-2
- CFCO-3
- CFCO-4
- CFCO-7
- CFCO-9
- Rezone to Special Area 9
- Rezone to Special Area 10

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 2013. All rights reserved.

N

0 250 500 1,000

Feet

GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. BOX 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Ms. Kelly Dannenfelser
Sent via Email - kellyd@franklintn.gov

February 2, 2016

Re: 329 N. Margin St.
Special Area Assignment Request

Kelly:

I have been asked by the owners of the vacant lot at 329 N. Margin St. to request that this parcel be reassigned to Special Area 9 rather than to the proposed Special Area 10 as was shown in the proposed Ordinance 2015-46 map.

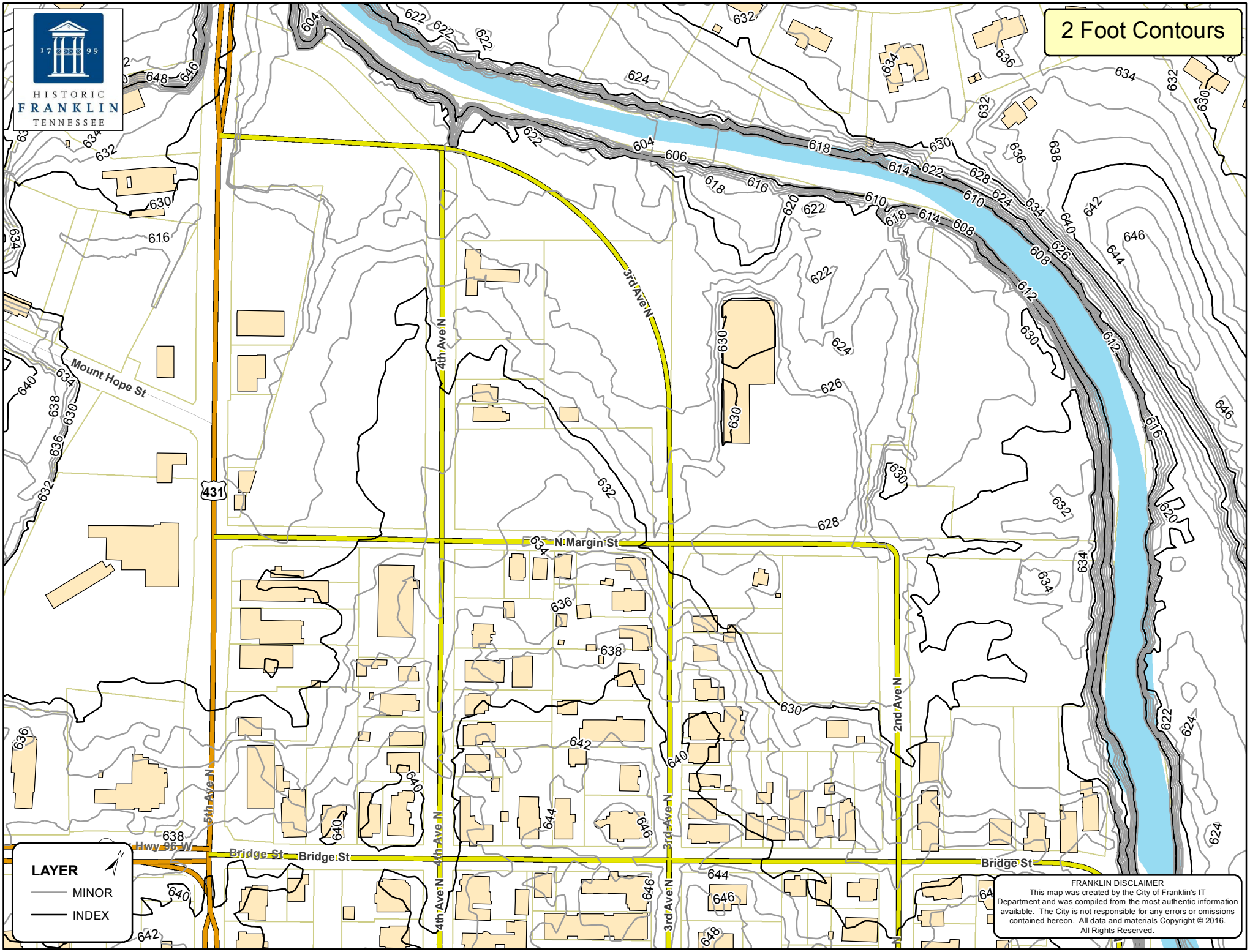
Also please be aware that the owners are opposed to proposed Ordinance 2015-46 and to the establishment of Special Area 10. They are also opposed to the purpose for which this ordinance proposed.

Should you have questions or comments regarding this request, please do not hesitate to contact this office.

Sincerely,

Gerald G. Bucy, P.E.

Cc: Mr. Keith Perryman, Managing Partner


HISTORIC
FRANKLIN
TENNESSEE
1799
2 Foot Contours
Mount Hope St
431
3rd Ave N
4th Ave N
5th Ave N
2nd Ave N
N Margin St
Bridge St
Hwy 96 W
LAYER
MINOR
INDEX
FRANKLIN DISCLAIMER
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ORDINANCE 2015-47

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 0.25-ACRE 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."

WHEREAS, since the adoption of the 2008 Zoning Ordinance, the City of Franklin has acquired several properties along 5th Avenue North in conjunction with the City streetscape improvements and one property as part of the 3rd Avenue North street extension; and

WHEREAS, these properties are located within the 100-year floodplain and should be rezoned to the Civic Institutional District to better reflect public recreation uses associated with Bicentennial Park and the Floodway Fringe Overlay District; and

WHEREAS, this rezoning is in the best interest of the public health, safety, and welfare of the citizens of Franklin.

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

SECTION I: That the following described property shall be, and is hereby, rezoned from its present zoning classification of General Commercial (GC) to Civic Institutional (CI) District:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
TOTAL	±0.25

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the east right-of-way line of 5th Avenue North, 267 feet north of North Margin Street, which is also the southwest corner of Parcel 17.00, Map 063N, Group D; thence northwest 101 feet along the west line of Parcel 17.00, which is also the east right-of-way line of 5th Avenue North, to the northwest corner of Parcel 17.00; thence northeast 123 feet along the north line of Parcel 17.00 to the northeast corner of Parcel 17.00; thence south 105 feet along the east line of Parcel 17.00 to the southeast corner of

Parcel 17.00; thence southwest 93 feet along the south line of Parcel 17.00 to the point of beginning, and containing 0.25-acre, more or less.

SECTION II: that the following described properties shall be, and are hereby, rezoned from their present zoning classification of Central Commercial (CC) to Civic Institutional (CI) District:

Map-Group-Parcel	Acres
063N-D-16.00 (Area 1)	±0.25
063N-D-15.00 (Area 1)	±0.09
063N-D-6.01 (Area 2)	±2.41
TOTAL	±2.75

Area 1
Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the east right-of-way line of 5th Avenue North, 16 feet north of North Margin Street, which is also the southwest corner of Parcel 15.00, Map 063N, Group D; thence northwest 251 feet along the east right-of-way line of 5th Avenue North to a point along the east right-of-way line, which is also the northwest corner of Parcel 16.00, Map 063N, Group D; thence northeast 93 feet along the north line of Parcel 16.00 to the northeast corner of Parcel 16.00; thence generally south 257 feet along the east lines of Parcels 16.00 and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the point of beginning, and containing 0.34-acre, more or less.

Area 2
Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the north right-of-way line of North Margin Street, which is also the southeast corner of Parcel 6.00, Map 063N, Group D, which is at the west side of the intersection of 3rd Avenue North; thence north 212 feet along the east line of Parcel 6.00 to the northeast corner of Parcel 6.00; thence southwest 217 feet along a north line of Parcel 6.00 to a point along the north line of Parcel 6.00, which is also the southwest corner of Parcel 6.01, Map 063N, Group D; thence northwest 380 feet along the west line of Parcel 6.01 to the northwest corner of Parcel 6.01; thence northeast 258 feet along the north line of Parcel 6.01 to the northeast corner of Parcel 6.01; thence southeast 590 feet along the east line of Parcel 6.01 to the southeast corner of Parcel 6.01, which is also a point along the north right-of-way line of North Margin Street; thence southwest 37 feet along the north right-of-way line of North Margin Street to the point of beginning, and containing 2.41 acres, more or less.

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: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ BY:_____
ERIC S. STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR/RECORDER MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

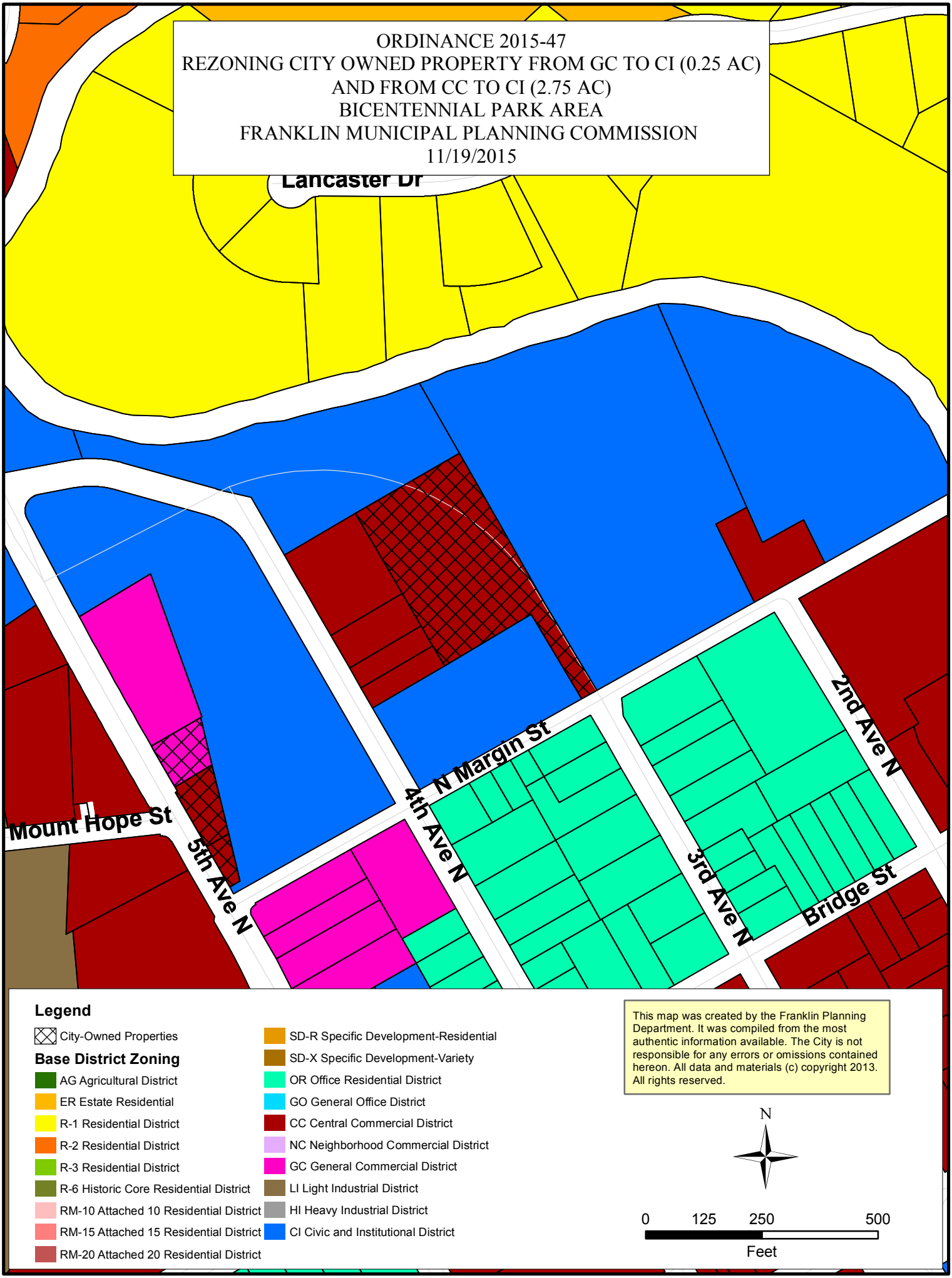
PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Approved as to form by:

_____
Kristen L. Corn, Assistant City Attorney


ORDINANCE 2015-47
REZONING CITY OWNED PROPERTY FROM GC TO CI (0.25 AC)
AND FROM CC TO CI (2.75 AC)
BICENTENNIAL PARK AREA
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/19/2015
Lancaster Dr
Mount Hope St
5th Ave N
4th Ave N
N Margin St
3rd Ave N
2nd Ave N
Bridge St
Legend
City-Owned Properties
Base District Zoning
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
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N
0
125
250
500
Feet

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."

WHEREAS, the City of Franklin has sound design principles for residential neighborhoods that foster a sense of community; and

WHEREAS, the City's predominant detached residential character consists of homes that address the street; and

WHEREAS, the view of and from the public right-of-way creates the "curb appeal" of the community; and

WHEREAS, this text amendment prohibits reverse frontage of detached residential lots and structures and is in the best interest of the citizens of Franklin.

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 5.3.5 (2) (a) 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:

5.3.5 **Residential Development**

…

(2) **Detached Residential Structures**

In addition to the basic standards for all residential development, detached residential structures shall comply with the following:

(a) Reverse Frontage ~~Discouraged~~

(i) **~~Generally~~ Standards**

A.) Except for circumstances listed in Subsection 5.3.5(2)(a)(ii), Acceptable Situations, **detached** residential lots with a reverse frontage are **prohibited** ~~generally discouraged, particularly in Traditional Areas~~.

B.) Lots **located** along the perimeter of a subdivision **shall** ~~should generally~~ be oriented so that dwellings front perimeter streets or open space instead of backing up to streets around the outside of the subdivision. ~~This is particularly important for lots fronting local streets internal to a development.~~

C.) Lots located along streets internal to a development shall be oriented so that the dwellings front streets or open space instead of backing up to streets.

(ii) **Acceptable Situations**

Reverse frontage is acceptable for **detached** residential **lots and** structures ~~on lots~~ in the following locations, provided the rear of the dwelling is ~~properly~~ screened **according to Subsection 5.3.5(2)(a)(iii)**:

A.) Lots or sites adjacent to the Interstate 65 and Mack Hatcher Memorial Parkway rights-of-way;

B.) ~~Lots or sites fronting collector or arterial streets in Conventional Areas; and~~

~~C.~~**B.**) Existing platted lots in residential subdivisions or Planned Unit Developments approved prior to the effective date of this ordinance.

(iii) **Screening for Reverse Frontage**

Residential developments with reverse frontage lots shall provide a Class A Perimeter Buffer between the lots and the public street, meeting the minimum planting standards associated with a site ten acres in size. (See Table 5-5, Minimum Buffer Standards.)

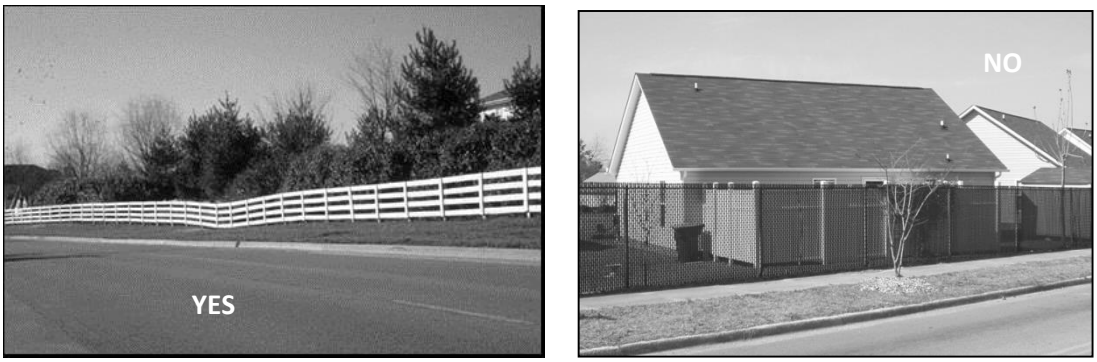

Figure 5-17: The image on the left demonstrates appropriate screening for reverse frontage lots. Fences or walls without landscape are inappropriate.

(iv) **Alternatives to Reverse Frontage**

~~The use of a parallel access drive is an alternative to reversed frontage. Where curb cuts for driveways are not an option along the associated street, access by rear alleys is another alternative in Traditional Areas~~ **Parallel access drives or access to lots by rear alleys are acceptable alternatives to reverse frontage when curb cuts for driveways are not an option along the associated street**.

Figure 5-18: Rear alleys can be used as an alternative to reverse frontage lots.

SECTION II. 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: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION/ADMINISTRATIVE MEETINGS AND DEADLINES STAFF SCHEDULE

DRAFT JANUARY 2016-JANUARY 2017 DRAFT

Pre-Application Submittal Deadline (9:00 AM)	Initial Submittal Deadline (5:00 PM)	Checkprints returned to applicant (NOON) *staff comments due 11:00 AM*	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)
11/30/2015	12/14/2015	12/29/2015	1/7/2016	1/20/2016	1/28/2016
12/28/2015	1/11/2016	1/26/2016	2/4/2016	2/17/2016	2/25/2016
1/25/2016	2/8/2016	2/23/2016	3/3/2016	3/16/2016	3/24/2016
2/29/2016	3/14/2016	3/29/2016	4/7/2016	4/20/2016	4/28/2016
3/28/2016	4/11/2016	4/26/2016	5/5/2016	5/18/2016	5/26/2016
4/25/2016	5/9/2016	5/24/2016	6/2/2016	6/15/2016	6/23/2016
5/27/2016	6/13/2016	6/28/2016	7/7/2016	7/20/2016	7/28/2016
6/27/2016	7/11/2016	7/26/2016	8/4/2016	8/17/2016	8/25/2016
7/25/2016	8/8/2016	8/23/2016	9/1/2016	9/14/2016	9/22/2016
8/29/2016	9/12/2016	9/27/2016	10/6/2016	10/19/2016	10/27/2016
9/26/2016	10/10/2016	10/25/2016	11/3/2016	11/11/2016	11/17/2016
10/24/2016	11/7/2016	11/22/2016	12/1/2016	12/9/2016	12/15/2016
11/28/2016	12/12/2016	12/27/2016	1/5/2017	1/18/2017	1/26/2017